



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

Building T  
Pomona, NY 10970  
(845) 364-3434  
Fax. (845) 364-3435

EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

August 14, 2014

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 56.10-2-28

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

**Map Date:** 6/11/2014

**Date Review Received:** 7/24/2014

**Item:** *MONSEY GLATT PLAZA (R-1140D)*

Site plan for an addition to an existing commercial building on 1.4264 acres in a CS zoning district. A canopy will be attached to the north and east sides of the building over the existing sidewalk. Several storage trailers will be removed.

Northwest corner of Route 59 and Bates Drive

**Reason for Referral:**

NYS Route 59, NYS Thruway, Village of Airmont

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 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 A review must be completed by the New York State Thruway Authority and all required permits obtained.
- 3 A review must be completed by the County of Rockland Department of Health and all required permits obtained.
- 4 The applicant must comply with the conditions of the Rockland County Sewer District #1's letter of July 31, 2014.
- 5 The expanded commercial building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

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- 6 The applicant must satisfactorily address the firematic safety concerns raised by the Tallman Fire Department in their letter of August 11, 2014.
- 7 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.
- 8 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 9 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Tallman Fire Department to ensure that there is sufficient maneuverability on-site for emergency vehicles. The southwest corner of the site, where the new addition is proposed, will be difficult to access in the event of a fire.
- 10 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 11 The parking calculation must be clarified. The site plan indicates that there are currently retail stores and a warehouse. It is unclear what is proposed in the two-story addition. On-site parking requirements are typically a function of the square footage devoted to a particular use. It is not possible to determine if the 67 spaces provided satisfy the on-site parking requirement without an actual parking calculation.
- 12 The parking space in the northeast corner of the site is very close to the northern driveway. The potential for traffic conflicts between vehicles entering the site and those exiting this parking space is great. The parking space must be moved to a safer location.
- 13 All storage structures must be entirely contained on the site. Aerial photography shows that several cold storage units are located on the New York State Thruway property. These encroachments must be rectified, and the units relocated elsewhere on the site.
- 14 A landscaping and lighting plan shall be submitted for our review.
- 15 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the state road or the NYS Thruway.
- 16 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.

  
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Douglas V. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
New York State Thruway Authority  
Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Robert R. Rahnefeld  
Village of Airmont  
New York State Department of State,  
Division of Code Enforcement and Administration  
Shimon Mendlowitz

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*\*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.*

