



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE MILLER
Deputy Commissioner

November 22, 2004

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 49.12-2-52.1

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

Map Date: 10/22/2004

Date Review Received: 11/8/2004

Item: *AT&T WIRELESS FACILITY (TEMPLE BETH EL) (R-1682D)*

Conditional use permit and site plan application for a proposed 100-foot stealth monopole disguised as a pine tree and associated computer and electrical equipment contained within a 1,600 SF fenced compound on the 11.16-acre site of an existing synagogue in an R-25 zoning district.
South side of Viola Road, 900 feet east of Route 306

Reason for Referral:

Viola Road, Village of New Hempstead

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 Section 376-1214I of the Ramapo Zoning Ordinance requires that a visual impact assessment be prepared for proposed wireless communication services facilities. Given that the applicant is proposing a stealth monopole or "monopine," we request the opportunity to review the visual impact statement. The site is located on a heavily traveled county road and a "monopine" could prove to be a visual distraction with a negative impact on the safe and efficient flow of traffic on Viola Road. It is also directly opposite the municipal boundary of the Village of New Hempstead. That Village is currently updating its regulations for wireless communication services facilities. The visual impact on the adjacent municipality must be evaluated.

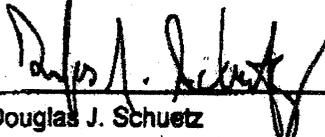
2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained from them.

3 A review shall be completed by the adjacent Village of New Hempstead and their comments considered.

4 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 New York State Guidelines for Urban Erosion and Sediment Control.

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Highways
Infinigy Engineering
Village of New Hempstead
Christopher B. Fisher

AT&T WIRELESS



Douglas J. Schuetz
Acting Commissioner of Planning

**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.