



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

May 11, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.11-3-55 56.11-3-53.6

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 4/7/2015

Date Review Received: 4/8/2015

Item: *HEARTHSTONE VILLAGE/REVISED SUBDIVISION (R-1741S)*

Revised subdivision application involving the elimination of one lot (56.11-3-54). The lot area of the site will decrease from 6.986 acres to 6.655 acres. The site is located in an MU-1 zoning district; a mixed-used development is proposed.

North side of Route 59, west side of Augusta Avenue

Reason for Referral:

NYS Route 59

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 An updated review of the April 7, 2015 Revised Final Subdivision Plat shall be completed by the New York State Department of Transportation (NYS DOT) and all required permits obtained. The applicant must comply with the 38 conditions of NYS DOT's letter of September 2, 2014.
- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 The applicant must comply with the conditions of the Rockland County Health Department's letter of April 13 and 14, 2015.
- 4 The applicant must comply with the conditions of the Rockland County Sewer District No 1's letter of April 20, 2015.
- 5 The vicinity map still shows Lot 56.11-3-54 as part of the site for the mixed-use development proposal. This must be corrected to reflect the exclusion of Lot 54.

HEARTHSTONE VILLAGE/REVISED SUBDIVISION (R-1741S)

6 A portion of Lot 56.11-3-54 was rezoned from R-15A to MU-1. Will the parcel revert to its original zoning since it is no longer part of the mixed-use development proposal? This must be clarified.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Drainage Agency
Rockland County Department of Health
Rockland County Sewer District #1
Leonard Jackson Associates

Sol Menche

**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.