Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

July 18, 2017

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

Tax Data: 73.20-1-32

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 2/10/2016 **Date Review Received:** 6/16/2017

Item: ***DIVERSIFIED AIR PRODUCTS - PERFORMANCE STANDARD REVIEW (O-1999F)***

Performance Review of a manufacturing tenant within a 122,521 sq. ft. building (includes 55,692 proposed addition), on 7.1 acres in a LIO zoning district.
Southwest corner of Corporate Drive and Blaisdell Road.

Reason for Referral:

Blaisdell Road (CR 17)

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 By State Law, the applicant must register with the local fire inspector using Form 209U for the proposed chemical bulk storage materials.

2 Under SARA - Title 3, the applicant must register with the Rockland County Fire Training Center.

3 The Fire Prevention Supplement form states that propane is to be stored outdoors in approved cages. The proposed site plan does not indicate the location of these cages and must be amended.

4 The applicant must obtain any necessary permits from the New York State Department of Environmental Conservation's Division of Air Resources (or Environmental Permits) for the proposed facility.

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5 The applicant must provide as-built drawings and other documentation to New York State Department of Environmental Conservation, Region 3, that illustrate the design and installation of the petroleum bulk storage tanks for the proposed generators, as per code. These tanks must also be registered with them.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Office of Fire and Emergency Services
New York State Department of Environmental Conservation
McLaren Engineering Group

**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.