



EMANUEL LAW P.C.

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**BOARD OF TRUSTEES
VILLAGE OF NEW HEMPSTEAD**

NARRATIVE SUMMARY

**103 BRICK CHURCH ROAD
Tax lot 50.05-1-11.1**

The New York Country Club property is a 150-acre parcel located on Brick Church Road. It is no longer profitable to operate it as a golf course and catering facility. Previously, the owners of the club approached the Village with a development plan that included a mix of housing types under the Village's optimized cluster development program. That plan never reached fruition.

In the meantime, new ownership has acquired the property. After reviewing the marketplace, the new ownership has decided to modify that proposal.

The applicant proposes a zoning text amendment to change the zoning to R-10, which would allow single family homes on lots having a minimum area of 10,000sf.

This density is lower than what is permitted in the Village's existing 2R-15 district, which abuts the site on the West, South, and East. The 2R-15 district allows single-family homes on 15,000sf, but also allows two-family homes (defined as side-by-side units connected by a firewall) on 20,000sf, or one unit per 10,000sf. At one unit per 10,000sf, the density permitted in the 2R-15 district would be 4.35 units per acre.

As applied to the subject property, in consideration of the environmental constraints of the site, implementation of an R-10 zone as described above, would allow approximately 344 single-family homes, yielding a density of about 2.29 units per acre. Submitted herewith is a conceptual layout plan.¹

The applicant believes that its proposal is in keeping with the Village's needs by providing additional housing. This configuration would be compatible with the surrounding 2R-15 area and with the senior residences proposed for the parcel immediately adjacent to the west.

¹ This office represents the owner/developer of the lots surrounding Van Ness Road adjacent to the southwestern corner of the subject site. This area, although previously subdivided for single family homes, has never been built and the road was a "paper" road. In September 2022, the area was approved for a 46 unit townhouse development based on Ramapo's MR-16 zoning (16 units per acre). The Town of Ramapo has conveyed the bed of Van Ness Road to the owner/developer (Instr. No. 2023-00024575), who is in the process of disclaiming the lot lines. Thus, access to the former Van Ness Road is not available.

Access to the site is available from Hempstead Road and Brick Church Road. Utilities are available in both roads.

The applicant intends to preserve the wetland areas on-site, including the large wetland and pond in the southeastern portion of the site.

Dated: September 6, 2023
New City, New York

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By: _____
Ira M. Emanuel, Esq.