

**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

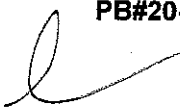
**PB#20-21: SQ Properties Site Plan**

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**

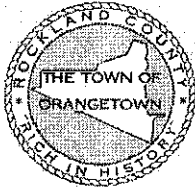


Final Masterplan Review  
667 Blauvelt Road, Pearl River  
69.14/1/28 & 69.10/2/21; R-80 zoning district

**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**

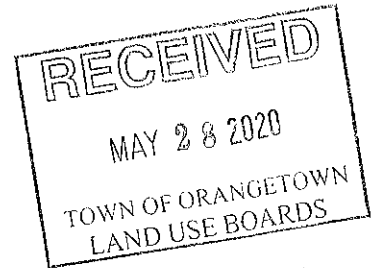
**Fax: (845) 359-8526**

**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 Camp Ground, Inc. PB# 20-23  
Final Master Plan**  
667 Blauvelt Road, Pearl River, NY  
69.14-1-28 & 69.10-2-21; R-80 zoning district



Submission Reviewed:

Master Plan as prepared by Stantec, Dated March 2020.

- 1) Applicant is advised that per RCDA letter dated 12-6-19, no permits can be issued until all existing RCDA violations are abated.

**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

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

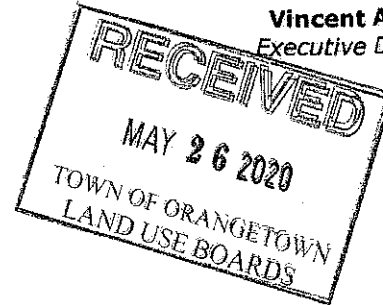
**Vincent Altieri**  
*Executive Director*

**Via e-mail: brennerlaw@optimum.net**

April 29, 2020

Don Brenner, PE, LLB  
4 Independence Avenue  
Tappan, NY 10983

Re: **Permit Application No. 18-01**  
**Kaufmann Campground Misc. Improvements (to address existing violation)**  
667 Blauvelt Road, Pearl River  
Section 69.14, Block 1, Lot 28 &  
Section 69.10, Block 2, Lot 21  
Town of Orangetown Tax Map  
**Resource: Sparkill Creek**




Dear Mr. Brenner:

In response to your recent inquiry, your request that the removal of the impervious material be completed by October 31, 2020 is granted. This is the final extension.

If you have any further questions or comments, please feel free to contact me.

Sincerely,



Vincent Altieri

cc:

Shajan Thottakara



Rec. 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 Master Plan**

**PB# 20-22**

Gentlemen:

This Department has the following comments/ recommendations:

1. The SWPPP and the drawings still need to be coordinated - examples:
  - a. Table 1 – “Proposed improvements Summary Table” in Appendix B of the Masterplan SWPPP lists Ballfield BH-1 and Play Area BH-1 as items of Phase 1. However, the Proposed Use Table on drawing MP-2 does not list these items.
  - b. All items *changing* (e.g. new, relocated, replaced, reoriented, improved, etc.) in any phase shall be listed in both the Table 1 of the SWPPP and the Proposed Use Table as every item will create an increase/ decrease/ or net zero in imperious surface and area of disturbance calculations and totals which should all be reflected, calculated and tabulated in conceptual SWPPP and listed on the Master plan drawings. This includes items like the Reoriented Ballfield (Playfield BH-3?) and the improved Playfield (Playfield BH-1?) in the Phase 1 – Bronx House section of the campground.
  - c. Neither the SWPPP nor Proposed Use Table list the Relocated Climbing Tower. This item shall be listed in both as there will be some minor disturbance to relocate this type of item. See comment 1b above.
  - d. While Table 1 of the SWPPP lists “Play Area BH-1”, neither the site plan nor the Proposed Use Table, both of which are on drawing MP-2, list a Play Area-BH-1.
  - e. ALL items shown on the drawings and listed in the SWPPP shall be named/ numbered/ identified uniformly. This site is too complex for inconsistencies.
  - f. What is a “Relocated Gaga BH-1” as show in the Bronx House area on drawing MP-2? See comment 1e above.
  - g. The relocated macadam fire access road and gravel turn around (which are not even called out on drawings MP-2), shall be included in both Table 1 of the SWPPP and the Proposed Use Table on drawing MP-2 as these two items clearly have area of disturbance and imperious area implications.
2. The *Executive Summary, Methodology/ NYSDEC Uniform Sizing Criteria, Permanent Stormwater Management Practices* need to discuss how Chapter 6 – Green Infrastructure and Chapter 9 – Redevelopment of the New York State Stormwater Management Design Manual are being satisfied.

