

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT  
GML - 239 REFERRAL FORM**

Municipality: ☒ Town of Fallsburg ☐ Village of \_\_\_\_\_  
Referring Agency: ☐ Town/Village Board ☒ Planning Board ☐ Zoning Board of Appeals

Jurisdictional Determinant: Project is located within  
500 feet of the following (existing or proposed):

- ☐ Municipal Boundary  
☒ State or County Road  
☐ State or County Park  
☐ Agricultural District  
☐ State or County Facility  
☐ County-owned stream or drainage channel  
☐ Other \_\_\_\_\_

Type of Action:

- ☒ Site Plan Review  
☐ Area Variance  
☐ Use Variance  
☐ Special Use Permit  
☐ Subdivision Review  
☐ Adoption/Amendment of Zoning Ordinance/Map or Local Law  
☐ Adoption/Amendment of Comprehensive Plan  
☐ Other \_\_\_\_\_

Project Name: Camp Summerville - Congregation AHVH  
Applicant: Art Grunhut  
Project Location: 612 Loch Sheldrake Hurleyville Rd, Loch Sheldrake  
County Tax Parcel Number: 26-1-30  
Parcel Size: 1422 Acres Current Zoning: REC

Project Description: (attach additional pages if necessary) Site plan approval to replace  
units 5 and 8 with one new building.

State Environmental Quality Review (SEQR) Status: ☐ Type I ☐ Unlisted Action ☐ Type II  
Determination of Significance: ☐ Positive Declaration ☐ Negative Declaration ☐ Not issued

Public Hearing: ☒ Yes ☐ No Hearing Date: 4/11/19  
Date Response Requested (if less than 30 days): 5/8/19

Supporting Documentation Included With This Referral:

- ☐ Location Map ☐ Subdivision Plat  
☒ Municipal Application Form ☐ Environmental Assessment Form Parts: I II III  
☐ Project Narrative ☐ Environmental Impact Statement  
☐ Site Plan ☐ Other \_\_\_\_\_

I hereby certify that this application & supporting documentation provides a complete  
description of the proposed local action and constitutes a 'full statement' pursuant to  
NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: Denise Morfite Date: 4/15/19

Received Stamp (Internal Use Only)

**SUBMIT 'FULL STATEMENT' TO:**  
**Sullivan County Division of Planning & Community Development**  
**100 North Street**

FREDA C. EISENBERG  
COMMISSIONER



TELEPHONE: (845) 807-0527  
FACSIMILE: (845) 807-0546  
WEBSITE: [WWW.SULLIVANNY.US](http://WWW.SULLIVANNY.US)

SULLIVAN COUNTY  
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY  
SULLIVAN COUNTY GOVERNMENT CENTER  
100 NORTH STREET, PO BOX 5012  
MONTICELLO, NY 12701

May 6, 2019

Mr. Arthur Rosenshein, Chair  
Town of Fallsburg Planning Board  
PO Box 830  
South Fallsburg, NY 12779

RE: **FAL19-04:** Camp Summerville Site Plan Review (S.B.L. 26.-1-30)  
GML-239 County Review

Dear Mr. Rosenshein:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project:** Camp Summerville Site Plan Review
- II. **Applicant:** Ari Grunhut
- III. **Action:** Site Plan Review
- IV. **Project description:** Applicant seeks site plan approval to replace 2 existing units with one new building.
- V. **Geographic qualification:** County Road 104 (Loch Sheldrake—Hurleyville Road)

The Sullivan County Division of Planning and the Division of Public Works (SCDPW) have reviewed the materials submitted regarding the proposed site plan at Camp Summerville in Loch Sheldrake. The existing property has significant drainage issues discovered on a site visit by SCDPW. At the existing entrance labeled "Entrance No. 3," there is significant pooling of water which has resulted from non-compliance with a temporary access permit issued in 2008. This access was supposed to be removed following construction.

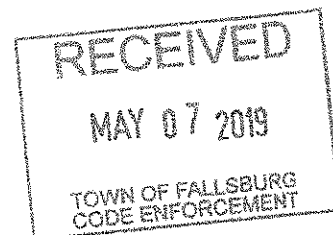
Compliance with the 2008 temporary permit will be a minimum requisite for County approval of any new work on the site. The applicant or their engineer should contact the SCDPW Permitting Office at (845) 807-0283, and incorporate resolution of the existing drainage issues into the proposed site plan. Until then, we find this application to be **incomplete**.

If you have any questions or concerns, please contact me at 845-807-0527.

Sincerely,

Freda C. Eisenberg, AICP  
Commissioner

cc: Joseph Perrello Sr., Legislator



Please be advised that the Planning Board is required by Section 239-m of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Real Property with regard to this application. To facilitate this process, a form to report such action is enclosed.

FREDA C. EISENBERG  
COMMISSIONER



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100 NORTH STREET, PO BOX 5012  
MONTICELLO, NY 12701

May 16, 2019

Mr. Arthur Rosenshein, Chair  
Town of Fallsburg Planning Board  
PO Box 830  
South Fallsburg, NY 12779

RE: **FAL19-04: Camp Summerville Site Plan Review (S.B.L. 26-1-30)**  
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- III. **Action:** Site Plan Review
- IV. **Project description:** Applicant seeks site plan approval to replace 2 existing units with one new building.
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The Sullivan County Division of Planning and the Division of Public Works (SCDPW) have reviewed the materials submitted regarding the proposed site plan at Camp Summerville in Loch Sheldrake. We appreciate the applicant taking steps to rectify the drainage and permitting issues with SCDPW after our first determination that the application was incomplete. After receiving additional application materials, we find this project to be a matter of **local determination**.

If you have any questions or concerns, please contact me at 845-807-0527.

Sincerely,

Freda C. Eisenberg, AICP  
Commissioner

cc: Joseph Perrello Sr., Legislator

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