



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

June 6, 2014

ARLENE R. MILLER
Deputy Commissioner

Grand View-on-Hudson Zoning Board of Appeals
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: 4/14/2014

Date Review Received: 5/8/2014

Item: *74 RIVER ROAD - JONES RESIDENCE (GV-75C)*

Variations to permit the construction of a proposed garage, roof deck, balcony, and stairs for an existing single-family residence on .39 acres in the B (R10) zoning district, with less than the required side yard (to the north and to the south).

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 As indicated in the May 21, 2014 letter from the Rockland County Department of Highways letter, a work permit must be obtained prior to the commencement of any construction on site.



Douglas J. Schuetz
Acting Commissioner of Planning

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

74 RIVER ROAD - JONES RESIDENCE (GV-75C)

**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.