



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

ARLENE R. MILLER
Deputy Commissioner

May 6, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 50.18-1-2

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

Map Date: 3/27/2015

Date Review Received: 4/6/2015

Item: *BAIT CHANNA (R-2409A)*

Site plan and special permit to permit the construction of a two-story, 140' x 70' 4" religious school for girls on 1.42 acres in the R-15 zoning district. An existing residential building will be retained as a caretaker's residence. Planning Board approval is required for the two curb cuts.

West side of Slinn Avenue, 300 feet south of Hickory Street

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 along Slinn Avenue directly west 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 Spring Valley must be given the opportunity to review the proposal and its impact on

BAIT CHANNA (R-2409A)

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 The applicant must comply with the conditions of the County of Rockland Department of Health's letter of April 13, 2015.
- 3 The conditions in the April 15, 2015 letter from the Rockland County Sewer District No. 1 must be met.
- 4 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 5 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. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- 6 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Ramapo fire inspector and the Monsey Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 7 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 8 The proposed school building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 9 The row of rectangles along the eastern and southern sides of the proposed play area is not labeled. Is it a retaining wall? Its purpose must be clarified.
- 10 Additional information must be provided about the proposed play area. Will it be paved or remain as a pervious surface?
- 11 The rear of this site is currently heavily treed. It is unclear if these trees are to remain. The Landscaping Plan must indicate if these trees will be removed. Additional landscaping along the rear property line may be appropriate if the buffer of existing trees is to be removed.
- 12 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 13 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.
- 14 The total square footage of the proposed building must be provided on the site plan.
- 15 Hillcrest is listed as the Fire District in Map Note #7 on Sheet 1 of 5. Our records indicate that this parcel is located within the Spring Valley Fire District. Map Note #7 must be corrected.

BAIT CHANNA (R-2409A)

16 The title block on the Grading Plan and Drainage Plan, as well as on the Landscape and Lighting Plan has an unusual name listed for the project. Instead of "Bait Channa" it reads "CBJU!DI BOOB." This must be corrected.

17 Is one handicapped parking space sufficient to serve this school? This must be clarified.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
Anthony R. Celentano P.E.
Village of Spring Valley
New York State Department of State,
Division of Code Enforcement & Administration
Monsey Fire District

**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.

