



Memorandum

To: Village of New Hempstead Planning Board

From: Jonathan T. Lockman, AICP

Re: Bais Malka HASC, LLC School
48 Grandview Avenue, New Hempstead, NY
SBL# 41.20-2-41

Date: January 30, 2025

cc: Amanda Bettello, Deputy Village Clerk
Bruce Minsky, Esq., Planning Board Attorney
Glenn McCreedy, PE, Planning Board Engineer

Received and reviewed for this memorandum:

- Transmittal Letter, for Bais Malka HASC, LLC, from Joseph Churgin, Esq., to Planning Board, dated January 3, 2025.
- Narrative, for Permanent Classroom Building/Bus Parking – Revised Site Plan, by Savid Churgin Attorneys, unsigned, dated January 3, 2025.
- Application Forms Package, for Revised Site Development Plan Approval, for Bais Malka, signed by Aaron Grossman, dated September 4, 2025.
- Minutes of Village of New Hempstead Planning Board, December 13, 2022, Agenda Item: Bais Malka HASC, LLC.
- GML Referral Form, for Bais Malka, date sent January 27, 2025.
- Public Hearing Notice, Village of New Hempstead Planning Board, for Bais Malka HASC, LLC, dated March 4, 2025.
- Short Environmental Assessment Form, Part 1, with EAF Mapper Summary, signed by Joseph Churgin, dated September 5, 2024.
- Site Plan Set, 3 sheets, for Bais Malka and HASC, stamped by Anthony Celentano, PE, with latest revision date of December 31, 2024, with sheets as follows:
 - 1 of 3, Existing Condition Plan
 - 2 of 3, Grading and Utility Plan
 - 3 of 3, Detail Sheet

Project Summary

The subject application is for an amendment to the site plan for the existing Bais Malka HASC School located at 48 Grandview Avenue within the 1R-25 Zoning District. At this time, the approved site plan of July 2017 is being amended to show the following:

1. The removal of the indication that the modular classroom building (166' by 66') is "temporary" with a new label as showing it as "permanent." The building houses 160 female students from 3 to 6 years, in 12 classrooms.
2. Depiction of a bus parking area with twelve spaces, with a new note prohibiting on-site mechanical work on the buses. The ZBA granted a variance for the bus parking use and for impervious surface area coverage in August 2023.
3. Curbing is better defined around the bus parking area.
4. Pool area lighting formerly shown has been removed from the site plan.

Since 2017, various versions of site plan amendments have been submitted to the Village. NPV did not serve as Village Planner until recently (since April of 2024), so this is our first memorandum reviewing this latest version of the site plan amendment application.

Zoning Comments

1. As per the provided bulk requirements table, the project meets all requirements of the 1R-25 district, except for maximum impervious surface for which a variance for an additional 1% of coverage was granted in August 2023. 26% impervious surface is provided, where the maximum requirement is 25%.

SEQRA/GML Comments

2. A GML review of a previous version of the amendment application was received from the Rockland County Department of Planning, dated June 14, 2024. However, due to changes in the application, the Village has submitted a request to RCDP for a new GML review. The request was sent on January 27, 2025. Typically, it takes 30 days for a GML review letter to be received, so it should come back in time for the March meeting.
3. The Planning Board should advertise a public hearing for its March 4, 2025, meeting, if it finds that the application is complete at its February 4, 2025, meeting.

Site Plan Comments

4. We defer to the engineer for any comments on drainage and details of the bus parking area as depicted. Our understanding is that there will be no changes to temporary classroom building other than reclassifying it as a permanent building.
5. We defer to the Building Inspector regarding any building code compliance issues related to the reclassification of the classroom building. Such details are beyond the purview of the Planning Board in a site plan review.

Please let me know if you have any questions or comments regarding this review.