

Richard H. Sarajian
Direct Line: (845) 205- 4553
Email:rsarajian@sbnewyorklaw.com



Paul S. Baum
Direct Line: (845) 205-4556
Email: pbaum@sbnewyorklaw.com

SARAJIAN & BAUM
PLLC

155 North Main Street
New City, New York 10956
Telephone: (845) 205-4558
Fax: (845) 213-2141

February 7, 2025

Hon. Mel Poliakoff, Chairman
Village of New Hempstead
108 School house Road
New City, NY 10956

RE: Union Road Townhomes Site Plan Application
S/B/L: 50.05-1-11.2

Dear Chairman Poliakoff:

I represent the applicant in the above referenced matter. I want to go on record objecting to the submission of proposed positive declaration that was submitted to the Planning Board by Deborah Munitz in connection with our application.

The proposed positive declaration submitted to the Board by a member of the public is wholly inappropriate and is misleading. It places in the minds of the reader that the Planning Board made a determination to issue a positive declaration. It gives the appearance of a formal document that was adopted by the Planning Board, which is clearly not the case.

While we have no objection to comments submitted by the public expressing their concerns regarding the project and its potential impacts, we vehemently object to a member of the public preparing and submitting a positive declaration document that gives the appearance that it was adopted by the Planning Board.

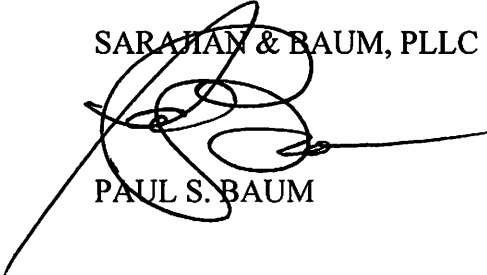
The SEQRA process has recently commenced with Planning Board's formal declaration of lead agency status at the February 4, 2025 Planning Board meeting and the adoption of an EAF Part II that identifies relevant areas of environmental concern that have the potential to have a moderate to large impact on the environment. The applicant has not yet responded to the Part II. However, existing studies demonstrate that none of the areas of environmental concern identified in the Part II will have a significant impact. We look forward to submitting an EAF Part III document that will show that no significant environmental impacts will be created by the project.

We are requesting that the positive declaration submitted to the Board be expunged from the record as it is inappropriate, incorrect and prejudicial.

Thank you for your attention and consideration.

SARAJIAN & BAUM, PLLC

PAUL S. BAUM

A handwritten signature in black ink, appearing to be 'P. S. Baum', is written over the printed name 'PAUL S. BAUM'. The signature is stylized and somewhat illegible due to overlapping loops.

PSB/vgl