



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

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EDWIN J. DAY  
County Executive  
January 22, 2014

THOMAS B. VANDERBEEK, P.E.  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

Ramapo Zoning Board of Appeals  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 56.14-3-20

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

**Map Date:** 11/7/2013

**Date Review Received:** 12/20/2013

**Item:** *CHAIM GLUCK (R-2425)*

Variances for lot area, lot width, front setback, front yard, side setback, total side setback, rear yard, rear setback, street frontage, floor area ratio, deck rear setback, parking and turnaround area to allow the construction, maintenance and use of an addition to and the conversion of a single-family residence to a two-family residence on .2342 acres in an R-15 zoning district.  
West side of Suffern Place, 410 feet south of Route 59

**Reason for Referral:**

NYS Route 59, NYS Thruway

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:

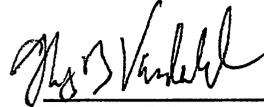
***\*Disapprove***

1 The subject site does not meet the minimum lot area standard of 15,000 SF required for a single-family residence. Additional non-conformities include lot width and street frontage. The applicant is proposing to enlarge the existing residential structure and convert it to a two-family residence with only 51 percent of the required lot area available. The proposed building will require a floor area ratio variance of 25 percent. Additional setback variances are necessary to accommodate an oversized residential building on an undersized parcel. A turnaround area cannot be provided on the subject site so vehicles will have to back out onto Suffern Place. The surrounding neighborhood is characterized by similarly-sized parcels. Granting these bulk variances will set a precedent that may result in nearby property owners seeking the same relief. A doubling of the residential density in this neighborhood of non-conforming parcels will negatively impact its community character. The required on-site parking cannot be accommodated on most lots so vehicles will be parked on the street. Additional residents will generate more traffic on these streets. The potential for traffic conflicts is great. While two-family residences are permitted as of right in the R-15 zoning district, they are subject to stricter bulk requirements. This site is particularly deficient in meeting these more stringent standards. We recommend that the required

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variances be denied.

2 The bulk table on the site plan indicates that a variance is required for lot width. This variance is not listed in the Town of Ramapo Building, Planning and Zoning Department's November 25, 2013 denial letter. A deck rear setback variance is noted in both the bulk table and the denial letter but a deck is not shown on the site plan. All application materials must be consistent.



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

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
New York State Thruway Authority  
Anthony R. Celentano P.L.S.

Chaim Gluck

Rockland County Planning Board Members

*\*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.*