



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

August 5, 2024

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

Attn: Allison Weinraub – Village Clerk-Treasurer

Re: Illinois Properties 26 LLC
Tax Lot 42.18-2-24
775 North Main Street
New Hempstead, New York
CDW#NH22-605 Union Road Townhomes

Dear Ms. Weinraub,

We have received and reviewed:

1. Site Development Plan "Illinois Properties 26 LLC", prepared by Atzl, Nasher & Zigler P.C., dated October 31, 2022, last revised April 12, 2024.
2. "Drainage Maps – Existing and Developed Conditions", prepared by Atzl, Nasher & Zigler P.C., dated October 31, 2022, last revised April 12, 2024.
3. Short EAF, prepared by prepared by Atzl, Nasher & Zigler P.C., dated July 27, 2023.
4. Stormwater Pollution Prevention Plan, prepared by prepared by Atzl, Nasher & Zigler P.C., dated April 12, 2024.
5. "775 North Main Street Office Expansion Traffic Impact and Parking Study Town of New Hempstead, NY", prepared by Harry Baker & Associates, dated November 27, 2023.
6. Narrative Summary, prepared by Ira M. Emanuel, dated June 28, 2024.

We have performed a general review of the above submission and offer the below comments. A detailed review will be performed as the project progresses in the Planning Board approval process.

1. The project requires variances for minimum side yard, total side yard, maximum floor area ratio, building larger than 20,000 square feet, and parking. All required variances shall be clearly identified on the Site Plan.
2. The applicant shall clarify if the reserved parking areas are included in the impervious surface coverage calculations.
3. What is the mechanism that will trigger the need to construct the parking lot expansion?
4. The site survey is outdated. "Paver walk" on the north side of the building have been replaced with concrete walk. Survey shall be updated, and the survey date shall be provided on the Site Plan.
5. The existing utility connections must be identified on the plans and confirmation that their size and current condition are adequate for the new building addition. Any upgrades required as a result of the new addition must be provided on the plans. Willingness to serve and verification of capacity must be provided from all applicable utility companies.
6. Wetland delineation is over 5 years old and must be surveyed and certified by a wetland specialist.

7. The existing ADA ramp at the north-east corner of the existing building shall be replaced with a compliant ADA ramp.
8. Notes for ADA ramp referenced on "Curb Ramp Detail #2" shall be added to the plans.
9. Applicant to identify where the south-east portion of the site is discharging as this area is not included on the Drainage Maps.
10. Proposed drainage system shall be reassessed. Run off from the proposed parking lot is bypassing the proposed drainage system. 100% of the WQv must be provided for any increases in impervious cover, and 100% WQv treatment is required for, at minimum, 25% of the existing disturbed impervious area as per Chapter 9 of the NYS DEC Stormwater Management Design Manual.
11. Drainage system design shall be provided for the proposed reserved parking areas.
12. Drainage system design shall be based on 2024 NYS DEC Stormwater Management Design Manual.
13. Reassess grading on the proposed parking lot and the reserved parking lot. Slope under 5% is typically recommended for parking lots.
14. Erosion and Sediment Control Plan shall be reassessed: silt fence is shown in the wetland area; concrete washout is proposed in the wooded area in the location of existing trees etc.

Please contact our office if you have any questions or would like to schedule a workshop session. We will continue our review upon receipt of updated/revised plan submissions and materials.

Very truly yours,



Civil Design Works, LLC
Alena Guckian, PE
Senior Project Engineer

W:\Projects\NH\2022\NH22-605 Illinois Properties 26 LLC\Correspondence\Review Letters\2024-08-05_Illinois Properties 26 LLC Review.docx