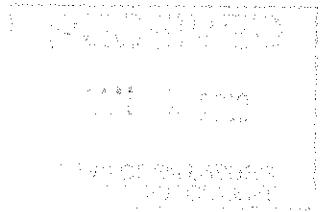


**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)**

**NOTICE OF PUBLIC SCOPING SESSION**

**CAMP MAZAH – AVON LODGE ROAD, WOODRIDGE**



The Town of Fallsburg Planning Board, as Lead Agency, is reviewing an application from Congregation Mazah for a proposed summer camp on the former Avon Lodge Hotel property located approximately 2.5 miles from the Village of Woodridge. The camp will accommodate 800-900 people in dormitories (students) and a combination of single family and duplex housing (teaching and maintenance staff). Proposed facilities include a kitchen/dining building and a synagogue building containing classrooms. Recreational areas include a gym, swimming pools, tennis courts, ballfield, handball courts, day camp and a basketball court. The project is planned with open space, on-site stormwater controls, new private water and sewer service, and private roads.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents, and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

**On February 13, 2020 at 7:00 p.m. the Planning Board will hold a public scoping session at the South Fallsburg Senior Center, 12 Laurel Avenue, South Fallsburg, New York.** Persons attending the public scoping session will have an opportunity to speak to make their scoping suggestions known.

The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available for review at the Fallsburg Building Department located at 5250 Main Street in South Fallsburg, New York. The document is also available on the internet for viewing, downloading, or printing, at [www.fallsburgbuildingdept.com](http://www.fallsburgbuildingdept.com).

Written comments on the Draft Scoping Document are welcomed. The period for submitting writing comments on the scope of the DEIS will close on February 29, 2020 at 4:30 p.m. Comments should be submitted by that date by email to [mmessenger@fallsburgny.com](mailto:mmessenger@fallsburgny.com) or by hand to the Fallsburg Building Department, 5250 Main Street, South Fallsburg, NY 12779. Afterwards, the Planning Board will issue a Final Scoping Document.

Draft Scoping Document  
for the preparation of a  
Draft Environmental Impact Statement  
**CAMP MAZAH**

Avon Lodge Road & River Road  
Town of Fallsburg, Sullivan County

Applicant:  
Congregation Mazah  
199 Lee Avenue  
Suite 547  
Brooklyn, NY 11211

SEQR Lead Agency:  
Fallsburg Planning Board  
5250 Main Street  
South Fallsburg, New York 12779

Project Contact:  
Jim Bates  
Ecological Analysis, LLC  
633 Route 211 East  
Suite 4, Box 4  
Middletown, NY 10941

Public Scoping Session Conducted:  
South Fallsburg Senior Center  
12 Laurel Avenue  
South Fallsburg, New York 12779  
February 13, 2019 at 7 PM

Direct Written Comments to [mmessenger@fallsburgny.com](mailto:mmessenger@fallsburgny.com) or to

Mollie Messenger  
Town of Fallsburg Code Enforcement  
5250 Main Street  
South Fallsburg, NY 12779  
4052 Route 42, Monticello, New York 12701  
by February 29, 2020 at 4:30 p.m.

## INTRODUCTION

This draft Scoping Document is intended to serve as the foundation for the identification of potentially significant adverse impacts associated with the proposed action and possible mitigation measures. It is also intended to focus the environmental review on significant impacts to ensure consideration of likely long-term impacts of the proposed action.

## DESCRIPTION OF THE PROPOSED ACTION

The applicant, Congregation Mazah, Inc., proposes the construction of boy's summer camp, Camp Mazah (proposed action), on the former Avon Lodge Hotel property (project site) located in the Town of Fallsburg, Sullivan County, New York (see attached map).

Camp Mazah's original application was submitted on August 28, 2013. The plan has since been revised and was formally re-submitted on September 26, 2018. Additional revisions were completed to and resubmitted on August 28, 2019. The most current Preliminary Site Plan is dated August 27, 2019 with revisions completed September 12, 2019.

