

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

July 8, 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: 6/10/2016

Date Review Received: 6/10/2016

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

Site plan for the proposed construction of a new professional soccer training facility, consisting of a natural soccer field, 25,000 sq. ft. training facility building, parking for 87 vehicles, a 2,600 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 The comments in the May 18, 2016 letter from the Rockland County Department of Highways must be met. All required permits must be obtained.
- 2 The comments in the June 16, 2016 letter from the Rockland County Department of Health must be met.
- 3 An updated review must be completed by the U.S. Army Corps of Engineers, and any required permits obtained.

NEW YORK CITY FOOTBALL CLUB (O-2293A)

4 The Existing Conditions Plan illustrates both a well house and a monitoring well. The Removals Plan notes that the well house and well will be removed and decommissioned in accordance with Article II of the Rockland County Sanitary Code. However, the monitoring well is not labeled nor shown to be removed. The Site Geometry and Paving Plan does not illustrate the monitoring well and the area where the monitoring well is located will be extensively regraded with a retention basin, as shown on the Grading and Drainage Plan.

The existing monitoring well must be shown on the site plan, and the status of the monitoring well provided. The applicant must supply documentation that any NYSDEC spills have either been closed, or that all proposed site development plans have been reviewed and approved by the NYSDEC. If the existing monitoring well will no longer be used following the proposed site development, a formal notation on the approved plans must specify that the wells will be decommissioned in compliance with Article II of the Rockland County Sanitary Code. Furthermore, this work must be done in accordance with the terms of a well decommissioning permit that must be obtained from the Rockland County Department of Health.

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 All proposed signage shall conform to the town's sign standards.



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
Rockland County Planning Board
United States Army Corps of Engineers
New York State Department of Environmental Conservation

AKRF Engineering, P.C.
Tony Lynn, Manchester City Football Club

**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.