

Joshua Rothstein
2020 Irrevocable Rothstein Trust
Trustee of 660 Union Road
Spring Valley, NY 10977

March 23, 2025

Village of New Hempstead
Village Board and Planning Board
108 Old School House Road
New Hempstead, NY 10977

Re: 103 Brick Church Road Golf Course Development

Dear Members of the Village Board and Planning Board:

I am writing as a trustee for the property address 660 Union Road, Spring Valley, NY 10977, which is adjacent to two new proposed developments along the corridor of Union Road between Viola Road & Brick Church Road: 1. 618 Union Road, which proposes senior housing, and 2. 103 Brick Church Road, which involves the redevelopment of the former site of NY Country Club. This proposal has been adjusted over time, with the most recent iteration consisting of 150 side-by-side homes. Additionally, there is a project on Eckerson Road & Viola bordering Van Ness Road. Schools are reported to be possibly operating in several homes that may not have certificates of occupancy.

Development can be a positive thing when done responsibly. However, New Hempstead should not become a village that promotes densely populated homes and areas, like other adjacent areas of the Town of Ramapo. My major concerns are safety and traffic issues for children and seniors. I understand a traffic study was conducted, but I can personally attest that over the twenty-plus years my family and I have lived here, we have witnessed fatal and near accidents due to reckless driving. Additionally, many do not respect traffic laws, particularly on the dangerous curve on Union Road between Michael and Brockton where two major developments are being proposed.

Should the village permit multifamily housing at 103 Brick Church Road, it would invite further accidents and, could lead to, heaven forbid, motor vehicle and pedestrian fatalities due to the proposed densely populated area and the problematic proposed zoning of this property.

We urge the village to enforce responsible development, exercise common sense, and uphold integrity to maintain the village's unique appeal of single-family homes and safe neighborhoods.

Thank you for your attention to this important matter.

Sincerely,
Joshua Rothstein
Rothstein 2020 Irrevocable Trust