

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

December 19, 2016

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: 11/18/2016

Date Review Received: 11/22/2016

Item: *SALISBURY POINT COOPERATIVE - NORTH ENTRANCE SIGN (SN-59R)*

Site plan for the proposed revisions to the north and central parking entrances for the Salisbury Point Cooperative, which is located on 5.6 acres in the High Rise Apartments (HRA) zoning district. Revisions include the removal of all lighting for the north entrance; reduction in the sign area; reduction in the heights and sizes for various components of the sign wall, piers, and fencing; reversing the striping for five parking spaces inside the central gate area so that they can be accessed from the north; and the reduction in the pavement opening at the central exit gate to accommodate a single boom gate.

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:

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

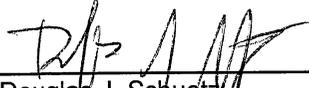
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 An updated review must be completed by the County of Rockland Department of Highways and any concerns addressed and required permits obtained.

SALISBURY POINT COOPERATIVE - NORTH ENTRANCE SIGN (SN-59R)

2 Drawing L-1 does not indicate that any revisions have been made since the last submission. However, the sign dimensions and wall/fencing height have been reduced in size. A revision date must be added to this drawing to reflect the changes made to the plans since the last submission.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Bonnie Christian, South Nyack
New York State Thruway Authority
Rockland County Department of Highways

Daniel Sherman, Landscape Architect
Village of Grand View-on-Hudson
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.

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.