

**BAMA ENTERPRISES CORP**  
**14 Glen Eagles Ct**  
**New City, NY 10956**

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

**\*\*NARRATIVE SUMMARY\*\***

619 Union Road  
New Hempstead, NY 10977  
S/B/L 50.05-1-18

**Dear Honorable Chairman and Planning Board Members,**

We are submitting the above application to propose the creation of two lots at 619 Union Road. Each lot will exceed the 20,000 square foot minimum required for a two-family detached home, a use that is permitted by right in the 2R-15 zoning district. However, a variance will be required for Lot 1 due to street frontage.

The drainage system is designed to ensure zero net stormwater runoff. The property has adequate water and sewer capacity, and the proposed homes will have a minimal traffic impact. The plan is significantly below the maximum permitted impervious surface and either meets or exceeds all other bulk requirements. Access to the two lots will be provided by a common driveway with appropriate easements. Substantial open space surrounds each home.

Enclosed with this submission are the following documents:

- Preliminary Sketch Plat for BAMA Enterprises Corp. prepared by Josip Medic, PLLC, dated July 24, 2024.
- Hydraulic Analysis and Stormwater Design Calculations dated June 20, 2024, demonstrating zero net runoff from the property and full drainage mitigation.
- Short Form Environmental Assessment Form.
- Percolation Testing by Fairway Testing
- Vicinity Map of Tax Lots located within 1,000 feet of the subject property, demonstrating that the proposed subdivision is consistent with community character, specifically noting that there are seven flag-shaped lots within 500 feet.

Sincerely,

**BAMA ENTERPRISES CORP.**