



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

Building T  
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THOMAS B. VANDERBEEK, P.E.  
Commissioner

EDWIN J. DAY  
County Executive

May 30, 2014

ARLENE R. MILLER  
Deputy Commissioner

Ramapo Planning Board  
237 Route 59  
Suffern, NY 10901

**Tax Data:** 33.11-1-3

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

**Map Date:** 3/19/2014

**Date Review Received:** 5/6/2014

**Item:** *CHRISTOPHER MEREDITH LANDSCAPING (R-2268B)*

Site plan for a 20' x 20' addition to an existing multi-car garage on 2.2785 acres in an RR-80 zoning district. The garage building contains a residential apartment. A single-family residence and a one-story office are also located on the site.

East side of Route 45, 370 feet south of South Mountain Road

**Reason for Referral:**

NYS Route 45, Rockland County Open Space (Orchards of Conklin), Rockland County Sewer District #1 Pump Station

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 It must be indicated in the application materials, and on the site plan, that the use variance was granted to allow the expansion of the non-conforming use.
- 2 The applicant must comply with the conditions of the New York State Department of Transportation's letter of May 16, 2014.
- 3 A review must be completed by the County of Rockland Division of Environmental Resources and any concerns addressed.
- 4 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.

**CHRISTOPHER MEREDITH LANDSCAPING (R-2268B)**



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

cc: Supervisor Christopher St. Lawrence, Ramapo  
New York State Department of Transportation  
Rockland County Division of Environmental Resources  
Rockland County Sewer District #1  
Rockland County Department of Health  
Atlz, Nasher & Zigler P.C.  
New York State Department of State,  
Division of Code Enforcement and Administration  
Christopher Meredith

*\*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.*