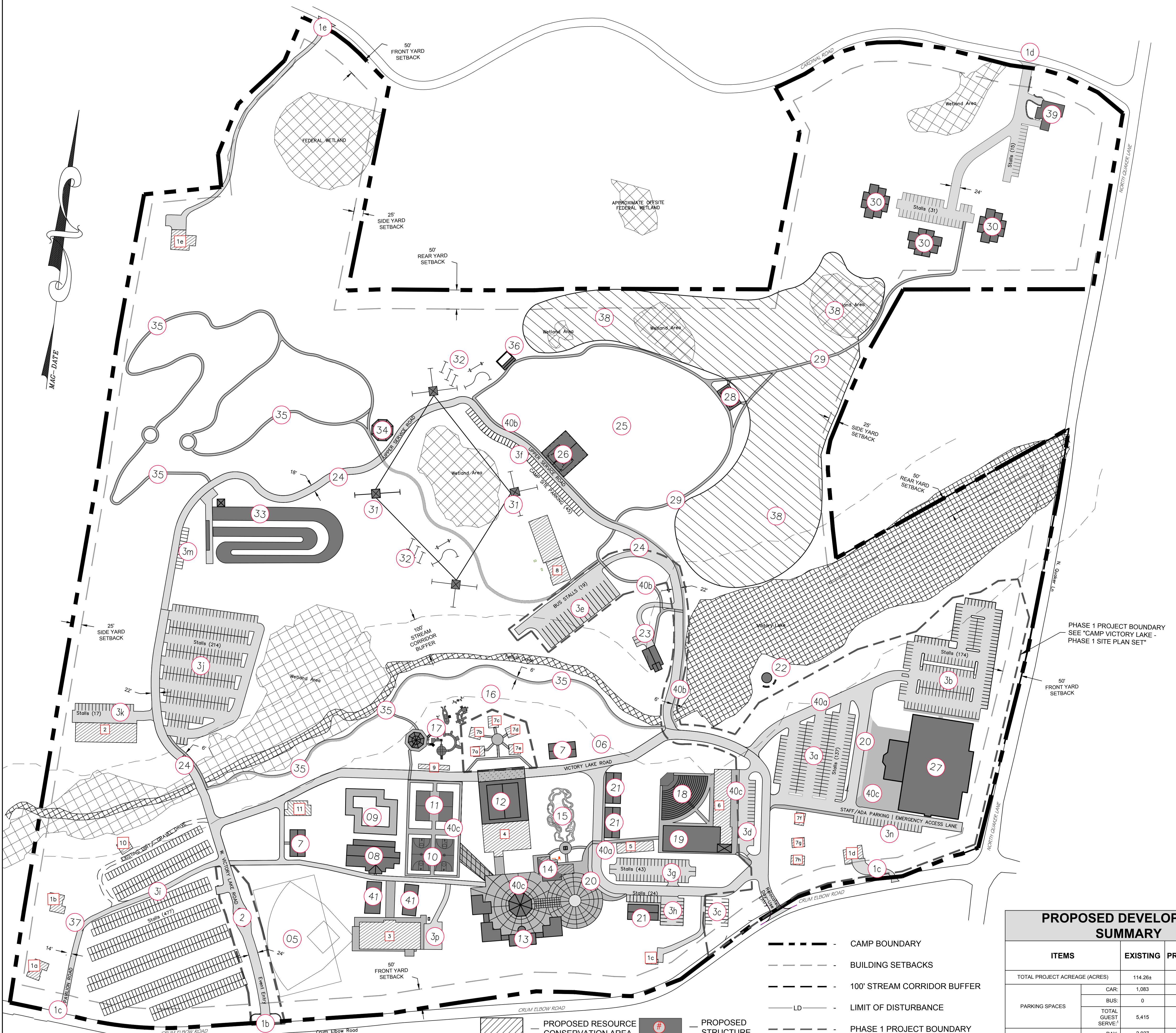


PROPOSED MASTER DEVELOPMENT PLAN - CAMP VICTORY LAKE

277 Crum Elbow Road, Hyde Park, Dutchess County, New York 12538



EXISTING FACILITIES TO REMAIN DATA						
PROJECT #	BUILDING TYPE	BUILDING USE	TOTAL FOOTPRINT (SQ. FT.)	FLOORS	OCCUPANCY (DAY/NIGHT)	
1a-e	SINGLE-FAMILY RESIDENCES (5)	YEAR-ROUND/TEMPORARY LODGING/ADMINISTRATIVE	9,789	VARIES	30	30
2	UTILITY/STORAGE BUILDING	STORAGE/UTILITY	8,048	1-STORY	2	0
3	AUDITORIUM/MULTI-PURPOSE	WORSHIP/RECREATIONAL	11,232	1-STORY	1050	0
4	EARLE AUDITORIUM/CAFETERIA (TO BE EXPANDED)	DINING/WORSHIP	9,387	2-STORY	700	0
5	BOYS DORMITORY	SEASONAL LODGING	2,502	1-STORY	70	70
6	MOTEL-STYLE LODGING (TO BE EXPANDED)	TEMPORARY LODGING/ADMINISTRATIVE/WORSHIP	8,034	2-STORY	164	84
7a-l	CABIN (8) (TO BE MOVED AND REMODELED)	SEASONAL LODGING	7,038	1-STORY	54	54
8	WASTEWATER TREATMENT PLANT	WATER TREATMENT	8,808	1-STORY	2	0
9	RESIDENCE HALL	SEASONAL LODGING	988	1-STORY	15	15
10	FIELD KITCHEN	EVENT FOOD PREPARATION	981	1-STORY	15	0
11	BATHHOUSE	RESTROOM FACILITIES	2,386	1-STORY	0	0
TOTAL					2102	263

