

**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*

February 26, 2020

Orangetown Zoning Board of Appeals  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 74.18-3-48

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

**Map Date:** 1/23/2019

**Date Review Received:** 2/11/2020

**Item:** *ROCKLAND HOMES FOR HEROES (O-2387A)*

Variance for lot area to permit the renovation of two buildings into fourteen new housing units, with twelve one-bedroom units and two two-bedroom units, as part of the Rockland Homes for Heroes to house Veterans. The parcel is located on 8.16 acres in the R-15 zoning district.

East side of Western Highway, opposite Gregg Court and Independence Avenue


**Reason for Referral:**

Western Highway (CR 15)

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 must be completed by the County of Rockland Highway Department, any concerns addressed, and all required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- 3 Map note #10 is incomplete. The sewer district shall be recorded as Orangetown, as stated on the Land Use Board Application. In addition, map note #13 incorrectly states the plan is subject to General Municipal Law Sections L & N. As this is a site plan application and not a subdivision, this should be corrected to Sections L & M.



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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
Rockland County Department of Health  
Rockland County Department of Highways

## **ROCKLAND HOMES FOR HEROES (O-2387A)**

Brooker Engineering, PLLC

*\*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.*

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**George Hoehmann**  
*Chairman*

**Michael R. Saber, P.E.**  
*Assistant Director/Acting Executive Director*

March 13, 2020

Ms. Deborah Arbolino  
Town of Orangetown Zoning Board of Appeals  
20 South Greenbush Road  
Orangeburg, NY 10962

Re: Rockland Homes for Heroes  
335 Western Highway, Tappan  
Tax Lots 89/74.18-3-48 (formerly 60-50-439.7/1)



Dear Ms. Arbolino:

Our office has received and reviewed a proposed site plan that was last revised on January 23, 2020, which Brooker Engineering prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

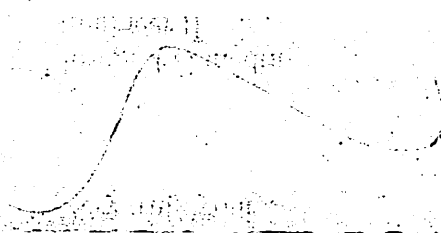
  
Joseph LaFiandra  
Engineer II

cc: M. Saber  
Helen Kenny-Burrows – Rockland County Department of Planning  
Dyan Rajasingham – Rockland County Highway Department

File: TOO 74.18-3-48 – 335 Western Highway  
Reader

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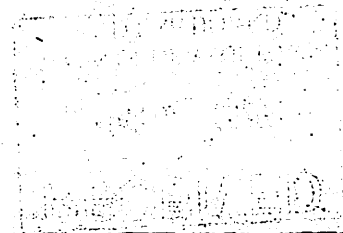
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**CENTER FOR ENVIRONMENTAL HEALTH**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**Public Health**  
Prevent. Promote. Protect.

**EDWIN J. DAY**  
*County Executive*

**PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP**  
*Commissioner of Health*

**SAMUEL RULLI, PE**  
*Director, Environmental Health*

March 16, 2020

Ms. Deborah Arbolino  
Town of Orangetown Zoning Boards of Appeals  
20 Greenbush Road  
Orangetown, NY 10962



Re: Rockland Homes for Heroes – Phase II  
Adult Housing  
Tax lot 74.18-3-48

Dear Ms. Arbolino:

We have received an application and plans as prepared by Brooker Engineering, PLLC, revised through January 23, 2020 for the above referenced project. Comments are as follows:

1. This office must approve plans for the sewage disposal per Article IV, Section 4.2.1 of the Rockland County Sanitary Code. Formal application is to be made. A copy of the sanitary sewer analysis is to be submitted directly to this office for review.
2. Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.
3. In accordance with Article 13.8.1 of the Rockland County Sanitary Code, all multiple dwellings with three (3) or more rental units and all rooming houses must register and obtain a Multiple Dwelling Rental Certificate from Rockland County Health Department Rockland Codes Initiative (RCI) prior to occupancy.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning  
Brooker Engineering, PLLC  
Joe LaFiandra, RCSD #1  
Nancy Brennan, RCI (via email)