

**From:** Deborah Munitz deb@welcomedriver.com   
**Subject:** Preliminary Comments for Tonight's Scoping Session  
**Date:** June 25, 2024 at 3:25 PM  
**To:** Abe Sicker mayor@newhempstead.org, smintz@newhempstead.org, Slevi@newhempstead.org, mschulgasser@newhempstead.org, mschiffman@newhempstead.org  
**Cc:** Bruce Minsky bwminsky@gmail.com, Allison Weinraub updates@newhempstead.org, Jonathan Lockman jlockman@nelsonpoppe.com, Ira Emanuel ira@emanuellaw.com

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Dear Mayor and Board Members,

Under the circumstances of utter lack of public notice, these are my hasty comments for this evening. Throughout I ask the Village to correct the notice and procedures related to this hearing and public engagement for which you know I am a staunch advocate. Since I do not have a personal opinion on what is the right solution for the Village, my comments focus primarily on ensuring the public has appropriate notice and documents that are meaningful so that they have an opportunity to participate in the consideration of impacts to them in a meaningful way. My recommendations for scoping are based on my substantial experience in typical public concerns for large development projects and ensuring that the applicant provides meaningful analysis to the board and to the public regarding their proposal and alternatives.

Allison was excellent in providing the materials yesterday that I requested Friday after the village email announcement went out that mentioned a public hearing on the golf course rezoning. At some point between my request on Friday late afternoon and this morning many additional materials were posted on the website. While I applaud the village for making the important additional materials available at the last minute, the BOT should recognize that all core materials received should have been posted for the full minimum 14 day notice period before public comments are requested, and other posted as received. This was not done here.

**IN ADDITION TO MY COMMENTS BELOW I WANT TO ASK THAT THE SCOPING HEARING NOT CLOSE IN LESS THAN 14 DAYS TO ALLOW TIME FOR REVIEW AND COMMENTS BASED ON THE MATERIALS JUST POSTED.**

Please accept these comments on the rezoning project as preliminary and please adjourn the scoping meeting to a date at least 15+ days from today to provide time to correct the lack of public notice, correct the positive declaration and the definition of the action as detailed below. This is the time to make adjustments to

ensure that this important SEQR process moves forward in a procedurally correct manner in order to assure the board and the public that is impacted that the procedural foundation will support substantive consideration.

I have offered the board assistance in the past and offer it again if it would help. I do not take a specific position on the the specific of the board's considerations but I do advocate for and support residents right's to proper notice, transparency of board actions, and adherence to the minimal and substantive provisions of the SEQRA process. You are at the very beginning of this process and now is the time to address the lack of transparency, failure of notice, and problems with the definitions of the action. Call me if you would appreciate any assistance.

### **Public Notice**

This is the first public hearing on this zoning amendment and the Village has failed to notice the affected public. Allison's response to me below suggests the Village Board thinks that only the ENB notice is necessary for a SEQR hearing. This is not true.

**I point you to the clear and specific 14 day newspaper notice requirements of 6 NYCRR 617.12(c)(2).** (For a state agencies the ENB publication is sufficient, not for village actions.) **This must be corrected.**

**Notice to 500' Neighbors:** With respect to the Village Attorney's opinion regarding notice not being required under §290-134 the explanation provided by Allison is cursory and is not explained or supported by Village code. If you had given public notice under code so that the public was aware of the action and had the opportunity to come to a Village Board meeting where the board solicited public input before deciding to move forward and make a positive declaration and scheduled a SEQR hearing, then the affected neighbors would be on notice that 1) the Village is considering the zoning amendment and 2) that the BOT was announcing a SEQR hearing. Under such circumstances a separate mailing of notice for scoping would arguably be unnecessary since prior notice was given. Here the village did not hold a public hearing on the law, and this is therefore the first public hearing on the law.

SEQR specifically calls for early public participation under its general rules 617.3(d):

The lead agency **will make every reasonable effort to involve** project sponsors, other agencies and **the public in the SEQR process.** Early consultations initiated by agencies can serve to narrow issues

of significance and to identify areas of controversy relating to environmental issues, thereby focusing on the impacts and alternatives requiring in-depth analysis in an EIS.

It costs the Village nothing to require the applicant to provide public notice as required under §290-135 to insure that the public is on notice and participates in the SEQR process. To not require public notice pursuant to your own village code is not reasonable and it leaves you open to litigation which I know the Village and the applicant wish to avoid. There is nothing to be gained by cutting the public out of the SEQR process.

The Village Code article on Amendments makes sense and provides a minimal structure for moving forward. The duly required notices to the affected not due at this time when the key purpose of engaging the public is to alert them to the action taking place and solicit their concerns regarding impacts when the Village Board is contemplating moving forward and presumably before such a decision is made. Under §290-132 the BOT gets to reject the proposal out of hand - here the BOT has chosen to move forward. Next the BOT can refer for reports under §290-133 to get their take on the proposal to give feedback to the applicant to consider revising the proposal before moving forward, or again rejecting the proposal.

