



Rockland County

Ed Day, Rockland County Executive

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

October 25, 2019

Pomona Planning Board
100 Ladentown Road
Pomona, NY 10970

Tax Data: 25.06-2-29

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 8/27/2019

Date Review Received: 9/18/2019

Item: *MORGENSHTERN RESIDENCE - 37 SOUTH RIDGE ROAD (POM-64)*

A site plan application to construct a retaining wall to fill and level a yard to the rear of an existing single-family dwelling on 1.22 acres in the R-40 zoning district.

The eastern side of South Ridge Road, approximately 280 feet north of Woodfield Road

Reason for Referral:

Town of Haverstraw, Minisceongo Creek, state property (Letchworth Village)

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 A review must be completed by Letchworth Village and any comments or concerns addressed.
- 2 Considering the steepness of the area that is proposed to be regraded, the Village must confirm that the area is not located within a conservation easement.
- 3 Approval of this site plan may set a precedent that will encourage other property owners to also regrade areas of steep slope, which would cumulatively result in significant impacts to environmentally sensitive features. The County would like to caution the Village and encourage it to consider the cumulative impacts that may arise from setting such a precedent.
- 4 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.
- 5 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 Standards for Urban Erosion and Sediment Control.

MORGENSHTERN RESIDENCE - 37 SOUTH RIDGE ROAD (POM-64)

6 The Town of Haverstraw is one of the reasons this proposal was referred to this department for review. The municipal boundary is adjacent to the eastern 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 Haverstraw 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 Haverstraw must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

7 Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.

8 The proposed wall will have an exposed height of 14 feet, in addition to the proposed fence at the top of the wall. In order to minimize the visual impact to neighboring properties, the proposed wall must be tiered with a landscaped buffer between levels.

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.



Douglas J. Schufetz
Acting Commissioner of Planning

cc: Mayor Ian Banks, Pomona
Rockland County Drainage Agency

Atzi, Nasher & Zigler P.C.
Town of Haverstraw Planning Board
Letchworth Village

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

MORGENSHTERN RESIDENCE - 37 SOUTH RIDGE ROAD (POM-64)

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.

