

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE RD.
NEW CITY, N.Y. 10956

ZONING BOARD OF APPEALS

REGULAR MEETING
WEDNESDAY March, 27, 2024
7:30 P.M.
VILLAGE HALL

PRESENT

SOLOMON FUERST, CHAIR OF THE ZONING BOARD
ARYEH TAUB
ELLIOT ZISMAN

ABSENT

MEIR ROTHMAN
CHAIM BERGER
MOSHE ZAMIR
BRUCE MINSKY, VILLAGE ATTORNEY

ALSO PRESENT

AMANDA BETTELLO, DEPUTY VILLAGE CLERK-TREASURER

Open Meeting

Roll Call

**APPROVAL OF MINUTES- AUGUST 25, 2021, AUGUST 30, 2023,
OCTOBER 25, 2023 AND DECEMBER 27, 2023**

There were not enough members present to vote on the approval of the minutes for the August 30, 2023 or December 27, 2023 minutes.

Aryeh Taub offered the following motion, which was seconded by Elliot Zisman

Resolution # ZBA 2024-1

Resolved, that the Zoning Board of Appeals hereby approves the minutes of the ZBA meetings held on August 25, 2021 and October 25, 2023 and the reading of said minutes is waived. Chairman Fuerst called for a vote. The vote was 3-0.

ADJOURN TO APRIL 10, 2024- PUBLIC HEARING FOR JIEM EDUCATION INITIATIVE FOUNDATION, 667 NEW HEMPSTEAD RD. THE APPLICANTS ARE SEEKING VARIANCE FROM SECTION 5.2 OF THE VILLAGE ZONING LAW OF THE VILLAGE OF NEW HEMPSTEAD (I) REQUESTING A SIDE YARD VARIANCE OF 6FT. INSTEAD OF THE ALLOWABLE .27 FT. (II) REQUESTING A TOTAL SIDE YARD OF 123.37 FT INSTEAD OF THE ALLOWABLE 144.37 FT. ((III) REQUESTING A MAXIMUM IMPERVIOUS COVERAGE OF .469 INSTEAD OF THE MAXIMUM ALLOWABLE .459 (IV) REQUESTING AN FAR OF .2643 INSTEAD OF THE PERMITTED .2575 TO PERMIT THE CONSTRUCTION MAINTENANCE AND USE

OF AN INDOOR PLAY AREA TO PERMIT THE CONSTRUCTION MAINTENANCE AND USE OF AN INDOOR PLAY AREA.

Aryeh Taub offered the following motion, which was seconded by Elliot Zisman

Resolution # ZBA 2024-2

Resolved, that the Zoning Board of Appeals hereby adjourn the application of JEIM, 667 New Hempstead Rd., New Hempstead NY to April 10, 2024. Chairman Fuerst called for a vote. The vote was 4-0. The resolution was adopted.

ADJOURN TO APRIL 10, 2024- PUBLIC HEARING FOR BORUCH SHEPS, 21 PLEASANT RIDGE RD., SPRING VALLEY NY 10977. TO PERMIT THE CONSTRUCTION, MAINTENANCE AND USE OF A POOL HOUSE, PATIO AND POOL. THE APPLICANT IS REQUESTING VARIANCE FROM SECTION 5.2 OF THE ZONING LAW OF THE VILLAGE OF NEW HEMPSTEAD (I) REQUESTING A SIDE YARD OF 6 FEET INSTEAD OF THE REQUIRED 20 FEET. (II) REQUESTING A TOTAL SIDE YARD OF 24 FEET INSTEAD OF THE REQUIRED 50 FEET. (III) REQUESTING A MAXIMUM IMPERVIOUS SURFACE RATIO OF .38 INSTEAD OF THE PERMITTED .25.

Aryeh Taub offered the following motion, which was seconded by Elliot Zisman

Resolution # ZBA 2024-3

Resolved, that the Zoning Board of Appeals hereby adjourn the application of Boruch Scheps, 21 Pleasant Ridge Rd., New Hempstead, NY. to April 10, 2024. Chairman Fuerst called for a vote. The vote was 4-0. The resolution was adopted.

MOTION TO ADJOURN

Aryeh Taub offered the following motion, which was seconded by Elliot Zisman

Resolution #ZBA 2024-4

Resolved, that the meeting held by the Zoning Board of Appeals On March 27, 2024 is hereby adjourned. Chairman Fuerst called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully submitted,

Amanda Bettello, Deputy Village Clerk- Treasurer