The Positive Declaration resolution says the referrals were made but it also says that the Planning Board wanted additional time to produce its report and 45 days were approved. May 21, 2024 + 45 days = July 5th!

Why would the Board of Trustees move forward to a scoping hearing when its primary involved agency hasn't given its initial feedback and specifically requested additional time to provide input to the BOT?

This is irrational from a planning point of view and a SEQR point of view and it denies the public access to the report of the village's own planning board prior to a key public hearing.

Then the next step under Village code is §290-134 requiring hold a public hearing to solicit neighboring comments not he proposal before moving forward. The first public hearing gives the board the benefit of public opinion and provides a forum for public protests §290-136, and would have provided the public with knowledge of the board's actions to move forward and make the positive declaration. Here you have denied the public a public hearing before committing Village Resources to the time and expense of further processing the application.

Why would the village move forward in advance and cause the applicant and all the involved agencies the time and expense to participate in a SEQR process before the Village Board has had the benefit of its boards opinions and its residents opinions?

To date, the Village has failed to be transparent in every agenda posted to the website and every email to the public to date regarding the application. Not one posting or email, identified the site as the golf course, included the size of the site, mentioned any details of the proposal including that rezoning is being requested to a new zoning district that doesn't currently exist.

The Village Board has failed to post proposed resolutions that are mandated to be posted on the website under Open Meetings Law §103(e) and even as I write **the minutes of May 21, 2024 that set the public hearing tonight are not even posted on the the Village website.**

What is the big rush? The Village Board has a responsibility to the public and to the applicant to just follow the laws to make sure that everyone is involved and has the correct information at the right time so that the processes support future decision making. Do not rush through the process and skip over the most important aspect of the process - public notice.

**\*\* Lack of public notice can be fixed and should be fixed at this time before moving forward. \*\*** The Planning Board's report is due July 5, 2024. Please reschedule the scoping hearing and tonight and hold an informational session for those who come in response to the emailed notice. Please see comments below regarding the definition of the action and determining how to address segmentation and please correct the definition of the action and provide project plans in time for the new public hearing date.

### **Segmentation - legal or illegal?**

See 6 NYCRR §617.3(g) "Actions commonly consist of a set of activities or steps. **The entire set of activities or steps must be considered the action,** whether the agency decision-making relates to the action as a whole or to only a part of it."

The SEQR Handbook explicitly makes the point that the Board of Trustees as Lead Agency should be considering the "whole action" - see p 53 of th SEQR Handbook:

Agencies are often faced with the problem of how to address a complex action involving two or more related components that may not be presented or applied for at the same time. Typically, this may involve a series of applications for the same project (**zone change, extension of sewer service, subdivision approval**) or phases (residential or mixed-use development to be constructed over several years). It also may involve separate project sites (for example, a resource recovery facility with bypass disposal at another location). Proposals or parts of proposals that are related to each other closely enough to be, in effect, a single course of action should be evaluated as one whole action.

Reviewing the “whole action” is an important principle in SEQR; interrelated or phased decisions should not be made without consideration of their consequences for the whole action, even if several agencies are involved in such decisions. Each agency should consider the environmental impacts of the entire action before approving, funding or undertaking any specific element of the action (see 617.3(g) regarding “Actions”).

The Board must either consider the specifics of the proposed plan, which obviously would be subject to revision through the DEIS/FEIS process, or later in an SEIS process, which will appropriately engage involved agencies in this action or it must be clear that it is segmenting review of the subdivision plans from the consideration of the zoning amendment and this should be explained and justified in the Positive Declaration.

The description of the action in the documents share do not make it clear what the whole action comprises. It is clear that a zoning amendment is being considered (Village Board actions without involved agencies). It is clear that this zoning amendment is slated for the golf course site. It is not clear whether the action includes consideration of an actual proposed project (ie. subdivision and/or site plan). The description does not specifically mention consideration of either a “subdivision plan” and/or a “site plan” (actions that have involved agencies) but the description provides number of units which suggests that there is some form of proposal before the BOT. If there is truly no specific proposed plan then why didn't the BOT contemplate ordering a Generic EIS?

It is imperative to properly describe and define the action before scoping proceeds. Is it only a consideration of a new local law and rezoning of the site to be considered generically without the benefit of a proposed plan or is it a consideration of a proposed plan? If it is the former then the lack of plans makes sense and there are only interested agencies. If the answer is the latter then this

should be clear to the involved agencies and plans must be submitted. (See Department of Health request for plans!)

Before the scoping hearing begins, the Town attorney should address this segmentation question. This is the time to solve all issues with how the SEQR process moves forward and the definition of the action is at the core of all notices, and all involved agency and public participation.

### **Notice to Involved And/Or Interest Agencies of Pos Dec and Draft Scoping**

As per the DEC website: "Involved agencies should participate in the scoping process, alerting the lead agency of their agency's concerns, jurisdiction(s) and information they will need to make their SEQR findings. The lead agency must provide a reasonable opportunity for the public and other interested agencies to participate in the scoping process. **The DEC suggests that a minimum 20 day period for public review of the draft scope would be reasonable under most circumstances.** Public participation can be accomplished by meetings, exchanges of written material or other methods."

