



## MEMORANDUM

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

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

**Re:** Summit Carriage Homes Pool Site Plan Update  
SBL# 42.10-1-45

**Date:** August 19, 2024

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

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### **Received and reviewed for this memorandum:**

- Preliminary Plot Plan for Pool & Recreation Center, 1 sheet, unstamped, prepared by Sparaco & Youngblood, PLLC, dated January 18, 2024
- CDC/TAC Application for Community Residence Pool at Summit Carriage Homes Site, dated April 15, 2024.
- Updated Narrative Summary for Summit Carriage Homes, by Steven Sparaco, PE, Sparaco & Youngblood, PLLC, dated April 15, 2024.
- Drainage Addendum #2 to SWPPP, for Summit Carriage Homes, stamped by Steven Sparaco, PE, of Sparaco & Youngblood, PLLC, dated April 15, 2024
- Narrative Summary for Summit Carriage Homes, Application for Preliminary Plat Approval, by Leonard Jackson, PE, dated March 27, 2009.

### **Project Summary**

Michael Tauber (“the Applicant”) is applying for an update to the previously approved site plan for Summit Carriage Homes Plan to include a proposed new pool and patio area. Construction of 60 townhome units and a community center is already underway at the site. The proposed new pool and patio are located adjacent to the community center, at the Terri Lee Lane entrance to the development in the northwest corner of the site. The pool project is adjacent to residential properties on Terri Lee Land and Adele Boulevard.

The Summit Carriage Homes site is 8.54 acres and is located on Summit Park Road (County Highway 51) in the 1R-35 One-Family Residence zoning district. Swimming pools are listed as a permitted accessory use.



Above: Site context.

### **Submission Comments**

1. Provide the dimensions of the pool on the site plan.
2. Please include another detailed sheet that is focused on the pool area at a scale of 1" = 10 ft. or larger, that also shows details the location of the proposed patio.
3. Show how the pool and patio will be accessed from the Community Center and parking lot. The proposed concrete walk is shown ending before the pool.
4. Please show the proposed location and details for the fence around the pool area, as well as details on the height of the existing stockade fence along the Jariwala property line. Please include a landscaping plan for the area between the project and Terri Lee Lane and between the project and the Jariwala property. As per §290-34 of the Village Code, all swimming pools must be enclosed by a fence conforming to the requirements of the New York State Uniform Fire Prevention and Building Code.
5. The submitted plan has the street to the northwest labeled as "Kim Lane." However, it appears to be a portion of Terri Lee Lane (see above photo). Please clarify.
6. Is new lighting proposed as part of the pool addition? If so, please include locations of outdoor lighting and photometric light spread on the site plan, along with fixture details.

7. The Applicant has submitted an addendum to the previously approved SWPPP. We will defer to the Village Engineer's review of this document.
8. The narrative states that a Short EAF Part 1 form was prepared and submitted with this application. However, we did not receive this SEAF: please submit it for our review.

**Zoning Comments**

9. As per the Schedule of Use Regulations found in Chapter 290 of the Village Code, swimming pools are a permitted accessory use within the 1R-35 zone.
10. The Bulk Regulations Table should be amended to show the 30-foot front yard setback provided for the Community Center. It appears that the table has not been amended to reflect this proposed project.

**SEQRA/GML/Procedural Comments**

11. This action should be classified as a Type II action under SEQR §617.5(c)(12), as it involves the "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density."
12. A public hearing for the site plan amendment application should be scheduled once the Board finds the application sufficiently complete.
13. GML review will be required, as the lot has frontage on County Road 51 and is within 500 feet of the Dr Robert L. Yeager Health Center offices.

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