



SPARACO & YOUNGBLOOD, PLLC.

CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING

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September 24, 2024

Town of Ramapo
Department of Public Works
18 Pioneer Avenue
Tallman, NY 10982

Attn: Paul Gdanski, P.E.

Re: Summit Carriage Homes – Response to Sewer Comment Letter
Job # SY-1798
8.54 acre parcel along Summit Park Road, New Hempstead, NY
Section 42.10, Block 1, Lot #45

Dear Mr. Gdanski,

This letter is written in response to your memo dated 8-13-24 (copy attached). The following will address each comment as they appear in your memo:

1. Applicant will make the payment review fee of \$125.00 to your office under separate cover.
2. Comment noted. See general note #20 (see site plan sheet 1 of 3) stating an exterior check valve is required.
3. Comment noted. The site plan prepared by our office indicates the sewer line be placed as originally approved by the Village of New Hempstead. See comment #4 for detailed references.
4. This project has previously received approval by resolution number *PB 2010-41 on 8-4-10 from the Village of New Hempstead (see enclosed supporting documentation) for construction of an Active Adult Recreational community for approximately 60 townhouses and 1 community center.

**Please note the resolution referenced Revision 15 of the plan set, however the actual approval and signature by the Village was on Revision 18, dated 10-12-12.*

The plans were originally prepared by Leonard Jackson, P.E. who has since retired and our office has been retained to update the approved site plan. The current as-built survey prepared by Atzl, Nasher & Zigler, PC and last revised 2-22-21 has been used as a base map for the revised site plan for this project.

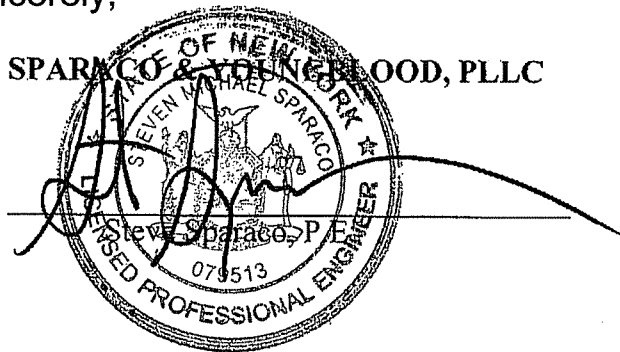
A minor change to the plans is now proposed to add a pool and patio area adjacent to the community center as this amenity has been requested by the homeowners who currently reside at the facility. See attached plans last revised 9-24-24 prepared by our office.

According to the applicant, the 16 units in phase 1 have been sold and he is currently in the midst of selling units in phase 2 and it is desired that a pool be constructed on site by summertime for their use and enjoyment.

This letter will serve to certify that there is no increase in sewer demand proposed since the time it was originally approved by the Village of New Hempstead and will serve only the residents of the approved 60-unit Townhouse facility.

Please let us know if there are any further questions or concerns on this matter.

Sincerely,

SPARACO & YOUNG BLOOD, PLLC


cc.: Client



Town of Ramapo
Department of Public Works
16 Pioneer Avenue
Tallman, New York 10982
(845) 357-0591
Fax: (845) 357-0895

MICHAEL B. SPECHT
Supervisor

MICHAEL SADOWSKI, PE
Deputy Director of Public Works

August 13, 2024

Mrs. Allison Weinraub
Village Clerk
Village of New Hempstead
8 Old Schoolhouse Road
New City, NY 10956

Re: Summit Carriage Homes
Tax Map Section 42.10-1-45

Dear Mrs. Weinraub,

Our office is in receipt of and has reviewed a plan prepared by Sparaco & Youngblood, PLLC for the above referenced project which is dated April 15, 2024. We thank you for the opportunity to comment on this plan. Our comments are as follows:

- 1) A sanitary sewer review is required prior to final plan approval. The fee of \$125.00, payable to the Town of Ramapo at the Town of Ramapo Planning Department, is due from the applicant. Ordinarily the Town would not begin the review process until this department has received receipt that the above fee has been paid. Please make sure the applicant submits the review fee as soon as possible.
- 2) A note stating that the lowest floor to be sewerered is below the upstream rim elevation an exterior check valve is required.
- 3) The design of the new sewer connection for the recreation center should be provided.
- 4) A sewer study must be provided.

Please keep us informed of all developments in this project. If you should have any questions or comments, do not hesitate to contact me at 357-0591.

