Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

October 5, 2016

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 65.14-1-9

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N
Map Date: 8/23/2016 **Date Review Received:** 9/9/2016

Item: ***628 ROUTE 303 INTERNAL COMMERCIAL SUBDIVISION (O-2119B)***

Three-lot internal subdivision of an existing commercial building located on 2.084 acres in the LI zoning district. No alterations are proposed on the site.
South side of Birchwood Drive (private), approximately 325 feet west of NYS Route 303

Reason for Referral:

NYS Route 303

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 any comments addressed.

2 As indicated in the September 14, 2016 letter from the Rockland County Department of Health, the existing septic system and well can continue to be utilized as designed. If the number of employees increases above eight, then a new review will have to be completed by them.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
Collazuol Engineering & Surveying Assoc., LLC

628 ROUTE 303 INTERNAL COMMERCIAL SUBDIVISION (O-2119B)

**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.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.