

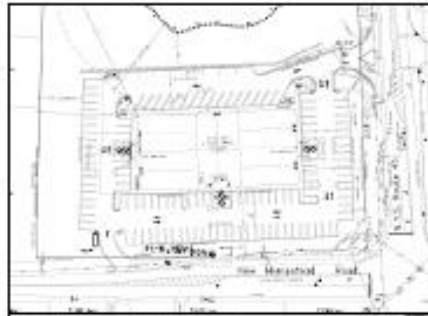
# Rockland Municipal Planning Federation



Comprehensive Plan



Subdivision



Site Plans



Advisory Review

Planning 101: Planning Boards  
April 29, 2021

# I - Introduction



**Joe C. Simoes, MRP**

**Suzanne Barclay, MCP**

**James F. Creighton Jr., MRP**

# Presentation Agenda

**I - Introduction**

**II – Roles, Relationships & Responsibilities**

**III – Comprehensive Plans & Zoning**

**IV – The Planning Process & SEQRA  
Questions**

**V – Site Plans  
Questions**

**VI – Special Use Permits**

**VII – Subdivisions and Cluster Development  
Questions**

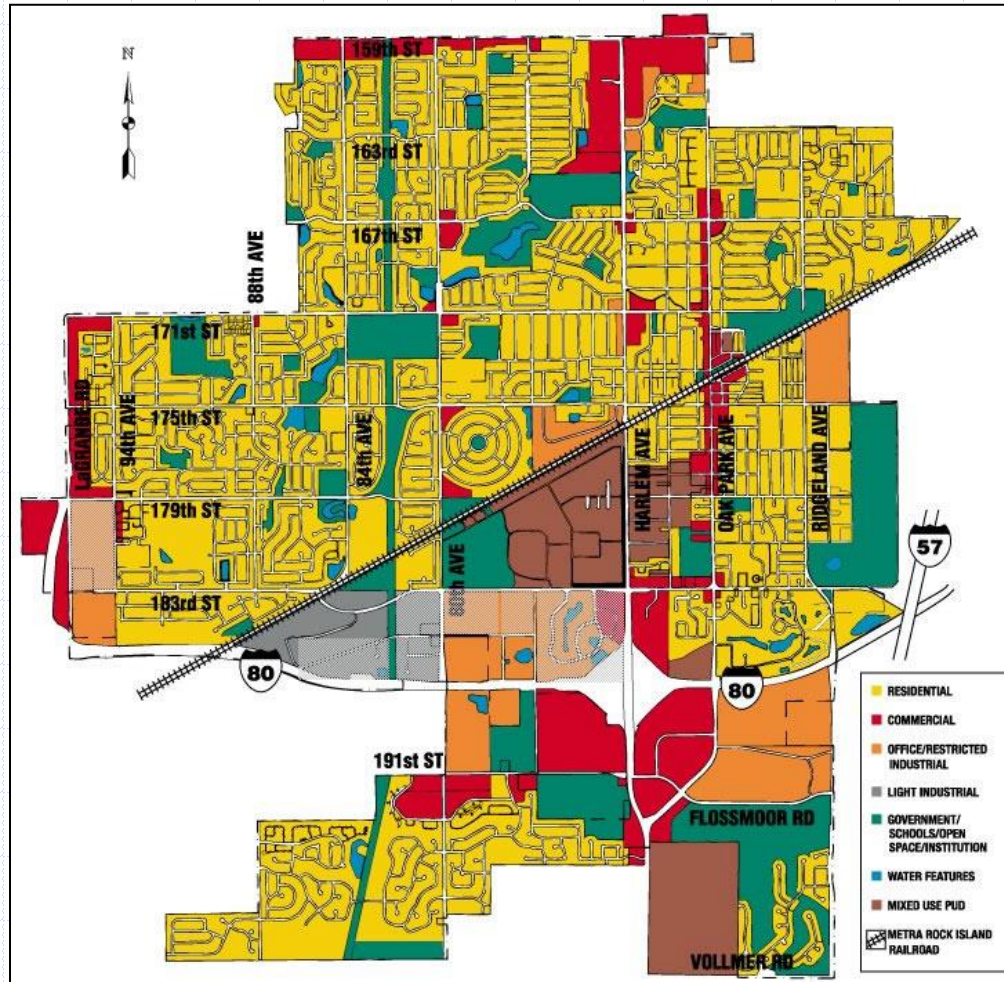
# II - Roles, Relationships and Responsibilities



**Planning Boards** are established by Municipal Boards, under New York State statutes known as Town Law, Section 271, and Village Law, Section 7-718 to:

- Ensure the health, safety, welfare, comfort and convenience of the public
- Provide advisory recommendations to the Municipal Board or Zoning Board of Appeals on those matters referred to the Planning Board by said Boards.
- Propose and prepare the **Comprehensive Plans** (272-a & 7-722)
- Review and approve in accordance with **SEQRA**:
  - ✓ **Site plans** (274-a & 7-725-a)
  - ✓ **Subdivisions** (276, 277 & 7-728, 7-730)
  - ✓ **Cluster subdivisions** (278 & 7-738)
  - ✓ **Special use permits** (274-b & 7-725-b)

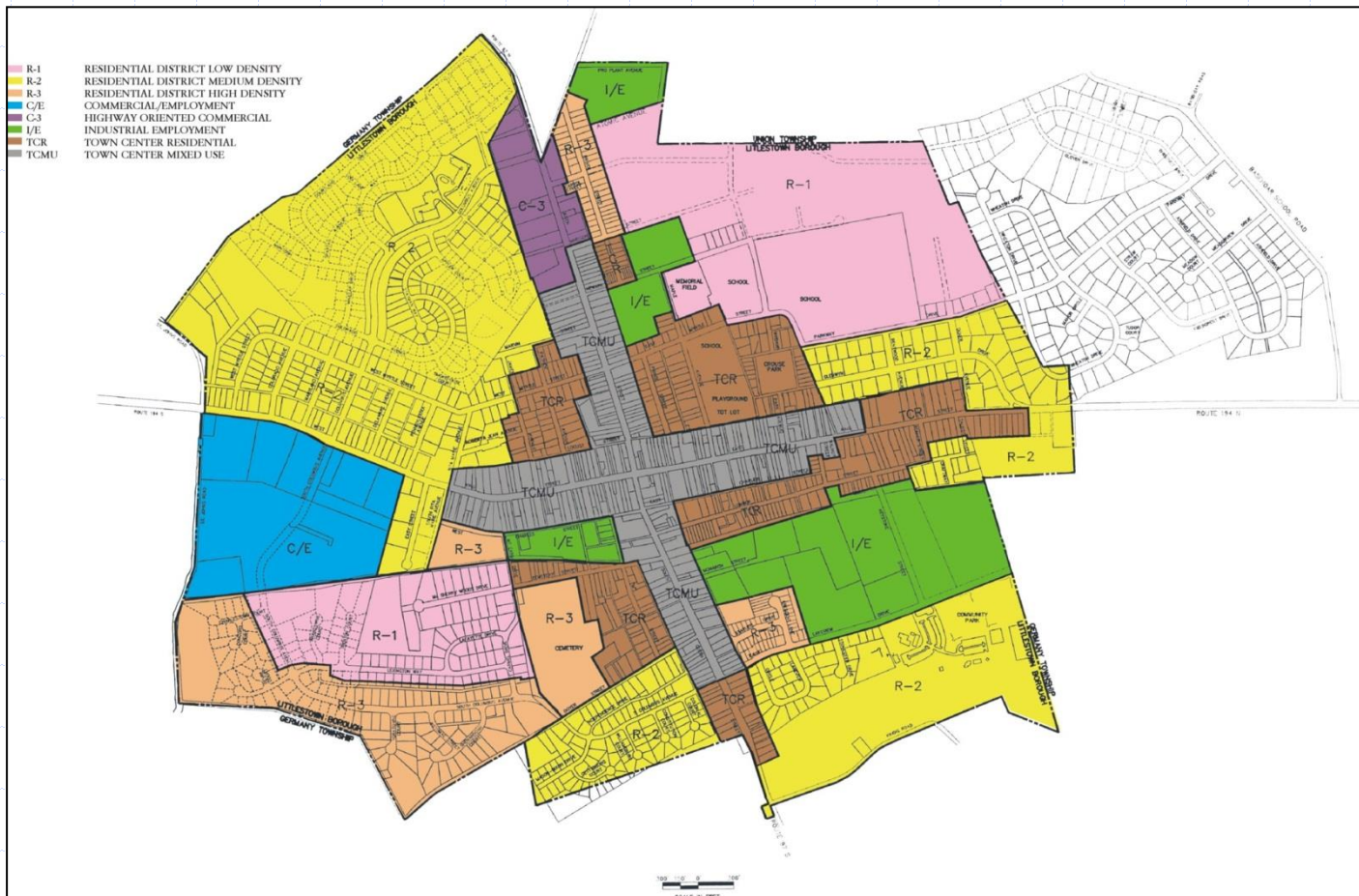
# III - Comprehensive Plans & Zoning



**The Comprehensive Plan** articulates a Vision for the use of a municipality's land, setting goals and objectives for the immediate and long-range protection, enhancement, growth and development of the municipality. The Comprehensive Plan is implemented through changes to the Zoning Districts which in turn influences Land Use. Proposals to change Zoning Districts must conform with the Comprehensive Plan.



**Zoning** classifies land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited.





## IV. – The Planning Process and SEQRA

**Technical Advisory Committee (TAC)** (aka CDR or CDRC) are established by Local Law to act as the professional staff to the Board. It reviews and recommends on the technical aspects of applications for land subdivision, site development and special permits, as well as other matters referred to the Board. TAC is typically composed of: Building Inspector, Engineer, Attorney, Planning Consultant, etc.

