

# RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

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June 15, 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, two new pavilions, 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.

## **Consultant Comment Response**

### **Engineer Comments**

The section below is written in response to comments received from the Town of Hyde Park Engineer, Pete Setaro P.E. of CPL, received on May 13<sup>th</sup>, 2023, 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.

### ***Site Plan (Sheets 3 and 4)***

1. An inset map has been added to “Site Plan-3 Auditorium / Open Air Pavilions Improvement Plan” identifying sheet depicting in greater detail the western entrance improvements reviewed and approved by DCDPW.
2. Top/Bottom Wall Elevations have been added to “Grading/Utilities Plan – 1, Sheet 6”.

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3. The Site Plan has been revised to reference the location of the culvert crossing improvements details which are included on the "Details – 2, Sheet 23".
4. Plans have been provided to the Fire Department for review. Assistant Fire Chief Raymond Stretz has requested that the gravel pedestrian pathway to the relocated cabins be widened to 12' to allow for emergency vehicle access. A copy of his comment letter has been included with this submission. The pathway has been widened per their request.

*Grading and Utilities Plans (Sheets 5 and 6)*

5. Installation of the dry hydrants would occur using "Nation Wide Permit 58 – Utility Line Activities for Water and Other Substances". Based on our review of the permit standards, no approvals from ACOE are required as none of the pre-construction (PCN) thresholds were exceeded by the proposed hydrant(s) installation.
6. Grading plans have been revised to identify the plan sheets containing details on proposed stormwater management practices.
7. Grading is now shown for the proposed gravel bus parking area.

*Stormwater Plan (sheet 7 of 23)*

1. The eastern side of the island is not curbed. The SMP's pea gravel pretreatment is located on the eastern side of the island. All other portions of the island are curbed.
2. Roof leaders are now depicted on the plan. Roof leaders have been route towards to the eastern side of the structure, outleting into "Sand Filter Area 1A-3", which has been design to accommodate the additional flow.
3. The two drains have been revised to be catch basins. A detail for the catch basins has been added to "Stormwater Details, Sheet 24".
4. A "Typical Pipe Installation Detail" has been added to Sheet 24 "Stormwater Details".
5. References to the outlet protection details have been added to the plans.
6. The proposed crushed stone parking area has been revised to say 3/4" to 1 1/2" clean washed stone rather than 3-7". It is our office's belief that because the proposed bus parking will not be impervious, there is no requirement for treatment in accordance with the New York State Stormwater Design Manual. However, a testing plan has been created with a deep test and percolation test proposed for the parking area to confirm groundwater elevation and percolation capacity. The testing plan will cover all Phase 1 stormwater practice testing and will be submitted to the Town's Engineer for their review and approval.

*Construction Phasing Plan (Sheet 6 of 15)*

1. Additional construction phasing labels have been added to the plan for clarity.
2. Notes have been added to the plan noting that deviations from the approve construction sequence will need to be approved by Town's Engineer and Zoning Administrator.
3. Comment has been noted.

Planner Comments

The section below is written in response to comments received from the Town of Hyde Park Planner, Bonnie Franson, AICP CEP, PP, received on May 15<sup>th</sup>, 2023, regarding the Camp

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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.

*Auditorium Submission Comments (May 2023 Submission)*

1. Lighting.
  - a. Two solar activated security light fixtures have been added to each open-air pavilion. It should be noted that the site already contains numerous utility poles with light fixtures, so it is unlikely the new fixtures will affect existing lighting conditions.
  - b. The audio-visual truck was provided only a partial concrete pad, due to the applicant's desire to preserve/protect the adjacent tree and its roots, which would have been disturbed by the additional concrete. In the future, when not in use the truck will be relocated into the adjacent parking lot. Additionally, the applicant will provide an 8" deep layer of wood chips in and around the parking space to protect the tree's roots.
2. Comment has been noted.
3. As per the Planning Board recommendation, the previously proposed White Pines have been replaced with White Cedars.
4. As built conditions are based on field investigations/measurements. The plan, following additional field investigations, has been revised to more accurately reflect as-built conditions.
5. Bollards are now proposed to be provided around the electrical panel/transformer.
6. The Master Development Plan sheet has been revised to reflect the pavilions and additional impervious surface coverage. The pavilions construction resulted in a 0.007% increase to the total proposed impervious area for the entire project site, increasing the total maximum impervious surface of the buildout of the Master Plan from 14.95% → 14.96%.

