

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

April 21, 2016

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 74.06-3-1.3 74.06-3-1.1

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 3/17/2016

Date Review Received: 3/23/2016

Item: SISTERS OF ST. DOMINIC OF BLAUVELT SUBDIVISION (O-1594SS)

Three-lot subdivision of two existing parcels located in the R-40 zoning district, on a combined total of 17.7 acres. The majority of the land will be transferred to Dominican College, and is already generally used by them. The remaining lot, Lot #2, will be retained by the Sisters of St. Dominic of Blauvelt for a cemetery.

West side of Western Highway, south side of Convent Road, north side of Bataan Road

Reason for Referral:

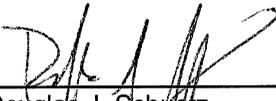
Western Highway (CR 15), Convent Road (CR 26)

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 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 2 As indicated in the November 9, 2015 letter from the Rockland County Department of Highways, if any construction is proposed on any of the lots, then a Rockland County Subdivision Permit will be required prior to the start of the construction.
- 3 The tax map information under the Tax Map Reference on the map is incorrectly listed as Section 74.06, Block 3, Lots 11 & 1.3. Lot 11 must be changed to 1.1.

SISTERS OF ST. DOMINIC OF BLAUVELT SUBDIVISION (O-1594SS)



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Drainage Agency

Corless and 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.

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.