

**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):

Type of Action:

- Municipal Boundary
- State or County Road
- State or County Park
- Agricultural District
- State or County Facility
- County-owned stream or drainage channel
- Other _____

- 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 Bros Belz
 Applicant: Joel Kohn / Mike Rielly
 Project Location: 393 East Pond Rd. Woodridge
 County Tax Parcel Number: 29-1-2 / 22.2 / 24.5
 Parcel Size: 182 Acres Current Zoning: REC

Project Description: (attach additional pages if necessary) Site plan approval to add (2) 15,532 SF dorms, (2) 7210 SF Synagogue/classrooms, a 7500 SF dining hall, a 15000 SF kitchen, dining hall, a 2000 SF mikvah, a 15,000 SF recreation bldg. and a (7) unit staff townhouse 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: 6/9/22
 Date Response Requested (if less than 30 days): ASAP

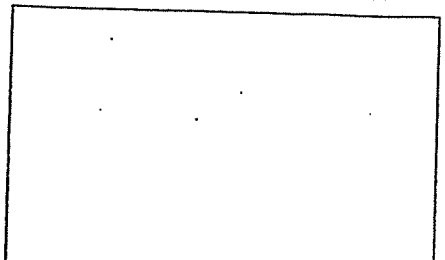
Supporting Documentation Included With This Referral:

- 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 Corbett Date: 6/2/22

Received Stamp (Internal Use Only)



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

RIELLY ENGINEERING, D.P.C.

office@riellyengineering.com

Office: 845-796-9700
Mobile: 845-594-2937

63 Liberty Street / PO Box 69
Monticello, NY 12701

March 30, 2022

Town of Fallsburg Planning Board
5250 Main Street
South Fallsburg, NY 12779

Attn: Arthur Rosenshein, Chairman

RE: **Camp Bnos Belz**
East Pond Road / Dairyland Road
Town of Fallsburg, Sullivan County, NY
SBL: 29.-1-2, 24.5, 22.2
RE: 0020-01

Dear Chairman Rosenshein:

Enclosed please find a sketch plan for an existing summer camp called Camp Bnos Belz. The camp is located on 182.73 acres at the northwest corner of Dairyland Road and East Pond Road. There is currently an existing camp that has been operating for years. The owners would like to add a new recreation building, mikvah, and seven new staff housing buildings in the area of the existing camp.

The owners would also like to add two new areas to the camp. Each of these two new areas will consist of a dormitory building and a synagogue/classroom building. A dining hall is proposed centrally located between the two new areas.

The existing sand filter sewer system that serves the project has recently been granted NYSDEC approval for an upgrade that will allow up to 60,000 gallons per day of wastewater per day.

Enclosed please find a sketch plan for the project prepared by Rielly Engineering dated 3/28/22, a site plan application, and a short form EAF.

Please put this project on the April Planning Board Agenda so that we may introduce the project to the Planning Board.

If you have any questions, please call me at 845-796-9700 or email me at mrielly@riellyengineering.com. Thank you!

Sincerely,



Michael G. Rielly, PE
Engineer



**APPLICATION FOR SITE PLAN APPROVAL
TOWN OF FALLSBURG**

Date: March 23, 2022

Zone: REC Total Acres of Site 182.73 SBL #: 29.-1-2, 22.2, and 24.5

Name of Proposed Development: Camp Bnos Belz

Applicant Name, Address, Phone
Yeshiva Machzikei Torah Dchasidei Belz of NY
1601 42nd St Brooklyn NY 11204

Architect/Engineer/Surveyor Name, Address, Phone
Rielly Engineering
63 Liberty Street, Monticello, NY 12701
845-796-9700

Owner (if different): _____

Site Plan Review: Add two (2) 15,532 SF dorms, two (2) 7,210 SF synagogue/classrooms,
Ownership Intentions: a 7,500 SF dining hall, a 15,000 SF kitchen & dining hall, a 2,000 SF mikvah, a 15,000 SF
recreation building, and seven (7) 7-unit staff townhouses.

Location of Site: 393 East Pond Rd Woodridge, NY 12789

Type and Number of Units:

Single Family Multi Family Condominium
 Apartments Mobile Homes Other

Explain: Add two (2) 15,532 SF dorms, two (2) 7,210 SF synagogue/classrooms, a 7,500 SF dining hall, a 15,000 SF
kitchen & dining hall, a 2,000 SF mikvah, a 15,000 SF recreation building, and seven (7) 7-unit staff
townhouses.

