

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

April 4th, 2023

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 Religious Sanctuary proposed to be constructed as part of Phase 1.

Project Update

Since our last Town of Hyde Park Planning Board submission (2/2/2022), the applicant has been working towards gaining approvals from the Dutchess County Department of Public Works (DCDPW) for proposed work on the existing site entrances and from the Town of Hyde Park’s Zoning Board of Appeals (ZBA) for a height and stream corridor encroachment variance(s).

DCDPW

It was determined during our previous submission that a conceptual approval from DCDPW would be needed prior to issuing a SEQRA Determination of Significance. Over the course of several months project plans were submitted to DCDPW Traffic Engineer Stephen Gill, P.E. for his review and approval. As part of his review, it was that the following site entrance modifications will be required to accommodate the site’s needs for ingress and egress to and from Crum Elbow Road:

- The existing main entrance for the site served by Victory Lake Road shall be relocated approximately 85’ to the east of its current location, in order to provide adequate site lines.
- The relocated main entrance for the site will be reconstructed to meet DCDPW requirements for a commercial single lane in, single lane out entrance and the sight distances improved by relocating the existing fence, removing existing vegetation and cutting back the hill to west of the entrance.

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- The entrance along West Victory Lake Road will be upgraded with left and right turning lanes for vehicles exiting the site. However, the right turn lane will be striped off and only used large events, with traffic control personal.
- The existing fence running along Crum Elbow Road, near the sites Pavilion Road entrance will be re-located 30 feet back from the edge of existing pavement.
- Vegetation around the West Victory Lake and Pavilion Road entrances will be trimmed back or removed.

These changes as well as other more minor changes have been incorporated in our plans, with our correspondences and additional studies to DPW provided in the appendix of our SEQRA Narrative. Once the modified plans and additional studies were reviewed by the Review Engineer, a conceptual approval (the DPW's policy is that they do not issues any form of approvals until the permit is ready to be issued), via email on 12/1/2022. This conceptual approval was later reviewed during the December 7th Planning Board Meeting, where the Board proceed to adopt a Negative Declaration of SEQRA Significance.

Hyde Park ZBA

Also during this time between submissions, the applicant was working on obtaining two area variances form the Town of Hyde Park Zoning Board of Appeals: one, a height variance of 12.5' for the proposed Religious Sanctuary, the second, a variance to Stream Corridor Encroachment 100' Buffer, which would permit site disturbance and improvement within 0' (modifications to an existing stream crossing). The variances were initially denied during the 12/15/2022 meeting. This decision was later reversed, and the requested variances approved by the ZBA as part of a public re-hearing on February 22, 2023.

With DCDPW and ZBA approvals in hand, we are resubmitting plans and supporting documentation to the Town of Hyde Park Planning to discuss with them the revisions made to the plans and supporting documentation and to proceed with the Planning Board Review process.

Comment Letter(s) Responses

Based on our review of our last submission, it appears that the majority of consultant and SEQRA circulation related comments were addressed in our February 2022 resubmission. The following section of this letter has been prepared to address outstanding comments received from CPL regarding the site's Stormwater Pollution Prevention Plan (SWPPP) as well as additional comments received from members of the public.

CPL 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. With exception to the SWPPP comments, all other comments provided in the above referenced letter were addressed by the previous submission. As our correspondences with DCDPW have resulted in some minor modifications, we have revised our previous responses accordingly. We have also addressed previously outstanding SWPPP comments as part of our response. Responses to the comments stated in the above referenced letter are provided below in the same order received.

General (responses changed to reflect DCDPW conceptual approval)

1. DCPDW has granted "conceptual" approval for the proposed modifications to the existing entrances, via an email dated 12/1/2022. The conceptual approval email and the various

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correspondences between DCDPW and this office have been included in Appendix C of the "Camp Victory Lake – Project Narrative & SEQR Documentation".

Site Plan

1. NYS Building Code §1106.1 "Accessible Parking Spaces" requires that 2% of all provided parking spaces (between 501-1,000 total parking spaces provided in parking facilities) shall be ADA Accessible. Based on Town of Hyde Park Zoning Code §108-4.5.B 1 space for every 5 seats are required for "Place of Public Assembly, Auditorium, and Church" uses. 791 spaces are required for the proposed structure, requiring 15.82 or 16 ADA Accessible spaces. 16 ADA Accessible spaces have been provided. It should also be noted the "Vehicle Drop-Off Area" in front of the proposed structure has several drop-curbs which are ADA Accessible. ADA.gov/topics/parking also states indicates that "Two accessible parking spaces can share an access aisle with the access aisle between the two parking spaces (except in angled parking)."
2. Comment noted. Double lines have been provided along curbed areas. The majority of proposed parking islands are curbed. The northern and eastern most portions of the "North Parking Area" do not have curbing to allow sheet flow of stormwater into proposed stormwater management practices.

Grading and Utilities Plan

1. Top and bottom of wall elevations have been added. A detail of the retaining wall and fence have been provided, with the note indicating that a stamped wall design is required for the building permit process.
2. Plans have been submitted to DCDPW and have received their approval.
3. The second water line was included in error. Only one water line is proposed to service the building. Plans have been revised accordingly.
4. Comment noted.

