



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

September 24, 2013

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 77.15-1-32

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

**Map Date:** 8/8/2013

**Date Review Received:** 9/12/2013

**Item:** *ARTIST'S STUDIO (O-1160H)*

Site plan for the proposed renovation and reuse of an existing 19,200 sq. ft. building, to be used as an office and art studio on a 6.01 acre parcel in the LIO, CO, and CS zoning districts. Forty-seven parking spaces, exterior tanks, mechanical equipment, and a diesel generator are proposed to be removed. Southwest side of Oak Tree road, southeast end of Birch Tree Road, approximately 322 feet northwest of Lawrence Street

**Reason for Referral:**

Sparkill Creek, Borough of Northvale, NJ

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 Rockland County Drainage Agency and any required permits obtained.
- 2 A review shall be completed by the United States Army Corps of Engineers and any required permits obtained.

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

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Drainage Agency  
Rockland County Department of Health  
United States Army Corps of Engineers

**ARTIST'S STUDIO (O-1160H)**

AFR Engineering and Land Surveying, P.C.  
Borough of Northvale, NJ  
Walter C. Aurell, Architect

*\*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.*