



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

Building T
Pomona, New York 10970
(845) 364-3434
Fax. (845) 364-3435

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

ARLENE R. MILLER
Deputy Commissioner

C. SCOTT VANDERHOEF
County Executive

March 25, 2003

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Map:	50.19	57.07		
Block	1	1		
Lot/s:	44	46	55 - 67	
	71			
	2	19		

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k) ___ 239(l&m) ___ 239(n) x
Map Date: 12/31/2002 **Date Review Received:** 02/07/2003

Item: PASCACK MEADOWS (R-2044) 835A
Proposed 40-lot average density subdivision of 18.5 acres in an R-15 zone.
East and south side of Ewing Avenue and west side of Pascack Road

Reason for Referral:
Pascack Brook, Clarkstown, Spring Valley, Federal Wetlands

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

***approve with the following conditions:**

1. A soil and erosion control plan shall be developed for the site that meets the New York State Guidelines for Urban Erosion and Sediment Control.
2. Proposed Lots 4 and 40 shall be eliminated. They are isolated and compromised by their proximity to the utility easement and the 100-year floodplain.
3. The applicant shall also consider eliminating Lots 1, 2 and 3 or providing access to all three via Mendelson Road so as to avoid additional driveway cuts on Pascack Road.
4. The opportunity exists to create a continuous Greenway from Ewing Avenue south to the properties fronting on Spring Brook Road in Clarkstown. As noted above, Lots 4 and 40 shall be eliminated as well as Lots 1, 2 and 3 and that land area added to the dedicated parkland. Additionally, the western area of Lot 50.19-1-72 which is not part of this subdivision could be part of

such a Greenway. The rear of this lot is within the 100-year floodplain and the utility easement. Future development of this parcel will require construction of a bridge over the Pascack Bridge for access purposes.

5. Maintenance responsibility for the proposed water quality basin and the detention basin shall be clearly stated. In our opinion, individual homeowners should not be responsible for maintaining the flood control measures for the entire subdivision. We recommend that the water quality basin and detention also be included in the dedicated parkland and that maintenance responsibility lie with the Town.

6. We question the decision not to extend the eastern stub on Spring Brook Road through Lot 30. Presumably, this stub was originally intended to connect to future development. It would reduce the amount of traffic going by the twelve existing homes on the western end of Spring Brook Road in Clarkstown and by ten of the proposed homes. Two sharp turns and a hill could be avoided by vehicles not traveling to those 22 residences.

7. The 15' wide sanitary sewer easement to the Town of Ramapo shown on Drawing #1 appears to be much wider than fifteen feet. This shall be corrected.

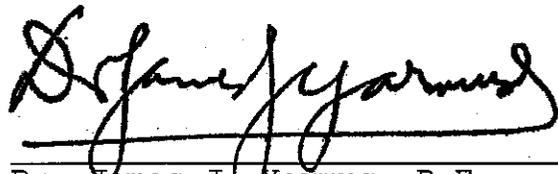
8. A review shall be done by the Rockland County Drainage Agency and all required permits obtained.

9. A review shall be done by the adjacent Town of Clarkstown and their comments considered.

10. A review shall be done by the adjacent Village of Spring Valley and their comments considered.

11. A review shall be done by the U.S. Army Corps of Engineers and all necessary permits obtained.

cc: Supervisor Christopher St. Lawrence, Town of Ramapo
J. Henry, T. Vanderbeek - member, RCPB
R.C. Drainage Agency
Clarkstown, Spring Valley
Atzl, Scatassa & Zigler
USACOE/O & R
Monsey Lumber Co. c/o Frank J. Kobb, Esq



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

*The GML requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.



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County Executive

April 17, 2003

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Re: Pascack Meadows (R-2044) 835

Dear Planning Board Members:

On March 25, 2003, this department issued a General Municipal Law (GML) review of the above referenced average density subdivision. The GML review contained eleven conditions. After issuance of the GML, we received new information and comments from the applicant, the Town of Clarkstown and Orange and Rockland Utilities regarding the proposed subdivision.

In light of this new information, we are revising our March 25, 2003 GML review as follows:

- 2: This department recommends that the applicant consider eliminating Lots 4 and 40. These lots are isolated and compromised by their proximity to the utility easement and the 100-year floodplain.
3. The applicant should also consider eliminating Lots 1, 2 and 3. If they are not eliminated, the applicant should consider providing access to all three via Mendelson Road so as to avoid additional driveway cuts on Pascack Road.
4. The opportunity exists to create a continuous Greenway from Ewing Avenue south to the properties fronting on Spring Brook Road in Clarkstown. If Lots 1, 2, 3, 4 and 40 are eliminated, that land area could be added to the dedicated parkland. Additionally, the western area of Lot 50.19-1-72, which is not part of this subdivision, could be part of such a Greenway. The rear of this lot is within the 100-year floodplain and the utility easement. Future development of this parcel will require construction of a bridge over the Pascack Bridge for access purposes.

Condition #6 has been eliminated due to the concerns of Orange and Rockland Utilities and the Town of Clarkstown. Conditions 1, 5, 7, 8, 9, 10 and 11 still apply.

A new condition has been added as indicated below.

The Rockland County Planning Board reviewed this proposal at their April 3, 2003 meeting. The Board recommends that profiles and cross sections particularly of the utility easement be submitted for our review.

If you require additional information or clarification, please contact Helen Kenny Burrows at 364-3453.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. James J. Yarmus". The signature is written in a cursive style and is positioned above a horizontal line.

Dr. James J. Yarmus, P.E.
Commissioner

C: Supervisor Christopher St. Lawrence
RC Planning Board Members
RC Drainage Agency
Town of Clarkstown
Village of Spring Valley
Atzl, Scatassa & Zigler
USACOE
Orange & Rockland Utilities
Monsey Lumber