

23 LAWRENCE STREET (SV-390B)

2 The provided parking area has several deficiencies, which further exacerbates the inadequate number of provided spaces. Spaces 1 and 20 are located in close proximity to the entrance, which will be difficult to maneuver into and out of, and creates potential conflicts with vehicles entering the site. The railroad ties and the northern end of the parking area partially block spaces 9 and 12 and completely block spaces 10 and 11. Lastly, the garbage area is blocked by parking space 10. The additional parking created by the proposed expansion of the structure cannot be reasonably accommodated on site. The application must be disapproved.

The following comments address our additional concerns about this proposal.

3 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.

4 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.

5 A review shall be completed by the New York State Department of Transportation and any required permits obtained.

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

7 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.

8 A previous site visit indicated that construction had begun prior to the completion of all required reviews by the this department. No construction can occur until all required Village reviews are completed and all requirements of the New York State General Municipal Law are met.

9 The site plan indicates that the existing proposed uses of the structure are office and warehousing. Warehousing is allowed by Special Permit in the GB zoning district. We request the opportunity to review the Special Permit application, as required under General Municipal Law.

10 The designated snow removal area is proposed in the turnaround area for the parking lot. It is very likely that the snow pile will encroach into the parking spaces, resulting in less usable spaces. Another location must be provided on the site to ensure that adequate parking can be provided.

11 The Application Form indicates the property receives water service from United Water. The form must be corrected to Suez.

12 The site must be centered within the vicinity map. A north arrow must be provided for the site plan.

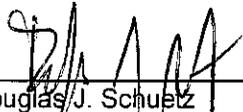
13 Since the required parking spaces are on a separate building lot from the principal structure, the lots should be merged into a single lot.

14 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.

23 LAWRENCE STREET (SV-390B)

15 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.

16 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
New York State Department of Transportation
Rockland County Department of Health
Rockland County Drainage Agency
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.E.

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.