



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

March 28, 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. Narrative Summary with Responses to Consultant Comments, prepared by Atzl, Nasher, & Zigler, PC, unsigned, dated March 11, 2025.
2. Unit Breakdown for, Summit Patio Homes Condominium, Verified Statement of Registered Architect, stamped by Robert Bernstein, RA, signed February 27, 2024.
3. Unit Breakdown for, Cambridge Heights Holdings Condominium, Verified Statement of Registered Architect, signed by Gustavo Jara, RA, signed December 1, 2015.
4. Environmental Assessment Form (EAF) Part III, prepared by Atzl, Nasher, & Zigler, PC, unsigned, dated March 11, 2025.
5. Traffic Impact Study, unstamped, signed by Brian Dempsey, PE, and Brian Haggarty, EIT, from DTS Provident Design Engineering, LLP, dated July 31, 2024, with latest revision date of November 19, 2024 (same as previously submitted).
6. Sewer Analysis Report, prepared by Atzl, Nasher, & Zigler, PC, dated June 24, 2024, with latest revision date of March 11, 2025.
7. Full Stormwater Pollution Prevention Plan (SWPPP) Report, stamped by Vahid Rostami, PhD, PE, Atzl, Nasher, & Zigler, PC, unsigned, dated March 10, 2025.
8. Drainage Plans, 2 Sheets, stamped by Ryan Nasher, PE, and John Atzl, PLS, of Atzl, Nasher, & Zigler, PC, dated May 30, 2024, with latest revision date of March 11, 2025.
9. Architectural Plan set, 4 sheets, prepared by AB Design, unstamped, dated July 25, 2024.
10. Site Plan set, 12 sheets, stamped by Ryan Nasher, PE, and John Atzl, PLS, of Atzl, Nasher, & Zigler, PC, dated August 30, 2023, last revised March 11, 2025.

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

1. The design of both proposed roads A and C has been revised to meet “Standard Intersection for New Street and Old Road” Village of New Hempstead detail to extend practicable. The transition dimensions should be shown on the plan or a detail should be provided.

2. The layout of the proposed crosswalk shall be corrected to extend all the way across Union Road. ADA ramp shall be provided on the west side of Union Road and ADA ramp details provided.
3. The proposed driveway layout at units #1 and #29 doesn't meet the required separation distances between driveway and tee turn around. In their comment response letter, the Applicant requested a waiver from this requirement as the proposed road is private. We note that all roads, including private must be designed in accordance with the Village standards. The tee turn around and adjacent driveways shall be revised to conform with the Village of New Hempstead "Standard Tee Turn Around" detail.
4. Curb island between the driveways to units #16 and #17 should be curved to allow to utilize the full width of the driveway.
5. The drainage system design shall be in compliance with the latest version of NYS DEC Stormwater Management Design Manual (SMDM) dated July, 2024. All references to SMDM dated 2015 in SWPPP shall be replaced with references to the correct version of the SMDM.
6. 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-0-25-001*. All references to *GP-0-20-001* in SWPPP shall be replaced with the correct GP number.
7. HydroCAD calculations shall utilize rainfall distribution curves generated per the procedure outlined in Section 4.9 of the NYS DEC Stormwater Design Manual (SMDM).
8. Infiltration rate of 3 inches per hour is used for stormwater design. Infiltration testing as outlined in Appendix D of the NYS DEC SWDM shall be performed to verify assumed infiltration rate. Please note, infiltration testing performed during spring time will be accepted for final design. Please contact our office 48 hours prior to scheduled testing for test witness.
9. The Applicant shall demonstrate how the proposed infiltration pond meets NYS DEC design standards:
 - Provide CPv compliance calculations per 2024 NYS DEC SMDM, Section 4.6.
 - Calculations for the bottom area of the proposed infiltration basin to be provided.
 - 100 year developed storage depth in infiltration basin SMP exceeds the allowable 6 feet maximum loading depth. Additional SMP practices or basin re-design is required.
 - Demonstrate how pretreatment requirement will be met and provide pretreatment sizing calculations.
10. Road Profiles are not legible. Sanitary sewer, drainage and water main shall be shown in separate profile views.
11. Proposed catch basin detail shall include type "N" eco curb piece.
12. A detail for proposed structure P-Diversion #1 shall be provided.
13. Reassess location of catch basins #20.
14. Provide concrete washout detail.
15. Construction phasing plan is not practicable or constructable. We recommend obtaining an authorization in accordance with Part I.E.6. of *GP-0-25-001* to disturb greater than five (5) acres of soil at any one time from DEC for initial clearing and rough grading. After initial clearing and grading is completed, Phase II can be stabilized while work is in progress in Phase I.
16. Please clarify if any landscaping will be installed along the east side of the site and on the north side behind units #1 and #2.
17. Pavement repair detail shall be provided for pavement repairs in Gloria Drive, please refer to the Village of New Hempstead standard details.
18. The Applicant provided the Sanitary Sewer Report to address the downstream impacts. A letter from the Town of Ramapo DPW dated March 25, 2025 indicated that proposed sewer extension design is not satisfactory. It is our understanding that the Applicant is working with the Town of Ramapo to address their concerns.

19. Electric, gas and telecommunication remain to be shown on the plan. Provisions for easements shall be provided if necessary. 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.
20. A Lighting Plan including typical light fixtures details and proposed light intensity shall be provided as per § 290-102 (E). Lighting design shall meet Design Standards of § 290-111.

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

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