Will the development be phased? No

**Fee Schedule
(All Fees Must Be Paid Prior To Appearance)**

Conceptual Review: \$100.00
(All projects may be first presented as conceptual)

Site plan Approval: \$100.00 review plus \$100.00 per residential dwelling unit or \$100.00 per 1,000 s.f.

Total Fee Amount Due: \$ _____ Total Paid: \$ _____ Date: _____

**THIS FORM MUST BE FILLED OUT IF YOU ARE GIVING
SOMEONE ELSE PERMISSION TO ACT ON YOUR BEHALF
DURING CONSTRUCTION**

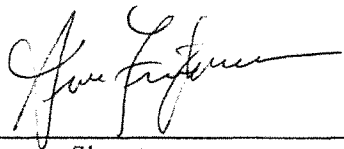
OWNERS PROXY

(Owner) Yeshiva Machzikei Torah Dechasidei Belz deposes and states that he/she resides
at:

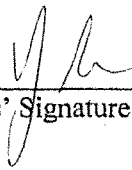
1601 42nd Street, Brooklyn NY 11204

And that he/she is the owner of the premises described in the attached application for a
building permit/zoning application/planning board application and further states that
he/she has authorized Joel Kohn to make said
application, secure any necessary permits and approvals, call for inspections, and request
a certificate of occupancy upon satisfactory completion of the work described in said
application.

Date: 3/28/22



Owners Signature



Witness' Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Yeshiva Machzikei Torah Dchasidei Belz of NY			
Name of Action or Project: Camp Bnos Belz			
Project Location (describe, and attach a location map): 393 East Pond Rd Woodridge, NY 12789			
Brief Description of Proposed Action: Camp Bnos Belz is an existing camp seeking to add two (2) 15,532 SF dorms, two (2) 7,210 SF synagogue/classrooms, a 7,500 SF dining hall, a 15,000 SF kitchen & dining hall, a 2,000 SF mikvah, a 15,000 SF recreation building, and seven (7) 7-unit staff townhouses.			
Name of Applicant or Sponsor: Joel Kohn		Telephone: 845-796-9110 E-Mail: joel@jkexpediting.com	
Address: P O Box 369			
City/PO: Monticello		State: NY	Zip Code: 12701
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOH			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		182.73 acres	
b. Total acreage to be physically disturbed?		±10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		182.73 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Additional wells will be drilled, and new water treatment and distribution system is proposed. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

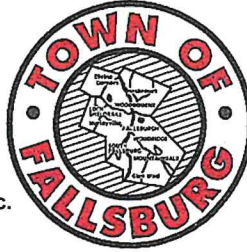
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ A SWPPP will be prepared to address stormwater management. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Stormwater management ponds _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joel Kohn</u> Date: <u>March 23, 2022</u>		
Signature: <u><i>Joel Kohn</i></u> Title: <u>Agent</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Mollie Messenger
Code Enforcement Officer



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-0791

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.

LEGAL NOTICE

Notice is hereby given that the PLANNING Board of the Town of Fallsburg, County of Sullivan, State of New York will hold a PUBLIC HEARING. The public can attend via telephone by dialing 929 205 6099 (New York) Meeting ID: 95452661458 via Zoom meeting or in person at 12 Laurel Avenue, South Fallsburg on Thursday, June 9, 2022 at 7:00 p.m. on the approval of proposed Site Plan on the

Lands of: Yeshiva Machzikei Torah Dchasidei Belz of NY

LOCATED ON: 393 East Pond Rd Woodridge, NY 12789

PROPOSED APPLICATION IS FOR: Site Plan review: Add two (2) 15,532 SF dormitories, two (2) 7,210 SF synagogue/classrooms, a 15,000 SF and a 20,000 SF dining hall, a 2,000 SF mikvah, seven (7) 7-unit staff townhouses, and a 15,000 SF recreation building.

The application of the proposed Site Plan is on file and may be inspected at the Code Enforcement Office, 5250 Main Street, South Fallsburg, New York prior to the public hearing.

Dated: May 23, 2022

By order of
TOWN OF FALLSBURG PLANNING BOARD
ARTHUR ROSENSHEIN, CHAIRMAN

Email: mmessenger@fallsburgny.com - gpitula@fallsburgny.com - george.sarvis@fallsburgny.com - denise.ceoclerk@fallsburgny.com