

YESHIVA TIFERES SHMUEL (R-2091B)

3 The driveway to the site indicates that it is 20' in width total. However, it does not appear that the total width on the southern entrance is sufficient given the location of the eight parking spaces. The Town must ensure that a safe and adequate driveway width is provided along the parking area. If not, then these parking spaces must be shifted further south on the site.

4 The location of the eight-space parking area is problematic. The parking spaces should not be accessed directly off of the driveway where vehicles have to back out into the only entrance to the site. Vehicular conflicts can result, resulting in circulation problems and creating a bottleneck. In addition, since the driveway access is relatively short in length, vehicles waiting to enter the site due to these onsite traffic conflicts, can result in backups directly onto the County highway. This parking area must be relocated/redesigned so that vehicles do not back out directly into the only access to the site, which serves as the major circulation way for the school.

5 A review must be completed by the County of Rockland Department of Highways and all concerns addressed and required permits obtained.

6 An updated review must be completed by the Rockland County Department of Health. In addition, the comments in their January 5, 2017 letter must be met.

7 An updated review must be completed by the Rockland County Sewer District #1. In addition, the comments in their January 11, 2017 letter must be met.

8 As required by the Rockland County Stream Control Act, a subdivision plan for the lot merger must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

9 Subdivisions are one method to show an intended lot line change between two or more parcel owners. However, once a subdivision has been approved, a filed map cannot be used to convey property, nor can the tax maps be updated with the lot changes, until the deeds are filed with the County Clerk, conveying the portions of the lots that are required to achieve the lot configuration indicated on the subdivision map. The applicant and the Town must make sure that the deeds are properly filed with the Rockland County Clerk.

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

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

12 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.

13 As per Section 376-1216A.(4), proper access for fire-fighting and emergency equipment and vehicles must be provided. The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.

14 As indicated in Section 376-1216A.(2), bus access shall be provided on site, and designed to ensure the safe pickup and drop-off of children. A bus drop-off area must be illustrated on the site plan and located in an area that does not conflict with parking areas to ensure the safety of the students.

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15 A turning radius plan must be provided, illustrating that there is sufficient maneuverability on site for school buses and fire vehicles.

16 The location of the dumpster must be illustrated on the site plan, and placed in an area that does not conflict with parking areas or the designated bus drop-off. There is a square provided just east of the eight-space parking area. It must be clarified if this is the dumpster. This must be labeled. If this is the dumpster, the location should be moved, as this does not seem to be the most ideal location, as it is located amidst the major activity of the driveway.

17 The narrative indicates that a new sidewalk is proposed to the front entrance of the building near Spook Rock. This must be illustrated on the site plan. In addition, any other sidewalks proposed, including between buildings, must be shown, as this can impact the development coverage.

18 The narrative states that a 2,000 sq. ft. recreation area is being provided. The site plan also illustrates such. However, the calculations provided at the bottom of the page indicates that a 2,100 sq. ft. recreation area is being provided. This discrepancy must be corrected.

19 It is not clear how the development coverage and floor area ratio calculations were derived, especially since no square footage was provided for the building. Is the building addition to be constructed a single-story building, or more than one story? A calculation must be provided for the development coverage and floor area ratio of the site, which includes the total square footage of the school buildings.

20 Though the applicant is providing one more space than required, based on the student population, plus has five reserve parking spaces designated on the site plan, it must be indicated where overflow parking can be located for special school events, such as for parent-teacher conferences, school assemblies, etc. This is especially critical since the site is located on a heavily traveled County highway. Under no circumstances can vehicles be parked within the County right-of-way. A location must be designated for any overflow parking, and a written parking arrangement provided.

21 Map Note #8 must be corrected to indicate that this plan does not conflict with Section 239 L & M, as Section 239N pertains only to subdivisions.

22 The Town and/or the Rockland County Highway Department must determine if a traffic study is warranted for this site, given the change of use, particularly since this is a very heavily traveled County highway.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Michael B. Specht, Ramapo
Rockland County Department of Highways
Rockland County Sewer District #1
Rockland County Department of Health
Rockland County Drainage Agency
New York State Department of State
Rockland County Office of Fire and Emergency Services
Tallman Fire District

Civil Tec Engineering & Surveying PC
Village of Montebello

Mona Montal, Chief of Staff

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**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.