



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

April 28, 2015

Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Tax Data: 56.15-2-17

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

Map Date: 3/16/2015

Date Review Received: 4/2/2015

Item: *SBV COMMUNICATIONS, LLC (R-2498)*

Site plan for a proposed rooftop LED sign and three window LED signs for an existing business located on .335 acres in the MU-1 zoning district.

Northwest corner of NYS Route 59 and NYS Route 306

Reason for Referral:

NYS Route 59, NYS Rout 306, Saddle River Road (CR 73), Monsey Glen Park

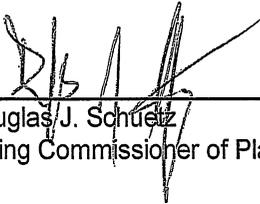
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 The rooftop sign is large in area, when all three cabinets are combined. Most municipalities have limits on sign area and height, and we recommend that the Town of Ramapo consider doing so as well. The rooftop sign is almost equal in size as that of a small billboard sign. In order for the Planning Board to have a better idea as to the scale of the proposed rooftop sign, a schematic drawing must be provided, showing the sign in relation to the building and in context with the human scale.
- 2 It is not clear as to whether the proposed LED signs will be animated or flashing. More details must be provided about all of the signs.
- 3 It has not been indicated as to what is the purpose of the proposed signs. Are they business identification signs, or signs advertising products? This must be specified, particularly since exterior advertising signs and billboards are prohibited in the Town of Ramapo.
- 4 Illustrations of the proposed signs must be provided. The rooftop cabinet details have been provided, but no illustrations for the signs themselves. Graphic illustrating the rooftop signs, as well as the window signs must be provided.

SBV COMMUNICATIONS, LLC (R-2498)

5 General Note #8 must be corrected to refer to Section 239-m of the State General Municipal Law.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Christopher St. Lawrence, Ramapo
New York State Department of Transportation
Rockland County Department of Highways
Rockland County Division of Environmental Resources
Rockland County Department of Health
Civil Tec Engineering & Surveying, LLC

**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.