



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

C. SCOTT VANDERHOEF
County Executive

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

SALVATORE CORALLO
Commissioner

ARLENE MILLER
Deputy Commissioner

December 13, 2007

Ramapo Town Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.10-3-39 56.10-3-38 56.10-2-22

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

Map Date: 2/28/2007

Date Review Received: 11/16/2007

Item: *TOWN OF RAMAPO - ZONE CHANGE (R-2204)*

Zoning law amendment to change the zoning designation of a .72-acre parcel in the R-15 A zoning district and a 1.1-acre and .48-acre parcel in the MR-8 zoning district to CS zoning. Each property is immediately adjacent to a CS zoning district.

West side of Remsen Avenue, opposite Grove Street.

North side of Route 59, south side of Grove Street, 450 feet east of Remsen Avenue.

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:

****Recommend the following modifications***

- 1 A comprehensive analysis of this area should undertaken to determine if other parcels also warrant a zone change.
- 2 Future or further development proposals for these parcels must be submitted to this department for review as required under the NYS General Municipal Law. They must also conform to the CS zoning district bulk standards.

Salvatore Corallo
Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation

TOWN OF RAMAPO - ZONE CHANGE (R-2204)

**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.

R-2204



Office of Town Attorney
Town of Ramapo
237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

MICHAEL L. KLEIN
Town Attorney

November 16, 2007

Rockland County Planning Department
50 Sanatorium Road
Pomona, New York 10970

Att: Ms. Helen Kenny Burrows

Re: General Municipal Law Review

Dear Ms. Burrows:

Pursuant to the General Municipal Law, enclosed please find proposed zoning law amendment by which the Town will be changing the zoning designation of the following parcels:

Section 56.10-²4-22 from R-15A to CS - 0.72 acres
Section 56.10-3-38 and Section 56.10-3-39 from MR-8 to CS
1.1 acres 0.48 acres

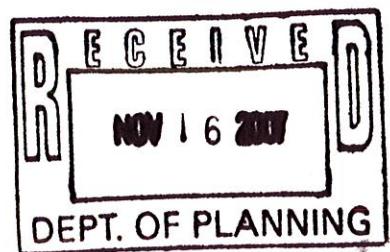
In addition, please find copy of tax map showing the three (3) lots in question. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Alan Berman
Deputy Town Attorney

AB/lp
Enc.

CC: Alan M. Simon, Esq.
Director of Planning & Zoning Administration



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

Municipality: Ramapo
Meeting Date:
Board: Town Board
File Name: Proposed Zoning Map Amendment :
Remsen Avenue & Route 59
Contact Person: Alan M. Simon, Esq.
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
- X RC Sewer District #1
- NYS Department of Environmental Conservation
- X NYS Department of Transportation
- X NYS Thruway Authority
- Palisades Interstate Park Commission

Adjacent Municipality -

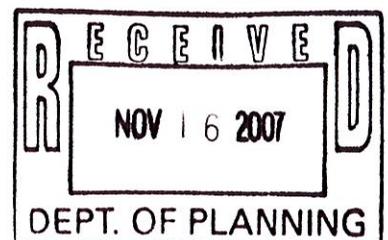
Pursuant to the General Municipal Law Article 12B, Section

239(k): Building Permit Subdivision
239(n): Subdivision
239(l) & (m) Site Plan Variance Special Permit

Zone Change/Amendment

LOCATION OF PARCEL:

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



SECTION LOT AND BLOCK: 56.10-4-22, 56.10-3-38, 56.10-3-39

MAP DATE:

ZONE: R-15A, MR-8

BRIEF PROJECT DESCRIPTION: Zoning map amendment to place above lots in more appropriate zoning designation to match zoning of abutting properties.
Variances Needed (If Applicable)
See Map and Narrative

LOCAL LAW NO. – 2007

**A LOCAL LAW AMENDING LOCAL LAW
NO. 10 -2004 (ZONING LAW) TO CHANGE THE
ZONING MAP OF THE TOWN OF RAMAPO**

BE IT ENACTED by the Town Board of the Town of Ramapo as follows:

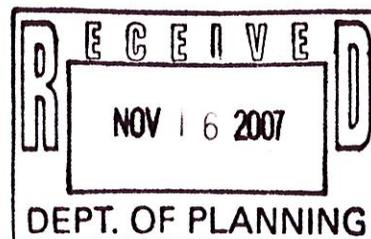
Section 1. Amend Article II, Section 376-21, Zoning Map of the Town of Ramapo by:

Changing the zoning designation of a parcel located on Remsen Avenue, approximately 273 feet north of Remsen Avenue which is known and designated on the Town of Ramapo Tax Map as Section 56.10-4-22 from an R-15A zoning district to a CS zoning district.

