



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

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C. SCOTT VANDERHOEF  
County Executive

THOMAS B. VANDERBEEK, P.E.  
Commissioner

June 3, 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:** 3/1/2013

**Date Review Received:** 5/13/2013

**Item:** *HENRY KAUFMAN CAMPGROUNDS MASTER PLAN (O-1061E)*

Master Plan to review potential upgrades and new camp facilities for an existing damp located on 104.84 acres in the R-80 zoning district. Proposed construction includes new tennis courts, an outdoor adventure park, an amphitheater, multi-purpose sports fields, additional shelters, counselor housing, swimming pools, an indoor field house and other camp structures.

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, State wetlands, Federal wetlands

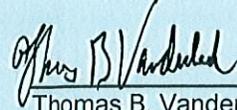
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***\*Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 2 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained.
- 3 A review must be completed by the New York State Department of Environmental Conservation and all required permits obtained.
- 4 A review shall be completed by the United States Army Corps of Engineers and all required permits obtained.
- 5 As per the May 20, 2013 letter from the Rockland County Department of Health, engineered drawings must be submitted for all site improvements and proposed new buildings.

**HENRY KAUFMAN CAMPGROUNDS MASTER PLAN (O-1061E)**

- 6 The 100-foot buffer area for the existing wetlands must be shown on the Master Plan drawings so as to be assured that all proposed projects are contained outside of this area.
- 7 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 8 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.



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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  
New York State Department of Environmental Conservation  
United States Army Corps of Engineers  
Dattner Architects

*\*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.*