

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

November 2, 2018

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

**Tax Data:** 57.37-1-16

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

**Map Date:** 8/21/2018

**Date Review Received:** 9/11/2018

**Item:** 9 NORTH COLE AVENUE (SV-938)

A site plan application to convert an existing garage to a private school on 0.37 acres in the R-2 zoning district. Private schools are allowed by Special Permit in the R-2 zoning district. Variances are required for lot area, lot width, front yard, side yard, and total side yard.

The western side of North Cole Avenue, approximately 500 feet south of West Church Street.

**Reason for Referral:**

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 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is adjacent to the western property line 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.

## **9 NORTH COLE AVENUE (SV-938)**

- 2 A review must be completed 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 No. 1 and all required permits obtained from them.
- 4 The application review form describes the proposal as a private school. The site plan indicates that a nursery school is proposed. The applicant must clarify their intentions and all materials must be consistent. In addition, the parking calculation provided on the site plan of one space per 12 students is consistent with the requirements for a nursery school or a private school for elementary grade students. Private schools for all other grades require one parking space per five students. The applicant must confirm if the proposal is a nursery school or a private elementary school. If the proposal is private school for non-elementary students, then the parking calculation must be amended.
- 5 The site plan provided has been copied and the vicinity map, tax parcel identification number, and other features are faded. A site plan with all information legible must be provided.
- 6 The map notes shall contain district information.
- 7 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.
- 8 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Spring Valley Fire Inspector, or the Spring Valley Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.
- 9 Any proposed outdoor play areas or recreation space must be indicated on the site plan, as well as walkways for use by students. These walkways must provide safe access in and out of the building and must not conflict with vehicles in the parking lot.
- 10 A landscaping plan must be provided that provides a buffer to neighboring residential properties and includes low evergreen shrubs or a berm to shield neighboring properties from headlights of parked vehicles.
- 11 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 12 If the proposed use is for daycare/nursery school, then the applicant must comply with section A-2E(2) of the village regulations and have a fire alarm system connected to the Rockland County Municipal Fire Board.
- 13 All signs shall be shown on the site plan and comply with the village's sign ordinance.
- 14 A drop-off/pick-up area must be provided on site. Details must be provided on the site plan and in the narrative that demonstrate how drop-off and pick-ups will be conducted. Appropriate pavement markings, signs, and staffing must be included to ensure that there is no conflict between pedestrians and vehicles. If students are to be transported by buses, the site plan must demonstrate that they can safely maneuver on site.
- 15 A garbage enclosure must be provided on site and located in a manner that does not interfere with or is blocked by parked vehicles.
- 16 It will difficult for vehicles to maneuver in and out of parking space seven. A turnaround area must be provided.

**9 NORTH COLE AVENUE (SV-938)**

17 We request the opportunity to review the Special Permit and variances that are needed to implement the proposed site plan, as required by New York State General Municipal Law, Sections 239-m (3)(a)(iii) and (v).

18 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 initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

19 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.

20 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 Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Spring Valley Fire District  
New York State Department of State  
  
Anthony R. Celentano P.L.S.  
Town of Ramapo 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.*

