

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
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**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

April 26, 2016

Montebello Planning Board  
One Montebello Road  
Suffern, NY 10901

**Tax Data:** 55.07-1-5

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

**Map Date:**

**Date Review Received:** 4/5/2016

**Item:** *CROWN PLAZA HOTEL/3 EXECUTIVE BOULEVARD (M-3T)*

Revised site plan to allow the installation of a seasonal canopy to be used for outdoor functions. The 60' x 30' canopy will be placed on an underutilized parking area in the southeast corner of the Crown Plaza Hotel site. The nine acre parcel is located in an LO zoning district.

South side of Executive Boulevard, 512 feet northwest of the intersection of North Airmont Road

**Reason for Referral:**

New York State Thruway, North Airmont Road (CR 89), Town of Ramapo

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 revised site plan must accompany this application. The copy of a portion of a previous site plan is not acceptable as it does not contain pertinent information. It is undated and does not include the overall site, an area detail, a vicinity map, map notes, a north arrow or a title block.
- 3 The applicant shall comply with the Rockland County Highway Department's letter of April 11, 2016.
- 3 A review shall be completed by the New York State Thruway Authority and any required permits obtained.
- 4 A review must be completed by the County of Rockland Department of Health and all required permits obtained.
- 5 An outdated version of the Short Environmental Assessment Form is included with this application. The New York State Department of Environmental Conservation revised its SEQRA forms in 2013. The applicant must use the current forms.

**CROWN PLAZA HOTEL/3 EXECUTIVE BOULEVARD (M-3T)**



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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Lance Millman, Montebello  
New York State Thruway Authority  
Rockland County Department of Highways  
Rockland County Department of Health  
  
Town of Ramapo

Joshua Goldstein

*\*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.*