COUNTY OF ROCKLAND

DEPARTMENT OF PLANNING

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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

July 16, 2014

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 73.12-1-1

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

Map Date: 6/24/2014 **Date Review Received:** 6/30/2014

Item: ***ROCKLAND GAELIC ATHLETIC ASSOCIATION CENTRE OF EXCELLENCE (O-2252)***

Site plan for the proposed construction of a 9,900 sq. ft. clubhouse on a site that currently is used as athletic fields, located on 10.67 acres in the RPC-R zoning district.

Northwest corner of Old Orangeburg Road and Third Avenue

Reason for Referral:

Rockland Psychiatric Center

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 Rockland Psychiatric Center, and any comments or concerns addressed.

2 A review must be completed by the New York State Office of Mental Health, and any comments or concerns addressed.

3 The comments raised in the July 7, 2014 letter from the Rockland County Department of Health must be met.

4 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

5 There shall be no net increase in the peak rate of discharge from the site at all design points.

ROCKLAND GAELIC ATHLETIC ASSOCIATION CENTRE OF EXCELLENCE (O-2252)

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland Psychiatric Center
Rockland County Planning Board
Rockland County Department of Health
New York State Office of Mental Health
Maser Consulting P.A.

**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.