



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

January 8, 2015

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 50.10-2-77

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

Map Date: 10/27/2014

Date Review Received: 12/17/2014

Item: *CENTRAL UTA OF MONSEY/WILLIAMS AVENUE (R-2482)*

Site plan for a boys' elementary school on 2.08 acres in an R-15 zoning district.
Northwest corner of Williams Avenue and Main Street

Reason for Referral:

NYS Route 45

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 While the on-site parking requirement is achieved, it is unclear whether 48 parking spaces are sufficient for special events. If additional parking is required for parent-teacher conferences and other assemblies, the applicant must pursue an off-site parking agreement with a nearby property owner. Vehicles cannot park along NYS Route 45. The safe and efficient flow of traffic along the state road will be negatively affected.
- 3 The proposed traffic flow pattern must be indicated on the site plan. This is especially important for the school bus traffic. Appropriate signage must be in place to guide school buses to the designated drop off area. It must also be demonstrated that the available turning radius is sufficient for school buses navigating the site. Is the Main Street driveway an entrance only and Williams Avenue an exit only? Is a left-turn prohibition advisable given that NYS Route 45 is a major thoroughfare? These issues must be addressed.

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- 4 It is unclear if sidewalks are proposed. Available aerial photography indicates that there are no existing sidewalks along the Route 45 and Williams Avenue frontages. Sidewalks must be provided to ensure pedestrian safety.
- 5 A review must be completed by the County of Rockland Department of Health and all required permits obtained.
- 6 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of December 17, 2014.
- 7 The proposed school building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 8 A review must be completed by the County of Rockland Office of Fire and Emergency Services to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 9 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 10 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.
- 11 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 (August 2010) and local ordinances.
- 12 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. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.
- 13 The project narrative must specify the size of the student body.
- 14 Section 376-1216.A.1. requires an on-site recreation area of 30 SF per student. While a play area is shown on the site plan, the square footage is not indicated. A recreation area calculation must be included on the site plan. Fencing must be installed around the perimeter of the play area to ensure the safety of the schoolchildren.
- 15 The Plant List includes juniper shrubs which are not illustrated on the Landscaping Plan. Shrubs identified as "A" are shown on the Landscaping Plan but are not referenced on the Plant List. All information presented must be consistent.
- 16 An existing vinyl fence along the rear property line is to be removed. Since fifteen parking spaces are now proposed within two feet of that property line, new fencing or landscaping must be provided to buffer the adjacent residential properties from headlight glare.
- 17 A lighting plan must be submitted for our review.
- 18 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the state road.

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19 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.

20 Map Note #9 shall be corrected to indicate that the site plan has been approved in a manner specified by Section 239L and M of the General Municipal Law. Section 239N pertains to subdivisions.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
Civil Tec Engineering & Surveying PC
New York State Department of State,
Division of Code Enforcement and Administration
Hillcrest Fire District
Samual Wertheimer

**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.

