

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

February 21, 2019

New Square Village Board
37 Reagan Road
New Square, NY 10977

Tax Data: 42.19-3-62

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

Map Date: 4/26/2017

Date Review Received: 1/18/2019

Item: *SILBER RESIDENCE - 4 SLAVITA ROAD (NS-32)*

A special permit application to construct a 5-unit multifamily structure on 0.23 acres in the LDR zoning district. Variances are requested for rear yard, rear yard clear, and floor area ratio.

The northeastern corner of Mezritch Road and Slavita Road.

Reason for Referral:

North Main Street (NYS Route 45), Village of New Hempstead, Town of Ramapo

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 proposed rear yard and rear yard for decks are deficient by 50%. 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. The building must be scaled back so that no variances are required.

2 A front yard variance is required for this project. The site plan indicates a distance of 21 feet from a cantilevered wall to the front yard at the intersection of Mezritch Road and Slavita Road. However, the main wall of the structure is approximately 22 feet from the front yard property line, which is less than the required 25 feet. In addition, the Village table of bulk requirements for the LDR zoning district indicates that a five foot encroachment is allowed for "stairs, etc." It is unclear whether or not the cantilevered wall is entitled to this five foot allowance. The Village must determine if the cantilevered wall is allowed to encroach upon the front yard. In either instance, an additional variance for the front yard is required. The bulk table must be amended. The public hearing notice must be reviewed and, if it contains inaccurate information, reissued.

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3 The project description in the application review form states the proposal is "a new 3 semi attached Town House with an accessory apartment under 2 of them." The Village regulations do not include provisions for accessory apartments. Therefore, the proposed structure is a five-unit, multifamily dwelling. The project description must be amended to clearly indicate the number of units. The public hearing notice must be reviewed and, if it contains inaccurate information or ambiguous language, reissued.

4 The parking spaces must be modified to provide turnaround areas so that vehicles are not forced to back out into the street.

5 The Town of Ramapo and the Village of New Hempstead are two of the reasons this proposal was referred to this department for review. The Ramapo boundary is approximately 425 feet northeast of the parcel, and the New Hempstead boundary is approximately 465 feet west of the parcel. 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 New Hempstead 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 these municipalities must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

6 A review shall be completed by the New York State Department of Transportation and any required permits obtained.

7 The applicant must comply with all comments made by the Rockland County Department of Health in their letter of February 6, 2019.

8 The applicant must comply with all comments made by the Rockland County Sewer District No. 1 in their letter of February 5, 2019.

9 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Guidelines for Urban Erosion and Sediment Control.

10 There shall be no net increase in the peak rate of discharge from the site at all design points.

11 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. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

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12 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.

13 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.

14 The site plan shall contain map notes, including district information, and a vicinity map with a north arrow and scale.

15 Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multi-family dwelling meets the requirements of the Multiple Dwelling Rental Registry requirement, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000 per day.

16 As shown, the proposed residential building may require a variance from the New York State Uniform Fire Prevention and Building Code since the proposed decks are located closer than ten feet to the property line. In addition, no specific building height as measured to the roof eaves has been provided. This information must be provided to determine if an aerial apparatus road is required.

17 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.

18 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 Israel Spitzer, New Square
New York State Department of Transportation
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State

Atzl, Nasher & Zigler P.C.
Town of Ramapo Planning Board
Village of New Hempstead Planning Board

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**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.