



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

April 9, 2014

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.20-3-55.4

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

Map Date: 1/22/2014

Date Review Received: 3/10/2014

Item: *CONGREGATION RIBNITZ (R-2012J)*

Revised site plan for a three-story, 28,035 SF yeshiva on 2.199 acres in an R-15A zoning district.
South side of Old Nyack Turnpike, 35 feet east of Caville Drive

Reason for Referral:

Old Nyack Turnpike (CR 52), NYS Thruway, Village of Chestnut Ridge

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:

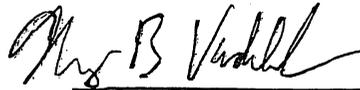
****Recommend the following modifications***

- 1 The Town shall be satisfied that the proposed yeshiva complies with the special permit standards outlined in Article XII of the Zoning Law, particularly Section 376-1216.
- 2 An updated review of the revised site plan dated January 22, 2014 must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 3 An updated review of the revised site plan dated January 22, 2014 must be completed by the New York State Thruway Authority and all required permits obtained.
- 4 The applicant shall comply with the conditions of the County of Rockland Department of Health's letter dated March 11, 2014.
- 5 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.
- 6 There shall be no net increase in the peak rate of discharge from the site at all design points.

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- 7 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
- 8 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.
- 9 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.
- 10 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.
- 11 The proposed school building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 12 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town's fire inspector and the Monsey Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 13 It is unclear whether the maximum development coverage calculation includes credit for the use of porous concrete in most of the parking areas. This must be clarified.
- 14 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the county road.
- 15 All proposed signage, including school identification signs, shall be indicated on the site plan and shall conform to the Town's sign standards.
- 16 The September 22, 2011 site plan reviewed by this department included pavement painting on the entrance of the western driveway stating "Trucks and Buses Only." We recommend that this warning be added to the current proposal, and in the field, to avoid on-site traffic conflicts.
- 17 The ability of the existing infrastructure to accommodate facilities of this size 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 Town must consider the cumulative and regional impacts of permitting such development.
- 18 The GML referral form indicates that this is a subdivision application. The incorrect map date and zoning district are also indicated. All application materials must be consistent.

CONGREGATION RIBNITZ (R-2012J)



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

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Highways
New York State Thruway Authority
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
Sparaco & Youngblood, PLLC
Village of Chestnut Ridge
New York State Department of State,
Division of Code Enforcement and Administration
Samuel Glick

**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.

