



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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County Executive

SALVATORE CORALLO
Commissioner

ARLENE R. MILLER
Deputy Commissioner

June 12, 2009

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

Tax Data: 57.09-1-22

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

Map Date: 4/28/2009

Date Review Received: 5/13/2009

Item: *DECATUR AVENUE HOMES (R-2267)*

Variances for side setback, total side setback, rear setback, maximum development coverage and floor area ratio to allow the construction, maintenance and use of a three-family residence with three accessory apartments on .3467 acres in an R-15C zoning district.
East side of Decatur Avenue, 40 feet north of Central Avenue

Reason for Referral:

Village of 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:

****Recommend the following modifications***

1. Permitting residential 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. The ability of the existing infrastructure to accommodate this increased density is a countywide concern and must be evaluated. Allowing the maximum residential density on undersized parcels could overburden local roads, as well as the sewer system, stormwater management systems and the public water supply. The Town must evaluate the cumulative and regional impacts of permitting such development.

DECATUR AVENUE HOMES (R-2267)

2 As noted above, the Village of Spring Valley is the reason this proposal was referred to this department for review. The municipal boundary is immediately adjacent to the southern and eastern property lines 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 county-wide 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 recently enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area. Those areas of countywide concern, including but not limited to traffic, drainage, stormwater management, and community character, that directly impact the Village of Spring Valley must be considered and satisfactorily addressed.

3 The following additional comments are offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process.

General Note #5 indicates that the proposed use is a two-family detached dwelling with one accessory apartment per dwelling. This must be corrected to reflect that a three-family residence with one accessory apartment per dwelling is proposed.

The bulk tables on the planimetric plan and the grading plan are not consistent. The information provided for the proposed side setback and total side setback is different on each bulk table.


Salvatore Corallo
Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
Atzl, Scatassa & Zigler P.C.
Village of Spring Valley

Alex Goldberger

**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.