PROPOSED FACILITIES DATA						
PROJECT #	BUILDING	BUILDING USE	APPROX. TOTAL FOOTPRINT (SQ. FT.)	APPROX. FLOORS	APPROX. OCCUPANCY (DAY/NIGHT)	
1a-e	PRIMARY ENTRANCES	SITE ACCESS	SEE NOTE ¹	N/A	N/A	N/A
2	GATHOUSE	EVENT SECURITY	100	1-STORY	2	0
3	PARKING AREAS	SEASONAL EVENT/ YEAR-ROUND PARKING	SEE NOTE ¹	N/A	N/A	0
5	ATHLETIC FIELDS	RECREATIONAL	52,338 ³	N/A	50	0
6	MAIN CAMP DRIVE	VEHICLE WAY-FINDING	SEE NOTE ²	N/A	N/A	0
7	CLASSROOMS (2)	EDUCATIONAL	5,600	1-STORY	60	0
8	MULTI-PURPOSE YOUTH CENTER	RECREATIONAL	9,732	1-2 STORIES	300	0
9	EXPANDED POOL COMPLEX	RECREATIONAL	13,779	N/A	100	0
10	OUTDOOR BASKETBALL COURTS	RECREATIONAL	8,400	N/A	25	0
11	OUTDOOR TENNIS COURTS	RECREATIONAL	5,616	N/A	25	0
12	EXPANDED DINING HALL	DINING	17,150	2-STORY	150	0
13	"DOWNTOWN" CAMP VICTORY LAKE	ADMINISTRATIVE/RECREATIONAL	29,663	1-2 STORIES	150	0
14	WELCOME CENTER (CONVERTED BLAND HOUSE)	ADMINISTRATIVE	3,881	3-STORY	60	60
15	MINATURE GOLF COURSE	RECREATIONAL	13,333 ³	N/A	40	0
16	VICTORY LAKE PARK	RECREATIONAL	137,635 ³	N/A	500	0
17	PLAYGROUND COMPLEX & OBSERVATION PAVILION	RECREATIONAL	2,600	1-STORY	50	0
18	OUTDOOR AMPHITHEATER	WORSHIP/RECREATIONAL	11,090	N/A	850	0
19	EXPANDED MOTEL-STYLE LODGING	TEMPORARY LODGING/ ADMINISTRATIVE/ WORSHIP	10,714	2-STORY	84	84
20	BUS AND GUEST DROP-OFF LANE	VEHICLE WAY-FINDING	SEE NOTE ²	N/A	N/A	N/A
21	YOUTH DORMS (3)	SEASONAL LODGING	9,600	1-2 STORIES	168	168
22	RELOCATED CAMPFIRE RING	WORSHIP/RECREATIONAL	800 ²	N/A	50	0
23	REMOTE CHAPEL	WORSHIP	2,180	1-2 STORIES	100	0
24	UPPER CAMP SERVICE PATH	VEHICLE WAY-FINDING	SEEN NOTE ²	N/A	N/A	N/A
25	REMOTE TENT CAMPING AREA	SEASONAL LODGING	185,050 ³	N/A	740	740
26	TENT CAMPING PAVILION W/ BATHHOUSE	SEASONAL LODGING	7,396	1-STORY	50	0
27	RELIGIOUS SANCTUARY	WORSHIP/ ADMINISTRATIVE/ EDUCATIONAL	47,130	2-STORIES	3954	0
