Rockland County
Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

August 7, 2017

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

Tax Data: 75.30-1-41

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 4/14/2017 **Date Review Received:** 6/20/2017

Item: ***CYNTHIA MACDONALD - ADDITIONS TO SINGLE-FAMILY RESIDENCE (P-145)***

Site plan application to construct additions, porches, and an at-grade spa to an existing single-family residence on 0.282 acres in the R-10 zoning district.
The eastern side of Orchard Terrace, approximately 590 feet west of Piermont Avenue, along the travel way.

Reason for Referral:

US Route 9W

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 site plan shall contain map notes, including district information.

2 The Vicinity Map must contain a scale and north arrow.

3 There shall be no net increase in the peak rate of discharge from the site at all design points.

4 A review shall be completed by the New York State Department of Transportation and any required permits obtained.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Christopher Sanders, Piermont
New York State Department of Transportation

CYNTHIA MACDONALD - ADDITIONS TO SINGLE-FAMILY RESIDENCE (P-145)

Rockland County Department of Health

Rockland County Department of Highways

Kier B. Levesque, RA

**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.