



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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ARLENE R. MILLER
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May 15, 2015

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 73.20-1-32

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

Map Date: 3/17/2015

Date Review Received: 4/27/2015

Item: *CELTIC SHEET METAL SITE PLAN (O-1999D)*

Site plan for the proposed construction of a 55,592 sq. ft addition to an existing 66,829 sq. ft. building located on 7.1 acres in the LIO zoning district. Parking and internal circulation roads are also proposed. Southwest corner of Corporate Drive and Blaisdell Road

Reason for Referral:

Blaisdell Road (CR 17); Borough of Old Tappan, NJ

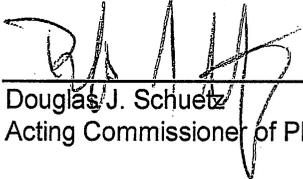
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 2 The comments in the May 7, 2015 letter from the Rockland County Department of Health must be met.
- 3 The Borough of Old Tappan, NJ must be given the opportunity to review the proposed site plan, and provide their comments or concerns. Any raised concerns must be addressed.
- 4 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.
- 5 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 6 It shall be demonstrated that there is adequate turning radii and maneuverability on site for fire apparatus.

CELTIC SHEET METAL SITE PLAN (O-1999D)

- 7 A landscaping plan shall be submitted for our review. Supplemental evergreen landscaping must be provided along the property line that is adjacent to the residential area in the Borough of Old Tappan, NJ to help buffer the intensified use, especially since the existing vegetation will be removed, extensive regrading done, and the proposed drive will only be located 15 feet from the property line.
- 8 A lighting plan must be provided that shows fields of illumination. No lighting shall shine into the County roadway or spill into the adjacent residential area located in the Borough of Old Tappan, NJ.
- 9 The site plan legend shows a symbol for light duty pavement. Elsewhere on the site plan, one of the parking areas has this labeled as porous pavement. Are all of the parking spaces that have this shading a light duty pavement that is porous, or only the three parking spaces located in the northwest corner of the site, and the new spaces by the main entrance? This must be clarified.
- 10 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.
- 11 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 12 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.
- 13 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Department of Health
McLaren Engineering Group
Borough of Old Tappan, NJ

**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.