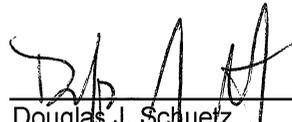




**GERBER RESIDENCE - 556 & 558 HAVERSTRAW ROAD (M-175A)**

- 5 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 500 feet to the north of the site. As required under Section 239nn of the State General Municipal Law, the Town of Ramapo must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Village of Montebello.
- 6 The site plan must include all necessary driveway and utility easements for the shared driveway. In addition, an agreement regarding the shared tennis court must be noted on the site plan and in place prior to the approval of the application.
- 7 The application narrative indicates that a proposed future pool house is not included in the current application. The site plan must note that the pool house is not proposed at this time, as well.
- 8 To reduce the extent of the maximum development coverage variance, pervious pavers must be used.
- 9 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Lance Millman, Montebello  
New York State Department of Transportation  
Rockland County Department of Health  
Rockland County Division of Environmental Resources  
Rockland County Drainage Agency  
Rockland County Sewer District #1  
  
Civil Design Works LLC  
Town of Ramapo Planning Board

*\*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.*