



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

C. SCOTT VANDERHOEF
County Executive

Building T
50 Sanatorium Road
Pomona, New York 10970
(845) 364-3434
Fax: (845) 364-3435

SALVATORE CORALLO
Commissioner

ARLENE MILLER
Deputy Commissioner

June 9, 2008

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.10-2-22

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

Map Date: 4/7/2008

Date Review Received: 5/13/2008

Item: *COMMUNITY OUTREACH CENTER (R-2204A)*

Site plan for a three-story, 17,064 SF community center on .7146 acres in a CS zoning district.
West side of Remsen Avenue, opposite Grove Street

Reason for Referral:

Route 59

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***

This department reviewed a zone change application for this parcel on December 17, 2007. A rezoning from R-15A to CS was proposed. One of our recommendations was that future development proposals must conform to the CS zoning district bulk standards.

The site plan before us does not conform to the CS zoning district bulk standards. The project requires a 33 percent height variance, a 37 percent Floor Area Ratio variance and a parking variance of close to 47 percent. We believe that the parking variance is understated because the parking calculation does not include the floor area of the basement. Based on his March 17, 2008 memorandum, it would seem that the Town's planning consultant is in agreement on this point. The definition for gross floor area in the Town's Zoning Law includes basement space except for non-habitable space below grade devoted to mechanical equipment, or accessory storage. The applicant has not provided an explanation as to how the basement space will be utilized.

The building height must be reduced to 30 feet and the total floor area must not exceed 12,452 SF. Sixty-two parking spaces would be required for a building of this size. As noted in the Frederick P. Clark Associates, Inc. memo, a parking structure may be an option for providing additional on-site parking. The applicant might also explore off-site parking arrangements with nearby property owners. It is not sufficient to rely on client usage of public transportation as a

COMMUNITY OUTREACH CENTER (R-2204A)

reason for providing less than the required on-site parking. Future clients may not use public transportation. The use of the building could change resulting in very different parking needs.

The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process.

The Rockland County Department of Public Transportation has not received a 5310 grant application for an additional bus for this facility or a request for a bus shelter at this site.



Salvatore Corallo
Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Department of Public Transportation
Brooker Engineering, PLLC

Community Outreach Center

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.

ROCKLAND COUNTY DEPARTMENT OF PLANNING REFERRAL FORM FOR
GENERAL MUNICIPAL LAW REVIEWS

Municipality: **Ramapo**

Date: May 12, 2008

Meeting Date: May 13, 2008 – Planning Board Meeting

R-2204A

Board: **Planning - X** **ZBA - X** Town/Village

File Name: **Community Outreach Center**

Contact Person: Alan M. Simon, Director of Planning & Zoning Administrator
Address: Town of Ramapo
 237 Route 59
 Suffern, New York 10901

REFERRAL AGENCIES: Please indicate the agencies that have also received copies of this application.

RC Highway Department
RC Park Commission
RC Environmental Management Council
RC Drainage Agency
RC Soil and Water Conservation District
RC Department of Environmental Health
RC Sewer District #1
NYS Department of Environmental Conservation
NYS Department of Transportation - X
NYS Department of Transportation – Att: Mary Jo Russo - X
NYS Thruway Authority
Palisades Interstate Park Commission
Adjacent Municipality

Pursuant to the General Municipal Law Article 12B, Section
239(k): Building Permit Subdivision
239(n): Subdivision
239(l) & (m) **Site Plan - X** Variance Special Permit Zone Change/Amendment

Location of Parcel(s): **West side of Remsen Avenue, 300 feet north of New York State Route 59**

The Property in Question Lies Within 500 Feet of:
County Road
County Stream
County or State Park
Village, Town or County Boundary
State Road, Thruway or Parkway - **X**
County or State Land or Right-of-Way



Map: **56.10** Block: **2** Lot(s): **22**

Map Date: **April 7, 2008**
Current Zoning: **CS**

Brief Project Description: **Community Center**

Variations Needed (If Applicable) Required Provided
See narrative & map

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MAY 6 - 2008

TOWN OF RAMAPO
BUILDING • PLANNING • ZONING

NARRATIVE

COMMUNITY OUTREACH CENTER

The subject property is located at 7 Remsen Avenue, at the terminus of Grove Street, approximately 300 feet north of its intersection with Route 59. The property is located in a CS zoning district and is known and designated on the Tax Map of the Town of Ramapo as Section 56.10, Block 2, Lot 22. The property consists of approximately 31,129 square feet and presently has a vacant structure on the property. The property is located adjacent to properties zoned CS to the south, across the street from a strip shopping center to the east and adjacent to unoccupied residential property to the north.

