



### **31 WEST CLARKSTOWN ROAD (C-3414A)**

- 6 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 7 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 8 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. This will help to protect any proposed landscaping from damage due to the weight of the snow and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the loss of parking spaces meant for staff and parents, particularly since only the minimum required number of spaces is being provided.
- 9 Using the Clarkstown impact analysis criteria, the traffic study prepared in March 2020 indicates the eastbound left-turn and through movements at the intersection of the Palisades Interstate Parkway Off-Ramp and New Hempstead Road are projected to deteriorate by more than 10% between the 2021 No Build and Build conditions during the AM peak hours. The Level of Service will also fall from a mid-D to an E under the Build Condition. While this intersection is located within the Town of Ramapo, it directly affects traffic within Clarkstown. While changes for the signal time are proposed, the Town must consider the cumulative effects on traffic the construction and use of the school will have.
- 10 The site plan indicates a monument sign is proposed. The rendering also indicates a sign at the entrance of the building. These two signs must comply with the Town standards.
- 11 Drawing SK1 shows the floor plan for the main level. It indicates three rooms are to be used for preschool. The project narrative and site plan only indicate students from kindergarten through middle school will attend this school. It must be clarified if these rooms are to be used for kindergarten, rather than preschool, or if a preschool is also to be included within the school.
- 12 The permeable pavers are shown on the site plan to be located sporadically throughout the site. It must be clarified if this is meant to represent the whole area as permeable pavers, or if only these specific places will be using the pavers. If only the small areas shown are to be permeable pavers, any future paving will be very difficult and may not occur. It would be more beneficial for the pavers to all be located together in one area.
- 13 The landscaping plan shows new plantings along the entrance roadway in the southwest of the site. The row of Norway and Colorado spruce trees should extend farther east to shield the view of the building from the neighboring property to the south.
- 13 What material will the maintenance access be constructed of? The symbol that appears is not shown on the legend.
- 15 The site plan indicates the existing lot line is to be removed. Once the application has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Town must make sure that the deeds are properly filed with the Rockland County Clerk to ensure that the tax maps are properly updated.
- 16 The Full Environmental Assessment Form does not list the Rockland County Highway Department as agency in which approval is required. Because the site is located on a County highway, they must be added to the list of agencies.

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17 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

18 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.

19 The site plan indicates the existing well is to be capped. The Rockland County Department of Health must be notified of the intent to decommission the well, and monitor the process to ensure that it is done in compliance with the specifications of Article II of the Rockland County Sanitary Code. All required permits must be obtained from them.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor George Hoehmann, Clarkstown  
Rockland County Department of Health  
Rockland County Department of Highways  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Moleston Fire District  
  
Leonard Jackson Associates  
New City Fire Engine Company No. 1  
Ira M. Emanuel, P.C.

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

*In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*