COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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August 4, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 38.17-1-2

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

Map Date: 6/30/2015 **Date Review Received:** 7/20/2015

Item: ***ST. JOSEPH'S HOME (R-2260A)***

Site plan for the proposed demolition of the northwestern portion of an existing building used as a family and group care facility, and renovation and 15,000 sq. ft. addition to the existing 20,500 sq. ft. building so that a total of 50 rooms and beds can be provided. The site is located on 182 acres in the RR-80 zoning district, with a portion of the site and its access located within the Town of Tuxedo.

South end of Sisters Servants Lane, approximately 20,000 feet south of Eagle Valley Road; north side of Ringwood, NJ; southeast side of Town of Tuxedo, Orange County, NY

Reason for Referral:

Town of Tuxedo, Orange County, NY; Borough of Ringwood, NJ

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 Town of Tuxedo and the Borough of Ringwood, NJ are the two reasons this proposal was referred to this department for review. The municipal boundary for Tuxedo is along the northwestern property line of the site, and the boundary for the Borough of Ringwood is along the southwestern property line. As required under Section 239nn of the State General Municipal Law, the Town of Tuxedo and the Borough of Ringwood, NJ must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Ramapo.

2 The comments in the July 27, 2015 letter from the Rockland County Department of Health must be addressed.

3 The comments in the July 29, 2015 letter from the Rockland County Sewer District No. 1 must be met.

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4 The tax parcel number information, Note #6, must be provided on Drawing C-100.

5 Map Note #7 on Drawing # C-100 indicates that the topography was compiled from NYSGIS LIDAR data, and not from a field survey. The Town of Ramapo must determine if this information is accurate enough for the proposed demolition and addition for the site plan review.

6 The site plan area should be enlarged to include all areas to be disturbed on site, not just the areas immediately surrounding the existing building. This includes the area to the east where the water tank, water treatment/pump house and new well are to be located, as well as the area to the southwest where the septic system, tanks, and fields are proposed to be located.

7 Several areas to be disturbed during the demolition and construction phases lie outside of the site plan vicinity depicted on the plans, and therefore no details are provided for these areas. The entire areas to be disturbed during demolition/construction must be included on the site plan, and topography, and any other features provided. Drawing # C-101 must identify the trees to be removed within these areas. Silt fencing and other erosion control measures must be provided for all areas to be disturbed, especially since a swimming lake, located in Ringwood State Park is located downhill, directly adjacent to the site.

8 As mentioned above, areas of demolition and the disturbance lines are depicted on several drawings, including Sheet C-101. The temporary silt fencing lines however, do not coincide with these areas, and are only provided sporadically throughout the site. All areas to be disturbed must also have silt fencing and other soil and erosion control measures in place to ensure the minimal amount of erosion on site. This will also help to lessen any downhill impacts to surrounding properties, including the state parklands located in New Jersey.

In addition, soil erosion control devices must be located around the areas to be disturbed for the new water treatment/pump house, well, water tank and water lines; and the septic piping, SSDS field, and septic tanks.

9 The number of required parking spaces provided is deficient by 67 percent. Are 16 parking spaces sufficient for all of the employees as well as relatives or friends of the residents who come to visit? A future parking area must be designated on the site plan so that if it is found that these 16 parking spaces are insufficient additional parking can easily be provided.

10 As previously mentioned, the coverage of the drawings do not extend out to the outlying construction areas. An outflow area is depicted on Sheet C-203, the Utility Plan, but does not show where this is being drained into. It appears from reviewing Drawing # C-200 that this is just flowing into a downhill sloped area. Releasing drainage into an area that is not prepared for additional flow can result in erosion of the soils. Should this water also be directed into the bioretention stormwater management area? More details must be provided for how this outflow drainage will be handled.

11 A landscaping and lighting plan should be provided for the proposed site additions.

12 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.

13 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.

14 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.

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15 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.

16 There shall be no net increase in the peak rate of discharge from the site at all design points.

17 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Planning Board
Rockland County Office of Fire and Emergency Services
Clark Patterson Lee Design Professionals
Borough of Ringwood, NJ; Town of Tuxedo, NY

**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.