

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE RD.
NEW CITY, N.Y. 10956
PLANNING BOARD
Regular Meeting

Tuesday, August 6th, 2024,
7:30PM
Village Hall

PRESENT

MEL POLIAKOFF, CHAIRMAN
BARBARA GREENWALD
MARK GILDEN
AKIVA KRAUS
MOISHIE FARKUS

ABSENT

DAVID WEISS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
GLENN MCCREEDY, VILLAGE ENGINEER
ALENA GUCKIAN, VILLAGE ENGINEER
JOHN LOCKMAN, VILLAGE PLANNER
AMANDA BETTELLO, DEPUTY VILLAGE CLERK-TREASURER

Open meeting

Roll Call

APPROVAL OF PLANNING BOARD MINUTES JULY 9, 2024

Barbara Greenwald made the following motion, which was seconded by Mark Gilden.

Resolution 2024-29

Resolved, that the minutes of the regular meeting of the Planning Board, held on July 9, 2024 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

PUBLIC HEARING: ILLINOIS PROPERTIES 26, LLC, 775 N. MAIN ST., NEW HEMPSTEAD, NY 10977. SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION MAINTENANCE AND USE OF A TWO STORY ADDITION TO THE WESTERN END OF THE EXISTING OFFICE BUILDING. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF MAIN ST., 265 FT. +/- FROM THE INTERSECTION OF RENSSALAER DR. THE PROPERTY IS DESIGNATED ON

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**THE TOWN OF RAMAPO TAX MAP AS SECTION 42.18-2-24 IN A NCD
(NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.**

Patrick Loftus, Attorney for the Applicant

Discussed the proposed two-story addition to the rear of the existing structure as well as the expansion of the parking lot. Explained the use for this would be the same as what is existing and solely used for administrative offices.

John Atzl, Project Engineer

Displayed the existing building and where the addition would be located as well as the square footage. He mentioned the comments made by the DOT requesting a crosswalk, sidewalks and the relocation of a bus shelter and showed where they were added on the plans. Plan to have the drainage mitigation on the north side of the parking area. Since the area in the back of the property is wet they plan to take the existing runoff from the existing site and store and mitigate it on the north side of the parking lot thereby the parking lot to the west can drain back into its natural stream in the rear. The existing wetlands total about 2456 sq. ft. they are requesting to fill in about 450 sq. ft. of the existing wetlands under a nationwide permit with which they are allowed to fill up to a tenth of an acre which is 4356 sq. ft. with this they are only at about ten percent of what they are permitted to fill in.

The parking lot that was shown to be constructed and reconfigured and the existing parking lot based on the traffic study that was completed is more than enough to handle the current as well as the proposed increase in use.

Mel Poliakoff, Chairman

Questioned the amount of additional people who will be in the new area.

The applicant stated it would be a combination of existing employees as well as natural growth

Barbara Greenwald, Board Member

Questioned the general office staff's hours to which the applicant responded 9-5.

John Lockman, Village Planner

Went over his memorandum.

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Mel Poliakoff, Chairman

Is requesting a traffic study be done.

Glenn McCreedy, Village Engineer

Notified the applicant that they cannot retroactively treat other runoff as opposed to the new construction so that will have to be revisited and possibly regraded. It will have to allow for drainage to be installed at some point and the underground would have to be able to support and handle that runoff as well. Feels perhaps a wetland mitigation plan would be appropriate as well.

Mel Poliakoff, Chairman

Questioned the lighting plan.

John Atzl, Project Engineer

Stated they did submit a lighting plan that shows zero lighting intensity at the property line.

Declared lead agency all parties were in favor

Mark Gilden made the following motion, which was seconded by Moishie Farkus.

Resolution 2024-30

WHEREAS, Illinois Properties 26, LLC, 775 N. Main Street New Hempstead, New York 10977, has submitted an application for site plan approval for the construction, maintenance and use of a two-story addition to the western end of an existing office building located at 775 N. Main Street, New Hempstead, New York; and

WHEREAS, said application is subject to review and determinations under New York State Environmental Quality Review Act (“SEQRA”);

NOW, THEREFORE, it is hereby

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RESOLVED, that the Planning Board of the Village of New Hempstead is designated as “Lead Agency” under the New York State Environmental Quality Review Act (“SEQRA”) for the application submitted by Illinois Properties 26, LLC; and it is further

RESOLVED, that the Clerk is hereby directed to notify all other potential involved agencies of this designation of lead agency under SEQRA.

Chairman Poliakoff called for a roll call vote which was as follows: Mr. Kraus, AYE, Mr. Gilden AYE, Mr. Farkus, AYE, Ms. Greenwald, AYE and Chairman Poliakoff, AYE. The Resolution was adopted by a vote of 5-0.

Ms. Bettello stated it ran in the Rockland Journal News on July 23, 2024. Affidavits of Notice and Postings were timely.

Comments referenced into the record:

Rockland County Sewer 7.12.24

Village Planner 7.24.24

Veolia 7.29.24

Hillcrest Fire Department 7.17.24

Rockland County Planning 7.31.24

Mark Gilden made the following motion, which was seconded by Moishie Farkus.

Resolution 2024-31

Resolved, that the village Planning Board hereby open the public hearing for Illinois Properties 26, LLC, 775 N. Main St., for site plan approval. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Donna Lee Fulco, 6 Rensselaer Dr.

Concerned with traffic and lighting.

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Mel Poliakoff, Chairman

Reiterated that the Village will conduct a traffic study to look into these concerns.

Mark Gilden made the following motion, which was seconded by Moishie Farkus.

Resolution 2024-32

Resolved, that the Village Planning Board hereby adjourn the Public Hearing for Illinois Properties 26, LLC, 775 N. Main St., for site plan approval. Chairman Poliakoff called for a vote. The vote was 5-0 the resolution was adopted.

DISCUSSION: MENACHEM SILBER, 4 STONEHURST CT. THE APPLICANTS ARE SEEKING SKETCH PLAT AND FINAL SUBDIVISION APPROVAL FOR A LOT LINE DISCLAIMER FROM A PORTION OF 3 STONEHURST CT. TO ENLARGE THE PROPERTY AT 4 STONEHURST CT. THE SUBJECT PROPERTIES ARE LOCATED ON THE WEST SIDE OF STONEHURST CT. 500 +/- FEET FROM POMONA RD. THE PROPERTIES ARE DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 33.17 BLOCK 3 LOT(S) 7 & 8 IN A 1R-50 ZONING DISTRICT.

Mendy Lasker, Representing the Applicant

Explained that they need to request a lot line disclaimer. The owner of 4 Stonehurst is looking to purchase a portion of the land at 3 Stonehurst in order to be able to enjoy more property and landscaping. Mentioned that the zoning of the property changed from when the owner was purchasing the home to now and this is why they are requesting these changes.

John Lockman, Village Planner

Reviewed his comments.

Glenn McCreedy, Village Engineer

Let the applicant know that if they will be moving the fence they should label that on the plans.

Motion to Adjourn

Akiva Kraus made the following motion, which was seconded by Mark Gilden.

Resolution 2024-33

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Resolved, that the Planning Board Meeting of August 6, 2024 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Respectfully Submitted

Amanda Bettello,
Deputy Village Clerk-Treasurer