

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

December 27, 2019

Orangetown Planning Board
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 77.06-3-13

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

Map Date: 10/25/2019

Date Review Received: 12/3/2019

Item: 89 WESTERN HIGHWAY PLAYGROUND (O-2395)

Site plan for the installation of a new playground at a camp located on 7.82 acres in the R-15 zoning district. A new concrete curb, fence, woodchips for protecting the surfacing, gravel drainage system, and lighting conduit for future light posts will also be installed. The existing playground is to be removed.

East side of Western Highway, west side of Greenbush Road, opposite Schreiber Street and Lafayette Road

Reason for Referral:

Western Highway (CR 15)

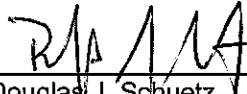
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 The applicant must comply with the comments made by the Rockland County Highway Department in their letter of December 20, 2019.
- 2 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- 3 The project narrative states that a variance is being sought for the relocation of the existing playground. It further explains that the playground will be installed at a setback of 100 feet to comply with the zoning standards. In addition, the third paragraph of the project narrative, as well as all other application materials, indicate a new playground will be installed, rather than the existing one being relocated. It must be clarified whether a variance is being sought and if the existing playground is being relocated, or if a new one is being installed.
- 4 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.

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- 5 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 6 A bulk table shall be provided that shows compliance with the bulk standards of the R-15 zoning district.
- 7 A lighting plan shall be provided that shows fields of illumination. This plan must demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.
- 8 The site plan must contain a vicinity map that has a north arrow and scale.



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cc: Supervisor Chris Day, Orangetown
Rockland County Department of Health
Rockland County Department of Highways
Northern Civil And Draft Inc.

**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.