



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF
County Executive

DR. JAMES J. YARMUS, P.E.
Commissioner

JAMES CYMORE
Deputy Commissioner

June 18, 1997

Ramapo Town Board
237 Route 59
Suffern, NY 10901

Tax Map: 14
Block
Lot/s: 67A3 67A4

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k) ___ 239(l&m) x 239(n) ___
Map Date: 03/26/97 Date Review Received: 05/20/97

Item: JOHNY MELOHN (R-1957)
Zone change of 10 acres from R-35 to R-25
E/S of the intersection of Spook Rock Road and Carlton Road

Reason for Referral:
Spook Rock Road, Highview Avenue, Montebello

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

***disapprove.**

We have received the comments of the Village of Montebello Planning Board. As an adjacent municipality, it has found the proposed district to be inconsistent with the surrounding zoning, and is therefore opposed to this zone change request.

We concur with their letter and disapprove this zone change until such time as it can be evaluated as part of a comprehensive analysis of this general area of Ramapo. The comprehensive study should address the current land uses and current zoning patterns in abutting and nearby areas, including adjacent municipalities, along the County roads. Traffic capacity and road design problems of these neighboring roads should be studied. The study should cover the potential extent of other zone changes that granting this request will generate.

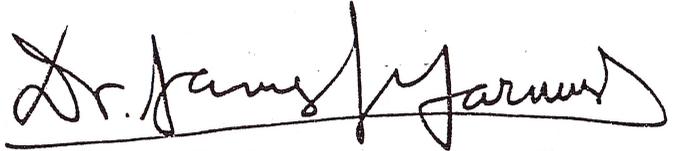
When this analysis is complete, the Town as well as the Rockland County Department of Planning and the County Highway Department

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will have an opportunity to review the proposal in the context of the ultimate impact on the community and the County roads.

cc: Supervisor Herbert Reisman, Town of Ramapo
J. Henry - member, RCPB
R.C. Highway Department
Montebello Planning Board
Loch Surveyors & Engineers
JOHNY MELOHN

A handwritten signature in black ink, appearing to read "Dr. James J. Yarmus". The signature is written in a cursive style and is positioned above a horizontal line.

Dr. James J. Yarmus, P.E.
Commissioner of Planning

*The GML requires a vote of 'two-thirds of all the members' or 'majority plus one' of your agency to act contrary to the above findings.