Community Outreach Center proposes to erect and operate a community center on the property in which various services to the adjoining community will be provided.

Community Outreach Center is a not-for-profit corporation. The building is intended to replace its existing office at Melnick Drive and enable Community Outreach Center to provide enhanced services to the community. Community Outreach Center provides numerous social and community services to the community residing in the vicinity, including employment placement and counseling, computer literacy and training programs, family counseling, conservation education, food assistance and lectures and continuing education. A substantial portion of the programs are directed toward improving the quality of life for senior citizens.

Presently, between 22 and 25 people attend daily sessions at the current location. All of the current patrons are transported to the site by Community Outreach Center's Senior Citizen bus. The applicant expects that at the new center, it will be able to serve an additional 20 seniors each day. They also will receive public transportation from

cc: CDRE

PB

Aaron Swicker

Community Outreach. The applicant has applied to the NYS Department of Transportation for a grant to obtain an additional bus. The Rockland County Department of Transportation fully supports this grant.

Computer lessons are being provided in the evening, between 6 p.m. and 9p.m. On the average, of 20 participants, approximately 75% arrive by public transportation or taxis. On a daily basis approximately 4-5 cars drive to the site.

Community Outreach's current space consists of 3,300 square feet. The current staff during the course of a day consists of 10 individuals. Only two people utilize personal cars to arrive at work. The balance of the staff arrives by public transportation. It is anticipated that the staff will increase 100 % at the new site. The ratio of staff utilizing public transportation is expected to be the same. A County bus route passes the new site and the applicant has an informal understanding that a bus shelter will be provided by the County at the site.

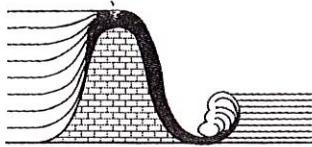
Community Outreach currently provides human services assistance for 15 to 20 a day. 90% of these clients arrive by taxis or public transportation.

All community meetings are held after 5p.m. On the average no more than 10-12 cars arrive to these meetings.

Community Outreach currently provides passport and non-drivers license services these services are on a quarterly basis. Each session involves between 60 and 70 individuals. Because of the use of public transportation, there are never more than 5-10 cars. All clients have a designated time for their appointment.

The proposed functions are consistent with the definition and concept of “local office – business.” In fact, the uses are of significantly less impact than the explanatory uses enumerated as “local office – business” or “local convenience commercial.” As such, the proposed use is permitted in the CS zoning district.

The proposed community center would consist of three stories with approximately 5,000 square feet on each floor and a basement. It is proposed to provide 39 parking spaces. The use of the property and construction is consistent with the character of development in the immediate neighborhood and the community center will provide critically needed programs and assistance to the community without any deleterious impacts on the neighborhood.



BROOKER ENGINEERING, PLLC

Brian Brooker, P.E.
Kenneth DeGennaro, P.E.
Eve Mancuso, P.E., C.M.E.
Stuart Strow, P.E.

April 17, 2008

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901

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MAY 6 - 2008

TOWN OF RAMAPO
BUILDING • PLANNING • ZONING

Hadi Djohan, P.E.
Glenn McCreedy, P.E.
Alan Garfinkel, P.E., P.P.
John Bezuyen, P.L.S.

Att.: Alan M. Simon, Director of Planning & Zoning Administrator

Re: Response to March 28, 2008 CDRC Comments
Community Outreach Center
Town of Ramapo, Rockland County, N.Y.
BE # 57247

Mr. Simon,

On behalf of Community Outreach Center, we herewith submit a revised Site Plan in response to the CDRC report sated March 28, 2008. Please forward any additional correspondence regarding this matter to the undersigned.

