

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

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February 2, 2022

Town of Hyde Park
4383 Albany Post Road
Hyde Park, NY 12538

Attn: Michael Dupree, Planning Board Chairman

Re: Camp Victory Lake
CVL - Master Plan/Phase 1
Tax ID# 133200-6265-04-630350
133200-6265-04-672479
133200-6265-04-681487
133200-6265-04-712479
133200-6265-04-721505
133200-6265-04-539445

Dear Mr. Dupree and Planning Board Members,

The Northeastern Conference is proposing to improve the existing Camp Victory Lake facilities with the construction of a 47,130± SF “religious sanctuary”. The proposed structure will be used to host larger camp events and will include an assembly space for ±3,954 guest, rehearsal spaces, classrooms for the site’s camp use, and administrative office space. The proposed development will also include two additional parking areas, an emergency vehicle access lane, pedestrian patio space, bus parking, and other related site features.

To accompany the proposed development outlined above, the applicant is submitting a Master Plan to guide future growth of the camp. The proposed Master Plan outlines several phases of development for the camp, with the sanctuary proposed to be constructed as part of Phase 1.

Project Update

In addition to the modifications discussed below, the layout of the proposed relocated cabins has been altered. Based on conversations with the Town of Hyde Park Zoning Board of Appeals, the existing cabins, which were previously proposed to be relocated out of the proposed parking area to a small ridge overlooking Victory Lake, are now shown further west within the project site. This modification has been made to relocate the cabins outside of the 100’ Stream Corridor Buffer, which the ZBA expressed repeated concerns over. While variance(s) are still required for regrading/improvements within the buffer, as well as for the building height, this office feels that the relocation will alleviate their concerns while still providing campers the ability to utilize the existing cabins.

Comment Letter(s) Responses

The following section of this comment letter has been provided to address outstanding comments received from the Planning Board, the Board’s consultants, and additional comments received from outside agencies as part of the projects SEQR circulation:

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

Engineering Comments

The section below is written in response to comments received from the Town of Hyde Park Engineer, Peter Setaro, P.E., dated August 30, 2021, regarding the Camp Victory Lake Master Plan/Phase 1 Planning Board submission. Responses to the comments stated in the above referenced letter are provided below in the same order received.

General

- 1) A revised traffic study prepared by Creighton Manning entitled "Response to Comments", dated 8/26/2021 has been included with this submission. The revised traffic study has been summarized in the "Traffic" section of the SEQR Narrative.

Site Plan (Sheet 3 of 15)

- 1) Additional ADA accessible parking spaces have been added to the site plan to comply with ADA parking space standards for the proposed parking areas. Additional, drop curbs have been provided along the drop-off lane to provided additional ADA accommodations for drop-off guest. Directional signage has been added to the site plan.
- 2) The plans have been revised to better distinguish between curbed and non-curbed sections of the parking area. All parking islands that do not contain stormwater managements practices shall be curbed.

Grading & Utilities Plan (Sheet 4 of 15)

- 1) The plans have been revised to include top/bottom wall spot elevations. A conceptual wall detail has been provided on the Details 2 page of the Site Plan Set. A note has been added to the plan stating that a final wall design shall be submitted as part of the building permit process.
- 2) The plans have been revised to include grading for the main entrance following DCDPW requirements.
- 3) It was determined that the building fire suppression system will be a dry system and separate from the site water supply system, so the second line was removed. A 2" HDPE water service line is proposed to service the event building with potable water.
- 4) Given that the water services to serve the buildings are 2" or smaller, flushing can be done through the building plumbing systems.

Stormwater Plan (Sheet 5 of 15)

- 1) See Site Plan comment response 2.
- 2) Roof leaders are directed to the proposed dry swale on the eastern end of the site. Their location and discharge point have been identified on the plan.
- 3) Additional inverts have been added to plans.
- 4) See Site Plan comment response 2.

Construction Phasing Plan (Sheet 6 of 15)

- 1) A legend and additional labeling have been added to the plan.
- 2) Additional notations have been added to the construction sequence.
- 3) Comment has been noted.

Large Event Management Plan (Sheet 13 of 15)

- 1) Additional ADA accommodations have been provided on the plan. See Site Plan Comment 1.
- 2) A copy of this application has been submitted to the DCDPW for their review. No additional comments have been received at this time.

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

- 3) NYS Sanitary Code requires a permit for large events greater than 5,000 attendees. The applicant does not intend to host events exceeding this threshold. No other permits appear to be necessary.
- 4) This office initially reviewed the plan with Roosevelt Fire District, Assistant Chief, Raymond J. Stretz on 2/2/2021. His comments which have been addressed in subsequent sections of this letter. An exhibit has been prepared and attached to this letter to identify the changes made.

