



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

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County Executive

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DOUGLAS J. SCHUETZ
Acting Commissioner

July 7, 2015

ARLENE R. MILLER
Deputy Commissioner

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 69.10-2-21 69.14-1-28

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

Map Date: 3/27/2015

Date Review Received: 6/9/2015

Item: *HENRY KAUFMANN CAMPGROUND/JCC MANHATTAN MASTER PLAN (O-1061F)*

Modifications to the master plan for an existing camp located on 105.914 acres in the R-80 zoning district. The modifications include the redevelopment of approximately 26 acres of land in the northwest quadrant of the grounds. Construction planned includes development of sports fields, tennis and basketball courts, swimming pools, multi-purpose and office space, dining hall, amphitheater, classrooms and activity pavilions, and outdoor recreation courses and infrastructure.

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, Federal wetlands

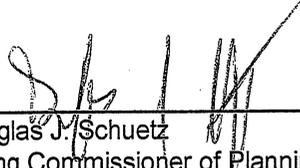
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained.
- 3 As indicated in the June 15, 2015 letter from the Rockland County Department of Health, engineered drawings will have to be developed for the site prior to any construction taking place, so that they can determine what approvals will be required from them.
- 4 There are several dashed lines depicted on the conceptual layout drawing. However, it is not clear as to what this represent. A legend must be provided that lists the symbols, and what they represent.

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- 5 There are approximately 15 additional facilities outlined on the conceptual layout. It is not clear what these represent. Are these buildings, housing, or some other type of structure? The project description in the Short Environmental Assessment Form indicates that there will be "multi-purpose space," "classrooms and activity pavilions," and "outdoor recreation courses and infrastructure." It is not clear what is meant by these terms or the purpose of these outlined areas. This must be clarified, and all of the planned redevelopment facilities clearly labeled.
- 6 It is not clear if one of the dashed lines represent the 100-foot floodplain or the buffer. The 100-foot floodplain, as well as the 100-foot buffer from the floodplain, must be clearly delineated on the plans. No grading or construction can occur within these areas.
- 7 Since extensive regrading is proposed, 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.
- 8 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 9 Are retention or detention basins proposed for the site? The type and extent of the infrastructure improvements proposed must be provided.
- 10 Fire lanes, and emergency access points must be identified on the plans. Can fire equipment easily and maneuver on the site? This must be illustrated and clarified.
- 11 A review shall be completed by the United States Army Corps of Engineers and any required permits obtained.
- 12 As the various buildings and facilities are proposed, individual detailed site plans must be provided, showing the existing conditions, proposed layout, grading, drainage, lighting, etc.
- 13 The applicant should consult with the Rockland County Office of Fire and Emergency Management, E-911 Office, to properly address all permanent structures.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Drainage Agency
Rockland County Department of Health
Rockland County Office of Fire and Emergency Services
United States Army Corps of Engineers
Milone & MacBroom

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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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.