Documents enclosed:

1. 16 copies of the site plan.
2. 4 copies of a drainage report.
3. 4 copies of a water/sewer report
4. Required fees.

The following is a summary of the revisions pursuant to the CDRC report:

Ed Moran, Town of Ramapo Department of Public Works - 3/18/08

1. Refer to revised narrative.
2. Refer to revised narrative.
3. As noted.
4. The handicap access has been proposed at the closest feasible location to the main entrance.
5. The area has been adjusted and the calculations revised accordingly.
6. The proposal has been further modified for a 36 spaces of proposed (34 to be constructed and 2 land banked). The proposed operations do not require the extent of parking that the current zoning ordinance requires; therefore the applicant is seeking relief by variance from the Zoning Board of Appeals with regards to parking. The two spaces identified as land banked will assist in maintaining a sufficient buffer to the existing residential property to the north. Until such time that the spaces may be required, this area will remain as indigenous ground cover and landscaping.
7. We have provided a stormwater management system that has been designed and optimized to provide a zero net increase in runoff. We have

*C: CDRC
PB
Alan*

enclosed a Drainage Report with this submission documenting the design of the facility.

8. A sewer and water report has been enclosed for review. We are currently awaiting results of a Fire Flow Test for the existing hydrant located adjacent to the existing property.
9. An access easement has been provided to Lot 56.10-2-23 on the plans and will be legally executed upon Final Approval.
10. As noted.

Robert Hooper, Town of Ramapo Deputy Building Inspector - 2/28/08

1. All plans will be in compliance with any/all New York State Building requirements.
2. Variances as noted requested.

Thomas Buckley, Town of Ramapo Chief Fire Inspector - 2/28/08

1. Signage and striping have been provided as requested.
2. A variance is requested for the proposed parking deficiency.
3. A fire department connection for the fire sprinkler system has been proposed along the face of the building adjacent to the proposed access road.
4. A water and sewer report has been enclosed. We are currently awaiting result of the fire hydrant flow test to verify the adequacy of water supply. The results will be forwarded to your office upon receipt.

John Lange, Town of Ramapo F.P. Clark Associates, Inc. - 3/17/08

1. Response to question #8 has been revised accordingly.
2. Refer to revised narrative for a discussion on the operations and services offered of the existing Community Outreach Center and the projections for the new facility and its anticipated demands.
3. The parking spaces have been revised to accommodate a 1' overhand on the proposed 9'x18' parking spaces to accommodate the 19' aisle depth.
4. The proposed driveway surrounding the facility has been revised to a width of 26' as a result of the proposed height, in compliance with New York State Fire Code.
5. A traffic report is currently being generated and will be submitted for your review upon its completion.

Any questions or comments regarding the aforementioned responses or any other concerns, please feel free to contact me.

Sincerely,



BROOKER ENGINEERING PLLC
Glenn McCredy, P.E.

Enclosures



Town of Ramapo
 Department of Public Works
 16 Pioneer Avenue
 Tallman, New York 10982
 (845) 357-0591
 Fax: (845) 357-0895

R E C E I V E D
 MAR 25 2008
 BROOKER ENGINEERING

CHRISTOPHER P. ST. LAWRENCE
Supervisor

EDWARD P. DZURINKO
Director of Public Works

March 18, 2008

To: Alan Simon
 From: Ed Moran *EM*

Re: Community Outreach Center
 Tax Map Section 56.10-2-22
 Discussion

We are in receipt of and have reviewed a site plan prepared by Brooker Engineering, PLLC for the above referenced project, which was last revised on February 28, 2008. Our comments are as follows:

- 1) The Community Outreach Center currently resides on Melnick Drive. How many parking spaces are provided at the current site? Are the operations comparable to what's being proposed or are they being expanded?
- 2) The narrative refers to computer literacy and training programs, lectures, and continuing education. How many classes will take place and at what times? What are the seating capacities of the classes?
- 3) The building inspector should determine whether the description in the narrative (education classes) fits within the definition of "local office - business" with a use group B.
- 4) The handicapped accessible parking spaces should be located as close as possible to the building entrance.
- 5) The total floor area listed on the plans includes the basement and is shown to be 17,064 S.F. The parking analysis used 12,894 S.F., however the area excluding the basement is 12,739. This should be corrected. Also, the building inspector should determine whether or not the basement area should be considered within the parking calculations.
- 6) The narrative states 39 parking spaces, however the plan only shows 38.
- 7) Zero net increase in runoff must be met.
- 8) Sewer and water studies are needed.
- 9) An easement will be needed in favor of Lot 56.10-2-23 for ingress/egress.
- 10) More comments will be submitted once detailed plans are completed.

