

October 4, 2021

Via Hand Delivery

Chairman Mel Poliakoff and the
Members of the Planning Board
Village of New Hempstead
108 Old Schoolhouse Road
New City, NY 10956

***Re: Pennington Lots, LLC
Concept Plan for OCO Overlay Zone
120-150 McNamara Road ("Property")***

Dear Chairman Poliakoff and Members of the Planning Board:

This firm, in coordination with Brooker Engineering, PLLC, represents Pennington Lots, LLC ("Pennington Lots" or "Applicant"), the owner of the property located at 120-150 McNamara Road (located north of East Will Tree Road 9) (the "Property"). The Property, which is approximately 12.94 acres and is in the Village of New Hempstead's ("Village") 1R-25 (One-Family Residence) Zoning District, has been identified as a target site for the Village's Optimized Single Family Cluster Overlay ("OSFC") Zoning District.

Pennington Lots respectfully requests placement on your Board's October 5, 2021 for an initial presentation and discussion. Pennington Lots will also be requesting that your Board commence the review of the Project under the State Environmental Quality Review Act ("SEQRA") by declaring its intent to serve as Lead Agency for the project's SEQRA review.

In connection with its project, Pennington Lots is pleased to submit the enclosed Concept Subdivision Plat and SEQRA short environmental assessment form ("EAF") pursuant to the State Environmental Quality Review Act ("SEQRA") regarding the Project, which depict a 16-lot residential subdivision. Each lot is proposed to be approximately 15,000 SF and contain one single-family home ranging from 4,000 – 4,500 SF. As per the OSFC regulations, the Concept Plat provides for substantial dedicated open spaces, totaling 4.28 acres. The subdivision is also

designed to preserve steep slopes towards the back of the Property along McNamara Road and provide significant separation between the proposed homes and wetlands on the Property.

Pennington Lots appear before the Community Design Review Committee on August 24, 2021 to present the Project. As explained at that time, the Applicant respectfully submits that its Project conforms with the purpose and intent of the OSFC District, and, as reflected in the EAF, poses no significant adverse environmental impacts. The Property provides more than the minimum 10 acres required by the OSFC regulations, and the Project proposes to substantial open spaces and the preservation of the Property's environmentally sensitive areas. The Applicant has also provided proposed Bulk Requirements which, while preliminary, provide enhanced open space opportunities for the Property. We are confident that the Project will be in harmony with the appropriate and orderly development of the OSFC District and will not be detrimental to the site or adjacent properties.

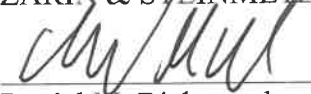
As always, please let us know if you have any questions or require any additional information.

We look forward to working with you on this exciting Project.

Respectfully Submitted,

ZARIN & STEINMETZ

By:


Daniel M. Richmond
Samuel H. Taterka

encs.

cc: Brooker Engineering, PLLC
Pennington Lots, LLC