



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

November 19, 2013

ARLENE R. MILLER
Deputy Commissioner

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 68.20-5-72

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

Map Date: 10/24/2013

Date Review Received: 10/31/2013

Item: *A.V.D. CLEANERS (O-2238)*

Review of performance standards to allow a proposed dry cleaning business located in the CC zoning district on .23 acres.

East side of NYS Route 304, opposite W. Madison Avenue

Reason for Referral:

NYS Route 304 (S. Pearl Street), Muddy Creek

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 shall be completed by the New York State Department of Transportation and any required permits obtained.
- 2 A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.
- 3 The listing of the chemicals to be stored on site must be provided to the Rockland County Department of Health and Rockland County Office of Fire and Emergency Services, so that they are aware of the necessary precautions and actions that would need to be taken in the event of a spill or fire.

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

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation

A.V.D. CLEANERS (O-2238)

Rockland County Drainage Agency
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services
Jon Fellgraff, AIA

Antoinette DiPierro

**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.