



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

November 12, 2013

ARLENE R. MILLER  
Deputy Commissioner

Haverstraw Planning Board  
One Rosman Road  
Garnerville, NY 10923

**Tax Data:** 25.20-2-1

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

**Map Date:** 10/10/2013

**Date Review Received:** 10/22/2013

**Item:** *HAVERSTRAW CONGREGATION OF JEHOVAH WITNESS (H-249A)*

Site plan for the proposed construction of a 5,000 sq. ft. house of worship on 4.56 acres in the PIO zoning district.

North side of US Route 202, west side of Cambridge Plaza, approximately 105 feet east of Lillian Street

**Reason for Referral:**

US Route 202, ACOE wetlands

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 An updated review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 As per the July 8, 2013 letter from the Rockland County Department of Health, an application must be made for review of the stormwater management system for compliance with the County Mosquito Code.
- 3 The comments in the July 26, 2013 letter from the Rockland County Drainage Agency must be addressed.
- 4 An updated review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 5 Headlights from vehicles traveling in the one-way driveway will directly shine at into the State highway. Since the parking and driveway are located within the required front yard facing US Route 202, and are therefore closer to the roadway than permitted, additional landscaping must be provided to shield the headlights from shining into the State right-of-way.

**HAVERSTRAW CONGREGATION OF JEHOVAH WITNESS (H-249A)**

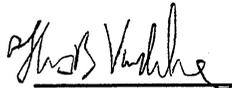
6 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

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

8 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.

9 The snow storage areas proposed will occupy four parking spaces. As the site requires 51 spaces, and 52 are proposed, the Town must be satisfied that adequate parking is still provided on the site when these four spaces are occupied by snow piles.

10 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.



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Thomas B. Vanderbeek, P.E.  
Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw  
New York State Department of Transportation  
Rockland County Department of Health  
Rockland County Drainage Agency  
United States Army Corps of Engineers  
Atzl, Scatassa & Zigler P.C.

*\*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.*