



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

September 29, 2014

ARLENE R. MILLER
Deputy Commissioner

West Haverstraw Zoning Board of Appeals
130 Samsondale Avenue
West Haverstraw, NY 10993

Tax Data: 20.18-4-45.2

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

Map Date: 8/5/2014

Date Review Received: 8/29/2014

Item: *JANZON & CANDICE TENG (WH-143B)*

Variance to permit the installation of an in-ground swimming for an existing dwelling on .2 acres in the R-2 zoning district, with greater than permitted maximum total lot coverage.
West side of Grove Street, 100 feet north of W. Railroad Avenue

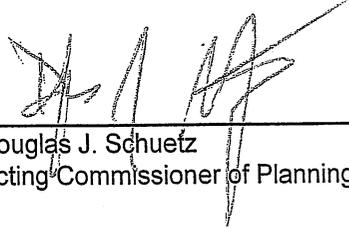
Reason for Referral:

W. Railroad Avenue (CR 94), Minisceongo Creek, Helen Hayes Hospital

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 To help reduce the amount of impervious surfaces on the site, pavers should be installed wherever possible, such as around the decking for the proposed swimming pool or driveway.
- 2 A review shall be completed by the Rockland County Drainage Agency and any required permits obtained.
- 3 A review must be completed by the County of Rockland Department of Highways and any required permits obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor John Ramundo, West Haverstraw
Rockland County Department of Highways
Rockland County Drainage Agency
Helen Hayes Hospital

JANZON & CANDICE TENG (WH-143B)

Anthony R. Celentano P.L.S.

**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.