



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

December 29, 2014

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Zoning Board of Appeals  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 76.08-1-4      76.08-1-3

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

**Map Date:** 10/22/2014

**Date Review Received:** 12/2/2014

**Item:** 337-339 BLAISDELL ROAD (SKAE TRAINING) (O-1891P)

Variance to permit a pre-existing non-conforming residential structure in the LIO zoning district on a parcel that is 14.96 acres and also contains a commercial establishment.

East side of Blaisdell Road, north side of the New Jersey/New York boundary, approximately 545 feet south of Ramland Road

**Reason for Referral:**

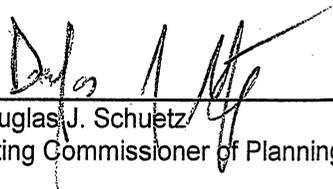
Blaisdell Road (CR 17); Borough of Old Tappan, NJ; Army Corps of Engineers wetlands

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 The existing house is an isolated use, with access only from the adjacent Borough of Old Tappan, separated from the main use by the Federal wetlands. If the Zoning Board of Appeals decides that the house can remain, then we recommend that a subdivision be done to create a smaller, separate lot for the house.
- 2 It is noted on the plans that an existing 10 foot right-of-way exists that serves tax lots 76.08-1-5 and 77.05-1-37, but not tax parcel 76.08-1-4. An access easement must be provided to serve the eastern portion of the parcel if the house is to remain.
- 3 The map note identifies two parcels that are serviced by the 10 foot right-of-way. It is not clear where tax parcel 77.05-1-37 is located. Was the lot line disclaimed, merging Lot 37 into Lot 36? This must be clarified, and/or corrected.

**337-339 BLAISDELL ROAD (SKAE TRAINING) (O-1891P)**

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Rockland County Department of Health  
United States Army Corps of Engineers  
Sparaco & Youngblood, PLLC  
Borough of Old Tappan, NJ

*\*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.*