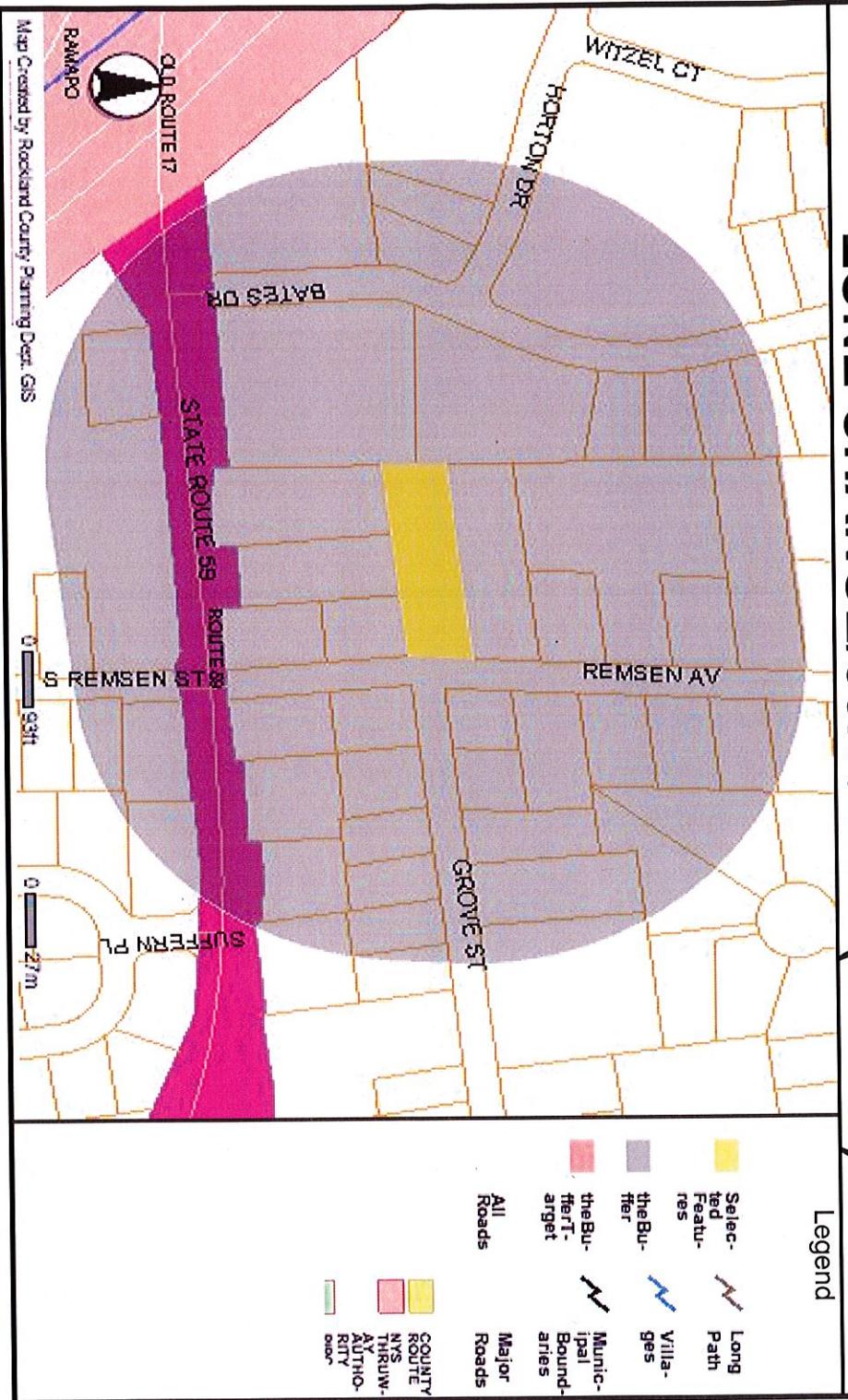
Section 2. Amend Article II, Section 376-21, Zoning Map of the Town of Ramapo by:

Changing the zoning designation of parcels located on Route 59 approximately 369 feet east of Remsen Avenue, which is know and designated as Section 56.10-3-38 and Section 56.10-3-39 from an MR-8 zoning district to a CS zoning district.

