

**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*

May 15, 2017

Suffern Zoning Board of Appeals  
61 Washington Avenue  
Suffern, NY 10901

**Tax Data:** 54.51-2-8

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

**Map Date:** 12/12/2016

**Date Review Received:** 4/14/2017

**Item:** *BATINJANE HOME/OFFICE (SU-347A)*

Variations from the special permit requirements to allow a home occupation (professional office) in a residence on .6953 acres in a 2R-5(P) zoning district. The applicant is seeking to use more than 300 SF for the home occupation and to have more than one non-family member as employees. A sign variance is also sought so that the existing sign structure can be used.

West side of Washington Ave, south side of Oliver Street

**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 A review shall be completed by the New York State Department of Transportation, and any required permits obtained.
- 2 A parking calculation must be provided so that the on-site parking requirement can be clarified. In other zoning districts within the Village, professional offices require five parking space per 1000 SF of gross floor area. The site plan shows two parking spaces devoted to employees, but up to five non-family employees are projected. It is unclear whether the proposed on-site parking will be sufficient without a parking calculation indicating the minimum on-site parking requirement.
- 3 The site plan required for this proposal is subject to a review by this department as mandated by the New York State General Municipal Law.

