Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

November 27, 2017

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: 9/18/2017 **Date Review Received:** 10/25/2017

Item: ***HENRY KAUFMANN CAMPGROUNDS - SITE PLAN (O-1061H)***

Site plan for an existing camp located on 105.914 acres in the R-80 zoning district. Improvements planned for the camp include: replacement of nine camp shelters with new shelters; construction of seven new camp shelters; new aquatic center; new aquatic center restroom and lifeguard station building; new camp services building, new gazebo, new office & first-aid building, new guardhouse; improvements to the environmental education building; improvements to the restroom near the new amphitheater; improved playing fields throughout the site; new ball field and soccer fields; new and improved existing basketball courts; new tennis courts; new amphitheater; improved mini golf course; improved playground; utility improvements including water, sanitary sewer and stormwater management; new gravel parking area for buses and cars (46 spaces total); and new walking paths.

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 Rockland County 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 A review of the stormwater system, sanitary sewer, water improvements, and pools must be completed by the County of Rockland Department of Health and all required permits and/or approvals obtained.

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4 The applicant should consult with the Rockland County Office of Fire and Emergency Services, E-911 Office, to properly address all permanent structures.

5 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.

6 The Floodplain Administrator for the Town of Orangetown shall certify that the proposed construction is in compliance with the floodplain regulations of the Town and the Federal Emergency Management Agency.

7 Are retention or detention basins proposed for the site? The type and extent of the infrastructure improvements proposed must be provided.

8 Fire lanes, and emergency access points, must be identified on the plans. Can fire equipment easily maneuver on the site? This must be illustrated and clarified.

9 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.

10 A grading plan must be provided for the site, showing both the existing and proposed contours.

11 A bulk table and vicinity map must be provided on the plans.

12 The applicant must ensure that handicap parking spaces are provided and that the site is handicap accessible, if required

13 A breakdown of the square footage for the buildings should be provided.

14 Since regrading will be required for construction of many of the proposed facilities, 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.

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

Douglas J. Schuetz
Acting Commissioner of Planning

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

Stantec
Jay A. Greenwell, PLS, LLC

**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.

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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.