28	CAMPING BATHHOUSE	SEASONAL LODGING	2,180	1-STORY	30	0
29	PATH TO NEW WELLNESS CENTER	PEDESTRIAN WAY-FINDING	SEE NOTE ²	1-STORY	N/A	N/A
30	MINI-LODGES (3)	RECREATIONAL	14,000	2-3 STORIES	144	144
31	HIGH ROPE COURSE AND ZIP LINE	RECREATIONAL	1,936 ²	2-STORIES	50	0
32	LOW ROPE CHALLENGE COURSE	RECREATIONAL	N/A	N/A	25	0
33	BMX COURSE W/ BLEACHER SEATING	RECREATIONAL	53,900 ²	N/A	150	0
34	OUTDOOR EDUCATION/ PLEASANT PAVILION	EDUCATIONAL	2,545	1-STORY	50	0
35	HIKING AND NATURE TRAILS	ENVIRONMENTAL CONSERVATION	SEE NOTE ²	N/A	50	0
36	ARCHERY RANGE	RECREATIONAL	480	1-STORY	25	0
37	STAFF RESIDENCES SERVICE DRIVES	VEHICLE WAY-FINDING	SEE NOTE ²	N/A	N/A	N/A
38	RESOURCE CONSERVATION AREA	ENVIRONMENTAL CONSERVATION	371,130	N/A	N/A	N/A
39	LIFESTYLE WELLNESS CENTER W/ BUILDING EXPANSION	RECREATIONAL/ HEALTH	3,200	2-3 STORIES	50	0
40a-c	PEDESTRIAN PATHWAYS	PEDESTRIAN WAY-FINDING	SEE NOTE ²	N/A	0	N/A
41	OPEN AIR PAVILIONS	WORSHIP/ RECREATIONAL	5,304	N/A	N/A	N/A
TOTAL					8862	1196

PARKING AREA DATA				
PROJECT #	DESCRIPTION	APPROX. SQ. FT.	SPACES	COVERAGE TYPE ¹
3a	PRIMARY SANCTUARY PARKING	65,872	137	ASPHALT
3b	PRIMARY SANCTUARY PARKING	53,405	174	ASPHALT
3c	SECONDARY SANCTUARY PARKING	4,850	16	GRASS
3d	MOTEL PARKING	8,741	20	ASPHALT
3e	BUS PARKING	12,540	20 ²	GRAVEL
3f	CAMP SITE PARKING	7,128 ²	45	GRASS
3g	SECONDARY STAFF PARKING	12,537	43	ASPHALT
3h	SECONDARY STAFF PARKING	6,118	24	ASPHALT
3i	GRASS PARKING	128,652 ²	477	GRASS/UNIMPROVED
3j	UPPER PRIMARY PARKING	70,456	214	GRAVEL/STABILIZED SOIL
3k	SECONDARY SERVICE VEHICLE PARKING	9,206	17	GRAVEL/STABILIZED SOIL
3l	WELLNESS CENTER	2,430	15	ASPHALT/GRAVEL
3m	BMX PARKING	1,850 ²	12	GRASS
3n	STAFF, ADA PARKING EMERGENCY ACCESS LANE	10,309	16	ASPHALT
3o	AUDITORIUM PARKING	3,300	8	ASPHALT
TOTAL				1218