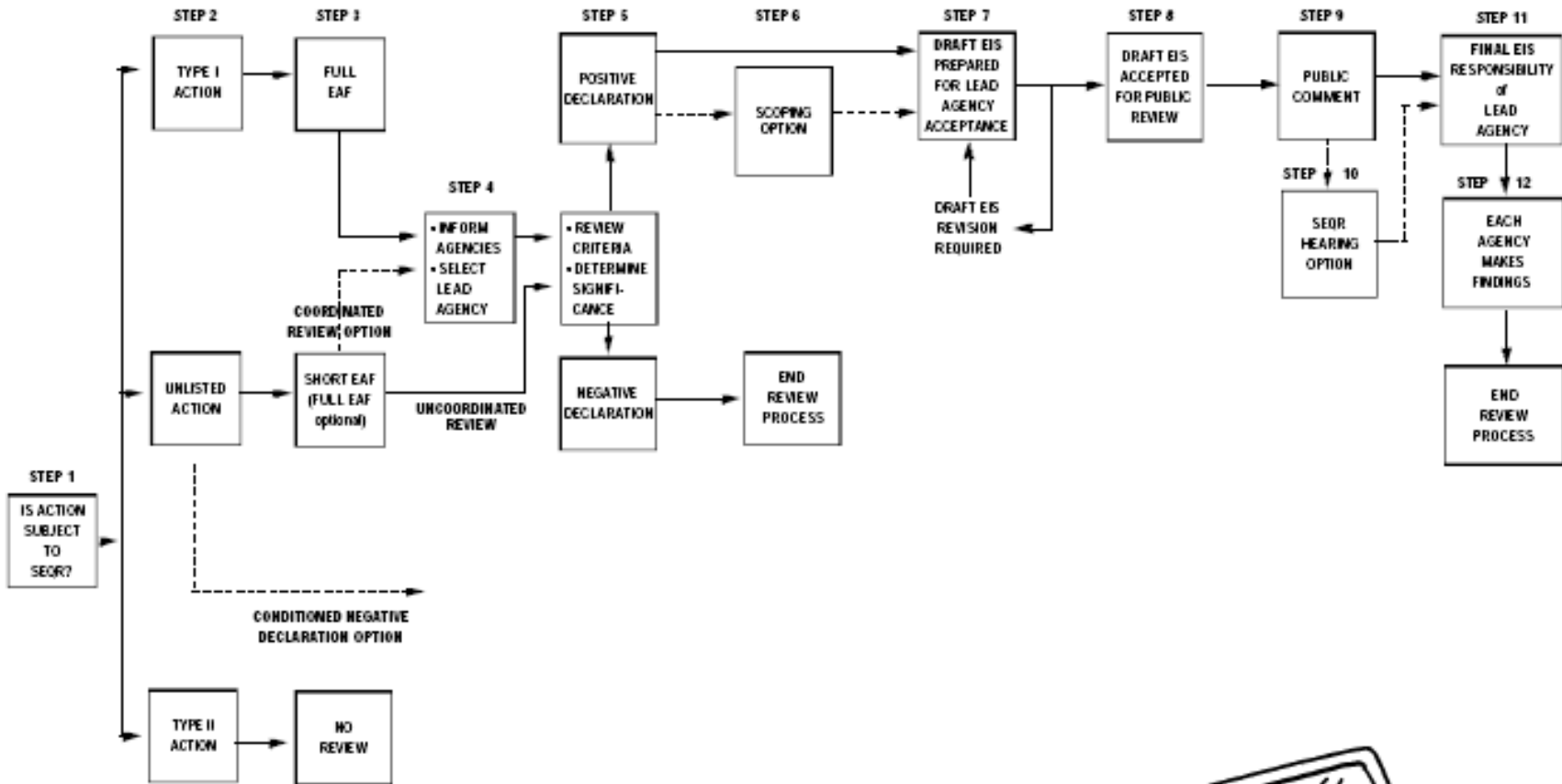
Technical Advisory Committee (CDRC) Meeting  
Lead Agency SEQRA Distribution  
Referral to Other Agencies

Planning Board Public Meeting on SEQRA  
SEQRA Determination  
Referral to ZBA/Municipal Board  
Referral to Other Agencies

Planning Board Public Hearing on Preliminary Approval  
GML Referral to Rockland County Planning Department  
Referral to Other Agencies

Planning Board Meeting/Public Hearing on Final Approval  
GML Referral to Rockland County Planning Department  
Referral to Other Agencies  
Signature & Filing

# State Environmental Quality Review Process



**The SEQR Process**



# New Forms and Tools

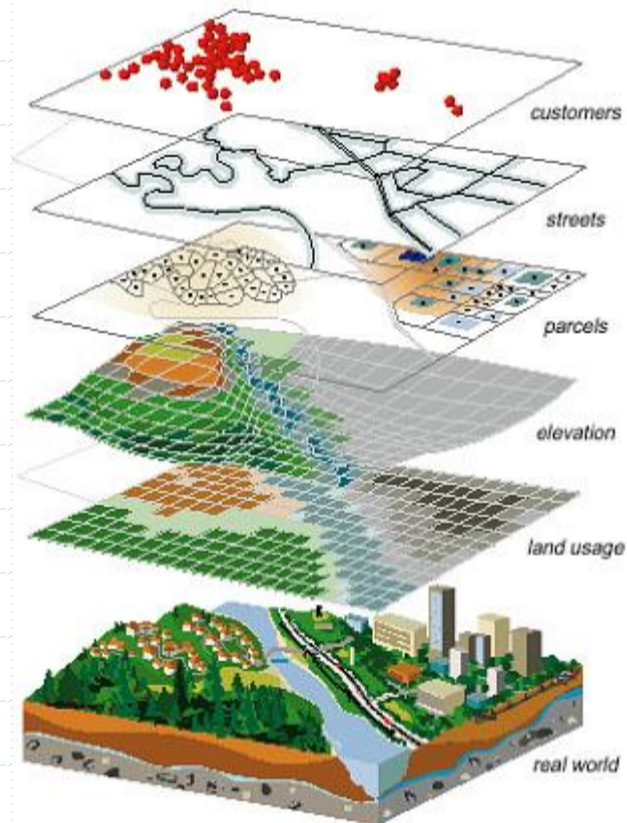
New Short and Long Environmental Assessment Forms (EAFs)

EAF Mapper Application



# Geographic Information Systems (GIS)

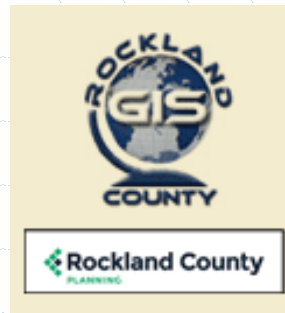
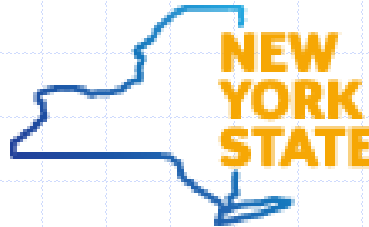
- ◆ Spatial information is stored as “layers,” which can be viewed individually or combined to create more detailed images.



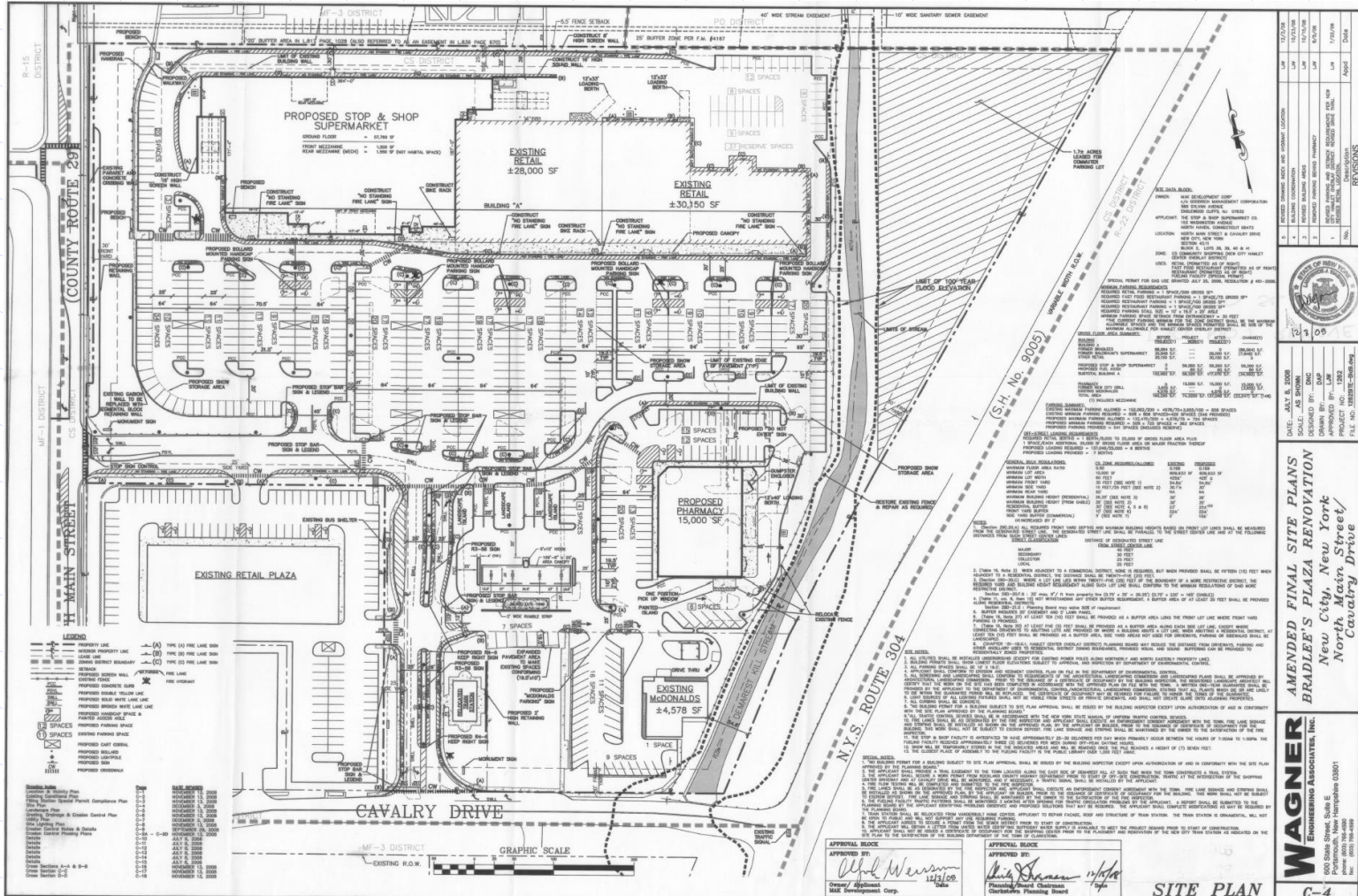
# Geographic Information Systems (GIS)

## ◆ Tools at your disposal (FOR FREE)

- Google Earth (Street view)
- Rockland County GIS Portal
- NYS EAF Mapper
- Other Local Systems
  - ◆ [Clarkstown Planning Board Project Mapper](#)



