

COPTIC ORTHODOX CHURCH (CR-199G)

- 6 The Floodplain Administrator for the Village of Chestnut Ridge shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.
- 7 The limits of the 100-year floodplain must be clearly labeled on each drawing. We note that the floodplain boundary ends abruptly at its southwestern limit. Its endpoint appears to correspond with the proposed wetland enhancement area. An explanation must be provided.
- 8 The proposed church and the education/administration building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 9 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Village Fire Inspector or the Spring Valley Fire District to ensure that there is sufficient maneuverability on site for emergency vehicles.
- 10 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.
- 11 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 12 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.
- 13 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.
- 14 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 15 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.
- 16 The applicant must explore additional opportunities to use porous pavement or permeable pavers to reduce the extent of the variance for maximum development coverage.
- 17 The Grading and Drainage Plan (Drawing C-02) shows the top of the wall elevations for the proposed modular block wall on the north side of the parking lot. The bottom of the wall elevations must also be provided.
- 18 The proposed monument sign must conform to the village's sign standards.
- 19 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 proposed 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 congregant parking spaces for this purpose, especially since less than the required number of parking spaces are provided.

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20 It is unclear whether the special permit approvals have also lapsed for this proposal. This must be clarified. If another special permit application is required for this proposal, it is subject to a review by this department as mandated by the New York State General Municipal Law.

21 The variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Rosario Presti, Jr., Chestnut Ridge
New York State Department of State
United States Army Corps of Engineers
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Drainage Agency
New York State Department of Transportation
Rockland County Office of Fire and Emergency Services
Spring Valley Fire District
McLaren Engineering Group

Virgin Mary & St. Pachomius Coptic Orthodox Church

**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.

