



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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May 6, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.10-2-28

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

Map Date: 2/4/2015

Date Review Received: 4/7/2015

Item: *MONSEY GLATT PLAZA (R-1140E)*

Site plan for the removal of storage trailers and structures, construction of a three-story warehouse and office addition, and conversion of the existing warehouse to a three-story facility for an existing commercial building on 1.426 acres in the CS zoning district. A canopy will be attached to the north and east sides of the building over the existing sidewalks.

Northwest corner of NYS Route 59 and Bates Drive; east side of the NYS Thruway

Reason for Referral:

NYS Route 59, NYS Thruway, Village of Airmont

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 New York State Thruway Authority and any required permits obtained.
- 3 The applicant must comply with the conditions in the April 22, 2015 letter from the Rockland County Sewer District No. 1.
- 4 The condition in the April 21, 2015 letter from the Rockland County Department of Health must be met.
- 5 The expanded commercial building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

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- 6 In the previous review, the Tallman Fire Department raised some firematic safety concerns in a letter dated September 24, 2014. An updated review must be completed by the Fire Department and all concerns satisfactorily addressed.
- 7 In our previous review, we had indicated that the fire zones must be clearly marked on the site plan. They are now illustrated. However, the areas dedicated for the fire zones are very limited in size, and may not be in the most ideal location. The Town's fire inspector must review the fire zone locations to ensure that they are properly placed on the site for access by fire equipment.
- 8 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 9 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Tallman Fire Department to ensure that there is sufficient maneuverability on-site for emergency vehicles. The southwest corner of the site, where the new addition is proposed, will be difficult to access in the event of a fire.
- 10 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 11 The parking space in the northeast corner of the site is very close to the northern driveway. The potential for traffic conflicts between vehicles entering the site and those exiting the parking space is great. The parking space must be moved to a safer location.
- 12 The Landscape Lighting & Signage Plan shows a symbol represented by a bar and a dark circle in the northwest portion of the site, just east of the central portion of the building, as well as in the southeastern portion of the site, that is not shown on the legend. Is this symbol representative of signage? This must be added to the legend to clarify what this symbol represents.
- 13 The word "handicap" is written across two parking spaces. If these are proposed to be handicapped parking spaces, then the appropriate dimensions must be provided. This would include a minimum of a 60-inch-wide access aisle located adjacent to the designated parking space, which is just wide enough to permit a person using a wheelchair to enter or exit the car. Providing American with Disabilities Act (ADA) parking space standards for these handicapped spaces may reduce the number of parking spaces able to be provided.
- 14 All storage structures must be entirely contained on the site. Aerial photography shows that several cold storage units are located on the New York State Thruway property. These encroachments must be rectified, and the units relocated elsewhere on the site.
- 15 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
New York State Thruway Authority
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services

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Tallman Fire District
Robert R. Rahnefeld, P.L.S.
Village of Airmont
New York State Department of State,
Division of Code Enforcement & Administration

**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.