SWPPP Comments

The previously provided SWPPP comments have been addressed, but due the revised location of the relocated cabins, will need to be reassessed. Subsequent submissions will include a revised copy of the SWPPP and a response to previously provided comments. Due to sustained below freezing weather, soil testing will need to be completed once the weather allows.

Planner Comments

The section below is written in response to comments received from the Town of Hyde Park Planner, Bonnie Franson, AICP, CEP, PP, dated October 20, 2021, regarding the Camp Victory Lake Master Plan/Phase 1 Planning Board submission. Responses to the comments stated in the above referenced letter are provided below in the same order received.

General Comments

- 1) Comment has been noted. Additional landscaping in response to ZBA comments have been added to the Landscaping Plan.
- 2) Comment has been noted.
- 3) Comment has been noted.
- 4) Comment has been noted. Building material and color palettes have been added to the previously submitted Visual Analysis. Cabins are existing and are proposed to be relocated. No changes to materials or color palettes areas proposed.

Sheet 1 of 16

- 1) The stone wall is now shown on the Site Plan. A note has been added to the Site Plan indicating that the wall will remain.

Sheet 3 of 16

- 1) Comment has been noted. As discussed with the Board, the dumpster is located in area that would be easily accessible to refuse collection vehicles. Additionally, the dumpster will be screened by an enclosure, existing topography and proposed landscaping.

Sheet 4 of 16

- 1) In response to the requests, the cabins are now proposed to be relocated to the west, in a location outside of the 100-foot stream corridor buffer, including the cabins. Disturbance is still proposed within the 100' stream corridor buffer. A variance has been requested.
- 2) The existing roadway was not depicted correctly on the survey. See attached picture. The existing roadway is flat and will be expanded towards the east and not west towards the hillside.
- 3) Due to grading necessary to construct the area, most trees within the Phase 1 project area will be removed and replaced with proposed plantings.

Sheet 9 of 16

- 1) Additional signage details have been added to the plan site.

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

Sheet 10 of 16

- 1) The landscaping plan has been enhanced and expanded to include additional plantings.

Sheet 11 of 16

- 1) The LED colors for proposed light fixtures have been reassessed. Parking area light fixtures are now proposed to be 3,000 K fixtures and will still include the dimmers.
- 2) Lighting levels around the entrances have been reduced with the switch to 3,000 K light fixtures.



Sheet 14, 15, 16 of 16

- 1) The proposed retaining wall detail has been revised. Previous plans call for a poured concrete retaining wall. The revised detail now features a Redirock retaining wall design, which is comprised various sized interlocking textured blocks. The blocks will be cast with a natural stone texture and the manufacturer's cut sheet showing the option available has been attached.

SEQRA

- 1) Comment has been noted.
- 2) The stone wall along Quaker Lane has been added to the existing conditions set.
- 3) Comment has been noted. Photo simulations have been expanded to include the methodology used for their development, as well as proposed building materials/colors.

Roosevelt Fire District Comments

The section below is written in response to comments received from the Roosevelt Fire District's, Assistant Chief, Raymond J. Stretz, dated November 30, 2021, regarding the Camp Victory Lake Master Plan/Phase 1 SEQR circulation. Responses to the comments stated in the above referenced letter are provided below in the same order received.

- 1) Following our initial discussion with Assistant Chief, Raymond J. Stretz, on February 2, 2021, an emergency vehicle access lane was provided along the southern side of the structure, which provided enough space for the District's ladder truck to access the east side of the structure. An exhibit has been included with this submission highlighting this change.
- 2) One dry hydrant has been added to the plan towards the existing stream crossing. A second hydrant was requested by the Fire District, but between the proposed hydrant and the sprinkler system that will be installed in the structure, we do not believe a second hydrant is necessary.

Dutchess County Department of Planning and Development Comments

The section below is written in response to comments received from the Dutchess County Department of Planning and Development, Senior Planner, Heather M. LaVarnway, CNU-A, dated December 28, 2021, regarding the Camp Victory Lake Master Plan/Phase 1 §239 Planning/Zoning Referral. Responses to the comments stated in the above referenced letter are provided below in the same order received.

Master Development Plan

- 1) Per DCDPD recommendations, the proposed roundabouts have been replaced with standard intersections. A revised copy of the Master plan has been included with this submission.
- 2) Pathways shown on the proposed Master Development Plan are conceptual and will be fully designed as part of Site Plan Approval for the individual phases. Currently all improvements are

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

proposed to be ADA accessible with specific accessibility provisions to be developed on a phase-by-phase basis. All proposed pedestrian paths included in Phase 1 are ADA accessible.