VEHICLE/PEDESTRIAN ROAD DATA						
PROJECT #	PROJECT TITLE	DESCRIPTION	APPROX. SQ. FT.	COVERAGE TYPE		
1a	DAY-USE ENTRANCE	DAY-TO-DAY ACTIVITIES ENTRANCE	SEE NOTE ¹	ASPHALT		
1b	EVENT ENTRANCE	TYPICALLY CLOSED OPENED FOR LARGE EVENTS	SEE NOTE ¹	ASPHALT		
1c	STAFF ENTRANCE	RESERVED FOR STAFF ONLY	SEE NOTE ¹	ASPHALT		
1d	WELLNESS CENTER ENTRANCE	WELLNESS CENTER/MINI-LODGE GUEST ENTRANCE	16,907	ASPHALT		
1e	RESIDENCE DRIVE	RESERVED FOR STAFF ONLY	9,208	ASPHALT		
6	MAIN CAMP DRIVE	MAIN CAMP ROADWAY THROUGH SOUTHERN SECTION OF CAMP	99,206	ASPHALT		
20	BUS AND GUEST DROP-OFF LANE	TEMPORARY PARKING AND UNLOADING ZONES	4,563	ASPHALT		
24	UPPER CAMP SERVICE PATH	ROADWAY CONNECTING THE NORTHERN PORTION OF THE CAMP	75,176	GRAVEL/STABILIZED DIRT		
29	PATH TO NEW WELLNESS CENTER	PATH CONNECTING MAIN CAMP PARCEL TO WELLNESS CENTER PARCEL	15,405 ²	DIRT TRAILS		
35	HIKING AND NATURE TRAILS	REMOTE PATHS THROUGH NATURE	32,682 ²	DIRT TRAIL/S/ MOW PATHS		
37	RECONFIGURED STAFF RESIDENCE SERVICE DRIVES	STAFF ACCESS ROAD	9,568	ASPHALT		
40a	PEDESTRIAN PATHWAYS	PATHS/SIDEWALKS THROUGH SOUTHERN PORTION OF CAMP	11,433	CONCRETE/ GRAVEL		
40b	PEDESTRIAN PATHWAYS	PATHS AND SIDEWALKS THROUGH NORTHERN PORTION OF CAMP	10,466	GRAVEL/STABILIZED DIRT		
40c	PEDESTRIAN PATHWAYS	PEDESTRIAN PATIO/STANDING AREAS	82,301 ²	CONCRETE		

BULK REGULATIONS				
GREENBELT - 'GB'				
PROVISION	REQUIRED	EXISTING	PROPOSED	
PRIMARY BUILDING HEIGHT (FT.)	35	35 (BLAND HOUSE)	47.5 (RELIGIOUS SANCTUARY)	
ACCESSORY BUILDING HEIGHT (FT.)	22	22 (STORAGE BUILDING)	TBD	
MINIMUM FLOOR AREA (SQ. FT.)	400	851 (RESIDENCE 1C)	N/A (NO RESIDENCES PROPOSED)	
MAX. IMPERVIOUS COVERAGE (%)	15%	5.98%	14.96%	
PRIMARY BUILDINGS MIN. FRONT YARD SETBACK (FT.)	50	47.8 ² (CABIN, TO BE REMOVED)	69.9 (RELIGIOUS SANCTUARY)	
PRIMARY BUILDING MIN. SIDE YARD SETBACK (FT.)	25	32 (STORAGE BUILDING)	194 (MINI-LODGE)	
PRIMARY BUILDING MIN. REAR YARD SETBACK (FT.)	50	413 (EXISTING "WELLNESS" BUILDING)	84 (MINI-LODGE)	
MAX. AVG. DENSITY (DUA) ¹	0.4 DUA ¹	0.9612 DUA (7 DWELLING UNITS)	0.438 DUA ¹ (5 DWELLING UNITS)	

