

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

February 20, 2019

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 69.14-1-28

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

Map Date: 12/13/2017

Date Review Received: 1/10/2019

Item: *HENRY KAUFMANN CAMPGROUND IMPROVEMENTS (O-1061M)*

Variances to permit improvements to an existing camp located on 105.914 acres in the R-80 zoning district. The required variances are needed because several proposed structures do not comply with Section 4.32(B) Camps of the Orangetown Zoning Ordinance, which states: "No building, tent, activity area or recreation facility shall be less than 300 feet from any lot line. The following buildings/facilities require this variance: Aquatic Center with restrooms/lifeguard building; Home Base Pavilion (HB BH-1); and Bio-Retention Area for the Bronx House Camp.

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 As indicated in the January 25, 2019 letter from the Rockland County Drainage Agency, the owner of the property is in violation of the Rockland County Stream Control Act, due to unauthorized construction completed without the proper permits being issued. The steps outlined in their letter must be addressed, to rectify all outstanding violations.
- 2 An updated review must be completed by the Rockland County Department of Health, and all required approvals and permits must be obtained.
- 3 In the areas where the buffer is being encroached upon, additional evergreen landscaping should be provided to help reduce the visual and audible impacts of the camp to the adjacent neighbors. In addition, since nearby property owners have expressed concerns regarding the noise levels being emitted by the camp, the Town should monitor the site to ensure that all noise-related requirements are being met.

HENRY KAUFMANN CAMPGROUND IMPROVEMENTS (O-1061M)

4 The site plan as submitted is not complete. Only a portion of the site is provided, and a north arrow and map notes with district information are missing. No engineering seal or license number is provided. A New York State licensed professional must validate the plans. The adjacent streets to the site must include the roadway names. In addition, a vicinity map with a north arrow or scale must be provided. A complete site plan, which contains all these features must be provided.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Chris Day, Orangetown
Rockland County Department of Highways
Rockland County Drainage Agency
Rockland County Department of Health
Federal Emergency Management Agency

Stantec

**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.