The current, proposed development, which would be located on approximately 150 acres of land, would include the construction of eight (8) duplex (two-family), ten (10) multi-family structures (five-family), and three (3) dormitory type structures as well as a central shul and other recreational amenities to be shared among faculty, staff and campers. Potential recreational amenities would include a gym, basketball and handball courts. Duplex and multifamily structures would be utilized for the faculty, administrative and maintenance staff and their families whereas the dormitories would house enrolled campers. Each dormitory housing area as well as faculty and staff housing area would include a separate pool. Camp Mazah would be occupied seasonally from June 1 to September 15. The seasonal population expected for Camp Mazah is approximately 900 staff and campers<sup>1</sup>. Water supply for the proposed action would be on-site wells and wastewater disposal would be through an on-site sewage treatment plant. The project site is zoned REC-1, Low Density Residential/Recreation District. Access into the project site would be from Avon Lodge Road, Town Route 69.

### *Housing*

Enrolled campers would be divided into three ages groups: 12-13, 14-15 and 16-17 years of age. Each age group would be housed in a separate camp area which would include a dormitory building, dining hall, synagogue/classroom building, and a swimming pool. Only one dining hall would include a kitchen that would prepare and serve meals to all three dining hall buildings.

Faculty and staff housing including a pool would be developed in a separate location from student housing.

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<sup>1</sup> Approximately 300 faculty, maintenance and administration staff and their families and 600 enrolled campers.

## **POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS**

As set forth in the Positive Declaration adopted by the planning board as Lead Agency, the proposed action will have potential significant environmental impacts on:

- Land and Geology
- Surface Water and Flooding
- Groundwater Resources
- Plants and Animals
- Transportation
- Consistency with Community Character and Community Plans

## **GENERAL SCOPING CONSIDERATION**

The environmental review conducted under the State Environmental Quality Review Act (SERQA) shall be in full conformance with 6 NYCRR Part 617.

The DEIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

Narrative discussions will be accompanied by illustrative tables and graphics. All graphics will clearly identify the project area. Footnotes may be used as the form of citing references. Opinions of the applicant will be identified as such.

Full-scale site plans will accompany the DEIS as an appendix and reduced copies of pertinent plan sheets and details will be included in the text of the DEIS. The documents shall contain plans, reports, and studies meeting prevailing Federal, State, Regional, and Town criteria with respect to all disciplines of study as well as Town of Fallsburg zoning, subdivision and site plan standards.

## **DEIS CONTENTS**

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments).

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such).

## **I. EXECUTIVE SUMMARY**

The Executive Summary will include a brief description of the proposed action and a listing of potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS.

## **II. DESCRIPTION OF THE PROPOSED ACTION**

Chapter II of the DEIS will provide a description of the proposed project site and its location, a description of the proposed project, the public need and objectives of the project sponsor, and a description of required approvals, reviews, and permits.

### **A. Site Location and Description**

1. A written and graphic description of the location of the project site in the context of the Town of Fallsburg including existing site access.
2. Description of the environmental setting of the site and the natural resources identified thereon, including proximity to the Neversink River, the Delaware River Basin and their associated natural resources.

### **B. Description of the Proposed Action**

1. Written and detailed description of the proposed action, including the proposed use and seasonality of use, acres of land to be disturbed, acreage of impervious area proposed, open space and recreation facilities proposed, construction schedule, infrastructure ownership and maintenance. Small scale plans will be provided in the DEIS for illustrative purposes. Include site design details such as no loud-speaker system, no high-level lighting, etc.
2. Describe intended site operations in detail including curfew hours, family visitation, transportation, etc.
3. Discuss intended development schedule and phasing in detail.
4. Identify zoning and describe existing and proposed land uses applicable to the project site.
5. Discuss compliance with all Zoning, Subdivision, Special Permit and Site Plan Approval standards and other criteria set forth by the Town of Fallsburg Code and other permit agencies. The DEIS shall identify the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed, and changes to the project should waivers or variances not be approved.
6. Discuss the compatibility of the proposed land use with the character and development trends within a half mile area (see attached map for reference)

**C. Project Purpose and Need**

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action.

**D. Approvals, Reviews and Permits**

1. List and describe anticipated approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all involved and interested Agencies.

**III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION**

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this Scoping Document. Enough detail should be provided so that reviewers are able to gain an understanding of current conditions and impacts.