LAND USE COVER TYPES			
LAND COVER TYPE	EXISTING (AC.)	PROPOSED (AC.)	CHANGE
ROADS, BUILDINGS, OTHER IMPERVIOUS	7.2	16.9	+9.7
FORESTED	55.4	46.6	-8.8
MEADOWS, GRASS, OR BRUSH	38.7	34.1	-4.6
AGRICULTURAL	0.0	0.0	0.0
SURFACE WATER	6.2	6.2	0.0
WETLANDS	6.8	6.8	0.0
PERMEABLE SURFACE	0.0	3.7	+3.7

PROPOSED DEVELOPMENT SUMMARY			
ITEMS	EXISTING	PROPOSED	TOTAL CHANGE
TOTAL PROJECT ACREAGE (ACRES)	114.28a	114.28a	0.0
CAR:	1,083	1,218	+135
BUS:	0	20 ²	+20
TOTAL GUEST SERVED:	5,415	7,090	+1,675
DAY:	2,927	10,184	+5,155
OVERNIGHT:	916	1,449	+533

DATE	REVISION
12/22/2020	REVISED PER TOWN COMMENTS
4/19/2021	REVISED PER TOWN COMMENTS
7/8/2021	REVISED FOR NEW BUILDING FOOTPRINT
10/5/2021	REVISED FOR NEW BUILDING FOOTPRINT
2/2/2022	REVISED FOR NEW PHASE 1 LAYOUT
4/4/2023	REVISED PER DCDPW COMMENTS
5/12/2023	OPEN-AIR PAVILIONS (2X) ADDED

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CAMP VICTORY LAKE - MASTER PLAN
 TOWN OF HYDE PARK, DUTCHESS COUNTY, NY

DATE: 5/21/2019 | SCALE: 1"=150' | DESIGNED BY: RED | DRAWN BY: RED | CHECKED BY: RAR | JOB NO: 13-008 | SHEET NO: 2 of 4

MAP NOTES:
 1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE 5/5/2013 BY JOHN H. DECKER, L.S., NYS L.S. NO. 06072.
 2. AS PER FEMA FIRM PANEL 300720080E, THERE ARE NO AREAS OF SPECIAL FLOOD HAZARD DESIGNATIONS WITHIN THE SITE.
 3. ADDITIONAL FEATURES ARE BASED UPON DUTCHESS COUNTY AERIAL IMAGERY OF THIS SITE.
 4. WETLANDS LOCATED WITHIN THE PROPERTY WERE DERIVED USING DUTCHESS COUNTY WETLAND GIS DATA, EDGE OF FALKAH, CREEK AND VICTORY LAKE (DEVELOPED BY JOHN H. DECKER, L.S., NYS L.S. NO. 06072) DURING FIELD SURVEY.
 5. ALL PROPERTY IS OWNED BY THE NORTHEASTERN CONFERENCE CORPORATION (SEVENTH DAY ADVENTIST, 115-50 MERRICK BLVD., JAMAICA, NY 11434-1896).

PARCEL 1
 ZONING DISTRICT: 'GB' GREENBELT
 LOT SIZE: 95.107 ACRES
 TAX GRID NO.: 133200-0265-04-020500
 PROPERTY ADDRESS: 277 CRUM ELBOW ROAD HYDE PARK, NY 12538

PARCEL 2
 ZONING DISTRICT: 'GB' GREENBELT
 LOT SIZE: 1.162 ACRES
 TAX GRID NO.: 133200-0265-04-072479
 PROPERTY ADDRESS: 282 CARDINAL ROAD HYDE PARK, NY 12538

PARCEL 3
 ZONING DISTRICT: 'GB' GREENBELT
 LOT SIZE: 2.355 ACRES
 TAX GRID NO.: 133200-0265-04-081487
 PROPERTY ADDRESS: CARDINAL ROAD HYDE PARK, NY 12538

