

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

March 20, 2020

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 70.19-1-45

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 2/25/2020

Date Review Received: 3/10/2020

Item: *INSTRUMENTATION LABORATORY (O-1920G)*

Site plan to permit a building and parking expansion located on 8.817 acres in the LO zoning district. Site modifications include an 800 square foot addition in the southwestern corner of the building; a 23,304 square foot, two-story addition at the northern end of the building; 237 new parking spaces, for a net increase of 110 additional parking spaces; new curbing, lighting, stairs, retaining wall, fencing, and signage; and installation of a detention basin.

West side of NYS Route 303, south side of Glenshaw Street

Reason for Referral:

NYS Route 303

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 An updated review must be completed by the New York State Department of Transportation. In addition, the applicant must comply with the comments in their letter of December 20, 2019.
- 2 A review of the stormwater management system must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 3 The applicant must comply with the comment made by the Rockland County Highway Department in their letter of March 13, 2020.
- 4 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.

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- 6 The proposed plans shall comply with the Route 303 Overlay Zone, to the extent applicable.
- 7 The site plan indicates that 301 parking spaces are required for this property based on square footage, and 184 spaces are required based on number of employees. However, 313 are to be provided. Justification as to why 12 extra spaces are necessary should be included, especially since the employee breakdown by shift illustrates that only 184 spaces are needed. Excess parking should be put in as reserve to be constructed in the future, if needed.
- 8 Areas designated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. This will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion. In addition, providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by employees.



Douglas J. Schletz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
New York State Department of Transportation
Rockland County Department of Health
Rockland County Department of Highways
EI Associates Architects & Engineers, PA

Donald Brenner

**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.