

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

July 24, 2017

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

**Tax Data:** 41.20-2-41

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

**Map Date:** 6/7/2017

**Date Review Received:** 6/16/2017

**Item:** *BAIS MALKA-TEMPORARY CLASSROOM (NH-112G)*

Special permit application to allow the installation of a 166' x 66' prefabricated classroom building, to be used on a temporary basis during construction of a permanent classroom building, on the 15.91-acre campus of two existing schools in a 1R-25 zoning district.

South side of Grandview Avenue, opposite Sansberry Lane

**Reason for Referral:**

Grandview Avenue (CR 80), Town of Ramapo, Village of Wesley Hills

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 Local Law No. 1 of 2017 was adopted on March 27, 2017. It allows for the establishment of certain interim school uses of limited duration, provided that such uses do not adversely affect adjacent properties, and provided that such uses are discontinued upon the expiration of a set time period. Interim school building uses shall be granted by Special Permit of the Village Board of Trustees and shall be governed by Section 6.9 of the Zoning Law. By definition, special permit uses are subject to a higher standard of review. The proposed temporary prefabricated classroom building must conform to the applicable special permit standards in Section 6.9, particularly those listed in Section 6.9.4.1. The site plan must include a map note specifying the initial one year time-frame.

2 An updated review of the June 7, 2017 site plan must be completed by the Rockland County Highway Department. The applicant must comply with the conditions of the Highway Department's letter of April 20, 2017.

### **BAIS MALKA-TEMPORARY CLASSROOM (NH-112G)**

3 An updated review of the June 7, 2017 site plan must be completed by the Rockland County Health Department. The applicant must comply with the conditions of the Health Department's letters of April 12, 2017 and June 23, 2017.

4 An updated review of the June 7, 2017 site plan must be completed by the Rockland County Sewer District #1. The applicant must comply with the conditions of the Sewer District #1's letters of April 21, 2017.

5 An updated review of the June 7, 2017 site plan must be completed by the Rockland County Drainage Agency. The applicant must comply with the conditions of the Drainage Agency's letter of April 18, 2017.

6 The applicant must comply with the conditions of the New York State Department of Environmental Conservation's letter of June 21, 2017.

7 The Town of Ramapo and the Village of Wesley Hills are two of the reasons this proposal was referred to this department for review. The Ramapo municipal boundary is along the western property line of the site. The Wesley Hills municipal boundary is along Grandview Avenue immediately north 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 and the Village of Wesley Hills 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 Town of Ramapo and the Village of Wesley Hills must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

8 The temporary prefabricated classroom building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

9 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of New Hempstead Fire Inspector, or the Moleston/Hillcrest Fire District to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.

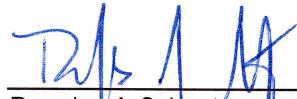
10 A bulk table must be provided on the site plan. It is not possible to evaluate whether this proposal conforms to the applicable bulk standards if they are not indicated on the drawing.

11 It is unclear whether additional parking spaces are required for the proposed temporary prefabricated classroom building. A parking calculation must be provided so that the minimum on-site parking requirement is clarified.

12 Crosswalks must be provided across the interior roadways to ensure the safe passage of students walking between the school buildings and recreation areas.

**BAIS MALKA-TEMPORARY CLASSROOM (NH-112G)**

- 13 A dumpster enclosure must be shown on the site plan and easily accessible to sanitation workers. Parked vehicles must not block access.
- 14 A 6-foot high chain link fence is depicted on the map to restrict access to the construction area. It will also prevent access to two macadam play areas. Will alternate play areas be designated on the site? Does the Village or the New York State Department of Education have a per student minimum recreation area requirement? This must be clarified.
- 15 A vicinity map must be provided. It shall contain a north arrow and a scale.
- 16 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.
- 17 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.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Acting Mayor Abe Sicker, New Hempstead  
Rockland County Department of Highways  
Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Drainage Agency  
New York State Department of State  
Rockland County Office of Fire and Emergency Services  
Moleston/Hillcrest Fire District

Anthony R. Celentano P.E.  
Town of Ramapo, Village of Wesley Hills

Aaron Grossman/Basis Malka HASC, LLC

*\*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.*

**BAIS MALKA-TEMPORARY CLASSROOM (NH-112G)**

*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.*