So public notice of scoping must be at least 14 days and should be at least 20 days. Here required public notice was not given. The Village should correct the process and provide corrected materials and 20 days notice to the public and to involved agencies.

The letter from the Department of Health of May 13, 2024 requested plans. I called over to the health department to see if they were providing comments today. Brandon Durant said they did get the Notice of Scoping on June 10th but I was told they didn't get any plans to review.

This morning I called the Rockland County Planning Department to see if they had received plans. Stephanie Serrano claims they have not received anything from the Village since their GML letter of May 13th following the Notice of Lead Agency. So therefore I expect no county planning comments on scoping.

When reviewing the list of potential involved agencies I did see missing from the either the FEAF or the GML referral form:

- the Ramapo DPW: who I understand is responsible for sewers in this area. Please clarify for the public who maintains the sewers in this area.
- the Town of Ramapo Highway Department that is responsible for roads.
- NYS DEC is on FEAF but not on referral form.

## **Comprehensive Plan**

This proposal is not consistent with Comprehensive Plan that the Village Board approved in October of 2020 without environmental review, which was annulled and sent back to the Village for environmental review. It was the stated intention of the Village Board that it would do an EIS for this Comprehensive Plan and since early 2022 it has been my expectation, shared with many, that the Village Board intended to reapprove the Comprehensive Plan following environmental review.

This proposal is not consistent with the current Village Comprehensive Plan or the proposed/pending Comprehensive Plan which identified an interest in clustered subdivisions for the site with the potential to incentivize the developer to do clustering by proving a 1.5 to 2:00 (50-100% more) bump in density, not a 4x (300% more) bump in density. For this reason alone is surprising the Village Board is considering this proposal and that is allowed a draft scoping plan to be submitted that did not include the optimized cluster zoning as an alternative to be considered.

## **Other Initial Comments Re: Scoping**

1. Found plans, not enough time to comment at all. Did NOT find any plans showing existing conditions including any indication of floodplains.
2. Rough comparison of plans and FEMA Zone A area seem to show that there are floodplains not shows on the site plans.
3. There is no proposed buffer/conservation easement between the new zoning and the existing zoning. This should be considered in the EIS to address change in community character and visual impacts.
4. An analysis of the effectiveness of differing buffer/conservation easement depth in addition to the proposed setbacks should be analyzed in the EIS to determine suitable conservation of perimeter trees.
5. The use of the words “to the extent practicable” should be eliminated from all documents. Plans are plans and if trees will be removed it should be clear where that will happen.
6. The plans don’t appear to show existing trees on the site to indicate which will be maintained and which will perish. This should be part of the EIS requirements to show.
7. The plans appear to have a very small amount of stormwater areas for a subdivision of this size. Who will be reviewing adequacy of stormwater design for the Village since it appears that RCDA may not have jurisdiction. Does

- RCDA have jurisdiction due to subdivision signoff - if so were the plans sent to RCDA for review?
8. Why don't the pond wetlands that are connected to the NYS DEC wetlands not being treated as NYSDEC wetland with a 100' buffer surrounding them?
  9. As part of scoping the DEIS should be required to survey all homes facing the site for size and height in order to provide a basis of comparison between existing land uses and the new standards.
  10. The applicant should be required in the EIS for all alternatives being considered produce example of the what a home would look like in comparison to existing to existing land use based on widest home allowed and tallest home allowed to compare. I.e. compare the bulk standards being proposed in all alternative to those in place surrounding the site.
  11. An alternative restricting building height to two stories should be considered for all homes within view of surrounding neighborhood.
  12. Where is proposed recreation area taking for the proposed subdivision? Such taking is allowable in addition to any land preserved as open space if clustering is used.
  13. The Traffic Impact Study is based on ITE standards for use 210. The details of that standard should be evaluated and compared to the needs of larger families similar in size to those already in the Town's Villages. (So for example if average household size as the basis for the traffic study is 3 and the average household size for the villages are 5+ then the traffic study assumptions should be increased to be more realistic.
  14. Scoping should require consideration of complete street standards to ensure the new roads are walkable and bikable.
  15. Community charging stations and placement should be considered for visitors to the new residential area.
  16. Requirement that net acreage be estimated after all site constraints: wetlands, wetland buffer area, floodplains, utility easements and estimated road coverage is excluded to give the board a sense of developable land to consider target densities.
  17. There should be a consideration of target school lots in the new subdivision as 300 units can result in 1,500 more students in need of school space. Providing areas for schools should be considered.
  18. Standards for shabbos shuls or designed gathering place lots should be considered.
  19. The Village Planner should consider all existing code that is based on existing zoning standards and consider how they will apply to 10,000 sf zoning. For example see §290-50. Is 20,000 sf big enough for a place of assembly?
  20. Reasonable alternatives to consider should include:



Clustering at 1x existing zoning  
Incentive clustering at 1.5-2 x existing zoning  
New zoning 1R-10 with FAR, building foot print and coverage maximums  
equivalent to 2R-15 district.