PARCEL 4
 ZONING DISTRICT: 'GB' GREENBELT
 LOT SIZE: 1.607 ACRES
 TAX GRID NO.: 133200-0265-04-039445
 PROPERTY ADDRESS: CARDINAL ROAD HYDE PARK, NY 12538

PARCEL 5
 ZONING DISTRICT: 'GB' GREENBELT
 LOT SIZE: 8.658 ACRES
 TAX GRID NO.: 133200-0265-02-721505
 PROPERTY ADDRESS: 232 CARDINAL ROAD HYDE PARK, NY 12538

THREATENED/ENDANGERED SPECIES:
 SEVERAL AREAS LOCATED ON THE SITE MAY CONTAIN POSSIBLE "INDIANA BAT" AND "BLANDING'S TURTLE" HABITAT. THE FOLLOWING MEASURES WILL BE IMPLEMENTED DURING THE DESIGN AND CONSTRUCTION PROCESS IN ORDER TO ENSURE THE ABOVE MENTIONED HABITATS ARE PRESERVED:
 • IMPLEMENT TREE CLEARING FOR SITE CONSTRUCTION DURING TIMEFRAMES WHEN BATS ARE NOT RESIDENT ON THE SITE (OCTOBER 15 TO MARCH 31) FOR SITE CONSTRUCTION.
 • SITE LIGHTING WILL USE APPROVED LIGHT FIXTURES THAT DIRECT LIGHT DOWN TO MINIMIZE LIGHT POLLUTION AND NOT INTERFERE WITH POTENTIAL BAT FORAGING ACTIVITIES.
 • IMPLEMENT SOIL CONSERVATION AND DUST CONTROL BEST MANAGEMENT PRACTICES, SILT FENCE AND ANTI-TRACKING PADS TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS ON THE SITE.
 • DELINEATE THE LIMITS OF PROPOSED CLEARING WITH ORANGE CONSTRUCTION FENCING (OR SIMILAR) TO PREVENT INADVERTENT OVER CLEARING. ENSURE THAT STORMWATER PONDS WILL NOT BE MAINTAINED WITH ANY CHEMICALS THAT MIGHT ADVERSELY AFFECT BATS OR INSECT POPULATIONS ON WHICH THEY MAY FEED.
 • MAJOR VEHICULAR ROADWAYS OR STRUCTURES WILL NOT BE CONSTRUCTED WITHIN THE FOREST OR NEW WETLANDS THATS SUPPORT POTENTIAL BLANDING'S TURTLE HABITAT.
 • WOODS AREAS THAT SUPPORT BLANDING'S TURTLE HABITAT WILL BE PRESERVED FOR PASSIVE AND LIGHT RECREATIONAL OUTDOOR ACTIVITIES, INCLUDING SEASONAL CAMPING.
 • LARGE SCALE TREE CLEARING WILL BE AVOIDED IN AREAS WITH POTENTIAL BLANDING'S TURTLE HABITAT.

SPECIAL DISTRICT NOTES:
 THE SITE IS CURRENTLY LOCATED IN THE FOLLOWING TOWN OF HYDE PARK SPECIAL PLANNING/EMERGENCY SERVICES DISTRICTS:
 • TOWN OF HYDE PARK - STORMWATER MANAGEMENT PROGRAM
 • TOWN OF HYDE PARK - OPEN LANDS PROGRAM
 • GREENWAY GUIDE
 • FALKKILL INTERMUNICIPAL COUNCIL
 • ROOSEVELT FIRE DISTRICT
 • HYDE PARK POLICE DEPARTMENT

RESOURCE CONSERVATION AREA:
 THE RESOURCE CONSERVATION AREA WAS ESTABLISHED IN ORDER TO PRESERVE POSSIBLE BLANDING'S TURTLE HABITAT IN THE NORTHERN PORTION OF THE CAMP. THIS DESIGNATION WILL ENSURE THAT THE AREA RECEIVES LITTLE DEVELOPMENT OR DISTURBANCE. DEVELOPMENT WITHIN THIS AREA WILL BE LIMITED TO A SIMPLE GRAVEL PATH LEADING FROM THE PROPOSED CAMPING GROUNDS TO THE WELLNESS CENTER.