

NARRATIVE SUMMARY
Bet Miriam Subdivision
613-615 Union Road
Tax lots 50.05-1-18 and 19

The applicant seeks subdivision approval for a four-lot subdivision of two-family dwellings off Union Road on two adjacent lots totaling 2.2 acres in a 2R-15 zoning district.

The initial subdivision map proposed ingress and egress by a 20' wide common access drive adequate to provide safe access by both emergency service vehicles and residents. Each of the lots conformed to the village's bulk requirements except the two rear lots required a variance for street frontage. In discussions with the Planning Board and the Village Engineer and Planner, the applicant was advised that a public street, rather than a private access drive, would be required. The subdivision map has been redrawn to address this concern.

The subdivision map now submitted to the Board with a revision date of October 5, 2022 replaces the private drive with a public street and cul de sac compliant with the Village's road specifications. All of the lots are conforming as to the zoning law's bulk requirements except two of the proposed lots (Lots 1 and 4) will each require a small variance for lot area. While the minimum required lot area is 20,000 square feet, lot one has 17,588 square feet and lot 4 has 18,084 square feet.

The plans have been fully engineered and include a grading and drainage plan, utility plan, erosion control plan, road profile and construction details. Also submitted is a Stormwater Pollution Prevention Plan and Hydraulic Analysis and Stormwater Design Calculations Report dated September 28, 2022. As the project's plans have been significantly revised and fully engineered in contrast to the plans previously reviewed, these will need to be circulated to the reviewing agencies and village consultants for review and comment. The applicant will respond to all comment letters when received.

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