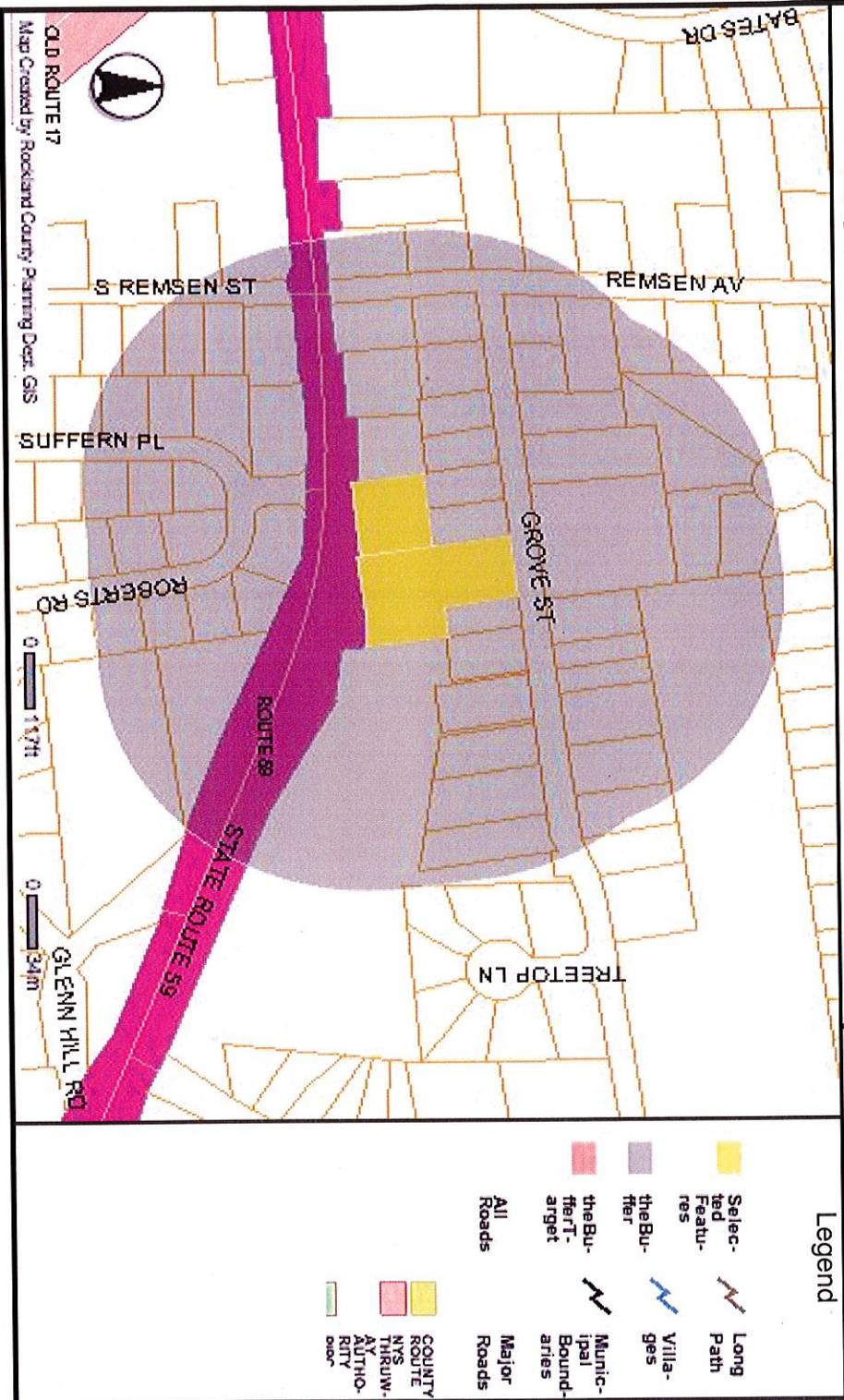
Section 3. This Local Law shall take effect immediately upon filing with the Secretary of State.



