

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

August 30, 2019

Hillburn Planning Board
31 Mountain Avenue
Hillburn, NY 10931

Tax Data: 47.15-2-11

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 3/15/2019

Date Review Received: 8/13/2019

Item: 60 TORNE VALLEY ROAD (Hi-12J)

A site plan application to construct a two-story accessory building for truck and material storage, and relocate an existing salt shed for an existing concrete plant on 5.76 acres in the LI zoning district. Variances are required for front yard, number of parking spaces, and height and number of stories of an accessory structure.

The northeastern side of Torne Valley Road, approximately 95 feet north of NYS Route 59

Reason for Referral:

Torne Valley Road (CR 95), NYS Route 59, Ramapo River, County property, Harriman State Park, NYS Thruway (I-87/287)

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 The site is characterized by rock outcroppings and steep slopes. A topographic analysis and lot area reduction calculation for environmentally sensitive areas, as required by section 250-17.M(2) of the Village's zoning regulations, must be provided. Lot coverage and floor area ratio calculations must be adjusted and indicated on the bulk table. Any additional required variances must be noted on the bulk table, as well.
- 2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained from them.
- 3 The site is adjacent to property owned by the Rockland County Solid Waste Authority. A review must be completed by them and their comments considered.
- 4 A review shall be completed by the New York State Department of Transportation and all required permits obtained.

60 TORNE VALLEY ROAD (Hi-12J)

- 5 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 6 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.
- 7 A review shall be completed by the New York State Thruway Authority and all required permits obtained.
- 8 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 Standards for Urban Erosion and Sediment Control.
- 9 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 10 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 11 A landscaping plan shall be provided that includes a landscaped buffer along the County Highway.
- 12 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. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by employees, particularly since a variance for the number of parking spaces is required.
- 13 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.
- 14 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.
- 15 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 Joseph Tursi, Hillburn
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Department of Highways
Rockland County Solid Waste Authority
New York State Department of Transportation
New York State Thruway Authority

High Point Engineering

60 TORNE VALLEY ROAD (Hi-12J)

**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.

