



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

March 3, 2015

ARLENE R. MILLER
Deputy Commissioner

Ramapo Zoning Board of Appeals
237 Route 59
Suffern, NY 10901

Tax Data: 49.20-2-3

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

Map Date: 1/28/2015

Date Review Received: 2/4/2015

Item: *CHAYA MORGENSTERN (R-2488)*

Variations for lot area, front setback (Route 306 and Ralph Boulevard), front yard (Route 306 and Ralph Boulevard), side setback, rear setback, deck rear setback and maximum development coverage to allow the construction, maintenance and use of a three-family residence with three accessory apartments on .2654 acres in an R-15C zoning district.
North side of Ralph Boulevard, east side of Route 306

Reason for Referral:

NYS Route 306, Villages of Kaser and 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 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The lot area of the subject site is 23 percent less than the required minimum. The applicant is also seeking an 18 percent increase over the maximum allowed development coverage. The ability of the existing infrastructure to accommodate increased residential density on undersized lots is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Town must consider the cumulative and regional impacts of permitting such development.

CHAYA MORGENSTERN (R-2488)

3 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. As noted in the Town of Ramapo Building, Planning and Zoning Department's February 2, 2015 denial letter, an aerial apparatus road is required if the building is over 30 feet in height.

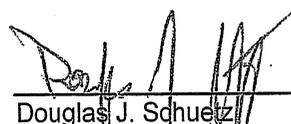
4 The Villages of Kaser and Spring Valley are two of the reasons this proposal was referred to this department for review. The Kaser municipal boundary is approximately 160 feet south and 240 feet west of the site; the Spring Valley municipal boundary is approximately 340 feet east of the site. New York 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 Villages of Kaser and Spring Valley must be given the opportunity to review the proposal and its impact on 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 Villages of Kaser and Spring Valley must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

5 The Town of Ramapo Building, Planning and Zoning Department's February 2, 2015 denial letter indicates that a rear setback variance is required for the decks. This variance is not noted on the bulk table. All application materials must be consistent. The public hearing notice will have to be reissued if it did not contain all required variances.

6 The tax map number indicated on the plot plan is incorrect. All application materials must be consistent. The map must be corrected.

7 It will be difficult for sanitation workers to access the dumpster enclosure if a vehicle is parked in space # 1. The dumpster enclosure must be moved to a more accessible location.



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 Drainage Agency
Rockland County Sewer District #1
Robert R. Rhanefeld, P.L.S.
Villages of Kaser and Spring Valley
New York State Department of State,
Division of Code Enforcement and Administration
Chaya Morgenstern

CHAYA MORGENSTERN (R-2488)

**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.

