



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

April 22, 2016

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

Tax Data: 62.15-1-45 62.15-1-42

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 11/19/2015

Date Review Received: 3/24/2016

Item: *BELLO VISTA (CR-134C)*

Ten-lot subdivision of 14.22 acres in an RR-50 zoning district. An existing single-family dwelling will remain on proposed Lot 1. New single-family dwellings will be constructed on Lots 2 through 10.

West side of Ackertown Road, opposite Kennedy Parkway and approximately 600 feet north of Godwin Terrace

Reason for Referral:

Saddle River Road (CR 73), Village of Airmont, Saddle River

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 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 2 The applicant must comply with the conditions of the Rockland County Health Department's letter of March 29, 2016.
- 3 An updated review of the November 19, 2015 subdivision plat must be completed by the County of Rockland Sewer District #1 and all required permits obtained. In addition, the applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of September 30, 2015.
- 4 An updated review of the November 19, 2015 subdivision plat must be completed by the County of Rockland Department of Highways and all required permits obtained. In addition, the applicant must comply with the conditions of the Highway Department's letter of August 31, 2015.

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5 An updated review of the November 19, 2015 subdivision plat must be completed by the County of Rockland Drainage Agency. In addition, the applicant must comply with the conditions of the Drainage Agency's letter of August 27, 2015.

6 The Village of Airmont is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 350 feet northwest of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Village of Airmont must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of Airmont must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

7 All major subdivisions, i.e., those with five or more lots, must be reviewed and approved by the Rockland County Department of Health (RCDOH) prior to filing with the county clerk. RCDOH is mandated by New York State law to ensure that such subdivisions will have both an adequate and satisfactory water supply and adequate and satisfactory sewerage facilities.

8 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.

9 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.

10 Approval must be obtained from the Rockland County Department of Health prior to initiating any decommissioning activity of the existing well.

11 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Village Fire Inspector, or the South Spring Valley Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.

12 There shall be no net increase in the peak rate of discharge from the site at all design points.

13 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.

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14 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.

15 The clearing limit lines must be plainly delineated in the field prior to any grading or construction on site, to avoid any encroachments into the protected areas.

16 A twenty-foot access and utility easement is proposed for the adjacent land-locked parcel, Tax Lot 62.15-1-44. Is this width sufficient to serve this lot when developed? This must be evaluated.

17 The Village Planning Board should consider having access to the existing dwelling located on proposed Lot #1 from the internal road serving the subdivision, instead of off of Ackertown Road, given the fact that the driveway is located at the curve in the road. This would provide better sight distance, and provide a safer ingress/egress for this residence.



Douglas J. Schuey
Acting Commissioner of Planning

cc: Mayor Rosario Presti, Jr., Chestnut Ridge
Rockland County Department of Highways
Rockland County Drainage Agency
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
South Spring Valley Fire District

Brooker Engineering, PLLC
Village of Airmont

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**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.

