



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

June 16, 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: 5/6/2014

Date Review Received: 5/14/2014

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

Site plan for a 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 Routes 9W/202, 230 feet north of Holt Drive, opposite Filors Lane

Reason for Referral:

US Route 9W/202 (S. Liberty Drive), 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 Our previous review dated May 7, 2014 is still valid.
- 2 Sheet T-1 must be updated with a site location map and legal description that correctly illustrate the parcel in question.



Douglas J. Schuetz
Acting Commissioner of Planning

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

TRACTOR SUPPLY (SP-800B)

**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.