The format or organization of this section will include the following subsection headings for each topic or impact issue:

***Environmental Setting***  
***Potential Impacts***  
***Mitigation Measures***

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

**A. Land and Geology**

**Land**

1. **Existing Conditions:** Soils will be mapped in accordance with the Soil and Water Conservation District Soil Survey for Sullivan County, New York and / or the USDA Web Soil Survey. Evaluation of site soils will include the following:
  - a. Identification of soils;
  - b. Soil characteristics;
  - c. Where necessary on-site soil sampling will be undertaken; Perc tests will be required for all proposed stormwater infiltration practices.
2. **Potential Impacts** to the disturbance to land from the proposed development would be evaluated and discussed.
3. **Mitigation measures** discussed to reduce any potential impacts including and not limited to:

- a. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands based on NYSDEC criteria;
- b. The DEIS will describe the detailed soil erosion and sediment control plan that will accompany the text description of specific designs to be implemented during construction.

### **Geology**

1. **Existing Conditions:** A topographic survey based on a two-foot contour interval will be carried out. Existing contours will be mapped.
2. **Potential Impacts** from the proposed action will be evaluated and discussed and include the following:
  - a. Proposed contours will be mapped;
  - b. A grading plan will be provided and described.
  - c. A cut and fill analysis will be provided, including an analysis of the disposal of excess cut or the import of fill materials.
3. **Mitigation Measures**, including design elements and regulatory standards.  
Construction on steep slopes must be covered in detail in this section of the DEIS.

## **B. Surface Water Resources and Flooding**

### **Wetlands and Water Courses**

1. **Existing Conditions:**
  - a. Describe and identify graphically surface water resources including water courses and wetlands, on, and in the vicinity of, the project site. The 100-year floodplain will be illustrated. An onsite wetland delineation shall be performed, and a wetlands report shall be provided.
  - b. Wetland delineations and datasheets will be prepared in accordance with the 2012 interim ACOE Interim Northcentral and Northeast Region manual as required by the Army Corp of Engineers and by the 1995 NYSDEC Wetland Manual.
2. **Potential Impacts:** Calculate the area of proposed wetland disturbance based on grading plans to quantify any impact and describe potential impacts to onsite wetlands or watercourses from the proposed project. Proposed stream crossings will be described and illustrated in terms of potential impacts.
3. **Mitigation Measures** will be discussed and would include but not limited to the following:

- a. A basis for degree of mitigation;
- b. Construction methods and best management practices that will be employed to lessen erosion and to prevent sediment from migrating off-site or into nearby waterbodies and wetlands based on NYSDEC criteria.
- c. Mitigation measures for proposed stream crossing will be described.

### **Stormwater Resources**

1. **Existing Conditions**, the description shall include existing drainage patterns on the site, a description of the watershed(s) in which the site is located, and existing stormwater discharge points. Identify any regulations and regulated activities concerning water resources in the Town Fallsburg and NYSDEC regulations.
  - a. A Drainage Report defining **existing** peak rates of stormwater runoff and stormwater quality treatment during the statistical 1, 10, and 100 year, 24-hrs storm events will be submitted. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix of the DEIS. Calculations of pre-development stormwater runoff quality and outline of treatment methods will be performed per current NYSDEC Design Standards.
2. **Potential Impacts**, A Drainage Report defining **post development** (i.e. proposed action) peak rates of stormwater runoff and stormwater quality treatment during the statistical 1, 10, and 100 year, 24-hrs storm events will be submitted. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix of the DEIS. Calculations of post-development stormwater runoff quality and outline of treatment methods will be performed per current NYSDEC Design Standards.
  - a. Include a Stormwater Pollution Prevention Plan (SWPPP) that includes an Erosion and Sediment Control Plan to be implemented during construction and a Stormwater Management Plan that includes measures to treat stormwater following construction. The SWPPP shall include a discussion of its compliance with current NYSDEC Design Standards.
  - b. Describe any anticipated impacts on any adjacent water resources (i.e. Neversink River), including how on-site drainage patterns will be altered.
  - c. Identify and describe potential post construction impacts on surface water resources relating to pollutant and nutrient loads from impervious surfaces.
3. **Mitigation Measures** describe measures included in the SWPPP to ensure that post-development stormwater peak discharge rates will be below existing peak rates. Describe measures to ensure that stormwater runoff from the site in the post-development condition will not adversely affect surrounding water resources and properties, and existing off-site drainage facilities. Describe all stormwater practices to be used to control post development



changes in stormwater runoff including Best Management Practices (BMPs) that will reduce post construction increases in pollutants.