# V - Site Plans



NO.	DATE	DESCRIPTION	BY	DATE
1	12/10/07	PRELIMINARY	ML	12/10/07
2	1/15/08	REVISED	ML	1/15/08
3	3/10/08	REVISED	ML	3/10/08
4	5/15/08	REVISED	ML	5/15/08
5	7/8/08	REVISED	ML	7/8/08
6	7/8/08	REVISED	ML	7/8/08
7	7/8/08	REVISED	ML	7/8/08
8	7/8/08	REVISED	ML	7/8/08
9	7/8/08	REVISED	ML	7/8/08
10	7/8/08	REVISED	ML	7/8/08
11	7/8/08	REVISED	ML	7/8/08
12	7/8/08	REVISED	ML	7/8/08
13	7/8/08	REVISED	ML	7/8/08
14	7/8/08	REVISED	ML	7/8/08
15	7/8/08	REVISED	ML	7/8/08
16	7/8/08	REVISED	ML	7/8/08
17	7/8/08	REVISED	ML	7/8/08
18	7/8/08	REVISED	ML	7/8/08
19	7/8/08	REVISED	ML	7/8/08
20	7/8/08	REVISED	ML	7/8/08
21	7/8/08	REVISED	ML	7/8/08
22	7/8/08	REVISED	ML	7/8/08
23	7/8/08	REVISED	ML	7/8/08
24	7/8/08	REVISED	ML	7/8/08
25	7/8/08	REVISED	ML	7/8/08
26	7/8/08	REVISED	ML	7/8/08
27	7/8/08	REVISED	ML	7/8/08
28	7/8/08	REVISED	ML	7/8/08
29	7/8/08	REVISED	ML	7/8/08
30	7/8/08	REVISED	ML	7/8/08
31	7/8/08	REVISED	ML	7/8/08
32	7/8/08	REVISED	ML	7/8/08
33	7/8/08	REVISED	ML	7/8/08
34	7/8/08	REVISED	ML	7/8/08
35	7/8/08	REVISED	ML	7/8/08
36	7/8/08	REVISED	ML	7/8/08
37	7/8/08	REVISED	ML	7/8/08
38	7/8/08	REVISED	ML	7/8/08
39	7/8/08	REVISED	ML	7/8/08
40	7/8/08	REVISED	ML	7/8/08
41	7/8/08	REVISED	ML	7/8/08
42	7/8/08	REVISED	ML	7/8/08
43	7/8/08	REVISED	ML	7/8/08
44	7/8/08	REVISED	ML	7/8/08
45	7/8/08	REVISED	ML	7/8/08
46	7/8/08	REVISED	ML	7/8/08
47	7/8/08	REVISED	ML	7/8/08
48	7/8/08	REVISED	ML	7/8/08
49	7/8/08	REVISED	ML	7/8/08
50	7/8/08	REVISED	ML	7/8/08
51	7/8/08	REVISED	ML	7/8/08
52	7/8/08	REVISED	ML	7/8/08
53	7/8/08	REVISED	ML	7/8/08
54	7/8/08	REVISED	ML	7/8/08
55	7/8/08	REVISED	ML	7/8/08
56	7/8/08	REVISED	ML	7/8/08
57	7/8/08	REVISED	ML	7/8/08
58	7/8/08	REVISED	ML	7/8/08
59	7/8/08	REVISED	ML	7/8/08
60	7/8/08	REVISED	ML	7/8/08
61	7/8/08	REVISED	ML	7/8/08
62	7/8/08	REVISED	ML	7/8/08
63	7/8/08	REVISED	ML	7/8/08
64	7/8/08	REVISED	ML	7/8/08
65	7/8/08	REVISED	ML	7/8/08
66	7/8/08	REVISED	ML	7/8/08
67	7/8/08	REVISED	ML	7/8/08
68	7/8/08	REVISED	ML	7/8/08
69	7/8/08	REVISED	ML	7/8/08
70	7/8/08	REVISED	ML	7/8/08
71	7/8/08	REVISED	ML	7/8/08
72	7/8/08	REVISED	ML	7/8/08
73	7/8/08	REVISED	ML	7/8/08
74	7/8/08	REVISED	ML	7/8/08
75	7/8/08	REVISED	ML	7/8/08
76	7/8/08	REVISED	ML	7/8/08
77	7/8/08	REVISED	ML	7/8/08
78	7/8/08	REVISED	ML	7/8/08
79	7/8/08	REVISED	ML	7/8/08
80	7/8/08	REVISED	ML	7/8/08
81	7/8/08	REVISED	ML	7/8/08
82	7/8/08	REVISED	ML	7/8/08
83	7/8/08	REVISED	ML	7/8/08
84	7/8/08	REVISED	ML	7/8/08
85	7/8/08	REVISED	ML	7/8/08
86	7/8/08	REVISED	ML	7/8/08
87	7/8/08	REVISED	ML	7/8/08
88	7/8/08	REVISED	ML	7/8/08
89	7/8/08	REVISED	ML	7/8/08
90	7/8/08	REVISED	ML	7/8/08
91	7/8/08	REVISED	ML	7/8/08
92	7/8/08	REVISED	ML	7/8/08
93	7/8/08	REVISED	ML	7/8/08
94	7/8/08	REVISED	ML	7/8/08
95	7/8/08	REVISED	ML	7/8/08
96	7/8/08	REVISED	ML	7/8/08
97	7/8/08	REVISED	ML	7/8/08
98	7/8/08	REVISED	ML	7/8/08
99	7/8/08	REVISED	ML	7/8/08
100	7/8/08	REVISED	ML	7/8/08

APPROVAL BLOCK  
 APPROVED BY: *Chad Warrson*  
 Date: 11/12/08  
 Deputy/Assistant  
 M&E Development Corp.

APPROVAL BLOCK  
 APPROVED BY: *Paul Stearns*  
 Date: 11/12/08  
 Planning Board Chairman  
 Castleview Planning Board

**SITE PLAN**

**WAGNER**  
 ENGINEERING ASSOCIATES, INC.  
 800 South Street, Suite E  
 New York, NY 10038  
 Phone: (212) 486-1000  
 Fax: (212) 486-1001  
 www.wagnereng.com

**AMENDED FINAL SITE PLANS**  
**BRADLEE'S PLAZA RENOVATION**  
 New City, New York  
 North Main Street/  
 Cavalry Drive

DATE: JULY 8, 2008  
 SCALE: AS SHOWN  
 DRAWN BY: ML  
 APPROVED BY: ML  
 PROJECT NO.: 2007-0001  
 FILE NO.: JWB-07-0001

REVISIONS  
 NO. DATE DESCRIPTION  
 1 12/10/07 PRELIMINARY  
 2 1/15/08 REVISED  
 3 3/10/08 REVISED  
 4 5/15/08 REVISED  
 5 7/8/08 REVISED  
 6 7/8/08 REVISED  
 7 7/8/08 REVISED  
 8 7/8/08 REVISED  
 9 7/8/08 REVISED  
 10 7/8/08 REVISED  
 11 7/8/08 REVISED  
 12 7/8/08 REVISED  
 13 7/8/08 REVISED  
 14 7/8/08 REVISED  
 15 7/8/08 REVISED  
 16 7/8/08 REVISED  
 17 7/8/08 REVISED  
 18 7/8/08 REVISED  
 19 7/8/08 REVISED  
 20 7/8/08 REVISED  
 21 7/8/08 REVISED  
 22 7/8/08 REVISED  
 23 7/8/08 REVISED  
 24 7/8/08 REVISED  
 25 7/8/08 REVISED  
 26 7/8/08 REVISED  
 27 7/8/08 REVISED  
 28 7/8/08 REVISED  
 29 7/8/08 REVISED  
 30 7/8/08 REVISED  
 31 7/8/08 REVISED  
 32 7/8/08 REVISED  
 33 7/8/08 REVISED  
 34 7/8/08 REVISED  
 35 7/8/08 REVISED  
 36 7/8/08 REVISED  
 37 7/8/08 REVISED  
 38 7/8/08 REVISED  
 39 7/8/08 REVISED  
 40 7/8/08 REVISED  
 41 7/8/08 REVISED  
 42 7/8/08 REVISED  
 43 7/8/08 REVISED  
 44 7/8/08 REVISED  
 45 7/8/08 REVISED  
 46 7/8/08 REVISED  
 47 7/8/08 REVISED  
 48 7/8/08 REVISED  
 49 7/8/08 REVISED  
 50 7/8/08 REVISED  
 51 7/8/08 REVISED  
 52 7/8/08 REVISED  
 53 7/8/08 REVISED  
 54 7/8/08 REVISED  
 55 7/8/08 REVISED  
 56 7/8/08 REVISED  
 57 7/8/08 REVISED  
 58 7/8/08 REVISED  
 59 7/8/08 REVISED  
 60 7/8/08 REVISED  
 61 7/8/08 REVISED  
 62 7/8/08 REVISED  
 63 7/8/08 REVISED  
 64 7/8/08 REVISED  
 65 7/8/08 REVISED  
 66 7/8/08 REVISED  
 67 7/8/08 REVISED  
 68 7/8/08 REVISED  
 69 7/8/08 REVISED  
 70 7/8/08 REVISED  
 71 7/8/08 REVISED  
 72 7/8/08 REVISED  
 73 7/8/08 REVISED  
 74 7/8/08 REVISED  
 75 7/8/08 REVISED  
 76 7/8/08 REVISED  
 77 7/8/08 REVISED  
 78 7/8/08 REVISED  
 79 7/8/08 REVISED  
 80 7/8/08 REVISED  
 81 7/8/08 REVISED  
 82 7/8/08 REVISED  
 83 7/8/08 REVISED  
 84 7/8/08 REVISED  
 85 7/8/08 REVISED  
 86 7/8/08 REVISED  
 87 7/8/08 REVISED  
 88 7/8/08 REVISED  
 89 7/8/08 REVISED  
 90 7/8/08 REVISED  
 91 7/8/08 REVISED  
 92 7/8/08 REVISED  
 93 7/8/08 REVISED  
 94 7/8/08 REVISED  
 95 7/8/08 REVISED  
 96 7/8/08 REVISED  
 97 7/8/08 REVISED  
 98 7/8/08 REVISED  
 99 7/8/08 REVISED  
 100 7/8/08 REVISED

# Site Plans

A rendering, drawing, or sketch prepared to specifications and containing necessary elements, as set forth in the applicable zoning ordinance or local law, which shows the arrangement, layout and design of buildings and associated circulation and parking in the landscape.



Source: [http://westbridgfordsquash.org.uk/SharmElSheikh/images/layout\\_showing\\_D6.jpg](http://westbridgfordsquash.org.uk/SharmElSheikh/images/layout_showing_D6.jpg)



# Site Plans

**Site Layout**

**Wetlands**

**Building**

**Parking**

**Map Notes**

**General Notes**

**Vicinity Map**

**Entrance Detail**

**Legend**

**Scale**

**Seal**

**Signature Block**

**Title Block**

**Bulk Table**

**Site Development Plan**

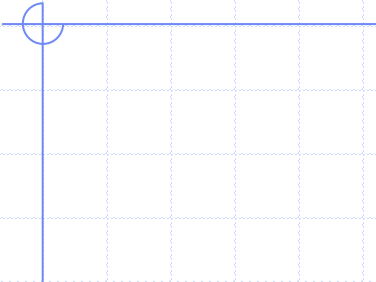
**Crossroads Office Park**

**Atzil, Scatassa & Zigler P.C.**

**2330**

**1**

# Site Plans

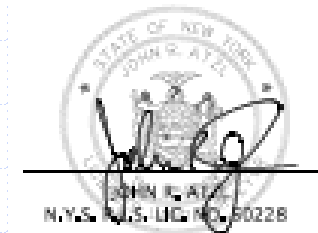


## LEGEND

- |                                       |   |
|---------------------------------------|---|
| ● EXISTING SANITARY SEWER MANHOLE     | ONE PROPOSED DO NOT ENTER SIGN MUTCD #R3-15 |
| ○ PROPOSED SANITARY SEWER MANHOLE     | NLT PROPOSED NO LEFT TURN SIGN MUTCD #R3-1  |
| ■ EXISTING CATCH BASIN                | KR PROPOSED KEEP RIGHT SIGN MUTCD #R4-6     |
| □ PROPOSED CATCH BASIN                | ▼ DENOTES BUILDING ACCESS                   |
| NP PROPOSED NO PARKING FIRE LANE SIGN | AC PROPOSED AIR CONDITIONING UNIT           |
| HC PROPOSED HANDICAP SIGN             | ET PROPOSED ELECTRIC TRANSFORMER            |
| OW PROPOSED ONE WAY SIGN              |   |



SCALE: 1"=30'



No. 7	5-2-07	RELOCATE BUS SHELTER PER NYSDDOT
No. 6	1-02-07	PER FIRE INSPECTOR COMMENTS
No. 5	11-27-06	PER ZBA RESOLUTION 2006-3
No. 4	9-26-06	PER ZBA MEETING ON 9-13-06
No. 3	8-09-06	GENERAL REVISIONS
No. 2	6-23-06	GENERAL REVISIONS
No. 1	3-25-06	PER DEO MEMO DATED 1-24-06
REVISION	DATE	DESCRIPTION



Roy Ahmadi, Ph.D., P.E.  
 Andrew S. Atzl, P.L.S.  
 John R. Atzl, P.L.S.  
 David M. Zigler, P.L.S.

**ATZL, SCATASSA & ZIGLER P.C.**

ENGINEERS—SURVEYORS—PLANNERS

234 North Main Street · New City, New York 10956  
 Tel: (845) 634-1694 FAX: (845) 634-5543  
 156 Orange Avenue · Walden, New York 12586  
 Tel: (845) 978-1590 FAX: (845) 978-2365  
 Email: ASZSurveys@aol.com

PROJECT:

**CROSSROADS  
 OFFICE PARK**

VILLAGE OF NEW HEMPSTEAD  
 ROCKLAND COUNTY, NEW YORK

TITLE:

**SITE DEVELOPMENT PLAN**

DRAWN BY: ASA

CHECKED BY: JRA

DATE: MARCH 7, 2006

SCALE: 1 IN. = 30 FT.

