

May 24, 2024

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



Attn: Allison Weinraub, Deputy Clerk

Re: Denton Acres - CDC Request
Section 42.15 Block 1 Lot 1
ENG23-2090 (BBE 55257)

Dear Ms. Weinraub:

Attached is a full site plan for a proposed office building on the Denton Acres property. The 8.6-acre parcel is located on Old Schoolhouse Road, approximately 300 feet north of the intersection of New Hempstead Road. The property is wooded and includes approximately 5.4 acres of wetlands that are regulated by the New York State Department of Environmental Conservation (NYSDEC).

The wetlands delineation on the property has been further reviewed by NYSDEC, and it has been given an updated validation by the NYSDEC Region 3 Offices on December 15, 2022.

The property is now located within the NCD zoning district. The project has approximately 990 feet of frontage on New York State Route 45. However, because of the wetlands, access cannot be taken from that road. The only other available access is from Old Schoolhouse Road, which is not currently designated as a "Collector Road" in section 290-3. This project includes a request to amend the Zoning Code to designate Old Schoolhouse Road as a Collector Road.

The proposed project features the construction a 2-story office building with a total floor area of 13,500 square feet (6,750 square feet per floor) and accessory parking. As proposed, the project encroaches into the 100-foot adjacent area of the NYSDEC wetlands, which requires a NYSDEC wetlands permit. The conceptual layout plan has been reviewed informally with the NYSDEC, and the feedback from NYSDEC was positive toward the proposed concept.

The project also requires a village wetland permit since the village maintains a local wetlands law similar to the NYSDEC regulations. The applicant proposes to address the Village wetlands provisions as part of the site plan approval process for the project.

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Nyitray, Jr." in a cursive script.

WESTON & SAMPSON, PE, LS, LA, Architects, PC

Joseph A. Nyitray, Jr., P.E.
Senior Project Engineer