Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

April 2, 2018

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

Tax Data: 50.70-1-22

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 12/15/2016 **Date Review Received:** 1/16/2018

Item: ***90 UNION ROAD (SV-869)***

A special permit application to construct a two-family dwelling on 0.18 acres in the R-1A zoning district. A special permit is required as the property is located within a FEMA floodplain. Variances are required for lot area, lot width (King Terrace), front yard (King Terrace and Union Road), side yard, floor area ratio, and parking in the front yard.

The northeastern corner of the intersection of Union Road and King Terrace.

Reason for Referral:

Pascack Brook, Town of Ramapo

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 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The proposed lot area is 79% of the required minimum. The lot width along King Terrace is 78% of the minimum. Front yards along Union Road and King Terrace are 76% and 60% of the required minimums, respectively. The side yard is deficient by 33% and the proposed FAR is 15% greater than allowed. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development. The project must be reduced in size to more closely conform to the bulk requirements of the R-1A zoning district.

2 The applicant must comply with all comments made by the Rockland County Sewer District #1 in their letter of March 5, 2018.

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3 The applicant must comply with all comments made by the Rockland County Department of Highways in their letter of January 19, 2018.

4 As per the Rockland County Department of Health's letter of January 17, 2018, an application must be made to them for compliance with the County Mosquito Code. In addition, fully engineered plans must be submitted to them to determine if other approvals are necessary.

5 Since a portion of the parcel is located within the 100 year floodplain of the Pascack Brook, a review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.

6 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 400 feet south and 490 feet east of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

7 The application and site plan indicate the proposed structure will have a FAR of 0.75. However, the site plan shows a building footprint of approximately 2,496 square feet. If the structure has three stories, and assuming each story will have a gross floor area equal to the footprint, the proposed structure will have an overall gross floor area of approximately 7,488 square feet. This would result in a FAR of 1.12. Although this is an estimate, a FAR of 1.12 is 49% greater than the proposed FAR of 0.75. The magnitude of this discrepancy requires further attention. The applicant must positively demonstrate that the proposed structure will conform to the proposed FAR; a FAR calculation must be provided on the site plan. If the FAR exceeds 0.75, the variance application must be amended and the public hearing notice must be reissued. Any application that is revised due to an increase in FAR must be sent to this department for review.

8 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.

9 There shall be no net increase in the peak rate of discharge from the site at all design points.

10 The Floodplain Administrator for the Village of Spring Valley shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.

11 The site plan shall contain map notes, including district information.

12 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

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13 The village must adhere to all requirements of the Special Permit standards for the Floodplain Overlay District, Section 255-28.J.

14 The proposed structure does not comply with Section 255-22.H of the village zoning regulations, which prohibits impediments to visibility at intersections. This is an unacceptable hazard to motorists and pedestrians. The building must be reduced in size and reconfigured to comply with this section of the regulations.

15 The parking area does not provide adequate maneuverability and will force vehicles to back out onto the street. A turnaround area must be provided. The site plan shows a bay window and another structure near the southwestern corner of the building encroaching into the parking area. These structures must be eliminated as they will interfere with the parking area. If they are to be located on an upper floor, this must be indicated on the site plan. Vehicles parked in spaces 3 and 4 will impede visibility for motorists at the intersection. In addition, two stairways terminate directly adjacent to the parking spaces. The proposed parking configuration is a hazard to pedestrians and passing motorists. The parking area must be reconfigured to allow safe pedestrian passage and eliminate impediments to visibility.

16 The Village must determine if the proposed decks, which are encroaching into the front and side yards, are exempt from yard and coverage requirements as per Section 255-22.C of the Village zoning regulations.

17 The NYS Department of State has determined that the Village is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Village's administration and enforcement of the State Uniform Fire Prevention and Building Code raised in the Executive Deputy Secretary of State's letter of July 15, 2016, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

18 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

19 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
Rockland County Department of Highways
New York State Department of State

Anthony R. Celentano P.L.S.
Town of Ramapo
Construction Expediting Inc.

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Spring Valley Planning Board

**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.