



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T

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July 9, 2015

Suffern Planning Board
61 Washington Avenue
Suffern, NY 10901

Tax Data: 54.43-1-1

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

Map Date: 3/31/2015

Date Review Received: 6/12/2015

Item: *ONE RAMAPO AVENUE (SU-343)*

Two-lot subdivision of 1.27 acres in an M zoning district. The warehouse building will be on a 1.09-acre parcel; the residential building will be on a .18-acre parcel.
Northwest corner of West Park Place and Ramapo Avenue

Reason for Referral:

Orange Avenue (NYS Route 202)

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 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 2 Since the existing land use on proposed Lot 1 is residential, the bulk table must also include residential bulk standards as a basis for comparison. We recommend that the 2R-5 bulk standards for one-family dwellings be indicated as this residential zone is directly opposite the property on West Park Place.
- 3 Once the subdivision is finalized, the Village must consider whether a rezoning to a 2R-5 zoning designation is appropriate for Lot 1 given its existing residential use and its immediate proximity to this zoning district. A future owner might seek to redevelop the property with a manufacturing use. A .18-acre site in the M zoning district will require multiple variances. A zone change to 2R-5 is a preferable land use planning strategy.

ONE RAMAPO AVENUE (SU-343)



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Patricia Abato, Suffern
New York State Department of Transportation
Rockland County Drainage Agency
Maser Consulting P.A.

Jules Stern

**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.