

September 15, 2022

Village of New Hempstead
108 Old Schoolhouse Road
New City, NY 10956

Re: Narrative
Yedei Chesed, Inc.
21 Fessler Drive & 272 Route 306
Village of New Hempstead SBL: 49.08-1-64 & 65

The attached amended site plan is for the Yedei Chesed project. Yedei Chesed is a non-profit organization that offers respite services for the community. The properties are known as 21 Fessler Drive and 272 Route 306 and are tax lots 49.08-1-64 & 65. The project was previously before you around 2014 when the organization first converted the use for respite services.

At this time, Yedei Chesed is proposing to remove the existing residence and driveway and construct a new building approximately 8,100 SF footprint for additional respite services. The two lots will be merged into one. The existing parking lot will be revised so that the parking will run parallel to Fessler Drive and the area in the rear will be restored to grass. Based upon our meeting with the Village, we have added another access off Fessler Drive to improve traffic flow. There will be one entrance and then the buses will turn left to drop off students and the cars will turn right into the parking lot. The site currently has 41 parking spaces which is far more than they need or use. They have advised that they generally use approximately 10 spaces. The new plan shows 33 parking spaces. This accounts for the currently used 10 spaces, plus extra to accommodate the new building.

As per Section 290-55 for Facilities providing respite services, the facility will comply with all licensing requirements of the NY State Office for People with Developmental Disabilities. The owner/operator is a not-for-profit certified for this use by the NY State Office for People with Developmental Disabilities. There is frontage and access to Route 306. There is at least 2 acres. A floor plan will be provided by the architect.

The applicant is seeking to also use the property to allow children to spend the night on occasion. It will not be a hotel. It will not be for long term stays. It is for short term overnight stays. As it is not a residential facility and no one will be living there, we believe it is a permitted accessory to the use.

A variance will be required for the front yard and a variance will be required for the maximum impervious surface.