



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

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**EDWIN J. DAY**  
County Executive

**DOUGLAS J. SCHUETZ**  
Acting Commissioner

**ARLENE R. MILLER**  
Deputy Commissioner

October 15, 2015

Suffern Zoning Board of Appeals  
61 Washington Avenue  
Suffern, NY 10901

**Tax Data:** 54.43-1-1

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

**Map Date:** 9/22/2015

**Date Review Received:** 9/17/2015

**Item:** *STERN & STERN, LLC (SU-343A)*

Variances to allow a two-lot subdivision of a parcel located in the M zoning district on a total of 1.27 acres. Needed variances include: less than the required front yard, side yard, and rear yard for both lots. Northwest corner of West Park Place and Ramapo Avenue

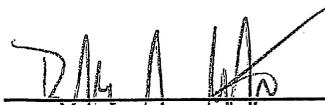
**Reason for Referral:**

Orange Avenue (US Route 202)

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 As recommended in our previous review to the Planning Board, Lot #1 should be rezoned after the subdivision is finalized to the adjacent residential zone of 2R-5. This would be a more appropriate zone for the existing residence, and prevent the site from being redeveloped to a manufacturing use in the future, which would require substantial variances given the .18-acre lot size.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Patricia Abato, Suffern  
New York State Department of Transportation  
Maser Consulting P.A.

**STERN & STERN, LLC (SU-343A)**

*\*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.*