

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Arlene R. Miller**  
*Deputy Commissioner*

July 13, 2017

Orangetown Planning Board  
21 Greenbush Road  
Orangeburg, NY 10962

**Tax Data:** 78.13-1-1

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

**Map Date:** 6/7/2017

**Date Review Received:** 6/9/2017

**Item:** *HNA TRAINING CENTER NY LLC - ADDITION TO EXISTING TRAINING FACILITY (O-792W)*

Site Plan to allow a proposed 56,800 SF addition to an existing training facility to add 100 guest rooms. The total footprint of the building will be 227,567 SF on a 106.9 acre lot in the Laboratory Office (LO) zone.

Located on west side of US Route 9W, 1200 feet north of Kopac Lane, west of Tallman Mountain State Park, and east side of the Palisade Interstate Parkway.

**Reason for Referral:**

NYS Route 340, US Route 9W, Palisades Interstate Parkway, Tallman Mountain State Park.

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***

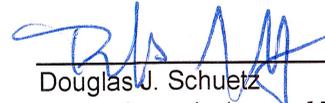
- 1 A review must be completed by the New York State Department of Transportation, and all required permits obtained.
- 2 A review must be completed by the Palisades Interstate Park Commission and any comments or concerns addressed.
- 3 The comments of the June 15, 2017 letter from the Rockland County Department of Health must be met.

**HNA TRAINING CENTER NY LLC - ADDITION TO EXISTING TRAINING FACILITY (O-792W)**

- 4 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. The water system must be evaluated to determine if the additional water supply demands of the proposed development can be met. Domestic and fire demands of the project must be determined by a Licensed Professional Engineer and provided to the supplier of water for analysis. Demand calculations and results of the analysis must be provided to the Rockland County Department of Health for review.
- 5 Backup generators should be provided for the proposed guest room expansion to the existing training facility, so that in the event of power outages due to storm-related incidents, so that the facility can be operational at all times.
- 6 General Note 5 indicates that fresh water wetlands are indicated on the site, however the site plan does not illustrate the location of these wetlands. The wetlands must be clearly delineated on the site plan.
- 7 The parking layout plan, sheet 5 of 10, indicates that 29 parking spaces will be provided as land banked spaces. However, the parking spaces where 10 new spaces are illustrated contain only 6 new spaces. This is also reflected in the overall layout plan. Therefore the total number of parking spaces provided (645 spaces) is incorrect. The parking table and parking layout must be consistent. The parking layout must be redesigned so that an adequate number of parking spaces are provided.
- 8 The number of stories and the proposed height of the expansion must be clarified. The bulk table building height for the proposed structure indicates it will be 37 feet. It must be clarified if this correct since the building layout plan indicates that a five-story addition is to be constructed.
- 9 If there is any encroachment into the Federal wetlands, a review must be completed by the United States Army Corps of Engineers and all required permits obtained.
- 10 Areas dedicated for snow removal must be clearly delineated on the site plan so that the plow drivers will know where to place the snow piles. This will help to protect the landscaping, located in the islands, from being broken from the weight of the snow and from causing salt intrusion to the plants. In addition, designating specific locations on the site for the snow piles, especially since only a minimum number of parking spaces are being provided, will eliminate the loss of parking spaces meant for the patrons and employees of the conference center.
- 11 All proposed signage shall be indicated on the site plan, properly set back from the County highway, and shall conform to the municipality's sign standards.
- 12 The fire zones must be clearly marked on the site plan. Access to the fire zones shall be unimpeded by other parking areas and maneuverability on the site feasible.
- 13 The fire department connections shall be designated on the site plan and kept clear for easy access by the emergency response vehicles.
- 14 A review must be completed by the County of Rockland Office of Fire and Emergency Services with regards to reviewing an emergency evacuation plan.
- 15 A review must be completed by the County of Rockland Office of Fire and Emergency Services or the Tappan Fire District to ensure that there is sufficient maneuverability on site for emergency vehicles.

**HNA TRAINING CENTER NY LLC - ADDITION TO EXISTING TRAINING FACILITY (O-792W)**

16 We request the opportunity to review any variances which may be necessary to implement the proposed site plan.



Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Andrew Stewart, Orangetown  
New York State Department of Transportation  
Palisades Interstate Park Commission  
Rockland County Department of Health  
Rockland County Office of Fire and Emergency Services  
Tappan Fire District  
United States Army Corps of Engineers  
  
Maser Consulting P.A.

*\*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.*