PROJECT NO:

DRAWING NO:

2339

1

# Site Plans

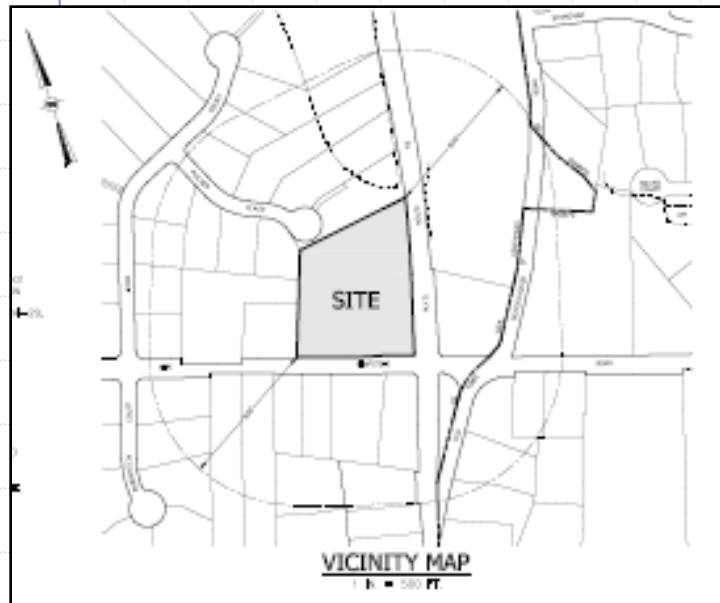
## BULK REQUIREMENTS

ZONE "1R-35"	MINIMUM LOT AREA	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MAX. FLOOR AREA RATIO	MAX. DEV. COVERAGE	MAX. BLDG. HEIGHT	MIN. BUFFER ADJ. RESIDENTIAL	PARKING REQUIREMENTS
REQUIRED	35,000 SQ.FT.	150 FT.	50 FT.	25 FT.	50 FT.	0.12	20%	35 FT.	NA	3/1000 SQ.FT.
PROPOSED	147,041 SQ.FT.*	397 FT.	75 FT.	119 FT.	223 FT.	0.17	47%	30 FT.	50 FT.	135 SPACES#

WETLANDS AREA = 33,423 X 75% = 25,067 SQ.F.T

\*172,082 - 25,067 = 147,041 SQ.FT. NET LOT AREA FOR ZONING PURPOSES

#5.4 SPACES/1000 SQ.FT.



### *VILLAGE OF NEW HEMPSTEAD ZONING BOARD OF APPEALS RESOLUTION #ZBA 2003-20 AND 2004-*

*RESOLVED THAT THE APPLICATION BY NEW HEMPSTEAD PLAZA FOR A USE VARIANCE BE GRANTED WITH THE FOLLOWING CONDITIONS AND RECOMMENDATIONS:*

1. BUILDING TO BE A MAXIMUM OF 22,500 SQUARE FEET.
2. THAT THE USE BE FOR PROFESSIONAL OFFICES ONLY.
3. THAT A 50 FOOT SCREENING BUFFER BE INSTALLED ALONG THE WESTERLY PROPERTY LINE. THE SCREENING TO BE DETERMINED BY THE PLANNING BOARD.
4. THAT THERE SHALL BE NO ACCESS FROM PULVER PLACE.
5. A RECOMMENDATION THAT THE PLANNING BOARD REQUIRE ADEQUATE, ADDITIONAL SCREENING TO PROTECT THE RESIDENCES FROM ANY IMPACTS SUCH AS HEADLIGHTS, NOISE, PARKING LOT USE, ETC. ALONG NEW HEMPSTEAD ROAD.

### *VILLAGE OF NEW HEMPSTEAD ZONING BOARD OF APPEALS RESOLUTION #ZBA 2006-3*

*RESOLVED THAT THE APPLICATION BY NEW HEMPSTEAD PLAZA FOR A USE VARIANCE BE GRANTED WITH THE FOLLOWING CONDITIONS AND RECOMMENDATIONS:*

1. BUILDING TO BE A MAXIMUM OF 22,500 SQUARE FEET OF NET OFFICE SPACE.
2. ALL OTHER ZBA & ARB REMAIN IN EFFECT.

# Principles of Good Site Design

1. Context & Site
2. Environment
3. Streets
4. Pedestrians
5. Parking
6. Open Space
7. Building Relationships
8. Landscaping
9. Storm water
10. Lighting & Signage
11. Water Conservation

# 1. Understand the Context & Site

Visit the site - use Google Earth

Ask questions.

Identify adjacent uses and characteristics.



## 2. Respect the Environment

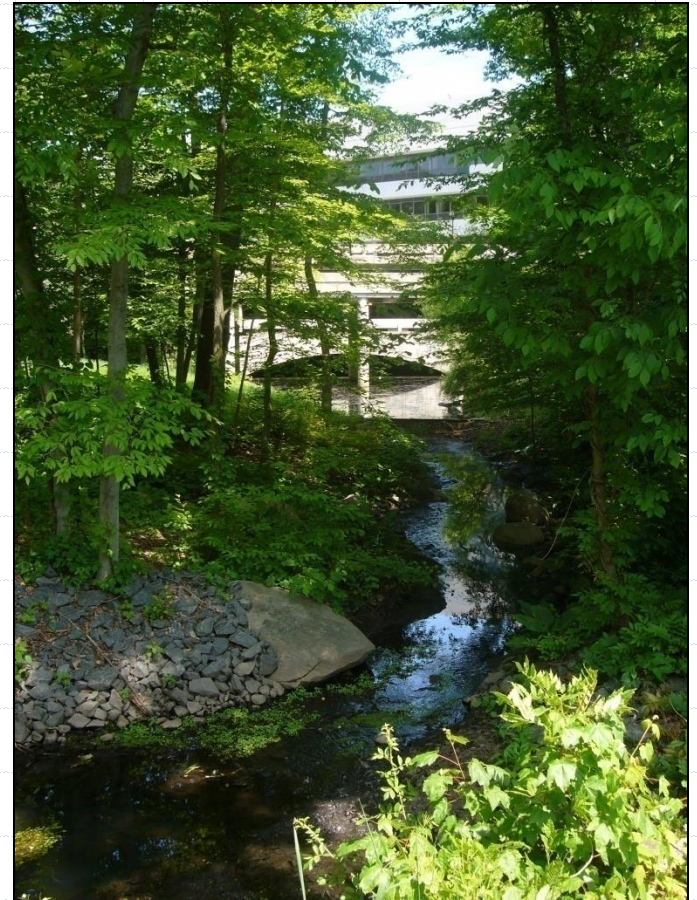
What are the physical features of the site?

Stands of mature trees

Steep slopes

Rock outcroppings

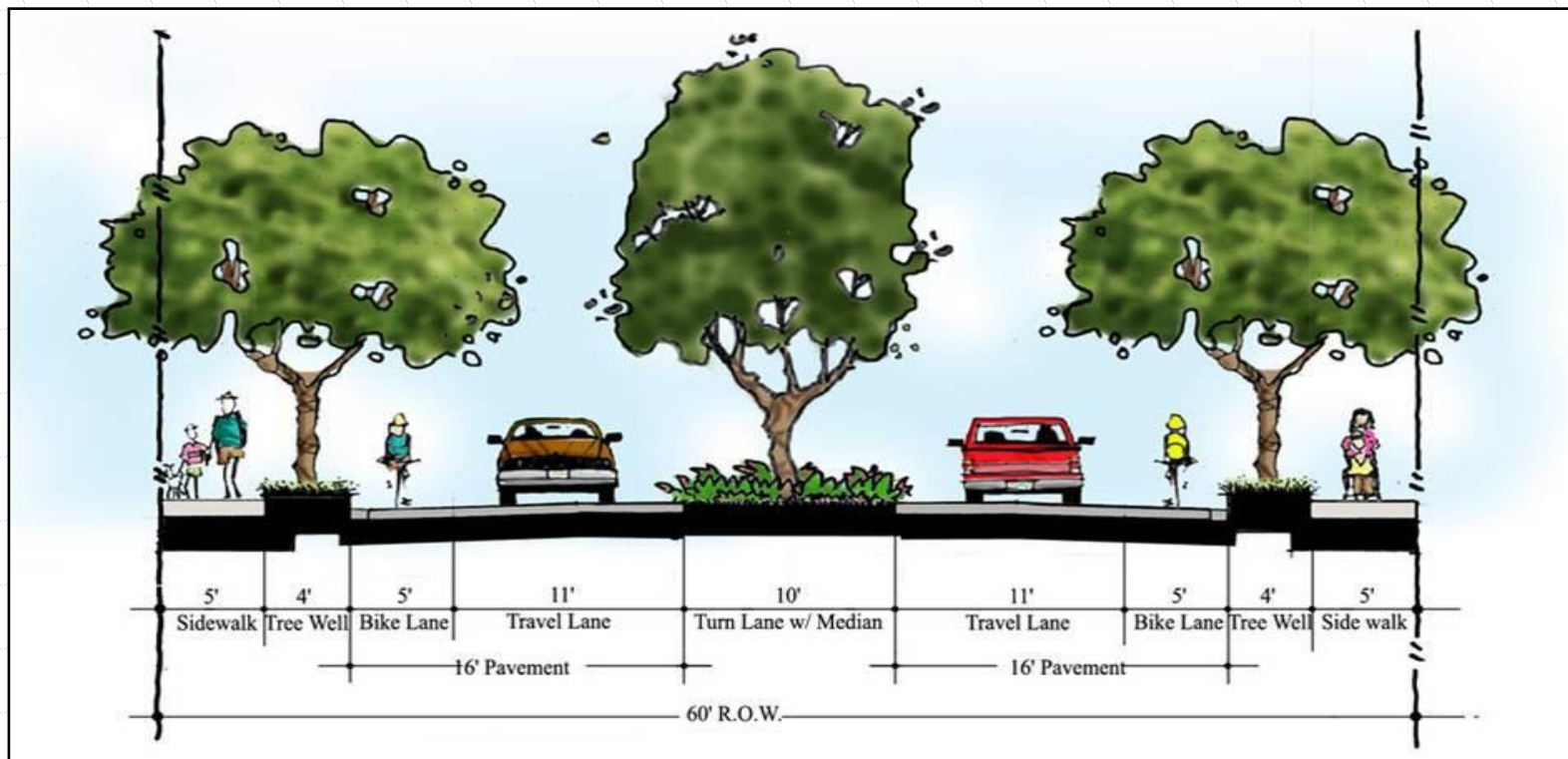
Streams



**Salvation Army, West Nyack**

# 3. Design Streets for Everyone

Drivers, pedestrians, bicyclists, wheelchair users.



## 4. Acknowledge the Pedestrian

Look for connections and provide them.  
Require sidewalks, paths or trails.  
Review sidewalk design.





# 5. Analyze Need for Parking

Current parking requirements?

Why X spaces?

Landbanking

On-street parking

Design the parking lot.



