



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

June 29, 2015

Clarkstown Zoning Board of Appeals
10 Maple Avenue
New City, NY 10956

Tax Data: 34.06-1-24

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

Map Date: 4/14/2015

Date Review Received: 6/4/2015

Item: *MARY COLLINS & JULIE WILLIAMS (C-3553)*

Variances for floor area ratio, front yard, side yard, total side yard, and building height, to permit a second-floor addition, a roof over the front patio, and a roof over the rear deck, for an existing two-story, residence located in the R-15 zoning district on .14 acres.

North side of Milsom Drive, approximately 100 feet west of Lucille Boulevard

Reason for Referral:

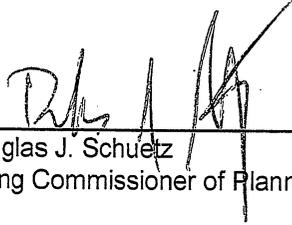
Lake Lucille/West Branch of the Hackensack River

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 Drainage Agency and any required permits obtained.

cc: Supervisor Alex Gromack, Clarkstown
Rockland County Drainage Agency
Anthony R. Celentano P.L.S.



Douglas J. Schuetz
Acting Commissioner of Planning

Clarkstown Planning Board, Attention Joe Simoes

MARY COLLINS & JULIE WILLIAMS (C-3553)

**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.