



# Rockland County

Ed Day, Rockland County Executive

**DEPARTMENT OF PLANNING**

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

**Richard M. Schiafo**  
*Deputy Commissioner*

March 28, 2024

Wesley Hills Village Board  
432 Route 306  
Wesley Hills, NY 10952

**Tax Data:**

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

**Map Date:**

**Date Review Received:** 02/08/2024

**Item: VILLAGE OF WESLEY HILLS - FACULTY HOUSING (Whi-187A)**

Local Law to establish requirements in order to permit faculty housing associated with kindergarten - 12th grade schools within the Village. These requirements must be met as part of the special permit standards for schools, if faculty housing is proposed. A definition for "practical access" is also proposed to be added to the Zoning Code.

Residential zoning districts

**Reason for Referral:**

County and State highways and parks; County streams and facilities; adjacent municipalities

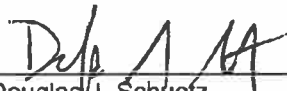
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

**\*Approve**

Since the proposed Local Law will have no adverse impacts on any County-wide interests, this matter is remanded for local determination.

1 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:

1.1 The proposed Section 230-261(17)(m) contains a spelling error. The word "ne" in the final sentence shall be corrected to "be".




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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills  
New York State Department of Transportation  
Rockland County Department of Health  
Rockland County Drainage Agency

**VILLAGE OF WESLEY HILLS - FACULTY HOUSING (Whi-187A)**

Rockland County Highway Department  
Rockland County Sewer District No. 1

Town of Ramapo Planning Board  
Villages of Montebello, New Hempstead, &  
Pomona Planning Boards

Rockland County Planning Board Members

*\*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 County of Rockland Department of Planning 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 County of Rockland Department of Planning 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 County of Rockland 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.*