



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

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DOUGLAS J. SCHUETZ  
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October 2, 2015

New Hempstead Planning Board  
108 Old Schoolhouse Road  
New City, NY 10956

**Tax Data:** 42.09-2-12

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

**Map Date:** 6/19/2015

**Date Review Received:** 9/4/2015

**Item:** *VISIONS VOCATIONAL REHAB CENTER (NH-120)*

Site plan for a two-story, 16,062 SF residential training center on the 36.87-acre campus of an existing non-profit rehabilitation and social services organization for the blind and visually impaired. The site is located in a 1R-50 zoning district. The net lot area is 24.55 acres.

South and west sides of Summit Park Road; south side of Sandy Brook Drive approximately 200 feet east of Kingston Drive

**Reason for Referral:**

Town of Ramapo, Sanatorium Road (CR 51), Dr. Robert Yeager Health Center

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 Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is along a portion of the southeastern property line 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 countywide 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 that is supportive of the goals and objectives of the general area.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on

## VISIONS VOCATIONAL REHAB CENTER (NH-120)

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 Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

- 2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 3 The applicant must comply with the Rockland County Health Department's letter of September 10, 2015.
- 4 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 5 A review must be completed by the Rockland County Department of General Services and any concerns addressed.
- 6 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.
- 7 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. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- 8 The proposed residential training center must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 9 A review of the Emergency Access Vehicle Maneuvers drawing must be completed by the County of Rockland Office of Fire and Emergency Services, the Village Fire Inspector and the Hillcrest Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 10 The height of the proposed retaining walls must be indicated on the site plan. Walls that are over four feet in height must be tiered and landscaped.
- 11 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 12 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.
- 13 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.
- 14 Rockland County is an air quality non-attainment area, so the answer to question D.2.g.i on the Full Environmental Assessment Form must be changed to "Yes."
- 15 The floor area ratio is calculated using the gross lot area. We believe the net lot area should be used in this calculation. This must be clarified.

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16 The bulk table on Sheet C-100 indicates that the tax lot number for the subject site is 42.09-1-12. On the map area, the tax lot number is shown as 42.05-2-12. The correct tax lot number is 42.09-2-12. The information on Sheet C-100 must be corrected.

17 Some of the symbols in the legends on Sheets C-100 and C-101 do not match those on the plans. These symbols must be revised so all information on the plans is consistent.

18 Any variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Fred Brinn, New Hempstead  
Rockland County Department of Highways  
Rockland County Department of General Services  
Rockland County Department of Health  
Rockland County Sewer District #1  
United States Army Corps of Engineers  
Rockland County Office of Fire and Emergency Services  
Hillcrest Fire District  
McLaren Engineering Group  
Town of Ramapo  
New York State Department of State,  
Division of Code Enforcement and Administration  
Nancy Miller, CEO

*\*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.*

