



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

DOUGLAS J. SCHUETZ
Acting Commissioner

September 29, 2015

ARLENE R. MILLER
Deputy Commissioner

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

Tax Data: 15.19-3-88

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

Map Date: 8/20/2015

Date Review Received: 9/10/2015

Item: *JESSICA DELUCA DEAN (SP-820)*

Variations to permit an addition to the rear of an existing dwelling located on .249 acres in the R-1 zoning district. Required variations include: total side setback and rear setback.
East side of US Route 9W, opposite Ten Eyck Street

Reason for Referral:

US Route 9W, Tomkins Avenue (CR 110)

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 shall be completed by the New York State Department of Transportation and any required permits obtained.
- 2 The site plan legend provided with the application shows a proposed deck with roof symbol, but no feature as such is illustrated on the plans. In addition, a garage is depicted on the submitted plans, but has then been crossed out. It must be clarified if these features are proposed.

cc: Supervisor Geoffrey Finn, Stony Point
New York State Department of Transportation
Rockland County Department of Highways
George Hodosh Associates - Architect, P.C.



Douglas J. Schuetz
Acting Commissioner of Planning

JESSICA DELUCA DEAN (SP-820)

**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.