



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
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Pomona, New York 10970

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

November 14, 2018

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 73.15-1-16

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

Map Date: 1/3/1990

Date Review Received: 10/16/2018

Item: *DIVERSIFIED GLASS AND STOREFRONT (O-1169WWWWW)*

Conditional use permit and site plan to permit a change of use for an existing 20,200 sq. ft. building that entails assembling custom glass and metal storefronts, curtain walls, canopy and shower doors, and storage of glass and metal that will be used for the assembly of the products. The property is located in the LIO zoning district on 6.95 acres.

West side of Olympic Drive, approximately 460 feet north of Corporate Drive

Reason for Referral:

Rockland County Highway Facility (accessed via 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:

**Recommend the following modifications*

1 The site plan lists the building area to be 44,500 sq. ft. while the bubbles on the site plan specifically list the assembly area to be 16,000 sq. ft. and the office to be 4,200 sq. ft. for a total of 20,200 sq. ft. It must be clarified what the total square footage of the building is, and the erroneous information corrected.

2 The number of parking spaces listed to be provided is 28, while the site plan illustrates a total of 40 parking spaces. All information must be consistent. The incorrect information must be updated to reflect the correct number of parking spaces on the site that are being provided.



Douglas J. Schuetz
Acting Commissioner of Planning

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

DIVERSIFIED GLASS AND STOREFRONT (O-1169WWWWWW)

Jay A. Greenwell, PLS, LLC
John Quinn
Patrick Benn

**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.