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

August 26, 1996

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&m) x 239(n)__
Map Date: 07/10/96 **Date Review Received:** 07/19/96

Item: JEKAR INC. (C-2030B)
Site plan for construction of 99 condominium units and associated features on 9.13 acres in an MF-3 zone.

Southeast corner of Rockland Lake Road and Rt. 9W

Reason for Referral:
Route 9W, Rockland Lake State Park, 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:**

1. In our December 19, 1995 response to the Town on the MF-3 zone change request, we approved the proposal with the modification that "future access to all lands redeveloped in this entire MF-1 zoning district should be at a location within the northern portion of the zone."

While we commend the applicant for locating the Rte. 9W access in the northern section, the present site plan fails to comply with this recommended modification. The interior driveway design does not provide for a connection between lands to the south and the proposed Route 9W access, nor does it provide for a connection of tax lots 138-H-20 and 21 with the new road access. We strongly recommend that the site plan be redesigned to feature one main north/south spine driveway through the center of the development providing access from parcels 138-H-3,5,6.01,6.02,13,14,20,21,39 and 40 to the proposed Route 9W access. This main driveway would function best if the proposed site plan was redeveloped to show either: a)small clusters of units feeding this main drive via short driveways (preferred) or b)all of the units kept on one side of the road. This would avert interior circulation problems caused by residents backing out of their spots into through traffic coming from the southern portion of the MF-3 zone, as well as foster a sense of community for each cluster.

2. In our previous response to the zone change request, we had

also included a recommended modification regarding the development of a buffer at the time of site plan review. The development of this buffer between the condominium complex and Rockland Lake State Park should be reviewed and approved by the Palisades Interstate Park Commission.

3. The proposed drainage easement into the state park which is shown on the site plan should be reviewed and approved by the Palisades Interstate Park Commission.

4. a) The New York State Department of Transportation should review the final placement of the Route 9W access for adequate sight-distance in both directions. Any necessary permits should be obtained.

b) On a visit to the site, we noticed a car parked along this stretch of Route 9W which blocked the line of sight to the south. The Planning Board should 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 be installed to this end if necessary.

5. We concur with the letter from the Rockland County Soil and Water Conservation District dated May 20, 1996.

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.

1. We feel that the proposed recreational area is situated dangerously close to Route 9W. If it is to remain in its current location, a fence should be erected for the safety of the residents and their children. An alternative would be to create mini-courtyards within the clusters of units we propose above, which could serve as recreational areas.

cc: Supervisor Charles Holbrook, Town of Clarkstown
R. Yacyshyn, D. Kraushaar, R. Lombardi - member, RCPB
R.C. Highway Department
R.C. Environmental Management Council
R.C. Soil & Water Conservation Dist.
N.Y.S. Department of Transportation
Palisades Interstate Park Commission
Land Technologies

James Cymore, Deputy
for 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.