### **Wastewater Treatment**

#### **1. Existing Conditions:**

- a. Estimate wastewater flows by facility and unit type. Identify NYSDEC effluent limitations that apply to receiving surface waters.
- b. Describe administrative structure including ownership and operations responsibilities for the wastewater collection and treatment system.

#### **2. Potential Impacts**, describe type of facilities proposed for wastewater treatment for the proposed action, including the location of treatment plant(s) and type of facilities for servicing the project site.

- a. Prepare and provide a conceptual plan of the wastewater collection and treatment system, including proposed locations of effluent discharge.
- b. Describe the proximity of treatment facilities to existing and proposed residences in relation to potential noise and odor impacts.
- c. Describe potential impacts of proposed wastewater treatment plant and its discharge on surface water resources, including the Neversink River.

#### **3. Mitigation Measures**, including design elements and regulatory standards.

### **Flood Plain and Flooding**

#### **1. Existing Conditions**, identify floodplains and describe potential areas of flooding.

#### **2. Potential Impacts**, Identify any potential impacts regarding flooding from the proposed development.

#### **3. Mitigation Measures**, including design elements and regulatory standards.

## **C. Groundwater Resources**

### **Groundwater Resources**

#### **1. Existing Conditions**, describe existing groundwater resources, including information from available sources on the capacity and extent of the aquifer.

#### **2. Potential Impacts**, describe and quantify the expected water demand in relation to expected yield.

- a. Conduct a pump test of proposed wells in accordance with NYSDEC's protocol (i.e. 72-hour pump test while monitoring selects existing wells within ¼ mile of the test well sites demonstrating 6-hour stabilized yield) and provide summary report of pump test.
- b. Identify potential impacts on wells within ¼ mile of the proposed well sites from groundwater use. Identify potential impacts on groundwater resources from post- construction increases in surface water pollutant loads.

**3. Mitigation measures**, including design and operational elements.

**D. Plants and Animals**

**Vegetation**

**1. Existing Conditions:**

- a. Contact the NYS DEC to identify and evaluate the possible presence of unique, rare and/or endangered, threatened and special concern species.
- b. Conduct a field investigation to identify existing vegetation and vegetative habitats located on the project site and the presence of unique, rare and/or endangered, threatened and special concern species.
- c. Characterize existing habitats on the project site.

**2. Potential Impacts:** Evaluate the potential impacts on the resources identified.

**3. Mitigation Measures** described if necessary.

**Fish and Wildlife**

**1. Existing Conditions:**

- a. Contact the NYS DEC to identify and evaluate the presence of unique, rare and/or endangered, threatened and special concern species.
- b. Conduct a field investigation of the project site to identify existing wildlife usage and habitats and the possible presence of unique, rare and/or endangered, threatened and special concern species.

**2. Potential Impacts:** Evaluate the potential impacts on the resources identified including an assessment of potential removal or disturbance of existing wildlife and habitat areas.

**3. Mitigation Measures** described if necessary to offset, reduce or eliminate such losses.

## E. Transportation

### Transportation

1. **Existing Conditions:** An area map identifying the project site, site access and proposed study intersections will be provided. A discussion of the current traffic conditions within the vicinity of the project site. Study Area Intersections – Data collection would include turning movement counts at the following seven (7) study area intersections (see attached map for reference):

- Broadway @ Glen Wild Road - Signalized
- Broadway @ Greenfield Road - Unsignalized
- Broadway @ Green Avenue – Signalized
- Tabaczynski Road (aka Joseph Road or River Road) @ Green Avenue/Roosevelt Avenue – Unsignalized
- Old Falls Road @ NYS Route 42 – Signalized
- Avon Lodge Road and Grey Road -- Unsignalized
- Dennison Hill Road (aka Old Glen Wild Road) and Glen Wild Road -- Unsignalized

2. **Potential Impacts:** The ITE Manual of Transportation Studies and Traffic Impact Analysis for Site Development guidelines for the scope of the traffic study will be followed for the assessment of potential impacts from the proposed development

a. Traffic Generation Estimates – Identify the times and duration of peak travel periods associated with the camp:

- Camper arrival – June
- Typical operation while camp is in session – July and August
- Visitor periods – July and August
- Camper departure – early September

