



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

March 30, 2015

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Planning Board  
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:** 2/19/2015

**Date Review Received:** 3/3/2015

**Item:** *HOLT CONSTRUCTION CORP. (O-2261)*

Site plan for a proposed one-story, 1,334 sq. ft. addition, to an existing building located in the CS zoning district on .69 acres. An additional 18-space accessory parking lot for offices is proposed on a lot that is diagonally across the street from the main lot, also located in the CS zoning district on .17 acres. Area variances for existing and proposed yards will be required.

Tax parcel #1 - South side of E. Washington Avenue, 100 feet east of North William Street; Tax parcel #2 - 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:

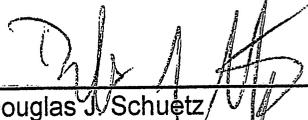
***\*Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Department of Highways and any required permits obtained.
- 2 As indicated in the March 10, 2015 letter from the Rockland County Department of Health, an application must be made to them for review of the stormwater management system to ensure compliance with the County Mosquito Code.
- 3 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.
- 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.

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- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 A landscaping and lighting plan shall be submitted for our review.
- 7 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.

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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Rockland County Department of Health  
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.*