



**LOADING DOCK ADDITION/SUFFERN PARTNERS (SU-54L)**

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 Village of Montebello must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

- 2 Given that the Montebello parcel has frontage on Hemion Road, an updated review must be completed by the Rockland County Highway Department, and all required permits obtained. In addition, the applicant must comply with the Highway Department's letter of April 12, 2019.
- 3 The applicant must comply with the Rockland County Health Department's April 15, 2019 letter.
- 4 The applicant must comply with the Rockland County Drainage Agency's May 2, 2019 letter.
- 5 A review must be completed by the Rockland County Sewer District #1, and all required permits obtained.
- 6 Lot 55.37-1-31 fronts on NYS Route 59; Consolidated Rail Corporation's rail line separates this lot from the larger campus. It is unclear what purpose this .624-acre parcel will serve. Additional information must be provided. If any improvements are proposed, a review must be completed by the New York State Department of Transportation, and all required permits obtained.
- 7 A review must be completed by the New York State Thruway Authority, and any required permits obtained.
- 8 If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permits obtained.
- 9 The designated floodplain administrator for the Village of Suffern shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.
- 10 The proposed loading docks and the existing buildings must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.
- 11 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Guidelines for Urban Erosion and Sediment Control.
- 12 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 13 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.
- 14 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.

cc: Mayor Edward Markunas, Suffern  
New York State Department of Transportation

*for*  
*Deputy*  
  
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Douglas J. Schuetz  
Acting Commissioner of Planning

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New York State Thruway Authority  
United States Army Corps of Engineers  
Rockland County Department of Health  
New York State Department of State  
Suffern Fire Department  
Rockland County Department of Highways  
Rockland County Drainage Agency  
Rockland County Sewer District #1  
  
Greenman-Pedersen, Inc.  
Village of Montebello

Steven Bleich/Suffern Partners, LLC

*\*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.*