The estimates would identify anticipated peak hourly traffic generation as well as when the peak hours would occur (day of week and time of day). Further, the estimates would identify the projected number of trips by user (i.e. campers, visitors, staff) and by type of vehicle generated (i.e. passenger cars, buses, trucks).

b. Peak Hours - Identify the peak hours for potential traffic impacts to be evaluated based on the trip generation estimates.

c. Study Area Intersections – Data collection would include turning movement counts at the following seven (7) study area intersections as noted above:

- Broadway @ Glen Wild Road - Unsignalized
- Broadway @ Greenfield Road - Signalized

- Broadway @ Green Avenue – Signalized
- Tabaczynski Road @ Green Avenue/Roosevelt Avenue – Unsignalized
- Old Falls Road @ NYS Route 42 – Signalized
- Avon Lodge Road and Grey Road -- Unsignalized
- Dennison Hill Road (aka Old Glen Wild Road) and Glen Wild Road -- Unsignalized

The data collection may utilize historic counts collected within the previous three years or new traffic counts. All counts should include heavy vehicles by approach and pedestrians. Traffic counts would be seasonally adjusted as appropriate to represent volumes expected during the summer months.

d. Traffic Forecasts – Traffic volumes would be forecasted and presented for the following three scenarios:

- Existing Conditions
- Design Year Without the Development – this would include an appropriate growth applied to the existing traffic volume as well as any known approved development in the area.
- Design Year with Full Build

e. Traffic Analysis – The traffic analysis would evaluate roadway and intersection characteristics, volumes and traffic control features. Analysis would be completed for the three scenarios during the peak hours identified in order to identify potential impacts associated with implementation of the proposed action.

**3. Mitigation Measures**– Identify safety improvements or capacity improvements necessary, if any, to mitigate and/or lessen the impact from the project on the adjacent roadway network.

## **F. Consistency with Community Plans and Community Character**

### **Land Use**

**1. Existing Conditions:** Describe existing land uses of the project site and the surrounding area.

**2. Potential Impacts,** discuss the compatibility of the proposed project with the character and development trends of the surrounding area.

**3. Mitigations Measures** discussed, including design and operational elements to reduce or eliminate impacts.

### **Zoning**

1. **Existing Conditions:** Describe zoning for the project site and immediate vicinity.
2. **Potential Impacts:** Discuss the project's compliance with all zoning, subdivision, special permit, and site plan regulations and other criteria set forth by the Town of Fallsburg Code. This discussion shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed. The discussions will include proposed waivers and variances to be requested from other permit agencies and changes to the project should the requested waivers and variances not be granted. Discuss consistencies of the proposed action with the Town's adopted comprehensive plan (Town of Fallsburg, New York, Comprehensive Plan) and other local and county planning documents.
3. **Mitigations Measures** including design and operational elements to reduce or eliminate impacts.

### **Visual Analysis**

1. *Visual Analysis.* In order to determine the potential visual impacts of the proposed development a visual analysis was prepared. The completed Visual Analysis report will be included in this DEIS as an appendix. Any visual changes to the proposed action (i.e. landscape, project layout, build elements) that differ from the scope of the original Visual Analysis will be presented and addressed in this section of the DEIS in the format of Existing Conditions, Potential Impacts and Mitigation Measures.

### **Community Services**

1. **Existing Conditions:** The proposed project may create the need for additional community services including police and fire protection, emergency services, utilities (water and sewer) and solid waste disposal. Each service area will be quantitatively described as to its existing capacity;
2. **Potential Impacts:** The impact of the proposed project on each service area will be estimated, according to generally accepted practices, with consideration to be given to the unique nature of the proposal.
3. **Mitigation measures** will be discussed as appropriate.

### **Fiscal Impact Analysis**

1. **Existing Conditions**, existing fiscal conditions will be discussed, current tax base of project site.
2. **Potential Impacts**: The proposed action will add eight (8) duplex (two-family) for a total of 16 units, ten (10) multi-family structures (five-family) for a total of 50 units, and three (3) dormitory type structures housing approximately 600 campers as well as site specific treatment plants. The proposed units are seasonal units. This increase in population may translate into the need for enhanced community services, including police and fire protection, emergency services and solid waste disposal. Additional demand for services, including water and wastewater, may translate into additional costs to the community to meet the service demand. Accordingly, a fiscal impact analysis will be prepared to compare the estimated revenues that would be generated by the proposed action compared with costs to service it. Please note the proposed project is tax exempt. The fiscal impact analysis will comprehensively inventory the costs and revenues associated with the proposed action and realistically assign dollar values to them. Special care will be taken to explain the assumptions, calculations and results of the fiscal impact analysis in clear and understandable language.
3. **Mitigation measures**, if necessary.

