

BAMA ENTERPRISES CORP

14 Glen Eagles Ct
New City, NY 10956

Village of New Hempstead

108 Old Schoolhouse Road
New City, NY 10956

NARRATIVE SUMMARY

619 Union Road
New Hempstead, NY 10977
S/B/L 50.05-1-18

January 29, 2025

Dear Chairman Poliakoff and Members of the Planning Board,

On December 3, I submitted a subdivision plan proposing two lots with a shared driveway. I am now pleased to submit a revised application for the proposed creation of two lots at 619 Union Road.

This revised application differs significantly from previous submissions. Each lot will now have its own independent parking area and direct access point to Union Road, which is part of each individual lot. As a result, there will be no shared driveways, and no easements will be necessary. Each lot will exceed the 20,000-square-foot minimum required for a two-family detached home, which is a permitted use in the 2R-15 zoning district. However, variances will still be required for both Lot 1 and Lot 2 due to insufficient street frontage.

It is important to note that the same similar type of variance has been granted by the Village for other lots in the area and within the Village in recent years and it's not new to Village

This subdivision will not alter the character of the neighborhood; rather, it is consistent with other lots in the vicinity. There are seven similar flag lots within a few hundred feet of this property. The most recent flag lot subdivision of this nature, located at 600 and 604 Union Road (tax lot numbers 50.09-2-1.2 and 50.09-2-1.1), was approved by the Planning Board on April 20, 2008. In that case, the Zoning Board also granted variances for frontage.

At the time of that approval, Mr. Mel Poliakoff was a member of the Planning Board and now serves as its chairman. Likewise, Mr. Bruce Minsky, who was then a member of the Zoning Board of Appeals, now serves as the Village Attorney. The Planning and Zoning

Boards had no objections to the application, which was approved by a 4-0 vote, and the resolution was adopted.

Both individuals can verify these facts and provide additional context if needed.

The proposed drainage system has been carefully designed to achieve zero net stormwater runoff. The property has sufficient water and sewer capacity, and the development is expected to have a minimal traffic impact. Additionally, the plan remains well below the maximum allowable impervious surface coverage and complies with or exceeds all other bulk zoning requirements. Each lot will feature individual ingress and egress driveways, with ample open space surrounding both homes.

Enclosed with this submission are the following documents:

- **Preliminary Sketch Plat** for BAMA Enterprises Corp., prepared by Josip Medic, PLLC, dated December 18, 2024.
- **Hydraulic Analysis and Stormwater Design Calculations**, dated June 20, 2024, demonstrating zero net runoff and full drainage mitigation.
- **Short Form Environmental Assessment Form**.
- **Percolation Testing** report by Fairway Testing.
- **Traffic Impact Report** by Harry Baker.

Thank you for your time and consideration. I look forward to your review of this application.

Sincerely,

Binyamin Amona
BAMA ENTERPRISE CORP