

# RENNIA ENGINEERING DESIGN, PLLC

CIVIL ■ ENVIRONMENTAL ■ STRUCTURAL

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

May 12, 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  $\pm 47,130$  SF "religious sanctuary". The proposed structure will be used to host larger camp events and will include an assembly space for  $\pm 3,954$  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**

During the last Town of Hyde Park Planning Board meeting it was determined that several exterior site improvements had been made without receiving Site Plan approval from the Planning Board. In order to rectify this, these improvements have been added to the Phase 1 Site Plan for the project. These improvements include:

- Construction of two  $\pm 2,652$  SF Open-Air Pavilions with concrete slabs underneath to be used as open-air gathering places for small groups of campers and event attendees.
- Installation of two new HVAC systems along the exterior of the existing Auditorium structure.
- Re-shingling of the existing Auditorium structure's roof to repair several leaks, which were damaging the interior of the structure.

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- Reconfiguration/updates of the Auditorium structure's egresses and interior worship space.
- Creation of a designated parking space for an Audio/Visual Broadcasting truck, which can edit and broadcast sermons hosted within the existing Auditorium structure.
- Reconfiguration of an existing parking area to the east of the Auditorium.
- Upgrades to this area of the project site's electric and audio/visual utility infrastructure. Said upgrades were made to improve electric power availability for the Auditorium audio/visual upgrades, as well as to provide new service connections to the new Broadcasting Truck and Pavilion.
- Additional minor pedestrian sidewalk improvements around the Auditorium.

This office has reviewed the improvements described above and has determined that they do not impact the Board's prior determination, that the overall project will not result in any significant impact. Therefore, the project's Negative Declaration of SEQRA Significance, which was adopted by the Town of Hyde Park Planning Board on December 7, 2022 remains valid. Note that the new structures and improvements are relatively minor compared to the other improvements outlined in Phase 1 and will not contribute to an increase in the site's capacity (rather it is additional support for the sites use), which directly relates to the water use, wastewater generation, traffic patterns, etc. As such said improvements will not alter or change the previously adopted Negative Declaration.

The reasoning for this conclusion is based on a review of the "Full Environmental Assessment Form's Part 2 – Identification of Potential Project Impacts", which was prepared for Phase 1 and the Master Plan. This office has reviewed this document and found that no new impacts would be triggered by the improvements, nor would the improvements increase previously identified impacts to a point where the project would exceed the "Moderate to large impact" threshold. Reasoning for why the improvement will not increase identified impacts has been provided below in the same order identified in the EAF:

1. Impact on Land: The pavilions and other exterior improvements are located within an area of the site that was previously grass lawn. No significant excavation was required for the improvement's construction. Nor was there any significant vegetation or topography altered as a result of their construction.
3. Impacts on Surface Water: The two water bodies on the site, Victory Lake and Fallkill Creek, are located  $\pm 411'$  (West Pavilion to Fallkill Creek) and 846' (East Pavilion to Victory Lake) away from the proposed improvements. Their construction will have no impact on said surface waters. Note that the proposed improvements associated with the Religious Sanctuary, which are closer to the water bodies than the pavilions, have been determined previously to have no impact on surface water features.
4. Impact on Groundwater: The existing Auditorium already maintains a connection to existing water supply/sewage treatment systems. No changes have been made to the structure's capacity, therefore no impacts on groundwater will occur. The same also

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applies to the construction of the two pavilions, which are open air and do not have any water/wastewater utility connections. As such, no additional impacts on groundwater are expected to occur.

7. Impacts on Plants and Animals: As stated previously, the improvements occurred in an area adjacent to the Auditorium that was previously grass lawn. The improvement area has no potential for Indiana Bat or Blanding's Turtle habitat, which was identified as a potential in the northeastern portion of the project site.
9. Impact on Aesthetic Resources: The pavilion/auditorium improvement area is located toward the middle of the site and would only be visible, intermittently, from a small section of Crum Elbow Road. Existing vegetation and changes in topography obscure the majority of the improvements of the auditorium improvements from view of the road. The new pavilions are further screened by the existing Auditorium, which is larger and taller than both of the pavilions that it is located (from the perspective of Crum Elbow Road) in front of. To further mitigate potential aesthetic impacts, additional landscaping in the form of Eastern White Pines, are proposed in areas where improvements are visible from Crum Elbow Road. Additionally, please note that the new roof is better looking than the older one.
13. Impact on Transportation: As stated previously, the improvements do not affect the capacity of the site. The improvements made to the existing Auditorium structure, were made to improve the structure's aesthetics and how it functions as an event space (as documented on the Camp Victory Lake – Master Plan, Existing Conditions Plan). The improvements will not increase or reduce its capacity and therefore will have no effect on existing or proposed traffic conditions. Similar can be said about the two open-air pavilions, which will be used as outdoor gathering spaces by campers/guests already attending events at the camp.
14. Impact on Energy: Several electrical utility modifications were noted to have been completed as part of the provided improvements. These improvements, which were coordinated with the local energy provider, relocated overhead lines underground to avoid the potential for tree damage and to install new transformers/breaker panels to serve the existing Auditorium's new HVAC system. These improvements were necessary in order for the existing structure to meet modern electrical code.
15. Impact on Noise, Odor, and Light: The pavilion improvements will act to control existing noise generated within the grass gathering space. It is important to note that the new Religious Sanctuary will still be the primary structure for hosting large events with sound amplification, which brings outdoor events indoors. None of the improvements outlined above will result in any new odors. Several light fixtures have been provided for the pavilions and existing auditorium. In general, these fixtures are minor and are used to light the egresses for the auditorium and to provide security lighting around the pavilions.

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Fixtures are directed toward the interior to site as to ensure they do not impact adjacent parcels.

16. Impact on Human Health: The proposed project was identified as having a potential impact to human health due to it being within 1500' of the Eleanor Nursing Care Center on North Quaker Lane. The eastern pavilion, which is the closest of the improvements to the nursing home is  $\pm 1785'$  away from the nursing home and as such will not impact this facility. Providing air condition within the existing auditorium will improve human health by keep groups cool on hot days.
18. Consistency with Community Character: The new pavilions are in compliance with the bulk regulation requirements outlined for the Greenbelt "GB" zoning district. The Auditorium, which is an existing structure is also in compliance with the GB bulk regulation requirements. In general, the improvements are consistent with the surrounding community's character by promoting the existing use of the site, which has been in active use by the Northeastern Conference, while also complying with all requirements for the underlying zoning district.

As demonstrated above, the improvements do not rise to the level where they would affect the existing SEQR determination for the Camp Victory Lake – Master Plan/Phase 1 project. Said improvements have been incorporated into the proposed Master Plan and Phase 1 Site Plan Set, relevant excerpts of which have been included with this submission.

Attached for your review please find 7 copies of the following documents:

- As-Built Pavilion/Auditorium Improvements Photo Log
- Camp Victory Lake – Phase 1 Site Plan Set, Site Plan-3 Auditorium / Open Air Pavilion Improvement Plan, dated 5/10/2023 (incorporated into Phase 1 - Site Plan Set)
- Camp Victory Lake – Master Plan Set, Master Plan, dated 5/21/2019, revised 5/12/2023

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

Sincerely,



Peter Sander  
Staff Planner

Encl.