



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

February 26, 2015

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 68.16-1-9

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

**Map Date:** 1/23/2015

**Date Review Received:** 2/3/2015

**Item:** *THE SALOON SITE PLAN (O-1512K)*

Final site plan for the proposed 4,126 sq. ft. additions to an existing commercial building on .33 acres in the CC zoning district.

North side of E. Central Highway, approximately 50 feet east of NYS Route 304

**Reason for Referral:**

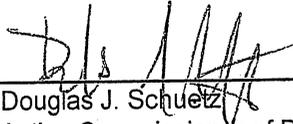
E. Central Highway (CR 30), NYS Route 304, Muddy Creek

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 An updated review must be completed by the Rockland County Drainage Agency, and all required permits obtained.
- 3 An updated review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 4 The minutes from the November 5, 2014 Zoning Board of Appeals meeting indicate that the applicant has agreed to remove the sheds/storage trailers shown on the site plan. The sheds are still shown on the site plan, with no reference to being removed. The site plan must be updated with a map note indicating that these structures will be removed as required by the Orangetown Zoning Board of Appeals.

**THE SALOON SITE PLAN (O-1512K)**

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Rockland County Drainage Agency  
Rockland County Department of Health  
New York State Department of Transportation  
Leonard Jackson Associates

*\*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.*