Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

February 28, 2018

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: 1/29/2018 **Date Review Received:** 1/29/2018

Item: ***HENRY KAUFMANN CAMPGROUND - SITE PLAN (O-1061J)***

Site plan for an existing camp located on 105.914 acres in the R-80 zoning district. Site plan improvements include: replacement of nine camp shelters with new pavilions; construction of seven new camp pavilions; improvements to the aquatic center, including pools and new aquatic center restroom and lifeguard station building; construction of a new aquatic complex and a new aquatic center; new camp services building; new office & first-aid building; two new amphitheaters; new gymnastics building; several new gazebos; new guardhouse; improvements to the environmental education building; improved and new playing fields throughout the site; new and improved basketball and tennis courts; improved mini golf course; improved playground; relocated gaga ball courts and sheds; improved stone house; 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 An updated review must be completed by the County of Rockland Department of Highways and all concerns addressed and all required permits obtained. In addition, the comments in the November 15, 2017 letter from the Rockland County Highway Department must be met.

2 The comments in the February 7, 2018 letter from the Rockland County Department of Health must be met.

3 A review must be completed by the County of Rockland Drainage Agency and any required permits 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 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.

8 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.

9 An overall bulk table and vicinity map must be provided on the plans.

10 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.

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

12 We request the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

13 Grading plans will be required prior to the implementation of Phase II.

14 A notation should be added to the plans for the RR SR-1 building to indicate its use and planned improvements.

Douglas J. Schuetz
Acting Commissioner of Planning

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

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.