### **IV. UNAVOIDABLE ADVERSE IMPACTS**

This section of the DEIS will identify any impacts that are likely to occur despite mitigation measures and will compare the beneficial and adverse implications of any unavoidable impacts.

### **V. ALTERNATIVES**

This section of the DEIS will evaluate and compare alternatives to the proposed action, which are listed below. The following alternatives will be studied:

- A. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.;
- B. The proposed action with municipal water and/or sewer with detailed evaluation of the infrastructure required as well as the procedural elements necessary including district extensions, etc.;
- C. A reduced scale alternative to result in a reduction in water demand, sewer demand, stormwater, traffic, etc.;
- D. Alternative design for the same scale proposed but with less impact (reduction in impervious cover.

## **VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action

## **VII. GROWTH INDUCING ASPECTS**

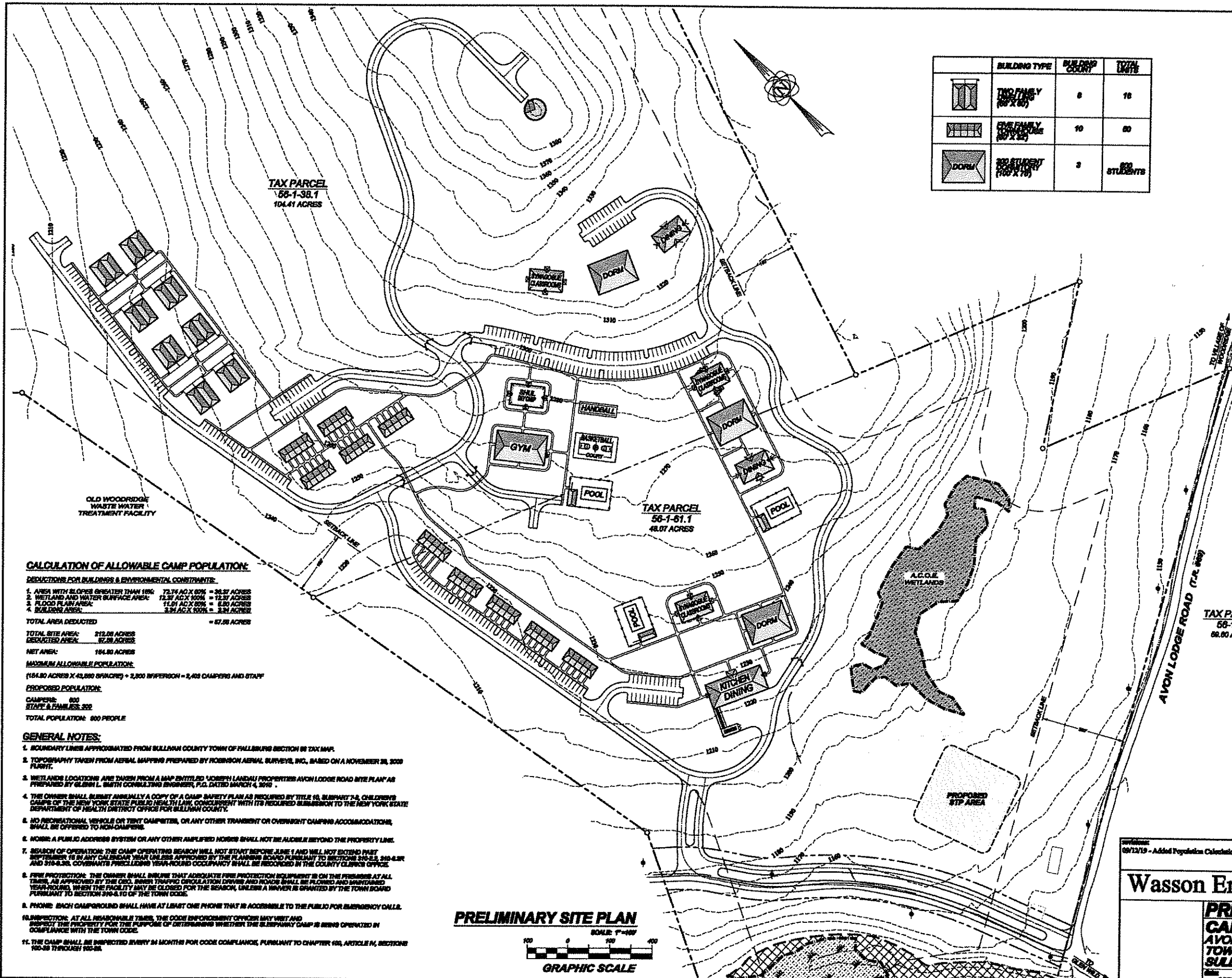
A description and analysis of potential growth-inducing aspects of the project will be provided. Special attention will be paid to how the development of the proposed action might affect local business, including those in Woodridge and population characteristics.

