

GATE HILL DAY CAMP TWO - TEN YEAR PLAN (SP-168C)

- 2 The grading plan provides topography of the site but does not actually show the grading that would be necessary to implement the improvements. A true grading plan must be provided that illustrates the proposed topography so that the extent of the regrading required can be fully evaluated. It must include retaining walls with top and bottom elevations, areas of vegetation to be cleared, and a proposed tree line.
- 3 In order to ensure compliance with Section 215.18A of the Stony Point zoning regulations, all areas characterized by a slope in excess of 25% must be shown on the site plan. As per town regulations, the applicant must limit the disturbance to these areas to a maximum of 2,500 square feet.
- 4 The boundaries shown on the site plan do not match available tax maps. The complete metes and bounds of all three parcels must be shown on the site plan. If the boundaries, as shown, reflect private agreements between property owners, they must be indicated as such on the site plan.
- 5 The map note on the Cover Sheet on the plans from a previous review, dated April 2, 2017, restricting amplified music or noise has been removed from the current plans. The applicant must indicate why this note was removed and clarify if amplified music or noise is proposed. Given the site's close proximity to residences, we recommend that amplified music or noise not be permitted.
- 6 Map note #5 on plans dated April 2, 2017 discussed a leased parcel. This map note has been removed from the current plans. An explanation must be provided as to this map note.
- 7 A previous application projected a five-year timeframe for the proposed improvements. In the current application, this timeframe has increased to ten years. The applicant must explain why the timeframe has been increased. To better evaluate the proposed development in this timeframe, a phasing plan must be provided.
- 8 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.
- 9 Site plan only provides a count of proposed parking spaces. A full parking calculation showing the required number of spaces must be provided.
- 10 An emergency access is proposed along the southern perimeter of the site. This will entail the need to regrade and remove vegetation along its path. The applicant must plant evergreen landscaping along the accessway to provide a buffer for the residences to the south.
- 11 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.
- 12 An updated review must be completed by the County of Rockland Department of Highways and all concerns addressed and all required permits obtained.
- 13 As per the January 3, 2018 letter from the Rockland County Department of Health, all proposed subsurface disposal systems must be approved and an application must be made for a review of the stormwater management system for compliance with the County Mosquito Code.
- 14 A review must be completed by the Palisades Interstate Park Commission and any comments or concerns addressed.
- 15 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.

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16 An onsite circulation plan that displays drop-off/pick up areas, bus loading/unloading areas, delivery locations, and bus turnaround areas must be provided. In addition, parking fields A,B,C and D are indicated as gravel, which is not an ideal surface for painting parking lines. The applicant must show how drivers will be able to use the parking areas in the manner shown on the plans.

17 The Town fire inspector and/or the Rockland Office of Fire and Emergency Services must review the site plan to ensure that adequate circulations 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. In addition, fire lanes must be provided.

18 A landscaping and tree preservation plan shall be submitted for review. Given the extent of the clear cutting being proposed, the applicant must mitigate the removal of vegetation by providing additional landscaping wherever possible. Screening of structures, walls, and activity areas for neighboring properties must be provided.

19 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.

20 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
- United States Army Corps of Engineers

- 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.

