

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

May 24, 2017

Stony Point Planning Board
74 East Main Street
Stony Point, NY 10980

Tax Data: 19.01-1-1

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

Map Date: 4/2/2017

Date Review Received: 4/18/2017

Item: *GATE HILL DAY CAMP TWO (SP-168B)*

Site plan for an existing day camp, operated weekdays in the summer season from 8 AM - 4 PM. The parcel consists of 32.7 acres in the RR zoning district. A Five-Year Development Plan has been prepared, showing new buildings (both principal and accessory structures), open activity areas (swimming pools and activity fields), and parking areas.

Southeast side of Gate Hill Road, west side of Blanchard Road, containing Blue Note Drive; approximately 303 feet south of Sgt. Schwarz Court

Reason for Referral:

Gate Hill Road (CR 106), Blanchard Road (CR 83), Gate Hill Road Ext. (CR 98A), Harriman State Park, 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***

The Five Year Development Plan shows that the majority of the site will be occupied by new fields, buildings, and activity centers. The current site is heavily treed, and is extremely steep. The future plans do not seem to incorporate the features into the topography, but rather, locate the new fields and activity areas in some of the steepest locations on site. In order to achieve the construction of these features, denudation of the vegetation, which helps to stabilize the steep slopes, will occur, as well as the removal of large areas of steeply sloped hillsides. Listed below are many concerns we have with the proposed plans and development of the site.

1 The conditions in the County of Rockland Department of Highways letter dated May 8, 2017 must be met. All required permits must be obtained.

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- 2 The comment in the April 26, 2017 letter from the Rockland County Department of Health must be addressed.
- 3 A review must be completed by the Palisades Interstate Park Commission and any comments or concerns addressed.
- 4 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.
- 5 The Existing Condition Plan is the only plan submitted that contains topography. However, the topography does not notate the contour intervals, the elevation of the contour lines, or any spot elevations, thereby making it impossible to determine the slope percentage or grade. These features must be included on the plan, particularly since the site contains very steep slopes.
- 6 The Existing Condition Plan is also the only plan that contains the entire parcel. The southeasternmost portion of the lot has not been included on any of the other maps. A Match Line is provided for the Blue Note Lane, but not for this other section of the site. The entire site must be provided.
- 7 The Five-Year Development Plan and the Proposed Fields and Clearing Limit Plan must contain topography so that it can be ascertained how the steep slopes will be impacted. Based on the Existing Condition Plan, it appears that large areas of steeply sloped lands are planned to be leveled with playing fields or other activity areas (areas & fields 109, 111 and 113). In addition to the extensive regrading on the site that will occur, these areas are also heavily treed. Will retaining walls be required? How will the unstabilized soils be prevented from eroding? These issues must be addressed.
- 8 The Five-Year Development Plan and the Proposed Fields Clearing Limit Plan are not consistent. Several of the proposed fields, shown on Sheet 4, Clearing Limit Plan, are not shown on the Five-Year Development Plan. The following fields/amenities are missing from the Five-Year Development Plan and must be added in order to make the plan complete: Gathering Field (101), JR Field (103), Basketball (104), Soccer (105), Volleyball/Sand Court (106), ED Diamond (107), JR Ropes (108), Adventure Courses (109 & 110), Field 122, and Covered Play Ground (121).
- 9 It is not clear if it is anticipated that more campers will be using the facility as a result of the expansion. This must be clarified so that septic, and other infrastructure needs can be assessed.
- 10 As questioned in the Rockland County Department of Highways letter, it must be clarified if the Blue Note Lane is being proposed as a secondary access, emergency access, or other use.
- 11 Other information for the Five Year Development Plan must be provided, including utilities, lighting, landscaping, signage, delineated parking spaces, etc.
- 12 The Five Year Development Plan must show any required walls that are necessary to implement the proposed features, and notate the top and bottom wall elevations. These areas are steeply sloped, and may probably require extensive walls. Walls over four feet in height should be tiered and landscaped. Fields 113 and 122 are being proposed right up to the rear setback, with residences in close proximity. In addition to the walls being tiered, evergreen landscaping must be planted to help shield the regraded and denuded areas from the residences.

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13 An onsite circulation plan must be provided that highlights the locations for delivery vehicles, bus loading/unloading areas, emergency access, and camper drop-off/pick-up locations. This will provide designated areas for specific vehicle uses that will help to ensure the safety of the campers, while avoiding vehicular conflicts.

14 The future plans illustrate eight parking spaces that seem to be located in the middle of the intersection of the two access drives. Does this location impede the safe flow of traffic and provide pedestrians with a safe path to the camp facilities? A parking area, located out of the main driveway access points, that provides a safe location for both parked vehicles and pedestrians must be provided.

15 As stated above, only eight parking spaces are delineated on the existing and future development plans. Are eight parking spaces sufficient for staff and parental drop-off/pick-up? A parking calculation must be provided that shows the number of required parking spaces, and the site plans must be updated to show where employee/staff parking is located.

16 The Town fire inspector and/or the Rockland County Office of Fire and Emergency Services must review the site plan to ensure that adequate circulation is provided in the event an emergency arises. This review should include whether the access can accommodate fire equipment, and whether there is adequate water supply for firefighting purposes.

17 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.

18 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 Jim Monaghan, Stony Point
Rockland County Department of Highways
Rockland County Department of Health
Palisades Interstate Park Commission
Rockland County Office of Fire and Emergency Services

Atzl, Nasher & Zigler P.C.

**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.

