



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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DOUGLAS J. SCHUETZ
Acting Commissioner

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Deputy Commissioner

May 15, 2015

Piermont Planning Board
Village Hall
478 Piermont Avenue
Piermont, NY 10968

Tax Data: 75.29-1-14.2 75.29-1-14.1

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

Map Date: 4/17/2015

Date Review Received: 4/27/2015

Item: *XUZHOU ZHANG (P-57H)*

Site plan for the proposed construction of two new single-family residences located on a total of 2.06 acres in the R-20 zoning district. Access to the site will be via a shared driveway that serves these two lots, as well as an existing lot to the north.

West side of US Route 9W, approximately 2,845 feet north of Crescent Street

Reason for Referral:

US Route 9W, Tweed Boulevard (CR 5), 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 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 The Town of Orangetown is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 90 feet west of the property line of the site. As required under Section 239-nn of the State General Municipal Law, the Town of Orangetown must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Village of Piermont.
- 3 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 4 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

XUZHOU ZHANG (P-57H)

- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 We request the opportunity to review any variances (lot area) which may be necessary to implement the proposed site plan.



Douglas J. Schufetz
Acting Commissioner of Planning

cc: Mayor Christopher Sanders, Piermont
New York State Department of Transportation
Rockland County Department of Highways
Brooker Engineering, PLLC
Town of Orangetown PB

**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.