COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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C. SCOTT VANDERHOEF
County Executive

THOMAS B. VANDERBEEK, P.E.
Commissioner

ARLENE R. MILLER
Deputy Commissioner

January 2, 2014

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 73.15-1-18 73.19-1-1

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

Map Date: 12/4/2013

Date Review Received: 12/9/2013

Item: ***155 CORPORATE DRIVE (O-1169FFFFF)***

Site plan for a proposed 131,867 sq. ft. data center on a total of 15.37 acres in the LIO zoning district. The major modification to the site plan is the reduction in the number of parking spaces on the northerly lot from 181 spaces to 99.

North and south sides of Corporate Drive, approximately 860 feet west of Olympic Drive

Reason for Referral:

Borough of Old Tappan, New Jersey

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 entrance into the parking area on the south side of Corporate Drive has been modified since the last plan submission for site plan review in May. Since no new drawing was provided showing the turning movements for fire apparatus, the applicant must demonstrate that this new design will provide sufficient turning radii for the vehicles.

2 An updated review shall be completed by the United States Army Corps of Engineers for the wetlands on site, and all required permits obtained.

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

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Health
Rockland County Department of Highways
Rockland County Office of Fire and Emergency Services

155 CORPORATE DRIVE (O-1169FFFFF)

United States Army Corps of Engineers
Russo Development, LLC
Borough of Old Tappan, New Jersey

**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.