



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

18 New Hempstead Road
New City, New York 10956
(914) 638-5480
Fax. (914) 638-5479

JOHNT. GRANT
County Executive

WILLIAM M. CHASE
Commissioner

JAMES CYMORE
Deputy Commissioner

October 13, 1993

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Map: 10 10
Block
Lot/s: 9AA3 - 9AA6 9BB2
9BB5 - 9BB12 9BB15
9BB16- 9BB18 9CC1 -
9CC5

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k)___ 239(l&m)___ 239(n) x
Map Date: 03/13/92 Date Review Received: 08/23/93

Item: SKYRIDGE SECTION I (R-1525D)
Revised Subdivision to redivide a portion of the lots on a filed plat, section IA and IB of Skyridge in the R-35 zone on 3.4 acres in section I, 18.6 acres in total.
South end of Overlook Dr. & Trailside Pl., 200' west of Beuna Vista

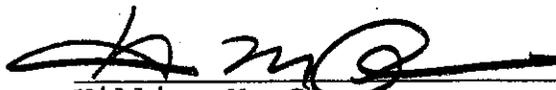
Reason for Referral:
PIP, Clarkstown,

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

***disapprove.**

See attached statement.

- cc: Supervisor Herbert Reisman, Town of Ramapo
- J. Henry - member, RCPB
- R.C. Highway Department
- Palisades Interstate Park Commission
- Clarkstown Planning Brd
- Joseph Caruso
- Bruce Rogers, Esq.


William M. Chase
Commissioner of Planning

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

ROCKLAND COUNTY PLANNING DEPARTMENT

GML R-1525D SKYRIDGE SECTION I REVISED SUBDIVISION FOR SECTIONS IA & IB

The County Planning Department's jurisdiction in this particular review is the interest of the PIP as a State parkway and Clarkstown as an adjacent municipality. We see no significant impact to the PIP. However the Clarkstown Planning Board discussed this review at a meeting of September 8, 1993 and unanimously voted to recommend to the Town of Ramapo that the application be denied.

Clarkstown's concerns were based on the impact of road connections, drainage, and sewerage to their municipality. The Clarkstown Planning Board believes that this subdivision, however small, should not be reviewed by Ramapo separately from surrounding lands because of the overall impact to traffic and environmental issues. For example, Clarkstown suggests that Trailside Place be continued in a southerly direction to link with Overlook Dr. to keep a more continuous traffic circulation pattern.

The Rockland County Planning Department has discussed this proposal with representatives of Clarkstown and the County Highway Department. Although we recognize that on its face this proposal involving four lots appears to have no significant impact, we believe it is tied to the greater issues of circulation within the entire area bounded by New Hempstead Road, Buena Vista Road, Concklin Road and the Palisades Interstate Parkway. By treating this proposal separately from Skyridge II and the future Cider Mill Manor the Town of Ramapo may preclude a future option for diffusing traffic of the larger impacted area.

It is our recommendation that the Ramapo Planning board study the traffic circulation patterns for the entire area bounded by the roads previously mentioned, so that circulation is not constricted, but allowed to move in different directions thus lessening the impact to Clarkstown at Buena Vista Road. After sharing the study conclusions with Clarkstown and the County the issue of traffic circulation and potential impacts to Clarkstown and the County road can better be evaluated. Then Ramapo could move forward on final proposals to subdivide within this area of the Town.