



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF
County Executive

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

February 20, 1997

JAMES CYMORE
Deputy Commissioner

Clarkstown Planning Board
10 Maple Avenue
New City, NY 10956

Tax Map:	138		
Block	H		
Lot/s:	4	17	18
	18.01	20	21, 23

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k) x 239(l&m) x 239(n) x
Map Date: 01/14/97 **Date Review Received:** 01/23/97

Item: JEKAR, INC. (C-2030C)
SUBDIVISION of 10.12 acres and SITE PLAN for construction of 126 townhouse units in an MF-3 zone.
SE corner of Rockland Lake Rd. and Rt. 9W

Reason for Referral:

Rt. 9W, Rockland Lake State Park, 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:**

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 to mitigate the dangerous situation on Rt. 9W due to limited sight-distance, future access to all lands redeveloped in this entire MF-3 zoning district should be at a location within the northern portion of the zone.

While we commend the applicant for locating the Rt. 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 Rt. 9W 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 to the south of High St. to the proposed Rt. 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 to 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. Prior to any grading or construction on the site, a soil and erosion control plan should be developed for the site that meets the guidelines published by the Soil and Water Conservation Society.

3. We concur with the comments in the letter from the Palisades Interstate Park Commission dated February 18, 1997.

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 should be satisfied with proposed landscaping plan and buffering. There should be an adequate landscaped buffer along Route 9W, as well, to insure that automobile headlights do not shine onto the state road.

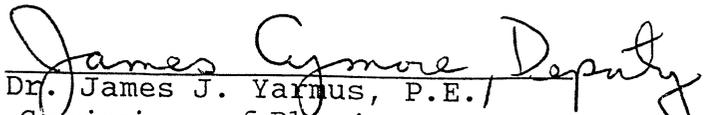
5. a) The New York State Department of Transportation should review the final placement of the Route 9W access for adequate sight-distance in both directions. Any necessary permits should be obtained.

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 also be installed to this end, if necessary.

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. Given the size, location, and topography of the site, we believe that there are alternative layouts of this site that could accomodate the same number of units but 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 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.

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


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