

**DEPARTMENT OF PLANNING**

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

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

July 26, 2019

New Square Zoning Board of Appeals  
37 Reagan Road  
New Square, NY 10977

**Tax Data:** 50.07-2-15.613

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

**Map Date:** 4/8/2019

**Date Review Received:** 7/10/2019

**Item:** **50-52 OSTILLA AVENUE (NS-33C)**

A variance application to allow a two-lot subdivision of 0.19 acres in the C-2 zoning district, and the construction of an attached, two-family residence on lot 2. Variances were previously granted for lot area and lot width for both lots and for side yard and side yard clear for the structure on lot 2. Additional variances are requested for rear yard and rear yard clear.

The eastern side of Ostilla Avenue, approximately 180 feet south of Roosevelt Avenue.

**Reason for Referral:**

Town of Clarkstown

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 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The variances that have already been granted are substantial. Additional variances will only exacerbate the degree of non-conformity with the Village's regulations. The proposed rear yard is deficient by 87%. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development.

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2 The Village's Table of Bulk Regulations indicates that the bulk requirements for Multi-family residences in the R-2 zoning district are the applicable requirements for this project. For a lot with a three-story, two-family residence, such as the one proposed on lot 2, the required front and side yards are 20 feet, the rear yard is 40 feet, and three parking spaces are required. The bulk requirements for the C-2 zoning district do not have separate "clear yard" categories. Article 3.3.9 states a paved terrace is exempt from yard requirements, but open or enclosed porches are not. Based on the Village's definition of a yard, the side yard must be measured to the cantilevered living space and the rear yard to the rear deck. The bulk table must be amended to indicate the correct side yard requirement, and the proposed side and rear yard distances measured as required by the Village's regulations. In addition, variances are not required for number of stories or number of parking spaces. The bulk table must be amended to indicate that these variances are not required.

3 An updated review must be completed by the County of Rockland Department of Health and all required permits obtained from them.

4 An updated review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.

5 The Town of Clarkstown is the reason this proposal was referred to this department for review. The municipal boundary is approximately 240 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 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 Clarkstown 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 Clarkstown must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

6 The turnaround area provided is inadequate. An adequate turnaround area must be provided to prevent vehicles from backing into the roadway.

7 The subject parcel must be centered within the vicinity map.

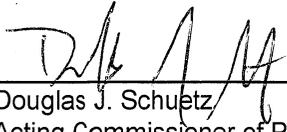
8 Two bulk tables are provided for each of the two proposed lots. Two of the tables are labelled "1967 CODE". The site plan must be amended to include additional notes that clarify the purpose of the additional tables, and clearly establish which bulk requirements are correct.

9 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. As shown, the proposed residential building may require a variance from the New York State Uniform Fire Prevention and Building Code since the proposed cantilevered walls are located closer than ten feet to the property line.

10 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.

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11 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.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Israel Spitzer, New Square  
New York State Department of State  
Rockland County Department of Health  
Rockland County Sewer District #1

Anthony R. Celentano P.E.  
Town of Clarkstown Planning Board

*\*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.*

