

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

April 11, 2016

Orangetown Planning Board
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 - MONUMENT SIGN (O-1856X)*

Sign plan for the proposed installation of a monument sign for a planned adult community located on 45.1 acres in the OP and PAC zoning districts. Variances are required for the monument sign. South side of Veterans Memorial Drive, west side of S. Blue Hill Road

Reason for Referral:

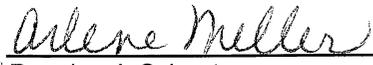
Veterans Memorial Drive (CR 20), S. Blue Hill Road (CR 23), Blue Hill Road West (CR 23A), Borough of River Vale, NJ

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:

****Recommend the following modifications***

- 1 It is difficult to determine the location of the proposed monument sign based on the plans submitted. A detailed plan must be provided showing the location of the sign, and the setback distance from S. Blue Hill Road, a County highway. The sign must be kept out of the County right-of-way.
- 2 A review must be completed by the County of Rockland Department of Highways to ensure that the proposed monument sign does not impede sight distance. Any raised comments or concerns must be addressed. All required permits must be obtained.

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


for Douglas J. Schuetz
Deputy Acting Commissioner of Planning

THE CLUB AT PEARL RIVER - MONUMENT SIGN (O-1856X)

Donald Brenner
Borough of River Vale, NJ

**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.