### **Conclusion**

As I have had next to time provide to do any meaningful review of the scoping document or the other 20+ documents now posted on the site within the last day, I am asking the Village Board to adjourn the scoping public hearing to leave it open for another public hearing session and/or provide several more weeks for written comments.

Thank you  
Deborah Munitz  
5 Rose Hill Road  
Montebello, NY 10901

\* I am a board member of ROSA 4 Rockland which often comments on SEQR processes but due to the lack of notice in this instance, I am writing on my own but based on my experience as a ROSA 4 Rockland member.

On Jun 24, 2024, at 3:47 PM, Village Updates <[updates@newhempstead.org](mailto:updates@newhempstead.org)> wrote:

Hi Deb,

Hope all is well.

The proposed zoning amendment is set forth in the First Amended Petition with the schedules annexed to it. The link on the village website opens a 14 page document consisting of the petition, schedule A for the property description, Schedule B for the proposed Zoning Map, and Schedule C for the proposed local law. The map you are requesting is part of the petition (see above).

The GML referrals have been made and they will be, together with responses, also uploaded to the Village website. Attached are copies of my letter sending them out and the responses received so far.

Finally, our attorney advises that this is not a public hearing on the zoning amendment pursuant to Village Code 290-134, but a SEQRA required scoping session for the DEIS.

## Minisceongo Golf Course Development Comments.

jacqui drechsler <jacquiflute456@gmail.com>

Thu 7/4/2024 11:27 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

Cc:jacqui drechsler <jacquiflute456@gmail.com>

To Whom It May Concern,

1. Where and how was this noticed.? We do not believe that the Village Board is following proper notification laws. There was no public notice.
2. There is hardly enough time to review and submit comments. The comment period needs to be extended by at least two months for such a large project. Where is the issue of real public engagement in this?
3. The Board determined that there needed to be SEQR with an Environmental Impact Statement - which was promised.
4. This project and the Village's approval of it, was overturned by the Supreme Court and it seems as if the Town is making it's own rules again.

This project which includes up to 335 homes, which needs to be approved under rezoning, which has not been properly "noticed" and which absolutely will cause environmental damage and must have an environmental review, needs much more consideration than proposed.

As this project does not comply with the proposed 2020 Comprehensive Plan, it should be rejected under village code 290-132. The Board has chosen to go against its own existing law and allow for double the amount of housing allowable.

The "meeting" that was scheduled for June 25, 2024, was NOT a public "hearing" for the Draft Scoping Document. The Town Board is putting the cart before the horse - stating that it could reject the rezoning request later. We don't believe that will ever happen.

Let's go back to water usage for 335 families. Which could be 1 to 6 people in each unit - so lets make an average of 3 people per unit. With a minimum of three toilet flushes per person per day that is 1,005 toilet flushes. Times 7 days a week equals 7035 flushes. Low flow toilets use 1.6 gallons of water which equals 11,256 gallons per week, Minimum. Add in multiple laundry, bathing, showering, cleaning, cooking and drinking and this development may become a sinkhole. Rockland County only has the water that is inside our borders to use. And it is contaminated by PFA's PFOA's and sometimes trihalomethane. This development must have its own water "cleaning" and systems for the re-purposing of grey water. Which obviously should include grey water use for landscaping of the property.

Add in the destruction of trees, shrubbery, climate change with storms, flooding, even at times drought and you have land that will not support such a development.

This development should be mandated to build green, including solar energy and battery storage, green roofs and underground electricity.

Rockland County IS overdeveloped. NY State Department of Transportation told me a few years ago when I called begging for help on our flooding issues - that Rockland County will stop flooding when it

## Golf course redevelopment

Shimon Greenwald <simongwald@gmail.com>

Fri 7/5/2024 11:34 AM

To:concerns@newhempstead.org <concerns@newhempstead.org>

Dear Borad Members.

I'd like to lend my support for this development as a single homes development. New Hempstead is in desperate need of new affordable housing, and this development Adreses the needs in a meaningful way, the looks like to be the best development design in the entire Monsey area, with single family housing and proper lot sizes all around. Please take my comments and build on that.

Shimon Greenwald  
8 Gloria Drive spring valley ny 10977

## Golf course

Shelley Karben <skarben@yahoo.com>

Fri 7/5/2024 11:35 AM

To:concerns@newhempstead.org <concerns@newhempstead.org>

There are many concerns regarding the downzoning of the golf course on Brick Church/Hempstead Road/Union Road.

Issues of concern are the downzoning itself and the implications that entails. Traffic is certainly a major concern. The water tables. The fact that if this goes thru many homeowners will request changes for their property. I know of one on my block who continues to circumvent the rules. This village was formed because the residents were against any downzoning. The board(s) need to take the concerns of the residents seriously and remember they were elected to uphold issues of concerns. S

Sent from my iPhone

## FEAF Part 2 and Part 3 for 103 Brick Church Road

Deborah Munitz <deb@welcomedriver.com>

Fri 7/5/2024 11:40 AM

To:Allison Weinraub <concerns@newhempstead.org>

Where can I find the FEAF Part 2 and Part 3? These forms are not posted on the website on their own and they are not attached to the Pos Dec where expected.

