



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

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**DOUGLAS J. SCHUETZ**  
Acting Commissioner

**ARLENE R. MILLER**  
Deputy Commissioner

May 19, 2015

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

**Tax Data:** 57.09-1-52

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

**Map Date:** 3/23/2015

**Date Review Received:** 4/27/2015

**Item:** 12 HERRICK REALTY, LLC. (R-2277A)

Rear setback, maximum development coverage and deck rear setback variances to permit the construction, maintenance and use of a three-family residence with three accessory apartments on .3168 acres in an R-15C zoning district. Variances were previously granted for lot area, side setback, total side setback, rear setback, maximum development coverage and deck rear setback. A larger residential building is proposed thereby increasing the extent of the rear setback, maximum development coverage and deck rear setback variances.

East side of Herrick Avenue, approximately 400 feet north of West Central Avenue

**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 Spring Valley municipal boundary is 470 feet east of the property line of the subject site. A medium-density residential zone is located in this section of Spring Valley. 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; the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas; drainage; community facilities; official municipal and county development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures; and such

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other measures as may relate to the public convenience, to governmental efficiency, and to achieving and maintaining a satisfactory community environment. 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 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 proposed residential building.

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 ability of the existing infrastructure to accommodate increased residential density on non-conforming lots 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.

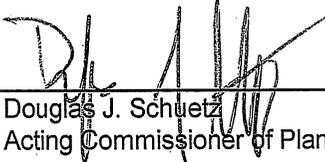
3 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

4 The Town of Ramapo Building, Planning and Zoning Department's April 22, 2015 denial letter includes comments from the Chief Fire Inspector. He notes that exit stairs or ramps must be at least ten feet from the property line, and the applicant's engineer must show that there are sufficient fire flows to meet the requirements of the NYS Building and Fire Codes.

5 A dumpster enclosure must be shown on the site plan and easily accessible to sanitation workers. Parked vehicles must not block access.

6 A turnaround area shall be provided in the parking lot so that vehicles parked in spaces 3 and 6 can easily maneuver out of these parking spaces.

7 Section 376-131.D.(1)(d) states that the minimum lot width and lot frontage for non-complying lots in the R-15C district shall be 65 feet. The bulk table indicates that the required lot width and street frontage are 75 feet. This must be corrected.

  
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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  
Anthony R. Celentano P.L.S.  
Village of Spring Valley  
New York State Department of State,  
Division of Code Enforcement and Administration  
12 Herrick Realty, LLC.

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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.*