*SMA Submission (Architectural Simulations)*

1. The materials sheet has been revised to reflect the exterior colors proposed.
2. Comment has been noted. Retaining walls shown in the provided renderings do not accurately reflect proposed conditions. However, additional details have been added to the Site Plan Set to more accurately depict the proposed retaining walls.
3. The colors and materials sheet has been revised to indicate the selected exterior colors for the building. It should also be noted that additional building materials will be identified in the building permit construction set, which will need to reflect the renderings provided to the Planning Board. Revised color renderings have been included with this submission.

*Phase I Site Plan Comments (April Submission)*

1. It appears there is some confusion regarding the location of proposed driveway improvements shown on the plans. The "Pavilion Road Entrance" refers to the western most entrance on the site, which is the one furthest away from the proposed Religious Sanctuary structure. The line of trees referred to in the letter are located in front of the existing residence and driveway in the eastern most portion of the site, which is closest

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to the proposed structure. The existing fence and vegetation in this area is not proposed to be disturbed. For clarity, a key map has been provided for all entrance improvement plans to more easily identify which portion of the site is being depicted on each sheet.

*Sheet 7 of 23*

1. Pavilion Road is located in the western portion of the site. See above comment. The fence by the existing residence's driveway ("Paved Drive") will not need to be relocated.

*Sheet 9 of 23*

1. Construction Phase 4 included the demolition of an existing derelict cabin. The demolition of said cabin is now included in phase 1.

*Sheet 13 of 23*

1. The Landscaping Plan has been revised, as per the Planning Board's recommendation, to specify specific quantities of 5' & 7' Norway Spruces being proposed.
2. In general landscaping crews will be advised that within 30' of the lake in areas specified on the plans will be considered "No-Mow Zones". These areas will be further delineated by placing boulders, collected during excavation for the structure, intermittently along the boundary.
3. Additional landscaping notes have been added to the plans.
4. Additional deciduous and shrub planting details have been added to the plans.
5. A typical seed mixture has been specified for lawn areas.

*Sheet 19 of 23*

1. It appears there is a misunderstanding over the location of the new primary entrance. A Key Map has been added to all new entrance improvements plans to clarify where work is being proposed. No disturbance is proposed around the existing residence. However, an old existing parking lot to the east of the residence is proposed to be removed and planted as part of the proposed project.

*Sheet 20 of 23*

1. The traffic coordination tent will be a temporary fabric structure, sometimes referred to as a pop-up tent, which will only be utilized during large events. No paving is proposed for these tents.

*Sheet 22 of 23*

1. The applicant is proposing to use the Redi-Rock texture "Cobblestone" for proposed retaining walls. A detail for the wall texture has been provided on the plans. The perimeter railing shall be a black vinyl fence and will be placed at the top of the wall for safety purposes. Final wall details, including the anchoring detail for the proposed railing/fence, will be provided as part of the building permit and will utilize the textures and color specified in the plans.
2. The sign detail has been revised accordingly.
3. See Comment Response #1.

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**SEQRA**

1. Comment has been noted.
2. Comment has been noted.

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

- Roosevelt Fire District Letter – Assistant Chief Raymond Stretz, dated 6/14/2023
- Religious Sanctuary “The Lodge” - Building Renderings w/ Building Materials + Methodology, dated 11/17/2021, revised 6/15/2023
- Camp Victory Lake – Phase 1 Site Plan Set, Sheets 0-24. dated 5/23/2019, revised 6/15/2023 (5 Full Sized, 5 11”x17”)
- Camp Victory Lake – Master Plan Set, Master Plan, dated 5/21/2019, revised 6/15/2023 (5 Full Sized, 5 Reduced Size - 11”x17”)

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

Sincerely,



Peter Sander  
Staff Planner

Encl.