



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 12, 2019

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: 10/21/2019

Item: *VILLAGE OF MONTEBELLO - PI AND PI-C DISTRICT USES (M-184)*

A local law to add uses and standards to the Planned Industry (PI) and Planned Industry-Campus (PI-C) zoning districts.

The Planned Industry and Planned Industry-Campus zoning districts

Reason for Referral:

State and County roads, county facilities, 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 The memorandum by Jonathan Lockman, AICP, Village Planner, dated September 25, 2019, summarizes this and several other proposed local laws. The summary of Local Law 7 of 2019 states that uses not compatible with industry have been expressly prohibited. On page 4 of 5 of the proposed local law, a list of prohibited uses is added to the Table of General Use Requirements for the Planned Industry zoning district. However, there is no similar list of prohibited uses for the Planned Industry-Campus zoning district, a district in which Light Industry is allowed by special permit. The Village must consider establishing similarly prohibited uses of the Planned Industry-Campus zoning district.

2 The second sentence of section 195-87.4.B must be corrected to "As this portion of Hemion Road..."

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Lance Millman, Montebello

VILLAGE OF MONTEBELLO - PI AND PI-C DISTRICT USES (M-184)

**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.