

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

December 20, 2017

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

Tax Data: 75.54-2-38

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

Map Date: 10/18/2017

Date Review Received: 12/1/2017

Item: *ALAN PANETTIERE - 464 PIERMONT AVENUE (P-147)*

A site plan application to construct a two-story addition to an existing two-family residence on 0.27 acres in the R-7.5 and Business B zoning districts. Variances are required for lot area, lot width, front yard, side yard, and total side yard.

The western side of Piermont Avenue, approximately 120 feet north of Tate Avenue.

Reason for Referral:

Long Path Hiking Trail

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 does not include any steep slope calculations. This information must be included on the site plan in order to determine whether or not the property is considered an environmentally sensitive area, and if the lot area needs to be adjusted accordingly.
- 2 A review must be completed by the New York - New Jersey Trail Conference and any concerns addressed.
- 3 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.
- 4 There shall be no net increase in the peak rate of discharge from the site at all design points.

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5 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.



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Acting Commissioner of Planning

cc: Mayor Christopher Sanders, Piermont
New York - New Jersey Trail Conference
Rockland County Department of Health

Mark Braithwaite, AIA

**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.