

HIGHWAY DEPARTMENT

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Charles H. "Skip" Vezzetti
Superintendent of Highways

December 30, 2024

Robert V. Magrino
Town Attorney
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, NY 10962

**RE: Petition for Zone Change - R-80 Zoning District to the R-15 Zoning District
676 and 682 Western Hwy and 38 Ellsworth Drive in Blauvelt, NY
Tax Lot #'s 70.05-1-14.1, 70.05-1-14.2 and 70.05-1-17.1; R-80 Zoning District**

Dear Mr. Magrino, Esq.:

The Rockland County Highway Department ("RCHD") was in receipt of your email dated 12.24.24 with an application requesting for a zone change at the above locations. The RCHD has reviewed the application under the GML review procedure and would like to offer the following comments:

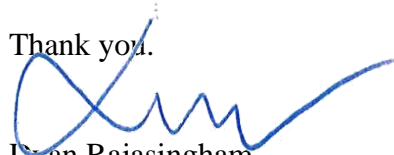
1. It appears that the proposed zone change may have a significant adverse impact on the environment in the district. The RCHD believes a SEQRA review may be required.
2. The proposal is a dense residential development than what is normally allowed in the R-80 zoning district. The proposed action will reduce the minimum required lot size for a single-family house to 15,000 sqft. The acceptance of the proposed zone change would result in overcrowding of three (3) individual tax lots in the district. The action would set a precedent for neighbors seeking the same relief. The cumulative of such overcrowding of lands in the district would certainly have a substantial adverse change in the existing traffic, transportation and noise levels, ground and surface water quality and quantity, a substantial increase in potential for erosion, flooding or drainage problems, etc. The applicant will have to investigate the above concerns and mitigate them reasonably.
3. As noted in the comment #2, the proposed action would potentially trigger the other landowners seeking the similar relief in the district resulting in substantial increase in the

traffic volume. The traffic impact study shall be revised to consider this increment in the analysis. The study shall also address the potential traffic mitigation plan in the area.

4. The applicant shall consider using the appropriate growth rate as suggested in the NYSDOT guidelines. The department would recommend using a growth rate of 2.0% or more since the area has a potential for high dense developments in the future.
5. It has been firmly established that there is a close relationship between the use of land and buildings, and the streets which they abut. The streets and sidewalks will only accommodate a certain number of people and vehicles, depending of course on their physical capacity. Therefore, more intense use of the land, the more intense is the use of the streets. Unfortunately, the streets including County Roads in the area are mostly narrow and do not have enough shoulders or sidewalks. Thus, it becomes clear that uses which do not conform in character to the other uses in the district create overcrowding of the streets and to increase the noise and confusion caused by cars and trucks. The existing conditions of the streets and intersections will require some improvements to accommodate the same or better level of service. The applicant shall investigate the issue and mitigate them reasonably.
6. The gratuitous dedication of private lands to the County of Rockland may be required for road widening, intersection improvements and drainage upgrade purposes.

We appreciate you for the opportunity to review the proposed action. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning