



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center

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Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz

Acting Commissioner

Arlene R. Miller

Deputy Commissioner

February 6, 2017

Haverstraw Planning Board

One Rosman Road

Garnerville, NY 10923

Tax Data: 24.12-2-1 25.05-3-2 25.05-3-1

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

Map Date: 12/5/2016

Date Review Received: 1/9/2017

Item: *JCC MANHATTAN - CAMP SETTOGA (H-111G)*

Site plan to amend the existing site plan for a summer day camp located on 18.7 acres in the CR zoning district. Amendments to the site plan include: adding general notations; demolishing Pavilion 4 and erecting a new removable cover (tent) over the existing asphalt floor and foundation; reconfiguring the parking area, and added circulation controls, a bus loading and drop-off area with stacking for five full-sized buses, a turnaround loop, and designated bus parking spaces and staff parking; removing the old amphitheater, and replacing it with a pervious surface, re-orienting it, and adding new seating, stages, and shading; relocating the basketball court to the southwesterly corner and adding a second basketball court adjacent to it; resurfacing the existing tennis courts and adding two new courts to the west; removing two softball backstops and converting the area converted to grassed play areas; and adding a new playground in a shaded area west of the existing pools.

West side of Call Hollow Road, approximately 1,780 feet north of Camp Hill Road

Reason for Referral:

Call Hollow Road (CR 75), Harriman State Park, Village of Pomona, 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 Palisades Interstate Park Commission and any comments or concerns addressed.
- 2 A review must be completed by the County of Rockland Department of Highways and any concerns addressed and all required permits obtained.

JCC MANHATTAN - CAMP SETTOGA (H-111G)

- 3 The comments in the January 10, 2017 letter from the Rockland County Department of Health must be addressed.
- 4 As indicated in the January 24, 2017 letter from the Rockland County Drainage Agency, the site is located within their jurisdiction. All required permits must be obtained from them prior to any grading or construction on the site.
- 5 The Village of Pomona is one of the reasons this proposal was referred to this department for review. The municipal boundary is directly east of the site along Call Hollow Road. As required under Section 239nn of the State General Municipal Law, the Village of Pomona must be given the opportunity to review the proposed site plan and provide any concerns related to the project to the Town of Haverstraw.
- 6 Section 167-66A. requires that screening be provided between this use and any other use. The Town must be satisfied that adequate screening is provided to meet this requirement of the Town Zoning Ordinance.
- 7 One of the changes to the site plan was adding general notations to the site plan, including designating numbers for the pavilions. The numbers provided range from 2 to 7 for the pavilions; there is no #1. Has the labeling for Pavilion 1 been left off, the pavilion removed, or the pavilion reused for another purposed? This must be clarified.
- 8 While the proposed bus loop and parking provide greater site circulation, buses must still back-up, creating sight issues and potential conflicts with other vehicles or pedestrians. The applicant should explore other parking and circulation options that reduce or eliminate the need for buses to back-up out of the parking spaces. If other options are not available, then the camp should provide guidelines on bus backing safety procedures, such as having back-up cameras, personnel available to direct buses and other vehicles/pedestrians, etc.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw
Palisades Interstate Park Commission
Rockland County Department of Highways
Rockland County Drainage Agency
Rockland County Department of Health

Milone & MacBroom
Village of Pomona
Ira Emanuel P.C.

**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.

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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.

