

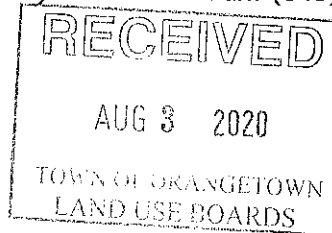
DEPARTMENT OF PLANNING

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 R. Miller
Deputy Commissioner



July 28, 2020

Orangetown Zoning Board of Appeals
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: 7/9/2020

Date Review Received: 7/22/2020

Item: *HENRY KAUFMANN CAMPGROUNDS (O-1061X)*

Variances to permit improvements to the 92Y and 12 Trails areas located on approximately 19 acres of an existing 105.914-acre camp in the R-80 zoning district. The variances required are to allow five new home base buildings and one amphitheater to be located within 300 feet of the lot line.

West side of Sickletown Road, north side of Blauvelt Road/Sickletown Road, east end of South Reld Drive

Reason for Referral:

Sickletown Road (CR 23), Nauraushaun Brook, federal wetlands

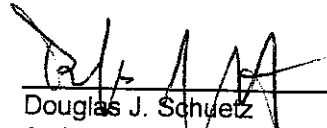
The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****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 comments or 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 The bulk table indicates a rear yard variance is required for a structure that is 186 feet from the lot line. However, no building on the provided use table indicates a setback of this distance. It must be clarified if a building requires a variance for this setback, if there is an error on the bulk table, or if this building is located in a different section of the camp and the variance will be applied for during that phase. If the variance will be required during a different phase, we request the opportunity to review it, as well as any other variances that might be necessary, as per New York State General Municipal Law.

HENRY KAUFMANN CAMPGROUNDS (O-1061X)

5 The Application Form indicates the property receives water service from United Water. The form must be corrected to Suez.



Douglas J. Schuetz
Acting Commissioner of Planning

- cc: Supervisor Teresa Kenny, Orangetown
- Rockland County Department of Health
- Rockland County Department of Highways
- Rockland County Drainage Agency
- United States Army Corps of Engineers
- Rockland County Office of Fire and Emergency Services
- Federal Emergency Management Agency
- Divney, Tung, Schwalbe LLP

**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

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

August 28, 2020

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: Henry Kaufmann Campgrounds: 92Y and Camp 12 Trails
667 Blauvelt Road, Pearl River
Tax Lots 89/69.14-1-28 (formerly 20-38-301.28) & 69.10-2-21 (formerly 20-37-301.10)

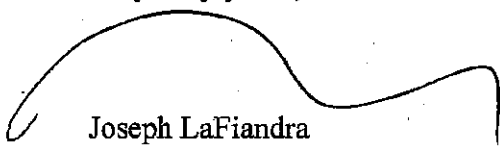
Dear Ms. Arbolino:

Our office has received and reviewed a site plan was last revised on July 9, 2020, which Divney Tung Schwalbe, LLP prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Dyan Rajasingham – Rockland County Highway Department
Shajan Thottakara, P.E. – Rockland County Drainage Agency

File: TOO 69.14-1-28 – Kaufmann Campgrounds
Reader

Rocklandgov.com



Rockland County

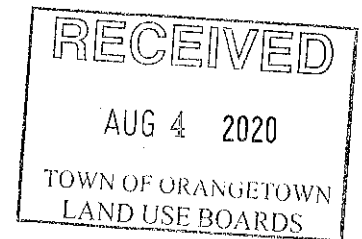
Ed Day, Rockland County Executive

HIGHWAY DEPARTMENT
 23 New Hempstead Road
 New City, New York 10956
 Phone: (845) 638-5060 Fax: (845) 638-5037
 Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
 Superintendent of Highways

August 04, 2020

Ms. Deborah Arbolino
 The Zoning Board of Appeals
 Town of Orangetown
 20 South Greenbush Road
 Orangeburg, NY 10962



RE: Site Plan Review for 92 Y and 12 Trails (Henry Kaufmann Campgrounds)
667 Blauvelt Road in Pearl River, NY
Tax Lots #69.10-2-21 and 69.14-1-28; R-80 Zoning District

Dear Ms. Arbolino:

The Rockland County Highway Department ("RCHD") was in receipt of the referenced site plan prepared by Divney Tung Schwalbe Planners, last updated on 07.09.20, together with other information as part of the GML review process. The review has been complete now and our comments are as follows:

- 1) Proper storm water management system must be implemented and maintained in the site during and post constructions.
- 2) A Right of Way Permit shall be obtained from the RCHD prior to starting any construction activities in the site, if the proposed site plan is approved by the Town.

