Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

August 6, 2018

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

Tax Data:

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

Date Review Received: 7/18/2018

Item: ***TOWN OF ORANGETOWN-INTERNAL COMMERCIAL SUBDIVISION & CHANGE OF USE (O-2354)***

Zoning Code Amendments to two Chapters of the Town of Orangetown Code. The first amendment is to Chapter 21A-4 of the Town Code, which is requiring that a site plan review by the planning board must be completed if there is a change in use in an existing building that results in a difference in the numerical listing or the use column, or which results in a change in the off-street parking requirements. The second amendment is to Chapter 43, Article X, Section 10.4 in which a site plan review will no longer be required by the planning board for the division of a commercial structure into two or more units, as long as there is no change of use or increase in parking needs.

Throughout the Town

Reason for Referral:

State and County roads, parks, or facilities; county streams; municipal boundaries (Villages of Chestnut Ridge, Grand View, Piermont, South Nyack; Town of Clarkstown); Long Path

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 zoning code amendments will have no adverse effect on any County-wide interest, we remand this matter for local determination.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown

TOWN OF ORANGETOWN-INTERNAL COMMERCIAL SUBDIVISION & CHANGE OF USE (O-2354)

**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.