File: Community Outreach Center

*Alan
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 D.P.W.
 TOWN ATTY
 BCBOP
Alex Brooker Eng
 DATE 3-21-08

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BROOKER ENGINEERING



Building, Planning & Zoning
MEMORANDUM

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MAR 21 2008
TOWN OF RAMAPO
BUILDING • PLANNING • ZONING

DATE: March 14, 2008

TO: Alan M. Simon, Director of Planning & Zoning Administration
FROM: Robert Hooper, Deputy Building Inspector
SUBJECT: Community Outreach Center
Map dated February 28, 2008

I have reviewed the plans for the above site and note the following:

- 1) Construction plans must meet New York State Building Requirements.
- 2) Variances will be required:

	<u>Required</u>	<u>Proposed</u>
Front Setback	30 Feet	21+- Feet (To Parking)
Maximum Building Height	30	40
Floor Area Ratio	0.40%	0.548%
Parking	65	38
Buffer*	15	0

*(376-31 NS District Col. G#1)

Robert Hooper
RH/pac

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 D.P.W.
 TOWN ATTY
 B.C.H.R.

Glenn-Brooker Eng
DATE 3-21-08
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MAR 25 2008



BROOKER ENGINEERING Building, Planning & Zoning
MEMORANDUM

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MAR 21 2008

TOWN OF RAMAPO
BUILDING • PLANNING • ZONING

DATE: March 14, 2008

TO: Alan M. Simon, Director of Planning & Zoning Administration
FROM: Thomas Buckley, Jr., Chief Fire Inspector
SUBJECT: Community Outreach Center
Map dated February 28, 2008

I have reviewed the plans for the above site and note the following:

- 1) Entrance driveway must be marked, "No Parking, No Standing, Fire Zone".
- 2) Sufficient parking must be provided so that access to the building is not blocked in an emergency.
- 3) Fire department connection for the fire sprinkler system must be on the street front of the building, not blocked by shrubs.
- 4) The applicant's engineer must show that there is sufficient water to meet the fire flows required by the Fire Code of New York State.

Thomas T. Buckley Jr.

TB/pac

COPIES TO:

PLANNING BOARD

CONSULTANT

BLDG. DEPT.

D.P.W.

TOWN ATTY

BOARD

Alan M. Simon

DATE 3-21-08

*Xat
Aarr*

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Rye, New York and Fairfield, Connecticut

350 Theodore Fremd Avenue
Rye, New York 10580

(914) 967-6540 • FAX (914) 967-6615

David H. Stolman, AICP, PP
Michael A. Gaianie
PLANNING BOARD
CONSULTANT
PLG. DEPT. Joanne P. Meder, AICP
D.R.W.
TOWN CITY David J. Portman, FAICP
ICOR
Brooker
Nat Aarim
DATE 3-31-08

MEMORANDUM

To: Alan Simon – Director of Planning and Zoning Administration

Date: March 17, 2008

Subject: Community Outreach Center – Town of Ramapo

General Comments: This office, as requested, has received and reviewed a narrative summary dated December 4, 2007, a long form EAF dated December 4, 2007, and a set of plans consisting of 2 sheets dated November 21, 2007 from Brooker Engineering. This application is for determination of possible environmental impacts and for discussion of sketch site plan issues.

SEQR Comments: The applicant supplied a short form EAF. The answers are generally acceptable except that the response to question 8 states that the proposed action will comply with existing zoning. It is noted that variances are required so the plan as submitted does not fully comply with the regulations.

