



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

EDWIN J. DAY  
County Executive

Building T  
Pomona, NY 10970  
(845) 364-3434  
Fax. (845) 364-3435

DOUGLAS J. SCHUETZ  
Acting Commissioner

June 13, 2014

ARLENE R. MILLER  
Deputy Commissioner

Chestnut Ridge Planning Board  
277-279 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

**Tax Data:** 63.17-1-8      63.17-1-5

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:** 4/25/2014

**Date Review Received:** 5/13/2014

**Item:** *PAR PHARMACEUTICAL /PARKING LOT ADDITION/6 RAM RIDGE ROAD (CR-49Q)*

Site plan for the addition of 230 parking spaces to accommodate the new corporate headquarters of an existing industrial facility in the PI zoning district. The total number of parking spaces for the corporate headquarters will be 301. The acquisition of the adjacent 8.76-acre parcel containing a 100,000 SF building brings the total lot area to 35.53 acres.

North and south sides of Ram Ridge Road between Red Schoolhouse Road and the Garden State Parkway Extension, approximately 630 feet south of Chestnut Ridge Road

**Reason for Referral:**

Garden State Parkway Extension, Red Schoolhouse Road (CR 41)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

- 1 A review must be completed by the New York State Thruway Authority and all required permits obtained.
- 2 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 3 A review must be completed by the New York State Department of Environmental Conservation (DEC) and all required permits obtained. As indicated in the April 25, 2014 Stormwater Management Report, a Notice of Intent (NOI) application to the DEC is required because the proposed construction activity will disturb approximately 3.2 acres.
- 4 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.

**PAR PHARMACEUTICAL /PARKING LOT ADDITION/6 RAM RIDGE ROAD (CR-49Q)**

- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
- 7 The proposed on-site lighting shall not shine beyond the property line onto the Garden State Parkway Extension. Drawing No. E10 (Site Lighting Iso-Footcandle Plan) shows fields of illumination extending beyond the property line onto the roadway.
- 8 Additional low evergreen landscaping must be provided in front of the parking spaces facing the Garden State Parkway Extension to shield headlights from shining into oncoming vehicles traveling on the road.
- 9 In order to ensure that the landscaping, located in the islands and along the perimeter of the parking lots, is not damaged by the weight of the snow or salt intrusion during snow removal, areas must be designated on the site plan for the storage of snow piles.
- 10 General Note # 10 on the Title Sheet (Drawing T-1) must be revised to indicate that water will be supplied by United Water New York as the Spring Valley Water Company no longer exists.
- 11 The application materials include an outdated Short Environmental Assessment Form. The New York State Department of Environmental Conservation (DEC) revised their Environmental Assessment Forms effective October 7, 2013. The applicant must consult the DEC website (<http://www.dec.ny.gov/permits/6191.html>) to obtain the updated forms.

  
\_\_\_\_\_  
Douglas Schuetz  
Acting Commissioner of Planning

cc: Mayor Rosario Presti, Jr., Chestnut Ridge  
New York State Thruway Authority  
United States Army Corps of Engineers  
Rockland County Department of Health  
New York State Department of Environmental Conservation  
Rockland County Department of Highways  
EI Associates, Architects & Engineers, PA

Diane Montalto, V.P. Corporate Services & IT

*\*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.*