

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 27, 2016

Suffern Village Board
61 Washington Avenue
Suffern, NY 10901

Tax Data:

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

Map Date:

Date Review Received: 5/25/2016

Item: *VILLAGE Of SUFFERN - FILMING (SU-346)*

Local law amendment adding a new chapter, "Filming in the Village of Suffern" to the Village Code. This chapter will allow the Village to serve as a destination place for TV and movie production, while also regulating and controlling commercial filming in the Village, both on public and private property. Throughout the Village

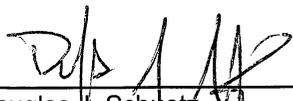
Reason for Referral:

State roads and parks, county streams, NYS Thruway, Town of Ramapo, Villages of Airmont, Hillburn, and Montebello, Bergen County, NJ

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 If any proposed filming activity is to impact a State highway, Harriman State Park, a County stream, or an adjacent municipality, then the appropriate agency must be contacted during the permitting process to advise them of the location, date(s) of filming, and other pertinent information. All required approvals shall also be obtained from these agencies.
- 2 A section number must be provided to complete the reference contained within Section 76.4.H. of the proposed law.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Edward Markunas, Suffern
New York State Department of Transportation
Palisades Interstate Park Commission

VILLAGE OF SUFFERN - FILMING (SU-346)

Rockland County Drainage Agency
New York State Thruway Authority

Villages of Airmont, Hillburn, &
Montebello
Town of Ramapo
Bergen County, NJ

**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.