



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

November 24, 2014

ARLENE R. MILLER  
Deputy Commissioner

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

**Tax Data:** 74.10-1-70

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

**Map Date:**

**Date Review Received:** 10/31/2014

**Item:** 60 DUTCH HILL ROAD - CAMINEZ SIGNAGE (O-228H)

Variance to permit installation of a light box sign for a new business in an existing building on 2.5 acres in the CO zoning district. A variance for total sign area is required.

~~Southwest corner of Orangeburg Road and Dutch Hill Road~~

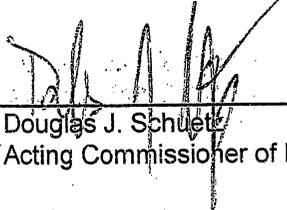
**Reason for Referral:**

Orangeburg Road (CR 20), Palisades Interstate Parkway

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:

***\*Approve***

1 Since the proposed sign will have no adverse impacts on any County-wide interests, this matter is remanded for local determination. However we note, that we normally support the Town of Orangetown sign standards, so would not usually approve variances for sign area. In this instance, all of the existing business establishments at the subject site already have signs of similar size to the sign area being requested. Therefore, we suggest that if the Town believes that the sign area limits are more restrictive than is appropriate for the uses allowed in the Commercial-Office zoning district, that a study should be undertaken to determine appropriate sign standards for this zone. If it is found that an increased maximum sign area is appropriate, then the zoning code should be amended so that the standards are not undermined.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Palisades Interstate Park Commission

**60 DUTCH HILL ROAD - CAMINEZ SIGNAGE (O-228H)**

Sign\*A\*Rama

*\*The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

*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.*