

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

May 29, 2018

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

Tax Data: 56.14-3-10

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

Map Date: 1/29/2018

Date Review Received: 4/17/2018

Item: *ISRAEL SCHIFF/15 SOUTH REMSEN STREET (R-2646)*

Variations for lot area and floor area ratio to permit the construction of a detached, two-family dwelling on .2509 acres in an R-15 zoning district.

East side of South Remsen Street, approximately 390 feet south of Route 59

Reason for Referral:

NYS Route 59, NYS Thruway

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:

****Disapprove***

1 The subject site is located within an R-15 zoning district, a medium density residential district. The residential uses permitted by right in this zone include detached and semi-attached single-family residences, as well as detached two-family residences. A minimum lot area of 15,000 SF is required for detached, single-family dwellings; semi-attached, single-family dwellings require a minimum lot area of 10,000 SF; and a minimum lot area of 20,000 SF is needed for detached, two-family dwellings. The bulk table on the January 29, 2018 ZBA Plan, the March 20, 2018 project narrative and the Town of Ramapo Building, Planning and Zoning Department's March 19, 2018 denial letter all incorrectly reference the bulk standards for Use Group x.1 rather than x.2. As a result, the noted variances are understated, and several required variances are not indicated.

At 10,931 SF, the subject site does not meet the minimum lot area requirement for detached single-family or two-family dwellings. The applicant is proposing to construct a two-family residence with less than 55 percent of the required lot area available. The proposed building will require a floor area ratio variance of 100 percent. Lot width and street frontage variances are required. Front yard, front setback, site setback and total side setback variances may also be necessary to accommodate an oversized residential building on an undersized parcel. The surrounding neighborhood is characterized by similarly-sized parcels. Granting these bulk variances will set a precedent that may result in nearby property owners seeking the same relief. A doubling of the residential density in this neighborhood of non-conforming parcels will negatively impact its community character. Additional

ISRAEL SCHIFF/15 SOUTH REMSEN STREET (R-2646)

residents will generate more traffic on the local streets. The potential for traffic conflicts is great. While two-family residences are permitted as of right in the R-15 zoning district, they are subject to stricter bulk requirements. This site is particularly deficient in meeting these more stringent standards. We recommend that the required variances be denied.

2 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. As noted above, the applicant is seeking a 100 percent increase over the maximum permitted floor area ratio. The ability of the existing infrastructure to accommodate increased residential density in oversized structures on undersized, nonconforming parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Town must consider the cumulative and regional impacts of permitting such development.

The following comments address our additional concerns about this proposal.

3 A review must be completed by the New York State Department of Transportation, and any required permits obtained.

4 A review must be completed by the New York State Thruway Authority, and any required permits obtained.

5 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

6 A review must be completed by the Rockland County Sewer District #1, and all required permits obtained.

7 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 residential building must be held to the requisite minimum standards and comply with all requirements of this code.

8 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Town of Ramapo Fire Inspector, or the Monsey Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.

9 All proposed building entrances, window wells and walkways must be delineated on the site plan demonstrating that they will not impact yard requirements, pedestrian safety and parking maneuverability for the site.

10 It will difficult for a vehicle parked in the two eastern spaces to maneuver out of these spots without a turnaround area. Since the building entrances and walkways are not clearly delineated on the site plan, it is difficult to assess the parking area in relation to the pedestrian movement on site, and whether there will be safety issues for the residents. A turnaround area must be provided so that vehicles do not have to back out into the roadway, and the building entrances and walkways must be illustrated on the site plan so that safety issues can be properly evaluated.

11 The bulk table must list the area standards for Use Group x.2 and indicate all variances required. The public hearing notice will have to be reissued as it contained inaccurate information.

12 The bulk table references Section 376-131.D. It is unclear whether this section of the Zoning Code applies to this proposal. Clarification must be provided.

ISRAEL SCHIFF/15 SOUTH REMSEN STREET (R-2646)

13 The ZBA Plan is underlain with existing conditions making it difficult to evaluate the proposed site improvements. A separate existing conditions map shall be prepared.

14 General Note 9 shall be corrected to indicate Section 239L and M of the General Municipal Law as this is an application for variances not a subdivision.

15 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.

16 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.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Michael B. Specht, Ramapo
New York State Department of Transportation
New York State Thruway Authority
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State
Rockland County Office of Fire and Emergency Services
Monsey Fire District

Civil Tec Engineering & Surveying PC

Israel Schiff

Mona Montal, Chief of Staff
Rockland County Planning Board Members

**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.

