# Rockland County

Ed Day, Rockland County Executive

**DEPARTMENT OF PLANNING**
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
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**Douglas J. Schuetz**
*Acting Commissioner*

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

July 11, 2017

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

**Tax Data:** 76.08-1-3 76.08-1-4

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

**Date Review Received:** 6/15/2017

**Item:** ***SKAE-COLUMCILLE PROPERTIES, LLC. (O-1891U)***

Moratorium hardship exemption to permit installation of 75 ft. Yagi type antenna on a self-supporting mast for a site that contains a training center. The site is located on 14.97 acres in the LIO zoning district.

East side of Blaisdell Road, north side of the New Jersey/New York boundary, approximately 545 feet south of Ramland Road

**Reason for Referral:**

Blaisdell Road (CR 17), Federal Wetlands

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 A review must be done by the Rockland County Department of Highways and all required permits obtained.

Douglas J. Schuetz
Acting Commissioner of Planning

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

Donald Brenner, P.E., LL.B.

## SKAE-COLUMCILLE PROPERTIES, LLC. (O-1891U)

**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.*