## 6. Advocate for Open Space

Biggest threat to biodiversity –  
loss of open space

Consider:

type, purpose,  
ownership &  
maintenance  
connection



**Pelham West/Pascack Brook**

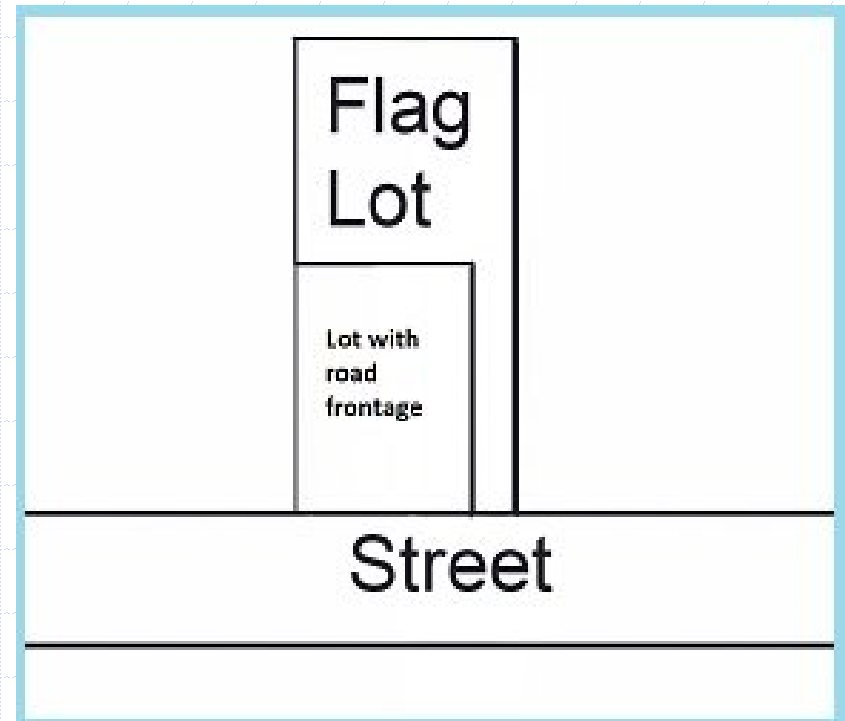
# 7. Understand Building Relationships

Location of building and parking

Location of driveways, garages

Residents expectations

Flag lots



## 8. Enhance the Environment through Landscaping

Appearance

Buffers and privacy

Habitat protection

Native plants



**Route 304, Nanuet**



## 9. Address Stormwater

Rain or melting snow that doesn't soak into the ground; flows across lawns, paved areas into closest body of water.

Results:

Pollutants and algal blooms

Flooding, erosion, siltation

Runoff ends up in ocean - aquifer isn't recharged

# Address Stormwater

Options:

underground storage, detention or retention basins, rain gardens, swales

Ownership and maintenance



**Hickory Hill II**

# 10. Provide Adequate and Attractive Signage and Lighting

Lighting - purpose

Signage

Purpose, amount of information

Location, size, materials, illumination



**New City Commuter Lot**



# 11. Advocate for Water Conservation

Drinking water supply comes from  
within our border

Rockland Water Conservation Plan  
reduced outdoor water use  
storm water management  
watershed protection

# Coptic Church Site Plan

## Proposed Site Plan



The *Virgin Mary & St. Pachomius*  
Coptic Orthodox Church of the Lower Hudson Valley  
Chestnut Ridge Road, Chestnut Ridge, NY

Revised: March 1, 2007  
December 4, 2006

Architect:  
**Pfaff Architects**  
208 Foss Drive  
Upper Nyack, NY 10960

Site Engineer:  
**McLaren Engineering Group**  
100 Snake Hill Road  
West Nyack, NY 10994

Landscape Architect:  
**Hines Wasser Associates**  
153 Milk Street  
Boston, MA 02109

# Suffern Library

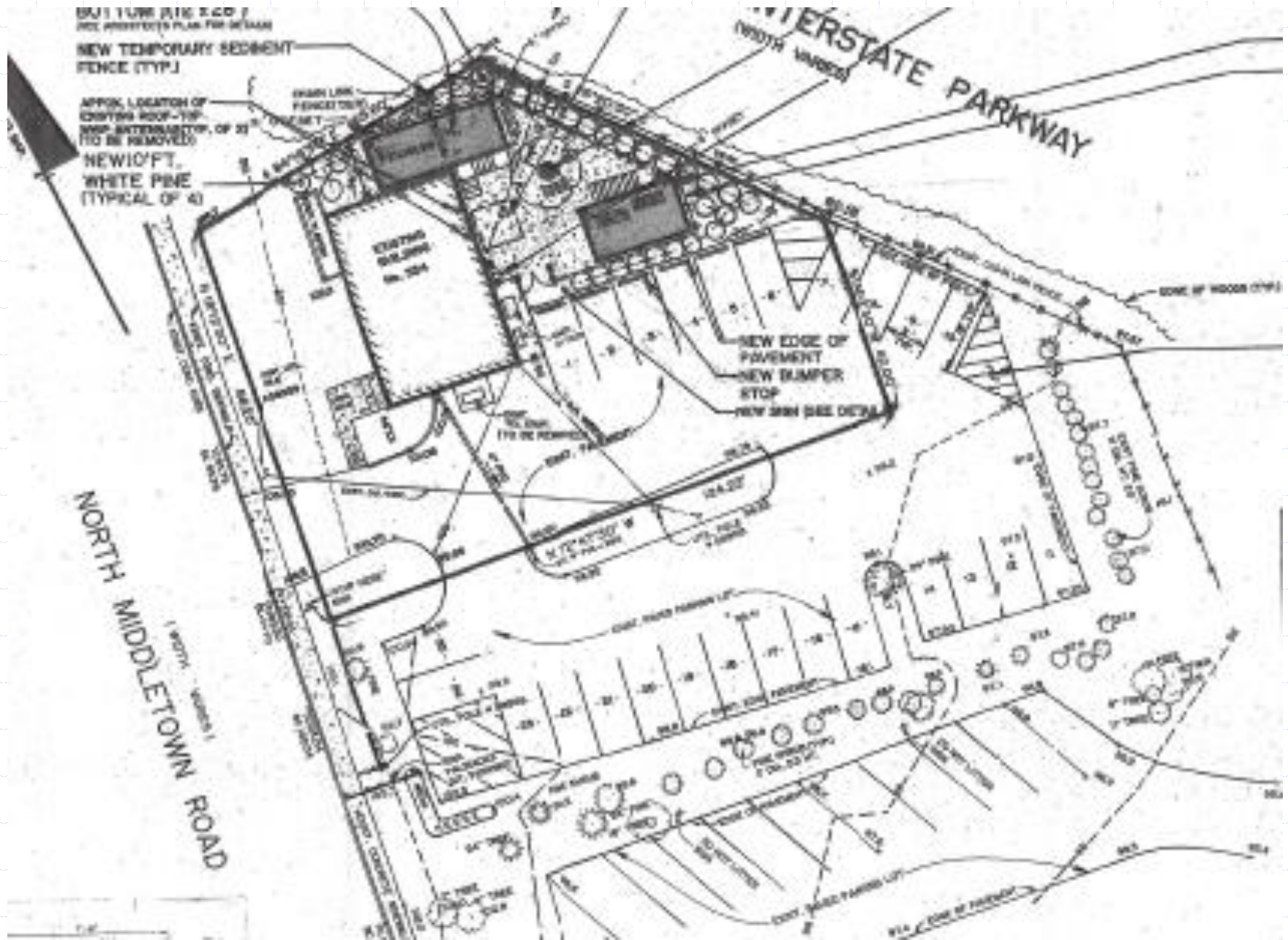


# VI – Special Use Permits

## **Special Use or Conditional Use Permits**

An authorization of a particular land use which is permitted in a zoning ordinance or local law, subject to requirements imposed by and in harmony with such zoning ordinance or local law, to assure that the proposed use will not adversely affect the surrounding neighborhood.

# Special Use or Conditional Use Permits



# Special Use or Conditional Use Permits

**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 EQUIPMENT PLAN**  
SCALE: 3/8" = 1'-0"

**3 BOARD ON BOARD FENCE**  
SCALE: 3/8" = 1'-0"

**4 AT&T ANTENNA ORIENTATION PLAN**  
SCALE: 1/4" = 1'-0"

**5 VERIZON ANTENNA ORIENTATION PLAN**  
SCALE: 1/4" = 1'-0"

**6 NEXTEL ANTENNA ORIENTATION PLAN**  
SCALE: 1/4" = 1'-0"

**7 OMNIPOD™ ANTENNA ORIENTATION PLAN**  
SCALE: 1/4" = 1'-0"

**BARDONIA**  
ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS

354 N. MIDDLETOWN RD  
356 NORTH ASSETOWN RD  
SARASOT, FL

SITENR-08-1410

DATE: 08/11/08  
DRAWN: JAC  
CHECKED: JAC  
SCALE: 1/8" = 1'-0"

PROJECT: 08-1410  
SHEET: 01 OF 02

1000 N. GENESEE ST.  
ANN ARBOR, MI 48106  
TEL: 734.769.2300 FAX: 734.769.2308

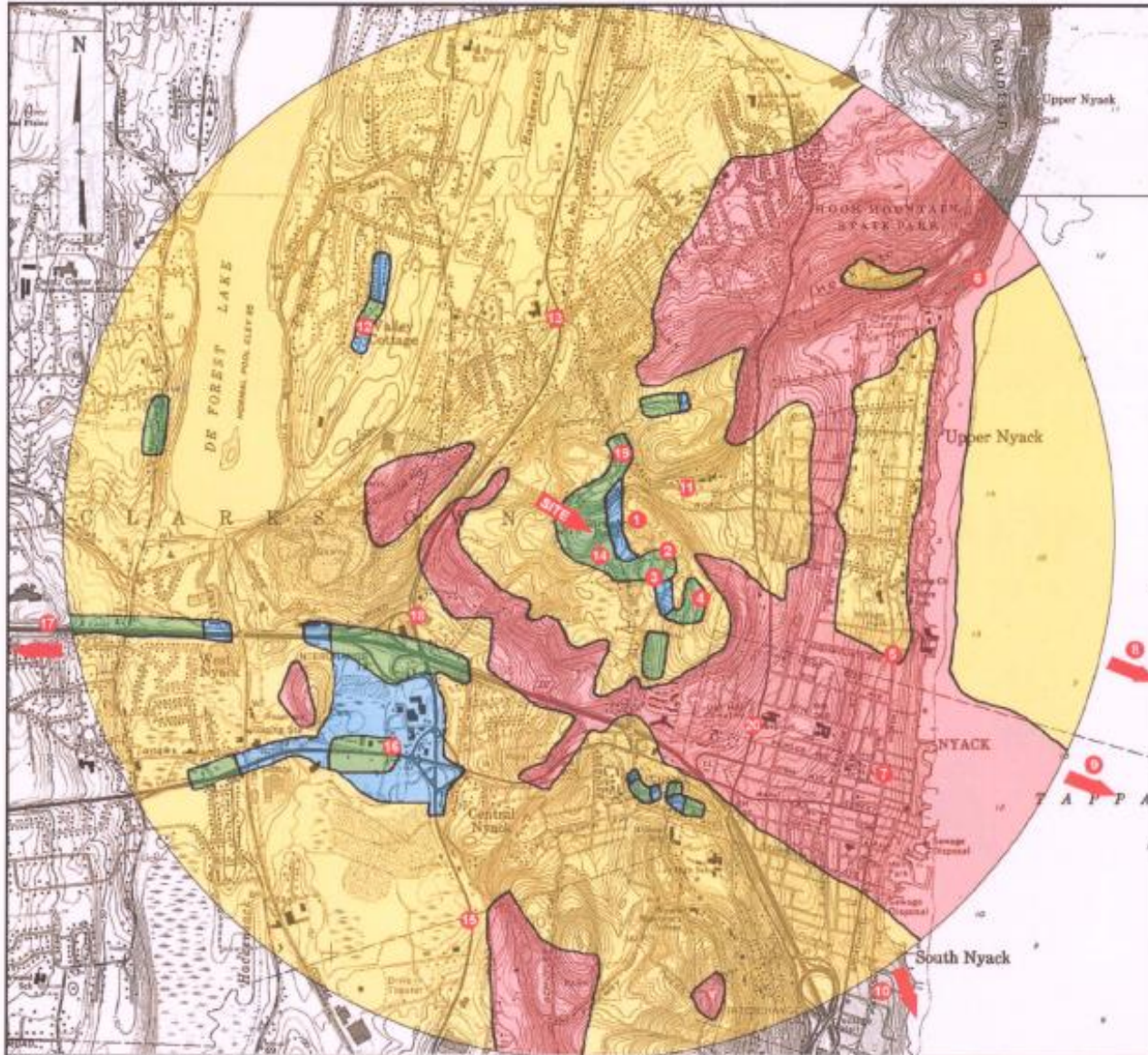
OCN  
NEXTEL  
AT&T

1000 N. GENESEE ST.  
ANN ARBOR, MI 48106  
TEL: 734.769.2300 FAX: 734.769.2308

1000 N. GENESEE ST.  
ANN ARBOR, MI 48106  
TEL: 734.769.2300 FAX: 734.769.2308

1000 N. GENESEE ST.  
ANN ARBOR, MI 48106  
TEL: 734.769.2300 FAX: 734.769.2308

# Special Use or Conditional Use Permits



## VIEWSHED ANALYSIS MAP

SCALE 1" = 2000'±

### PROPOSED 185' TALL TELECOMMUNICATIONS STRUCTURE

**SITE B**  
EMERGENCY SERVICES WIRELESS  
TELECOMMUNICATIONS TOWER  
UNITED WATER PROPERTY - MT. VIEW RD.  
TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, NEW YORK

