

DEPARTMENT OF PLANNING

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July 7, 2016

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

Tax Data: 57.54-1-2 57.54-1-1.3 57.54-1-1.2 57.54-1-1.1

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

Map Date: 4/5/2016

Date Review Received: 6/3/2016

Item: 9-11-13-15 RIDGE AVENUE (SV-726B)

Site plan for a 23-unit multi-family development on 1.2832 acres in an R-3 zoning district.
West side of Ridge Avenue, 300 feet south of Route 59

Reason for Referral:

NYS 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 An updated review shall be done by the New York State Department of Transportation, and any required permits obtained.
- 2 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 3 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.
- 4 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. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

9-11-13-15 RIDGE AVENUE (SV-726B)

- 5 For installation of a sanitary sewer system, engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health prior to construction.
- 6 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 7 A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Village Fire Inspector or the Spring Valley Fire District to ensure that there is sufficient maneuverability on site for emergency vehicles.
- 8 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.
- 9 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 10 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 11 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 latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
- 12 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 13 This site plan submission only includes a sketch plan. This is insufficient for a proper evaluation of the proposal. Additional drawings must be submitted for our review including a grading, drainage and utility plans.
- 14 A dumpster enclosure must be shown on the site plan, and be easily accessible to sanitation workers. Parked vehicles must not block access.
- 15 A landscaping and lighting plan shall be submitted for our review.
- 16 Fields of illumination for the proposed lighting must be provided, and no luminaires shall shine beyond the property line.
- 17 Areas dedicated for snow piles must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles since only the minimum number of parking spaces are proposed. This will also help to protect any proposed landscaping from being broken from the weight of the snow and from causing salt intrusion to the plants.
- 18 All proposed signage shall be shown on the site plan and conform to the Village's sign standards.
- 19 On-site amenities such as a playground and seating area must be provided for the use of future residents.
- 20 The sketch plan is lacking several features that must be provided. It does not include map notes that list all appropriate information, including the district details. A scale and north arrow must be provided for the vicinity map.

9-11-13-15 RIDGE AVENUE (SV-726B)



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Acting Commissioner of Planning

cc: Mayor Demeza Delhomme, Spring Valley
New York State Department of Transportation
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State,
Division of Code Enforcement & Administration
Rockland County Office of Fire and Emergency Services
Spring Valley Fire District
Civil Tec Engineering & Surveying PC

Oristill and Naomi Orisca

**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.

