



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

September 25, 2014

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.06-1-14

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

Map Date: 7/17/2014

Date Review Received: 8/22/2014

Item: *CONGREGATION KAHAL BAIS USHER (R-2285B)*

Site plan application to approve the addition of a 3,000 SF local house of worship to an existing residential structure on .6017 acres in an R-25 zoning district. The existing dwelling will serve as the Rabbi's residence.

North side of Highview Road, 176 feet west of College Road

Reason for Referral:

Highview Road (CR 64), College Road (CR 81)

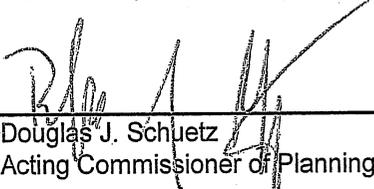
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 An updated review of the July 17, 2014 site plan must be completed by the County of Rockland Department of Highways and all required permits obtained. The applicant must satisfy the conditions of the Highway Department's letter of September 22, 2013.
- 2 An updated review of the July 17, 2014 site plan must be completed by the County of Rockland Department of Health and all required permits obtained. The applicant must comply with the conditions of the Health Department's letter of May 14, 2013.
- 3 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 4 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.
- 5 The local house of worship and Rabbi's residence must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

CONGREGATION KAHAL BAIS USHER (R-2285B)

- 6 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Tallman Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 7 A landscaping and lighting plan shall be submitted for our review.
- 8 Low evergreen landscaping or a berm must be provided in front of the parking spaces facing Highview Avenue to shield headlights from shining into oncoming vehicles traveling on the road.
- 9 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the county road.
- 10 A turn-around area must be provided on the western side of the parking lot.
- 11 The variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law.
- 12 The proposed wall in front of the parking spaces along Highview Avenue, and on the west end of the parking area, must be shown on the site plan, not just the grading plan. The applicant must also demonstrate that there is adequate site distance given the wall's location.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services
Tallman Fire District
Anthony R. Celentano P.L.S.
New York State Department of State,
Division of Code Enforcement and Administration
Aron Robinson

**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.