



CAMP FIMFO - CATSKILL

PARTNERSHIP:
NORTHGATE RESORTS
SUN COMMUNITIES

PROJECT SUMMARY

Location: 3894 NYS Route 97

Acreage: 230 Acres

Zoning District: Split
Hamlet Commercial (H-C), 30%
Residential Agricultural (R-2), 70%

Existing Conditions: Campground

- 342 Campsites
- April – October
- Zipline and Paintball
- Welcome Center, Camp Store, Administration, Maintenance and Storage Areas, Bathhouses, Two Residences, River Access

Proposed Project: Improvements: New Welcome Center (demo old), New Maintenance (demo old), Conversion of Camp Store to Food Service, Improvements to Wells and Septic

New: Mountain Coaster, Pools, Mini-Golf



MODERNIZATION AND IMPROVEMENT PLAN

- Campsites
 - No new campsites, some sites will be relocated east. No changes to 700s & 800s (w. of Dry Brook)
 - 234 campsites will be equipped with water, sewer, electric connections.
 - 108 campsites will continue to use bathhouses, with new/upgraded electric and water connections (down from 188 existing condition)
- Pool and Aquatic Play Area
 - Pool, Lagoon, Hot Tub
 - Food Truck Pad, Mechanical Area and Pump House, Restrooms, Deck
 - Located partially in floodplain area, new structures and mechanical infrastructure will have lowest floor elevation at 2 FT above establish base flood elevation.
 - Open to camp users.
- Mountain Coaster
 - Modular design runs with contours of land.
 - Height complies with zoning.
 - Open to public.



BUILDING BY BUILDING COMPARISON

ID	Existing Buildings	Total SF	Use	ID	Proposed Buildings	SF	Use	Change
1	Adventure Center	3,618	retail, check in , office	3	Adventure Center	4,000~	retail, check in , office	Minor SF increase, same location
2	Maintenance Building	2,645	vehicle servicing	18	Maintenance Building	5,600	maintenance/light industrial (laundry, 2 bays (1 10,000LB lift) for vehicle servicing)	1,200 SF increase, new location
3	Maintenance Building	1,732	vehicle servicing					
4	Camp Store	2,881	Retail (small kitchen, no public bathrooms)	6	Food and Beverage	2,881	Food service with kitchen, seats, grab and go (ice cream), employee/not public bathrooms	Conversion to Food Service
5	Zipline Tower	1,392	N/A	8	Zipline Tower	1,392	N/A	No change
6	Pavilion (pole barn)	2,718	Storage	7	Pavilion (pole barn)	2,718	Dry storage	No change
7	2-Story Wood Frame Building	3,500	Vacant		N/A	N/A	N/A (Demolition)	Demolition
8	2-Story Wood Frame Building	3,500	Rental (year to year)	47	River House	3,500	Large unit rental	No change
9	Garage	785	Vacant	9	N/A	N/A	N/A (Demolition)	Demolition
10	Bathhouse	1,324	Bathhouse	13	Bathhouse	1,324	Bathhouse	No change
11	Bathhouse	1,697	Bathhouse	23	Bathhouse	1,697	Bathhouse	No change
12	Old Camp Check-in	1,023	Storage	18	Pole Barn Storage	1,023	Storage	No change
13	Bathhouse	1,761	Bathhouse	17	Bathhouse	1,761	Bathhouse	No change
14	Open-sided Garage	560	Storage	18	Back of House	560	Storage	No change
15	Operations Office	1,093	Office	18	Operations Office	1,093	Operations Office	No change

POOL AND AQUATIC PLAY AREA

- Pool and Aquatic Play Area
 - Pools' recirculation process is closed loop and includes chlorinated water treatment.
 - Filters operate on a staggered schedule to reduce backwash operations thereby reducing water demand/wastewater generation.
 - No spray park proposed.



WATER SUPPLY

- The total anticipated usage per day is anticipated to be less than 40,000 gallons.
- 6 DOH permitted wells, 2 unregulated wells
- Due diligence underway to evaluate system and determine design upgrades
- Coordination with DOH underway
- A new 20' x 20' (estimated) treatment building will be installed at each of the 6 well locations, larger storage tanks, chlorination system, filtration, new lines, distribution pumps.
- Every site is proposed to have a water hook-up or water available.
- Looped distribution mains generally run within the roadway corridor

PROPOSED SEPTIC SYSTEMS

- Total wastewater load for the proposed project is 34,430 gpd (including existing permitted systems).
- Proposed gravity collection system to central septic tank (or tanks), pump station and forcemain to an Eljen Geotextile Sand Filter System.
- The Eljen system provides a high level of treatment than traditional leach lines or absorption beds.
- In addition, the Eljen systems require less SF than a traditional system. This will reduce the potential impacts on the site and reduce the number of trees that will need to be removed.
- The table excludes other areas using permitted systems

Campground Area/Description	Campground Name/Description	System Description/Design Flow Rate	Proposed Outfall #
		100 GPD/site (campgrounds only)	
100s	Main Camp	2,600 GPD, 1 Eljen GSF Bed with pump	010
200s	Beaver Run	2,500 GPD, 2 Eljen GSF Beds with pumps	011, 012
300s	Hemlock Point	2,500 GPD, 1 Eljen GSF Bed with pump	013
400s	Trout Terrace & Secluded Summit	3,300 GPD, 1 Eljen GSF Bed with pump	014
500s	Chad's Bluff	800 GPD, 1 Eljen GSF Bed with pump	015
600s	Woodlands	6,700 GPD, 4 Eljen GSF Beds with pump	016, 017, 018, 019
900s	Luke's Landing	400 GPD, 1 Eljen GSF Bed with pump	020
1000s	Mountainside	2,200 GPD, 1 Eljen GSF Bed with pump	021
Aquatic Center	Pools	2,000 GPD - Eljen GSF Bed with pump	TBD - Pumped to other proposed outfall
Adventure Center	Welcome center, check in	1,200 GPD - Eljen GSF Bed with pump	TBD - Pumped to other proposed outfall
Food Service	20 seats	1,000 GPD - Eljen GSF Bed with pump	TBD - Pumped to other proposed outfall
Maintenance	Laundry	2,400 GPD - Eljen GSF Bed with pump	TBD - Pumped to other proposed outfall

