



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

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**C. SCOTT VANDERHOEF**  
County Executive

**THOMAS B. VANDERBEEK, P.E.**  
Commissioner

September 12, 2013

**ARLENE R. MILLER**  
Deputy Commissioner

Stony Point Zoning Board of Appeals  
74 East Main Street  
Stony Point, NY 10980

**Tax Data:** 15.03-1-46

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

**Map Date:** 3/9/2006

**Date Review Received:** 8/27/2013

**Item:** *ERIC RAMOS (SP-738A)*

Variances to allow construction of a deck for an existing dwelling, situated on .57 acres in the RR zoning district, with less than the required side setback and total side setback.

East side of NYS Route 210, approximately 335 feet north of the intersection of NYS Route 210 and Reservoir Road

**Reason for Referral:**

NYS Route 210 (CR 106), Reservoir Road (CR 47), Cedar Pond Brook

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.

Thomas B. Vanderbeek, P.E.  
Commissioner of Planning

cc: Supervisor Geoffrey Finn, Stony Point  
Rockland County Department of Highways  
Rockland County Drainage Agency  
Atzl, Scatassa & Zigler P.C.

**ERIC RAMOS (SP-738A)**

*\*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.*