



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

EDWIN J. DAY  
County Executive

Building T  
Pomona, NY 10970  
(845) 364-3434  
Fax. (845) 364-3435

THOMAS B. VANDERBEEK, P.E.  
Commissioner

May 7, 2014

ARLENE R. MILLER  
Deputy Commissioner

Stony Point Planning Board  
74 East Main Street  
Stony Point, NY 10980

**Tax Data:** 20.04-11-1

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

**Map Date:** 4/3/2014

**Date Review Received:** 4/10/2014

**Item:** *TRACTOR SUPPLY (SP-800A)*

Site plan for the proposed combination and use of two vacant tenant spaces in an existing shopping center, creation of an outdoor display area along the sidewalk by the entrance to the store, and installation of permanent outdoor display areas which will result in the removal of 60 parking spaces. The shopping center is located on 5.56 acres in the BU zoning district.  
East side of US Route 9W/202, 230 feet north of Holt Drive, opposite Filors Lane

**Reason for Referral:**

US Route 9W/202, Filors Lane (CR 98), Helen Hayes Hospital

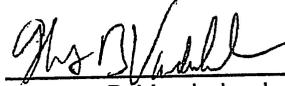
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

- 1 A review shall be completed by the New York State Department of Transportation and all required permits obtained.
- 2 The comments and conditions in the Rockland County Department of Highways letter dated April 23, 2014 must be met. All required permits must be obtained.
- 3 Additional evergreen landscaping must be supplemented in the areas along US Route 9W/202, where the parking is facing the roadway, and no landscaping exists, particularly at the northern end of the parking area facing South Liberty Drive.
- 4 All proposed signage shall be indicated on the site plan and shall conform to the municipality's sign standards. We are not in favor of granting variances for signs, due to the precedent that can be set.

**TRACTOR SUPPLY (SP-800A)**

5 To ensure that there will be sufficient parking, particularly during the winter months, the site plan shall show the areas dedicated for snow piles. This will not only help to protect the existing landscaping located in the islands and periphery from being broken from the weight of the snow and from causing salt intrusion to the plants, but will also guide the snow plow drivers as to where to place the snow mounds.



Thomas B. Vanderbeek, P.E.  
Commissioner of Planning

cc: Supervisor Geoffrey Finn, Stony Point  
New York State Department of Transportation  
Rockland County Department of Highways  
Rockland County Department of Health  
Helen Hayes Hospital  
Stephen Brasgalla, Architect

*\*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.*