Very truly yours,

Paul Gdanski, P.E.
Engineer II

File: Summit Carriage Homes

Resolution # P.B. 2010- //**RESOLUTION OF PLANNING BOARD OF THE VILLAGE OF
VILLAGE OF NEW HEMPSTEAD, NEW YORK**

WHEREAS, the Village of New Hempstead Planning Board ("Planning Board") has received an application for site plan approval from Summit Carriage Homes for development of property situated on the west side of Summit Park Road approximately 700 feet north from its intersection of New Hempstead Road, to permit the construction, maintenance and use an active adult residential community consisting of sixty (60) townhouses; and

WHEREAS, the applicants submitted a site plan from Leonard Jackson Associates dated October 6, 2007, last revised #15, dated July 20, 2010; and

WHEREAS, The Planning Board of the Village of New Hempstead heard comments from the public during a public hearings held and further considered correspondence submitted to the County of Rockland, Town of Ramapo, State of New York and other interested municipalities, and

WHEREAS, the Project Site is to be developed in five (5) separate phases, Phase zero including all infrastructure work including all roadways, drainage, site improvements and improvements to Summit Park Road, Phase #1 being identified as Units 15 through 30; Phase III and Phase #2 being identified Units 37-54, Phase #3 being identified as units 31-36, 46-48 and 55-60; and Phase #4 being identified as Units 1-14;

NOW THEREORE BE IT RESOLVED that the Planning Board of the Village of New Hempstead grants final site plan approval to Summit Carriage Homes and the Site Plan Map of map from Leonard Jackson Associates dated October 6, 2007, last revised #15, dated July 20, 2010, subject to the following conditions:

13. The applicant shall comply with the Rockland County Department of Planning letter dated July 26, 2010, items # 11 and 12;
14. The applicant shall submit for review and comply with conditions of the established by the Village Horticulturalist;
15. The applicant shall submit an illumination plan to be approved by the Village Engineer and/or Village Planner; and
16. The applicant shall include a map note that no building permits will be issued to any phases until remediation of the site is complete and the Village receives confirmation of proper remediation from the Rockland County Department of Health; and
17. The applicant shall submit proof of remediation pursuant to requirement #4 herein before commencing any infrastructure work outlined in Phase Zero; and

18. The applicant shall submit proof that all tenancies of any nature have been extinguished before the issuance of any Building permits by the Village;
19. The applicant shall pay all fees due the Village of New Hempstead for application fees, professional fees and consultant fees that are, or may become, due and owing;
20. The applicant shall comply with the Town of Ramapo Department of Public Works letter dated August 2, 2010; and
21. The applicant shall comply with the Rockland County Highway Department letter. Dated July 21, 2010; and
22. All mailboxes shall be shown on the plans; and
23. The applicant shall include a map note indicating that the Village of New Hempstead may hold back the certificates of occupancy for units 21 and 22 until such time as the entire Phase I is built and constructed to the satisfaction of the Village Engineer, the Village Planner and the Village Attorney; and
24. The applicant shall include a map note indicating that the Village of New Hempstead may hold back the certificates of occupancy for units 37 and 38 until such time as the entire Phase II is built and constructed to the satisfaction of the Village Engineer, the Village Planner and the Village Attorney;
25. The applicant shall include a map note indicating that the Village of New Hempstead may hold back the certificates of occupancy for units 35 and 36 until such time as the entire Phase III is built and constructed to the satisfaction of the Village Engineer, the Village Planner and the Village Attorney;
26. The applicant shall include a map note indicating that the Village of New Hempstead may hold back the certificates of occupancy for units 1 and 2 until such time as the entire Phase IV is built and constructed to the satisfaction of the Village Engineer, the Village Planner and the Village Attorney; and
27. The applicant shall designate which Unit is to be classified as the "model" unit;
28. Review and approval of the application before the Village Architectural Review Board.

And it is further

RESOLVED, that the requirements contained in the Village of New Hempstead Zoning Code, Section 10.8 pertaining to expiration of approvals, the time period for expiration for the Phases I through IV portions, individually, of the project shall not commence until the issuance of the last certificate of occupancy for the last unit in the prior Phase.

To the extent not specified herein, all other requirements are overridden by a super majority vote of the Planning Board.

Acting Chairman Mundy called for a vote and the vote was as follows: Dr. Wolff, AYE, Mr. Carter AYE and Acting Chairman Mundy, AYE. The Resolution was adopted by a 3-0 vote.