

**DEPARTMENT OF PLANNING**  
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
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**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

July 22, 2020

Orangetown Town Board  
26 Orangeburg Road  
Orangeburg, NY 10962

**Tax Data:**

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

**Map Date:**

**Date Review Received:** 7/16/2020

**Item: TOWN OF ORANGETOWN - SPECIAL PERMITS (O-2403)**

Amendment to the zoning code to allow for the issuance of a special permit to allow the temporary outdoor storage of vehicles, for up to one year. This section applies only to lots of 20 or more acres located in the LI, LIO, LO, and OP zoning districts.

LI, LIO, LO, and OP zoning districts

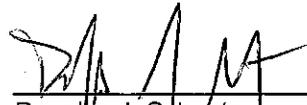
**Reason for Referral:**

State and County roads, facilities, and parks; County streams; adjacent municipalities; Long Path Hiking Trail

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 Visual buffers (landscaping, fencing, etc.) should be provided to screen the vehicles from adjacent properties and/or County and State highways.
- 2 If a property is within the Route 303 corridor, it must meet the requirements of the Route 303 Overlay Zone. This will ensure the intent of the Overlay Zone is not undermined and that the existing buffer areas will not be filled in with stored vehicles.



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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown

Town of Clarkstown  
Villages of Chestnut Ridge,  
Grand View-on-Hudson, Nyack,

## **TOWN OF ORANGETOWN - SPECIAL PERMITS (O-2403)**

Piermont, South Nyack

*\*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.*