



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

Building T  
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**EDWIN J. DAY**  
County Executive

**DOUGLAS J. SCHUETZ**  
Acting Commissioner

**ARLENE R. MILLER**  
Deputy Commissioner

April 24, 2015

Hillburn Zoning Board of Appeals  
31 Mountain Avenue  
Hillburn, NY 10931

**Tax Data:** 47.15-2-12      47.15-2-11

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

**Map Date:** 11/22/2014

**Date Review Received:** 3/26/2015

**Item: SALOMONE REDI-MIX OF NY (HI-12H)**

Variances to permit the conversion of an existing building in the LI zoning district on 5.9 acres to a facility that prepares, stores, and distributes redi-mix concrete. Required variances include: greater than permitted building and structure heights; and parking in the required front yard.  
Northeast side of Torne Valley Road, 95 feet northeast of NYS Route 59

**Reason for Referral:**

Torne Valley Road (CR 95), NYS Route 59, Ramapo River, Harriman State Park, NYS Thruway  
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 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 2 A review must be completed by the Palisades Interstate Park Commission and any raised comments or concerns addressed.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Craig Flanagan, Jr., Hillburn  
Rockland County Department of Highways  
Rockland County Drainage Agency  
Palisades Interstate Park Commission  
New York State Department of Transportation  
New York State Thruway Authority

**SALOMONE REDI-MIX OF NY (HI-12H)**

L2A Land Design LLC

High Point Engineering

*\*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.*