Site Plan Comments: The property is located in the CS zone. Parking required for office spaces is one space for every 200 square feet. Depending upon whether the basement is counted as floor area, (with the height of the building requiring a variance to 40 feet, it suggests that it will), 85 parking spaces would be required. Only 38 spaces are proposed and there is no space available to compensate for the deficit. A community outreach facility could generate a large number of cars depending upon whether the services are provided with the building or whether

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they are provided out in the community. This office would feel more comfortable with a better understanding of which services would require internal or external service provision. One option might be a parking structure which could potentially double the spaces provided. In addition, the parking spaces should be redrawn to meet the Ramapo standard of 9 x 19 feet instead of the 9 x 18 feet spaces provided. In any case the parking situation will be the major impediment to this proposal going forward.

The facility is close to Route 59 which provides fairly easy access to and from Route 59 although a traffic report should be prepared to insure that the Remsen/Route 59 intersection and the Remsen Grove street operates smoothly.

Additional details required include:

- Building plans and elevations
- Landscaping plans for site perimeter, building and foundation plantings
- Tree survey with identified protected and preserved trees
- Water and sewer reports – required for environmental assessment
- Cross access agreements for parking for adjacent property
- Justification for additional height requested
- Drainage plans for zero net runoff
- Soil erosion and control plans

Should you have any questions regarding this review, please do not hesitate to contact this office.

Kind regards,

John Lange
Senior Associate / Planning
F. P. Clark Associates, Inc

2204

**TOWN OF RAMAPO
PLANNING BOARD MEETING
DRAFT MINUTES & DECISIONS**

OCTOBER 28, 2008

5) **COMMUNITY OUTREACH CENTER** - Public Hearing for a Final Site Plan Approval of a drawing entitled Community Outreach Center, consisting of a community center on 0.7146 acres. The property in question is located on the west side of Remsen Avenue, approximately 300 feet north of the Route 59, which is known and designated on the Ramapo Tax Map as Section 56.10-2--22 in a CS zone.
Applicant: Community Outreach Center, 50 Melnick Drive, Monsey, New York

PRESENT: Terry Rice, Esq., and Glenn McCreedy, P.E., of Brooker Engineering, PLLC.

Mr. Simon stated that affidavits of posting and notification have been received and further stated that General Municipal Law from Rockland County Department of Planning was received on June 9, 2008. Mr. Rice stated that the proposed site on is located on 7 Remsen Avenue, approximately 300 feet north of Route 59 in a CS zone, consisting of approximately 31,000 square feet. Mr. Rice stated that the property is currently vacant and the applicant is proposing to construct a non-profit organization for a community center, consisting of three (3) stories of approximately 4,300 square feet on each floor with a basement for storage. Mr. Rice stated that thirty-six (36) parking spaces are proposed which is more than sufficient for the operation. Mr. Rice explained what would be inside the center, stating the following: community services, employment placement, counseling, computer literacy, training programs, family counseling, conservation education, food assistance and lectures in continuing education, Mr. Rice stated substantial portions of the proposed programs are dedicated to senior citizens. Mr. Rice stated that the current staff at the current location consists of two staff members using vehicles and the remaining staff using public transportation. Mr. Rice further explained that the staff will likely increase by one hundred (100) percent and the proposed site and the majority of new staff would use public transportation. Mr. Rice stated that the County bus route, passes the proposed site and the applicant has the understanding that a bus shelter would be provided at the site. Mr. Rice stated approximately twenty-two (22) to twenty-five (25) people currently attend daily sessions and all of the current patrons are transported to the site by the community outreach senior citizens bus. Mr. Rice further explained that the applicants newly proposed center will be able to serve an additional twenty (20) seniors per day and transportation would be provided by the community outreach senior citizens bus. Mr. Rice stated that the Planning Board granted a Negative Declaration on May 13, 2008, with a referral to the Zoning Board of Appeals and further stated that the Zoning Board of Appeals granted required variances on August 7, 2008. Mr. Rice stated that the applicant is here seeking Final Site Plan approval further stating that this proposal is an asset to the community. The Chairman reviewed the CDRC report with Mr. McCreedy. Mr. Rice reviewed the General Municipal Law Review from the County of Rockland recommending disapproval. Mr. Rice stated that the variances were granted, stating that the County is not familiar with the operation or the services performed or method of transportation. Mr. Stone asked if the basement was used for storage only or would it be used for utilities as well. Mr. Rice stated that the basement would be used for storage only. The chairman opened the public hearing. Donna Held of 128 Laurel Road, New City, New York addressed the Planning Board. Ms. Held asked if the Town Attorney, Alan Berman, has left on a family emergency how can the Planning

