

**DEPARTMENT OF PLANNING**

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**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

April 11, 2016

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

**Tax Data:** 73.10-1-4

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

**Map Date:**

**Date Review Received:** 3/11/2016

**Item:** *THE CLUB AT PEARL RIVER - DIRECTIONAL SIGNS (O-1856Y)*

Variations to permit fifteen directional signs (one business sign is permitted) that are greater than allowed in square footage (2 sq. ft. permitted, 4 and 4.66 sq. ft are proposed) for a planned adult community located on 45.1 acres in the OP and PAC zoning districts.  
South side of Veterans Memorial Drive, west side of S. Blue Hill Road

**Reason for Referral:**

Veterans Memorial Drive (CR 20), S. Blue Hill Road (CR 23), Blue Hill Road West (CR 23A), Borough of River Vale, NJ

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:

***\*Approve***

It is normally our policy to disapprove sign variances as the Town's sign standards are reasonable and should be followed. Granting of the number and size of signs can often set a precedent for other similar uses to request the same variances, and can cause sight distance problems on state or county highways. However, since the requested variances are to allow directional signs within the adult housing community, the location, number, and size of the signs will not have an impact to the county highways or the adjacent neighboring community in New Jersey. Therefore, we remand this matter for local determination.

*for*   
\_\_\_\_\_  
Douglas J. Schuetz  
*Deputy* Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Donald Brenner

**THE CLUB AT PEARL RIVER - DIRECTIONAL SIGNS (O-1856Y)**

River Vale, NJ

*\*The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

*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.*