



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

June 21st, 2024

Village of New Hempstead Planning Board
108 Old Schoolhouse Road
New City, New York 10956

Attn: Allison Weinraub – Village Clerk-Treasurer

Re: Union Road Townhomes - Active Adult Residential Community
Site Plan and Special Permit Application
Tax Lot 50.05-1-11.2
Union Road
New Hempstead, New York
CDW#NH20-606 Union Road Townhomes

Dear Ms. Weinraub,

We have received and reviewed:

1. Site Development Plan "Union Road Townhomes", prepared by Atzl, Nasher & Zigler P.C., dated August 20, 2023, last revised May 16, 2024.
2. Narrative Summary, prepared by Atzl, Nasher & Zigler P.C., dated May 16, 2024.
3. Architectural drawings, prepared by "AB Design", dated September 7, 2023.
4. Building renderings (not dated).

We have performed a general review of the Site Plan and offer the below comments. A detailed review will be performed as the project progresses in the Planning Board approval process.

1. Traffic access. The revised plan shows the north driveway as emergency vehicles access only; the south access to be used as a single ingress/egress. The existing bend on Union Road is known for frequent car accidents. It is our recommendation to reevaluate the location and design of the proposed driveways in terms of their relationship to Union Road and neighboring properties, to achieve maximum safety. This should be supported by a Traffic Study prepared by a Licensed Professional Engineer.
2. The geometry of the proposed intersections with Union Road shall meet "Standard Intersection for New Street and Old Road" Village of New Hempstead detail. Proposed curb radii to be shown on Layout Plan.
3. A traffic study will need to be performed to evaluate a potential impact on the existing traffic conditions.
4. Vehicle access from Gloria Drive will be prohibited. A permanent guide rail will be required to be installed by the Applicant as a part of site plan approval at the dead end of Gloria Drive
5. It is our understanding that the existing golf course adjacent to the proposed project on the east is to be redeveloped. The applicant should evaluate the need to provide roadway connection to the golf course property. This may improve the proposed layout and road access.
6. Please review the geometry of the intersection of Road A and Road B. Proposed curb radii, road widths, stop signs, stop bars shall be shown at all proposed intersections. It is represented with an oblique angle that is not conducive to adequate traffic flow.

7. Parking analysis with the number of required and proposed resident/visitor/ADA parking spaces to be provided on the Site Plan.
8. Pedestrian circulation. An adequate and safe pedestrian access shall be provided from the sidewalk on the west side of Union Road to uses on the site. Crosswalks and appropriate signage to be provided on site to allow safe pedestrian circulation. Traffic calming measures may be required on Union Road such as a stop signs or speed humps. Traffic Study shall evaluate these conditions and provide justifications.
9. Provisions for trash removal shall be shown on the Layout Plan. A garbage truck maneuver plan to be provided with further submissions. Provide a written statement on the site plans regarding management of snow storage/removal. If necessary you may provide allocated areas on the plans if they are to be designated for such storage only.
10. Reassess grading at the north entrance driveway. It appears to create some potential drainage concerns that should be evaluated.
11. Retaining wall up to eight feet tall is proposed on the east side of the infiltration basin. A section of the wall is shown alongside the property line. Installation of the wall will cause disturbance on the adjacent golf course lot. Applicant to reassess if the wall can be installed with a separation from the property line necessary for construction of the wall without encroaching into the adjacent lot. If it's not possible, then permissions must be provided the neighbor for a temporary construction access easement and duly filed as part of the site plan application process.
12. Applicant to confirm if vehicular access to the detention basin for maintenance will be provided. This shall be represented by the applicant.
13. Stormwater drainage system is shown on the Site Plan. A detailed review of the drainage system will be provided later in the application process when a Drainage analysis is provided for review. We offer the following comments at this time:
 - The proposed stormwater drainage system shall be adequate to prevent any increase in the rate of surface runoff during a storm of any magnitude up to and including a one-hundred-year-frequency storm and to meet NYSDEC and the Village requirements.
 - Drainage system will need to be extended in the north direction to allow for roof leader connections for all proposed units.
 - Please review the Proposed Infiltration Basin Profile provided on Drawing 3.
14. The proposed development will disturb more than 1.0 acre, therefore a Stormwater Pollution Prevention Plan will be required in accordance with the provisions of the SPDES General Permit GP-0-20-001.
15. Existing Conditions Plan shall show location, size and flow direction of existing sanitary sewer, drainage system and water supply lines in Union Road. Major electric, gas and telephone lines, and location of existing road signs should also be shown.
16. Proposed water demand calculations and willingness to serve from Veolia Water shall be provided.
17. Detailed sewer design and sewer study to be provided with further submissions.
18. House connections to be shown on the Site Plan.
19. All proposed utilities including electric, gas, telecommunication to be shown. Provisions for easements shall be provided.
20. Construction and Phasing Plan.
 - Please confirm if installation of utilities in the proposed driveways is intended to be performed in two phases rather than installing all utilities during the same phase.
 - Limits of Phase 1 include small area of land behind the proposed townhomes adjacent to the golf course. Please identify need and procedure to limit disturbance to this area without an impact to golf course or Phase 3.

21. Applicant to confirm if the dimensions of the fire apparatus demonstrated on the Fire Truck Turning Plan are the actual dimensions of the fire apparatus currently being used in the Moleston fire district.
22. Two sets of proposed contours are shown on the Erosion and Sediment Control plan. Please review legend and add the symbols for what appears to be temporary contour lines, silt fence etc.
23. Please review drawings for clarity and necessity of information provided. For example, Erosion and Sediment Control Plan and Construction Phasing Plan show an excessive amount of labels that are not needed to be provided on these sheets.
24. A Lighting Plan will need to be provided as the project progresses in the application process.
25. Cost estimate of the proposed improvements will be required prior to final approval.
26. A stormwater maintenance agreement will be required prior to final approval.
27. Site Plan to meet all requirements of the § 290-103 (B) "Required Data" prior to final approval.

Please contact our office if you have any questions or would like to schedule a workshop session. We will continue our review upon receipt of updated/revised plan submissions and materials.

Very truly yours,



Civil Design Works, LLC
Alena Guckian, EIT
Senior Project Engineer

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