**TOWN OF RAMAPO
PLANNING BOARD MEETING
DRAFT MINUTES & DECISIONS**

OCTOBER 28, 2008

Board continue this evening's meeting without the Town Attorney being present. Mr. Klein stated that there is an attorney present, Mr. Simon. Ms. Held stated that Mr. Simon has claimed to the grievance committee that he cannot be at the Planning Board meetings as a Town attorney. Mr. Simon stated that he is not here this evening as a Town Attorney but that he can render legal advice if he is required to do so. Mr. Simon further stated that he does not foresee legal advice to be needed for this matter before the Planning Board. Mrs. Held stated that she would like to purchase this portion of the tape. Mrs. Rubenstein of 105 Grove Street would like to see a rendering of a drawing and asked if a sidewalk would be constructed. Mrs. Rubenstein stated that public transportation is not provided on Grove Street. Mr. Rice stated that the main method of transportation is the applicants own community outreach buses. Mr. Rice further stated that there will be a route from the county that goes by the Outreach Center, with a bus shelter to be built in the near vicinity. Mrs. Rubenstein reviewed the map with Mr. McCreedy. Rev. Brightman, Jr., moved to close the public hearing and Mr. Stone seconded the motion. The vote carried, 6-0. Mrs. Green moved to grant Final Site Development Plan approval, subject to the CDRC report, with an override of the General Municipal Law Review from the County of Rockland, with respect to sufficient parking provided and variances have been granted. Mrs. Gobioff seconded the motion. The vote carried, 6-0.

R-2204

**TOWN OF RAMAPO
PLANNING BOARD MEETING
FINAL
MINUTES AND DECISIONS**

MAY 13, 2008

5) **COMMUNITY OUTREACH CENTER** – Public Hearing for a determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA) and Site Plan Discussion with respect to a drawing entitled Community Outreach Center, consisting of a community center on 0.7146 acres. The property in question is located on the west side of Remsen Avenue, approximately 300 feet north of New York State Route 59, which is known and designated on the Ramapo Tax Map as Section 56.10-2-22 in a CS zone.

Applicant: Community Outreach Center, 50 Melnick Drive, Monsey, New York

PRESENT: Terry Rice, Esq. and Glenn D. McCreedy, P.E., of Brooker Engineering, PLLC

Mr. Simon stated that proper notices and postings took place. Mr. Rice stated the property is located at 7 Remsen Avenue at the terminus of Grove Street 300 feet north of Route 59, located in a CS zoning and the proposed use is permitted by right. The lot is approximately 31,000 square with a vacant structure on the property. The property to the south is zoned CS, across from a strip shopping center to the east and adjacent to an unoccupied residence to the North. The applicant is a not-for-profit corporation. The proposal is to erect and operate a community center on the property in which various services will be provided to the adjoining community. The center will consist of 3 stories of a total of approximately 15,000 square feet and a basement and the proposal is to provide 36 parking spaces, which they believe is more than adequate. The building is intended to replace their other facility on Melnick Drive. Basically the purpose is to provide various social and community services to the community residing in the vicinity including employment placement, placement counseling, computer literacy and training programs, family counseling, conservation education, lectures, continuing education, and a very substantial portion of the programs are directed for senior citizens. They presently have approximately 22 to 25 people that attend sessions at its current location. All of those people are transported to the site by the Community Outreach bus and they believe that they will be able to serve another 20 seniors per day at this location, and all those people will receive public transportation presumably by the Community Outreach bus, that is also available readily on the TOR transportation system. They are looking for tonight is any insight or suggestions, a negative declaration and a referral to the ZBA. Mr. Klein stated that he realizes that the Board is not the ZBA, but he had a question. He noticed that they are building 3 floors, which will require a variance due to the height of the building. He asked if there really is a need for 3 floors, or can they get it on 2 floors. Mr. Rice stated that given the various programs they have – computer programs, meeting rooms – they feel they have a need for 3 stories. Mr. Klein asked what they have now. Mr. Rice stated one story. Mr. Klein asked if any of the Board members had any questions. Mrs. Green asked about the square footage of each floor – Mr. Klein stated that it was approximately 4,300 per floor, rounded out to 5,000. Mr. Klein stated that it is really

