

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 25, 2019

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

Tax Data: 49.20-3-52

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 1/8/2019

Date Review Received: 5/20/2019

Item: *STEG FAMILY TRUST #2 (R-2696)*

Variances for front setback, front yard, total side setback, rear setback, development coverage and deck rear setback to allow the construction of a three-family residence with three accessory apartments on .2583 acres in an R-15C zoning district.
South side of Nancy Lane, approximately 108 feet east of Francis Place

Reason for Referral:

Villages of Kaser and Spring Valley

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 Pre-existing, non-conforming lots are given special consideration under Section 376-131.D.(1) of the Town's Zoning Law. The bulk standards for several residential zoning districts are relaxed to accommodate the residential uses permitted by right in these zones. The subject site is 11,250 SF or 25 percent smaller than the 15,000 SF minimum lot area required for new three-family residences in the R-15C zoning district. The proposed structure requires yard and setback variances ranging from 17 to 67 percent. The maximum permitted development coverage is exceeded by 40 percent. Given that this site benefits from the application of Section 376-131.D.(1), the proposed structure must more closely comply with the applicable bulk standards. The building footprint and the number of units shall be reduced.

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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 proposed structure requires yard and setback variances of significant magnitude. The applicant is also seeking a substantial increase over the maximum permitted development coverage. The ability of the existing infrastructure to accommodate increased residential density 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. A smaller building and fewer units will allow for closer conformance with the requisite standards.

The following comments address our additional concerns about this proposal.

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

4 The applicant must comply with the conditions of the Rockland County Sewer District #1's June 14, 2019 letter.

5 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

6 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.

7 The Villages of Kaser and Spring Valley are the reasons this proposal was referred to this department for review. The Kaser municipal boundary is approximately 413 feet southwest of the site; the Spring Valley municipal boundary is approximately 476 feet north of the site. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Villages of Kaser and Spring Valley must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Villages of Kaser and Spring Valley must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

8 All proposed building entrances, exterior stairways, decks, window wells and walkways must be delineated on the site plan demonstrating that they will not impact yard or setback requirements, or increase the development coverage. Parking maneuverability shall not be affected by the location of these features.

9 A deck rear setback variance is specified in the bulk table but a deck is not shown on the drawing. As noted above, all building features must be illustrated on the site plan. The measurements shown on the bulk table must correspond to those indicated on the drawing.

10 The development coverage calculation must be provided on the site plan so its accuracy can be verified.

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11 Given the size of the building footprint, we believe the FAR may be understated. The gross floor area must be indicated on the site plan, as well as the floor area ratio calculation. If a variance is required for FAR, a revised ZBA application must be referred to this department for review as mandated by the New York State General Municipal Law.

12 It will difficult for a vehicle parked in spaces 1 and 6 to maneuver out of the spots without a turnaround area. No building entrances, exterior stairways or walkways are shown on the site plan, making it 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. The building entrances, exterior stairways or walkways must be illustrated on the site plan so that safety issues can be properly evaluated.

13 It will be difficult for sanitation workers to access the dumpster enclosure if vehicles are parked in spaces 4 and 5. The dumpster enclosure must be moved to a more accessible location.

14 The site plan shall contain map notes that list all appropriate information, including the district details. The applicant's engineer has been reminded of this requirement, and the importance of providing these details.

15 The subject site shall be centered on the vicinity map.

16 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.

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18 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
- 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

- Anthony R. Celentano P.E.
- Villages of Kaser and Spring Valley

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Steg Family Trust #2

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.