



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

June 11, 2014

ARLENE R. MILLER
Deputy Commissioner

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

Tax Data: 77.15-1-42

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

Map Date: 10/15/1973

Date Review Received: 5/9/2014

Item: *QUINN SHEETMETAL & MECHANICAL DESIGN (O-192H)*

Special permit and performance standard review for a proposed sheet metal and mechanical design shop in an existing building in the CS zoning district and the Route 303 Overlay zone on 2.57 acres. West side of NYS Route 303, 100 feet south of Oak Tree Road

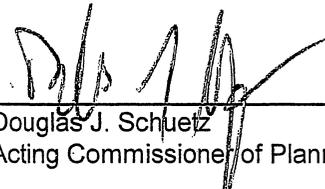
Reason for Referral:

NYS Route 303, 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 The plan submitted with this application was last revised in 1973. An updated parking table must be provided that lists the required number of parking spaces for each use, and that clearly shows the location of the designated spaces associated for each use.
- 2 A review shall be completed by the New York State Department of Transportation and any required permits obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
Borough of Northvale, NJ

QUINN SHEETMETAL & MECHANICAL DESIGN (O-192H)

**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.