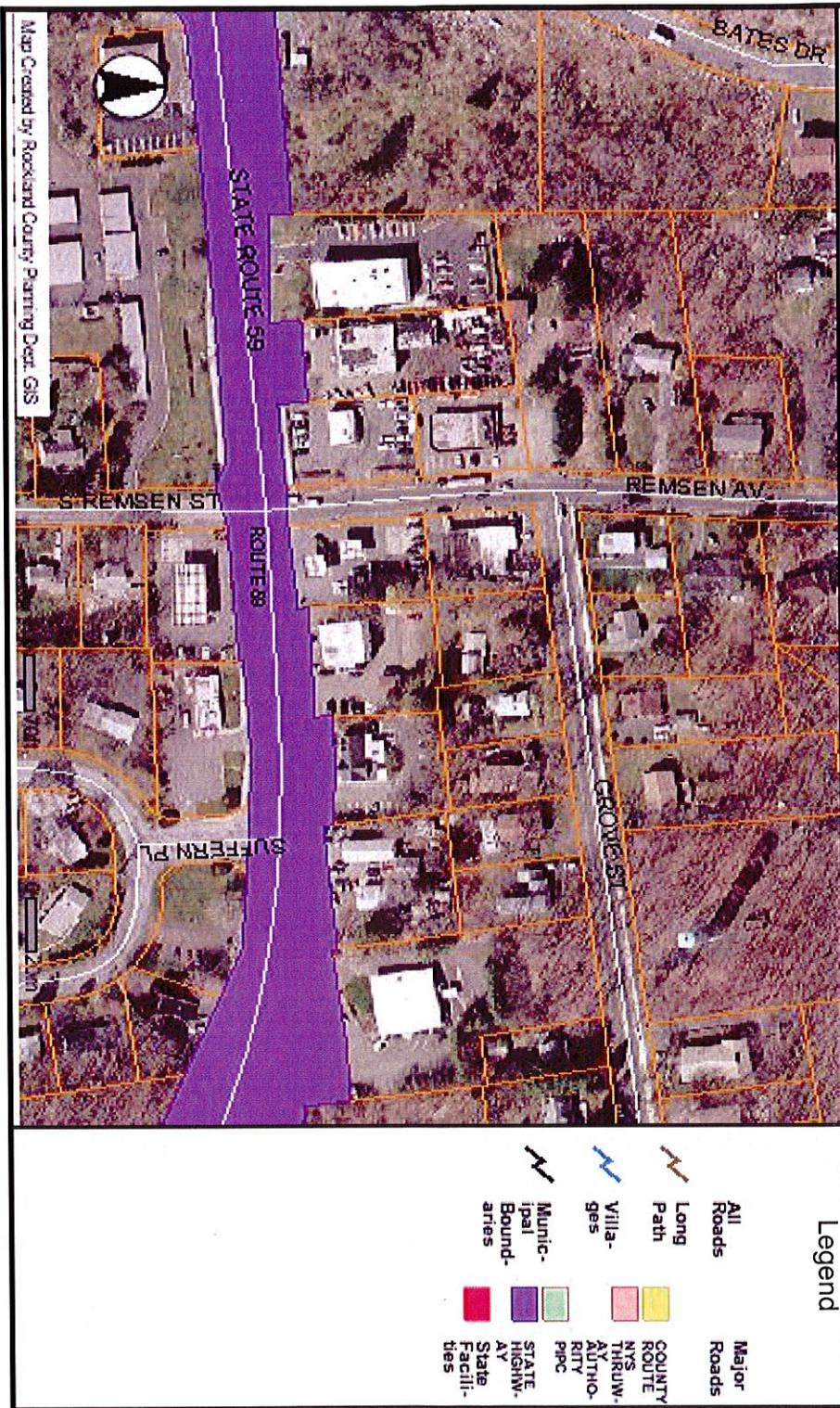
ZONE CHANGE/56.10-2-22 (R-2204)



ZONE CHANGE/56.10-3-38 & 39 (R-2204)



ZONE CHANGE (R-2204)



Map Created by Rockland County Planning Dept. GIS