Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 5, 2019

Suffern Planning Board
61 Washington Avenue
Suffern, NY 10901

Tax Data: 54.36-1-6

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N
Map Date: 5/6/2019 **Date Review Received:** 5/10/2019

Item: ***AVON SUBDIVISION (SU-244B)***

Two-lot minor subdivision of 11.78 acres in a PLI zoning district. The 1.87-acre site containing the nail enamel building is proposed to be a separate tax lot. No physical changes are proposed to the overall site plan. The applicant is seeking a six space reduction in the parking requirement to reflect the actual improvements on the main parcel and subtracting any parking on the nail enamel lot.

Northeast and northwest corners of Lafayette Avenue and Washington Avenue; southeast corner of Cross Street and Washington Street

Reason for Referral:

Lafayette Avenue (NYS Route 59), Mahwah River

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 must be completed by the New York State Department of Transportation, and all required permits obtained.

2 A review must be completed by the Rockland County Drainage Agency, and all required permits obtained.

3 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

4 Any further development activity on either tax parcel is subject to a review by this department, as mandated by the NYS General Municipal Law.

5 The Village must be satisfied that the proposed 557 parking spaces are adequate for the existing use on the main parcel.

6 A review must be completed by the Norfolk Southern Railroad, and their concerns, if any, addressed.

AVON SUBDIVISION (SU-244B)

7 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

8 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Edward Markunas, Suffern
New York State Department of Transportation
Rockland County Drainage Agency
Rockland County Department of Health

Maser Consulting P.A.
Norfolk Southern Railroad
County of Rockland Industrial Development Agency
Avon Products, Inc.

**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.