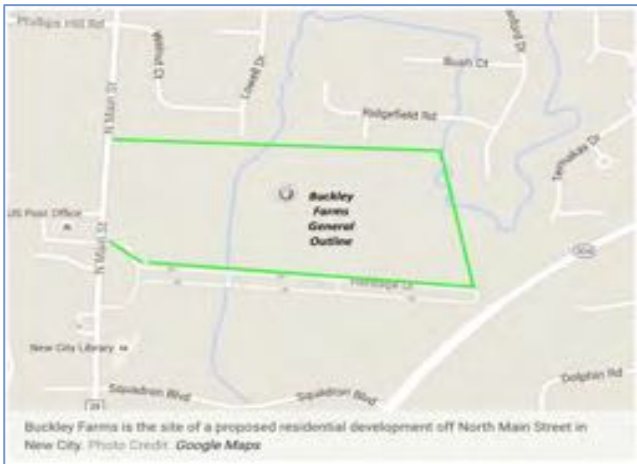




BUCKLEY FARMS CLARKSTOWN



LOCATION

Located in New City the property sits on North Main St. opposite and just past the US Post Office. The rectangular lot is mostly undeveloped, a wooded edge surrounding an abandoned horse track with a mix of floodplains, federally regulated wetlands, and cut through by the Demarest Kill, a tributary to the West Branch of the Hackensack River. The Demarest Kill is a rated as a NYS Class "A" protected stream that feeds into Lake DeForest, a major Rockland County & Bergen County NJ drinking water reservoir.

CURRENT PLANNING GOALS

The proposed 30 acre development is focused on senior housing with different styles of housing on either side. Towards the rear will be 22 single family homes each on approximately 1/3 of an acre. These homes will exit and enter by Dix Rd. through an existing residential neighborhood and will be separated by the Demarest Kill stream from the 6 buildings holding 200 rental units planned for closer to N. Main Street. The development will require a detention basin to deal with increased run off in this location. Clarkstown is focused on adding more senior housing to the community and this area is close to shopping, Kennedy Dell Park, the library and other amenities.



HISTORY

Buckley Farms owes its name to a NYC politician Charles A. Buckley. Rising to power in the 1920s he served as State Tax Assessor and then won a seat in Congress where he served for 30 years until 1965. He returned to the Bronx where he headed the local Democratic Party. Buckley bought the land in Rockland County in the 1920s as a getaway home and a place to set up a horse farm and training track. In fact the building of a horse track may have led to the loss of his Congressional seat when he was accused of having contractors work for free.



The half mile oval horse track was on the land proposed for this senior development on a 30 acre section of property across Main St. from the balance of the 86 acre estate. The full property held a manor house, several smaller houses for guests and a private race track with ~30 horses, mostly being trained for harness racing.



