

LITTLE BUCS YOUTH SPORT TRAINING FIELD (O-346K)

4 It has still not been clarified if the proposed use requires a conditional use permit. No minutes have been received either clarifying this question. The Zoning Ordinance for the Town of Orangetown permits individual fitness and training centers in the LIO zoning district as a conditional use permit. The Town of Orangetown Planning Board must be assured that all criteria for a training center, as outlined in Section 8.16 of the Zoning Ordinance are met.

5 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.

6 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.

7 More detailed information must be provided for the accessible/emergency vehicle access. Clarification must be provided regarding how this access/drop-off location will be achieved. Currently there is only a curb cut in this location, which is insufficient for vehicles to pull into/out of safely along this section of the road. Visibility may also be an issue since this section is along the curve in the road. In addition, a security gate is shown directly in front of the drop-off location, making it infeasible for this to be used also as a drop-off location. The applicant must provide more details as to how this access will be ADA compliant and how vehicles will safely drop-off/pick-up people, so that this location is truly accessible.

8 It is still not clear as to the exact location(s) of the playing field(s). Will the northeastern portion of the site be used as a playing field as well as the southern portion? Is only one field being proposed for the training facility or multiple fields? Is the sports equipment storage area no longer proposed? Clear delineations of the playing fields must also be provided on the site plan.

9 Access to the pedestrian path from the parking lot will have to be obtained by going between parked vehicles. One of the end parking spaces in the northwestern corner should be eliminated and instead, used as a crosswalk for the pedestrians so that a safer walkway can be provided.

10 Is a retaining wall proposed around the periphery of the filled area? The existing topography and the proposed topography do not tie in correctly. This must be clarified. If walls are proposed, then top and bottom of wall elevations must be provided.

11 The easternmost portion of the site is located next to a right-of-way for Orange and Rockland Utilities. Since this area is proposed to be extensively cleared and regraded, a review must be completed by the utility company to ensure that the drainage flow, landscaping and regarding will not negatively impact their facilities.

12 Evergreen trees are proposed along a portion of the frontage along Oak Tree Road and the easternmost boundary of the playing field area. Some trees are being proposed within the approximate location of the Tennessee Gas Pipeline Company (TGPC) easement. Before planting these trees, the TCPC must be given the opportunity to review the site plan to ensure that there are no concerns.

13 Since extensive clearing is proposed, a tree inventory should be done to determine if the proposed number and caliber of trees to be planted will adequately replace those to be removed. Planting of trees/vegetation will help to reduce soil erosion that may result from such substantial regrading of the site.

14 All proposed signage must be shown on the site plan, and conform to all Town requirements.

15 Neither the narrative nor the site plan indicate that outdoor lighting is being proposed. This must be clarified. If lighting is proposed, then a lighting plan must be provided that demonstrates that the intensity of the candle lumens is less than 0.1 at the property line. In addition, the lighting must comply with Section 8.16C.(2) of the Orangetown Zoning Ordinance.

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16 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 Standards for Urban Erosion and Sediment Control.

17 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 Chris Day, Orangetown
Rockland County Drainage Agency
Rockland County Department of Health
United States Army Corps of Engineers
Orange and Rockland Utilities
Federal Emergency Management Agency

Divney Tung Schwalbe
Tennessee Gas Pipeline Co.

**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.

