



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

August 13, 2015

Clarkstown Town Board
10 Maple Avenue
New City, NY 10956

Tax Data: 65.06-1-2

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

Map Date:

Date Review Received: 8/7/2015

Item: *AMCI - VW e-GOLF TOUR (C-1335HHH)*

Permit to allow a "Ride & Drive" event with professional instructor supervision, to be located in the southern parking lot facing NYS Route 59, by the main entrance near the Cheesecake Factory restaurant. The site is located on 30.89 acres in the MRS zoning district. This will be a three-day event, running from August 20 through August 23, 2015.

West side of NYS Route 303, south side of the New York State Thruway, north side of NYS Route 59

Reason for Referral:

New York State Thruway, NYS Routes 59 & 303, Hackensack River

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 event is being located in the south parking area facing NYS Route 59, it is not anticipated that it will interfere with any of the Rockland County Department of Public Transportation's bus operations. In addition, since there is no food being served, and the public will utilize the restroom facilities inside of the Palisades Mall, there should be no issues with the handling of human waste or the need to obtain any permits from the Rockland County Department of Health. Therefore, we remand this for local determination.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Alex Gromack, Clarkstown
New York State Department of Transportation
New York State Thruway Authority
Rockland County Drainage Agency

AMCI - VW e-GOLF TOUR (C-1335HHH)

Tina Scala, Town of Clarkstown

Melissa Mack

Attention Pat McDonald, Town Attorney's Office

Justin Sweet, Town Clerk

Clarkstown Planning Board, Attention Joe Simoes

**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.