



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

EDWIN J. DAY  
County Executive

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DOUGLAS J. SCHUETZ  
Acting Commissioner

August 14, 2014

ARLENE R. MILLER  
Deputy Commissioner

Chestnut Ridge Planning Board  
277-279 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

**Tax Data:** 63.13-2-1

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

**Map Date:** 2/24/2014

**Date Review Received:** 7/29/2014

**Item:** 750 CHESTNUT RIDGE ROAD (CR-25L)

Site plan for the proposed construction of 30 additional parking spaces to serve an existing office/warehouse building on 4.67 acres in the PI zoning district.

East side of Chestnut Ridge Road, 100 feet north of Sutin Place

**Reason for Referral:**

Chestnut Ridge Road (NYS Route 45)

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 The conditions in the August 7, 2014 letter from the New York State Department of Transportation must be met. All required permits must be obtained.
- 2 A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- 3 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 4 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.
- 5 A lighting plan shall be provided that shows fields of illumination. Lighting shall not shine beyond the property line or into the State highway right-of-way.
- 6 The Village must ensure that the existing sign conforms to all applicable sign standards.

**750 CHESTNUT RIDGE ROAD (CR-25L)**

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Rosario Presti, Jr., Chestnut Ridge  
New York State Department of Transportation  
Rockland County Department of Health  
Brooker Engineering, PLLC

*\*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.*