



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

EDWIN J. DAY
County Executive

4-16-15
before CDRC &
told to come
back but haven't
yet
THOMAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

May 6, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.15-2-14 56.15-2-13.1 56.15-2-13

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

Map Date: 2/25/2015

Date Review Received: 4/2/2015

Item: *ROCKLAND TIRE (SBV COMMUNICATIONS, LLC) (R-688C)*

Site plan for parking lot and traffic circulation improvements for an existing auto repair and maintenance facility on 1.04 gross acres (1.02 net acres) in an MU-1 zoning district. These improvements are possible because the applicant has acquired additional land area from the New York State Department of Transportation. A pylon sign is also proposed.

Southeast corner of Route 59 and Saddle River Road

Reason for Referral:

NYS Route 59, Saddle River Road (CR 73), Monsey Glen Park, Main Street (NYS Route 306)

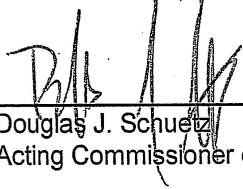
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications****

- 1 The applicant must comply with the conditions of the New York State Department of Transportation's (NYS DOT) letter of April 15, 2015. NYS DOT raises a number of serious concerns about the design, access and layout of the site. These issues must be satisfactorily addressed.
- 2 The applicant must comply with the conditions of the Rockland County Highway Department's letter of April 16, 2015.
- 3 A review must be completed by the County of Rockland Division of Environmental Resources and any concerns addressed.
- 4 The automotive repair and maintenance facility must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

ROCKLAND TIRE (SBV COMMUNICATIONS, LLC) (R-688C)

- 5 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Monsey Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 6 The proposed pylon sign shall conform to the municipality's sign standards especially with regard to size and setback requirements given its location at the intersection of a state and county road. Additional details must be provided about the proposed LED sign.
- 7 The subject site is immediately north of a proposed Park and Ride facility for commuters. The Rockland County Department of Public Transportation must be given the opportunity to review this site plan, and any raised comments or concerns addressed.
- 8 There are several signs on Drawings 1, 2 and 3 labeled as Sign A, B, C and D with no corresponding legend on these sheets or on Drawing 5, the detail sheet. The specific type of signs must be clearly identified.
- 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 Map Note #2 must be corrected to indicate that the gross lot area is 45,508 SF not 44,508 SF as specified.



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 Division of Environmental Resources
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services
Monsey Fire District
Rockland County Department of Public Transportation
Sparaco & Youngblood, PLLC
New York State Department of State,
Division of Code Enforcement and Administration
Wallace Enterprises, 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.



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

June 3, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Map: 56.15
Block: 2
Lot/s: 13, 13.1, 14

Re: GENERAL MUNICIPAL LAW REVIEW: 239(l&m) x 239 (n)

Map Date: 2-25-2015

Date Review Received: 4-2-2015

Item: *ROCKLAND TIRE (SBV COMMUNICATIONS, LLC) - R-688C*

Site plan for parking lot and traffic circulation improvements for an existing auto repair and maintenance facility on 1.04 gross acres (1.02 net acres) in an MU-1 zoning district. These improvements are possible because the applicant has acquired additional land area from the New York State Department of Transportation. A pylon sign is also proposed.

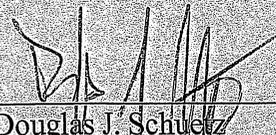
Southeast corner of Route 59 and Saddle River Road

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

*** Recommend the following modifications:**

We would like to amend our General Municipal Law review dated May 6, 2015 by adding the additional comment:

It has been brought to our attention that there is a six-foot discrepancy of the southern lot line for the subject site with the adjacent New York State owned land. Until this lot line discrepancy is resolved, this site plan cannot be approved, as this may negatively impact the proposed circulation and parking space design along this parcel boundary.



Douglas J. Schuetz
Acting Commissioner of Planning

*The GML requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

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Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

- c: Ramapo Town Supervisor, Christopher St. Lawrence
- New York State Department of Transportation
- New York State Department of State, Division of Code Enforcement and Administration
- Rockland County Department of Highways
- Rockland County Division of Environmental Resources
- Rockland County Department of Health
- Rockland County Office of Fire and Emergency Services
- Rockland County Department of Public Transportation
- Monsey Fire District
- Sparaco & Youngblood, PLLC
- Wallace Enterprises, LLC