- 3) Sufficient pedestrian accommodations have been outlined connecting all proposed improvements. Specific pedestrian accommodations will be reviewed on phase-by-phase basis to ensure they maintain sufficient accessibility between improvements.
- 4) A note has been provided on the Master Plan clarifying that motorized vehicles are prohibited on the BMX course.

Phase 1 Religious Sanctuary

- 1) As discussed with the Town of Hyde Park Planning Board, existing and proposed landscaping is sufficient, in addition to changes of topography is sufficient to screen the proposed structure. A waiver for the location of the proposed parking area has been requested from the Planning Board.
- 2) Parking spaces listed on the Master Plan provides the existing and proposed number of spaces, many of which are unimproved grass. Grass parking spaces are a type of banked parking space as they remain undeveloped when not in use. Additional notes have been provided in the parking calculations indicating this information.
- 3) Lighting levels have been adjusted per the comment. Fixture color has been reduced to 3000K.

Hyde Park Conservation Advisory Council Comments

The section below is written in response to comments received from the Hyde Park Conservation Advisory Council, Member, Richard Mattocks, dated December 7, 2021, regarding the Camp Victory Lake Master Plan/Phase SEQR circulation. Responses to the comments stated in the above referenced letter are provided below in the same order received.

EAF

- B.h Confirmed. Revised copies of the SWPPP shall include a reference to the TMDL.
- C.2.a The plan is compliant with all applicable Town Comprehensive Plan recommendations, in particular the Open Lands Program provision which outlines protections of "environmentally sensitive areas". Original plans called for the project to be located in the northern portions of the site, but was revised and provided a Resource Conservation Area to protect species habitat.
- C.2.b Identification has been revised to the Fall Kill Watershed Coalition
- D.1.g EAF has been revised to reflect the building height of 47.5'.
- D.2.a A cut & fill analysis can be provided, but at this time, our office is confident that any surplus in excavated material can be used on the site.
- D.2.b EAF has been revised. 100' Stream Corridor Buffer area has been specified.
- D.2.c The aquifer shall not be affected by the project maintains sufficient levels of open space/non impermeable areas to recharge the aquifer. Furthermore, draw of groundwater is not expected to drastically increase as overall camp capacity shall remain the same.
- D.2.d The existing sewage treatment plant maintains a SPDES Permit (#NY0104230) allowing for 30,000 gallons per day of discharge. The proposed Phase 1 improvement will increase the total estimated discharge of 25,990 GPD, which is less than the permitted amount of discharge assessed by the NYS Department of Environmental Conservation. A report outlining this information has been submitted to the Dutchess County Health Department for their review. The anticipated discharge will not affect the water quality of the Fall Kill Creek as the SPDES permit allows for much greater discharge than what is to be added to the system.
- D.2.d.vi In-sink garbage disposal units shall not be used. The EAF has been revised to reflect this information.
- D.2.e As required by NYSDEC, a full Stormwater Pollution Prevention Plan (SWPPP) has been prepared to address the handling of storm events, including the 8.29" associated with a 100-

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

- year storm. The plans provided with this document outlines pre vs. post development conditions and provides stormwater treatment practices to mitigate any increase in runoff and treat the runoff from all impervious area with water quality treatment. While total impervious area will be increased as part of this project, implementation of the SWPPP will ensure no increased runoff and enhance stormwater quality compared to what is currently present on site. Stormwater runoff from the proposed project will not affect downstream properties due to the mitigation provided. Previous submissions included a copy of the proposed SWPPP. Revised copies of the SWPPP will be provided with subsequent submissions.
- D.2.j.vi-viii Due to the site being located in a relatively rural location, no provisions for mass transit and alternative transportation has been provided. However, significant consideration has been given to how buses will operate in and around the project site, which provide a form of mass transit.
- D.2.k Estimated additional electrical use demand has been provided on the EAF. Standby/backup power systems are not currently proposed, but may be added provided as part of the proposed structures building permit application. Backup systems will be located inside the mechanical system enclosure.
- D.2.m Noise generated from construction activities will be limited between typical construction times (7am-6pm, Monday-Saturday). While blasting is not anticipated, a note has been added to construction phasing plan indicating that 48-hour notice will be provided to adjacent properties if required.
- D.2.n A lighting plan has been provided with the Phase 1 Site Plan Set. There is no anticipated light spillage expected to within the resource conservation area.
- D.2.n.ii Most trees within the Phase 1 project will be removed and replaced as part of land grading/landscaping efforts.
- D.2.p. It is anticipated that heating oil will be used to heat the proposed structure. The amount of heating oil that will be required for the structure will be established as building plans are developed. The final size of the tank will be included in building permit documents.
- D.2.q No control measures (mosquitos, etc.) are proposed along creek and swampy areas in order to continue to preserving natural conditions. Notes have been added to the Landscaping Plan outlining lawn care measures.
- E.1.b The provided reductions in forest and grasslands are for the implementation of the entire Master Plan. Compensation for these reductions (i.e.: additional plantings, permeable surfaces, etc.) shall be assessed on a phase-by-phase basis. Phase 1 compensation for the reduction of grass areas, which represent the majority of the project site shall include additional plantings, the implementations of stormwater management practices, and the establishment of no-mow areas.
- E.1.e.ii As stated previously, the proposed stormwater management practices are designed to match or reduce the peak flow into Fall Kill Creek in the 1-, 10-, and 100-year storm events from existing conditions. This mitigation of flow into Fall Kill Creek ensures that there will be no dam failures or additional flooding as a result of this project. The stormwater practices are designed retain stormwater flow and discharge it slowly, as a way to prevent large surges of water in storm events.
- E.2.h.i All proposed landscaping is comprised of species that are native to this area.
- E.2.l.i Comment has been noted.
- E.2.m The Site Plan has been revised to relocate a portion of the proposed development (the cabins) further away from the Fall Kill Creek and Victory Lake. The inclusion of additional native plantings as well as the establishment of a no-mow buffer shall increase the availability of wildlife habitat in areas that are currently formerly disturbed grass fields that do not offer significant habitat.
- E.3.b Comment has been noted.

