



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center

50 Sanatorium Road, Building T

Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

October 16, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 69.08-1-1.1

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 10/3/2019

Date Review Received: 10/4/2019

Item: *AMENDMENT TO LOT #3 OF SICKLETOWN WOODS (O-1866F)*

A two-lot subdivision of 1.3266 acres in the R-40 zoning district. This is an amendment to the subdivision of Lot #3 of the subdivision plat "Sickletown Woods", filed as map #7315 in the Rockland County Clerk's Office, to create a parcel containing a detention basin to be dedicated to the Town of Orangetown.

Northwest corner of Sickletown Road and Camelot Way

Reason for Referral:

Sickletown Road (CR 23)

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 applicant must comply with the comments made by the Rockland County Highway Department in their letter of October 10, 2019.
- 2 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 3 A review must be done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
- 4 A review shall be completed by the United States Army Corps of Engineers for the wetlands on site, and all required permits obtained.

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- 5 The Application Form, Short Environmental Assessment Form, title block, and map note on the site plan list the name of the subdivision plat as "Sickletown Green". The transmittal cover sheet, reference note #1 on the plat, and other documents refer to the plat as "Sickletown Woods". The name of the subdivision plat must be clarified and updated on all materials so that the name remains consistent.
- 6 The Land Use Board Application lists United Water as the water district. This shall be corrected to Suez.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Health
Rockland County Department of Highways
Rockland County Drainage Agency
United States Army Corps of Engineers

Jay A. Greenwell, PLS, LLC

Marc Comito

**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.