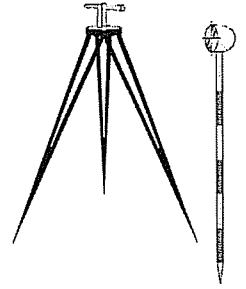




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April 15, 2024

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

Attn: Planning Board Members

Re: Summit Carriage Homes – Updated Narrative Summary
Job # SY-1798
8.54 acre parcel along Summit Park Road, New Hempstead, NY
Section 42.10, Block 1, Lot #45

Dear Members,

This project has previously received approval from this Board for construction of an Active Adult Recreational community for approximately 60 townhouses and 1 community center.

The plans were originally prepared by Leonard Jackson Associates 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.

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.

Upkeep of the pool and patio areas will be part of the yearly condo fees and will be shared among the future fully occupied 60 condo owners so there will be no issue for funding the necessary future upkeep and maintenance.

As there will be a minor increase in impervious area onsite, a supplemental drainage report has been prepared to accommodate the increases in discharge from the corresponding increase in impervious area and as a result the applicant will be required to provide another dry well system on site to provide adequate drainage attenuation for this proposal.

Attached herewith are revised plans prepared by our office dated 4-4-24 for your review and distribution. Attached is a previous narratives dated 3-27-09 and 4-20-10 prepared by Leonard Jackson Associates for your reference.

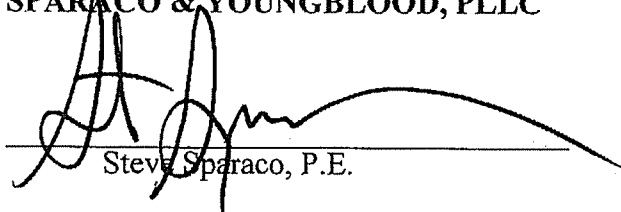
A Short Environmental Assessment Form for this modified Site Plan has been prepared and will be submitted with this application.

Kindly consider the above and place this project on the next available Planning Board meeting for Final Approval.

Thank you for your assistance and cooperation.

Sincerely,

SPARACO & YOUNGBLOOD, PLLC



Steve Sparaco, P.E.

cc: Client

March 27, 2009
LJA #07011

**Narrative Summary for
Summit Carriage Homes
Application for Preliminary Plat Approval
Village of New Hempstead
Rockland County, New York**

The 8.54 acre site is located to the west of Summit Park Road in the Village of New Hempstead, Rockland County, NY, situated approximately 770 ft. north of the intersection of Summit Park Road and New Hempstead Road. The project involves construction of an Active Adult Residential community consisting of 60 townhouse units and 1 community center. Primary Ingress and egress for the site is located at the east end of the property, on Summit Park Road.

The townhouse community consists of a mix of 27 one-car garage townhouse units and 33 two-car garage townhouse units. The one-car garage townhouses are sized 69.3' x 24' and the two-car garage townhouses are sized 68.2' x 34'. Besides the parking available in the Garage and the driveways, 27 additional parking spaces have been provided with an additional 10 land-banked parking spaces. The residents within the property (Home Owner's Association) will be responsible for the maintenance of the private road and the stormwater management facility.

A bulk table has been provided on the attached Subdivision Plat and Layout Plan, which is included in the set of Plans and indicates the conformity of each lot with the bulk requirements of an Active Adult Residential Community (Townhouses).

The water service for the proposed project will be provided by United Water New York. A water main extension from an existing 12" dia. water main on Summit Park Road will be required. A willingness to serve letter from United Water NY is attached for reference (dated February 9, 2009). The sanitary sewer service from the proposed site will be connected to an existing sanitary sewer manhole on Terri Lee Lane to the northwest corner of the property.

We request that the subject Application be granted a Preliminary Plat Approval for the construction of an Active Adult Residential Community for the Summit Carriage Homes project.

Leonard Jackson Associates

Narrative Summary

Prepared for
Summit Carriage Homes
April 20, 2010

The Planning Board granted a Negative Declaration pursuant to SEQR at the March 3, 2010 Planning Board Meeting.

We return to the Planning Board for a Report and Recommendation to the Village Board of Trustees. Once the Planning Board has issued their Report and Recommendation, we then must appear before the Village Board for their consideration of the Special Permit required for the Active Adult use.

Following is a summary of the changes which have been made to the Site Plans:

1. A fee simple subdivision has been abandoned. Instead, the Applicant will offer the townhomes through a condominium association.
2. The entrance gates at Summit Park Road have been deleted.
3. The emergency access lane to Terri Lee Lane has been changed to a secondary full-time driveway as required by the Rockland County Highway Department.
4. Turning lanes and a road widening strip have been designed at Summit Park Road.
5. The drainage analysis has been revised in response to detail-oriented comments provided by the Village Engineering Consultant. A separate letter summarizes those changes for the benefit of the Village Engineering Consultant.