



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

EDWIN J. DAY
County Executive

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

December 18, 2014

Orangetown Planning Board
21 Greenbush Road
Orangeburg, New York 10962

Tax Map: 77.15
Block: 1
Lot/s: 24, 25

Re: GENERAL MUNICIPAL LAW REVIEW: 239(l&m) x 239 (n)

Map Date: 9/2/2014

Date Review Received: 9/22/2014

Item: *WALGREENS.(O-2247B)*

Site plan for a proposed 14,624 sq. ft. commercial retail building located on 1.09 acres (after the subdivision has been finalized) in the CS and CC zoning districts.

Southeast corner of Oak Tree Road and NYS Route 303, opposite Lexington Road

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

*** Recommend the following modifications:**

We would like to amend our General Municipal Law review dated October 16, 2014 by adding the additional comment:

It has been brought to our attention that two bus routes served by Coach USA, Bus Route 9A and Route 9AT traverse on Oak Tree Road. Currently there is no bus pull-off, so when a bus stops to discharge or pick up passengers, vehicles pass the buses, crossing the double yellow line. This creates a very unsafe situation, and could result in collisions. Although the County does not have a requirement for bus pull-offs, we suggest that the Town require the applicant to incorporate a pull-off into the site plan design, which would allow the buses to fully exit the travel lanes to pick up or discharge bus passengers. This design allows vehicles to pass the stopped transit bus during pick up or discharge bus passengers safely, and without crossing the double yellow line. This condition should be in addition to our comments and conditions in our October 16, 2014 General Municipal Law review.


Douglas J. Schuetz
Acting Commissioner of Planning

WALGREENS SUBDIVISION (O-2247A)

*The GML 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 substantive 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.

c: Orangetown Town Supervisor, Andrew Stewart
 New York State Department of Transportation
 Rockland County Drainage Agency.
 Rockland County Department of Health
 Dynamic Engineering