



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

July 12, 2019

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 74.10-1-70

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

Map Date: 4/17/2018

Date Review Received: 6/13/2019

Item: *PREL PLAZA (O-228J)*

Sign area variance to permit new signage to replace existing signs for a shopping center located in the CO zoning district on 2.5 acres.
Southwest corner of Orangeburg Road and Dutch Hill Road

Reason for Referral:

Orangeburg Road (CR 20), Palisades Interstate Parkway

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:

**Disapprove*

1 We are disapproving the requested variance for sign area. The existing signage already exceeds the Town's standards by 5,516.67%, and the proposed new signage is 154 sq. ft. larger, or 32% greater, and exceeds the Town's standards by 7,316.67%. Under no circumstances should the proposed signage be greater in area than the existing signage that already greatly exceeds the Town's requirements.

The Town's zoning standards are reasonable and should be followed. The granting of this variance can set a precedent and encourage nearby commercial uses along the County highway to request similar exemptions. This can result in a proliferation of oversized signs that can have an adverse effect on the safe and efficient flow of traffic along the County highway. If your Board finds there is a pattern of requests for sign variances, and that some rationale exists for lessening the Town's standards, we suggest a recommendation be made to the Town Board to revise the sign standards on parcels that front high-volume traffic corridors.

The following recommendations address our additional concerns about the requested variance.

2 The conditions in the June 19, 2109 letter from the Rockland County Highway Department must be met.

PREL PLAZA (O-228J)

3 Page 5 of 13 has the wrong façade in the photo for the "Existing Look". This is the north façade but the signage proposed is for the south façade. This must be corrected.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Palisades Interstate Park Commission

Airmont Signs
Kim Thomas Sippel

Rockland County Planning Board Members

**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.