



COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

Building T

Pomona, NY 10970

(845) 364-3434

Fax. (845) 364-3435

EDWIN J. DAY

County Executive

DOUGLAS J. SCHUETZ

Acting Commissioner

September 17, 2014

ARLENE R. MILLER

Deputy Commissioner

Orangetown Planning Board

21 Greenbush Road

Orangeburg, NY 10962

Tax Data: 77.16-1-32

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

Map Date: 4/20/2004

Date Review Received: 8/19/2014

Item: *QUINN SHEETMETAL INC. (O-2056F)*

Conditional use permit and site plan for the proposed establishment of an office and workshop for heating and air conditioning design and custom sheet metal duct and fittings in a portion of an existing building located in the LIO zoning district on 6.4 acres.

Northeast corner of Rockland Park Avenue and Oak Tree Road

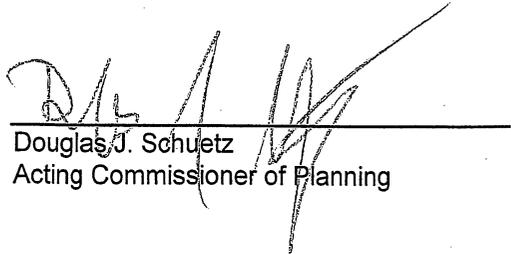
Reason for Referral:

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 A review must be completed by the County of Rockland Drainage Agency and any required permits obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown

Rockland County Drainage Agency

Rockland County Department of Health

Quinn Sheetmetal Inc.

QUINN SHEETMETAL INC. (O-2056F)

**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.