



# ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

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## Union Road Townhomes Narrative Summary

The Applicant is the contract vendee of Lot 50.05-1-11.2 (also known as Lot 2 on the subdivision plat entitled "New York Country Club" which was filed in the Rockland County Clerk's Office on October 16, 2009 in Book 128, Page 12 as Map #8068). The property is located in the 1R-40 Zoning District.

We are proposing to develop the property as an Active Adult Residential Community. This use is permitted in the 1R-40 Zoning District subject to the issuance of a Special Permit by the Village Board pursuant to Section 290-57 of the Zoning Code.

The property consists of 9.2885 acres. Per the Forbearance Agreement recorded in the Rockland County Clerk's Office, which specified density at six units per acre, the project proposes construction of 55 townhouse style units at six units per acre. Each unit will have two parking spaces, one garage space and one driveway space. There are 39 guest parking spaces. Amenities such as a community building, indoor pool, outdoor pool, recreation area, walking paths and gazebo are proposed.

The units will consist of approximately 3,200 SF with one bedroom, a guest bedroom and office/den in each unit. The site will be served by private water and a municipal sewer system. A stormwater management plan will be developed that will provide for zero net increase in peak discharge from the site so that no burden will be placed on downstream properties.

The following is the criteria an Adult Community Special Permit:

### **§ 290-57F Active Adult Residential Communities.**

1. Compatibility with the neighborhood in which the special permit is proposed, potential for separation from nearby uses, and environmental factors.

*The Applicant will work closely with the Village of New Hempstead Village Board, Planning Board and Architectural Review Board to ensure that the proposed development is consistent with the surrounding neighborhood.*

2. The site shall be served by central water or sanitary sewer facilities, and said facilities shall be adequate to accommodate the additional demand placed upon them by the

proposed development and approved by the Board of Health, and the New York State Department of Environmental Conservation when required.

*The site will be served by private water and a municipal sewer system. Water and sanitary demand for this development will be 12,500 gallons per day. Both the sanitary sewer and water mains are adequate to serve the project.*

3. The site shall be well-drained, and stormwater generated by development of the site shall not place an undue burden on existing facilities or contribute to downstream flooding.

*A stormwater management plan will be developed that will provide for zero net increase in peak discharge from the site so that no burden will be placed on downstream properties. This project will meet the current Village and NYSDEC Code.*

4. The site shall be located in an area suitable for residential purposes and shall be reasonably free of objectionable conditions, such as odors, noise, dust, air pollution, high traffic volumes, incompatible land uses and other environmental constraints.

*This area of Union Road is primarily residential use. This project will not produce odors, noise, dust, air pollution or high traffic volumes. We believe the project will fit in well with the neighborhood.*

5. The site shall be located such that access to the site can be obtained from a public street which meets current engineering standards or is defined as a collector road under this chapter, with respect to roadway width and alignment and acceptable sight distances can be developed at the site entry/exit and at intersections in the vicinity of the site.

*Access to the site is via Union Road. Appropriate sight distances will be adhered to.*

6. The architectural style of the proposed development, exterior materials, finish, and color shall be consistent with existing community and neighborhood character.

*Architectural treatment/elements shall be consistent with the existing community and neighborhood character. The Applicant will work with the Village of New Hempstead Planning Board and Architectural Review Board to develop a plan that will be aesthetically pleasing, and which will meet all criteria for appearance with landscaping and buffering to the extent possible.*

7. The project shall contain amenities consistent with adult residential communities, such as game rooms, meeting rooms, lounges, exercise rooms and clubhouses.

*Amenities such as a community building, outdoor pool, recreation area, walking paths and gazebo are proposed.*

8. The development of the site shall not produce undue adverse effects on the surrounding neighborhood.

*There will be no adverse impacts to the surrounding neighborhood. An Active Adult Residential Community is a benign use.*

9. Ownership shall be either condominium or fee simple, homeowners' association.

*Acknowledged.*

10. Review and comment from the Village Planning Board, if applicable.

*Agreed.*

11. Review and comment from the Village Architectural Review Board.

*Agreed.*