

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

Tuesday, September 3rd, 2024,
7:30PM
Village Hall

PRESENT

MEL POLIAKOFF, CHAIRMAN
BARBARA GREENWALD
MARK GILDEN
DAVID WEISS
AKIVA KRAUS

ABSENT

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 AUGUST 6TH, 2024

Barbara Greenwald made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-34

Resolved, that the minutes of the regular meeting of the Planning Board, held on August 6th, 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.

CONT. OF THE PUBLIC HEARING: SITE PLAN APPLICATION OF UNION RD. TOWNHOMES, 618 UNION RD. NEW HEMPSTEAD NY 10977. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL PER SECTION 290-57 FROM THE VILLAGE OF NEW HEMPSTEAD ZONING CODE; TO DEVELOP THE PROPERTY AS AN ACTIVE ADULT RESIDENTIAL COMMUNITY. THE SUBJECT PROPERTY IS LOCATED ON EAST SIDE OF UNION RD. 30 FT. +/- FROM THE INTERSECTION OF GLORIA DR. DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 50.5 BLOCK 1 LOT 11.2 IN A 1R-40 ZONING DISTRICT.

September 3rd, 2024

Page 2 of 9

Mel Poliakoff, Village Chairman

Made suggestions to the applicant regarding the entrance and exit to the proposed development as well as adding tall trees. Also expressed concerns over the driveways being too narrow.

John Atzl, Engineer for the Applicant

Clarified where the board is asking for the flow of traffic to enter and exit. Stated he would like to have their traffic engineer speak with the Villages traffic engineer to see what they can iron out. Agreed that after meeting with Hillcrest FD they would have no parking signs throughout the site.

Glenn McCreedy, Village Engineer

Let the board know they should allow LaBella, the traffic consultant for the Village, to review this.

David Weiss, Board member

Expressed concern over the traffic patterns.

John Lockman, Village Planner

Made suggestions to the board on how they should go about handling a further traffic study. He referenced, from his letter, comment four special permit requirements for J1 as it reads Single-family detached units shall be no less than 1,400 square feet, with no more than two bedrooms, and shall have separated driveways and garages to house two automobiles. He asked the Village Attorney to help interpret this code in which Mr. Minsky replied he believes that if there is a car in the garage they should be able to still exit when there is a car in the driveway. In other words one car garage and two car driveway.

Paul Baum, Attorney for the Applicant

Explained that the Board of Trustees were the ones who suggested the one entrance/exit and that the second entrance should be for emergency access only.

John Lockman, Village Planner

Wants to get input from LaBella before making further suggestions to the applicant.

Mel Poliakoff, Village Chairman

Expressed concerns over the “office” space on the second floor.

Conversation was had regarding if the units are really two bedrooms or three, being that the offices have closets and can be seen as a bedroom.

September 3rd, 2024

Page 3 of 9

John Lockman, Village Planner

Proposed the possibility of removing the closet in the office. Went over his comments about the office, garage and further review from the traffic engineer.

Paul Baum, Attorney for the Applicant

Expressed concerns to the board about the potential traffic that would be put onto the side roads if they changed the entrance/exit setup.

Decided the traffic consultants will need to discuss this with each other to come to a resolution.

Ms. Bettello stated it ran in the Rockland Journal News on June 25, 2024. Affidavits of Notice and Postings were timely.

Comments referenced into the record:

Rockland County Drainage Agency 2.29.24

Village Planner 2.29.24

Town of Ramapo Department of Public Works 3.13.24

Neighbor comments 4.4.24

Rockland County Sewer 4.8.24

Rockland County Highway Department 6.12.24

Rockland County Sewer 6.12.24

Village Planner 6.13.24

Village Engineer 6.21.24

Hillcrest Fire Department 6.28.24

Petition from the Neighbors 7.8.24

Neighbors letter (Newton Paul) 7.9.24

Neighbors letter (Shelly Karben) 7.9.24

Town of Ramapo Department of Public Works 7.29.24

Neighbors letter (Levi Marmulsteyn) 8.4.24

Village Planner 8.14.24

LaBella Traffic Study 8.28.24

Village Engineer 9.3.24

Deborah Munitz 9.3.24

David Weiss made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-35

Resolved, that the village Planning Board hereby open the public hearing for Union Rd. Townhomes, 618 Union Rd., for site plan approval. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Chasida Sherman, 22 Fessler Dr.

Asked for clarity on the square footage of the units, 2,686 sq. ft. and that it is still 6 units per acre which was confirmed. Expressed concerns over the office/bedrooms, the amount of people that will inhabitate each unit being many people above the age of 55 still may have young children as well as her concerns over traffic.

Paul Baum, Attorney for the Applicant

Addressed the above by notating the code states in special permit H in an adult active 55+ community persons under the age of 18 are not permitted to be residents.

Deborah Munitz

Read comments from her letter into the record and asked that the board compare these plans to other successful 55+ communities in the area such as Montebello Commons or The Views of Pomona.

Rich Levy, 29 Fessler Dr.

Concerned with parking and how it will be enforced.

Rebecca Levy, 29 Fessler Dr.

Feels this will be too dense of a population and is concerned with sewage, traffic and flooding.

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

Resolution 2024-36

Resolved, that the village Planning Board hereby adjourn the Public Hearing for Union Rd. Townhomes, 618 Union Rd., for site plan approval. Chairman Poliakoff called for a vote. The vote was 5-0 the resolution was adopted.

The board discussed reaching out to the Building Inspector and LaBella for further input.

