

Lange Planning and Consulting

Land Use, Environment, & Sustainability Planning



February 29, 2024

To: Mayor and Board of Trustees
Village of New Hempstead

Re: Application for a Special Permit Active Adult Development on Union Road

Mayor Sicker and Village Board,

This office has as requested, reviewed the application for an Active Adult Development for Union Road including the following documents:

1. A project narrative dated February 8th, 2024 from Atzl, Nasher & Zigler P.C.
2. A set of plans consisting of 3 sheets, last revised February 14, 2024
3. A copy of the signed site plan application dated February 8, 2024

Note: The project list noted copies of the SEQRA forms accompanying the application, but they were not included in the package received by this office.

General Comments:

The hearing scheduled for March 12, 2024 notes that the action by the Board is for determination and designation of intent to assume lead agency status. The comments provided in this review will address basic site planning and zoning issues to assist the Board in its determinations.

Narrative Comments:

The applicant notes a Forbearance Agreement recorded in the Rockland County Clerk's Office, which specified the density at six units per acre. The latest zoning based upon the Comprehensive Plan reduced the density of Active Adult Communities to five units per acre as opposed to the six units per acre of the proposal. I trust the Village attorney will render an opinion regarding the allowable density.

The narrative notes that the units will consist of approximately 3,200 SF with one bedroom, a guest bedroom and office/den in each unit. The units are generously sized. The applicant should clarify whether the units are in reality two or three bedrooms. The water and sewer contribution as proposed should match the number of bedrooms.

The narrative also states that 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. The applicant should clarify what it means by a “private water system”. Is this not going to be tied to the existing Veolia water system? If not, what and where is the source of the water supply. If the source is the existing water company, a ready to serve letter should be provided with the application. At the stated 12,500 gpd, the 55 units would be based upon 227 gallons per day which appears to be lower than established standards, not including the swimming pool or health club. This must be clarified.

Zoning Considerations:

The minimum lot size for an active adult development is 8 acres. The proposed location consists of a gross acreage of 9+ acres with a reduction in lot area from steep slopes to approximately 9.2 acres. Additional deductions may be required for gratuitous dedication for ROW improvements. As the site plan notes, the centerline of Union Road is shown off center with the remaining ROW not clearly shown. It appears that the centerline is only 5 feet off the opposing curb. This must be explained, particularly since the rear yard is only actually only about twelve feet, and is reduced by the plantings and a fence only one foot off the property line.

The arrangement of the semi-attached units does meet minimum bulk requirements, but 10-foot rear yards are very small for this size development. Driveways are also very tight with 24 feet of access from the street to the actual building. When the 4-foot sidewalk is deducted, the driveway space is only 20 feet which shows that vehicles will overhang the sidewalk.

Access ways appear to have sight distance problems as proposed vegetation and fence will hinder views when leaving the site from the southerly entrance.

These comments are preliminary pending further discussions with the applicant as the process continues.

Should you have any questions regarding these comments, please do not hesitate to contact me.

Kind regards,

John F. Lange
Lange Planning and Consulting LLC.