



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

November 19, 2014

ARLENE R. MILLER
Deputy Commissioner

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 77.08-5-41

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

Map Date: 10/20/2014

Date Review Received: 10/27/2014

Item: *GRACE TABERNACLE (O-2155G)*

Site plan for the proposed conversion of an existing two-story commercial building to a religious use, and construction of two additions that total 875 sq. ft., for a parcel on .26 acres in the CS zoning district.

Southeast side of Washington Street (Main Street), approximately 290 feet north of Sparkill Avenue

Reason for Referral:

Washington Street/Main Street (CR 8), Union Street/NYS Route 340, Sparkill 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 An updated review must be completed by the County of Rockland Department of Highways and all required permits obtained. The applicant must obtain in writing that the dedication to the County of Rockland for road widening purposes is being waived, and that no traffic impact statement is warranted.
- 2 As indicated in the Rockland County Department of Health letters dated April 15, 2014 and November 3, 2014, an application must be made to them for review of the stormwater management system for compliance with the County Mosquito Code.
- 3 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.
- 4 There shall be no net increase in the peak rate of discharge from the site at all design points.

GRACE TABERNACLE (O-2155G)



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Drainage Agency
New York State Department of Transportation
Atzl, Nasher & Zigler P.C.

**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.