



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

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County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

September 21, 2015

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 50.19-1-20

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

**Map Date:** 8/7/2015

**Date Review Received:** 8/19/2015

**Item:** *TALMUD TORAH DARKEI AVOS (R-2520)*

Site plan for a two-story, 21,000 SF school on .8982 acres in an R-15 zoning district.  
West side of North Pascack Road, approximately 70 feet south of Pauline Court

**Reason for Referral:**

Village of 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 The Village of Spring Valley is the reason this proposal was referred to this department for review. The municipal boundary is approximately 375 feet west 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 Village of 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 Village of Spring Valley must be considered and satisfactorily addressed, as well as any additional concerns

**TALMUD TORAH DARKEI AVOS (R-2520)**

about the proposal.

- 2 The applicant must comply with the conditions of the Rockland County Health Department's letters of August 24, 2015.
- 3 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of August 24, 2015.
- 4 The proposed school building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 5 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town Fire Inspector and the Hillcrest Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 6 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed and approved by the Rockland County Department of Health prior to construction in order to ensure compliance with Article II (Drinking Water Supplies) of the Rockland County Sanitary Code and Part 5 of the New York State Sanitary Code.
- 7 The flow of traffic shall be clearly indicated on the site plan. If there will be one entrance to and one exit from the site, one-way signs must be installed and traffic flow arrows provided along the circular driveway. The bus drop off area must be designated on the map and in the field.
- 8 It will be difficult to exit the two western parking spaces. A turnaround area must be provided. Alternatively, the parking area on the east side of the site must be reconfigured to accommodate all of the required on-site parking.
- 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 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 12 Map Note #7 incorrectly references Section 239 N of the General Municipal Law. Since this is a site plan proposal, Sections 239 L and M apply. The map note must be corrected.
- 13 The special permit and variances required for this proposal are subject to a review by this department as mandated by the New York State General Municipal Law.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
Rockland County Department of Highways  
Rockland County Drainage Agency

**TALMUD TORAH DARKEI AVOS (R-2520)**

Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Civil Tec Engineering & Surveying PC  
Village of Spring Valley  
New York State Department of State,  
Division of Code Enforcement and Administration  
Hillcrest Fire District  
Nussyn Ungar

*\*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.*

