

  
**EMANUEL LAW P.C.**

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March 31, 2025

New Hempstead Planning Board  
108 Old Schoolhouse Road  
New City, NY 10956

Re: Hamaspik Choice

Dear Members:

We represent the applicant in the above matter, which seeks to expand the existing office building. It is scheduled to be heard by you tomorrow evening. As part of that expansion, the applicant proposes expanding the existing parking area. The proposed new parking area requires the disturbance of small portions of wetlands.


When originally proposed last year, the wetlands disturbance would have been eligible for a Nationwide Permit from the US Army Corps of Engineers. The issuance of that permit would place regulation of the wetlands in the hands of the Planning Board.

However, on January 1, 2025, new regulations from the N.Y.S. Department of Environmental Conservation took effect. Those regulations now affect the subject wetlands and override the Nationwide Permit.

The applicant has asked for a jurisdictional determination (“JD”) from the NYSDEC, but has not yet received it. The JD that will be issued may require a redesign of the project. There is no point in proceeding without the JD.

Therefore, we ask that this matter be put over to the Board’s May meeting.

Very truly yours,  
EMANUEL LAW, PC

  
By: \_\_\_\_\_  
Ira M. Emanuel

Cc: Client