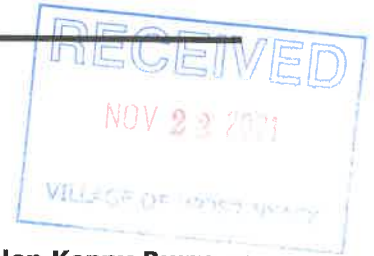
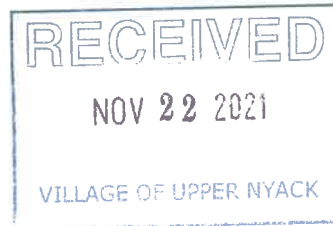


DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435



Douglas J. Schuetz
Acting Commissioner

Helen Kenny Burrows
Deputy Commissioner



November 16, 2021

Upper Nyack Planning Board
328 North Broadway
Upper Nyack, NY 10960

Tax Data: 60.09-1-4

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 9/29/2021

Date Review Received: 10/15/2021

Item: *BOUZAKIS - 600 PALMER DRIVE (UN-57B)*

A site plan application to construct a semi-in-ground pool and patio at the rear of an existing single-family residence on 0.47 acres in the R-3 zoning district.

The western side of Palmer Drive, opposite Jewett Road

Reason for Referral:

Town of Clarkstown, Long Path Trail, North Highland Avenue (US Route 9W)

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 must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 2 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 3 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 4 The bulk table label indicates that the property is located in the R-1 zoning district. The bulk table label must be corrected to R-3.
- 5 The portions of the stone wall to be removed must be labelled as such.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Karen Tarapata, Upper Nyack
New York State Department of Transportation