



EMANUEL LAW P.C.

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PLANNING BOARD
VILLAGE OF NEW HEMPSTEAD

SUPPLEMENTAL NARRATIVE SUMMARY
AS OF SEPTEMBER 13, 2024

HAMASPIK CHOICE
AMENDED SITE PLAN
Tax lot 42.18-2-24

This is a supplemental narrative to update prior narratives in this matter and to highlight revisions to the plans and studies previously submitted:

- 1) Project name change. The project had been known under a number of different names. Henceforth, it will be known only as “Hamaspik Choice”.
- 2) Wetlands significantly reduced with new flagging, no filling required. An updated wetlands delineation was performed (see separate submission). It has been determined that there are no wetlands in the interior of the parcel. This allowed a reconfiguration of the parking area in the western portion of the site. The parking area is now more compact. Dead ends have been eliminated and circulation is more conventional.
- 3) Wetlands are still present at the far western end of the site, adjacent to the stream. A portion of the proposed parking area is within the Village’s 100-foot regulated area. A wetlands permit is needed for this feature.
- 4) Parking reduced by four spaces. The reconfiguration resulted in the loss of four parking spaces, from 139 to 135. However, according to the traffic and parking study dated November 27, 2023, previously submitted, the ITE model projects the need for only 132 parking spaces. The parking study finds that only 78 spaces will be used at peak after construction. The loss of four parking spaces should not adversely affect the project. The applicant recognizes the need for a variance for the number of parking spaces; however, it requests deferral of construction of 13 spaces under § 290-66.
- 5) Variances needed. Based upon the new layout, the following variances are needed:
 - a. Building size – Required 20,000sf; Proposed 45,349sf

- b. Side yard – Required 50ft; Existing 20.6ft; Proposed 29.5ft (south side)
- c. Total side yard – Required 100ft; Existing 98.1ft; Proposed 92.6ft
- d. FAR – Required 0.30; Existing 0.24; Proposed 0.36
- e. Parking – Required 182; Proposed 135

Dated: September 13, 2024
New City, New York

EMANUEL LAW, PC

By: 

Ira M. Emanuel