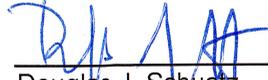


100 STERLING MINE ROAD, LLC. (SL-206B)

- 2 The on-site parking has been reconfigured resulting in the elimination of 27 spaces. While the proposed 36 parking spaces are located on the property, they are not all code compliant. Spaces 1 through 7 are located within 15 feet of the right-of-way and in the front yard. Therefore, variances will be required from Sections 54-70.B. and C. These variances must be noted on the ZBA Plan.
- 3 Vehicles parked in spaces 1 through 7 will have to reverse off the property to access the driveway. These spaces must be relocated or reconfigured so that all parking maneuvers can be accommodated on the site.
- 4 Access to the dumpsters and northeastern row spaces will be difficult given the proximity of the truck space. A truck maneuvering into or out of this space will prevent access to the rear of the site. The dumpsters, and spaces 33 through 36, must be relocated to a more accessible area on the site.
- 5 A truck maneuvering plan must be provided for the entire site. It does not appear that an oversized vehicle can easily navigate from the Sterling Mine Road entrance to the rear of the site. The access aisle varies in width from 25 to 30 feet and is not a straight road. We are particularly concerned about the very constrained area near the northeast corner of the existing building, and the proximity of the proposed parking spaces along the northeastern property line.
- 6 An updated review of the March 7, 2017 ZBA Plan must be completed by the Rockland County Highway Department. In addition, the applicant must comply with the conditions of the Highway Department's letter of December 20, 2016.
- 7 An updated review of the March 7, 2017 ZBA Plan must be completed by the Rockland County Sewer District #1. In addition, the applicant must comply with the conditions of the Sewer District's letter of December 29, 2016.
- 8 An updated review of the March 7, 2017 ZBA Plan must be completed by the Rockland County Health Department. In addition, the applicant must comply with the conditions of the Health Department's letter of December 12, 2016.
- 9 An updated review of the March 7, 2017 ZBA Plan must be completed by the Rockland County Drainage Agency. In addition, the applicant must comply with the conditions of the Drainage Agency's letter of June 22, 2016.
- 10 A review must be completed by the New York State Department of Environmental Conservation and all required permits obtained.
- 11 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 365 feet south of the site. As required under Section 239nn of the State General Municipal Law, the Town of Ramapo must be given the opportunity to review the proposal and provide any concerns related to the project to the Village of Sloatsburg.
- 12 The floodplain Administrator for the Village of Sloatsburg shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.
- 13 The proposed addition and the existing industrial building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

100 STERLING MINE ROAD, LLC. (SL-206B)

14 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village Fire Inspector, or the Sloatsburg Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Carl Wright, Sloatsburg
Rockland County Department of Highways
Rockland County Drainage Agency
New York State Department of Environmental Conservation
Rockland County Sewer District #1
Rockland County Department of Health
Federal Emergency Management Agency
United States Army Corps of Engineers
New York State Department of State
Rockland County Office of Fire and Emergency Services
Sloatsburg Fire District

Lehman & Getz, P.C.
Town of Ramapo

Martin Lichtman

**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.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

