



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

July 15, 2014

ARLENE R. MILLER
Deputy Commissioner

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

Tax Data: 57.09-1-38

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

Map Date: 1/17/2014

Date Review Received: 6/16/2014

Item: *SCN TRUST (R-2456)*

Variations for lot width, side setback, total side setback, rear setback, street frontage, maximum development coverage and deck rear setback to allow the construction, maintenance and use of a three-family residence with three accessory apartments on .2521 acres in an R-15C zoning district.
West side of Decatur Avenue, 330 feet south of Stephens Place

Reason for Referral:

Village of Spring Valley

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 Village of Spring Valley is the reason this proposal was referred to this department for review. The municipal boundary is 210 feet east of the site. This area of Spring Valley is zoned R-2, a medium density residential district characterized by one- and two-family residences. The maximum permitted residential density ranges from 4.84 to 8.71 units per acre. The applicant is proposing a residential density of 23.80 units per acre. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

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The Village of Spring Valley must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of Spring Valley must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

2 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The applicant is seeking a 50 percent increase over the maximum permitted development coverage, as well as several setback variances, on a non-conforming parcel. The ability of the existing infrastructure to accommodate increased residential density on non-conforming parcels 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.

3 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. Exit stair and ramps must be a minimum of ten feet from the property line. Since exit stairs are proposed within five feet of the property line, a NYS variance is required.

4 The proposed deck on the east side of the building extends over the dumpster enclosure. As indicated in the May 19, 2014 denial letter from the Town of Ramapo Building, Planning and Zoning Department, this is in violation of the New York State Uniform Fire Prevention and Building Code. A dumpster must be a minimum of five feet from combustible construction. The dumpster enclosure must be relocated and accessible to sanitation workers removing trash from the site.

5 A variance is required for the second and third accessory apartments since the site does not meet the minimum lot width requirement specified in Section 376-65G.(2) and (3). The second and third accessory apartments must be eliminated so that this proposal more closely conforms to the R-15C bulk requirements. This will result in an improved site layout. Currently parking spaces # 1 and 6 are awkwardly configured. No turnaround area is provided so exiting from parking space #1 will be difficult. A vehicle will have to turn sharply to enter parking space #6 or make several turning movements in close proximity to the driveway. Only four parking spaces will be required if the second and third accessory apartments are eliminated thereby reducing the development coverage. The dumpster enclosure can be relocated, and recreational space provided for future residents.

6 A turnaround area must be provided so vehicles can easily exit parking space #1.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
Anthony R. Celentano P.L.S.
Village of Spring Valley

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New York State Department of State,
Division of Code Enforcement and Administration
SCN Trust

**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.