PREPARED FOR:  
**TOWN OF CLARKSTOWN**  
DEPARTMENT OF PLANNING  
10 MAPLE AVENUE  
NEW CITY, NEW YORK 10956

PREPARED BY:  
**TECTONIC ENGINEERING & SURVEYING  
CONSULTANTS, P.C.**  
12 CORNELL ROAD  
LATHAM, NY 12110  
518-783-1630  
518-783-1544 FAX

#### LEGEND

VISIBLE	
NOT VISIBLE DUE TO TOPOGRAPHY	
PARTIALLY VISIBLE DUE TO VEGETATION, BUILDINGS	
CONCEALED DUE TO VEGETATION	

W.O. #4204 CLARK - SITE B

JULY 26, 2005

**TECTONIC**  
ENGINEERING & SURVEYING  
CONSULTANTS P.C.

# Special Use or Conditional Use Permits



**TECTONIC**  
ENGINEERING & SURVEYING  
CONSULTANTS P.C.

LOOKING NORTH FROM THE INTERSECTION OF MOUNTAINVIEW AVENUE  
AND WOODS ROAD  
PROPOSED STRUCTURE WILL BE VISIBLE FROM THIS LOCATION

*DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 950'±*

**P-14B**

4204.CLARK



# Special Use or Conditional Use Permits

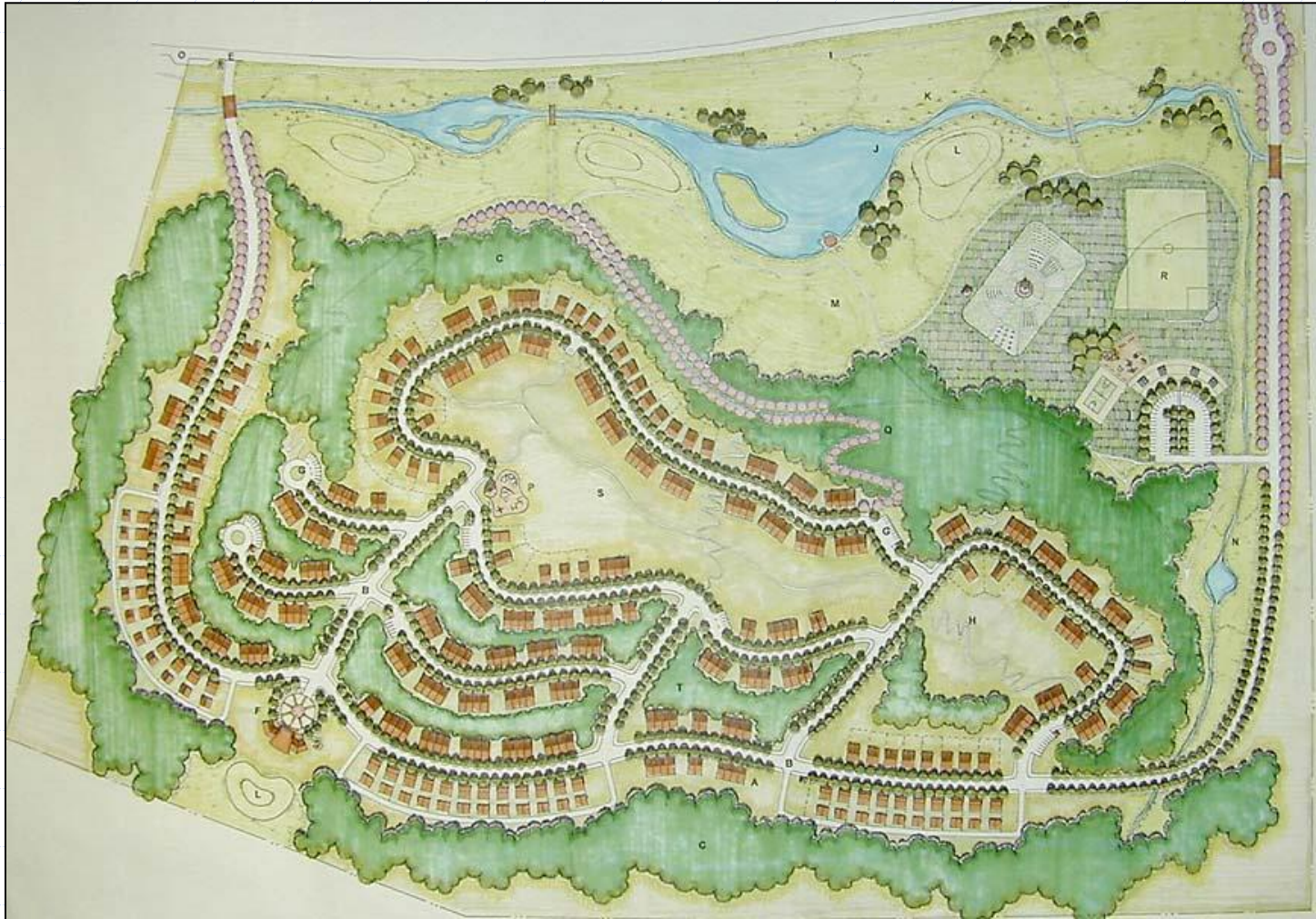


**TECTONIC**  
ENGINEERING & SURVEYING  
CONSULTANTS P.C.

LOOKING NORTHEAST FROM THE INTERSECTION OF MOUNTAINVIEW AVENUE  
AND WOODS ROAD  
PROPOSED STRUCTURE IS VISIBLE FROM THIS LOCATION  
DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 1300'<sup>±</sup>

**S-14B**  
4204.CLARK

# VII – Subdivisions and Cluster Development



# Subdivision

The division of any parcel of land into a number of lots, blocks or sites as specified in a local ordinance, law, rule or regulation, with or without streets or highways, for the purpose of sale, transfer of ownership, or development. The term "subdivision" may include any alteration of lot lines or dimensions of any lots or sites shown on a plat previously approved and filed in the office of the county clerk or register of the county in which such plat is located. Subdivisions may be defined and delineated by local regulation, as either "major" or "minor", with the review procedures and criteria for each set forth in local regulations.