Thank you

Deb

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Deborah Munitz  
Board Member/Treasurer  
ROSA 4 Rockland Inc.  
Deb@ROSA4Rockland.org  
917-519-1165

## Re: Golf course changing zones

Village Concerns <concerns@newhempstead.org>

Mon 7/8/2024 10:57 AM

To: libby643@aol.com <libby643@aol.com>

Good morning,

Thank you for sending. This is being sent to the village professionals.

All the best,

Allison Weinraub  
Village Clerk Treasurer

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**From:** libby643@aol.com <libby643@aol.com>

**Sent:** Friday, July 5, 2024 11:52 AM

**To:** concerns@newhempstead.org <concerns@newhempstead.org>

**Subject:** Golf course changing zones

Good day Mr Mayor,

It is almost inhumane to allow the golf course to become a housing community. The mental health of the New Hempstead residents who live in the surrounding areas is at risk.

My name is Bernita Stewart and I am the owner of 4 Sunny Ridge Rd in New Hempstead. I cannot begin to tell you about the stress I feel as I watch my beautiful neighborhood change into a congested city block. I cannot get out to the main road without a prolonged wait. I often turn right instead of left because of the traffic. I am a nurse who work in the city. Coming home use to be my sanctuary. Now as I exit my driveway, I can feel my blood pressure rising. When I get to main street, the traffic is high up until 11pm. I actually think traffic light will soon be necessary. I cannot imagine what it will be like if this development is approved. I must say, as I write this email, I believe the decision has already been made.....so sad. Let's do what's right for New Hempstead!!!!

Thank you for taking the time to read my email.

Mrs Stewart

Regards, frustrated

[Sent from AOL on Android](#)

## Golf course development.

chana Lebovitz <chanylebovitz@gmail.com>

Fri 7/5/2024 12:04 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

Dear Borad Members.

I'd like to lend my support for this development as a single homes development. New Hempstead is in desperate need of new affordable housing, and this development Adreses the needs in a meaningful way, the looks like to be the best development design in the entire Monsey area, with single family housing and proper lot sizes all around. Please take my comments and build on that.

Chana Lebovitz

8 Gloria Drive spring valley ny 10977

## Golf course proposed development

Atara Sherman <atara.sherman@icloud.com>

Fri 7/5/2024 2:37 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

Mr. Mayor,

I would like to begin by thanking you for your efforts as our village mayor and being open to hearing from the village members.

I am writing to you regarding the proposed zoning changes for the golf course on brick church road. This development does not belong in our village. Our village has been negatively impacted by the influx of residents in Rockland county at large and inviting this many new homes into our village is inappropriate and we do not have the infrastructure to support this project. No amount of additional lanes or street openings will fix the amount of additional cars that will be driving through our village daily. Similar developments in Rockland have proven to be hazard for drivers, pedestrians, and the towns people.

Please uphold the zoning that exists on this property and do not allow this inappropriate project to be built. We love new hempstead as it is.

I need to request that the best interests and the desires of the village members be taken more seriously than the request of the developer.

Thank you for your attention and I hope you will honor the zoning laws that exist that make New Hempstead the lovely village that we all live in.

Atara Sherman

Sent from my iPhone



## New York country club on brick church road

rochelle meyer <rochellemeyer@msn.com>

Fri 7/5/2024 3:19 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

I live on josell court right across the street from the golf club.

I am very concerned about the major development that is planned for that piece of land. Besides the very adverse effect it will have on the traffic on brick Church road, New Hempstead road, and Hempstead road, I am very concerned that the water table in the surrounding areas will also be adversely affected. I have friends in other areas in the neighborhood who live near new developments and who have experienced water problems in their homes since the developments went up.

I would like to know if these factors have been looked into and if so what will be done to avoid these types of problems

## Re: Village rezoning of NYCC Golf Course on Brick Church Road |||| Comment on the Draft Scoping Plan

Leo Kluger <leokluger@gmail.com>

Fri 7/5/2024 3:53 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

Cc:Karin kluger <karinkluger@gmail.com>

To the Town Board;

Hello,

My name is Leo Kluger, I am a homeowner living at 20 Josell Court, Spring Valley, NY 10977, for over 23 years. Josell Court begins at Brick Church Road, directly opposite the NYCC Golf Course.

I respectfully submit the following requests and suggestions regarding possible rezoning of the NYCC Golf Course property.

Prior to any possible rezoning, I would request that the Town Board require an extensive traffic assessment. When waiting to cross or turn at the Brick Church and Union road intersection between 8 AM and 8:30 AM on weekday mornings, current wait times exceed four minutes. Adding 300-400 new local residents would significantly exacerbate these delays, which would reduce our local quality of life. There will also be residual effect at the busy intersection of Brick Church Road and Route 306.

