

Allison Weinraub

From: Village Concerns <concerns@newhempstead.org>
Sent: Monday, May 20, 2024 9:41 AM
To: Allison Weinraub
Subject: Fw: Application: 103 Brickchurch Rd.- 50.5-1-11.1 - zoning

From: _ dzulik <dzulik@hotmail.com>
Sent: Sunday, May 19, 2024 7:22 PM
To: Village Concerns <Concerns@newhempstead.org>
Subject: Application: 103 Brickchurch Rd.- 50.5-1-11.1 - zoning

Hi,

My understanding is that this application is being referred back to the Village BOT after initial review by the Planning Board and is now on the upcoming BOT Agenda of May 21, 2024 for Discussion.

I know that this Application is in the early stages and it may not yet be time for any public comment but as I understand it, one of the very first issues is for the BOT to decide if it will create a new custom-made 1R-10 zoning district (from the current 1R-40) which would enable the Applicant to maximize the number of units and so I am writing to comment on that.

I urge the BOT to reject this request for many reasons.

The sheer density of the units this would permit will fundamentally change the entire neighborhood.

The surrounding area is mostly zoned as 1R-40 and 2R-15. Practically though, this is virtually all 1 unit detached housing. (I remember seeing a report that showed that 96% of the residential inventory of New Hempstead is 1 unit detached but I don't remember where I saw that or how current that data was.)

The applicant is asking for a double zone change: first from 1R-40 to 2R-15 and then some math to convert 2R-15 into 1R-10 instead of a theoretical 1R-15 which is the actual definition of 2R-15.

Approval of this new density will only encourage even more similar application requests which is in conflict with the entire vision of the Village and is unreasonable.

The Applicant stated as fact (to the Planning Board) that "people don't want larger lots" to justify this new 1R-10 zoning without any evidence of that - maybe there was poll or something but no one that I know looking to purchase a home in the village thinks that at all - probably just the opposite.

I apologize if I misstated anything here - this is the first time I have written on any of this and may lack understanding and awareness of procedures and rules but I am confident that my overall concerns with creating this higher density are understood and so I urge that this zoning change be rejected.

Frankly, I welcome this type of project because it would be wonderful for family to be able to live near us but not like this.

Thank you

Levi Marmulshzteyn
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New Hempstead