



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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THOMAS B. VANDERBEEK, P.E.
Commissioner

EDWIN J. DAY
County Executive

April 7, 2014

ARLENE R. MILLER
Deputy Commissioner

Suffern Village Board
61 Washington Avenue
Suffern, NY 10901

Tax Data: 54.36-1-6 55.21-1-1 55.22-1-1

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

Map Date:

Date Review Received: 3/10/2014

Item: *VILLAGE OF SUFFERN/PERMITTED USES IN THE PLI ZONING DISTRICT (SU-335)*

Proposed Local Law amending Section 266-22 of the Zoning Local Law of the Village of Suffern, deleting certain permitted uses (schools of special instruction and public emergency facilities) and special permit uses (excavation of mineral resources and private membership clubs) from the General Use Regulations for the PLI zoning district. The intent is to reduce non-taxable uses permitted in the PLI zone given the impending closure of Novartis.

Throughout the PLI zoning district in the Village of Suffern, specifically the Novartis site, the Quarry property and the Avon site.

Reason for Referral:

Mahwah River, NYS Routes 59 and 202, NYS Thruway, Village of Montebello

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:

***Approve**

Since the proposed zoning code amendment will have no adverse effect on any County-wide interest, we remand this matter for local determination.

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

cc: Mayor Patricia Abato, Suffern
Rockland County Drainage Agency
New York State Department of Transportation
New York State Thruway Authority
Village of Montebello

VILLAGE OF SUFFERN/PERMITTED USES IN THE PLI ZONING DISTRICT (SU-335)

John F. Lange

Virginia Menschner, Village Clerk

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

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.