



# Rockland County

Ed Day, Rockland County Executive

## DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center  
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**Douglas J. Schuetz**  
*Acting Commissioner*

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

December 19, 2016

South Nyack Zoning Board of Appeals  
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-59S)*

Variations for fence/wall height, and expansion of a non-conforming use, for the proposed reconfiguration of the north entrance, which includes the installation of a new sign with masonry wing walls, fence, reconfigured curb cut, landscaping and fencing for the Salisbury Point Cooperative, which is located on 5.6 acres in the High Rise Apartments (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:**

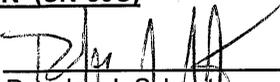
NYS Thruway, Village of Grand View-on-Hudson, Town of Orangetown (at the Hudson River), River Road (CR 1)

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

**SALISBURY POINT COOPERATIVE - NORTH ENTRANCE SIGN (SN-59S)**

  
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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  
Town of Orangetown  
Village of Grand View-on-Hudson

*\*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.*