



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

January 9, 2018

Piermont Zoning Board of Appeals
Village Hall
478 Piermont Avenue
Piermont, NY 10968

Tax Data: 75.30-1-23

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

Map Date: 8/11/2017

Date Review Received: 12/15/2017

Item: *WILL & MARIA BUECHLI - ADDITIONS AND DETACHED GARAGE (P-149A)*

A variance application to allow the construction of additions to a single-family residence and a new, detached two-car garage on 0.21 acres in the R-10 zoning district. Variances are requested for side yard for the principal structure, and for square footage size and height for the garage (accessory structure).

The southern side of Hester Street, approximately 310 feet west of Piermont Avenue.

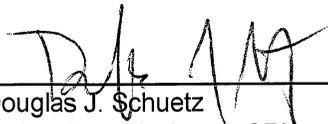
Reason for Referral:

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, and a vicinity map with a north arrow.
- 2 The main structure is described on the site plan as having three stories. The bulk table states the existing structure is 2-1/2 stories. All materials must be consistent. The Village must determine the correct number of stories for the existing structure, as it appears to have four stories, based on the story definition in the Village zoning regulations.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Bruce E. Tucker, Piermont

Jay A. Greenwell, PLS

WILL & MARIA BUECHLI - ADDITIONS AND DETACHED GARAGE (P-149A)

**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.