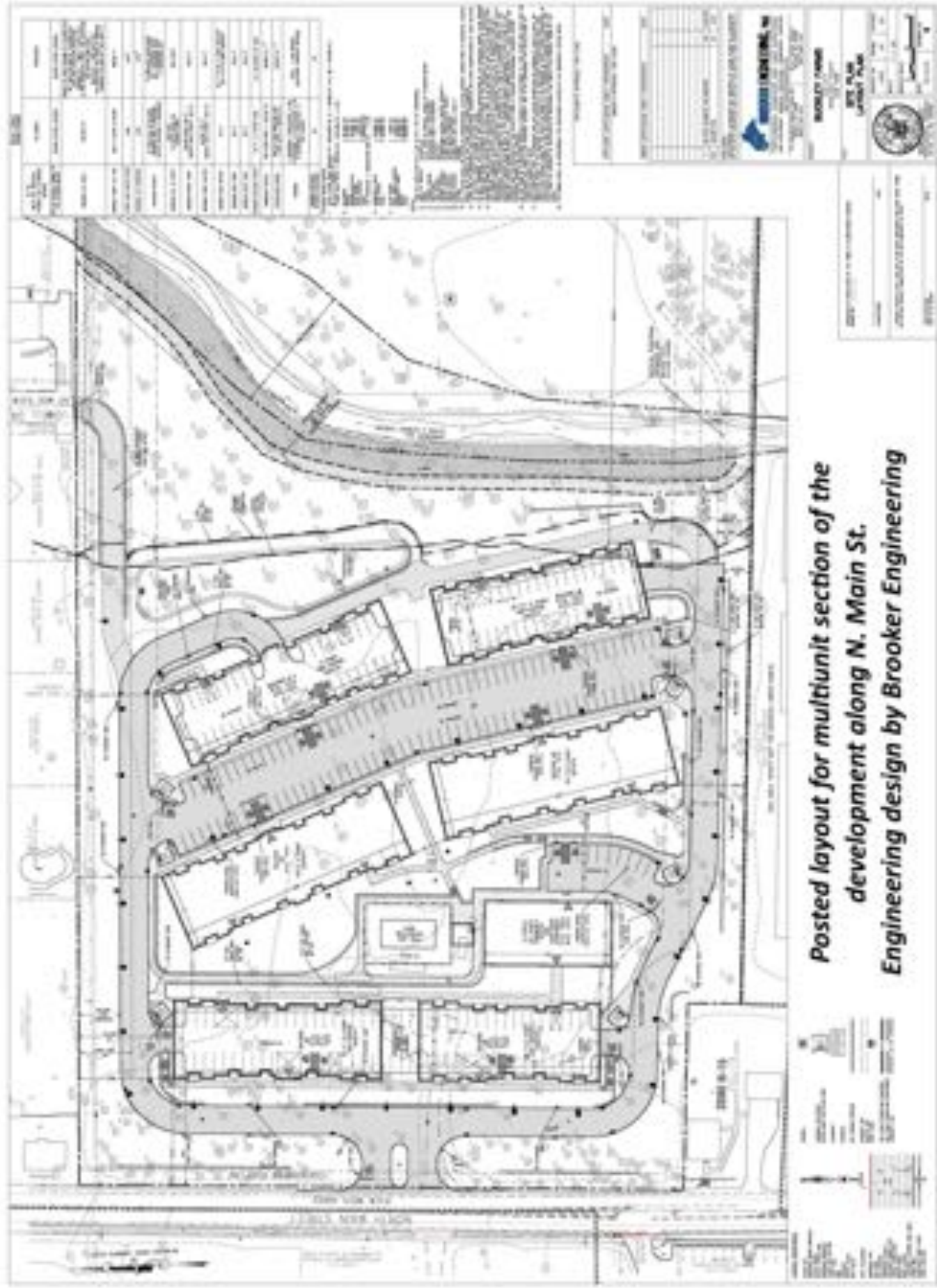
**Posted layout for eastern section of
project, 22 single family homes.
Engineering design by Brooker
Engineering**

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY LAYOUT	10/15/11	J. BROOKER	
2	REVISED LAYOUT	11/15/11	J. BROOKER	
3	FINAL LAYOUT	12/15/11	J. BROOKER	



