

# HENRY KAUFMANN CAMPGROUNDS 667 BLAUVELT ROAD TOWN OF ORANGETOWN, NEW YORK

## APPLICATION FOR SITE PLAN APPROVAL - 92Y AND 12 TRAILS IMPROVEMENTS MARCH 13, 2020 REV: JANUARY 13, 2021

LOCATION MAP



LIST OF DRAWINGS

SITE/CIVIL DRAWINGS			
NO.	TITLE	DATE	SCALE
	COVER SHEET	01/13/21	--
	GENERAL NOTES	01/13/21	--
SP-0-0	OVERALL SITE PLAN	01/13/21	1"=150'
SP-0-1	92Y AND 12 TRAILS SITE PLAN	01/13/21	1"=100'
SP-1-0	EXISTING CONDITIONS AND REMOVALS PLAN	01/13/21	1"=100'
SP-2-1-2.2	SITE LAYOUT PLAN	01/13/21	1"=40'
SP-3-1-3.2	SITE GRADING AND DRAINAGE PLAN	01/13/21	1"=40'
SP-3-3	SITE GRADING AND DRAINAGE PLAN (PART PLANS)	01/13/21	1"=10'
SP-4-1-4.2	SITE UTILITY PLAN	01/13/21	1"=40'
SP-6-1-6.2	EROSION AND SEDIMENT CONTROL PLAN	01/13/21	1"=40'
SP-6-3	EROSION & SEDIMENT CONTROL DETAILS	01/13/21	AS SHOWN
SP-7-1	SITE AND UTILITY DETAILS	01/13/21	AS SHOWN
SP-7-2	SITE AND UTILITY DETAILS	01/13/21	AS SHOWN
SP-7-3	STORM PROFILES	01/13/21	AS SHOWN
ARCHITECTURAL DRAWINGS			
NO.	TITLE	DATE	SCALE
A-1	92ND STREET Y HOME BASE PLAN & ELEVATION	01/13/21	1/4" = 1'-0"
A-2	92ND STREET Y CENTRAL AQUATIC CENTER	01/13/21	3/8" = 1'-0"
A-3	12 TRAILS HOME BASE PLAN & ELEVATION	01/13/21	3/4" = 1'-0"
A-4	CAMP SERVICES GARAGE	01/13/21	1/4" = 1'-0"
A-5	CAMP SERVICES SHELTER	01/13/21	1/4" = 1'-0"
A-6	12 TRAILS LIFEGUARD BUILDING	01/13/21	1/4" = 1'-0"

**OWNER / APPLICANT**  
UJA FEDERATION OF NEW YORK  
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NEW YORK, NY 10022

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TAPPAN, NY 10983

**MEP ENGINEER**  
OLA CONSULTING ENGINEERS  
50 BROADWAY  
HAWTHORNE, NY 10532

**SURVEYOR**  
JAY A. GREENWELL, PLS, LLC  
85 LAFAYETTE AVENUE,  
SUFFERN, NY 10901

(SIGNATURE)

(DATE)

REFERENCES (PER JAY GREENWELL SURVEY)

