

THREEFOLD EDUCATIONAL FOUNDATION & OTTO SPECHT SCHOOL (CR-105FF)

2 The narrative from Charles Rose Architects Inc. states that 39 parking spaces are sufficient for the school's needs as "some faculty will park at other locations on the Fellowship of Threefold campus", "a number of faculty live on campus in housing provided... and would walk", or that "should there be times when parking could exceed the amount of spaces for an event, guests would parking at the 241 Hungry Hollow road... or 260 Hungry Hollow Road." However, it is not indicated what other locations can be used for parking, which buildings provide housing, or how much extra parking is available at these alternate locations. In addition, the various buildings listed as alternative parking locations are a significant distance from each other and the proposed Otto Specht School. Lastly, no sidewalks are provided in the event someone must walk between the school and the other cited locations, except for the sidewalk that runs north towards the Fellowship Community area.

In order for the parking variance to be permitted, a sidewalk system connecting the various locations must be provided and answers to the questions above must be resolved.

3 This department recently reviewed a special permit application for this proposal. Plans submitted for that application were dated September 24, 2019. Most of the plans submitted for the current application, including the Overall Site Plan, are dated July 12, 2019. Only sheet C-200 (Grading Plan) has a revision date of September 24, 2019. The most current version of the site plan must be submitted to the Village Zoning Board of Appeals, and other agencies, for review.

4 The parking area on sheet C-100 of the site plan indicates that 37 spaces are proposed, not 39. The site plan must be corrected.

5 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 loss of available parking spaces meant to be used by staff and visitors, which is essential since the number of proposed parking spaces are already substantially less than the required number.

6 The applicant must comply with all comments made by the Rockland County Department of Health in their letter of August 30, 2019.

7 The applicant must comply with all comments made by the Rockland County Highway Department in their letter of September 3, 2019.

8 The applicant must comply with all comments made by the Rockland County Sewer District No. 1 in their letter of March 12, 2020.

9 As an interested and involved agency pursuant to SEQRA, the comments made by the Rockland County Drainage Agency in their letter of November 4, 2019 must be addressed.

10 Since a portion of the site is located within federal wetlands, a review shall be completed by the United States Army Corps of Engineers and all required permits obtained. The wetlands must be clearly delineated on the plans.

11 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Chestnut Ridge Fire Inspector, or the Spring Valley Fire District to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.

12 The site plan has not been stamped by the engineer. All maps must be stamped and signed by the engineer.

13 A turnaround area must be provided for the northernmost handicapped-accessible parking space.

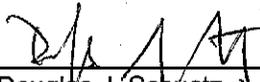
14 A north arrow must be added to sheet C-102 of the site plan.

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15 In order to ensure that tax maps are properly updated, the applicant must file revised deeds with the Rockland County Clerk.

16 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

17 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

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

McLaren Engineering Group

**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.