



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

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County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

February 10, 2014

ARLENE R. MILLER  
Deputy Commissioner

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 38.20-1-11    38.20-1-10    38.20-1-9    38.20-1-2    38.20-1-1    47.05-1-3

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

**Map Date:** 11/8/2013

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

**Item:** *WOODMONT HILLS AT RAMAPO (R-831F)*

Proposed two-lot subdivision of 54.13 acres in the MU-2 and RR-80 zoning districts. The lot lines of five existing parcels (38.20-1-1, 12, 9, 10 and 11) will be redrawn resulting in a 33.45 acre northern parcel and an existing 20.68-acre southern parcel. A site plan for the mixed-use development is also before the Planning Board. Some site plan improvements are proposed for the existing retail facility, that will comprise 4.77 acres at the northern end of the site. The residential component will consist of 384 units on the remaining 49.36 acres. Sixteen buildings are proposed, each containing 24 units.  
West side of Route 17, 100 feet south of Sterling Mine Road

**Reason for Referral:**

NYS Route 17, Sterling Mine Road (CR 72), Ramapo River, Nakoma Brook, NYS Thruway, Village of Sloatsburg, Rockland County Sewer District # 1 Pump Station, State and Federal Wetlands

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 proposal before us is not a traditional mixed-use development in that the commercial and residential components are two separate entities. The commercial component is an existing retail establishment of the western side of the proposed project site. While it is connected to the residential development via a sidewalk, it is not integrated within the proposed apartment complex. It is not clear whether any other commercial element was considered within the residential portion of the proposal to create a more neo-traditional streetscape. This must be clarified.

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2 Section 376-66.B.(8) states that not more than eight units may be linked together into a single building. The applicant is proposing to construct 16 buildings each containing 24 units. While the maximum residential density of 12 units per acre is not exceeded, a threefold increase in the maximum number of units per building is sought. The resultant buildings are more massive than what was envisioned in the MU-2 zoning guidelines. Given the environmental constraints of this site and the separation of uses noted above, the character of the developed portions of the site will be that of a dense, residential complex. We believe the MU-2 standards are reasonable and must be met. The number of units in each building shall be reduced.

3 The applicant must comply with the conditions of the New York State Department of Transportation's letter of January 21, 2014.

4 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

5 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.

6 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained.

7 A review shall be completed by the New York State Thruway Authority and any required permits obtained.

8 The Village of Sloatsburg is one of the reasons this proposal was referred to this department for review. The municipal boundary is 375 feet north of the site. 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.

The Village of Sloatsburg 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 Sloatsburg must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

9 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.

10 A review must be completed by the New York State Department of Environmental Conservation and all required permits obtained.

11 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.

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- 12 A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- 13 A review shall be completed by the Rockland County Historic Preservation Board and their comments considered.
- 14 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 15 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.
- 16 To preserve as much of the existing vegetation as possible, and to protect the land area within the conservation easement, clearing limit lines must be shown on the site plan and clearly delineated in the field prior to any grading or construction.
- 17 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 18 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.
- 19 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
- 21 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 21 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town's fire inspector and the Sloatsburg Fire Department to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 22 Since the site is bisected by property owned by Orange and Rockland Utilities and the proposed access road through residential development crosses this property, a review must be completed by the utility company and all requisite approvals obtained.

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23 The Planting Plan does not include the commercial component of this mixed-use development. While this is an existing retail establishment, some site plan improvements are proposed including upgrades to the driveway entrance, and repaving and widening of the parking area to permit two-way traffic in front of the building. The opportunity exists to further enhance the site with appropriate landscaping. Low evergreen landscaping is not possible in front of the parking spaces along the Route 17 but containers with evergreens and seasonal plantings could define the edge of the parking area and shield the glare of headlights from shining onto the state road.

24 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the state road.

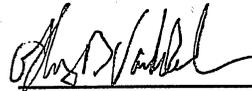
25 General Note #1 on Sheet O-100 contains the tax map identification numbers for the six parcels included in this application. Only the section and lot numbers are listed. The tax block numbers are not included. This must be corrected.

26 While Tax Lot 47.05-1-3 is not to be subdivided and its lot lines will not be redrawn, it is part of the overall development proposal and must be specified in General Note #2 on Sheet S-1 (Existing Conditions) and S-4 (Lot Consolidation and Subdivision Plan). In addition, the lot area for Tax Lot 47.05-1-3 must be included in the General Notes.

27 The top and bottom elevations must be indicated for all proposed walls so the visual impact can be evaluated. Any walls greater than four feet in height must be tiered and landscaped.

28 All proposed signage shall be indicated on the site plan, properly set back from the State highway, and shall conform to the municipality's sign standards.

29 Note #1 of the Earthwork Construction Notes on Sheet C-305 (Erosion and Control Details) must be corrected to reflect that the project is in the Town of Ramapo not the Village of Walden.



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

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
Rockland County Department of Highways  
Rockland County Drainage Agency  
New York State Thruway Authority  
Rockland County Sewer District #1  
New York State Department of Environmental Conservation  
United States Army Corps of Engineers  
Rockland County Office of Fire and Emergency Services  
Orange and Rockland Utilities  
Rockland County Historic Preservation Board  
Rockland County Department of Health  
Engineering & Surveying Properties  
Village of Sloatsburg  
New York State Department of State,  
Division of Code Enforcement and Administration  
Sloatsburg, Hillburn & Suffern Fire Districts  
Eric Witmond

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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.*

