

**June 1, 2020 Board Items:**

**PB#20-20: SMK Greene Subdivision Plan**

Prepreliminary/Preliminary Subdivision Plan and SEQRA Review  
318 Western Highway, Tappan  
74.18-2-34, R-15 zoning district

**PB#20-21: SQ Properties Site Plan**

Prepreliminary/Preliminary Site Plan and SEQRA Review  
8 Olympic Drive, Orangeburg  
73.15/1/16; LIO zoning district

**PB#20-22: 119 Tweed Boulevard Site Plan**


Critical Environmental Area  
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review  
119 Tweed Boulevard, Upper Grandview  
71.17/1/19; R-22 zoning district

**PB#20-23: Henry Kaufman Campgrounds Masterplan**

Final Masterplan Review  
667 Blauvelt Road, Pearl River  
69.14/1/28 & 69.10/2/21; R-80 zoning district

**PB#20-24: Henry Kaufman Campgrounds Site Plan – Bronx House**

Final Site Plan Review – Bronx House  
667 Blauvelt Road, Pearl River  
69.14/1/28 & 69.10/2/21; R-80 zoning district

  
Dated: May 27, 2020



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGETOWN, N.Y. 10962

**Jane Slavin, RA  
Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

Date: May 29, 2020

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

From: Jane Slavin, RA.,  
Director O.B.Z.P.A.E.

Subject: **Henry Kaufmann Campground, Inc. Site Plan PB#20-24  
Bronx House Final**  
667 Blauvelt Road, Pearl River;  
69.14/1/28 & 69.10/2/21; R-80 zoning district



Submission Reviewed:

Bronx House Site Plan as prepared by Stantec, dated March 2020.

- 1) The proposed building chart must have ID numbers that correspond to the building chart on the master plan.
- 2) The proposed lifeguard and restroom building size must be provided, including floor plans and elevations. The structure must also be numbered and listed in the building chart on the master plan.
- 3) The setback of 203.2' to the improved playfield BH-1 does not match the ZBA decision #18-289, May 16, 2018 of 204'. Plan must be revised to match the ZBA approved plan.
- 4) What improvements are proposed for the playfield?
- 5) The square footage of the homebase pavilion HB-BH-1 is indicated as 5,816 on the plan; however the building chart on the master plan indicates Shelter #17 as 6,057. Which is correct?
- 6) Relocated GAGA BH-1 should have a number assigned to it and should be indicated on the master plan building chart along with the size of the structure.

- 7) Provide specification information for the proposed propane tank.
- 8) Applicant is advised that per RCDA letter dated 12-6-19, no permits can be issued until all existing RCDA violations are abated.

JS 12/10/19



Rev. 4-24-2020

## Department of Environmental Management and Engineering Town of Orangetown

127 Route 303 Orangeburg New York 10962  
Tel: (845) 359-6502 • Fax: (845) 359-6951

April 21, 2020

Planning Board  
Town of Orangetown  
1 Greenbush Road  
Orangeburg, New York 10962  
Attn: Cheryl Coppersmith, Chief Clerk

**Re: Henry Kaufmann Campground, Inc. Site Plan  
(Bronx House)**

**PB# 20-23**

Gentlemen:

This Department has the following comments/ recommendations:

1. The applicant still needs to comply with PB Decision # 17-59, condition 10 (soil borings, perc tests and determination of groundwater elevations to be performed at the proposed bio-retention areas. This shall be done **PRIOR** to this proposal receiving final approval.)
2. The SWPPP and the drawings are STILL not coordinated. For example:
  - a. Drawings 4 & 11 show five (5) separate areas of disturbance (a.o.d.) totaling 104,831 SQFT of disturbance. However, the SWPPP – Project Summary, page ii and Section 3.2 Proposed (Post - Development) Watershed Conditions, page 9, discuss only 4 a.o.d.'s for a total a.o.d. of 68,600 ft<sup>2</sup> (1.6 acres.) This is unacceptable and shall be corrected.
  - b. in connection with item 1a above, the Master Plan SWPPP lists 5 a.o.d.'s but has a total a.o.d. of 97,400 SQFT. Again, the drawings and the SWPPP for this project shall be COMPLETELY coordinated, as well as being coordinated with the Master Plan Drawings and SWPPP.
3. The revised SWPPP is under review and comments will be sent directly to the applicant's engineer under separate cover. However, the *Executive Summary*, *Methodology/ NYSDEC Uniform Sizing Criteria*, *Permanent Stormwater Management Practices*, and any other pertinent sections of the SWPPP as well as the design calculations need to demonstrate how Chapter 6 – Green Infrastructure and Chapter 9 – Redevelopment of the New York State Stormwater Management Design Manual are being satisfied.
4. The *Project Summary* – page ii of the SWPPP shall list the address and contact information of the owner of the property.
5. A reference to the 14 day maximum soil exposure limit shall be added to the SWPPP in the *Executive Summary*, Section 4 - *Temporary Erosion and Sediment Control*

