



**COUNTY OF ROCKLAND**  
**DEPARTMENT OF PLANNING**

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

March 26, 2013

ARLENE R. MILLER  
Deputy Commissioner

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 69.14-1-28

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

**Map Date:** 10/1/2006

**Date Review Received:** 3/4/2013

**Item:** *HENRY KAUFMANN CAMPGROUNDS, INC. (O-1061D)*

Conditional use permit extension to allow use of an existing day camp, which operates Monday to Friday, to be used in the future on weekends by the community. The camp is located on 104.84 acres in the R-80 zoning district.

West side of Sickletown Road, north side of Blauvelt Road/Sickletown Road, east end of S. Reld Drive

**Reason for Referral:**

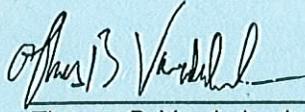
Sickletown Road (CR 23), Nauraushaun Brook

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 The conditions of the Rockland County Department of Highways letter dated March 14, 2013 must be met. All required permits must be obtained.
- 2 The comments in the March 13, 2013 letter from the Rockland County Drainage Agency must be integrated into the conditional use permit request.
- 3 The comments in the March 6, 2013 letter from the Rockland County Department of Health must be addressed.
- 4 A parking table must be provided to show the parking needs for the more intense use. Adequate parking must be provided on site for this increased use. A more detailed site plan may be needed to be provided to highlight the areas where additional parking must be supplemented to accommodate the community use.

**HENRY KAUFMANN CAMPGROUNDS, INC. (O-1061D)**



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

cc: Supervisor Andrew Stewart, Orangetown  
Rockland County Department of Highways  
Rockland County Drainage Agency  
Rockland County Department of Health

Cheryl Dean Ward

*\*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.*