**TOWN OF RAMAPO
PLANNING BOARD MEETING
FINAL
MINUTES AND DECISIONS**

MAY 13, 2008

about 17,000 square foot total. Mr. Brunson asked if the Melnick Drive building will be closed. Mr. Rice stated that it will be closed. Mr. Klein stated that they would go through the CDRC report: (1) DPW letter dated March 18, 2008 – Mr. McCreedy stated that there are no problems. (2) Building Inspector's letter dated March 14, 2008 – Mr. McCreedy stated that there are no problems. (3) Fire Inspector's letter dated March 14, 2008 – Mr. McCreedy stated that there are no problems. (4) Applicant to submit revised Narrative Summary – Mr. McCreedy stated that there are no problems. (5) Applicant to submit letter from Traffic Engineer – Mr. McCreedy stated that he had the letter with him and made enough copies for the Board. He submitted the letter from Mr. John Collins', Traffic Engineer, dated May 12, 2008 indicated that he reviewed it and there are no problems. Mr. Rice stated that based upon their knowledge of the traffic findings of the area and the location of the sight, they do not anticipate that the additional traffic will result in a significant impact on the operational characteristics of the area. (6) Frederick P. Clarke letter dated March 17, 2008 – Mr. McCreedy stated that there are no problems. (7) Fire Inspector's letter dated May 12, 2008 – Mr. McCreedy stated that there are no problems. Mr. Klein asked the Board if they had any further questions. Mr. Klein opened the Public Hearing and asked if anyone wished to speak. Mr. Simon stated that no one was present. Mrs. Green made a motion to close the Public Hearing, Mr. Stone seconded the motion. Mrs. Klein if anyone was against the motion, anyone abstained. Motion was passed 6-0 to close the Public Hearing. Mr. Klein asked Mr. Lange if he had the negative declaration with him. Mr. Lange stated that he was ready to recommend a negative declaration but that there was one outstanding issue that they did not understand. They were asked for a Phase IA and IB Archeological Study. Mr. Lange stated that the State Historic Preservation Office said that they have some records somewhere of something within 500 feet that was of significance, they have not told them what it is, and asked that the study be done. Mr. Lange further stated that based upon their knowledge of the site, the fact that the site has been looked upon, he feels that it is highly unlikely that could happen and the applicant has agreed to do it. Mr. Lange sees no reason to hold up the SEQRA without any information. Mr. Lange stated that if they should come up something real, which they do not anticipate, they will reopen it. Mr. Lange stated that they are all in favor of it. Mr. Klein asked why they did not come up with anything. Mr. Rice stated that it came up because the applicant applied to the State for funding, otherwise it would not have come up; it is within an area that has some unknown issue, so as Mr. Lange described it, they have no problem handling it in that manner. Mr. Lange stated that they looked at an aerial and did a record search themselves, they talked to some people who are knowledgeable in the area and nobody could find anything significant enough to delay it; if something comes up, they will reopen it and will not go beyond the Preliminary until they get that report. Mr. Rice stated it was fine with them. Mr. McCreedy stated that they already retained an archeologist. Mr. Lange stated that they still do not know why they are requiring it; if they had given them some sort of basis to make the decision, but it seems to be that they just have to do it. Mr. Lange stated that they will do the report; they will be surprised if something comes up. Mr. Lange stated that they will give the

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negative declaration because there is no information as to possible archeological issues. Mr. Rice stated that there was no credible evidence. Mr. Klein asked any of the Board members to make a motion to grant the negative declaration. Mrs. Gobioff made a motion to grant the negative declaration, Mr. Stone seconded the motion. Mr. Klein asked if anyone opposed the motion, if anyone abstained. The motion was passed 6-0. Mr. Klein asked if anyone wanted to make a motion to recommend the application favorably to the ZBA. Mrs. Gobioff made a motion to refer this application to the ZBA, Mr. Stone seconded the motion. Mrs. Klein asked if anyone opposed the motion, if anyone abstained from the motion. Motion passed 6-0.