



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

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**EDWIN J. DAY**  
County Executive

**DOUGLAS J. SCHUETZ**  
Acting Commissioner

**ARLENE R. MILLER**  
Deputy Commissioner

March 13, 2015

Stony Point Zoning Board of Appeals  
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:** 1/6/2015

**Date Review Received:** 2/17/2015

**Item:** *LITE BRITE SIGN FOR TRACTOR SUPPLY (SP-800C)*

Variations to allow the installation of a sign on the building of an existing commercial business in the BU zoning district on 5.56 acres, with greater than permitted sign area square footage and higher than permitted vertical dimension of the business identification signs.

East side of US Routes 9W/202, 230 feet north of Holt Drive, opposite Filors Lane

**Reason for Referral:**

US Routes 9W/202 (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:

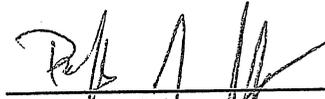
***\*Disapprove***

1 The Town's zoning standards are reasonable and should be followed. The granting of these variations can set a precedent and encourage other nearby commercial uses along the State and County highways to request similar exemptions. The resulting proliferation of oversized signs will have an adverse effect on the safe and efficient flow of traffic along the State and County highways. If your Board finds there is a pattern of requests for sign variations and that some rationale exists for lessening the Town's standards, we suggest a recommendation be made to the Town Board to revise the sign standards on parcels that front high-volume traffic corridors.

2 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process.

**LITE BRITE SIGN FOR TRACTOR SUPPLY (SP-800C)**

2.1 The tax map number on the referral form is listed incorrectly, and must be revised to reflect the correct information.



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  
Lite Brite signs - Maria

Rockland County Planning Board Members

*\*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.*