An objective traffic assessment would yield projected wait times and other metrics, which should be evaluated against New York State or national quality-of-life standards for suburban regions. If projected traffic wait times exceed those standards, I would suggest that the Town Board limit the potential NYCC Golf Course housing density to a rate projected to increase local traffic only well *within* those standards.

From a personal standpoint, delays at regional intersections are already close to intolerable during rush hour and other high traffic volume times. Adding hundreds of new drivers to the region would lead to massive gridlock during the days and evenings. Traffic jams would become much more common, especially given the unique characteristics of our area, including factors such as special religious worship at the local cemetery every new lunar month, and the unique schedules of local religious schools.

If projected traffic wait times exceed the standards referenced above, I would also request that the Village Board consider alternatives to mitigate traffic impacts, such as having the NYCC Golf Course's new owners self-finance local roadway expansions. Appropriate expansions could include adding turning lanes to the Brick Church / Union Road intersection and also the Brick Church and Route 306 intersection, including a left hand turn lane heading South on Route 306, and a multi-lane system of "smart" traffic lights.

My other concern is water runoff and drainage, as I live at the bottom of the local slope; all of the runoff from Josell Court ends up in the front of my driveway. As a result, I see sewer overflows every heavy rain. I am deeply concerned that with a 300-400 home expansion, the associated clearance of trees, shrubbery and grass would lead to massive excess water due to all the new hard surfaces. As a formally-trained Geologist, I am also very concerned about potential associated erosion.

I would request that the Village Board insist that a water runoff/sewer system projected capacity analysis be extensively conducted prior to any Zoning decision. If results suggest that incremental runoff could exceed current sewer capacity, then I suggest the Village Board insist that the new owners of the NYCC Golf Course self-fund expansion of the local sewer system, to a point where the drainage capacity is able to handle water volumes far in excess projected capacity, to allow for possible future runoff volume increases.

Finally, I would suggest that the Village Board require consultants to be funded by the NYCC Golf Course owners to determine if any of the aquifers under the current golf course property are feeders to local Veolia water sources. If so, then I suggest that more hydrology studies be conducted to determine how to minimize any impact on the local water supply.

Thank you very much for your consideration.

Respectfully,

## NYCC zoning change

fgbessler@aol.com <fgbessler@aol.com>

Fri 7/5/2024 3:58 PM

To:Village Concerns <concerns@newhempstead.org>

Dear Village Board,

We are concerned about the possible zoning change to the NYCC golf course property.

We are concerned about a number of things including, increased density and traffic.

Please reject any zoning changes.

Thank you for your consideration.

Leonard and Faye Bessler

11 Barnacle Drive

## Zoning Change-New Hempstead Golf course

Dickens Charles <lorddick2000@gmail.com>

Fri 7/5/2024 9:24 PM

To:concerns@newhempstead.org <concerns@newhempstead.org>

I am writing to express my opposition to the proposed change in the zoning code for the golf course, which would allow a developer to build homes there. It is important to conduct a comprehensive study to assess the potential impact of this project. I fail to see any benefits to the community; instead, it will only disrupt our delicate environment.

I urge the decision-makers not to rush into approving this developer's request without fully considering the residents' input.

Best Regards

## Traffic and Developments

Aaron Ross <aaron.ross.ma@gmail.com>

Fri 7/5/2024 5:24 PM

To:Allison Weinraub <concerns@newhempstead.org>

📎 2 attachments (200 KB)

routes-reportv03-RT45.pdf; Spring Valley Bypass (NY 45 and NY 59, unbuilt).pdf;

Happy Fourth of July Weekend,

I hope this helps to give a perspective on keeping the IR-40, or a possible IR-35, and not lower.

**Character:**

Even though approximately 50% of the perimeter is 2R-15, that is not how the majority of the houses are built, so that code is not reflective of the character of neighborhood, and should not be regarded with the weight the developer's lawyer gave it.

And if we are looking at the zoning as fact, then honor the 1R-40 as is. And have perspective that a change from it to less than half is not what the founders and originators of the zoning wanted, and it is not is what the current residents want.

Nor does their proposed change reflect at least 48% of the surrounding area. Is is unclear why a simple majority of the surrounding are absolves them of any of the difficulties they will be creating to that almost 50% of 1R-25, 1R-35, and 1R-40 represent.

