



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

June 22, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 49.14-1-52

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

Map Date: 5/19/2015

Date Review Received: 5/21/2015

Item: *TALMUD TORAH ON COLLEGE (R-1015C)*

Site plan for a three-story school with a 9,200 SF building footprint on .989 gross acres (.954 net acres) in an R-40 zoning district.

East side of College Road, approximately 145 feet south of Smolley Drive

Reason for Referral:

College Road (CR 81), Rockland Community College

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***

The current site plan proposal does not include the existing single-family residence which was to be used as a caretaker's residence. As a result, one parking area containing 19 spaces is provided on the west side of the site, and one 7,500 SF play area is located immediately north of the proposed school building and outside of the easement area. While this is an improvement over the last submission, we still believe this proposal will result in a gross overutilization of the site.

We offer the following recommendations.

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- 1 The subject site is non-conforming in terms of lot area and lot width. A variance of more than 48 percent is required for minimum lot area now that the 100-year floodplain deductions have been calculated. In addition, the site is compromised by a 30-foot wide sewer and drainage easement that runs across the rear of the parcel. The applicant is proposing a school building that is only 4,400 SF less than the maximum 32,000 SF permitted on a conforming 80,000 SF lot. A floor area ratio variance of almost 88 percent is required. The proposed on-site parking is deficient by almost 41 percent. The maximum permitted development coverage is exceeded by 225 percent. Several setback variances are also required. As noted above, this proposal will result in a gross overutilization of the site as evidenced by the number and the magnitude of the variances required. The footprint of the proposed school building must be reduced. The third story must also be eliminated. A more closely conforming proposal shall be submitted.
- 2 The applicant must comply with the conditions of the Rockland County Highway Department's letter of May 20, 2015.
- 3 The applicant must comply with the conditions of the Rockland County Health Department's letter of May 26, 2015.
- 4 The applicant must comply with the conditions of the Rockland County Sewer District No. 1's letter of June 1, 2015.
- 5 The proposed school building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 6 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles. Hydrant locations shall also be indicated on the site plan.
- 7 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. An achievable fire truck turning radius must be demonstrated on the site plan.
- 8 A designated bus drop-off and pick-up area must be indicated on the site plan and in the field.
- 9 The 100-year floodplain must be clearly indicated on all maps.
- 10 The Floodplain Administrator for the Town of Ramapo shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.
- 11 The previous site plan showed a wall along the northern property line. If that wall is still proposed, additional information must be provided including the construction materials to be used and the height of the wall.
- 12 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.

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- 13 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 14 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 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 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.
- 17 A landscaping and lighting plan shall be submitted for our review.
- 18 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the county road.
- 19 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.
- 20 Map Note 4 still states that a caretaker's residence is proposed. This must be corrected.
- 21 Several of the provided measurements on the bulk table have not changed despite the elimination of the single-family residence. The front yard, front setback, development coverage and floor area ratio are all subject to change as a result of removing this structure. The bulk table must be updated to reflect any changes related to this site plan revision.
- 22 It is unclear what the dashed line to the east of the school building represents. This must be clarified. A legend must be provided that includes all symbols shown on the map and an explanation as to what they represent.



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
Rockland County Office of Fire and Emergency Services
Rockland Community College
Monsey Fire District
Anthony R. Celentano P.L.S.
New York State Department of State,
Division of Code Enforcement and Administration
Talmud Torah

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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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.