Project Narrative & SEQR Documentation

- 2.1.C A section has been added to the SEQR Narrative addressing the Conservation Area.

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

- 2.1.D See response to comment E.1.e.ii.
- 2.2 There are currently no renovations proposed for existing structures (with exception to the relocation of existing cabins and the demolition of an abandoned structure). There does not appear to be any hazardous materials associated with existing structures, either in Phase 1 or subsequent phases. In the event that hazardous materials are encountered in subsequent phases, the applicant will comply with all Town and State regulations associated with their handling. Additionally, the handling of hazardous materials is discussed in the previously provided SWPPP.
- 3.5 A section has been added to the narrative.
- 3.6 Phase 1 improvements calls for the construction over several impermeable asphalt parking areas. The provided master plan outlines the types of materials anticipated to be used for future improvements, which will be reviewed and approved by the Planning Board on phase-by-phase basis.
- 3.12 A SWPPP has been prepared for the site to manage stormwater.
- 4.1.A A variance for disturbance within the 100' Stream Corridor Buffer has been requested.
- 4.7 See response to comment 3.12.

General

Stormwater:

- See response to comment 3.12

Sanitary Sewer Line:

- The existing line connecting the facilities in the southern end of the site to the WWTP north of the Fall Kill Creek shall remain. Proposed facilities shall connect to the existing line. No new line is proposed.
- The location of the WWTP's discharge has been shown on the provided plan set.
- No combined sewer systems are present on the project site. All new connections to the existing line will be assessed for additional infiltration during critical storm precipitation events.

Zoning Board of Appeals Comments

The section below is written in response to comments received from the Town of Hyde Park Zoning Board of Appeals, Chairman, David McNary, regarding the Camp Victory Lake Master Plan/Phase SEQR circulation. Responses to the comments stated in the above referenced letter are provided below in the same order received.

- 1) See Roosevelt Fire District Comments, comment #1.
- 2) The bunkhouse relocation has been moved outside of the 100' stream corridor buffer. Furthermore, additional plantings are proposed along the lake boundaries to reduce the erosive and water quality impact of stormwater.

**Re: Camp Victory Lake
CVL - Master Plan/Phase 1**

Dutchess County Department of Behavioral & Community Health (DCDBCH)

The section below is written in response to comments received from the DCDBCH, Senior Public Health Engineer, Jason W. Teed, P.E., regarding the Camp Victory Lake Master Plan/Phase SEQR circulation. Responses to the comments stated in the above referenced letter are provided below in the same order received.

- 1) Comment has been noted.
- 2) Comment has been noted. A submission will be provided to Dutchess County Department of Health for the proposed modifications.
- 3) Comment has been noted. A submission will be provided to Dutchess County Department of Health for the proposed modifications.

Attached for your review please find 11 copies (10 for Planning Board, 1 for Zoning Board of Appeals) of the following documents:

- Camp Victory Lake – Phase 1 Site Plan Set, Sheets 0-19, dated 12/22/202, revised 2/2/2022
- Camp Victory Lake – Master Plan Set, Sheets 1-2, dated 5/21/2019, revised 2/2/2022
- Redirock Retaining Wall Cut Sheet
- Building Renderings w/ Building Materials + Methodology
- EAF – Revised
- Roosevelt Fire District - Building Location Modification Exhibit

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Peter Sander
Staff Planner

Encl.