Construction Phasing Plan

1. Comment noted. A legend for the phase linetypes has been included.
2. A note has been added to the Construction Phasing Plan sheet to specify Zoning Administrator approval if there is a deviation from the proposed sequencing.
3. Comment noted.

Large Event Management Plan

1. Additional ADA parking spaces have been reserved in Parking Area 4 on the Large Event Management Plan. ADA spaces will either be provided in this location, at the proposed Religious Sanctuary, or, if all spaces are currently occupied, administration/staff shall locate additional ADA parking spaces for guests.
2. Plans have been submitted to DCDPW for review.
3. There does not appear to be any County permits needed for events at Camp Victory Lake.
4. The Roosevelt Fire District has been provided with plans and their comments have been incorporated into the project. Two dry hydrants are proposed,

SWPPP (not previously addressed)

1. Comment noted, Town Engineer will be notified prior to soil testing.
2. The HydroCAD model has been revised to reflect the accurate drainage area sizes.
3. DA-2B has been revised to reflect the accurate drainage area size.
4. Drainage areas contributing to DP-2 have been revised for consistency.
5. DA-1C Tc of 6 minutes has been included.
6. DA-1D and DA-1F's Tc has been revised to 6 minutes.
7. Inverts on pipe outlets are shown.
8. BR-1C's inlet has been revised in HydroCAD to match plans

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9. BR-1C's outlet has been revised to be a horizontal orifice.
10. Exfiltration rates for sand filters have been corrected to 1.75" per hour and bioretention exfiltration has been corrected to 0.25" per hour, both rates are based on the permeability values provided in section 6.4.4 of the NYSDM.
11. Vertical yard drain orifices have been revised to horizontal.
12. The proposed SMPs for the cabin roofs has been changed to rain gardens.
13. Pretreatment volumes have been corrected to reflect the correct values.
14. The submitted WQv table cut off several decimal places. Table has been revised and all numbers have been reviewed for accuracy.
15. Sand filter outlets are now in the horizontal plane.
16. Spot elevations have been corrected.
17. SF-1D and SF-1F have been revised to pass the 10 and 100-year storm without overtopping.
18. Detail has been revised to show 48" of filter media.
19. Spot elevations have been added to BR-2A.

Public Comments

The section below is written in response to comments received from the members of the public 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.

Kelley and Dave Hardisty, Applegate Ln, Hyde Park

- 1) The figure for large events $\pm 5,000$ guests is not expected to be a regular event, but rather the maximum number of guests for the camp during its largest events, which only occur 2-3 times per year. A majority of the camp's events have attendance numbers of 100-600 guests during smaller events and 1,000-3,000 during medium events. Medium events are only expected to occur a couple weekends out of the year. While the improvements made as part of Phase 1 of the project would increase the maximum potential capacity for events, it is unlikely to increase the maximum number of guests currently attending such events.
- 2) As stated above, current attendance for the largest events is expected to remain at $\pm 5,000$ guests. Proposed driveway improvements, as per DCDPW, and the reconfiguration of internal roadways (i.e.: providing drop-off lanes) shall improve traffic circulation in and around the site.
- 3) Outside noise levels are expected to be reduced compared to existing levels. Currently, the majority of the camp's camporee and conference events occur outside, but upon completion of the Master Plan those activities will be contained inside.
- 4) Two existing wells on site are proposed to be tied into the water supply system to meet the expected demand should the best well be out of service, per Ten States Standards for Water Works. The total water produced per day (with best well out of service) is 33,120 gallons per day, while the peak demand is only expected to reach 17,490 gallons per day, for Phase 1. It should be noted that the peak demand is expected only infrequently during the largest events occurring 2-3 times per year.

Eleanor Nursing Care, 419 N Quaker Ln, Hyde Park

- 1) The proposed pavilion building and its associated parking will be partially screened from the view of Eleanor Nursing Care facility through proposed plantings along the southern shore of Victory Lake and shade trees to be planted within parking isles.
- 2) All light fixtures are designed with downward facing fixtures so as to reduce the light pollution on site and eliminate disturbance on adjacent properties. The proposed improvements will be in adherence to Hyde Park Town Code Section 108-29.1 Paragraph D, which stipulates that site lighting must not negatively impact adjoining properties. Outside noise levels are expected to be

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reduced compared to existing levels. Currently, the majority of the camp's camporee and conference events occur outside, but upon completion of the Master Plan those activities will be contained inside. A lighting plan has been provided. Illumination from the proposed fixtures is 0.0 foot-candles at the shore of the lake.

- 3) No new wells will be drilled in Phase 1 of the project, instead two existing wells that are not currently utilized will be tied into the main camp central water system so that demand can be met in the event the highest-producing well (#9) fails. Water usage records from 2019 were used to determine if the existing system meets the demand for the development of Phase 1. If wells #7 and #9 were to pump all day, the potential volume pumped is 31,680 gallons. If the highest-producing well fails the potential water produced per day is 14,400 gallons per day.

