

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene Miller
Deputy Commissioner

March 4, 2016

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

Tax Data: 68.08-1-2 68.08-1-1

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 1/28/2016

Date Review Received: 2/3/2016

Item: ***PFIZER PEARL RIVER SIGNS (O-905KKKKKK)***

Variances to permit signage to identify parking areas for the Pfizer Research & Development complex located on 22.89 acres in the LI and LO zoning district. Signage proposed includes two double-sided 41" x 82" monolith signs with Pfizer logo (one at Crooked Hill Road, and one at the tiered planting area at the employee entrance), nine back-to-back lamppost signs, and five free-standing signs at the end of the rows of the tiered parking lot. Required variances include: more than the permitted signs, greater than permitted square footage, and less than required setback.

North side of Crooked Hill Road, north and south sides of NYS Route 304, west side of N. Middletown Road

Reason for Referral:

NYS Route 304, N. Middletown Road (CR 33)

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 While we recognize that these variances will not directly impact the State or County highways, we caution the town in granting variances for the number of signs, size and setback. The Town's zoning standards are reasonable as written, and should be followed. The granting of these variances can set a precedent, particularly when other new companies come into the complex, to also request more, larger, and improperly setback signage, exacerbating the variances. The applicant must reduce the sign size and provide the proper setback from the roadway so as to avoid future similar requests on this campus.

PFIZER PEARL RIVER SIGNS (O-905KKKKKK)



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cc: Supervisor Andrew Stewart, Orangetown
New York State Department of Transportation
Rockland County Department of Highways
Fuss & O'Neill

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.

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.