



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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JAMES CYMORE
Commissioner

ARLENE MILLER
Deputy Commissioner

C. SCOTT VANDERHOEF
County Executive

May 26, 2004

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

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

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k)___ 239(l&m)___ 239(n) X
Map Date: 02/25/04 **Date Review Received:** 04/26/04

Item: PASCACK MEADOWS (R-2044A) 835B

Proposed 40-lot average density subdivision of 18.5 acres in an R-15 zoning district.
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:**

This department issued a detailed General Municipal Law (GML) review for the proposed subdivision on March 25, 2003. This review was revised on April 17, 2003 based on new information received from the applicant, the Town of Clarkstown and Orange and Rockland Utilities. In our opinion, many of the conditions outlined in the revised GML review are still valid and are listed below.

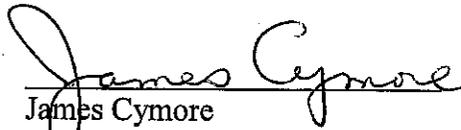
1. A soil and erosion control plan shall be developed for the site that meets the New York State Guidelines for Urban Erosion and Sediment Control
2. The applicant should consider eliminating Lots 4 and 40. These lots are isolated and compromised by their proximity to the utility easement and the 100-year floodplain.
3. The applicant should also consider eliminating Lots 1, 2 and 3. If they are not eliminated, the access should be provided to all three lots 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 eventually 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 Brook 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 basin also be included in the dedicated parkland and that maintenance responsibility lie with the Town.
6. The comments outlined in the Rockland County Drainage Agency's letter of May 17, 2004 shall be addressed.
7. As indicated in their letter of May 12, 2004, the Town of Clarkstown has concerns related to traffic and drainage. Their comments, if any, on the traffic impact study and the drainage report shall be addressed. Spring Brook Road, in the Town of Clarkstown, will be extended to the Town of Ramapo to serve the proposed subdivision resulting in additional traffic on local Clarkstown roads. The Town of Clarkstown is located down-slope of the proposal and could also be subject to additional stormwater runoff.
8. A review shall be done by the adjacent Village of Spring Valley and their comments considered.
9. A review shall be done by the U.S. Army Corps of Engineers and all necessary permits obtained.
10. According to a May 14, 2004 letter from Orange and Rockland Utilities, there are unresolved issues with regard to an existing gas main and the proposed shade tree line. These issues shall be satisfactorily addressed.

cc: Supervisor Christopher St. Lawrence
RCPB Members
RC Drainage Agency
Town of Clarkstown
Village of Spring Valley
USACOE
Orange & Rockland Utilities
Monsey Lumber Co.


James Cymore
Commissioner of Planning

*The GML requires a vote of "two-thirds of all the members" or a "majority plus one" of your agency to act contrary to the above findings.

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

