

Chasida Sherman<csherman1@gmail.com>

To: You

Tue 3/25/2025 12:02 PM

Hello,

I'm entirely confused on what's being considered tonight as it seems you're processing an entirely new petition (2025) based on an old petition (2023).

Where is the new plan associated with the new petition?

Where are updated county and village planner comments? Etc.

All the comments are applicable to the 2023 petition, not the new 2025 petition.

How can the public share in a public hearing when it is unclear what was proposed (in 2025) and where we are in this overall process?

Thank you,

Chasida Sherman

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Chasida Sherman<csherman1@gmail.com>

To: You

Tue 3/25/2025 3:58 PM

In addition to the previously mentioned lack of clarity on the status of this application (2023 petition vs. 2025 petition), I have a number of other concerns/comments.

1) Please clarify how this project (which seeks to develop 100+ acres and leave over only 16.57 acres of open space) is legally in line with the 2006 & 2009 Forbearance Agreements?

The 2009 Forbearance Agreement creates 3 lots from the existing approximately 165 acre area.

Lot 1 = Active Adult Residence 9.2783 acres

Lot 2 = 25 +- acre "Exception Parcel"

Lot 3 = Remaining acreage (approximately 130 acres) development rights given to Village of New Hempstead "effectuate and preserve the same as open space."

2) The initial application and subsequent Full Environmental Assessment Form, PosDec, Public Scoping Session, Traffic Study, NY DOT response, Rockland County DOP response, etc. were not based on the current petition. This indicates a need for updates based on the current petition.

3) This project will permanently and significantly alter the character of the neighborhood as New Hempstead is primarily comprised of single family homes. Additionally, the proposal will alter the current and long standing very large, visually appealing open and recreational space. It is currently set up as a low impact visually appealing use of wetland laden property. This proposal will result in the creation of an eyesore in place of the current beautiful, natural open space filled with trees, bushes, and meadows. It will also significantly negatively impact wild life. It will forever

alter and increase traffic. It will alter and increase noise pollution. It will alter and increase light pollution.

4) This proposal is not only in contradiction with both the 2006 and 2009 Forbearance Agreements but also is not in line with the current, legally established 2006 Comprehensive Plan. It is premature for the Village to accept any application that deviates this greatly from the established 1R-40 before completing a comprehensive environmental impact study.

Thank you,  
Chasida Sherman