



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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C. SCOTT VANDERHOEF  
County Executive  
March 30, 2011

THOMAS B. VANDERBEEK, P.E.  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 49.06-2-52

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

**Map Date** 1/5/2011

**Date Review Received:** 3/8/2011

**Item:** *CONGREGATION OHR CHAIM (R-2308)*

Site plan for an existing local house of worship with a Rabbi's residence on .4591 acres in an R-35 zoning district.

East side of Forshay Road, 152 feet north of Lodi Lane

**Reason for Referral:**

Forshay Road (CR 81)

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:

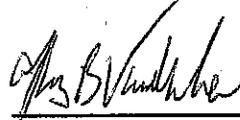
***\*Recommend the following modifications***

- 1 The applicant must comply with the conditions of the Rockland County Highway Department's letter of March 25, 2011.
- 2 The on-site parking requirement for this use is ten spaces. The bulk table indicates that no parking spaces are proposed; the project narrative notes that the existing driveway can accommodate eight vehicles. The driveway is approximately 19 feet wide and 64 feet long, It appears that only a stacked parking arrangement could accommodate eight vehicles. Such an arrangement would involve vehicles backing out onto the county road to exit the site. This could impede the safe and efficient flow of traffic along Forshay Road. Given the site's location on a county road, the driveway must be reconfigured and striped to safely accommodate the required on-site parking.

**CONGRÉGATION OHR CHAIM (R-2308)**

3 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process.

Aerial photography taken in 2007 indicates that there is a pool in the rear of the property. The pool is not shown on the planimetric site layout sheet or the existing topography sheet. Has it been removed?



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Thomas B. Vanderbeek, P.E.  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
Rockland County Department of Highways  
A.R. Celentano, P.E.

Jack Schecter

*\*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.*