## **VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

A description of the effect of the proposed action on the short- and long-term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long-term operation.

## **IX. APPENDICES**

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies (including the Storm Water Pollution Prevention Plan, Traffic Impact Study, Wetland Delineations, Visual Analysis, background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons.



	BUILDING TYPE	BUILDING COUNT	TOTAL UNITS
	DORMITORY (80 X 80)	8	16
	OVERNIGHT BUILDING (80 X 80)	10	80
	200 STUDENT DORMITORY (100 X 70)	3	600 STUDENTS

**SITE & ZONING INFORMATION**

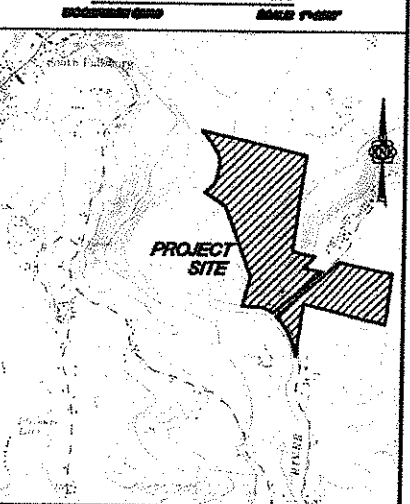
OWNER/APPLICANT: CONGREGATION MAZAH, INC.  
100 LEE AVENUE  
SUITE 547  
BROOKLYN, NY 11211

TAX PARCEL NO.: 55-1-38.1 104.41 Ac.  
55-1-59 88.00 Ac.  
55-1-61.1 48.07 Ac.  
TOTAL: 240.48 Ac.

**REC - RECREATION DISTRICTS  
DEVELOPMENT STANDARDS**

ITEM	MINIMUM REQUIRED	PROPOSED BUILDINGS
LOT AREA:	25.00 Ac.	240.48 Ac.
LOT WIDTH:	300 FT.	1,507 FT.
FRONT YARD:	200 FT.	1,414 FT.
REAR YARD:	100 FT.	2,094 FT.
SIDE YARD:	150 FT.	150 FT.
BOTH SIDE YARDS:	300 FT.	353 FT.
LOT COVERAGE (MAX):	10%	2.4%
BUILDING HEIGHT (MAX):	35'	< 35'

**LOCATION PLAN**



**CALCULATION OF ALLOWABLE CAMP POPULATION:**

DEDUCTIONS FOR BUILDINGS & ENVIRONMENTAL CONSTRAINTS:  
1. AREA WITH SLOPES GREATER THAN 10%: 72.74 AC X 50% = 36.37 ACRES  
2. WETLAND AND WATER SURFACE AREA: 12.37 AC X 100% = 12.37 ACRES  
3. FLOOD PLAIN AREA: 11.01 AC X 50% = 5.50 ACRES  
4. BUILDING AREA: 3.34 AC X 100% = 3.34 ACRES  
TOTAL AREA DEDUCTED = 57.58 ACRES

