



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF
County Executive

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

ARLENE R. MILLER
Deputy Commissioner

August 10, 1999

Clarkstown Planning Board
10 Maple Avenue
New City, NY 10956

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

Re: GENERAL MUNICIPAL LAW REVIEW: 239 (k): 239 (l&m): x 239 (n):
Map Date: 08/18/97 Date Review Received: 07/30/99

Item: JEKAR, INC. (C-2030F)

Site plan for proposed construction of 99 townhouse rental units
on 9.12 acres in an MF-3 zone.
SE corner of Rockland Lake Road and Rt. 9W

Reason for Referral:

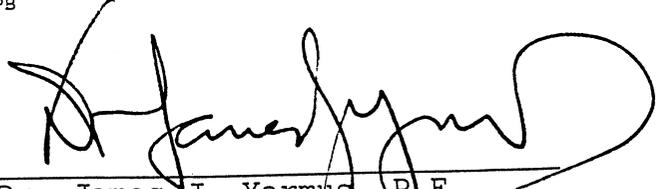
Rt. 9W, Rockland Lake State Park (P.I.P.C.), Rockland Lake Road

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:**

See attached sheet.

cc: Supervisor Charles Holbrook, Town of Clarkstown
D. Kraushaar, R. Lombardi, Jr., A. Rossi - member, RCPB
R.C. Highway Department
N.Y.S. Department of Transportation
Palisades Interstate Park Commission
Rubin Sternglass


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.

JEKAR, INC. (C-2030F)
8/10/99

1. The interior driveway design must allow for a connection between lands to the south of High Street and the proposed Rt. 9W access driveway.
2. Prior to any grading or construction on the site, a soil and erosion control plan must be developed for the site that meets the guidelines published by the Soil and Water Conservation Society.
3. As an adjacent property owner, any concerns of the Palisades Interstate Park Commission must be addressed during the site plan review process, above and beyond the drainage discharge permit which is required.
4. Since the site plan indicates that there will be a total regrading and denuding of the land right up to the park border, the Palisades Interstate Park Commission must be satisfied with the proposed landscaping plan and buffering.
5. a) The New York State Department of Transportation must review the final placement of the Rt. 9W access for adequate sight distance in both directions. Any necessary permits must be obtained.
b) On a visit to the site, we noticed a car parked along this stretch of Rt. 9W which blocked the line of sight to the south. The town planning board must notify the town board that enforcement of future off-street parking in this area is crucial to the safety of pedestrians and motorists alike. Signs should also be installed to this end, if necessary.
6. 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 must be amended to show a true buffer zone.

The following additional comments are offered strictly as suggestions or observations and are not part of our required General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote required under the GML process.

A1. Given the size, location, and topography of the site, we believe that there are alternative layouts of this site that could accommodate the same number of units in a more attractive and interesting manner. The proposed design essentially turns its back on adjacent MF-3-zoned lands, as well as the state parklands. We suggest that the board and the applicant explore the use of differing building types, heights, and spatial arrangements to eliminate the repetitive nature of the submitted building layouts while providing for enhanced open space/recreational areas and retention of existing vegetation where appropriate.

A2. The board should decide whether the proposed clubhouse should be more centrally located to better serve residents and/or whether it should be moved closer to Rt. 9W to avoid trucks and other delivery vehicles from having to pass by the units leading to it.

A3. Are any of these units proposed to supply affordable housing? If not, the applicant should consider this as an option which would supply a needed benefit to the community.