



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

May 1, 2015

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

**Tax Data:** 49.14-1-76

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

**Map Date:** 2/28/2013

**Date Review Received:** 4/2/2015

**Item:** *YESHIVA OF SPRING VALLEY (R-1870K)*

Application to modify the restrictions on the time, manner and use of the catering facility imposed by the Zoning Board of Appeals in 2006. The applicant seeks to remove the limitation on the number of weddings per week and an extension of time allowing that such celebrations continue until 2:30 am. The number of guests will remain limited to 400 due to the physical constraints of the parking lot. West side of College Road, 170 feet south of Briarwood Road

**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***

- 1 The on-site parking is deficient by 33 percent and the existing 217 parking spaces can easily be filled by vehicles transporting 400 guests. Inadequate on-site parking can impede the safe and efficient flow of traffic along the county road. Overflow parking along the county road is impermissible due to these safety issues. An updated review must be completed by the County of Rockland Department of Highways since the modification of these restrictions will result in additional traffic on College Road.
- 2 The Special Event Note and the information contained in the Project Approval Dates and References box on the Layout Plan (Drawing Number 2) must be updated if the proposed modifications are approved.
- 3 A review must be completed by the County of Rockland Department of Health and all required permits obtained.

**YESHIVA OF SPRING VALLEY (R-1870K)**

- 4 A review must be completed by the County of Rockland Sewer District #1 and any required permits obtained.
- 5 The school building and catering facility must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 6 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town's Fire Inspector, and the Tallman Fire Department to ensure that there is sufficient maneuverability on-site for emergency vehicles.

  
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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  
Rockland County Office of Fire and Emergency Services  
Rockland Community College  
Tallman Fire District  
Leonard Jackson Associates  
New York State Department of State,  
Division of Code Enforcement and Administration  
Yeshiva of Spring Valley

*\*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.*