

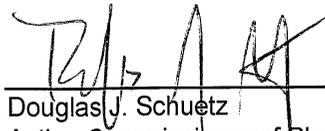
HEARTHSTONE VILLAGE (R-1741U)

- 4 The flat grassed sitting area noted in the project engineer's October 2, 2017 letter must be labeled on the site plan. Representative seating must be indicated. Access to the sitting area must be addressed. Will crosswalks be provided in the adjacent parking area? Give the 10-foot stepped wall surrounding this area, we recommend that fencing or dense landscaping be provided to prevent falls from the perimeter of the sitting area.
- 5 The NYS Department of State has determined that the Town is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Town's administration and enforcement of the State Uniform Fire Prevention and Building Code raised in the Executive Deputy Secretary of State's letter of July 15, 2016, the proposed mixed-use buildings must be held to the requisite minimum standards and comply with all requirements of this code.
- 6 A review of the October 5, 2017 Site Plan and January 20, 2016 Fire Truck Turn Analysis must be completed by the County of Rockland Office of Fire and Emergency Services, the Town's Fire Inspector or the Monsey Fire District to ensure that there is sufficient maneuverability on-site for emergency vehicles. Given that the Fire Truck Turn Analysis indicates that emergency vehicles will not be able to access the rear of Buildings A and B, a determination must be made as to whether additional fire hydrants must be provided behind these two structures.
- 7 It appears that TRIPS paratransit vehicles will be able to navigate the interior roads. However, they will be unable to provide door-to-door service for the residential tenants of Buildings A and B since the residential entrances are located at the rear of these buildings with no roadway access. If the residential parking area behind Building C is gated and locked, TRIPS vehicles will also be unable to access the residential entrances to this building. Residential customers must be able to board and alight a TRIPS vehicle on the south side of these buildings.
- 8 The proposed bus shelter and pull-off area along Route 59 must be approved by the New York State Department of Transportation. Ideally, a 40-foot long concrete pad should be installed within the bus pull-off area to preserve the integrity of the roadway bed, due to the weight of the bus. The bus shelter shall conform to the attached Rockland County specifications. The bus pull-off area and the sidewalks serving the bus shelter must be ADA compliant. The concrete pad for the bus shelter must be 11 feet long by 7 feet wide. The Rockland County Department of Public Transportation will supply the bus shelter, but the Town of Ramapo must agree, in writing, to maintain it.
- 9 The landscaping along Route 59 shall be supplemented with low evergreen plantings in front of the parking spaces facing the roadway to shield headlights from shining into oncoming vehicles traveling on the state highway.
- 10 In order to ensure that parking spaces are not used and landscaping is not damaged by the weight of the snow or salt intrusion during snow removal, areas must be designated on the site plan for the storage of snow piles.
- 11 All proposed signage must be shown on the site plan, and conform to all Town requirements.
- 12 The current site plan shows an empty area where a bank building was previously situated. No site improvements are presently proposed in this area of approximately 11,000 SF. Additional information must be provided about the intended use of this area.
- 13 This central location noted above is an ideal space for on-site amenities like a park with playground equipment and seating areas. Given the number and size of the residential units, there is a high likelihood that the future residents will include children. On-site recreational space must be provided.
- 14 Lot 56.11-3-54 is still included in General Note 1. It is our understanding that there will not be a land swap with the owners of Lot 56.11-3-54 so this parcel is no longer part of this proposal. The map note on the Drawing Number 2 must be corrected to reflect the exclusion of Lot 54.

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- 15 The GML referral form only includes Lot 56.11-3-53.6. Since a part of Lot 56.11-3-55 will serve as a passive recreation area, it must be noted on the referral form.
- 16 General Note 10 must be corrected to indicate that SUEZ is the water supplier.
- 17 The water easement shown on Drawing Number 2 (Layout Plan) must be updated to reflect SUEZ not United Water.
- 18 Drawing Number 6B (Landscaping and Lighting Plan)shows Leyland Cypress planted with English Ivy along stone wall sections A - A and B - B. Drawing Number 8 (Detail Sheet) specifies Baltic English Ivy interspersed with American Boxwood in this area. All application materials must be consistent. The proposed landscaping must be clarified. Full height trees must be provided to effectively shield the mixed-use development from the adjacent single-family homeowners.
- 19 Drawing Number 18 (Phasing Plan) includes two notes about phasing that reference the land banked parking spaces. Since these parking spaces are to be constructed, the phasing plan must be updated and the reference to land banked spaces eliminated.
- 20 This department is in receipt of complaints from the adjacent homeowners to the north about the ongoing construction and the fact that the applicant is not abiding by conditions imposed at the time the variances were granted and the site plan was approved. The Town of Ramapo must enforce all applicable conditions, and ensure that construction is proceeding as per the approved site plan.
- 21 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.
- 22 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 23 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.
- 24 Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multi-family dwelling meets the requirements of the Multiple Dwelling Rental Registry requirement, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000 per day.
- 25 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 26 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

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Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Yitzchok Ullman, Ramapo
New York State Department of Transportation
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State
Monsey Fire District
Rockland County Department of Public Transportation
Orange and Rockland Utilities
Rockland County Office of Fire and Emergency Services

Leonard Jackson Associates

Sol Menche, Connectivity Systems, LLC.

**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.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.