



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T

Pomona, NY 10970

(845) 364-3434

Fax. (845) 364-3435

EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

August 11, 2015

South Nyack Planning Board
Village Hall
282 South Broadway
South Nyack, NY 10960

Tax Data: 66.78-1-27

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

Map Date: 5/12/2015

Date Review Received: 7/22/2015

Item: *SALISBURY POINT COOPERATIVE, INC. (SN-59K)*

Site plan for the proposed installation of improvements to an existing parking lot, including control gates for both ingress and egress and planting of lawn areas, for an existing cooperative complex located on 5.65 acres in the HRA zoning district.

East side of Piermont Avenue, south side of Salisbury Place, just north of the Village of Grand View-on-Hudson municipal boundary

Reason for Referral:

New York State Thruway, Village of Grand View-on-Hudson, Town of Orangetown (at the Hudson River), River Road (CR 1)

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 County of Rockland Department of Highways and any required permits obtained.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Bonnie Christian, South Nyack
Rockland County Department of Highways
New York State Thruway Authority
Anthony R. Celentano P.L.S.
Village of Grand View-on-Hudson

SALISBURY POINT COOPERATIVE, INC. (SN-59K)

Town of Orangetown

**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.