Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

May 16, 2018

South Nyack Planning Board
Village Hall
282 South Broadway
South Nyack, NY 10960

Tax Data: 66.53-2-55

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 12/8/2017 **Date Review Received:** 4/23/2018

Item: ***JACOB LEFKOWITZ (SN-156)***

Site plan to permit a change of use from a non-conforming three-family use to a prior two-family dwelling use, for a parcel located in the R-4 zoning district on .08 acres. Improvements to the residence include, but are not limited to, elimination of the third dwelling unit, and incorporating that living space into the two remaining units; relocation of the stairways from the exterior walls to the interior core of the building; upgrading the gas, water, electric, HVAC as needed; and the replacement of the roof, sidings and windows. No changes are proposed to the exterior of the building except for cosmetic upgrades and repairs, or to the layout of the lot.

Northeast side of Brookside Avenue, just east of the New York State Thruway land, and in line with the eastern edge of Spring Street

Reason for Referral:

New York State Thruway, US Route 9W

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:

Approve

Since the proposed site plan modifications will have no adverse impacts on any County-wide interests, this matter is remanded for local determination.

Arlene Miller
for Douglas J. Schuetz
Deputy ~~Acting~~ Commissioner of Planning

cc: Mayor Bonnie Christian, South Nyack
New York State Department of Transportation
New York State Thruway Authority

JACOB LEFKOWITZ (SN-156)

Peter C. Kirch & Associates
Kevin Brodie, Architect
Ira Emanuel, Esq.

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

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.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.