



**COUNTY OF ROCKLAND**  
DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

December 10, 2013

ARLENE R. MILLER  
Deputy Commissioner

Montebello Planning Board  
One Montebello Road  
Suffern, NY 10901

**Tax Data:** 55.07-1-13

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

**Map Date:** 11/12/2013

**Date Review Received:** 11/15/2013

**Item:** *STORAGE POST SELF STORAGE (M-86C)*

Sign plan for an existing self storage facility on 3.688 acres in an PI zoning district. The existing building signage will be replaced, and a pylon sign will be relocated.

Northwest corner of Dunnigan Drive and North Airmont Road, abutting the south side of the New York State Thruway

**Reason for Referral:**

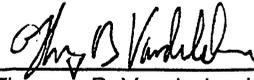
North Airmont Road (CR 89), NYS Thruway, Town of Ramapo, Village of Airmont

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 shall be completed by the New York State Thruway Authority and any required permits obtained.
- 3 A revised site plan must be submitted that indicates the new location of the pylon sign, and demonstrates that it is being placed within the required yard setbacks. It must also include the Village's sign standards so it can be determined that the proposed signs are in compliance with area and height requirements.

**STORAGE POST SELF STORAGE (M-86C)**



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Thomas B. Vanderbeek, P.E.  
Commissioner of Planning

cc: Mayor Jeffrey Oppenheim, Montebello  
Rockland County Department of Highways  
New York State Thruway Authority  
Town of Ramapo, Village of Airmont  
Spectrum Signs Inc.  
  
William H. Marsh, Jr., SP HHF SUBA LLC

*\*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.*