TOTAL SITE AREA: 240.48 ACRES  
DEDUCTED AREA: 57.58 ACRES  
NET AREA: 182.90 ACRES

MAXIMUM ALLOWABLE POPULATION:  
(182.90 ACRES X 43,880 SQUARES) ÷ 2,800 SQUARES = 2,800 CAMPERS AND STAFF

**PROPOSED POPULATION:**

CAMPERS: 600  
STAFF & FAMILIES: 200  
TOTAL POPULATION: 800 PEOPLE

**GENERAL NOTES:**

- BOUNDARY LINES APPROXIMATED FROM SULLIVAN COUNTY TOWN OF FALLSBURG SECTION 86 TAX MAP.
- TOPOGRAPHY TAKEN FROM AERIAL MAPPING PREPARED BY ROBINSON AERIAL SURVEYS, INC., BASED ON A NOVEMBER 28, 2008 FLIGHT.
- WETLANDS LOCATIONS ARE TAKEN FROM A MAP ENTITLED "JOSEPH LANDAU PROPERTIES AVON LODGE ROAD SITE PLAN" AS PREPARED BY GLENN L. SMITH CONSULTING ENGINEER, P.E. DATED MARCH 4, 2009.
- THE OWNER SHALL SUBMIT ANNUALLY A COPY OF A CAMP SAFETY PLAN AS REQUIRED BY TITLE 19, SUBTITLE 7-B, CHILDREN'S CAMPS OF THE NEW YORK STATE PUBLIC HEALTH LAW, CONCURRENT WITH ITS REQUIRED SUBMISSION TO THE NEW YORK STATE DEPARTMENT OF HEALTH DISTRICT OFFICE FOR SULLIVAN COUNTY.
- NO RECREATIONAL VEHICLE OR TENT CAMPERS, OR ANY OTHER TRANSIENT OR OVERNIGHT CAMPING ACCOMMODATIONS, SHALL BE OFFERED TO NON-CAMPERS.
- NOISE: A PUBLIC ADDRESS SYSTEM OR ANY OTHER AMPLIFIED NOISE SHALL NOT BE LOCATED BEYOND THE PROPERTY LINE.
- SEASON OF OPERATION: THE CAMP OPERATING SEASON WILL NOT START BEFORE JUNE 1 AND WILL NOT EXTEND PAST SEPTEMBER 15 IN ANY CALENDAR YEAR UNLESS APPROVED BY THE PLANNING BOARD PURSUANT TO SECTIONS 240-6.5, 240-6.6 AND 240-6.7. COVENANTS PRECLUDING YEAR-ROUND OCCUPANCY SHALL BE RESCINDED IN THE COUNTY CLERK'S OFFICE.
- FIRE PROTECTION: THE OWNER SHALL INSURE THAT ADEQUATE FIRE PROTECTION EQUIPMENT IS ON THE PREMISES AT ALL TIMES, AS APPROVED BY THE CEC. BARRIERS TRAFFIC CIRCULATION DRIVERS AND NOISE SHALL BE PLACED AND MAINTAINED YEAR-ROUND, WHEN THE FACILITY MAY BE CLOSED FOR THE SEASON, UNLESS A WAIVER IS GRANTED BY THE TOWN BOARD PURSUANT TO SECTION 240-6.10 OF THE TOWN CODE.
- PHONE: EACH CAMPGROUND SHALL HAVE AT LEAST ONE PHONE THAT IS ACCESSIBLE TO THE PUBLIC FOR EMERGENCY CALLS.
- INSPECTION: AT ALL REASONABLE TIMES, THE CODE ENFORCEMENT OFFICER MAY VISIT AND INSPECT THE PROPERTY FOR THE PURPOSE OF DETERMINING WHETHER THE CAMPING CAMP IS BEING OPERATED IN COMPLIANCE WITH THE TOWN CODE.
- THE CAMP SHALL BE INSPECTED EVERY 24 MONTHS FOR CODE COMPLIANCE, PURSUANT TO CHAPTER 190, ARTICLE IV, SECTIONS 190-38 THROUGH 190-40.

**PRELIMINARY SITE PLAN**



Revised: 09/12/19 - Added Population Calculation and General Notes

**Wasson Engineering**

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**PRELIMINARY SITE PLAN**

**CAMP MAZAH**  
AVON LODGE ROAD (T.R. #89)  
TOWN OF FALLSBURG  
SULLIVAN COUNTY, NEW YORK

Sheet No.

**1**

Date: 09/12/19 Scale: 1" = 100' Author: TWB Checked: DFW Date: 10/25