



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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Acting Commissioner

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Deputy Commissioner

April 15, 2015

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

Tax Data: 76.08-1-4 76.08-1-3

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

Map Date: 3/2/2015

Date Review Received: 3/17/2015

Item: *SKAE TRAINING CENTER (O-1891R)*

Variance to allow installation of a sign with greater than permitted sign area (30 sq. ft. permitted, and 400 sq. ft. is proposed), and variance to allow a wind screen on a fence that is higher than allowed in the front yard (4.5' is allowed, 6' is proposed) for a proposed training center located in the LIO zoning district on 14.97 acres.

East side of Blaisdell Road, north side of the New Jersey/New York boundary, approximately 545 feet south of Ramland Road

Reason for Referral:

Blaisdell Road (CR 17), Borough of Old Tappan, NJ, Federal wetlands

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:

****Disapprove***

1 It is our normal policy to disapprove variances for total sign area as the granting of this variance can set a precedent and encourage nearby commercial uses along the County highway to request similar exemptions. In addition, insufficient information has been provided regarding the proposed sign. The site plan must depict the location of the sign, and specific details for the sign must be provided.

The Town's zoning standards are reasonable and should be followed. Granting an oversized sign can result in the proliferation of oversized signs that can have an adverse effect on the safe and efficient flow of traffic along the County highway. If your Board finds there is a pattern of requests for sign variances, and that some rationale exists for lessening the Town's standards, we suggest a recommendation be made to the Town Board to revise the sign standards on parcels that front County roadways.

SKAE TRAINING CENTER (O-1891R)

2 With regard to the variance for the higher than permitted fence height in the front yard, we offer the following recommendations:

2.1 The location of the proposed fence must be shown on the site plan. The length of the fence, setback, and other detailed information must be provided as well.

2.2 A review must be completed by the County of Rockland Department of Highways and any concerns addressed, particularly as they relate to sight distance. All required permits must also be obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
United States Army Corps of Engineers
Sparaco & Youngblood, PLLC
Borough of Old Tappan, NJ

Rockland County Planning Board Members

**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.