# Subdivisions

## Camelot Subdivision - New City



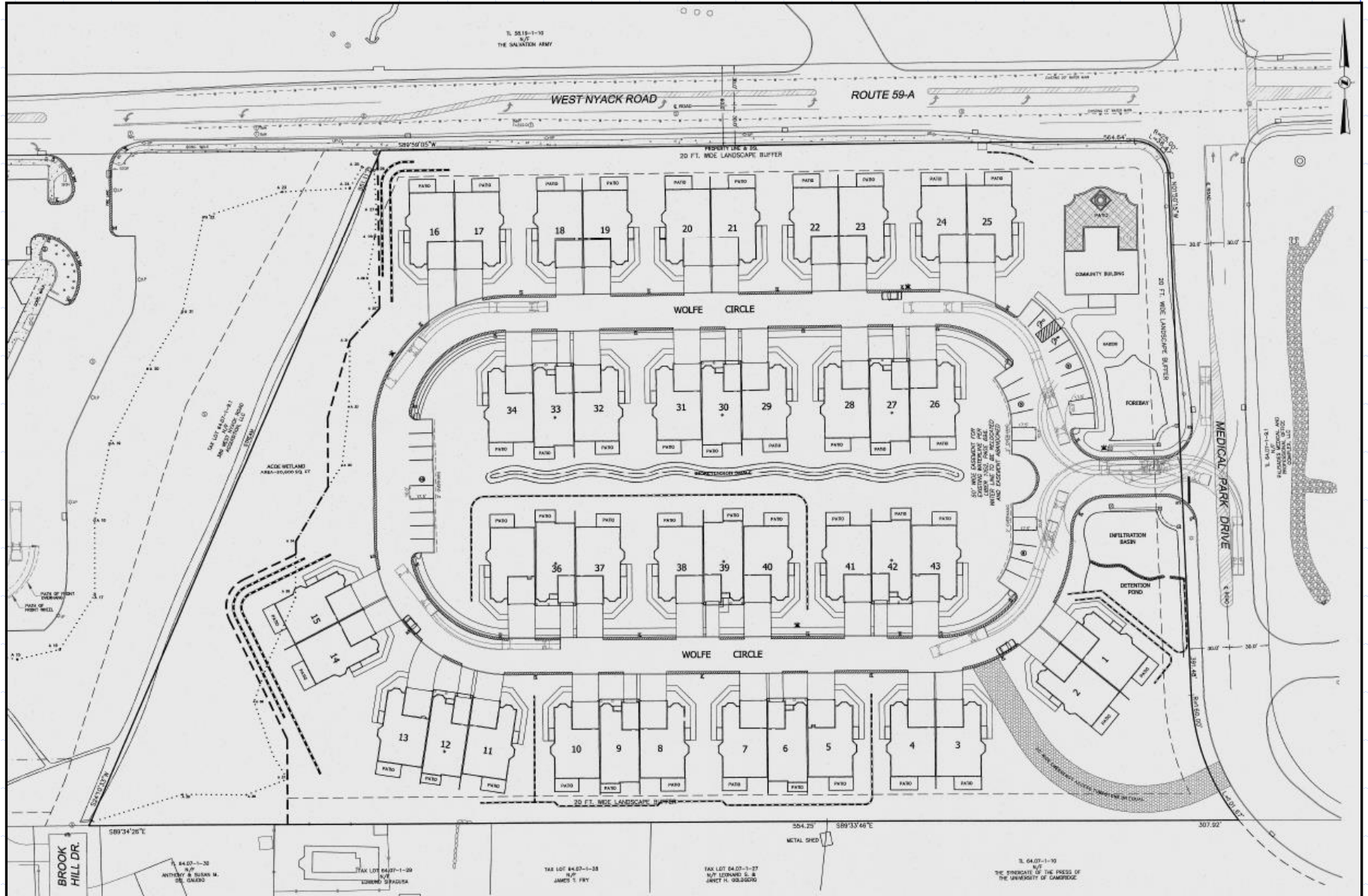
1:1,794



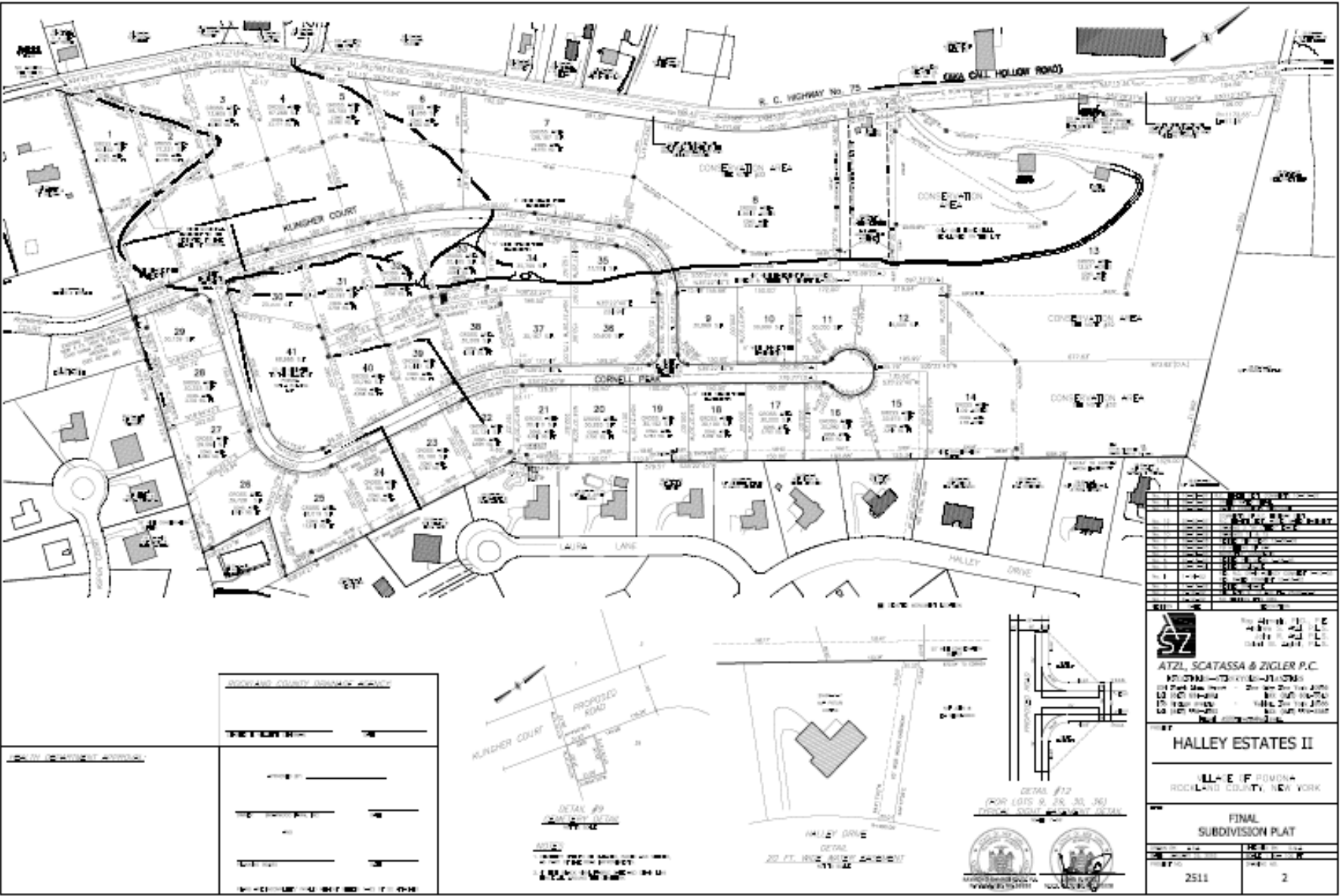
Source: Rockland County Planning Department - 2004 Aerial Photography  
Prepared by: Clarkstown Planning Department, February 27, 2008  
ONLY FOR INTERNAL USE BY TOWN OF CLARKE TO VIM PERGO NNEEL. Not for public distribution. The Town of Clarkstown makes no warranties express or implied, as to the accuracy of the data on this map. This map is for general information purposes and must not be relied upon for engineering or site specific purposes.



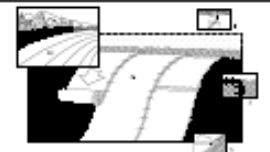
# Subdivisions (Street Layout)



# Subdivisions (Environmental Features)



# Subdivisions (Grading)



THE ENGINEER HAS REVIEWED THE GRADING PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NYS DEPARTMENT OF TRANSPORTATION AND PLANNING. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBSERVED THE CONSTRUCTION OF THE PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE GRADING PLAN AND DOES NOT EXTEND TO THE DESIGN OF THE STRUCTURES OR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE GRADING PLAN AND DOES NOT EXTEND TO THE DESIGN OF THE STRUCTURES OR THE CONSTRUCTION OF THE PROJECT.

PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 DATE \_\_\_\_\_

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/11
2	REVISED PLAN	11/15/11
3	REVISED PLAN	12/15/11
4	REVISED PLAN	01/15/12
5	REVISED PLAN	02/15/12
6	REVISED PLAN	03/15/12
7	REVISED PLAN	04/15/12
8	REVISED PLAN	05/15/12
9	REVISED PLAN	06/15/12
10	REVISED PLAN	07/15/12
11	REVISED PLAN	08/15/12
12	REVISED PLAN	09/15/12
13	REVISED PLAN	10/15/12
14	REVISED PLAN	11/15/12
15	REVISED PLAN	12/15/12
16	REVISED PLAN	01/15/13
17	REVISED PLAN	02/15/13
18	REVISED PLAN	03/15/13
19	REVISED PLAN	04/15/13
20	REVISED PLAN	05/15/13
21	REVISED PLAN	06/15/13
22	REVISED PLAN	07/15/13
23	REVISED PLAN	08/15/13
24	REVISED PLAN	09/15/13
25	REVISED PLAN	10/15/13
26	REVISED PLAN	11/15/13
27	REVISED PLAN	12/15/13
28	REVISED PLAN	01/15/14
29	REVISED PLAN	02/15/14
30	REVISED PLAN	03/15/14
31	REVISED PLAN	04/15/14
32	REVISED PLAN	05/15/14
33	REVISED PLAN	06/15/14
34	REVISED PLAN	07/15/14
35	REVISED PLAN	08/15/14
36	REVISED PLAN	09/15/14
37	REVISED PLAN	10/15/14
38	REVISED PLAN	11/15/14
39	REVISED PLAN	12/15/14
40	REVISED PLAN	01/15/15
41	REVISED PLAN	02/15/15
42	REVISED PLAN	03/15/15
43	REVISED PLAN	04/15/15
44	REVISED PLAN	05/15/15
45	REVISED PLAN	06/15/15
46	REVISED PLAN	07/15/15
47	REVISED PLAN	08/15/15
48	REVISED PLAN	09/15/15
49	REVISED PLAN	10/15/15
50	REVISED PLAN	11/15/15
51	REVISED PLAN	12/15/15
52	REVISED PLAN	01/15/16
53	REVISED PLAN	02/15/16
54	REVISED PLAN	03/15/16
55	REVISED PLAN	04/15/16
56	REVISED PLAN	05/15/16
57	REVISED PLAN	06/15/16
58	REVISED PLAN	07/15/16
59	REVISED PLAN	08/15/16
60	REVISED PLAN	09/15/16
61	REVISED PLAN	10/15/16
62	REVISED PLAN	11/15/16
63	REVISED PLAN	12/15/16
64	REVISED PLAN	01/15/17
65	REVISED PLAN	02/15/17
66	REVISED PLAN	03/15/17
67	REVISED PLAN	04/15/17
68	REVISED PLAN	05/15/17
69	REVISED PLAN	06/15/17
70	REVISED PLAN	07/15/17
71	REVISED PLAN	08/15/17
72	REVISED PLAN	09/15/17
73	REVISED PLAN	10/15/17
74	REVISED PLAN	11/15/17
75	REVISED PLAN	12/15/17
76	REVISED PLAN	01/15/18
77	REVISED PLAN	02/15/18
78	REVISED PLAN	03/15/18
79	REVISED PLAN	04/15/18
80	REVISED PLAN	05/15/18
81	REVISED PLAN	06/15/18
82	REVISED PLAN	07/15/18
83	REVISED PLAN	08/15/18
84	REVISED PLAN	09/15/18
85	REVISED PLAN	10/15/18
86	REVISED PLAN	11/15/18
87	REVISED PLAN	12/15/18
88	REVISED PLAN	01/15/19
89	REVISED PLAN	02/15/19
90	REVISED PLAN	03/15/19
91	REVISED PLAN	04/15/19
92	REVISED PLAN	05/15/19
93	REVISED PLAN	06/15/19
94	REVISED PLAN	07/15/19
95	REVISED PLAN	08/15/19
96	REVISED PLAN	09/15/19
97	REVISED PLAN	10/15/19
98	REVISED PLAN	11/15/19
99	REVISED PLAN	12/15/19
100	REVISED PLAN	01/15/20

**ATZL, SCATASSA & ZIGLER P.C.**  
 100 WEST 10TH STREET, SUITE 200  
 ROCKY HILL, CONNECTICUT 06067  
 TEL: 860-319-1111 FAX: 860-319-1112  
 WWW.ATZLSCATASSAZIGLER.COM

**HALLEY ESTATES II**

11-1 E OF ROMONA  
 ROCKY HILL COUNTY, NEW YORK

**FINAL GRADING PLAN**

DATE	SCALE
2511	3



# Cluster Subdivisions

A subdivision plat or plats, in which the applicable zoning local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic quality of open lands.

A cluster subdivision generally sites houses on smaller parcels of land, while the additional land that would have been allocated to individual lots is converted to common shared open space. Typically, road frontage, lot size, setbacks, and other traditional subdivision regulations are redefined to permit the developer to preserve ecologically sensitive areas, historical sites, or other unique characteristics of the land being subdivided.

# Pelham West Subdivision, Nanuet



Journal: Rockland County Planning Department, 04/13/2007  
Prepared by: Clarkstown Planning Department, March 9, 2010  
ONLY FOR INFORMATIONAL USE BY TOWN OF CLARKSTOWN PERSONNEL. Not for public discussion. The Town of Clarkstown makes no warranty, express or implied, as to the accuracy of the data on this map. This map is for general information purposes and must not be relied upon for engineering or other specific purposes.

