

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 Miller
Deputy Commissioner

June 11, 2020

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

Tax Data: 74.19-1-3

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

Map Date: 12/23/2016

Date Review Received: 5/22/2020

Item: **ORGANIC RECYCLING RENEWAL OF PERFORMANCE STANDARDS (O-738BB)**

Renewal of Performance Standards to permit the continuation of a composting operation on a 25-acre parcel located in the LI zoning district.

East side of the Palisades Interstate Parkway, South side of Jim Dean Road (Jim Dean Road partially runs through the site)

Reason for Referral:

Palisades Interstate Parkway, Sparkill Creek, federal wetlands

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 Palisades Interstate Park Commission, and any raised concerns addressed.
- 2 A review must be completed by the County of Rockland Drainage Agency, and any required permits obtained.
- 3 The Town shall be satisfied that all of the applicable provisions of the Route 303 Overlay Zone are still being met.
- 4 The Application Form indicates the water district is United Water. This shall be corrected to Suez.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Palisades Interstate Park Commission
Rockland County Department of Health

ORGANIC RECYCLING RENEWAL OF PERFORMANCE STANDARDS (O-738BB)

Rockland County Drainage Agency
United States Army Corps of Engineers
Jay A. Greenwell, PLS

**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.