3. The referenced “*NYS Standards and Specifications for Erosion and Sediment Control*,” under the *Executive Summary* – page ii of the Master Plan Conceptual SWPPP is not up-to-date (July 2016 noted but it should be November 2016.).

4. The *Project Summary* – page ii of the Master Plan Conceptual SWPPP shall list the address of the owner of the property as well as all proposed work in all phases, e.g. new pedestrian bridge, Sickletown Road Stormwater Management Project, relocated gravel pathways, relocated macadam fire access roads, etc.

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 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.”**

7. The following shall be added to Section 7.2 – *Site Inspections* on page 19 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 ...”**

8. 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...”**

9. The following sentence shall be added to Section 7.2 – *Site Inspections* on page 19 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.”**

Very truly yours,

  
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cc: Highway file  
Sewer file

4-22

**DEPARTMENT OF PLANNING**

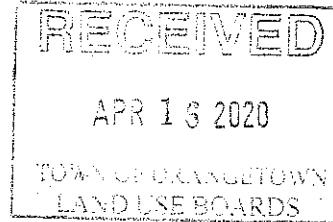
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**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: **UJA - HENRY KAUFMANN CAMPGROUND IMPROVEMENTS (O-1061U)**

Master plan for improvements to an existing camp located on 105.914 acres in the R-80 zoning district. Improvements planned include: replacement of two 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; a new camp services pavilion; a new camp services pavilion; a new office and first-aid building; two new amphitheatres; the relocation of an existing amphitheater; two new gymnastic 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; a new pedestrian bridge; utility improvements including water, sanitary sewer, and stormwater management; a new gravel parking area for busses and cars; (46 spaces total); new walking paths; replacement of the asphalt parent and increased radius from the entrance to the northerly drive; and the installation of a stormwater management basin. 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), Naraushaun 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.

**UJA - HENRY KAUFMANN CAMPGROUND IMPROVEMENTS (O-1061U)**

- 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 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 Sheet MP-3 of the site plan provides overall time frames for construction. However, it does not state the timing of the phases themselves. The timing of 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 emergency equipment to access the buildings on the site. Turning radii must be provided illustrating that the large fire trucks or other emergency equipment can access all locations indicated to be fire access roads.
- 10 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.
- 11 We request the opportunity to review any variances that may be needed to implement the proposed master plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

  
\_\_\_\_\_  
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  
Rockland County Office of Fire and Emergency Services  
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.*



**UJA - HENRY KAUFMANN CAMPGROUND IMPROVEMENTS (O-1061U)**

*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*

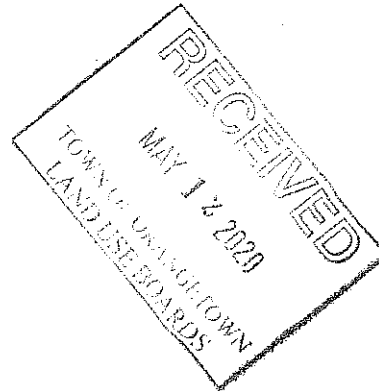
**Vincent Altieri, Esq.**  
*Executive Director*

**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-Master Plan (Site with Violation)  
667 Blauvelt Road, Pearl River  
Section 69.14, Block 1, Lot 28  
Tax Map: Town of Orangetown  
**Resource:** Naurashaun 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](mailto:thottaks@co.rockland.ny.us), if you have any questions regarding this matter.

Very truly yours,

*for*   
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](mailto:OBZPAE@orantown.com)  
[darbolino@orantown.com](mailto:darbolino@orantown.com)  
[brennerlaw@optonline.net](mailto:brennerlaw@optonline.net)  
[Troy.Wojciekofsky@stantec.com](mailto:Troy.Wojciekofsky@stantec.com)  
(by e-mail)  
(by e-mail )  
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