1 Well Yield Summary

Well	Yield (gpm)	Use
#1	50	Two Houses
#3	7.5	Not Used
#4	5.5	Not Used
#6	Unknown	House
#7	10	Main Campus
#8	Unknown	House
#9	12	Main Campus

Total Yield Rate:

$$7.5 \text{ gpm (Well 3)} + 5.5 \text{ gpm (Well 4)} + 10 \text{ gpm (Well 7)} + 12 \text{ gpm (Well 9)} = 35 \text{ gpm}$$

Yield with Best Well out of Service:

$$7.5 \text{ gpm (Well 3)} + 5.5 \text{ gpm (Well 4)} + 10 \text{ gpm (Well 7)} = 23 \text{ gpm}$$

$$\text{Total Water Required Per Day: } 8,000 \text{ gal} + 9,490 \text{ gal.} = 17,490 \text{ gal.}$$

$$\text{Total Water Produced Per Day (With best well out of service): } 33,120 \text{ gpd}$$

Reference the Water Engineering Report for more information.

- 4) The Phase 1 expansion of the camp includes the addition of a new sanctuary designed to seat 3,954 people. The NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems assigns a flowrate for churches of 3 gpd/seat. The NYSDEC allows a reduction of this number by 20% if water saving fixtures are used. As this is a new construction, the use of water saving fixtures is required by the plumbing code. The total anticipated flowrate for the building is 9,490 gpd (3 gpd/seat x 3,954 seats x 0.8).

Sanctuary Flowrate: 9,490 gallons per day

Daily Flowrate During Summer Camp: 8,000 gpd + 9,490 gpd = 17,490 gpd

Daily Flowrate During End of May Event: 16,500 gpd + 9,490 gpd = 25,990 gpd

The system can process 30,000 gallons per day so the wastewater generated during a peak event could be processed without use of the storage.

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- 5) Exhaust from buses and supply trucks during normal operation are expected to be minimal compared to during construction. In order to conserve fuel, buses and supply trucks are expected to minimize their idle time while at the camp.
- 6) As the project is classified as a redevelopment project its activities are subject to the design requirements of Chapter 9: Redevelopment Projects, and the new development activities are subject to the design requirements of Chapter 4: Unified Stormwater Sizing Criteria of the NYSDEC Stormwater Management Design Manual, 2015 (SWMDM).
 - a) Stormwater runoff from the project site will be reduced for each storm event, through the usage of swales, dry wells, bioretention areas, porous pavement, and sand filters.
 - b) The slight decrease in stormwater runoff from the site should not have adverse effects on Victory Lake. All runoff entering the Lake will have been properly treated prior to outletting.
 - c) Channel Protection is required if there is any increase in stormwater runoff between pre-development and post-development conditions. Since post-development stormwater runoff will decrease, Channel Protection does not apply. Please reference Table 3-2 in the SWPPP.
 - d) Water Quality treatment is addressed in the stormwater design, as the existing impervious cover on the site will not be reduced by 25%. Please refer to Appendix E of the SWPPP for the sizing calculations. 100% of the WQv of new impervious surfaces is proposed to be captured and treated, and 25% of the WQv of existing disturbed impervious surfaces will be captured and treated.
 - e) While sand filters do not meet RRv requirements, the stormwater calculations provided in the submitted SWPPP show that the minimum RRv is met through the use of other standard practices and Green Infrastructure techniques that have RRv capacity. The minimum required RRv is 4,445 cubic feet, and our design provides 6,576 cubic feet.
 - f) The proposed improvements will have little to no affect on the water level of Victory Lake and subsequent downstream structures as the peak runoff for each design storm is less than existing conditions.

Refer to the Stormwater Pollution Prevention Plan Phase 1 for Camp Victory Lake for more detailed analysis.

- 7) As calculated in the Stormwater Pollution Prevention Plan Phase 1 for Camp Victory Lake, an overall reduction in stormwater runoff from the site is achieved utilizing proposed stormwater practices.

Attached for your review please find 10 copies of the following documents:

- Full Environmental Assessment Form, dated 5/21/2019, revised 4/4/2023
- Camp Victory lake – Project Narrative & SEQR Documentation, dated 5/21/2019, revised 4/4/2023 (Traffic Appendices included in Digital Copy)
- Religious Sanctuary “The Lodge” - Building Renderings w/ Building Materials + Methodology
- Religious Sanctuary “The Lodge” – Exterior Building Elevations, 5/26/2021
- Camp Victory Lake – Master Plan Set, Sheets 0-4, dated 5/21/2019, revised 4/4/2023
- Camp Victory Lake – Phase 1 Site Plan Set, Sheets 0-23, dated 12/22/202, revised 4/4/2023

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- Camp Victory Lake – Stormwater Pollution Prevention Plan for Phase 1, dated 4/4/2023
(2 Copies Provided)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Sander", with a long horizontal line extending to the right.

Peter Sander
Staff Planner

Encl.