COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

August 13, 2014

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

Tax Data: 55.11-2-15

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

Map Date: 6/18/2014 **Date Review Received:** 7/23/2014

Item: ***ROBERT AND JUDITH VELTIDI (R-2439)***

Variances for side setback, total side setback, rear setback and no turnaround area to allow the construction, maintenance and use of an addition to an existing single-family residence and an addition to an existing garage on a .289-acre parcel in the R-15 zoning district.
South side of Van Orden Avenue, 100 feet west of Brookside Avenue

Reason for Referral:

Village of Airmont

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 Applications to the Zoning Board of Appeals must include a site plan with a bulk table. The applicable bulk standards must be indicated, as well as what is proposed, so that the required variances are identified. As noted in the Town of Ramapo Building, Planning and Zoning Department's July 2, 2014 denial letter, it is not possible to verify the floor area ratio or development coverage without a bulk table.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo

W.E. James Associates
Village of Airmont

ROBERT AND JUDITH VELTIDI (R-2439)

**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.