

HIGHWAY DEPARTMENT

26 Scotland Hill Road
Chestnut Ridge, New York 10977
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways

January 09, 2025

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.:

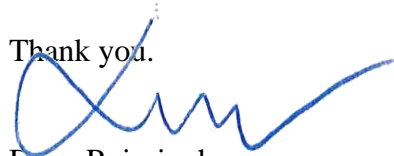
The Rockland County Highway Department ("RCHD") has updated their comments on the above matter as the developer resubmitted the application to address our earlier concerns related to the proposed zone change. Below are our comments on the latest submission:

1. As presented in the traffic study, the proposed zone change will generate additional vehicle trips on Western Highway and the nearest intersections. The RCHD recognizes the peak hour traffic volumes would be more than what is stated in the study if the study were to incorporate the background growth rate in the analysis. The growth rate is usually 2%, but it could differ depending on the growth factors. Therefore, Western Highway will experience the increased traffic volumes due to vehicles entering/exiting from the proposed project sites, but the RCHD believes it will not reach the threshold that would reduce the existing level of service on Western Highway or nearest intersections as noted in the study.
2. As Western Highway is an arterial highway, the developer shall ensure the efficient traffic flow and promote traffic safety on the roadway. The RCHD recognizes that the proposed cluster style subdivision reduces number of access points onto Western Highway and promotes traffic safety on the nearest County Roads. The RCHD encourages the developer to continue to find ways to promote traffic safety in the area.

3. The intersection of Western Highway and Leber Road has a drainage issue during the rain events. The land adjacent to the intersection is a wetland. The RCHD believes keeping the lot adjacent to the intersection for stormwater runoff mitigation purposes would be beneficial for the drainage improvement at the intersection.
4. A drainage report shall be prepared for the proposed development. The stormwater runoff analysis shall demonstrate that the proposed development would not increase the peak rate of discharge as it enters the public highway drainage system. Additionally, the ownership, operation and maintenance jurisdictions of the proposed stormwater drainage system shall be identified and shown in the site plan.
5. The Rockland County may require portions of private lands along the project site to include in the highway system for the future road widening and drainage upgrade/improvement purposes per the Official County Map. The developer should consider the gratuitous dedication of these lands, if necessary.

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