



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

Building T
Pomona, NY 10970
(845) 364-3434
Fax: (845) 364-3435

EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

November 7, 2014

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.11-3-55 56.11-3-54 56.11-3-53.6

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 9/17/2014

Date Review Received: 10/8/2014

Item: *HEARTHSTONE VILLAGE SUBDIVISION (R-1741P)*

Subdivision involving a land swap and lot line adjustments to allow the dedication of one lot to the Town of Ramapo for parkland, the revised configuration of a second lot with no new construction proposed, and a revised configuration of the Hearthstone Village site. In addition, a ten-foot strip of land totaling 1,749.4 SF will be conveyed to Lot 56.11-3-56 and a three-foot strip of land totaling 416.5 SF will be conveyed to Lot 56.11-3-57. As a result, the Hearthstone Village site will no longer have any frontage on Grove Street. The total land area is 7.426 acres. The Hearthstone Village site contains 6.53 acres in the MU-1 zoning district. The parkland is .454 acres located in the R-15A zoning district. The third parcel is .451 acres also in the R-15A zoning district.

North side of Route 59, west side of Augusta Avenue and south side of Grove Street.

Reason for Referral:

NYS Route 59

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 It is our understanding that the triangular southwest perimeter portion of the Hearthstone Village site that appears to be part of the NYS right-of-way was deeded to the Town of Ramapo. The applicant's engineer has informed this department that the applicant is in contract to purchase this land area from the Town. Documentation of this transaction must be submitted for our records.