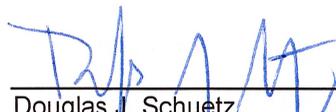


THREE SISTERS & AIRMONT TRUST (A-56J)

- 4 A review shall be completed by the Rockland County Health Department and any required permits obtained.
- 5 To reduce the percent of development coverage for Lot 28, pervious pavers must be installed wherever possible on the site. Pervious pavers should also be provided for the other lots that also exceed the maximum development coverage.
- 6 This area will be served by the future Lower Hudson Transit Link. It is our understanding that a shelter is proposed in this vicinity. The Village of Airmont, or the applicant, should reach out to the Rockland County Department of Transportation, New York State Department of Transportation, and/or ARUP to get information on this proposed bus shelter, and to determine the best location along the east side of Airmont Road for its placement.
- 7 A new landscaping plan must be provided for Lots 28 and 27, as many of the plantings will be removed when the parking layout is altered. The landscaping plan must demonstrate that there will be the same net number of trees and shrubs as was previously provided.
- 8 A new lighting plan must be provided for Lot 28. The lighting plan shall illustrate the fields of illumination, and demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 9 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. This will help to protect the landscaping from damage due to the weight of the snow and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the use of parking spaces meant for the residents for this purpose. This is particularly important since less than the required number of parking spaces are being provided.
- 10 The location of the fire lane must be shown on the site plan. Previously the fire lane was provided along the north and west sides of the building. Since the north side of the building now contains parking on both sides of the driveway, it cannot be used as a fire lane. The fire access to the site must be updated.
- 11 All existing and proposed signage must be illustrated on the site plan, and conform to the Village's sign standards.
- 12 General Notes, Note #9 must be revised to read Section 239 l & m; Section 239n is used for subdivision proposals.
- 13 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Philip Gigante, Airmont
New York State Department of Transportation
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Department of Public Transportation
Civil Tec Engineering & Surveying PC

THREE SISTERS & AIRMONT TRUST (A-56J)

ARUP

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

