



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

May 19, 2015

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 70.10-3-18

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

Map Date: 4/3/2015

Date Review Received: 4/30/2015

Item: *PARSEGHIAN SITE PLAN (O-1333J)*

Site plan for a proposed 10,640 sq. ft. retail/office building on 1.78 acres in the CC zoning district and Route 303 Overlay Zone.

West side of NYS Route 303, approximately 525 feet north of Erie Street

Reason for Referral:

NYS Route 303, Greenbush Road (CR 11), Blauvelt State Park

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 shall be done by the New York State Department of Transportation, 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 Town shall be satisfied that all of the applicable provisions of the Route 303 Overlay Zone have been addressed, including the approval of the above ground detention basin.
- 4 An updated review shall be done by CSX Transportation for the drainage that is proposed to enter onto their right-of-way.
- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 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.

PARSEGHIAN SITE PLAN (O-1333J)

7 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.

8 An updated review shall be completed by the United States Army Corps of Engineers and all required permits obtained.

9 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.

10 In a letter dated May 29, 2012, the Rockland County Drainage Agency raised several concerns related to the impacts to the floodplain of the Sparkill Creek. Therefore, an updated review must be completed by the Rockland County Drainage Agency, and all required permits obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
Rockland County Department of Highways
Rockland County Department of Health
Palisades Interstate Park Commission
Rockland County Drainage Agency
United States Army Corps of Engineers
CSX Transportation, Inc.
Maser Consulting, P.A.

**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.