



## Memorandum

**To:** Village of New Hempstead Planning Board

**From:** Jonathan T. Lockman, AICP  
Brennan Duarte, Planning Analyst

**Re:** Congregation Knesses Israel Subdivision and Amended Site Plan  
SBL# 50.05-1-5

**Date:** May 3, 2024

**cc:** Amanda Bettello, Deputy Village Clerk  
Bruce Minsky, Esq., Planning Board Attorney  
Glenn McCreedy, PE, Planning Board Engineer

---

### Received and reviewed for this memorandum:

- Narrative Summary, for Congregation Knesset Israel, signed by Ira M. Emanuel Esq., dated March 21, 2024.
- Application Forms package, for Preliminary Plat Approval, for 698 Union Road, signed by Zalman Lewis, dated March 27, 2024.
- Full Environmental Assessment Form Part I, with Environmental Mapper Summary, signed by Zalman Lewis, Treasurer, dated March 27, 2024.
- Preliminary Sketch Plat, 1 sheet, for Congregation Knesset Israel, stamped by Justin Jit-Yok Lim, P.E., WeinbergLIm Engineering, dated March 20, 2024.
- Amended Site Plan, 1 sheet, for Congregation Knesset Israel, stamped by Justin Jit-Yok Lim, P.E., WeinbergLIm Engineering, dated March 20, 2024.

### Project Summary

The subject application is for a two-lot subdivision at 698 Union Road. The lot currently contains a synagogue and a house, and the intention is to subdivide the lot so that the synagogue has its own lot. The application is also for a site plan amendment to remove the existing synagogue parking from the front single-family lot, and to create a new 82-space parking lot on the new, rear synagogue lot. This site is located in the 1R-40 One-Family Residence Zoning District. Lot A, which contains the house, would be 29, 418 square feet, and Lot B, which contains the synagogue, would be 85, 485 square feet. The Applicant intends to demolish the existing house on Lot A and replace it with a new one. The total site size is 114,903 square feet.

### Submission Comments

1. The only application form submitted is for the preliminary subdivision approval. Application should also be made for the site plan and special permit amendments for changing the synagogue parking area. However, in other documents submitted, including the FEA Part I, the applicant describes the action as both a subdivision and site plan amendment.



### Zoning Comments

2. The Applicant indicates the need for the following new variances for the subdivision:
  - a. A minimum lot frontage reduction from 100 to 45.13 feet.
  - b. A minimum side yard reduction from 25 to 15.3 feet.
  - c. A total side yard reduction from 70 to 41.74 feet.
  - d. A maximum floor area ratio (FAR) increase from 0.10 to 0.12.

The need for the frontage variance is because of the 45+ foot “flagpole” of the “flag lot” that is proposed for the synagogue. New Hempstead does not have any provisions in its code to allow so called “flag lots.” The side yard variances are needed as the proposed parking lot is designed encroaching the north side yard. (However, this proposed parking will be adjacent to the edge of

the parking on the abutting lot.) The FAR variance is needed as the synagogue building, which is not changing or growing in any manner, will now be on a smaller lot than before.

We have identified an additional new variance that should be requested. The Bulk Requirements Table for Lot B shows that the minimum lot width provided is 245.75 feet. The definition of “lot width in §290-3 is: “The distance measured along a line drawn parallel to the front lot line at a distance equal to the minimum front yard requirement.” In the case of lot B, the provided minimum lot width would be 45.13 feet and not 245.75 feet.

3. The applicant indicates that the following variances have already been granted, and may be utilized in this case:
  - a. For minimum lot area, a variance is already granted for Lot A to reduce its size from 40,000 square feet to 29,418 square feet.
  - b. For maximum impervious coverage, a variance is already granted for Lot B to increase the maximum coverage from 0.20 to 0.51.
  - c. For minimum parking requirements, a variance is already granted to reduce the required parking from 200 to 82 spaces.

The applicant should submit a copy of the variance resolution 2005-1, so the Planning Board can confirm that its specific wording is still applicable.

#### **SEQRA/GML Comments**

4. The subdivision, the relocated and additional parking, and the demolition and reconstruction of the new single-family home should be considered as an “Unlisted” action under SEQR. The Planning Board should notify its intent to be lead agency In a coordinated review.
5. Please make the following corrections in the FEAF Part 1 form:
  - a. Question C.1 of the FEAF Part I should be answered as “No.” There is no sort of legislative adoption or amendment involved in this proposed action.
  - b. Question D.1.f indicates that the project will include new residential uses. Please clarify that there will not be any additional dwelling units, as the proposed single-family home will replace an existing one.
  - c. Question D.2.c indicates that the project will create a new demand of 600 gallons of water per day. Assuming that the synagogue is already operational, where is the new demand for water coming from?
  - d. Same question as above applies to D.2.d regarding liquid wastes.
  - e. Same question as above applies to D.2.k regarding additional energy usage.

#### **Site Plan Comments**

6. The plans indicate a section of existing parking lot pavement that is to be removed. We suggest that a separate existing conditions and removal sheet be prepared for clarity.
7. A plan sheet should be submitted with topography, including both existing grade contours and proposed/finished grading contours.

8. Please include a plan sheet with a lighting plan showing photometric light spread and the locations of light poles and any bollards or wall lighting. See §290-111 for standards.
9. Please include a landscaping plan sheet addressing the standards of §290-110. Subsection B of this code includes requirements for a minimum number of trees for the interior.

Please let me know if you have any questions or comments regarding this review.