



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

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**EDWIN J. DAY**  
County Executive

**DOUGLAS J. SCHUETZ**  
Acting Commissioner

**ARLENE R. MILLER**  
Deputy Commissioner

July 13, 2015

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 50.14-1-47

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

**Map Date:** 6/8/2015

**Date Review Received:** 6/17/2015

**Item:** ***BRAVO SHOPPING CENTER (R-911C)***

Site plan for a storage unit facility in the rear parking area of an existing shopping center on 5.21 acres in an NS zoning district.

West side of Route 45, north side of West Eckerson Road

**Reason for Referral:**

NYS Route 45, West Eckerson Road (CR 74), 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 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 3 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of June 18, 2015.
- 4 The Village of Spring Valley is the reason this proposal was referred to this department for review. The municipal boundary is approximately 290 feet southeast of the subject property. As required under Section 239nn of the State General Municipal Law, the Village of Spring Valley must be given the opportunity to review the proposed subdivision and provide any concerns related to the project to the Town of Ramapo.
- 5 The Town shall be satisfied that the storage units are to be used as accessory storage as specified in Section 376-31.E.4.

**BRAVO SHOPPING CENTER (R-911C)**

- 6 The proposed storage units must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 7 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Moleston Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles, particularly in the northwest corner of the site where the storage units are proposed.
- 8 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 9 The bulk table must include a development coverage calculation. The pavement proposed to the north of the storage units will replace an undeveloped area that is currently pervious. We believe that the development coverage will increase as a result of the elimination of this pervious surface area.
- 10 The applicant shall consider using pervious pavement or pavers in the rear of the center rather than asphalt to reduce the extent of the development coverage.
- 11 Low evergreen landscaping must be provided in front of the parking spaces facing the state and county roads to shield headlights from shining into oncoming vehicles traveling on these roads.
- 12 The variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
Rockland County Department of Highways  
Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Moleston Fire District  
Atzl, Nasher & Zigler P.C.  
Village of Spring Valley  
New York State Department of State,  
Division of Code Enforcement and Administration  
Cuzson Associates, LLC

*\*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.*