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

April 29, 2016

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 73.12-1-3.2

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 4/6/2016 **Date Review Received:** 4/7/2016

Item: ***NEW YORK CITY FOOTBALL CLUB (O-2293)***

Site plan for the proposed construction of a new professional soccer training facility consisting of a natural soccer field, 32,120 sq. ft. training facility building, parking area for 96 vehicles, 1,800 sq. ft. maintenance building, and storage area for a parcel located in the RPC-R zoning district on 16.88 acres.

North side of Old Orangeburg Road, approximately 1,800 feet west of chief Bill Harris Way

Reason for Referral:

Orangeburg Road (CR 20)

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. A review of the traffic assessment report must be done to ensure that they are in agreement with the determination. Work and hauling permits must be obtained.

2 The comments and conditions in the Rockland County Department of Health letter dated April 13, 2016 must be met.

3 A review shall be completed by the Rockland County Drainage Agency and any raised comments or concerns addressed.

4 A review shall be completed by the United States Army Corps of Engineers and any required permits obtained.

NEW YORK CITY FOOTBALL CLUB (O-2293)

5 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.

6 There shall be no net increase in the peak rate of discharge from the site at all design points.

7 A landscaping plan shall be submitted for our review.

8 A lighting plan shall be submitted for review. No lighting shall shine beyond the property line.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown
Rockland County Department of Highways
Rockland County Department of Health
Rockland County Drainage Agency
United States Army Corps of Engineers
Rockland County Planning Board

AKRF Engineering, P.C.
Orangeburg Acquisition Co., LLC - Tony Lynn

**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.