*Measures, Section 6 - Construction Sequencing and Scheduling, Section 7 – Implementation of the SWPPP and any other pertinent location.*

6. The total a.o.d. for the Bronx House project shall be listed on drawings 4 through 7.

7. The proposed a.o.d. for the Aquatic Center, on drawings 4 & 7, does not fully encompass macadam driveway demolition. Also, upon reviewing drawings 6, 7 and 12, the a.o.d. areas shown on drawing 4 & 7, do not encompass the relocated gravel path turn around, relocated Gazebo, the drainage piping exhaust and the proposed sanitary work in and around the existing sanitary pumping station and the new force main connection to the existing main. The proposed a.o.d.s shown on the drawings shall encompass ALL proposed work. These revised a.o.d.s shall be amended on all drawings and in the SWPPP for this project as well as the Master Plan SWPPP.

8. In connection with comment #7 above, the relocated climbing Tower is not even represented in drawing 4. There will be some amount of disturbance to relocate and install this equipment. This too shall be included in the a.o.d. Also, this tower is not called out on drawing 5, this shall be corrected.

9. The numbering/ naming system for all of the proposed yard inlets, drainage manholes, flared end sections, which are mostly delineated on drawing 8, shall be used to label the same facilities on all drawings in which those features appear (e.g. drawings 7, 8, 9, 10, and 12).

10. The stationing used for the drainage profiles (drawing 10) and the sanitary profiles (drawing 13) shall be shown on drawings 7, 8 and 9 (for drainage) and drawing 12 (for sanitary lines.) Also, the specific station for every yard drain, drainage manhole, flared end section sanitary manhole, sanitary cleanout, shall be given on drawings 7-9 and 12 as well.

11. Vertical scales shall be added to all of the bio-retention basin cross sections shown on drawing 9.

12. All of the proposed utility work (installation of sanitary sewer, storm sewers, water lines, etc.) shall be shown on drawing 11. All SESC features for that work shall also be shown (e.g. protections for yard drains.) Details for said features shall be added to the plans and to the SWPPP.

13. Almost none of the proposed sanitary sewer work is coordinated on the drawings, for example:

a. Drawing 12 has project HB-BH-1's (unnamed on this drawing – see comment #10 below) sanitary building connection labeled as a combination of new and existing 6 inch lateral with a new sanitary manhole SM#1 (although no manhole is depicted on the line – this needs to be corrected as well).

However, the profile on drawing 13 shows no manhole and labels the entire building connection as 12 inch diameter.

b. Drawing 12 has project HB-BH-2's (unnamed on this drawing – see comment #10 below) sanitary building connection labeled as an 8 inch lateral (it

is not specified if this line is new or being reused.) However, the profile on drawing 13 again shows the entire building connection as 12 inch.

14. The sanitary calculations provided are under review. However, the calculations call for 3 inch diameter force main, but the profile for the force main on drawing 13 shows the last “new” section of the force main to be 4 inch diameter. This is incorrect and the drawing shall be revised.

15. Cleanouts, with invert elevations, shall be depicted at all changes in direction, on all sanitary building connection lines.

16. The existing Town owned sanitary main and easement shall be shown on drawings 5 & 6.

17. The sanitary manhole detail, on drawing 15. Shall be revised to show a 30 inch diameter access (not 24 inch.)

18. A note shall be added to drawings 1, 12 and 13 that states “The Town of Orangetown Sewer inspector shall be notified at least 48 hours in advanced of any sanitary sewer work being performed on the site, including building connections, force main installation, etc.”

19. All of the proposed projects (e.g. Homebase Pavilion HB-BH1, Aquatic Center, etc.) shall be labeled on EVERY drawing for ease of review.

20. The following language shall be added to the *Contractors and Sub-Contractors* section on page v of the SWPPP – “**Prior to any site work beginning, the Contractor’s proof of completion of the required NYS DEC Endorsed 4-Hour Erosion and Sediment Control Course must be supplied and made part of the SWPPP.**”

21. The following shall be added to Section 7.2 – *Site Inspections* on page 21 of the SWPPP:

a. Add to paragraph 1 – “**The Qualified Inspector shall sign the Qualified Inspector’s SWPPP Certification form which must be supplied and made part of the SWPPP.**”

b. Edit the beginning of paragraph 2 as follows – “**Where the Town of Orangetown has approved a waiver to disturb over 5 acres at one time (but less than 10 acres), two regular inspections of ...**”

