



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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

EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

September 11, 2015

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

Tax Data: 77.07-2-1

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

Map Date: 6/17/2015

Date Review Received: 8/13/2015

Item: *KUPERSCHMID (O-658J)*

Use variance to permit a self-storage facility on a 8.583-acre parcel located in the LO zoning district. Northeast corner of NYS Route 303 and Kings Highway

Reason for Referral:

NYS Route 303, Sparkill Creek, Palisades Interstate Parkway

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***

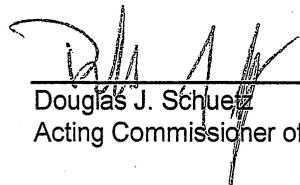
1 This department is not generally in favor of granting use variances because of the land use precedent that can be set. An applicant must prove unnecessary hardship in order for a use variance to be granted. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

- A. The applicant cannot realize a reasonable return, provided the lack of return is substantial as shown by competent financial evidence.
- B. The alleged hardship is unique and does not apply to a substantial portion of the district or neighborhood.
- C. The requested variance will not alter the essential character of the neighborhood.
- D. The alleged hardship is not self-created.

Self-storage facilities/warehouses are a permitted use in the LI zoning district, but not the LO zoning district. The applicant must demonstrate that all of the four criteria above have been met.

KUPERSCHMID (O-658J)

- 2 The plans prepared by DTMarchitect are deficient in that they do not contain a map date, north arrow, or vicinity map. The site plan must also provide a bulk table, with the applicable bulk standards noted. The plans must be updated with this pertinent information.
- 3 Sheet CV1 notes under the Zoning Information that this lot is located in the LI zoning district. This is incorrect. The parcel is located within the LO zoning district, which does not permit warehouses or storage units. This must be corrected.
- 4 The square footage of the existing building must be provided so that applicable bulk standards, such as floor area ratio and parking needs can be calculated, and determined if the requirements are met.
- 5 A grading plan, which shows both existing and proposed topographic contours must be provided. In addition, the flood plain for the Sparkill Creek must be provided, and all lot deductions calculated.
- 6 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained.
- 7 A review must be completed by the Palisades Interstate Park Commission and any raised comments or concerns addressed.
- 8 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 9 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 10 A review shall be completed by the New York State Department of Environmental Conservation and all required permits obtained.
- 11 A lighting plan will have to be provided that shows fields of illumination. Lighting shall not shine beyond the property line or into the State highway.
- 12 All signs shall be shown on the site plan and comply with the town's sign ordinance. Two map notes are provided: one stating "proposed sign - see DTL 2" and the other stating "proposed additional area of signage - location." The sign detail shows signage that is proposed to span the existing drive. Is this type of sign permitted? It is not clear as to what the other sign note refers to, as the arrow is not pointing to anything drawn on the site plan. The proposed signage must be clarified so that it can be determined if any variances are required.
- 13 The Town shall be satisfied that all applicable portions of the Route 303 Overlay Zone have been addressed in the proposed project to ensure that no additional variances will be required.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
New York State Department of Environmental Conservation
Palisades Interstate Park Commission
United States Army Corps of Engineers

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Rockland County Drainage Agency
DTMarchitect

**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.

