Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

September 10, 2018

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

Tax Data: 65.17-1-8

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 8/1/2018 **Date Review Received:** 8/3/2018

Item: ***JAMES O'SULLIVAN (O-2254A)***

Variances to permit the proposed expansion/replacement of the existing garage, for a two-story dwelling located in the R-40 zoning district on 1.93 acres. Since the lot is non-conforming for bulk, variances are needed for side yard and total side yard, as the degree of nonconformity bulk cannot be increased. In addition, a variance is required to permit a gravel surface instead of pavement for the driveway.
East side of Western Highway, approximately 835 feet north of Piper Court

Reason for Referral:

Western Highway (CR 15), Hackensack River

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, any concerns addessed, and all required permits obtained.

2 A review must be completed by the County of Rockland Drainage Agency and any comments addressed.

3 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Rockland County Department of Health

JAMES O'SULLIVAN (O-2254A)

Rockland County Drainage Agency

Bart M. Rodi - Engineer
James O'Sullivan

**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.