



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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May 15, 2015

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

**Tax Data:** 68.16-4-34      68.16-6-6

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

**Map Date:** 4/23/2015

**Date Review Received:** 4/30/2015

**Item:** *HOLT CONSTRUCTION 23 & 50 E. WASHINGTON AVE. (O-2261A)*

Variations to allow a proposed one-story, 1,334 sq. ft. addition to an existing building located in the CS zoning district on .69 acres, and an 18-space, accessory parking lot for offices on .17 acres, which is located diagonally across the street from the main lot. Needed variations for tax lot 68.16-6-6 include: less than the required front yard, side yard, total side yard, rear yard and greater than permitted building height. All but the side yard variance are pre-existing conditions. Tax lot 68.16-4-34 needs a variance for less than the required buffer along a residential district.

Tax parcel 68.16-6-6 - south side of E. Washington Avenue, 100 feet east of North William Street;  
Tax parcel 68.16-4-34 - northwest corner of E. Washington Avenue and North William Street

**Reason for Referral:**

E. Central Avenue (CR 30)

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 Since less than the required buffer is being provided, to help ameliorate any visual and audible impacts that may result from the construction of the parking lot, evergreen landscaping shall be provided along the northern property line of Tax Lot 68.16-4-34, in addition to the board on board fencing that is proposed.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown

**HOLT CONSTRUCTION 23 & 50 E. WASHINGTON AVE. (O-2261A)**

Atzl, Nasher & Zigler P.C.

*\*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.*