

Project Narrative
For
597 Union Road
For property located at
597 Union Road
SBL 50.09-1-4, 5 & 6

Village of New Hempstead
Rockland County, New York

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I. INTRODUCTION

The proposed project is the development of an existing tax parcel known as tax parcel # 50.09-1-4, 5 & 6. The property is located on the west side of Union Road, approximately 1,180 feet north of County Highway Route 74. The property is located within the 2R-15 zoning district and has in total 2.47 acres. Each one of the existing parcels within the project area has an existing residential dwelling with a curb cut and driveway along Union Road.

Proposed Lot 1 will be 20,984 square feet in size and will contain a proposed two family detached dwelling with 4 parking spaces (including two garage parking spaces) as required by the village code. The proposed building will have a footprint of 2,784 square feet. The building shall be serviced by central water and sewer services with a connection from the Proposed Road and the existing curb cut along Union Road.

Proposed Lot 2 will be 22,275 square feet in size and will contain a proposed two family detached dwelling with 4 parking spaces (including two garage parking spaces) as required by the village code. The proposed building will have a footprint of 2,768 square feet. The building shall be serviced by central water and sewer services with a connection from the Proposed Road.

Proposed Lot 3 will be 25,540 square feet in size and will contain a proposed two family detached dwelling with 4 parking spaces (including two garage parking spaces) as required by the village code. The proposed building will have a footprint of 2,768 square feet. The building shall be serviced by central water and sewer services with a connection from the Proposed Road.

Proposed Lot 4 will be 20,381 square feet in size and will contain a proposed two family detached dwelling with 4 parking spaces (including two garage parking spaces) as required by the village code. The proposed building will have a footprint of 2,784 square feet. The building shall be serviced by central water and sewer services with a connection from the Proposed Road. The site plan proposes a common curb cut along Union Road to provide for access to all the lots.

II. ZONING REGULATIONS

The proposed property is located within the 2R-15 zoning district. The bulk table for the project is provided on the next page:

2R-15 ZONING DISTRICT REQUIREMENTS BULK TABLE

	REQUIREMENTS	PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3	PROVIDED LOT 4
GROSS LOT AREA	20,000 SF	21,924 SF	22,275 SF	25,540 SF	21,341 SF
LOT DEDUCTIONS (DSL)		940 SF			510 SF
NET LOT AREA	20,000 SF	20,984 SF	22,275 SF	25,540 SF	20,381 SF
MIN. STREET FRONTAGE	125 FT	176 FT	125 FT	87 FT *	198 FT
MIN. LOT WIDTH	125 FT	176 FT	118 FT *	147 FT	198 FT
MIN. FRONT YARD	35 FT	35 FT	35 FT	35 FT	35 FT
MIN. SIDE YARD	10 FT	61 FT	24 FT	39 FT	77 FT
MIN. TOTAL SIDE YARD	10 FT	N/A	49 FT	101 FT	N/A
MIN. REAR YARD	10 FT	36 FT	60 FT	41 FT	35 FT
MAX. HEIGHT	35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT
MAX BLDG STORIES	2.5	≤ 2.5	≤ 2.5	≤ 2.5	≤ 2.5
MAX BUILDING AREA	2,750 SF	2,784 SF *	2,768 SF *	2,768 SF *	2,784 SF *
MAX. IMPERVIOUS COVERAGE	0.30	0.30	0.30	0.30	0.30
MAX. FLOOR AREA RATIO	0.18	0.26 *	0.25 *	0.22 *	0.27 *
REQUIRED PARKING	4	4	4	4	4

* - Variance requested

The project will request the following variances:

1. Minimum Street frontage (Lot 3)
2. Minimum Lot width (Lot 2)
3. Max building area (Lots 1-4)
4. Maximum floor area ratio (Lots 1-4)

III. PROPOSED SITE DEVELOPMENT

Each lot within the existing property currently contains an existing residential structure that will be demolished as part of this application. The front property line abuts Union Road and the rear of the property abuts existing residential development along Brockton Road.

Access to the proposed subdivision will be via a new curb cut along Union Road that would provide ingress and egress to all proposed lots. Each lot will contain a proposed 2 family detached dwelling with 4 parking spaces. It is anticipated that each lot shall be serviced by a central water services via connection to the existing water main within Union Road. All lots shall also be serviced by connection to the existing central sewage collection system located within Union Road.

Other associated improvements proposed for the site including required landscaping, refuse area, and retaining walls shall be depicted in later submissions. Please refer to the subdivision and site plan for specific site details.