



## 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:** November 14, 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:**

- Revised Partial Site Plan for Pool & Recreation Center for Summit Carriage Homes, sheets #1, 2 and 3 of 31, stamped by Steven Michael Sparaco, P.E., with latest revision date of October 10, 2024.
- Letter with responses to agency and consultant comments, from Steve Sparaco, P.E., to Planning Board, dated October 1, 2024.
- FEAF part 1 form, with EAF Mapper Summary, signed by Michael Tauber, dated September 25, 2024.
- Letter responding to Paul Gdanski, from Steve Sparaco, P.E., to Town of Ramapo DPW, dated September 24, 2024.
- GML Review Letter from Rockland County Department of Planning, to Planning Board, dated September 17, 2024.
- Letter from Paul Gdanski, P.E., Town of Ramapo DPW, to Planning Board, dated August 13, 2024
- Letter from Rockland County Sewer District No. 1, to Allison Weinraub, dated August 9, 2024.
- Letter from Rockland County Center for Environmental Health, to Amanda Bettello, dated August 7, 2024.
- Resolution #PB 2010-41, approval of Summit Carriage Homes, dated August 4, 2010.

### **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. Regarding comments 1 and 2 of our previous memorandum dated August 19, 2024, sheet 2 has been provided at a scale of 1" = 10 feet, that shows showing the dimensions of the pool, the proposed deck, patio and access walkways form the proposed recreation center and parking lot.
2. Regarding comment 3 of our previous memorandum, the height of the existing stockade fence along the west property line, as well as details of the proposed pool fence, are now shown on sheet 2.
3. Comment 4 of our previous memorandum has been resolved, as the street to the northwest is now labeled as "Terri Lee Lane."
4. Regarding comment 5 of our previous memorandum, if new lighting is proposed as part of the pool addition, please include locations of outdoor lighting fixtures and show photometric light spread on the site plan, along with manufacturer's cut sheets of fixture details. If no outside lighting is proposed, please indicate that as a note on the plan.

5. Regarding comment 6 of our previous memorandum, the Applicant has submitted an addendum to the previously approved SWPPP. We will defer to the Village Engineer's review of this document.
6. In response to comment 7 of our previous memorandum, the applicant has submitted a Full Environmental Assessment Form (FEAF) part 1, as required by the RC Department of Health.

#### **Zoning Comments**

7. Regarding comments 8 and 9 of our previous memorandum, swimming pools are a permitted accessory use within the 1R-35 zone. The Bulk Regulations Table has been amended to show the 30.3-foot front yard setback provided for the Community Center

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

8. 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."
9. A public hearing was held on November 5, 2024, and public comment was received. The hearing was adjourned to the December meeting to provide an opportunity for further input as the application progressed.
10. A GML review letter was received from the Rockland County Department of Planning, dated September 17, 2024. The GML review asked for the following substantive modifications:
  - a. Show patio on plans.
  - b. Show fencing details on plans.
  - c. Provide a FEAF Part 1 form.
  - d. Review amended SWPPP.
  - e. Provide soil erosion and control plan prior to grading and construction.

The October submittals are responsive to the GML requirements, and it appears that no overrides will be needed, as the applicant has complied.

#### **Items Previously Reviewed**

##### **Items reviewed for our previous memorandum, dated August 19, 2024:**

- 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.