

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
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June 12, 2019

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 50.70-1-62

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

Map Date: 4/12/2019

Date Review Received: 5/20/2019

Item: **17 ANTHONY DRIVE (SV-967)**

A variance application to allow the construction of a two-family dwelling on a corner lot with 0.18 acres in the R-1A zoning district. Variances are requested for lot area, lot width (King Terrace), front yards (Anthony Drive and King Terrace), side yard, and front yard covered porch (Anthony Drive).

The southwestern corner of the intersection of King Terrace and Anthony Drive.

Reason for Referral:

Town of Ramapo, Pascack Brook

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***

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 72% of the required minimum and the lot width along the King Terrace frontage is 86% of the minimum. Both front yards are deficient by 28%. The side and rear yards are deficient by 33% and 40%, respectively. 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.

2 Section 255.22.C of the village zoning regulations exempts open porches and decks from yard and coverage requirements, but roofed porches are not granted this exemption. In addition, the site plan indicates that the distances from the property line to the building wall and front porch are 18' and 15', respectively. This is not consistent with the architectural plans by William Bateman, dated April 18, 2019, which show the front porches extending 5'8" from the main structure. All materials must be consistent and the application must clarify this inconsistency. The two front porches must either be made to comply with the exemption criteria in section 255.22, or the application must be amended to reflect the correct front yard variance along Anthony Drive, and the public hearing notice must be revised and re-issued.

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3 The site plan indicates that the proposed structure will have three stories and an FAR of 0.65. In addition, the architectural plan provided also indicates the structure will have three stories and that the height of the basement ceiling is eight feet, making the basement subject to floor area ratio calculations. The architectural plans indicate that each story will have a gross floor area of approximately 2,546 square feet, for a total gross floor area of 7,638 square feet. This would result in an FAR of 0.98, which is 51% greater than the allowed maximum FAR of 0.65. All materials must be consistent. The proposed structure must be amended to conform to the Village's FAR requirement, or the application must be amended to include a variance of FAR. Any amended application must include an FAR calculation on the site plan. This calculation must include a floor by floor tally of gross floor area and state the height of the basement. Any application that is revised due to an increase in FAR must be sent to this department for review and an amended public hearing notice must be re-issued.

4 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.

The following comments address our additional concerns about this proposal.

5 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 250 feet northeast and 410 feet south 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.

6 The applicant must comply with all comments made by the Rockland County Department of Health in their letter of June 5, 2019.

7 The applicant must comply with all comments made by the Rockland County Sewer District No. 1 in their letter of May 24, 2019.

8 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.

9 The use of tandem parking spaces in the Anthony Drive accessway prevents egress for vehicles blocked by other vehicles and creates an inconvenient situation for residents. This layout will encourage residents to park vehicles off-site instead of in their designated spaces and negates the purpose of on-site parking requirements. In addition, no turnaround area is provided for the King Terrace accessway, forcing vehicles to back into the street. The tandem parking spaces must be reconfigured to allow independent access for all parking spaces and turnaround areas must be provided for all parking spaces.

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

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11 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.

12 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.

13 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 Drainage Agency
New York State Department of State

Anthony R. Celentano P.E.
Town of Ramapo Planning Board

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.*

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.

