



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, 2019

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: 10/25/2019

Date Review Received: 11/7/2019

Item: *HENRY KAUFMANN CAMPGROUNDS - MASTER PLAN AMENDMENTS (O-1061Q)*

Master Plan Amendments for an existing camp located on 105.914 acres in the R-80 zoning district. Improvements planned for the Master Plan include: replacement of ten camp shelters with new pavilions; construction of two new camp pavilions; replacement of the aquatic center, including a new aquatic center restroom, covered changing area, and lifeguard station building; construction of a new aquatic complex and a new aquatic center; new camp services pavilion; new camp services garage; new office & first-aid building; two new amphitheatres; relocated an existing amphitheater; two new gymnastics tents; improvements to the environmental education building; improved and new playing fields throughout the site; two reoriented ballfields; new and improved basketball and tennis courts; relocated mini golf courses; improved and relocated playgrounds; relocated gaga ball courts and climbing tower; improved stone house; new pedestrian bridge; utility improvements including water, sanitary sewer and stormwater management; new gravel parking area for buses and cars (46 spaces total); and new walking paths. There are five phases to achieve these amendments.

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 County of Rockland Drainage Agency and any required permits obtained.
- 2 A review must be completed by the County of Rockland Department of Highways, any concerns addressed, and all required permits obtained.
- 3 The comments in the June 5, 2019 letter from the Rockland County Department of Health must be met.

HENRY KAUFMANN CAMPGROUNDS - MASTER PLAN AMENDMENTS (O-1061Q)

- 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 The timing for the different phases of the project must be provided.
- 8 As the various phases, buildings and facilities are proposed, individual detailed site plans must be provided, showing the existing conditions, proposed layout, grading, drainage, lighting, etc.
- 9 It must be demonstrated that the proposed fire lanes, and emergency access points can adequately maneuver on the site. Some of the turns are tight and narrow, thereby making it difficult for the equipment to access the buildings on the site. Turning radii and movements must be provided illustrating that the large fire trucks or other emergency equipment can access all locations indicated to be fire access roads.
- 10 Drawing No. MP-2 and MP-2A were provided, both labeled sheet 2 of 4. These sheets should be given different numbers to distinguish themselves from each other and a narrative should be provided to explain the difference between the two plans. In addition, sheets 1, 3, and 4 should also be included to provide our department with a better understanding of the entire project.
- 11 An overall bulk table and vicinity map must be provided on the plans.
- 12 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.
- 13 A landscaping plan shall be provided which has low evergreen landscaping.
- 14 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.



Douglas J. Schuetz
Acting Commissioner of Planning

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

Stantec

Donald Brenner

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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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.