



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

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County Executive

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DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

October 1, 2014

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

Tax Data: 56.15-1-44      56.15-1-43

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

Map Date: 8/26/2014

Date Review Received: 9/5/2014

Item: **GLEN HILL CONDOMINIUMS/SLOPED EMBANKMENT (R-2116F)**

Modification of the approved Glen Hill Condominiums site plan to reflect a sloped embankment that was constructed within the MTA right-of-way along the eastern property line in lieu of a retaining wall. A 78-unit condominium complex consisting of seven residential buildings and a community center is currently under construction on this 6.65-acre site in an MR-12 zoning district.  
South side of Glen Hill Road, 0 feet from Joshua Court, at the terminus of Johanna Lane

**Reason for Referral:**

NYS Route 59, Monsey Glen Park, NYS Thruway, Village of Airmont, Lillian G. & Fredrick J. Schwartz Memorial Park

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 must be completed by the Metropolitan Transportation Authority (MTA)/Metro North Railroad. Written confirmation must be provided that these off-site improvements within the MTA right-of-way are acceptable as constructed.
- 2 An updated review must be completed by the New York State Department of Transportation and all required permits obtained.
- 3 An updated review must be completed by the County of Rockland Division of Environmental Resources, and any comments addressed. The concerns raised in their September 18, 2012 letter must be satisfactorily addressed.
- 4 An updated review must be completed by the New York State Thruway Authority and all required permits obtained.

**GLEN HILL CONDOMINIUMS/SLOPED EMBANKMENT (R-2116F)**

- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 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.
- 7 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (August 2010) and local ordinances.
- 8 The entity responsible for maintaining the detention basin must be noted on the site plan.



Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
Rockland County Division of Environmental Resources  
New York State Thruway Authority  
Metropolitan Transportation Authority  
Leonard Jackson Associates  
Village of Airmont

David Dirnfeld

*\*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.*