Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
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Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

November 13, 2018

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

Tax Data: 73.19-1-1

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 8/30/2018 **Date Review Received:** 10/24/2018

Item: ***BLOOMBERG LP HELIPAD (O-1169TTTTTT)***

Variances to permit the proposed construction of a helipad on a 2.46-acre site located in the LIO zoning district. This helipad is only to be used for emergency situations. In order to permit the helipad in its location, trees from adjoining lots will have to be removed, and replanted with low scale ornamental trees and shrubs. In addition, the FAA is requiring that the parking area be vacated prior to the take-off or landing of a helicopter. The vehicles will be temporarily parked along the curb line of Corporate Drive. A special permit from the Town Board is required. Variances for less than the required distance to lot lines is needed for the front yard, side yard, and rear yard, as well as for buildings that are within 500' of the helipad be limited to 30' height. Several adjacent buildings, not owned by the applicant, are more than the 30' height limitation

North side of Corporate Drive, approximately 748 feet west of Olympic Drive

Reason for Referral:

Rockland County Highway Garage (on Hunt Road)

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

Since the proposed variances will have no adverse impact on any County-wide interests, this matter is remanded for local determination.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Rockland County Department of Health

BLOOMBERG LP HELIPAD (O-1169TTTTTT)

Maser Consulting P.C.
Richard W. Loeffler

**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.