



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

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EDWIN J. DAY  
County Executive

DOUGLAS J. SCHUETZ  
Acting Commissioner

ARLENE R. MILLER  
Deputy Commissioner

October 6, 2015

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 73.05-1-53

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

**Map Date:** 4/21/2005

**Date Review Received:** 9/10/2015

**Item:** *THE HOLLOWES AT BLUE HILL - ENTRANCE SIGNS (O-1205GG)*

Amended site plan to allow construction of two entrance signs on Veterans Memorial Drive for an active adult community located on 31.38 acres in the OP/PAC zoning districts.

South side of Gilbert Avenue, northeast side of Veterans Memorial Drive

**Reason for Referral:**

Gilbert Avenue (CR 26), Veterans Memorial Drive (CR 20)

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 With regard to the proposed entrance sign to be located along the northwestern entrance, opposite the entrance to Blue Hill, we are disapproving this location, as the sign is proposed outside of the property line, and within the right-of-way of the county highway, Veterans Memorial Drive. The sign must be relocated a minimum of 20 feet from the right-of-way.
- 2 With regard to the proposed entrance sign along Kevin Reilly Street, we recommend the following modifications: The sign must conform to all requirements of Section 4.2 and the requirements for signs in the General Accessory Use column.
- 3 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.

**THE HOLLOWES AT BLUE HILL - ENTRANCE SIGNS (O-1205GG)**

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Guy Gervasi

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.*