

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

March 19, 2020

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962



Tax Data: 77.08-5-36.4

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 6/17/2019

Date Review Received: 2/21/2020

Item: *KJ ROCK/11 GOSWICK COURT (O-2149G)*

Variance for unroofed steps exceeding 16 SF and over two feet above ground level to permit the construction of a single-family dwelling located on 0.332 acres in the RG zoning district.

Southwest side of the terminus of Goswick Court, approximately 265 feet southeast of William Street

Reason for Referral:

Main Street & Washington Street (CR 8), NYS Route 340, Sparkill Creek

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:

****Approve***

The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process.

1 A note shall be placed on the bulk table that states a variance is required for the unroofed steps due to them exceeding 16 SF and being more than two feet above grade.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
New York State Department of Transportation
Rockland County Department of Health
Rockland County Department of Highways
Rockland County Drainage Agency

DJ Egarian & Associates, Inc.
Pecora Architecture

KJ ROCK/11 GOSWICK COURT (O-2149G)

Richard Ramsey

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

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.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

March 25, 2020

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962



Re: KJ Rock
11 Goswick Court, Sparkill
Tax Lot 89/77.08-5-36.4 (formerly a portion of 55-64-621.21)


Dear Ms. Arbolino:

Our office has received and reviewed architectural drawings that were last revised on June 17, 2019, which Pecora Architecture prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,


Joseph LaFiandra
Engineer II

cc: M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 77.08-5-36.4 – 11 Goswick Court
Reader

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)
Date: February 21, 2020
TO: OBAPAE

RECEIVED
ROCKLAND COUNTY HWY DEPT.
2020 FEB 25 A 11: 39

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Fire Prevention (Performance Standards)

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway

Review of Plans: KJ Rock, 11 Goswick Court, Sparkill, NY
Section 77.08 Block 5 Lot 36.4 RG zone
This matter is scheduled for:

Chapter 43, RG District, Section 5.221 (Steps over 16 sq. ft. over 2' above grade, requires a variance) at a new single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: April 1, 2020

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on Wednesday, April 1, 2020. Kindly forward your completed review to this office by April 1, 2020.

Reviewing Agency Rockland County Highway Dept.

Name Dyan Rajanigam date: 02.25.20

Signature: 

Thank you, Deborah Arbolino