



# COUNTY OF ROCKLAND

## DEPARTMENT OF PLANNING

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

C. SCOTT VANDERHOEF  
County Executive

SALVATORE CORALLO  
Commissioner

ARLENE R. MILLER  
Deputy Commissioner

January 9, 2007

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 57.17-4-58.2

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

**Map Date:** 9/27/2006

**Date Review Received:** 12/14/2006

**Item:** *RAMAPO KNOLLS TOWNHOUSES (R-2124A)*

Site plan for an 18-unit multi-family housing development on 2.26 acres (net lot area) in an MR-8 zoning district. The site is immediately adjacent to a 48-unit multi-family housing development on a 3.13-acre parcel (57.17-4-58.1).

North side of Old Nyack Turnpike, 150 feet west of South Madison Avenue

**Reason for Referral:**

Old Nyack Turnpike, 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***

As noted in our December 8, 2006 review of the variances required for this project, the proposed multi-family housing development will be interconnected with the existing multi-family housing development to the west. The two developments will be linked in several ways: the driveways accessing each site will be connected; the water quality detention basin serving both sites straddles the tax lot line; twelve of the proposed parking spaces on the subject lot serve to meet the parking requirements for the existing residential units on the adjacent lot; and the tax lot line runs through the northern building on Lot 57.17-4-58.2. While most of our comments will focus on the new development, we believe the opportunity also exists to improve any site deficiencies on Lot 57.17-4-58.2

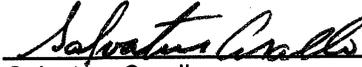
1 The applicant must comply with the conditions of the Rockland County Highway Department's November 13, 2006 letter. All required permits must be obtained.

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- 2 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation
- 3 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
- 4 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 5 There shall be no net increase in stormwater runoff from the site.
- 6 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.
- 7 A map note shall be added to the site plan indicating who will be responsible for the maintenance of the water quality detention basin.
- 8 A review must be completed by the County of Rockland Office of Fire and Emergency Services to ensure that there is sufficient maneuverability on-site for emergency vehicles.
- 9 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.
- 10 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 11 Fields of illumination from proposed on-site lighting sources shall not extend beyond the property line onto the county road.
- 12 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.
- 13 The applicant shall explore the feasibility of relocating the 18 existing parking spaces in the southwest corner of Lot 57.17-4-58.1. Currently, vehicles have to back out directly into the County right-of-way potentially impacting the safe and efficient flow of traffic along Old Nyack Turnpike. If the parking spaces are relocated, this area should be landscaped to enhance the appearance of this development.
- 14 The landscaping and lighting plan should include Lot 57.17-4-58.1.

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15 The required recreational space calculation shall be included on the site plan.



Salvatore Corallo  
Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo  
Rockland County Department of Highways  
Rockland County Department of Health  
Rockland County Office of Fire and Emergency Services  
Brooker Engineering, PLLC  
Village of Spring Valley

Ramapo Knolls, Inc.

*\*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.*