

# WeinbergLim Engineering

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December 5, 2024

Nelson Pope Vorhees

156 Route 59, Suite C6, Suffern, NY 10901

Attn: Jonathan T. Lockman, AICP

Brennan Duarte, Planning Analyst

Re: **Congregation Knesses Israel Subdivision and Amended Site Plan, Tax Parcel SBL 50.05-1-5– Planning Board Engineer Comments**

Dear Mr. Lockman,

We are resubmitting as per the Planning Board's comments for the Congregation Knesses Israel Subdivision and Amended Site Plan. The following are responses to the following comment letters:

- NPV Comment letter dated 05/03/24.

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## Planning Board Engineer letter dated 05/03/24.

### Submission Comments

#### 1) Comments:

*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 FEAF Part I, the applicant describes the action as both a subdivision and site plan amendment.*

Response:

All pertinent applications have been submitted. An application for a preliminary subdivision as well as a site plan are included in this submission.

### Zoning Comments

#### 2) Comment:

*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.*

Response:

Comment noted. The bulk table is updated to reflect all required variances.

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3) Comment:

*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.*

Response:

A copy of the variance resolution 2005-1 is included in this submission.

## SEQRA/GML Comments

4) Comment:

*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 SEQRA. The Planning Board should notify its intent to be lead agency in a coordinated review.*

Response:

Comment Noted.

5) Comment:

*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.*

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Response:

- a. Comment noted, revised.
- b. The existing dwelling unit was used a synagogue, it will be removed and replaced with a residential dwelling.
- c. Comment noted. No new demand is required, the EAF has been updated.
- d. Comment noted. The EAF has been updated.
- e. Comment noted. The EAF has been updated.

## Site plan comments

6) Comment:

*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.*

Response:

A separate demolition plan was added to this submission.

7) Comment:

*A plan sheet should be submitted with topography, including both existing grade contours and proposed/finished grading contours.*

Response:

A grading plan was created and added to this submission.

8) Comment:

*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.*

Response:

A lighting plan was created and added to this submission.

9) Comment:

*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.*

Response:

Comment noted.