



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

C. SCOTT VANDERHOEF
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

ARLENE R. MILLER
Deputy Commissioner

December 5, 2013

Ramapo Zoning Board of Appeals
237 Route 59
Suffern, NY 10901

Tax Data: 49.06-1-35

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

Map Date: 8/22/2013

Date Review Received: 11/8/2013

Item: *GABRIEL GRUNBLATT (R-2367A)*

Variances for side setback and total side setback to allow the construction, maintenance and use of two additions to a single-family residence on .6561 acres in an RR-50 zoning district.
East side of Quince Lane South, 145 feet north of Viola Road

Reason for Referral:

Viola Road (CR 74), Rockland Community College

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:

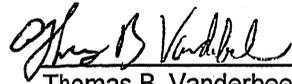
****Approve***

Since the proposed variances will have no adverse impacts on any County-wide interests, this matter is remanded for local determination.

The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this points or may disregard it without any formal vote under the GML process.

The GML Referral Form indicates that the map date is July 19, 2013. The Town of Ramapo's Building, Planning and Zoning Department's September 9, 2013 denial letter references an August 12, 2013 map date. The last revision date on the map submitted with this application is August 22, 2013. All application materials should be consistent.

GABRIEL GRUNBLATT (R-2367A)



Thomas B. Vanderbeek, P.E.
Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
Rockland County Department of Highways
Rockland Community College
Anthony R. Celentano P.L.S.

Gabriel Grunblatt

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

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.