22. Item #6 under the *Design Engineer* section on page iii of the SWPPP shall be revised as follows:

“If ... than 5 acres at any one time a **Waiver request from the Town of Orangetown must be prepared by the applicant’s engineer in writing and included in the SWPPP. If a Waiver is granted by the Town, the maximum a.o.d. the Town MAY allow (if it chooses) is 10 acres.** The greater than 5 acre disturbance **Waiver** request shall identify the reasons why the project must disturb greater than 5 acres at any one time (**as per NYSDEC, saving time is not a valid reason**) and what additional ... If the project is granted a **Waiver to disturb greater 5 acres at any one time, the maximum soil exposure limit shall be**

**reduced from 14 days to 7 days and** on-site inspections will be... Inspection reports will be provided to the **Town of Orangetown and the Owner** within one business day..."

23. The following sentence shall be added to *Executive Summary* and Section 7.2 – *Site Inspections* on page 21 of the SWPPP (either to the end of paragraph 2 or in between paragraph 2 &3):

**"The Owner/ Owner's Qualified SWPPP inspector shall email a digital copy of ALL SWPPP inspections to the Town of Orangetown – DEME ([bpeters@orangetown.com](mailto:bpeters@orangetown.com)), as well as keeping paper copies with the field copy of the SWPPP."**

24. The NOI needs to be completed.

25. All existing utility easements and dedications - metes and bounds specifically - shall be shown on **ALL** of the plans.

Very truly yours,



cc: Highway file  
Sewer file

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner

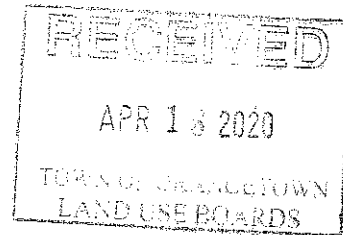
**Arlene Miller**  
Deputy Commissioner

April 10, 2020

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: 3/6/2020

Date Review Received: 3/24/2020

Item: **HENRY KAUFMANN CAMPGROUNDS: BRONX HOUSE (O-1061V)**

Site plan for the Bronx House area for an existing camp located on 105.914 acres in the R-80 zoning district. Changes include: a new aquatic center; a new lifeguard and restroom building; two 5,816 SF homebase pavilions; an improved play field; a relocated climbing tower and a relocated gaga ball court; a reoriented ballfield; three bioretention areas; a proposed propane tank; a relocated macadam fire access road; and a relocated gravel path with a turnaround.

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 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.
- 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 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.



**HENRY KAUFMANN CAMPGROUNDS: BRONX HOUSE (O-1061V)**

- 6 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- 7 There shall be no net increase in the peak rate of discharge from the site at all design points.
- 8 Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed engineer.
- 9 The application form indicates the property receives water service from United Water. The form must be corrected Suez.

  
\_\_\_\_\_  
Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown  
Federal Emergency Management Agency  
Rockland County Department of Health  
Rockland County Department of Highways  
Rockland County Drainage Agency  
United States Army Corps of Engineers  
  
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.*

# Rockland County

Ed Day, Rockland County Executive

**DRAINAGE AGENCY**  
**DIVISION OF THE HIGHWAY DEPARTMENT**  
23 New Hempstead Road  
New City, New York 10956  
Phone: (845) 638-5081 Fax: (845) 708-7116  
Email: [highway@co.rockland.ny.us](mailto:highway@co.rockland.ny.us)

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*  
*Chairman, Drainage Agency*

**Vincent Altieri, Esq.**  
*Executive Director*

**Via email:** [ccoopersmith@orangetown.com](mailto:ccoopersmith@orangetown.com)

April 21, 2020

Planning Board  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
Attn.: Cheryl Coopersmith



**Re:** Henry Kaufmann Campgrounds-Bronx House Site (Site with Violation)

667 Blauvelt Road, Pearl River  
Section 69.14, Block 1, Lot 28  
Tax Map: Town of Orangetown

**Resource:** Nauraushaun Brook

Dear Mrs. Coopersmith,

The Rockland County Drainage Agency ("RCDA") has reviewed the above-referenced proposal included with your referral as prepared by: Stantec, dated/last revised March 6, 2020.

The RCDA has previously reviewed the parcel and determined that it is within the jurisdiction of the RCDA. Therefore, a permit or a determination otherwise from the RCDA, pursuant to the Rockland County Stream Control Act, is required for any developments within this parcel. Please note that an application for a different project to address the existing Stream Control Act violations was received by the RCDA; however, a permit was NOT issued. Please have the applicant provide the RCDA with requested information to complete the permit process or address the existing site violations as authorized by the RCDA immediately. Any new proposal will require a new Stream Control Act permit and the application is available at the County website, under Highway Department, Drainage Division.

