



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
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Acting Commissioner

February 19, 2015

ARLENE R. MILLER
Deputy Commissioner

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 50.10-3-43 50.10-3-42

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

Map Date: 7/16/2014

Date Review Received: 1/21/2015

Item: *MOLESTON FIRE DISTRICT (R-2252A)*

Site plan for a 25,364 SF firehouse on 3.081 acres in an R-15 zoning district.
East side of Route 45, opposite Ticken Road and 115 feet south of Harmony Road

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 Additional information must be provided about the site access and the traffic preemption devices. There are currently three driveways proposed. It is unclear if the northern and southern drives are designated exclusively as an entrance and an exit (one-way in and one-way out), or if both are to be two-way. This must be clarified. If the access points are to be two-way, then one of the driveways must be eliminated (NYS DOT prefers the northern access location) to reduce the number of curb cuts along this heavily traveled State highway. The on-site traffic pattern must also be indicated with arrows on the site plan and in the field.

There is a connection between the southern driveway and the fire truck bay access. What is the purpose of this connection? It seems that this connection will only increase conflicts between the fire equipment and other vehicles on site. A completely separate access area must be provided so that vehicles entering or exiting the site will not interfere with fire trucks exiting the fire house.

The site plan or narrative should also indicate turning movements for the fire equipment. Will the fire trucks back into the bays? Will they always exit onto Route 45 from the bays? Will the two rear bays be used for entry or exit purposes?

Lastly, an explanation must also be provided as to how the traffic preemption devices will function.

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Given that a four-way intersection is now proposed, the potential for traffic conflicts is great. These access and traffic issues must all be addressed to ensure that conflicts cannot arise during an emergency situation.

- 2 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 3 The applicant must comply with the conditions of the Rockland County Health Department's letter of January 23, 2015.
- 4 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of January 26, 2015.
- 5 The bulk table does not include a parking calculation or an on-site parking requirement for this use. It is unclear whether the Planning Board has established a parking standard for the firehouse. This must be clarified.
- 6 The proposed landscaping along the southern property line must be extended to the east to buffer the view of the training area from Lot 50.10-3-35.
- 7 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 8 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.
- 9 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.
- 10 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.
- 11 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 12 All proposed signage shall conform to the municipality's sign standards.
- 13 The proposed development coverage is not indicated on the bulk table. It must be amended to include a percentage for this standard rather than the length of the street frontage that is currently noted.
- 14 It appears that a height variance is required for this proposal. This and any other variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law, and must be noted in the bulk table.

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15 The bulk table on Drawing SP-1 includes a note that "area does not include mezzanine." It is unclear why the mezzanine is not included in the floor area. It includes training and bunk rooms, a lounge, locker rooms, storage and utility space. The reason for not including the mezzanine in the floor area must be clarified.



Douglas J. Schuez
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
Atzl, Nasher & Zigler P.C.
New York State Department of State,
Division of Code Enforcement and Administration
Gary Wren, Chairman

**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.

