



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

March 25, 2015

ARLENE R. MILLER
Deputy Commissioner

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

Tax Data: 69.16-3-1.5

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

Map Date: 1/16/2015

Date Review Received: 2/26/2015

Item: *BERSON (15 LT. CRAWFORD COURT) (O-1380F)*

Variance to permit an addition, for the construction of a second dwelling unit for in-laws, on a property that is currently a single-family dwelling, located in the R-40 zoning district on 1.0 acres. Section 4.52 of Chapter 43 does not permit an addition to be constructed, within the past ten years so as to create an additional dwelling unit.

West end of the cul-de-sac bulb for Lt. Crawford Wheeler Court, east side of the Palisades Interstate Parkway

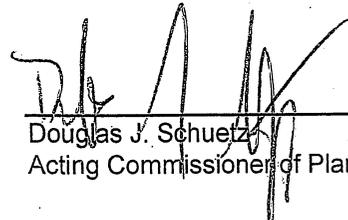
Reason for Referral:

Palisades Interstate Parkway

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 Palisades Interstate Park Commission and any raised comments or concerns addressed.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Palisades Interstate Park Commission
Green Earth Companies

BERSON (15 LT. CRAWFORD COURT) (O-1380F)

**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.