



# COUNTY OF ROCKLAND

## DEPARTMENT OF PLANNING

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County Executive

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Commissioner

ARLENE R. MILLER  
Deputy Commissioner

January 8, 2003

Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923

Tax Map: 20.20  
Block 4  
Lot/s: 11

**Re: GENERAL MUNICIPAL LAW REVIEW:** 239(k) \_\_\_ 239(l&m) x 239(n) \_\_\_  
**Map Date:** 08/01/2001 **Date Review Received:** 12/10/2002

**Item:** KEAHON AUTO WRECKERS (H-184)

Interpretation of zoning code to determine if a warehouse/garage/mini-storage facility is a use permitted by right on 7.88 acres in the PIO zone. East side of Grassy Point Road, approximately 400 feet north of Railroad Avenue.

**Reason for Referral:**

Hudson River Park, Cedar Pond Brook, West Haverstraw, 3 County Roads

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

**\*approve.**

The Planning Department feels that interpreting whether mini-warehouses are uses permitted by right in the PIO zone is a matter for local determination.

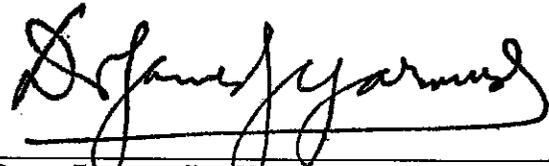
However, we have conducted research on mini-warehouses and have found that they are not the same as the warehousing, wholesaling and freight-distribution centers and terminals that are permitted by right in the PIO zone. While standard warehouses are strictly concerned with commercial clients and businesses, mini-warehouses provide storage space for the general public. Clients of mini-warehouses are primarily renters, condominium owners, mobile home residents and people living in small single-family homes.

Mini-warehouses require different developmental standards than standard warehouses. They generate traffic loads that are lighter in volume and weight, and they generally require more security. Access and location requirements are also different for mini-warehouses. The main criteria for siting

mini-warehouses should be proximity to high-density residential areas and areas with good arterial road access. The proposed mini-warehouse does not seem to be appropriately situated. Adjacent uses include marinas, parks and quarries. A better location should be found closer to the clientele who these uses are meant to serve.

According to the American Planning Association, mini-warehouses are distinctly different from other types of commercial and industrial uses to warrant their regulation by special permit. For example, the Town of Clarkstown requires mini-warehouses to obtain a special permit from the Town Board in their industrial/office district. The Planning Department asks that the Zoning Board of Appeals consider this information in making its determination.

cc: Supervisor Howard Phillips, Jr., Town of Haverstraw  
J. Gonzalez - member, RCPB  
R.C. Highway Department  
R.C. Park Commission  
R.C. Drainage Agency  
West Haverstraw  
Anthony R. Celentano, PLS  
Robert W. Keahon



Dr. James J. Yarmus, P.E.  
Commissioner of Planning

\*The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.