



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

April 3, 2015

Stony Point Planning Board
74 East Main Street
Stony Point, NY 10980

Tax Data: 20.09-1-6

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

Map Date: 2/23/2015

Date Review Received: 3/9/2015

Item: *MICHAEL VARIEUR (SP-817)*

Site plan for the proposed conversion of a portion (700 sq. ft.) of an existing two-story frame dwelling to a home occupational use (professional office - dentistry) and the remaining portion to remain as a residence, on a parcel that is 1.299 acres in the RR zoning district.

Northwest corner of Willow Grove Road and Thiells Road

Reason for Referral:

Willow Grove Road/Filors Lane (CR 98), Thiells Road (CR 47)

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 all required permits obtained.
- 2 The comments in the March 16, 2015 letter from the Rockland County Department of Health must be met.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Geoffrey Finn, Stony Point
Rockland County Department of Highways
Rockland County Department of Health
Anthony R. Celentano P.L.S.

MICHAEL VARIEUR (SP-817)

**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.