



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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County Executive

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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

May 18, 2015

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

Tax Data: 54.52-2-19

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

Map Date: 4/1/1986

Date Review Received: 4/21/2015

Item: MICHAEL VAN ZANDT (SU-342)

Variations for side yard and maximum development coverage to permit the continued maintenance and use of an existing deck addition to a single-family residence on .076 acres in the 2R-5 zoning district. East side of Temple Lane, approximately 100 feet south of Lonergan Drive

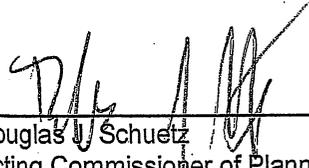
Reason for Referral:

Mahwah River

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 Drainage Agency and all required permits obtained.
- 2 The deck addition must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Patricia Abato, Suffern
Rockland County Drainage Agency
Joseph T. Caruso, P.E., P.C.
New York State Department of State,
Division of Code Enforcement and Administration
Michael Van Zandt

MICHAEL VAN ZANDT (SU-342)

**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.