



### **MINISCEONGO PARK (H-116N)**

- 3 An updated review must be completed by the Palisades Interstate Park Commission, and all required permits obtained.
- 4 The applicant must comply with all comments in the December 28, 2017 letter from the Rockland County Health Department.
- 5 An updated review must be completed by the Rockland County Drainage Agency, and all required permits obtained.
- 6 The applicant must comply with all comments in the January 8, 2018 letter from the Rockland County Department of Highways.
- 7 An updated review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.
- 8 An updated review shall be done by the County of Rockland Division of Environmental Resources, and any comments addressed.
- 9 Map Note #7 for the Town of Ramapo on Drawing 3 incorrectly lists the Fire District as Monsey Fire Department, not the Moleston/Hillcrest Fire Department. Map Note # 10 incorrectly lists the water supplier as United Water, not SUEZ. The notes must be corrected.
- 10 The title for Drawing 26 indicates the water supplier is United Water, not Suez. The drawing title must be corrected.
- 11 The Rockland County Office of Fire and Emergency Services and the Moleston/Hillcrest Fire Departments should review the site plan to ensure the fire zones, location of hydrants, and other emergency related site plan issues are adequate.
- 12 A review must be completed by the New York State Department of Environmental Conservation and all required permits obtained.
- 13 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 14 An updated review must be completed by the Haverstraw Joint Regional Sewer Authority and all required permits obtained.
- 15 An updated review must be completed by the New York - New Jersey Trail Conference and any concerns addressed.
- 16 Full-sized plans were provided only for Drawings 1 through 8. All other Drawings provided were reduced in size, which makes it extremely difficult to discern certain details. A full set of unreduced plans must be provided.
- 17 In locations where the walls are over five feet, the walls should be tiered and landscaped to break up their massive size. This is particularly the case for the proposed wall that runs parallel to the Palisades Interstate Parkway access road, where the wall is 18 feet in height. In addition, given the length and height of the retaining walls, cross sections must be submitted for review so that a visual assessment can be determined, as was done on drawings W1 through W5 for the walls around the ponds.
- 18 In the northeastern portion of Drawing # 14, below the truck spin area, a line with the label "ST" connects with the rear of the building. "ST" is not included in the Legend, and it is unclear what this line indicates. This detail must be clarified or corrected.

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19 Additional landscaping must be provided along the walls, to help visually break up their massive length and size, and around the ponds to mitigate the visual impact of the fencing.

20 The wall along the eastern property line extends over the boundary into Palisades Interstate Park Commission property. The wall must be relocated to be completely on site, or be reviewed and approved by the PIPC. In addition, the Landscaping Plan on Drawing #21 now depicts a boundary for the "excavation limit for wall." In one location, in particular, this boundary is less than five feet from the property line. As indicated in the February 27, 2012 letter from the Palisades Interstate Park Commission, and again in our letter dated March 2, 2012, a 20-foot undisturbed buffer has been requested. The excavation limit must adhere to this buffer, and the Palisades Interstate Park Commission must agree if this buffer area is to be reduced.

21 In our previous review we were concerned with the placement of snow piles in the winter time. Of concern is that the snow not be placed on the landscaped islands, thereby breaking the shrubs, and increasing salt levels that could negatively impact the vegetation. The applicant has indicated that instead, the snow will be piled in the parking areas. The applicant is already deficient with parking, and the parking spaces for snow piles will further diminish the amount of parking provided. Specific locations must be provided for the snow pile areas, that do not use the needed parking spaces, to be assured that adequate parking is provided and landscaping is preserved.

22 The lighting plan shows that one footcandle of light from the site will extend into the State highway right-of-way. All lighting must be contained on site. A lighting plan must be provided that demonstrates that the intensity of the candle lumens is less than 0.1 at the property line.

23 Landscaping along the eastern property line must supplemented where no walls are proposed, with evergreen plants to shield headlights from shining into the Palisades Interstate Parkway Commission right-of-way.

24 The floodplain Administrator for the Town of Haverstraw shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.

25 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.

26 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. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

27 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.

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

**MINISCEONGO PARK (H-116N)**

29 In our previous review, we requested a bus turnout on the south side of NYS Route 202 to accommodate patrons or employees who may be arriving/departing via the TOR 95 bus service. It appears in Drawing #3, that both the crosswalk and bus turnout area have been provided, though they have not been labeled to indicate such. To clarify these additions, labeling and crosswalk symbols should be added to the map. In addition, pedestrian signals and countdown timers should be provided.

30 An updated review must be completed by the Rockland County Department of Public Transportation. Concrete pads that are 5 feet long by 10 feet wide must be provided; the Rockland County Department of Public Transportation will supply the bus shelters.

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

32 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.

33 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.

34 The Village of Pomona is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 85 feet east 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 county-wide 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 which is supportive of the goals and objectives of the general area.

The Village of Pomona 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 Pomona must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

35 Since the municipal boundary between the towns of Haverstraw and Ramapo runs through the project site, a site plan application must also be completed with the Town of Ramapo. Approval of this site plan application must be conditioned on the completion and approval of the remainder of the site located within the Town of Ramapo.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw  
New York State Department of Transportation  
New York State Department of Environmental Conservation  
Palisades Interstate Park Commission  
Rockland County Drainage Agency  
Rockland County Department of Highways  
Rockland County Division of Environmental Resources

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Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Rockland County Department of Public Transportation  
Rockland County Planning Board  
United States Army Corps of Engineers  
New York - New Jersey Trail Conference  
Moleston/Hillcrest Fire District

Atzl. Nasher & Zigler P.C.  
Town of Ramapo  
Village of Pomona  
Haverstraw Joint Regional Sewer Authority  
Ira M. Emanuel, Esq.

*\*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.*

