



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

EDWIN J. DAY  
County Executive

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

DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

August 4, 2015

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

**Tax Data:** 49.10-2-1

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

**Map Date:** 6/26/2015

**Date Review Received:** 7/14/2015

**Item:** *SUMMIT PARK ACQUISITION GROUP (R-2502B)*

Variances for lot area, lot width, front setback, front yard, side setback, total side setback, side yard, rear setback, rear yard, street frontage, maximum height, maximum development coverage, floor area ratio and buffer area to allow the separation of the Summit Park Hospital from the remainder of the Rockland County Health Complex. Building A, and a portion of Building E, will be transferred to a private entity that will assume operation of the skilled nursing facility and the long term acute care hospital. The subject site is part of a 95.4-acre parcel on the County of Rockland's government campus located at the Robert L. Yeager Health Center. It is located in an RR-50 zoning district. The applicant and the County of Rockland will enter into a Reciprocal Easement Agreement for use of the parking areas, driveways, roads and sidewalks.

Southeast side of Sanatorium Road, west side of Route 45.

**Reason for Referral:**

Sanatorium Road (CR 51), Village of New Hempstead, 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***

As noted in the project narrative, there will be no changes to the Rockland County Health Complex as a result of this application. No exterior construction is proposed. The transfer of the skilled nursing facility and long term acute care hospital from a government entity to a private entity subjects the now private property to the Town of Ramapo's zoning controls. We offer the following recommendations on the ZBA application.

1 The applicant must comply with the condition of the Rockland County Health Department's letter of July 16, 2015.

**SUMMIT PARK ACQUISITION GROUP (R-2502B)**

- 2 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of July 14, 2015.
- 3 Building A and the portion of Building E to be transferred must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 4 The bulk table references the Reciprocal Easement Agreement (REA) only with regard to the required parking for this use. All easements to be provided by the REA must be noted on the Planimetric Site Layout Plan and in the General Notes.
- 5 The Village of New Hempstead is one of the reasons this proposal was referred to this department for review. The municipal boundary is along Sanatorium Road. As required under Section 239nn of the State General Municipal Law, the Village of New Hempstead must be given the opportunity to review the required variances and provide any concerns related to the project to the Town of Ramapo.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
Rockland County Department of Highways  
Rockland County Department of Health  
Rockland County Sewer District #1  
New York State Department of Transportation  
Moleston Fire District  
Brooker Engineering, PLLC  
Village of New Hempstead  
New York State Department of State,  
Division of Code Enforcement and Administration  
Summit Park Acquisition Group

*\*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.*