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September 3, 2024

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

Attn: Allison Weinraub – Village Clerk-Treasurer

Re: Union Road Townhomes - Active Adult Residential Community
Site Plan and Special Permit Application
Tax Lot 50.05-1-11.2
Union Road
New Hempstead, New York
CDW#NH20-606 Union Road Townhomes

Dear Ms. Weinraub,

We have received and reviewed:

1. Site Development Plan "Union Road Townhomes", prepared by Atzl, Nasher & Zigler P.C., dated August 20, 2023, last revised July 25, 2024.
2. Narrative Summary, prepared by Atzl, Nasher & Zigler P.C., dated July 25, 2024.
3. Architectural drawings, prepared by "AB Design", dated July 25, 2024.
4. Traffic Impact Study, prepared by DTS Provident Design Engineering, LLP, dated July 31, 2024.
5. Sewer Analysis Report, prepared by Atzl, Nasher & Zigler P.C., dated June 24, 2024.

We have performed a review of the submitted materials and offer the below comments.

1. The dimensions of the proposed homes shown on the Site Plan and the Architectural Drawings are not consistent. The dimensions and footprint of the proposed homes shall be confirmed and coordinated between the plans.
2. The Narrative states that the geometry of the proposed intersection of Road C with Union Road is now in compliance with the Village code; however, the revised Site Plan doesn't show any changes to the intersection layout. The design of both proposed roads A and C intersecting with Union Road shall be reassessed and meet "Standard Intersection for New Street and Old Road" Village of New Hempstead detail. Proposed curb radii to be shown on the Layout Plan.
3. A traffic study has been provided with the latest submission and indicates that proposed project will have no adverse impact on the adjacent roadway network. We defer the review of the submitted traffic study to the Village Traffic consultant.
4. The layout of the internal intersection of Road A and Road B has been revised; however, it remains to be problematic. Provisions to the layout of the intersection shall be made to achieve an adequate traffic flow and to minimize required paved surfaces as much as practically possible. Proposed curb radii, road widths, stop signs, stop bars shall be shown at all proposed intersections.
5. Parking calculations are now provided on the Drawing #1 and demonstrate the number of required and proposed resident/visitor/ADA parking spaces. The Applicant should avoid using the term "handicap" on the plan and details when referring to ADA compliant parking spaces, signs etc.

6. Pedestrian crosswalks are shown on the revised Site Plan at the intersection of Road C and Union Road. Appropriate signage remains to be shown on the Site Plan. Traffic calming measures may be required on Union Road such as a stop signs or speed humps. Traffic Study shall evaluate these conditions and provide justifications.
7. The Applicant shall clarify the intent of the road widening in front of the Community Building. If a drop off/pick up area is proposed, the Applicant shall demonstrate that sufficient space is available for this purpose, and appropriate signage and striping shall be shown on the plan.
8. The refuse truck turning diagram provided on Drawing #8 demonstrates the ability of the truck to turn at the end of the emergency access road only. The Applicant shall also demonstrate how the refuse truck will access units #28 and #29.
9. Reassess sight distance measurements. As currently shown on the plan, the sight line is impacted by a six-foot tall fence. All sight analysis shall be profiled on plans.
10. Grading at the north entrance driveway remains to be reassessed.
11. As per § 290-25 of the Village code, retaining walls shall not exceed four feet in height if located in a front yard and six feet in height in any other yard. The retaining wall on the east side of the infiltration basin is eight feet and is located in the rear yard. Applicant shall discuss if the variance will be sought to construct the eight-foot tall wall.
12. No revisions have been made to the stormwater drainage system with this submission and Drainage Analysis has not been provided at this time. Our general comments with respect to the drainage system from the comment letter dated June 21, 2024 remain to be addressed. A detailed review of the drainage system will be provided later in the application process when a Drainage analysis is provided for review. The drainage system design shall be in compliance with the new 2024 NYS Stormwater Design Manual.
13. The proposed drainage structures and pipes shall be reassessed to provide sufficient cover. For example, the pipe at proposed structure P-CB #14 has cover under one foot.
14. The Applicant shall clarify how the sides of the infiltration basin will be stabilized. The Site Plan is showing a note "Gravel Limit" within the basin limits. Please clarify the reason for gravel to be proposed and provide typical details.
15. The proposed development will disturb more than 1.0 acre, therefore a Stormwater Pollution Prevention Plan will be required in accordance with the provisions of the SPDES General Permit GP-0-20-001. This remains to be submitted.
16. Additional information has been provided on the Existing Conditions Plan. Existing Conditions Plan remains to be revised to show size and flow direction of existing sanitary sewer, drainage system connections and water supply lines in Union Road. Major electric, gas and telephone lines should also be shown.
17. Proposed water demand calculations and willingness to serve from Veolia Water remains to be provided. The applicant indicated in the Narrative that willingness to serve application has been submitted to Veolia on June 24, 2024.
18. The Sewer Analysis Report provided with this submission indicates that the proposed townhomes are 3-bedroom homes, and the calculations are based on the loading rates recommended for 3-bedroom homes. The Applicant shall clarify the number of the proposed bedrooms.
19. Applicant shall coordinate with Ramapo Sewer Department regarding sanitary sewer connections. An evaluation of impact on existing sanitary sewer infrastructure will be required for a SEQRA Determination. Consider splitting sanitary contribution to gravity system in Union Road.
20. Sanitary sewer house connections and water service lines are now shown on the plan. All house connections shall be reviewed for accuracy and compliance with the code. For example, water service to Unit #11 is crossing sanitary manhole, some sanitary sewer connections and water services are not separated properly etc.
21. All proposed utilities including electric, gas, telecommunication to be shown. Provisions for easements shall be provided. We recognize that ORU and telecommunication companies will be

involved in the final design, however, we request the Applicant to show preliminary locations of the utility connections to demonstrate the feasibility of the plan.

22. Construction and Phasing Plan has been revised to show two construction phases. All notes shall be coordinated with the revised phases. Construction of the temporary sediment trap shall be included in the construction sequence notes.
23. Please review drawings for clarity and necessity of information provided. For example, Erosion and Sediment Control Plan and Construction Phasing Plan show an excessive amount of labels that are not needed to be provided on these sheets. The Narrative indicates that the drawings have been improved, however, we note that the drawings are still not legible.
24. A Lighting Plan remains to be provided as per § 290-102 (E).

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, P.E.
Senior Project Engineer

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