



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

September 24, 1997

Clarkstown Planning Board
10 Maple Avenue
New City, NY 10956

Tax Map: 138
Block H
Lot/s: 4 17 18
18.01 23

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k) 239(l&ll) x 239(n)
Map Date: 08/18/97 Date Review Received: 08/25/97

Item: JEKAR, INC. (C-2030E)
Site plan for construction of 99 townhouse units on 9.12 acres in
an MF-3 zone.
SE corner of Rockland Lake Rd. and Rt. 9W

Reason for Referral:
Rt. 9W, Rockland Lake State Park (PIPC), Rockland Lake Rd.

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

*recommend the following modifications:

The following comments supplement our attached site plan review
of February 20, 1997.

1. As an adjacent property owner, any concerns of the Palisades
Interstate Park Commission should be addressed during the site
plan review process, above and beyond the drainage discharge
permit which is required.

2. In our review of the site plan we note that a portion of the
same area showing vegetation to be preserved along the eastern
property line and buffered with landscaping is also shown to be
regraded. Our experience is that any regrading beyond a few
inches kills any existing vegetation. The site plan should be
amended to show a true buffer zone.

- cc: Supervisor Charles Holbrook, Town of Clarkstown
D. Kraushaar, R. Lombardi, Jr., A. Rossi - member, RCPB
R.C. Highway Department
R.C. Environmental Management Council
N.Y.S. Department of Transportation
Palisades Interstate Park Commission
Land Techn. Dept.

for James J. Yarmus, P.E.
Deputy Commissioner of Planning