



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

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County Executive

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DOUGLAS J. SCHUETZ  
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Deputy Commissioner

October 8, 2015

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

**Tax Data:** 57.17-4-54

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

**Map Date:** 6/15/2015

**Date Review Received:** 9/9/2015

**Item:** 152 ROCK HILL ROAD (R-2513)

Variances for lot area, lot width, front setback, front yard, side setback, total side setback, side yard, rear yard, street frontage and floor area ratio to allow the construction, maintenance and use of an addition to a single-family residence on .1841 acres in an R-15 zoning district.

East side of Rock Hill Road, approximately 180 feet north of Old Nyack Turnpike

**Reason for Referral:**

Old Nyack Turnpike (CR 52), Village of Chestnut Ridge

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 Chestnut Ridge is one of the reasons this proposal was referred to this department for review. The Chestnut Ridge municipal boundary is along Old Nyack Turnpike and 110 feet south 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 Chestnut Ridge must be given the opportunity to review the proposal and its impact

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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 Villages of Chestnut Ridge must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

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

3 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. A variance of 20 percent is required for minimum lot area. The proposed floor area exceeds the maximum permitted resulting in the need for multiple yard and setback variances. The ability of the existing infrastructure to large residential structures on undersized, 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.

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

5 Given that this is a semi-attached structure that will be within ten feet of the northern property line, a review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the local fire district to ensure that there is sufficient maneuverability on-site for emergency vehicles.

6 The GML referral form and the application both include the wrong tax lot identification number. The correct tax lot identification number is 57.17-4-54. All application materials must be consistent. These documents must be corrected.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
Rockland County Department of Highways  
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.  
Villages of Chestnut Ridge  
New York State Department of State,  
Division of Code Enforcement and Administration  
Congregation Mesifita Beth Shraga

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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*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.*

