



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

January 7, 2015

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 76.08-1-1

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

**Map Date:** 12/4/2014

**Date Review Received:** 12/15/2014

**Item:** *LSI SERVICES, INC. (O-2018E)*

Site plan for a proposed 2,704 sq. ft. one-story garage with mezzanine on .43 acres in the LIO zoning district.

West side of Blaisdell Road, approximately 600 feet south of Ramland Drive

**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 An updated review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 2 The conditions in the December 17, 2014 letter from the Rockland County Department of Health must be met.
- 3 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards.
- 4 The Borough of Old Tappan, NJ is one of the reasons this proposal was referred to this department for review. The municipal boundary is located directly adjacent to the western property line of the subject property. As required under Section 239nn of the State General Municipal Law, the Borough of Old Tappan, NJ must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Orangetown.

**LSI SERVICES, INC. (O-2018E)**

5 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.

6 There shall be no net increase in the peak rate of discharge from the site at all design points.

  
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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  
Jay A. Greenwell, PLS  
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.*