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PLANNING BOARD
VILLAGE OF NEW HEMPSTEAD

NARRATIVE SUMMARY

775 NORTH MAIN STREET (HAMASPIK CHOICE)
AMENDED SITE PLAN
Tax lot 42.18-2-24

775 North Main Street is currently used by Hamaspik Choice (Managed Long Term Care Plan) and Tri County Care (Care Coordination Organization), (collectively “Hamaspik”), both of which are members of New York Hamaspik Organization. These agencies provide care to the elderly and disabled communities. Combined, these two agencies are currently providing services to over 21,000 individuals in special populations.

Hamaspik is outgrowing this site, and wishes to expand the building.

The site is located on the West side of North Main Street (N.Y.S. Route 45), approximately 210 feet north of Rensselaer Drive. It is in an NCD district.¹

The site has a lot area of 135,511sf (gross)/126,998sf or 2.915ac (net), which exceeds the 2 acre minimum lot area for the district. It slopes gently down to the West. A small stream traverses the site near its western border. There is a small wetland close to the stream.

The building dates to the 1960s, when it originally housed an automobile dealership. Hamaspik began using it in July 2021. It is a two-story building with 26,885sf of floor area. The building encroaches into the southerly side yard, a legal pre-existing condition. There are also 114 existing parking spaces, some of which also encroach into the southerly side yard. This, too, is a legal pre-existing condition. The parking area is accessed from North Main Street via a two-way driveway near the northeastern corner of the site.

Hamaspik proposes a two-story addition to the western (rear) end of the existing building. It will have a footprint of 9,277sf and a total floor area of 18,554sf. The total floor area, with the new addition and the existing building, will be 45,349sf. With the addition, the Floor Area Ratio (FAR) will be 0.36. A variance will be needed.

¹ A zone change was granted by the Board of Trustees on October 31, 2023.

In addition, the NCD District imposes a maximum gross floor area of 20,000sf.

The enlarged building will be used for administrative offices for Hamaspik. No patients or clients would be seen at the building. There would be no clinical services provided at the building.

The new building will require a reconfiguration of the parking area. The number of parking spaces will be increased from 114 to 139. However, even with the addition of these spaces, the site does not meet the Zoning Code's requirement for the number of spaces. A deferment request pursuant to § 290-66 is discussed below.

A loading dock at the northwestern corner of the existing building will also be eliminated.

As noted above, the existing building intrudes into the required southern side yard, reducing it to 20.6 feet at its southeastern corner. The building is placed at an angle to the lot line, which increases the southern side yard as it goes deeper into the lot. The proposed addition would continue the existing angled line of the building, but it would still intrude into the required southern side yard. An opinion of the Building Inspector is needed as to whether this condition will require a variance.

No other variances have been identified.

Traffic Impact Study

Submitted herewith is a Traffic Impact Study ("TIS") prepared by Harry Baker and Associates ("HBA") dated November 27, 2023. HBA analyzed existing and proposed conditions at and near the site. It found that the site driveway will operate at Level of Service ("LOS") B in the AM peak hour and LOS C in the PM peak hour. Both are acceptable levels of service.

The TIS also recognizes the existing congestion at the nearby Route 45/Washington Avenue intersection. Importantly, the TIS notes that the traffic to be generated by the proposed expansion does not significantly impact any of the studied intersections, as only 40 new trips are expected to be generated in the AM peak hour and 41 new trips in the PM peak hour.

Parking Deferment Requested

Although Hamaspik is able to build enough additional parking spaces to satisfy the Zoning Code's requirement, it does not need these additional spaces. Included in the TIS is a parking study prepared. The study analyzes the existing use of the site and calculates the projected parking needs after expansion.

HBA took counts every 30 minutes on two different working days. It found that the highest parking use occurred at 1PM on one of those days. 42 cars were parked in the

114 existing parking spaces (36.84%). On the other day, the peak use occurred at 11AM, 12:30PM and 1PM, when 40 spaces (35.09%) were used.

HBA then extrapolated to the proposed condition using a model from the Institute of Transportation Engineers' "Trip Generation Manual" (11th Edition). Using a formula for general office use, HBA calculated that the model would require 132 parking spaces. However, based on observation of actual usage, peak parking usage would occur between 1PM and 1:30PM, and that 78 vehicles would be parked. This translates to 68.42% of the existing 114 spaces, or 42.8% of the required 182 spaces or 68.4% of the existing 114 spaces. According to HBA, this is "well below the 85% threshold rate when a property owner would need to consider adding additional parking spaces."

The Planning Board is empowered to defer the improvement of up to one-third of required parking spaces, or 60.67 spaces.² A full deferment would yield 122 parking spaces to be built immediately, and 60 spaces to be "landbanked". Put another way, only eight new spaces would be needed now (in addition to those lost to the building), allowing the remainder of the site to remain green. At 102 spaces, according to the HBA study, peak usage would be at 76.5%. Hamaspik asks that such deferment be considered by the Board.

SEQRA and GML

The proposed enlargement is an Unlisted action under SEQRA.

The site is located on New York State Route 45. The Village of New Square is across the street, within 500 feet of the site. Therefore, referral to the Rockland County Planning Department is required under GML § 239-1 and -m, and notice must be given to the Village of New Square under GML § 239-nn.

Dated: June 28, 2024
New City, New York

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By: _____
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² New Hempstead Zoning Code, § 290-66.