DISCUSSION: DENTON ACRES, 870 RT 45. REFERAL FROM THE BOARD OF TRUSTEES TO THE PLANNING BOARD ON THE APPLICATION. THE APPLICANTS ARE PETITIONING THE BOARD OF TRUSTEES FOR A ZONE CHANGE TO THE NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

John Lockman, Village Planner

Explained to the board they will need to vote on this tonight because there is a timeline requirement and if they do not decide within that period then the Board of Trustees will take that as a yes. Stated on the petition items 9-12 are the parts that attempt to justify that Old Schoolhouse Road should be reclassified as a collector road.

Bruce Minsky, Village Attorney

Stated the board needs to make their recommendation.

David Weiss made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-37

WHEREAS, Denton Acres has submitted a Petition to the Village of New Hempstead Board of Trustees for a change in zoning from a current zone of 1R-35 to a proposed Neighborhood Commercial District zone for a parcel or property located on the East side of New York State Route 45, approximately 315 feet from its intersection with New Hempstead Road; and

WHEREAS, by Board of Trustees Resolution Number 2024-60, the Village of New Hempstead Board of Trustees referred the Petition for zone change submitted by Denton Acres to the Village of New Hempstead Planning Board for hearing, consideration, recommendation, comment and/or suggestions with instructions to report back to the Village Board of Trustees for further proceedings; and

WHEREAS, on September 3, 2024, the Village of New Hempstead Planning Board pursuant to Village of New Hempstead Zoning Code § 290-133 held a public hearing and discussed the Petition for zone change and the specifics contained within said Petition

NOW, THERFORE, it is hereby

RESOLVED, that the Village of New Hempstead Planning Board recommends against the designation of certain portions of Old Schoolhouse Road being deemed or defined as a “collector road” for purposes of the Petition submitted by Denton Acres; and it is further

RESOLVED, that the Planning Board hereby instructs the Planning Board Clerk to inform the Board of Trustees of the instant recommendation and to take whatever action it deems necessary consistent with the recommendation and consideration of the Planning Board.

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

PUBLIC HEARING: 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.

September 3rd, 2024

Page 6 of 9

Mendy Lasker, representation for the applicant

Explained they are looking to move the lot lines and have a one-way easement to allow for the applicant to have more space around their pool. Agreed to all the GML comments and will comply with them.

John Lockman, Village Planner

Stated he has no issues with the plans and made suggestions to the Board on how to go about declaring lead agency.

David Weiss made the following motion, which was seconded by Mark Gilden.

Resolution 2024-38

WHEREAS, Menachem Silber, 4 Stonehurst Court New Hempstead, New York 10977, has submitted an application for sketch plat and final subdivision approval for a lot-line disclaimer from a portion of the property located at 3 Stonehurst Court to enlarge the subject property located at 4 Stonehurst Court. The subject properties are located on the West side of Stonehurst Court, approximately 500± feet from Pomona Road and further designated on the Town of Ramapo Tax Map Section 33.17, Blocks3, Lots 7 and 8 and are located within a 1R-50 zoning district; and

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

NOW, THEREFORE, it is hereby

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 Menachem Silber, 4 Stonehurst Court New Hempstead, New York 10977; and it is further

RESOLVED, that as lead agency, the Village of New Hempstead Planning Board declares and classifies the application of Menachem Silber as a “Type II” action under SEQRA regulations; 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 and the classification made hereunder.

Chairman Poliakoff called for a roll call vote which was as follows: Mr. Kraus, AYE, Mr. Gilden AYE, Mr. Weiss, 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 August 20th, 2024. Affidavits of Notice and Postings were timely.

Comments referenced into the record:

Village Planner 7.26.24

Veolia 7.29.24

Rockland County Sewer 7.29.24

Applicants response 8.6.24

Hillcrest Fire Department 7.30.24

Rockland County Planning 8.22.24

David Weiss made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-39

Resolved, that the village Planning Board hereby open the public hearing for Menachem Silber, 4 Stonehurst Ct. the applicants are seeking sketch plat and final subdivision approval for a lot line disclaimer. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

No members of the public wished to comment

David Weiss made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-40

Resolved, that the village Planning Board hereby close the Public Hearing for Menachem Silber, 4 Stonehurst Ct. the applicants are seeking sketch plat and final subdivision approval for a lot line disclaimer. Chairman Poliakoff called for a vote. The vote was 5-0 the resolution was adopted.

David Weiss made the following motion, which was seconded by Barbara Greenwald.

Resolution 2024-41

WHEREAS, Menachem Silber, 4 Stonehurst Court New Hempstead, New York 10977, has submitted an application for sketch plat and final subdivision approval for a lot-line disclaimer from a portion of the property located at 3 Stonehurst Court to enlarge the subject property located at 4 Stonehurst Court. The subject properties are located on the West side of Stonehurst Court, approximately 500± feet from Pomona Road and further designated on the Town of Ramapo Tax Map Section 33.17, Blocks3, Lots 7 and 8 and are located within a 1R-50 zoning district; and

WHEREAS, the Planning Board, after due deliberation and discussion amongst the Board and the Village's professional staff feels that the sketch plat meets sound planning procedures, it is hereby

RESOLVED, that the Planning Board of the Village of New Hempstead grants approves the sketch plat of Arlen Estates subject to the changes discussed at the September 3, 2024 Public hearing which include compliance with the Letter from the Village Planner dated July 26, 2024; (2) Veolia dated July 29, 2024; (3) Rockland County Sewer District #1's Letter dated July 29, 2024 and (4) Rockland County Planning Department's Letter dated August 22, 2024.

September 3rd, 2024

Page 9 of 9

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

Motion to Adjourn

Barbara Greenwald made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-42

Resolved, that the Planning Board Meeting of September 3rd, 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