# Cluster Subdivisions

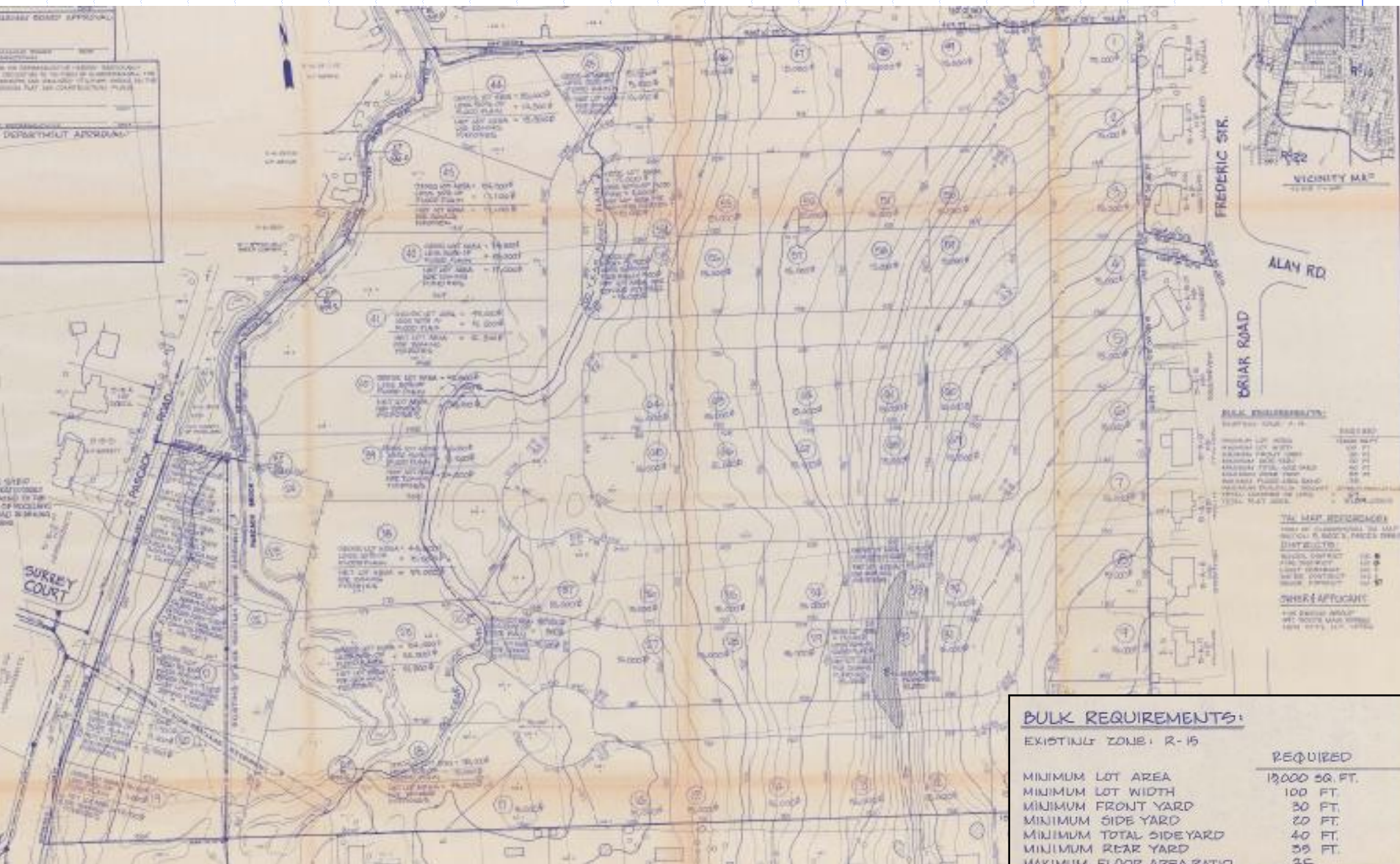
## Pelham West - Cluster Subdivision



1:2,697

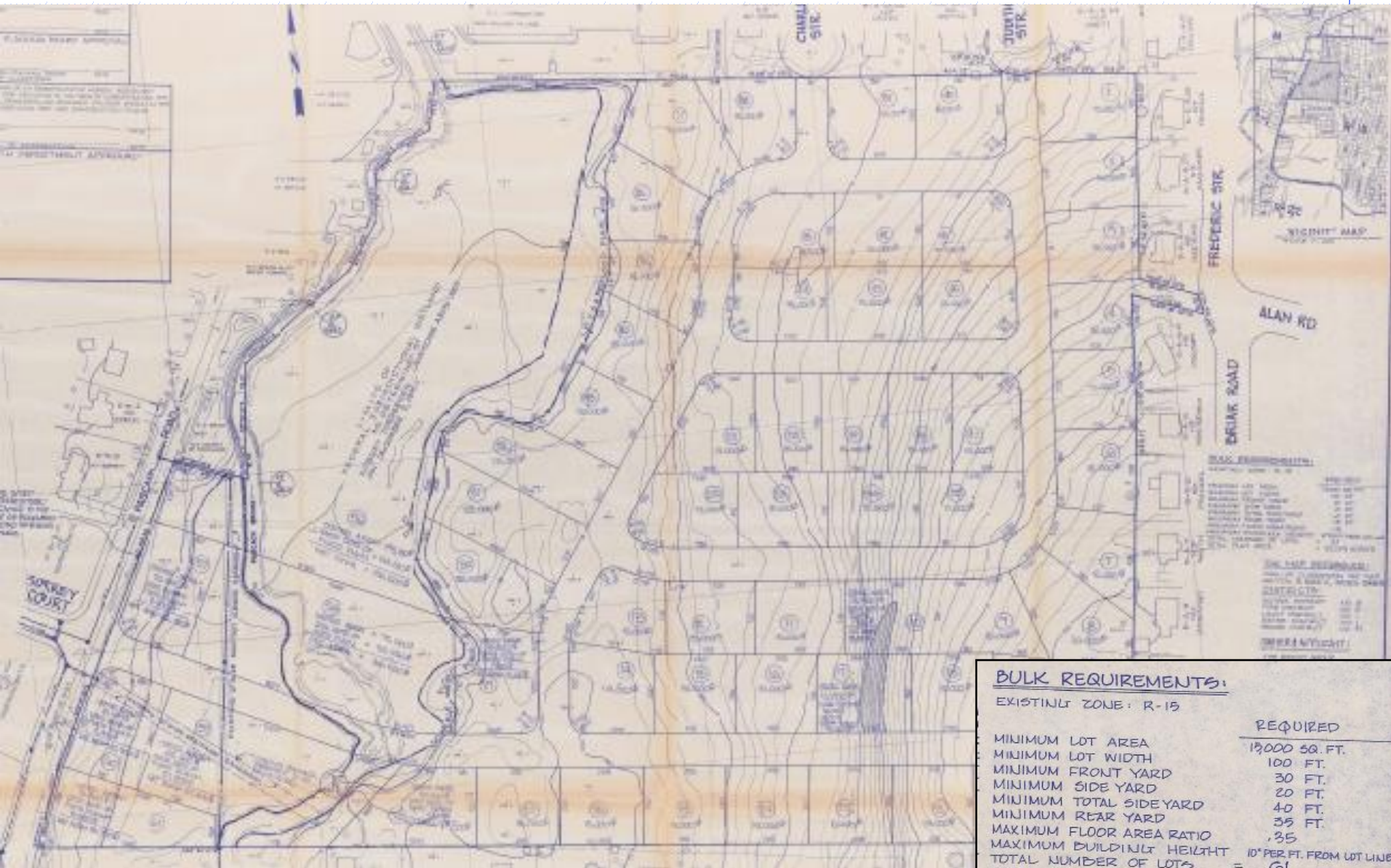


# Cluster Subdivisions



<b>BULK REQUIREMENTS:</b>	
EXISTING ZONE: R-15	
	REQUIRED
MINIMUM LOT AREA	13,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	30 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM TOTAL SIDEYARD	40 FT.
MINIMUM REAR YARD	35 FT.
MAXIMUM FLOOR AREA RATIO	.35
MAXIMUM BUILDING HEIGHT	10' PER FT. FROM LOT LINE
TOTAL NUMBER OF LOTS	= 69
TOTAL PLAT AREA	= 37.019 ACRES

# Cluster Subdivisions



**BULK REQUIREMENTS:**

EXISTING ZONE: R-15

	REQUIRED
MINIMUM LOT AREA	19,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	30 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM TOTAL SIDE YARD	40 FT.
MINIMUM REAR YARD	35 FT.
MAXIMUM FLOOR AREA RATIO	.35
MAXIMUM BUILDING HEIGHT	10' PER FT. FROM LOT LINE
TOTAL NUMBER OF LOTS	= 61
TOTAL PLAT AREA	= 37.019 ACRES

# Cluster Subdivisions





**BULK REQUIREMENTS:**

EXISTING ZONE - R-15

	DENSITY REQUESTED
MINIMUM LOT AREA	= 13,700 SQ. FT.
MINIMUM LOT WIDTH	= 100 FT.
MINIMUM FRONT YARD	= 30 FT.
MINIMUM SIDE YARD	= 20 FT. (SEE NOTE 2)
MINIMUM TOTAL SIDE YARD	= 40 FT.
MINIMUM REAR YARD	= 35 FT.
MINIMUM FLOOR AREA RATIO	= 0.35
MAXIMUM BUILDING HEIGHT	= 11" PER FT. FROM D.S. LINE
TOTAL NUMBER OF LOTS	= 61
TOTAL PLAT AREA	= 31.0164 ACRES

# Cluster Subdivisions

<p><b>NOTE:</b>          THIS SITE PLAN IS SUBJECT TO A RESTRICTIVE COVENANT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE.  <u>March 25, 2005 AS INSTRUMENT NO. 2005-</u>          DATE AND NUMBER <u>16041</u></p>	<p><b>MOUNTAINVIEW AVE. NORTH &amp; SOUTH</b>          TOWN OF CLARKSTOWN          ROCKLAND COUNTY, NEW YORK</p>	<p><b>OVERALL LAYOUT PLAN</b></p>
<p><b>NOTES:</b>          A. OVERALL SITE LAYOUT BASED UPON AVAILABLE ROCKLAND COUNTY PLANIMETRIC, TAX AND TOPO MAPS, AND ALSO SUBDIVISION PLAT LAST REVISION 1-9-89 PREPARED BY HENRY HOROVITZ P.L.S.          B. THIS SITE WAS SUBDIVIDED UNDER TOWN LAW SEC. 281, AVERAGE DENSITY SUBDIVISION AS PER TOWN BOARD RESOLUTION DATED OCT. 11, 1983. NO FURTHER SUBDIVISION OF TAX LOT NUMBERS 59.11-2-37 THROUGH 59.11-2-37.7 SHALL BE PERMITTED AS THE DEVELOPMENT POTENTIAL HAS BEEN EXHAUSTED.          C. AN 8.5' WIDE ROAD WIDENING STRIP HAS BEEN DEDICATED TO THE TOWN OF CLARKSTOWN AS FILED IN DEED LIBER #270, PAGES 591 THROUGH 595.</p>		
<p><u>OWNERS APPROVAL FOR FILING</u>            OWNER OR REPRESENTATIVE <u>5/9/05</u>          DATE</p>	<p>Job number: 03119</p>	<p>Drawn by: AM</p>
<p><u>FINAL PLANNING BOARD APPROVAL</u>            CHAIRMAN, PLANNING BOARD <u>5/11/05</u>          TOWN OF CLARKSTOWN DATE</p>	<p>Date: 07/19/04</p>	<p>Scale: 1"=50'</p>
	<p>Drawing Number: 2</p>	

# Websites

**American Planning Association:**  
[www.planning.org](http://www.planning.org)

**Smart Growth Online:**  
[www.smartgrowth.org](http://www.smartgrowth.org)

**New York State Smart Growth:**  
[www.smartgrowthny.org](http://www.smartgrowthny.org)

**Smart Growth America:**  
[www.smartgrowthamerica.org/completestreets](http://www.smartgrowthamerica.org/completestreets)

**For information on the State Environmental Quality Review (SEQR) process:**  
[www.dec.ny.gov/public/357.html](http://www.dec.ny.gov/public/357.html)

**NYS DEC Revised Stormwater Management Design Manual, January, 2015:**  
[www.dec.ny.gov/chemical/29072.html](http://www.dec.ny.gov/chemical/29072.html)

**DEC Environmental Resource Mapper:**  
[www.dec.ny.gov/animals/38801.html](http://www.dec.ny.gov/animals/38801.html)

**Orange County Design Manual:**  
[www.orangecountygov.com/content/124/1362/4663/default.aspx](http://www.orangecountygov.com/content/124/1362/4663/default.aspx)

**Congress for the New Urbanism:**  
[www.cnu.org](http://www.cnu.org)



# VIII. – General Questions