1. PERMIT PLANNING AND REPAIRS BANK AND CHANNEL IMPROVEMENTS, ETC.)
2. PERMIT RIGHTS OF INGRESS AND EGRESS OVER A 50' STRIP EXTENDING UTILITIES" IN L 724 P 542, AND RIGHTS GRANTED ADJOINING OWNERS IN COASTAL ZONE IN L 724 P 542. THE PERMITS MAY BE SUBJECT TO ANY EASEMENTS GRANTED TO LOUIS GERMAN AND WIFE (OR HEIRS AND/OR ASSIGNS) DESCRIBED IN DEED FROM TERRY IN L 671 P 278.
3. DRAINAGE EASEMENT TO THE TOWN OF ORANGETOWN IN L 648 P 204.
4. SANITARY SEWER EASEMENT TO THE TOWN OF ORANGETOWN IN L 756 P 210.
5. HOULET (OR HEIRS AND/OR ASSIGNS) AS DESCRIBED IN L 604 P 1002, INCLUDING INGRESS AND EGRESS AND UTILITIES AS NOTED.
6. ELECTRIC POWER UTILITIES, INCLUDING MAINTENANCE OF A WATER PIPE AND NORTHWEST PROPERTY LINE AS SHOWN HEREON. PERMISSION ALONG THE BUFFER AREA FOR COLE EVENTS AND RESTRICTED USE BY SURVEYED SITE AS DESCRIBED IN L 775 P 1181.
7. WICE PROSPERAN EASEMENT TO NUBERSHUM PRESBYTERIAN CHURCH AS DESCRIBED IN L 724 P 542.
8. UTILITIES EASEMENTS IN FAVOR OF ORANGE AND ROCKLAND UTILITIES TO DOCUMENTS OF RECORD INDICATE THAT THE PROPERTY MAY BE SUBJECT TO DOCUMENTS OF RECORD INDICATE THAT THE PROPERTY MAY BE SUBJECT TO ACCESS, UTILITIES, WATER, DRAINAGE, ETC. USE PORTIONS OF THE PERMITS FOR THE PREPARATION OF A COMPREHENSIVE TITLE REPORT IS ADVISED TO REVIEW DOCUMENTS AND EASEMENTS ON THE PROPERTY AND TO BE ELIMINATED.

NOTES (PER JAY GREENWELL SURVEY)


1. THE 100 YEAR FLOOD PLAIN SHOW HEREON IS AS DERIVED ON THE FLOOD OF 2017 MAP NUMBER 308020188 AND 308020189 RESPECTIVELY. IT HAS BEEN OFFICIALLY ADOPTED BY FEMA, DATED 03/19/2017 AND HAS NOT YET BEEN RECALCULATED BY THE STATE OF NEW YORK. THE FLOOD PLAIN AND DO NOT REFLECT THE CURRENT COMPLETION OF THE FLOOD DAMAGE PREVENTION PROGRAMS, PHYSICAL FEATURES, ETC.
2. MAKE 1989 AS IS THE 1000 SHOW HEREON. NOT BEEN OFFICIALLY ADOPTED. IT IS MORE ACCURATE WITH RESPECT TO THE STREAM CHANNEL CORRECT FLOW AND IN OCT 2010 (SMALL PORTION OF WETLANDS ??).
3. WETLANDS SHOW HEREON ARE SUBJECT TO VERIFICATION BY THE U. S. ARMY CORP OF ENGINEERS AND OR OTHER GOVERNMENT AGENCIES. IF APPLICABLE, THE PROPERTY OWNER SHOULD CONTACT THE U.S. ARMY CORP OF ENGINEERS AND OR OTHER GOVERNMENT AGENCIES WITHIN ORANGE COUNTY LIMITED REGULATED AREA. THE RESULT HAS BEEN RECORDED IN THE COUNTY RECORDS.
4. CONVEYING A REGULATED STREAM HEREON HAS BEEN LEGATED BY FEMA. PARTICIPANTS WITH FIELD JURISDICTION WHERE SPOT LINES ASSIGNED. BUILDING DETAILS AND FEATURES NOT VISIBLE MAY OR MAY NOT BE SHOWN.
5. UNDERGROUND UTILITY LOCATIONS ARE DETERMINED BY OBSERVED PHYSICAL FEATURES AND RECORDS. LOCATIONS NOT SHOWN SHOULD NOT BE FIELDED UNLESS FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES

1. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-A(1) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
3. ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY, HOLIDAYS, OR PUBLIC HOLIDAYS. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M.
4. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 23-24 OF THE LAND USE AND ZONING REGULATIONS OF THE TOWN OF ORANGETOWN SHALL APPLY TO ALL PRESERVED TREES AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PROTECT AND PRESERVE TREES SHALL BE AS FOLLOWS:
  - a. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES BY A 5 TO 10 FOOT HEIGHT, FOLLOWING METHODS:
    - ONE (1) FOOT RADIIUS FROM TRUNK PER INCH DBH.
    - ONE (1) FOOT RADIIUS FROM TRUNK PER INCH DBH.
    - PROTECTIVE CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    - PROTECTIVE CHIPS SHALL BE REPLACED WITH NEW CHIPS ON EQUAL OR EQUAL OVER THE AREA TO BE PROTECTED.
  - b. THERE WILL BE NO EXCAVATION OR STUMPING OF EARTH UNDERNEATH THE TREES.
  - c. LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED.
  - d. PROTECTIVE CHIPS SHALL BE REPLACED WITH NEW CHIPS ON EQUAL OR EQUAL OVER THE AREA TO BE PROTECTED.

TOWN OF ORANGETOWN NOTES

1. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-A(1) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.



**UJA Federation**  
NEW YORK

**HENRY KAUFMANN**  
CAMPGROUNDS

**DAY CAMP PROPOSED**  
IMPROVEMENTS

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(44 HENRY KAUFMANN RD)  
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No.	ISSUE OR REVISION	DATE
3	PLANNING BOARD SUBMISSION	01.13.21
2	ROCK SUBMISSION	09.08.20
1	PLANNING BOARD SUBMISSION	03.13.20

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**PROJECT TITLE**  
UJA FEDERATION NY  
PEARL RIVER, NY / TWELVE TEAMS  
DAY CAMP PROPOSED IMPROVEMENTS  
667 BLAVERY ROAD PEARL RIVER  
ORANGETOWN, NEW YORK, 10962

**AGENCY**

**DRAWING TITLE**  
GENERAL NOTES

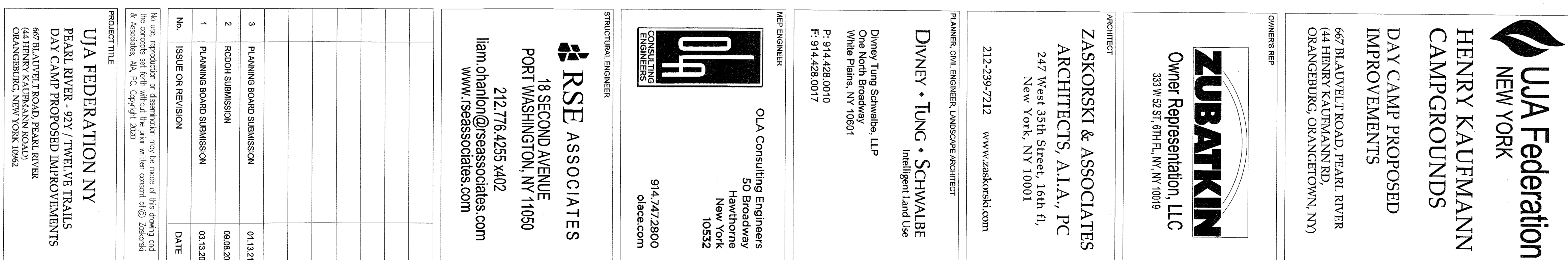
SCALE	PROJECT NO.
DRAWING NO. 841	
DATE 03/13/20	

