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From: **Deborah Munitz** <[deb@welcomedriver.com](mailto:deb@welcomedriver.com)>

Date: Tue, Jan 7, 2025 at 3:16 PM

Subject: 618 Union - Planning Board Meeting Agenda Jan 7, 2025

To: Allison Weinraub <[aweinraub@newhempstead.org](mailto:aweinraub@newhempstead.org)>

CC: Bruce Minsky <[bwminsky@gmail.com](mailto:bwminsky@gmail.com)>, Jonathan Lockman <[jlockman@nelsonpope.com](mailto:jlockman@nelsonpope.com)>, <[Melrx@optonline.net](mailto:Melrx@optonline.net)>

Dear Allie,

I was in the middle of sending this email and I just saw that you appear to be cancelling the Planning Board meeting this evening. I am still sending you this recommendation for the following meeting but I do believe that time is ticking away and that there was merit to taking action at the meeting scheduled for tonight. Please include this correspondence for the Planning Board record for the 618 Union Road project.

The 618 Union Road project is not moving along effectively; by this, I mean that there have been applicant updates to address public questions or concerns and I understand that there may have been changes to the site plans but I am not seeing any changes posted to the village website.

In September the Village Planner recommended the Planning Board adopt Lead Agency as a SEQRA next step. I agree that this action is overdue and it is necessary to put the Planning Board in the drivers seat to take the next steps.

There were comments from other residents and myself regarding community character/visual impacts and requests for alternatives to be considered with respect to set back from Union Road. The DPW commented that the sewer infrastructure can't handle the project.

It is not fair to the public and to the applicant to keep stalling the application. It is time for the Planning Board to assume lead agency. It is time to recognize that at a minimum the project as proposed will have visual/community character impacts, sewer impacts, and that traffic impacts are likely and require a more detailed review. For these three reasons alone a DEIS is warranted. And a DEIS needn't be onerous.

For the golf course application at 325 units on 149 acres, ~2.2 home/acre where there is ample room to cluster new development a Pos Dec was quickly issued and a scoping document quickly required. Here the Planning Board is considering 6 units/acres in the same area within mere feet of Union Road, an extremely busy travel corridor. As the Planning Board has already expressed certain concerns the time is right to move to the next step.

By asking the Planning Board tonight to take action to recognize that these three impacts alone necessitate the create of a DEIS which will force the applicant to organize their current proposal, studies and correspondence with involved agencies into a DEIS and to consider reasonable alternatives to mitigate visual and traffic impacts and to force the applicant to answer all outstanding public questions and concerns is the right next step.

I am copying the chairman, the attorney and the planner on this email because I want to encourage them to recommend the Planning Board move forward and taking action if there is a general expectation that something will be approved for this project, which is my expectation.

If a Positive Declaration were to be made tonight, at the next meeting the Planning Board could approve the draft scoping document and set a hearing on the scoping document the first week of March and a simple DEIS could be prepared as soon as the end of March. This shouldn't be a 1,000 page document. Properly organized it could be several dozen pages with organized attachments.

With respect to the EAF Part 1 I was curious about the EAF Mapper comment regarding wetlands and note that I was surprised there was no consideration or discussion of confirming the pre-existing conditions on the site. This should be confirmed in the DEIS as there is a sizable area that is marked as an Informational Freshwater Wetland Mapping layer, which is intended to be used for informational purposes in identifying the general location and extent of freshwater wetland areas of any size throughout the state. This mapping, particularly in light of new regulations warrants confirmation in the field.

It's time to move forward and get this organized. Since tonight's meeting appears to have been cancelled I recommend that private discussions lead the Planning Board to recommend that the Village Planner prepare the necessary paperwork for the following meeting.

I am enclosing a suggested pos dec wording to help facilitate your efforts in the right direction.

Thank you

Deb Munitz

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After considering the Proposed Action and reviewing the Environmental Assessment Form (“EAF”) Part I and receiving public and professional comments on the proposed site plan, the Planning Board, as Lead Agency recognizes that multiple criteria for making a Positive Declaration determination pursuant to SEQRA regulations (6 NYCRR §617.7(c)) have been met.

Therefore, the Village of New Hempstead Planning Board finds that the Proposed Action may have a significant impact on the environment based on the following findings:

1. Soils and Topography & Geology – Soils should be mapped in accordance with the Soil and Water Conservation District Soil Survey for Rockland County, New York. A topographic survey based on two-foot contour interval should be prepared for the entire site.
2. Surface and Ground Water Resources – a drainage study defining existing and post development peak rates of stormwater runoff and stormwater quality treatment during statistical 2-, 10-, 25-, and 100-year, 24-hour Type III storm events, shall be completed.
3. Ecology and Wetlands – a. Wetlands – A confirmation of the location of any/all on-site wetlands shall be mapped with particular attention paid to the ; boundary of all State and Federal Jurisdictional Wetlands mapped; Wetland vegetative cover, soil classification, and wetland benefits including flood and erosion control, recreation, and wildlife habitat, shall be discussed; area of proposed wetland disturbance shall be calculated, based on grading plans, to quantify any impact and to provide a basis for mitigation; mitigation measures that may be required to prevent soil erosion and sedimentation of wetlands during construction of the subdivision shall be identified.
4. Land Use and Zoning – DEIS shall provide details of all lot area and lot area deductions being made, show how proposed RSH Zoning and describe proposed Zoning standards and Bulk regulations are being met; existing land uses of subject property and surrounding areas described; compatibility of proposed project with character and development trends of surrounding areas shall be discussed. The DEIS shall identify and demonstrate proposed development compliance with RSH Zoning standards and other criteria set forth by Village regulations and identify the extent to which any modifications or waivers of Village standards and other criteria or any variances as would be required to carry out proposed project. An assessment of conformance of project with the Village’s Comprehensive Plan and other relevant local planning documents shall be provided. A comparison of the site proposal with other RSH projects within the Village or within ¼ mile of the village will be discussed here with respect to density, unit sizes and common amenities and in visual impact section below.
5. Demographics and Fiscal Resources – A description of the existing demographic makeup of the Village shall be provided; a calculation of the anticipated population increase to result from occupancy of the proposed development; a Fiscal Impact Analysis, according to accepted planning practices, shall be prepared with comprehensive inventory of the costs and revenues associated with the proposed action with realistic dollar values; and special care shall be taken

to explain the assumptions, calculations, and results of the fiscal impact analysis in clear and understandable language.

6. Community Facilities and Services including utilities – proposed project will create the need for additional community services including police and fire protection, emergency services, utilities (water, sewer, gas, and electricity) and solid waste disposal. The Town of Ramapo Department of Public Works has expressed a concern regarding the ability of existing sewer infrastructure for the project. The DEIS shall describe the number of sewer units which would be applicable to the project under existing zoning; a projection of the number of sewer units necessary to service the project shall be provided with a calculation of the potential increase in sewer units and compared to existing zoning. The impact of the proposed project on each service shall be estimated according to generally accepted practices and access of emergency service vehicles shall be discussed with accessibility of the development relative to fire and ambulance service identified. Proposed mitigation measures shall be discussed particularly with respect to sewer infrastructure.

7. Traffic and Transportation – a. Road Access – characteristics of the proposed access roads shall be described including road width, road grades and proposed driveway access connections to Union Road. The available sight distance at intersections shall be shown on the grading plan. b. Methodology – existing traffic access and capacity conditions shall be compared to conditions that would be anticipated from implementation of the proposed action. The traffic analysis shall evaluate roadway and intersection characteristics, volumes and traffic controls. The study shall address potential impacts associated with implementation of the proposed action and shall identify proposed traffic and safety improvements or other mitigation measures to be included and designed to lessen the impact of the project on adjacent roads as required. Intersection analyses and methodologies shall conform to current ITE practices. c. Study Area Intersections – Data collection shall include counts and turning movements at following intersections and locations for the AM and PM peak hour periods: i. SPECIFY d. Peak hours – The AM and PM peak hour traffic volume counts shall be conducted on a Tuesday, Wednesday or Thursday while school is in session. e. Roadway Analysis – Existing streets shall be inventoried to determine street widths, speed limits, number of travel lanes, sight distance measurements at site access points, prevailing speeds of traffic on Brick Church Road and Hempstead Road with road profiles of the proposed site access roads to be provided. f. Pedestrian Access – Availability of pedestrian access from proposed development to Union Road and surrounding community shall be identified. g. Mass Transportation – A discussion of mass transit alternatives shall be provided including Transport of Rockland and T.R.I.P.S. options. h. Analysis of Impacts – Capacity of each intersection for existing, no-build and build conditions shall be calculated. Potential traffic generation resulting from proposed use shall be estimated based on most current Institute of Transportation Engineer's Trip General Manual. i. Mitigation – mitigation in form of recommendations for roadway and intersection improvements, traffic control and future monitoring shall be identified.

8. Aesthetic Resources – Describe through use of narrative text and graphics (photographs, renderings or sight line profiles) the existing visual character of the project site and its environs

within 1/4 mile. Describe through text, photographic simulations, plans, visual sight line profiles, or other graphic representations, the change in visual character resulting from implementation of the proposed action through loss of vegetation, proposed landscaping, new construction, proposed lighting and effects on views of the subject property from surrounding roadways and affected public places, if any.

Consider alternatives to push back development from Union Road similar to Cambridge Heights, Highview Hills, Montebello Commons and The Views of Pomona, as a mitigation measure to lessen the visual impact of the proposed action including but not limited to architectural design, building orientation, preservation of existing vegetation, and proposed landscaping.

Existing trees within 100' of Union Road will be included on proposed site plans showing whether they will be preserved or removed.

9. Energy Resources – DEIS shall include a discussion of energy sources to be used, anticipated levels of energy consumption, and any applicable energy conservation measures proposed. A description of effect of proposed action on short and long-term use and conservation of energy resources shall be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation. Describe plans for electric vehicle charging for residents and visitors.