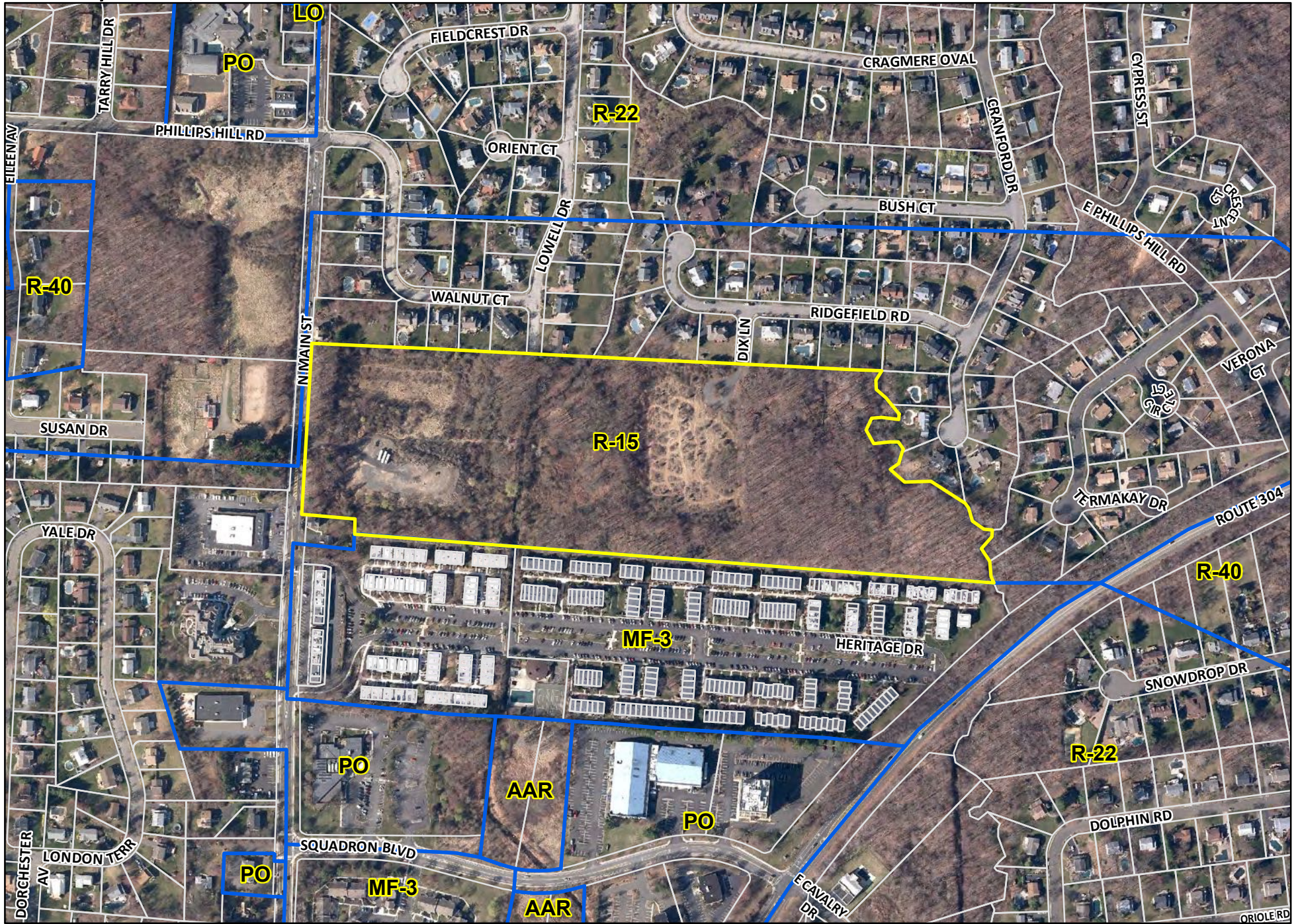
<p>BROOKER ENGINEERING, INC. ENGINEERS AND ARCHITECTS</p>	<p>PROJECT NAME: 22 SINGLE FAMILY HOMES</p> <p>LOCATION: [Address]</p>	<p>DATE: 12/15/11</p> <p>SCALE: AS SHOWN</p>	
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<p>PROJECT NO.:</p>	<p>DATE:</p>
<p>CLIENT:</p>	<p>DESIGNER:</p>
<p>APPROVED BY:</p>	<p>DATE:</p>

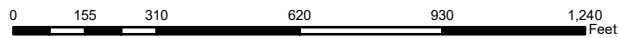


**Posted layout for multiunit section of the
development along N. Main St.
Engineering design by Brooker Engineering**

Buckley Farm, R-15 Zone



Data Source: Zoning Districts: Clarkstown Planning Department, GIS; 2016 Imagery: NYS Office of Information Technology Services, GIS Program Office; All other data: Rockland County Planning Department, GIS.
 Prepared by: Clarkstown Planning Department, GIS, February, 2019. ONLY FOR INTERNAL USE BY TOWN OF CLARKSTOWN PERSONNEL.
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