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 19, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 68.16-6-44

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 7/18/2019 **Date Review Received:** 8/1/2019

Item: ***125 EAST CENTRAL AVENUE LAND BANK (O-2384)***

Site plan to finish the lower level to be used as office space in an existing office building located on 0.67 acres in the CS zoning district. Additional parking spaces have been proposed, with 8 requested to be Land Banked.

Northeast corner of East Central Avenue and North John Street

Reason for Referral:

East Central Avenue (CR 30)

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 completed by the County of Rockland Highway Department, any comment or concerns addressed, and all required permits obtained.

2 A review must be completed by the County of Rockland Department of Health and all required permits obtained.

3 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Standards for Urban Erosion and Sediment Control.

4 There shall be no net increase in the peak rate of discharge from the site at all design points.

5 The proposed commercial building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

125 EAST CENTRAL AVENUE LAND BANK (O-2384)

6 A review must be completed by the local fire department or the County of Rockland Office of Fire and Emergency Services to ensure that there is sufficient access to the site or maneuverability on-site for emergency vehicles.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services

Michael Esmay Architect
Pearl River Fire Department

**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.