

JCC MANHATTAN - CAMP SETTOGA (H-111H)

4 An updated review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.

5 The Village of Pomona is one of the reasons this proposal was referred to this department for review. The municipal boundary is adjacent to the eastern property line, along Call Hollow Road. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area.

The Village of Pomona must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of Pomona must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

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 The site plan includes several features that are indicated as proposed, which are not included in the application form or narrative. The features shown on the site plan are: a stormwater management system with a bioretention basin; two wood platforms near pavilions 3 and 4; a second playground east of the amphitheater; a garden expansion; two daytime cabin in the northeastern corner of the property; sidewalks; and light fixtures. The applicant must clarify if these features are intended to be part of this site plan application. If they are, a revised application with an updated narrative must be submitted and the public hearing notices must be reissued.

8 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

9 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 purpose? This must be clarified.



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.

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**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.