Please note that an application for a site development proposal was submitted to the RCDA in year 2018 to address the existing Stream Control Act violations due to the unauthorized developments done at the site without a valid permit from the RCDA. The application was reviewed and comments were issued under permit application No. 18-01; however, to date, a Stream Control Act Permit was NOT issued to address the violations or the site violations have NOT been abated as authorized by the RCDA. Please further note that a new permit cannot be issued until the existing site violations are addressed to the satisfaction of the RCDA.

By copy of this letter the RCDA is hereby notifying the Town of Orangetown land use boards and departments that this parcel and the current property owner are in violation of the of the Rockland County Stream Control Act, Chapter 846, as indicated above. Any future decisions or determinations made by the Town of Orangetown land use boards and departments regarding this parcel should indicate that it is within the jurisdiction of the RCDA and that a permit or a determination otherwise from the RCDA will be required for all developments within this parcel. The RCDA recommends that the Town of Orangetown land use boards and departments ensure the applicant has secured the necessary permits and approvals from all interested and involved agencies and has no outstanding violations, as a prerequisite for granting any final approvals.

The Rockland County Drainage Agency ("RCDA") does not object to the Planning Board assuming responsibilities of lead agency for SEQRA purposes in the above-referenced matter.

Please contact Shajan S. Thottakara, P.E., CFM, at (845) 638-5081 or by e-mail: thottaks@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,

*for Vincent Altieri*  
Vincent Altieri  
Rockland County Drainage Agency

- c: Building Department                      Town of Orangetown
- Zoning Board of Appeals              Town of Orangetown
- Donald Brenner-Representative,      UJA Federation of NY,
- Troy Wojciekofsky, P.E.                Stantec
- Rockland County Highway Department
- Rockland County Planning Department
- Shajan S. Thottakara, P.E., CFM

OBZPAE@orantown.com  
darbolino@orantown.com  
brennerlaw@optonline.net  
Troy.Wojciekofsky@stantec.com  
(by e-mail)  
(by e-mail)

(File: 20 ONR 10 )

## Cheryl Coopersmith

---

**From:** Altieri, Vincent <AltieriV@co.rockland.ny.us>  
**Sent:** Wednesday, April 22, 2020 4:53 PM  
**To:** Thottakara, Shajan; Cheryl Coopersmith  
**Cc:** OBZPAE; Debbie Arbolino; brennerlaw@optonline.net; Wojciekofsky, Troy  
**Subject:** Re: Henry Kaufmann Campgrounds-Bronx House Site, 667 Blauvelt Road, Pearl River (Site with Existing Violations)

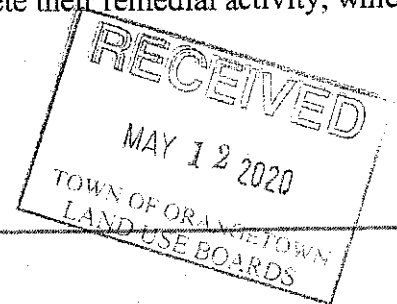
[External Email]

---

Dear Mrs Coopersmith,  
Please be advised that we had given the applicant until May 1, 2020 to complete their remedial activity, which would address their violation.

Vincent Altieri

Get [Outlook for Android](#)



---

**From:** Thottakara, Shajan <ThottakS@co.rockland.ny.us>  
**Sent:** Wednesday, April 22, 2020 4:34:15 PM  
**To:** Cheryl Coopersmith <ccoopersmith@orangetown.com>  
**Cc:** Altieri, Vincent <AltieriV@co.rockland.ny.us>; obzpa@orangetown.com <obzpa@orangetown.com>; darbolino@orangetown.com <darbolino@orangetown.com>; brennerlaw@optonline.net <brennerlaw@optonline.net>; Wojciekofsky, Troy <Troy.Wojciekofsky@stantec.com>  
**Subject:** Henry Kaufmann Campgrounds-Bronx House Site, 667 Blauvelt Road, Pearl River (Site with Existing Violations)

To the Town of Orangetown Planning Board with copies to Zoning Board of Appeals and Building Department:

Please see the attached pdf copy of the RCDA letter regarding the above referenced subject for your information. To date, the site violations have not been abated.

The RCDA recommends that the municipal land use boards and departments ensure that the applicant/property owner has secured necessary permits and approvals and no outstanding violations from the RCDA as a prerequisite prior to granting any final approvals.

Thank you

 **Rockland County**  
**Drainage Agency**

*(A Division of Highway Department)*

**Shajan S. Thottakara, P.E., CFM**  
Engineer-III (Permits and Reviews)  
23 New Hempstead Road  
New City, NY 10956  
(845) 638-5081



