



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

March 10, 2014

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.10-3-38

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

Map Date: 11/21/2013

Date Review Received: 2/7/2014

Item: *WELLS FARGO CANOPY REPLACEMENT (R-2442)*

Revised site plan application to allow the replacement of a drive-thru window canopy at an existing bank on 1.04 acres in a CS zoning district.

North side of Route 59, south side of Grove Street, 450 feet east of Remsen Avenue

Reason for Referral:

NYS Route 59

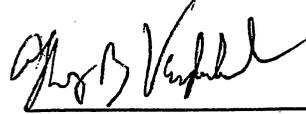
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review shall be completed by the New York State Department of Transportation, particularly since ten of the existing parking spaces are located within the right-of-way of Route 59. All required permits must be obtained.
- 2 A landscaping and lighting plan shall be submitted for our review.
- 3 Low evergreen landscaping or a berm must be provided in front of the parking spaces facing Route 59 to shield headlights from shining into vehicles traveling on the state road.
- 4 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the state road.
- 5 All signs shall be shown on the site plan and comply with the town's sign ordinance.

WELLS FARGO CANOPY REPLACEMENT (R-2442)

6 The site plan and the application form indicate that this parcel is in the CS and R-15A zoning districts. In 2007, this department reviewed a Zoning Law amendment to change the zoning designation for this parcel from MR-8 To CS zoning. Our mapping records indicate that the current zoning designation is CS. The zoning designation must be clarified. If the zoning was changed as per the proposed 2007 amendment, the Town Board's resolution must be submitted for our records.



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

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Department of Health
NorthStar Design/T.F. Pugsely, Jr.

Matthew Heid

**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.