



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

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**EDWIN J. DAY**  
County Executive

**DOUGLAS J. SCHUETZ**  
Acting Commissioner

June 18, 2014

**ARLENE R. MILLER**  
Deputy Commissioner

Sloatsburg Zoning Board of Appeals  
Village Hall  
96 Orange Turnpike  
Sloatsburg, NY 10974

**Tax Data:** 38.58-1-1.6

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

**Map Date:** 5/6/2014

**Date Review Received:** 5/19/2014

**Item:** *ALLISON & GREG BAUER (SL-173B)*

Variations for lot coverage and side yard for an accessory structure, to permit the installation, maintenance and use of an above-ground pool with decking on .4381 acres in an R-15 zoning district. East side of Sebastian Court, 250 feet southeast of the intersection of Sterling Mine Road

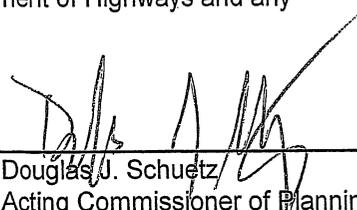
**Reason for Referral:**

Sterling Mine Road (CR 72), Town of Ramapo

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 A review must be completed by the County of Rockland Department of Highways and any required permits obtained.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Carl Wright, Sloatsburg  
Rockland County Department of Highways  
Sparaco & Youngblood, PLLC  
Town of Ramapo

Allison & Greg Bauer

**ALLISON & GREG BAUER (SL-173B)**

*\*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.*