



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

January 29, 2015

ARLENE R. MILLER  
Deputy Commissioner

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

**Tax Data:** 19.01-1-15

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

**Map Date:** 11/18/2014

**Date Review Received:** 1/5/2015

**Item:** *KELLY O'DELL (SP-816)*

Variations to permit the construction of a single-family dwelling in the RR zoning district on .77 acres, with less than the required rear setback, and no access to an improved public road (280-A). Approximately 330 feet north of Willow Grove Road, 830 feet west of Blanchard Road

**Reason for Referral:**

Willow Grove Road (CR 98), Palisades Interstate Parkway, Town of Haverstraw

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 Palisades Interstate Park Commission and any concerns or comments addressed.
- 2 The comments in the November 14, 2014 letter from the Rockland County Department of Highways must be addressed.
- 3 The conditions in the December 1, 2014 letter from the Rockland County Department of Health must be met.
- 4 A 20-foot buffer shall be maintained along all Park and Parkway property. This buffer shall remain undisturbed by construction vehicles in order to protect the root systems of trees on the Park and Parkway property.
- 5 The Town Fire Inspector must be assured that fire apparatus can access the site, given the turning radii, slope, and width of the proposed driveway.

**KELLY O'DELL (SP-816)**

6 Notations must be added to the site plan indicating that the access drive is being provided by an access easement over various parcels. The notation must indicate which parcels will benefit from the easement(s).

7 A bulk table must be provided on the site plan. The table must show the required bulk standards as well as the proposed measurements:



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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Geoffrey Finn, Stony Point  
Rockland County Department of Highways  
Palisades Interstate Park Commission  
James R. Mitchell, L.S.  
Town of Haverstraw

*\*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.*