

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

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

May 3, 2017

Montebello Village Board  
One Montebello Road  
Suffern, NY 10901

**Tax Data:**

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

**Map Date:**

**Date Review Received:** 3/27/2017

**Item:** *VILLAGE OF MONTEBELLO/FILM MAKING (M-169)*

Local Law adding a new chapter in the Village Code entitled "Film Making."

Throughout the Village of Montebello

**Reason for Referral:**

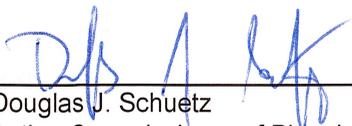
State and County roads and parks, Mahwah River, Rockland County Sewer District #1 Pumping Station, and adjacent municipalities

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 All filming permits for sites on or near a state road must be reviewed by the New York State Department of Transportation, and any required permits obtained.
- 2 All filming permits for sites on or near a county road must be reviewed by the Rockland County Highway Department, and any required permits obtained.
- 3 The adjacent municipalities of Ramapo, Suffern, Airmont and Wesley Hills must be informed of any filming permits issued for sites in close proximity to their municipal boundaries.
- 4 All filming permits for sites near a state park must be reviewed by the Palisades Interstate Park Commission, and any concerns satisfactorily addressed.
- 5 All filming permits for sites near a county park must be reviewed by the Rockland County Division of Environmental Resources, and any concerns satisfactorily addressed.

**VILLAGE OF MONTEBELLO/FILM MAKING (M-169)**

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Lance Millman, Montebello  
New York State Department of Transportation  
Rockland County Department of Highways  
Palisades Interstate Park Commission  
Rockland County Division of Environmental Resources  
Rockland County Drainage Agency  
Rockland County Sewer District #1  
  
Town of Ramapo  
Villages of Suffern, Airmont and Wesley Hills  
  
Debra Mastroeni, Village Clerk-Treasurer

*\*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.*