We appreciate you for the opportunity to review the site plan. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham
 Engineer III

CC: Rockland County Department of Planning
 Divney Tung Schwalbe – Planner, Civil Engineer, Landscape Architect

Rockland County HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

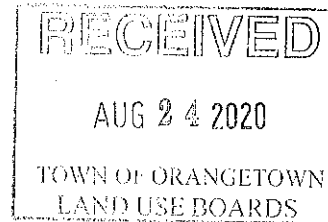
EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

August 19, 2020

Ms. Deborah Arbolino
Town of Orangetown Zoning Boards of Appeals
20 Greenbush Road
Orangetown, NY 10962



Re: Henry Kaufmann Campgrounds
Variances for Site Plan Amendment
Tax Lots 69.14-1-28 & 69.10-2-21

Dear Ms. Coopersmith:

We have received Site Plans for the above referenced project, prepared by Divney Tung Schwalbe revised through July 9, 2020. Comments are as follows:

1. Any septic system & stormwater management improvements will need Rockland County Health Department approval. Applicants engineer should contact the undersigned to coordinate.
2. Pursuant to 10 NYCRR 97.14 public swimming pools are a Type I action.
3. Engineering plans for any proposed pool or modifications to existing pools must be submitted to and approved by the Rockland County Health Department prior to construction.
4. Application is to be made to the RCDOH for review of the stormwater systems for compliance with the County Mosquito Code.

If you have any questions, do not hesitate to contact the undersigned.

Very truly yours,

Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning
Kathleen Smith, RCDOH
Divney Tung Schwalbe

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 22, 2020

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- ~~Rockland County Planning~~
- Rockland County Planning ✓
- Rockland County Highway ✓
- NYS DEC ✓
- US Army Corps ✓



Review of Plans: Henry Kaufmann Campgrounds, 667 Blauvelt Road, Pearl River, NY
Section 69.10 Block 2 Lot 21 and Section 69.14 Block 1 Lot 28 R-80 zone

This matter is scheduled for:

Chapter 43, R-80 District, Section 4.32 (b)(i) "Yards, spacing of buildings and screenings . No buildings, tent, activity area or recreation facility shall be less than 300 feet from any lot line"

The following proposed structures require variances as follows:

- a) Amphitheatre 92Y-2 proposed setback- 161.8'
- b) Home base HB-92Y-7 proposed setback- 15.4'
- c) Home base HB-92Y-8 proposed setback- 283.4'
- d) Home base HB-92Y-9 proposed setback - 104.7'
- e) Home base HB-92Y-10 proposed setback- 214'
- f) Home base HB-92Y-11 proposed setback- 42.9'

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 2, 2020

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on Wednesday, September 2, 2020 . Kindly forward your completed review to this office by September 2, 2020.

Reviewing Agency RC Health Dept

Name Liz Helle date: 8/19/20

Signature: [Handwritten Signature]

Thank you, Deborah Arbolino

ZONING BOARD OF APPEALS

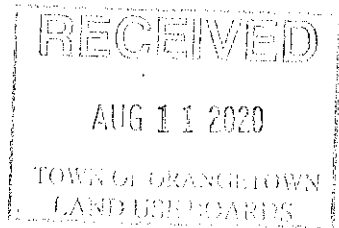
Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 22, 2020

TO: OBAPAE

Environmental Management and Engineering
✓ Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
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Fire Prevention (Performance Standards)

Rockland County Drainage ✓
Rockland County Health ✓
Rockland County Planning ✓
Rockland County Highway ✓
NYS DEC ✓
US Army Corps ✓



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Reviewing Agency Rockland County Highway

Name Rajasingham date: 8/11/20

Signature: _____

Thank you, Deborah Arbolino