



**EMANUEL LAW P.C.**

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*  
*Counsel to Freeman & Loftus, RLLP*

Four Laurel Road  
New City, NY 10956

[Info@EmanuelLaw.com](mailto:Info@EmanuelLaw.com)

[www.EmanuelLaw.com](http://www.EmanuelLaw.com)

Tel: 845-634-4141

March 4, 2024

Ms. Allison Weinraub, Village Clerk  
Village of New Hempstead  
108 Old Schoolhouse Road  
New City, NY 10956

Re: First Amended Petition of 103 Brick Church LLC

Dear Ms. Weinraub:

We represent the petitioner in the above matter. The enclosed First Amended Petition seeks an amendment to the Village's Zoning Code to allow single-family dwellings on lots having a minimum lot area of 10,000 square feet. The petition also seeks to map the new zoning district, 1R-10, to the New York Country Club property at 103 Brick Church Road. Enclosed please find ten (10) copies of the following:

- Petition for amendments, including:
  - Metes and bounds description of subject property
  - Vicinity and zoning map
  - Proposed new zoning district parameters
  - Narrative summary of new zoning district
- Draft Scoping Outline (revised)

The amended petition reflects the recent court decision vacating the 2020 Comprehensive Plan and Zoning Code and reversion to the 2006 Comprehensive Plan and Zoning Code (as amended).

Previously, we had submitted

- Full EAF
- Conceptual site plan drawings
- Traffic Impact Study

The above items do not require revision and the petitioner will continue to rely on them.

Please submit the enclosed to the Board of Trustees. However, prior to formal consideration by the Board, we would like to meet with the Village's technical consultants, i.e., its engineering and planning consultants, Building Inspector, and Village Attorney, to discuss the proposed amendments and plans. The proposal may change as a result of that meeting. Kindly advise as to available dates for this meeting.

If there are fees associated with this submission, please so advise.

Very truly yours,  
EMANUEL LAW P.C.

A handwritten signature in black ink, appearing to read 'Ira M. Emanuel', is written over a horizontal line. The signature is fluid and cursive, extending to the right of the line.

By: \_\_\_\_\_  
Ira M. Emanuel, Esq.

Encls

Cc: Client