



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

March 6, 2013

ARLENE R. MILLER  
Deputy Commissioner

Spring Valley Planning Board  
200 N. Main Street  
Spring Valley, NY 10977

**Tax Data:** 57.62-1-27

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

**Map Date:** 1/17/2013

**Date Review Received:** 2/5/2013

**Item:** **UNITED TALMUDICAL ACADEMY (SV-599F)**

Site plan for the conversion of a 5,292 SF auditorium to classroom and office space, and the legalization of five temporary trailers currently used as classroom space on an 8.3107 acres site of an existing school in the R-2 zoning district. Two school buildings are located on the site.

East side of South Madison Avenue, south side of Singer Avenue and west side of South Main Street

**Reason for Referral:**

South Main Street (NYS Route 45), Town of Ramapo, Old Nyack Turnpike (CR 52)

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 an earlier version of this site plan proposal in September of 2012. We recommended disapproval of that site plan application because it contained insufficient information to properly evaluate the proposal. The January 17, 2013 site plan submitted with this application is more detailed than the July 6, 2012 version. However, this has raised further questions to be addressed.

The parking calculation on the January 17, 2013 map indicates that 123.4 parking spaces are required for the 1481 elementary school students and 51.2 spaces are required for the 258 high school students resulting in an on-site parking requirement of 175 spaces. The project narrative states that there are 1431 elementary school students so 171 parking spaces are required. By our count, the parking lot contains 67 spaces not 65 as indicated in the bulk table. For the purposes of this review, we are using an on-site parking requirement of 171 spaces with 67 spaces provided.

A parking variance of almost 61 percent (104 spaces) is required for the school at its current enrollment. Given that the school site is located on a heavily traveled state highway, adequate on-site parking must be provided. The safe and efficient flow of traffic along Main Street could be

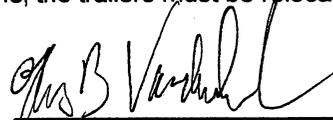
**UNITED TALMUDICAL ACADEMY (SV-599F)**

impeded if there is insufficient off-street parking.

While the square footage of the auditorium is now specified, it is unclear how many classrooms and offices will be created. This must be clarified. The increased classroom space will accommodate additional students. Since the on-site parking requirement is directly related to the number of students, increased enrollment will necessitate additional on-site parking.

This concern is heightened by the fact that the applicant is seeking to expand this school use to the site immediately south of this parcel. A four-story school is proposed on the adjacent site with no parking or recreation facilities. Shared usage of the existing parking and recreation facilities is proposed. Eighteen of the existing 67 parking spaces will be eliminated to accommodate the proposed development of Lot 57.17-4-67. The required parking variance for the subject site will increase to 71 percent, and a 100 percent parking variance will be required for the Spring Valley parcel. This is unacceptable. Adequate on-site parking must be provided for both sites, and shared parking will not work since these educational uses occur at the same time of day and days of the week.

Lastly, this department has been informed that a sanitary sewer line runs under the trailers on the east side of the boys' school. While this sanitary sewer line is not depicted on the January 17, 2013 map, a review of an April 14, 2009 map prepared by Brooker Engineering confirms its location. A manhole is also located under the trailers. It is unclear if the applicant sought the approval of the Rockland County Sewer District No. 1 when installing these trailers. This must be clarified. The provision of access to the sanitary sewer line and manhole for maintenance and repair shall also be addressed. The Sewer District must review and approve the location of these trailers. If structures are not permitted over the sanitary sewer line, the trailers must be relocated.



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Thomas B. Vanderbeek, P.E.  
Commissioner of Planning

cc: Mayor Noramie Jasmin, Spring Valley  
New York State Department of Transportation  
Rockland County Department of Highways  
Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Anthony R. Celentano P.E.  
Town of Ramapo  
Ira Emanuel, P.C.  
  
Nathan Spritzer  
  
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.*

**UNITED TALMUDICAL ACADEMY (SV-599F)**

*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.*

