

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 21, 2018

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

Tax Data: 73.15-1-11

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 4/9/2018

Date Review Received: 5/24/2018

Item: ***KAZZIEGIRL LLC & LSB(PALISADES VETERINARY ANIMAL HOSPITAL-37 HUNT RD) (O-2351)***

Zone change, and Zoning Map Amendment, to rezone a 1.3-acre parcel from LIO to R-80. The zoning district boundary for R-80 is along the northern property line, and is proposed to be shifted to the southern property line. The existing building is proposed to be renovated, and an addition constructed to permit a veterinary office and animal hospital, which will require a special permit from the Zoning Board of Appeals, is proposed to be developed on the site.

West side of Hunt Road, approximately 190 feet south of Orangeburg Road

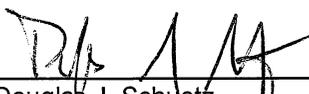
Reason for Referral:

Orangeburg Road (CR 20)

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 Town of Orangetown has agreed to work with the Rockland County Department of Planning's Geographic Information System (GIS) Division to maintain and update the zoning map for the Town, per Town Board resolution #526, adopted on September 27, 2011. If the zone change is approved, then the Town of Orangetown must provide the Rockland County Planning Department with a copy of the resolution so that the updates can be implemented.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Engineering & Surveying Properties

KAZZIEGIRL LLC & LSB(PALISADES VETERINARY ANIMAL HOSPITAL-37 HUNT RD) (O-2351)

KazzieGirl, LLC

**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.