COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

ARLENE R. MILLER
Deputy Commissioner

March 27, 2014

Grand View-on-Hudson Planning Board
118 River Road
Grand View, NY 10960

Tax Data: 71.38-1-3

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

Map Date: 3/3/2014 **Date Review Received:** 3/5/2014

Item: ***THE JONES RESIDENCE (GV-75B)***

Site plan for a proposed attached garage with roof deck, balcony and stairs, wood deck and stairs, dry wells, paver walkway, patio, removal of a patio, and enclosure of an existing basement balcony for an existing single-family residence on .39 acres in the B (R-10) zoning district.

East side of River Road, approximately 1,600 feet south of the NYS Thruway

Reason for Referral:

River Road (CR 1), Town of Orangetown

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 Department of Highways and all required permits obtained.

2 A review must be completed by the County of Rockland Department of Health and all required permits obtained.

3 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

4 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.

THE JONES RESIDENCE (GV-75B)

Thomas B. Vanderbeek, P.E.
Commissioner of Planning

cc: Mayor Larry Lynn, Grand View-on-Hudson
Rockland County Department of Highways
Rockland County Department of Health
George Hodosh Associates - Architects, P.C.
Town of Orangetown

**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.