



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

January 3, 2025

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

Attn: Lindsey Mascia – Village Clerk-Treasurer

Re: Union Road Townhomes - Active Adult Residential Community
Site Plan and Special Permit Application
Tax Lot 50.05-1-11.2
Union Road
New Hempstead, New York
CDW#NH20-606 Union Road Townhomes

Dear Ms. Mascia,

We have received and reviewed:

1. Site Development Plan "Union Road Townhomes", prepared by Atzl, Nasher & Zigler P.C., dated August 20, 2023, last revised December 17, 2024.
2. Narrative Summary, prepared by Atzl, Nasher & Zigler P.C., dated December 18, 2024.
3. Traffic Impact Study, prepared by DTS Provident Design Engineering, LLP, dated July 31, 2024, updated November 19, 2024.
4. Willingness to serve, signed by Frank McGlynn, dated September 23, 2024.

We have performed a review of the revised submission and offer the following comments:

1. The design of both proposed roads A and C intersecting with Union Road remains to be revised to meet "Standard Intersection for New Street and Old Road" Village of New Hempstead detail. Proposed curb radii to be shown on the Layout Plan.
2. The layout of the internal intersection of Road A and Road B has been revised.
 - Stop signs and stop bar should be proposed in this location.
 - Reassess layout of the driveways to units #16-17. The driveways are too close to the intersection of roads A and B.
3. Reassess driveway layout at units #1 and #29. Please refer to the Village of New Hempstead "Standard Tee Turn Around" detail for typical separation distances between driveway and tee turn around. Driveway width at unit #29 is approximately 15 feet, while other driveways are 18 feet wide.
4. Pedestrian crosswalks are shown on the revised Site Plan at the intersection of Road C and Union Road. Appropriate signage remains to be shown on the Site Plan.
5. Revised Traffic Impact Study indicates that the proposed project will not have an adverse impacts upon the adjacent roadway network. We defer to the Village traffic consultant to review and comment on the revised Traffic Impact Study and determination if traffic calming measures such as a stop signs or speed humps are required on Union Road.
6. The proposed six-foot tall fence has been revised to avoid impacts on the sight line. Sight analysis remains to be profiled on plans.

7. Grading at the north entrance driveway has been revised. Drainage remains problematic in this location; no drainage structures are proposed at low points at the tee turn around.
8. As per § 290-25 of the Village code, retaining walls shall not exceed four feet in height if located in a front yard and six feet in height in any other yard. The retaining wall on the east side of the infiltration basin has been revised, however, it appears as the wall will exceed the required 6 feet in height at the southerly end. Additional top and bottom wall elevations shall be added to the plan to clearly show wall height for its entire length.
9. No revisions have been made to the stormwater drainage system with this submission and Drainage Analysis has not been provided at this time. Our general comments with respect to the drainage system from the comment letter dated June 21, 2024 remain to be addressed. A detailed review of the drainage system will be provided later in the application process when a Drainage analysis is provided for review. The drainage system design shall be in compliance with the latest version of NYS DEC Stormwater Management Design Manual.
10. The Applicant shall clarify how the sides of the infiltration basin will be stabilized. The Site Plan is showing a note "Gravel Limit" within the basin limits. Please clarify the reason for gravel to be proposed and provide typical details.
11. The proposed development will disturb more than 1.0 acre, therefore a Stormwater Pollution Prevention Plan will be required in accordance with the provisions of the SPDES General Permit GP-0-20-001. This remains to be submitted.
12. Per the latest comment-response letter, the Applicant is coordinating with Ramapo Sewer Department regarding sanitary sewer connections. An evaluation of impact on existing sanitary sewer infrastructure will be required for a SEQRA Determination.
13. All proposed utilities including electric, gas, telecommunication remain to be shown. Provisions for easements shall be provided. We recognize that ORU and telecommunication companies will be involved in the final design, however, we request the Applicant to show preliminary locations of the utility connections to demonstrate the feasibility of the plan.
14. Construction and Phasing Plan has been revised to show two construction phases. All notes remain to be coordinated with the revised phases. Construction of the temporary sediment trap shall be included in the construction sequence notes.
15. A Lighting Plan remains to be provided as per § 290-102 (E).

Please contact our office if you have any questions or would like to schedule a workshop session. We will continue our review upon receipt of updated/revised plan submissions and materials.

Very truly yours,



Civil Design Works, LLC
Alena Guckian, P.E.
Senior Project Engineer