



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

January 29, 2015

ARLENE R. MILLER  
Deputy Commissioner

Clarkstown Town Board  
10 Maple Avenue  
New City, NY 10956

**Tax Data:** 57.12-1-46    57.20-2-42    57.20-2-41    57.20-2-40    57.20-2-39    58.17-1-35.2  
58.17-1-35    64.05-1-18    64.05-1-15

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

**Map Date:**

**Date Review Received:** 1/7/2015

**Item:** *TOWN OF CLARKSTOWN - ZONING MAP AMENDMENTS - ROUTE 59 (C-3551)*

Zoning Map amendments, generally for parcels located along NYS Route 59, to rezone parcels that are spilt between zoning districts or to conform properties to surrounding properties.

South side of NYS Route 59 and east and west sides of Grandview Avenue; south side of Smith Road, just west of Overlook Boulevard; east side of NYS Route 304, just south of the interchange with NYS Route 59; north side of NYS Route 59 and north and south sides of West Nyack Road; south side of the NYS Thruway and north of Seeger Drive

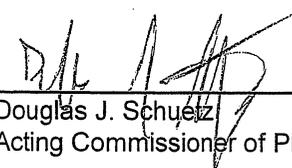
**Reason for Referral:**

NYS Route 59, NYS Route 304, NYS Thruway, N. Middletown Road (CR 33), Smith Road (CR 60), Naurauschaun Brook

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:

**\*Approve**

Since the proposed project will have no adverse impacts on any County-wide interests, this matter is remanded for local determination.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Alex Gromack, Clarkstown  
Rockland County Department of Highways  
Rockland County Drainage Agency

**TOWN OF CLARKSTOWN - ZONING MAP AMENDMENTS - ROUTE 59 (C-3551)**

New York State Department of Transportation  
New York State Thruway Authority

Attention Pat McDonald, Town Attorney's Office  
Justin Sweet, Town Clerk  
Clarkstown Planning Board, Attention Joe Simoes

*\*The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

*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.*