

Town of Highland  
Planning Board Minutes  
May 25, 2022

Chairman Norm Sutherland calls the meeting to order at 7:00PM.

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Norm Sutherland  
Jeffrey Spitz  
Steve Bott  
JT Vogt  
Tim McKenna  
Scott Reed (alternate)  
Laura Burrell (alternate)

Board Secretary: Monica McGill  
Town Attorney: Michael Davidoff  
Code Enforcement: Nick Stackhouse (absent)

Motion to approve the April 27, 2022 Meeting Minutes:  
Motion: Jeff Spitz Second: Steve Bott  
All in favor

New Business: None  
Correspondence: None

Old Business: Short Term Rental Permit Form to be reviewed.

Application #5-2022 Camp Fimfo (Kittatiny) Site Plan Approval  
Caren Labrutto appearing on behalf of Camp Fimfo presents an updated Project Summary to the board. (see attached)

Chairman Norm Sutherland:

The site plan submitted is missing information that was mentioned in the Project Summary. Therefore, the site plan is incomplete and no public hearing will be scheduled until a completed one is submitted.

When a complete site plan is submitted, the board can then send copies to the UDC (Upper Delaware Council) and the county (Form - 239) for review.

The board does not foresee a public hearing being scheduled until August 2022 or later.

The Town of Highland Planning Board has declared themselves lead agency in the SEQUA. There has been no response or objection from other parties that were notified to date.

Andrew Boyar asked to speak, and requested again that a microphone be used for meetings and that the podium be placed to the side of the room. He also restates that the town's population will increase with the Camp Fimfo project, and would like the board to take that into consideration including the availability of emergency services.

Motion to close the meeting:  
Motion: JT Vogt Second: Jeff Spitz  
All in favor



# CAMP FIMFO - CATSKILL

PARTNERSHIP:  
NORTHGATE RESORTS  
SUN COMMUNITIES

# PROJECT SUMMARY

Location: 3894 NYS Route 97

Acreeage: 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.

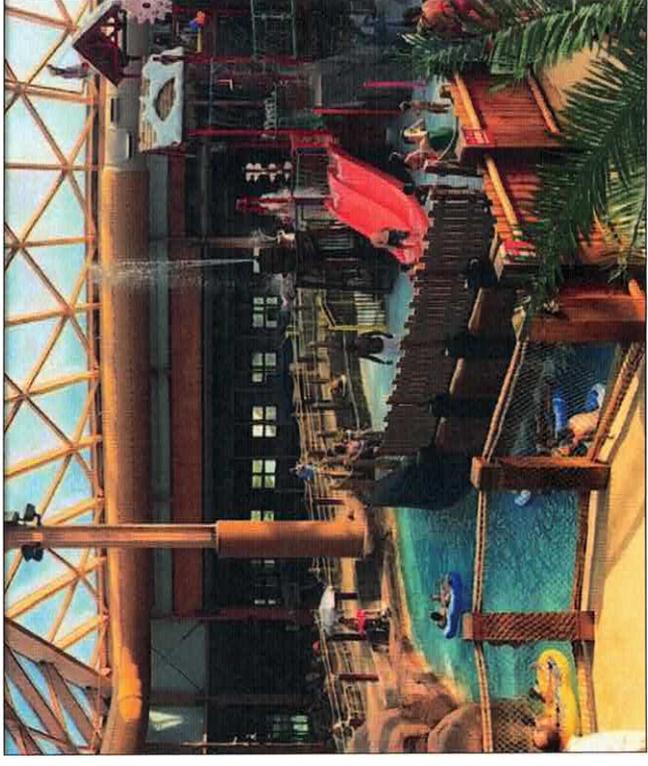
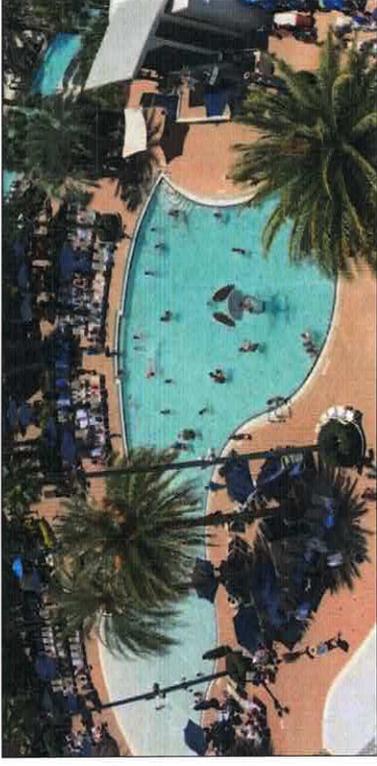


# BUILDING BY BUILDING COMPARISON

| 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 | Bathroom                    | 1,324    | Bathroom                                    | 13 | Bathroom             | 1,324  | Bathroom   | No change                        |
| 11 | Bathroom                    | 1,697    | Bathroom                                    | 23 | Bathroom             | 1,697  | Bathroom   | No change                        |
| 12 | Old Camp Check-in           | 1,023    | Storage                                     | 18 | Pole Barn Storage    | 1,023  | Storage  | No change                        |
| 13 | Bathroom                    | 1,761    | Bathroom                                    | 17 | Bathroom             | 1,761  | Bathroom   | 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 #                     |
|-----------------------------|---------------------------------|---|--|
| 100s                        | Main Camp                       | 100 GPD/site (campgrounds only)<br>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       |                                 |                              |  |   |
| River Side  | Maintenance Building        |                                 | 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<br><br>3 practices drain to 5 <sup>th</sup> Order Stream: Delaware River |
|             | 900s                        | Luke's Landing, River House     |                              |  |   |

# 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?