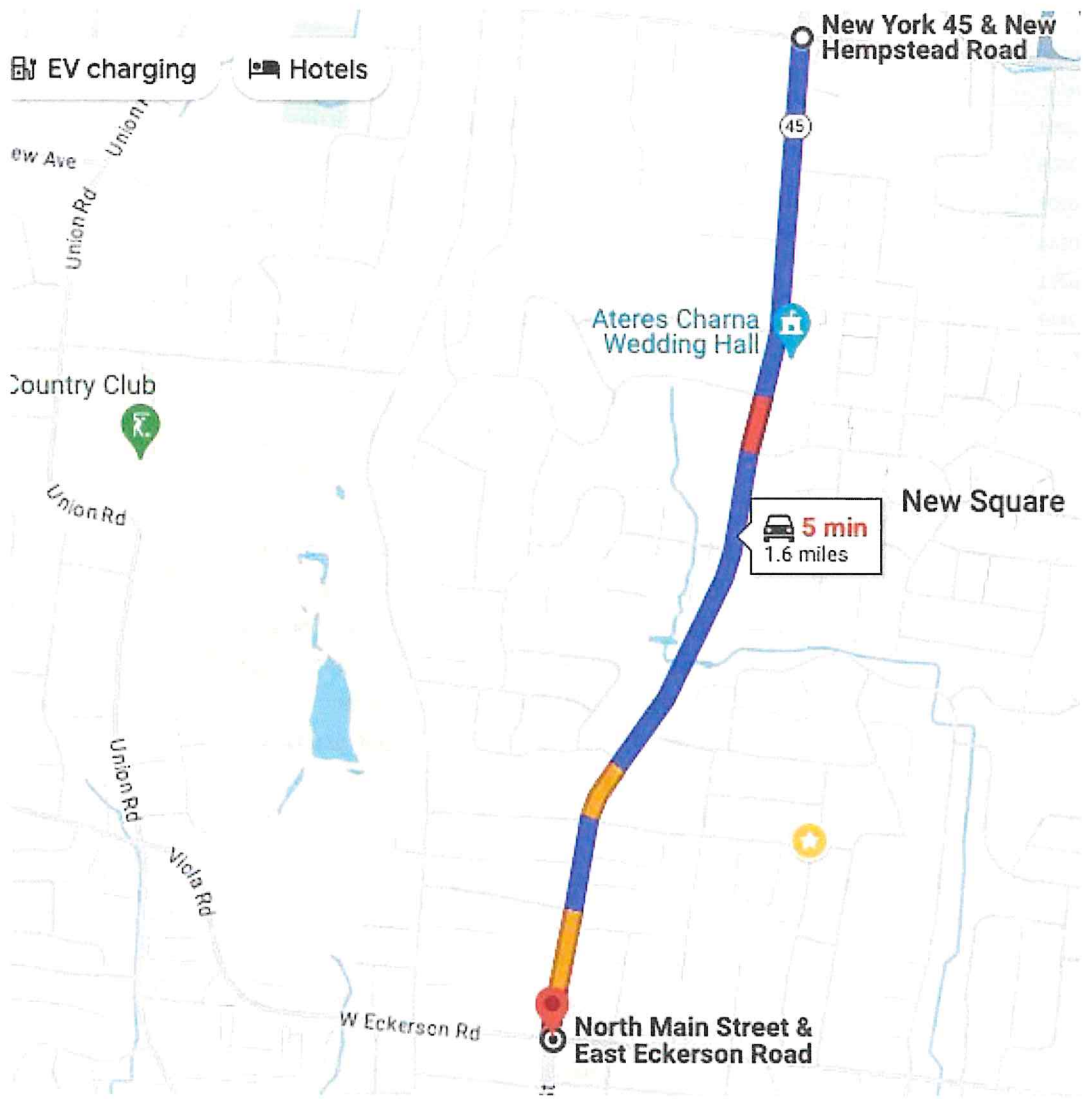


**Traffic:**

Many people spoke of the traffic, and it would be good to note that traffic is defined as 12 or more cars per mile of road.

For example, twenty more cars on Route 45 would be traffic in the 1.6 miles between New Hempstead Road and Eckerson Road as depicted below, and 20 more cars would be medium traffic, and 20 more cars than that in total would be heavy traffic if they were traveling on Route 45 the same day.

Most home/house residences have more than one car. Here is one of the many routes that would be effected:



Over 19,000 cars currently ride this route her day:

