

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
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Douglas J. Schuetz
Acting Commissioner

Arlene Miller
Deputy Commissioner

April 8, 2020

Upper Nyack Planning Board
328 North Broadway
Upper Nyack, NY 10960

Tax Data: 60.13-2-94

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 2/21/2020

Date Review Received: 3/9/2020

Item: *COMITO HOMES LLC - GARAGE (UN-14C)*

Site plan for the proposed addition of a one-car garage to a new, single-family residence under construction on .798 acres in the R-2 zoning district. No variances are required.
Southwest side of Wanamaker Lane, approximately 240 feet west of N. Midland Avenue

Reason for Referral:

US Route 9W

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 Rockland County Health Department to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 2 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 3 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 4 Map Note 5 must specify Section 239L & M of the NYS General Municipal Law, as this is a site plan application, not a subdivision proposal.
- 5 The site plan submitted with the GML referral is dated December 21, 2020. This must be corrected. The applicant's engineer has indicated that the correct map date is February 21, 2020, as noted above. The map date on the GML referral form is December 18, 2003. All application materials must be consistent. The public hearing notice must be reissued if it contained incorrect information.

COMITO HOMES LLC - GARAGE (UN-14C)



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Karen Tarapata, Upper Nyack
New York State Department of Transportation
Rockland County Department of Health

Jay A. Greenwell, PLS, LLC

Comito Homes LLC

**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.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.