Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

May 1, 2017

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

Tax Data: 58.14-1-66.3

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 3/29/2017 **Date Review Received:** 4/11/2017

Item: ***JOHN & ALLISON CASTALDO (C-1285E)***

Variances to permit an addition to an existing single-family dwelling located on .47 acres in the R-15 zoning district. Required variances include: floor area ratio, building coverage, and lot coverage.
South side of Dustman Lane, opposite the Dustman Lane right-of-way; approximately 210 feet west of Amanda Lane

Reason for Referral:

NYS Thruway, NYS Route 304

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 done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.

2 A review shall be completed by the New York State Department of Transportation, and any concerns addressed and required permits obtained.

3 A review must be completed by the New York State Thruway Authority and any required permits obtained.

4 The applicant must use pervious pavers wherever possible on the site to help reduce the lot coverage.

JOHN & ALLISON CASTALDO (C-1285E)

5 Several items have been located within the conservation area, including a shed, trampoline, play structure, and a portion of the patio and landscaping for the hot tub. The purpose of a conservation area is to protect the vegetation, topography, or other unique feature in its natural environment. The clearing and placement of these features within the conservation easement undermines the intent of having area on the site. These features must be relocated out of the conservation area.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor George Hoehmann, Clarkstown
New York State Thruway Authority
Palisades Interstate Park Commission
Rockland County Department of Health

Civil Tec
Uzziah Cooper Jr. Designs

Clarkstown Planning Board, Attention Joe Simoes

**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.