



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

Building T
Pomona, NY 10970
(845) 364-3434
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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

May 19, 2015

Village of Sloatsburg Planning Board
96 Orange Turnpike
Sloatsburg, NY 10974

Tax Map: 39.20
Block: 2
Lot/s: 17

Re: GENERAL MUNICIPAL LAW REVIEW: 239(k)___ 239(l&m)X 239(n)___
Map Date: 3/16/2015 **Date Review Received:** 3/20/2015

Item: ABE FISCH (SL-215) - CORRECTED

Site plan to permit construction of a single-family dwelling located in the R-40 zoning district on .39 acres. Since the parcel is a pre-existing, non-conforming lot, Section 54-84E of the Village of Sloatsburg Zoning Ordinance allows usage of the R-15 bulk requirements to be applied. Several variances are required to implement the site plan.

Southwest side of Woodland Road, northeast side of Council Crest Road (both currently paper streets); just south of the junction of Hillside Road and Council Crest Road

Reason for Referral: Wrightman's Plateau

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

***Recommend the following modifications:**

In our review dated April 20, 2015 both the referring board and the description were incorrect, as a site plan had been submitted for review. Therefore, this is a corrected version of that review. We offer the following comments:

1. A review must be completed by the County of Rockland Division of Environmental Resources and any concerns addressed.
2. A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.

3. A review must be completed by the County of Rockland Department of Health and all required permits obtained.
4. Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
5. There shall be no net increase in the peak rate of discharge from the site at all design points.
6. Given the steepness of the site, and the need for variances for development coverage, pervious pavers must be used wherever possible to reduce the paved surface area and stormwater runoff.

cc Mayor Carl S. Wright
RC Division of Environmental Resources
RC Sewer District #1
RC Department of Health
Brooker Engineering, PLLC



Douglas J. Schuetz
Acting Commissioner of Planning

*The GML 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.



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EDWIN J. DAY
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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

April 20, 2015

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

Tax Data: 39.30-2-17

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

Map Date: 3/16/2015

Date Review Received: 3/20/2015

Item: *ABE FISCH (SL-215)*

Variances to permit construction of a single-family dwelling located in the R-40 zoning district on .39 acres. Since the parcel is a pre-existing, non-conforming lot, Section 54-84E of the Village of Sloatsburg Zoning Ordinance allows usage of the R-15 bulk requirements to be applied. Required variances include: less than the required lot area; greater than permitted development coverage and floor area ratio.

Southwest side of Woodland Road, northeast side of Council Crest Road (both currently paper streets); just south of the junction of Hillside Road and Council Crest Road

Reason for Referral:

Wrightman's Plateau

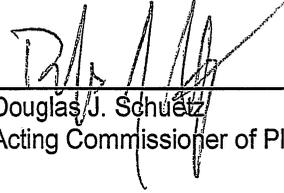
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Division of Environmental Resources and any concerns addressed.
- 2 A review must be completed by the County of Rockland Sewer District #1 and all required permits obtained.
- 3 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
- 4 There shall be no net increase in the peak rate of discharge from the site at all design points.

ABE FISCH (SL-215)

5 Given the steepness of the site, and the need for variances for development coverage, pervious pavers must be used wherever possible to reduce the paved surface area and stormwater runoff.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Carl Wright, Sloatsburg
Rockland County Division of Environmental Resources
Rockland County Sewer District #1
Brooker Engineering, PLLC

**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.