Station	County FC	Order	End Mile Point	Section Length	Road Name	Beginning Description	End Description	2019 Es- AADT ?
82_0008	12	02	0053	0053	Mid Hudson Brid	ULSTER/DUTCHESS CO LINE - BR	US 9 NB UNDER	41241
82_0062	14	02	0085	0032		US 9 NB UNDER	MARKET ST	32054
82_0278	14	02	0203	0118		MARKET ST	RT 115	46043
82_0024	14	02	0244	0041		RT 115	RT 376	37844
82_0279	14	02	0271	0027		RT 376	END 44/55 OLAP ARLINGTON	38496
82_0006	14	02	0413	0142		END 44/55 OLAP ARLINGTON	CR 43 DEGARMO RD	17412
82_0009	14	02	0784	0371		CR 43 DEGARMO RD	CR 71 WEST RD	14548
82_0010	14	02	0846	0062		CR 71 WEST RD	TRAVER RD	15923
82_0100	14	02	0980	0134		TRAVER RD	ROSSWAY RD	14634
82_0081	4	02	1181	0201	US 44	ROSSWAY RD	ACC TSP RT 987G	9995
82_0281	4	02	1262	0081		ACC TSP RT 987G	START 44/82 OLAP	12665
82_0282	4	02	1366	0104		START 44/82 OLAP	END 44/82 OLAP	10688
82_0051	8	02	1571	0205		END 44/82 OLAP	STANFORD RD	3265
82_0052	8	02	1675	0104		STANFORD RD	RT 984P FRANKLIN AVE	3585
82_0286	4	02	2625	0950		RT 984P FRANKLIN AVE	RT 343 START 22/44 OLAP	3681
82_0205	4	02	3319	0694		RT 343 START 22/44 OLAP	RT 199	4711
82_0206	4	02	3480	0161		RT 199	END 22/44 OLAP	5125
82_0287	4	02	3515	0035		END 22/44 OLAP	CR 62	5218
82_0288	4	02	3583	0068		CR 62	CONN STATE LINE - END RT 44	4049
<b>Route NY45                      County 087 Rockland                      Region 08</b>								
85_0012	16	01	0250	0250		NEW JERSEY STATE LINE	CR 62 OLD NYACK TPKE	9892
85_0289	16	01	0303	0053		CR 62 OLD NYACK TPKE	RT 59 SPRING VALLEY	9388
85_0013	14	01	0435	0132		RT 59 SPRING VALLEY	ECKERSON RD CR 74	17432
85_0014	14	01	0592	0157		ECKERSON RD CR 74	CR 80 NEW HEMPSTEAD RD	19481
85_0290	14	01	0750	0158		CR 80 NEW HEMPSTEAD RD	RT 987C	11148
85_0291	16	01	0857	0107		RT 987C	RT 202 MT IVY END RT 45	12599

Which is about 14 cars per minute. In other words, there is already constant traffic, and is somewhat manageable when it is not a peak time. During peak time there is heavy traffic, if not nearly standstill traffic for the entirety of rush hour.

It would only take another, approximately, 12 cars in a given travel time of about 4 minutes on this 1.6 mile section of road to make a notable difference, and potentially assure standstill traffic during rush hour due to the proximity of the development to this congested area.

It takes 3 minutes and 50 seconds to travel 1.6 miles raveling at 25 miles per hour.

What is an acceptable increase in traffic?

85_0014	14	01	0592	0157	ECKERSON RD CR 74	CR 80 NEW HEMPSTEAD RD	19481	5.6	2019
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The planing commissions understood these issues, and there is a notable never built road to address these problems because of the very quick development of New Square:





## Spring Valley Bypass

UNBUILT

In 1960, the Rockland County Planning Department planned a bypass of NY 45 and NY 59 in the Spring Valley area. It was forecast that by 1980, between 30,000 and 40,000 vehicles per day (AADT) would travel in the NY 45 and NY 59 corridors. To meet this demand, the county recommended a new route that would serve local traffic along the NY 45 and NY 59 corridors, where speeds at many locations averaged 10 to 15 miles per hour. The proposed Spring Valley Bypass was to be an expressway-grade facility, with strict access control, grade separations and 200-foot-wide rights-of-way.

The recommended route of the Spring Valley Bypass was to begin in Monsey at NY 59 (Nyack Turnpike), between the New York State Thruway overpass and Saddle River Road (Rockland CR 73). The bypass would run parallel on the north side of the New York State Thruway (I-87 and I-287), continuing east to NY 59 in Spring Valley. At this route, the proposed expressway would turn north along the NY 45 corridor, continuing on an alignment about one-half mile east of the existing NY 45 (Main Street). The northern terminus of the Spring Valley Corridor would be at the intersection of existing NY 45 and New Hempstead Road (Rockland CR 80) in New Square.

Interchanges were to be located at the following locations:

- Existing NY 59 (Nyack Turnpike), Monsey
- Rockland CR 73 (Saddle River Road), Monsey
- Existing NY 45 (South Main Street), Spring Valley
- Existing NY 59 (Nyack Turnpike), Spring Valley
- Rockland CR 60 (Smith Road), Spring Valley
- Rockland CR 35A (West Clarkstown Road), Spring Valley
- Rockland CR 74 (East Eckerson Road), Hillcrest
- Existing NY 45 (North Main Street) and Rockland CR 80 (New Hempstead Road), New Square

The Spring Valley Bypass was to be designated NY 59 along the existing corridor from Monsey to Spring Valley, and NY 45 along the existing corridor from Spring Valley to New Square. A small segment of the proposed highway in Spring Valley was to carry both NY 45 and NY 59 designations.

In 1966, the Spring Valley Bypass - by now called the NY 45 Expressway - was advocated by the Tri-State Transportation Commission in a report on proposed routes. Its route was slightly altered to provide direct access to other controlled-access highways:

The Spring Valley Bypass, a north-south expressway through Rockland County, will provide a direct connection between the Garden State Parkway and the Palisades Interstate Parkway. It will serve a fast-growing suburban area, including regional shopping centers.

Most of the right-of-way for the Spring Valley Bypass was vacant, but was zoned for commercial and industrial use. However, a significant percentage of the right-of-way in the New Square area was zoned for residential use. The rapid development of residential subdivisions in this area ultimately prevented construction of the expressway.

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I hope this helps.

Best,  
Aaron Ross

