



# COUNTY OF ROCKLAND

## DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF  
County Executive

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

January 30, 1998

Nyack Planning Board  
12 North Broadway  
Nyack, NY 10960

JAMES CYMORE  
Deputy Commissioner

Tax Map: 134  
Block: A  
Lot/s: 47.1

**Re: GENERAL MUNICIPAL LAW REVIEW:** 239 (k)      239 (l&m) x 239 (n)       
**Map Date:** 12/01/97 **Date Review Received:** 01/05/98

**Item:** EXXON CORPORATION (N-139B)

Site plan to demolish an existing 1,800 square foot 3-bay service station and construct a 2,700 square foot convenience store including a 2,600 square foot canopy covering the gasoline dispensers in a C-2 on .50 acres.  
Southeast corner of Route 59 and Waldron Avenue

**Reason for Referral:**

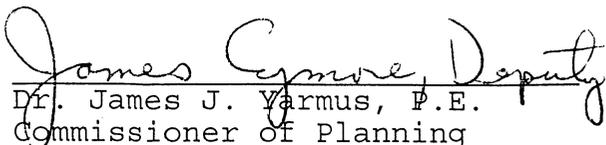
Route 59, Town of Clarkstown, NYS Thruway

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. Since the internal circulation of the site and access points have been revised, a review should be done by the New York State Department of Transportation and any necessary permits obtained. The NYS DOT should particularly review the proposed lighting plan, whether the accesses are at adequate locations, and whether westbound traffic should exit only at the Waldron Avenue egress.
2. A review should be done by the Rockland County Department of Health and all required permits obtained from them.
3. All signs should conform to the village's standards, and be kept out of the state road right-of-way.

cc: Mayor Terry Hekker, Village of Nyack  
B. Conroy Jr., T. Swift - member, RCPB  
N.Y.S. Department of Transportation  
Clarkstown Planning Board  
Kato Services, Inc.

*for*   
Dr. James J. Yarmus, P.E.  
Commissioner of Planning