



**249-259 MAIN STREET (N-183D)**

3 The location of the rooftop solar energy collectors must be illustrated on the site plan. A separate site plan of the rooftop must be provided, illustrating the location of the solar collectors, particularly in relation to the elevator shaft, chimney, pipes, etc., and where access will be obtained to the roof for maintenance purposes. In addition, it must be indicated if the solar panels will extend above the roofline. The Elevations do not illustrate any solar panel protrusions. This must be confirmed by the provision of additional information.

4 The parking spaces are crammed into the site. The parking space located in the southeastern portion of the site, is located right up to the property line, and will be difficult to maneuver out of without a turnaround area. In addition, a retaining wall is located right on the property line, providing no area for overhang. The parking space must be redesigned so that a turnaround area can be provided.

5 The parking spaces must be numbered on the site plan. It is difficult to discern which are spaces, versus which are not. This will help to identify parking spaces which are not ideally designed or located, and which need to be modified so that they can be easily maneuvered into or out of without conflicts, and to ensure that all parking spaces are viable for use and can be counted towards the required parking spaces.

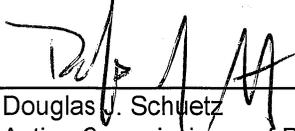
6 The two catty-corner parking spaces located in the southwestern portion of the site are very close to each other. In fact, a vehicle parked in the space along the western property line backs out it is directly in line with the space along the southern property line. If a larger vehicle, or truck were to park in one of these spaces, the other space would be unable to be used. These two parking spaces must be redesigned so that no spaces conflict with each other.

7 No yard measurements are provided on the site plan. These must be noted on the plans to help verify that no variances are required.

8 No turning analysis has been provided for the internal parking lot configuration. It must be demonstrated that emergency vehicles, including fire apparatus, can maneuver within the parking area of the site.

9 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.

10 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 Donald N. Hammond, Nyack  
New York State Department of Transportation  
New York State Thruway Authority  
Rockland County Department of Health  
Rockland County Office of Fire and Emergency Services  
Rockland County Planning Board  
Rockland County Drainage Agency  
  
S & Co. Architecture + Design  
Bart M. Rodi, Engineer

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Nyack Fire District

*\*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.*

