Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

November 9, 2017

Hillburn Village Board
31 Mountain Avenue
Hillburn, NY 10931

Tax Data:

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

Date Review Received: 10/27/2017

Item: ***VILLAGE OF HILLBURN - MORATORIUM ON APPROVALS AND PERMITS (Hi-40)***

A Local Law to impose a temporary moratorium on certain land use approvals and building permits, in anticipation of the adoption of a comprehensive plan and subsequent changes to existing subdivision and zoning regulations.
Throughout the Village of Hillburn.

Reason for Referral:

State and County Roads, County Streams, County Facilities, State Parks, Town of Ramapo, Village of Suffern.

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 Any Zoning Code amendments proposed as a result of this moratorium are subject to a review by this Department, as mandated by the New York State General Municipal Law.

2 The adoption of a Comprehensive Plan is subject to a review by this Department, as mandated by the New York State General Municipal Law.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Craig Flanagan, Jr., Hillburn

VILLAGE OF HILLBURN - MORATORIUM ON APPROVALS AND PERMITS (Hi-40)

**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.

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.