STORMWATER

Area	Campground Name/Description		Requirements	Proposed Practices	Discharge
Upland Side	100s	Main Camp	Quantity and Quality Control	Several pocket bioretention areas using infiltration and underdrains (pending soil testing). Aquatic Center uses swale draining to bioretention.	Beaver Brook; or SR 97 ditch, through DOT pipe to canal and onto Beaver Brook
	200s	Beaver Run			
	300s	Hemlock Point			
	400s	Trout Terrace & Secluded Summit			
	500s	Chad's Bluff			
	600s	Woodlands			
	1000s	Mountainside			
	Aquatic Center	Pools			
	Adventure Center Building				
	Food Service Building				
Maintenance Building					
River Side	900s	Luke's Landing, River House	Quality Control	4 bioretention areas; 2 include 4 bay system for pretreatment; 2 include 20 – 25 FT-wide grass filter strips with pea gravel diaphragms	1 practice drains to canal and onto Beaver Brook 3 practices drain to 5 th Order Stream: Delaware River

AQUATIC RESOURCES

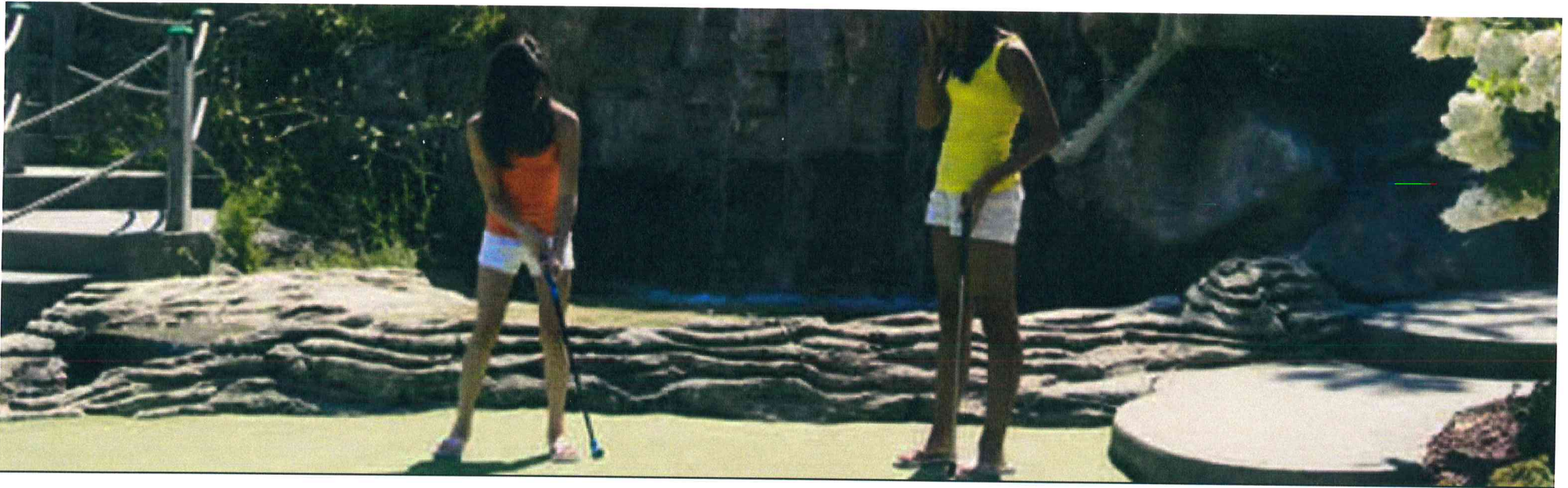
- Seven wetlands were identified within the project site totaling approximately 2 acres of freshwater wetlands.
- Seven streams, consisting of two perennial streams, and five intermittent streams, were delineated within the project site.
- Minor stream channel modification may occur as a result of the proposed facility's design.
- Currently, the site plan reveals a conflict in the area of the main entry by the Adventure Center (guest check in building). We are working to resolve these conflicts and will have more detailed information in our future submission.

PERMITS AND APPROVALS

1. Site Plan, Special Use Permit, Floodplain Permit - Town Planning Board;
2. Project Review - Upper Delaware Council and National Park Service;
3. Wastewater – NYSDEC or Town (pending flow confirmation)
4. Stormwater – GP 0-20-001, 5-acre waiver - NYSDEC
5. SR 97 Modifications - NYSDOT
6. Archaeological and Historic Resource Consultation - NYSOPRHP
7. Compliance with Part 7, Subpart 7-3 Campgrounds; Water treatment and design – NYSDOH
8. Referral to Sullivan County Department of Planning and Development
9. Sullivan County Industrial Development Agency – PILOT
10. Delaware River Basin Commission (DRBC)
11. USACOE Nationwide Permit 3
12. NYSDEC Water Quality Certificate 401

NEXT STEPS

- Planning Board declared intent to be Lead Agency at 3/23/2022 meeting
- Declare Lead Agency?
- Schedule a Public Hearing?
- Circulate Application to County Planning?



QUESTIONS?