**GENERAL NOTES**

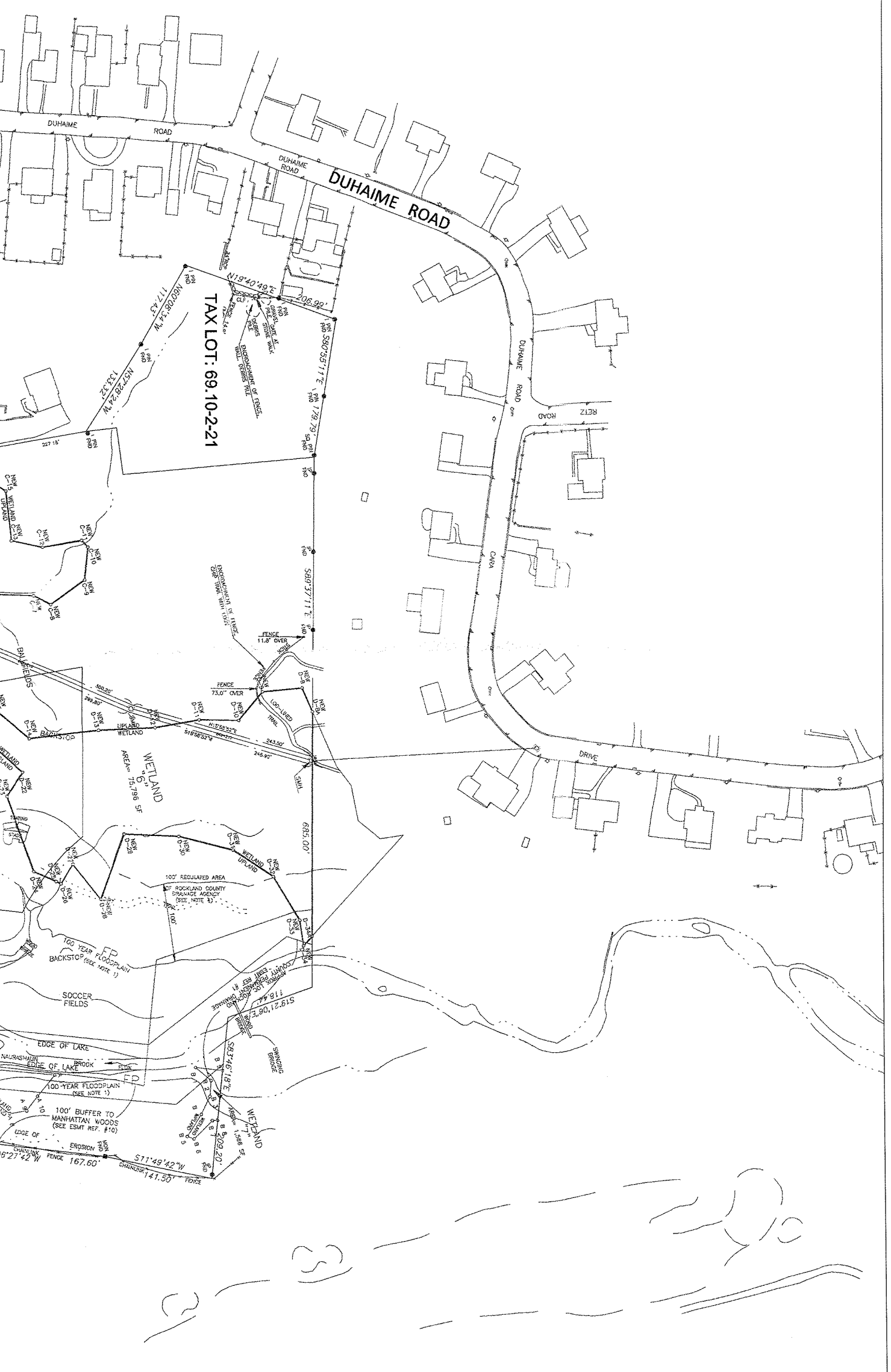
SCALE: DRAWING NO. 841  
DATE: 03/13/20

**SP-0.0**

NOTES: ALL SITE DESIGN CONCEPTS AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO THE APPROVAL OF THE TOWN OF ORANGETOWN AND THE STATE OF NEW YORK. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS THE PROPERTY OF ZASKORSKI & ASSOCIATES, ARCHITECTS, A.I.A., PC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZASKORSKI & ASSOCIATES, ARCHITECTS, A.I.A., PC. ALL RIGHTS RESERVED. UJA Federation, Inc. Copyright © 2020



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AMPHIBIOUS or	PROPOSED BUILDING USE	USE	LOCATION	BUILDING DIMENSIONS	AREA (SF)	STATUS	COMMENTS	REQUIRED SETBACK (FT)	PROPOSED SETBACK (FT)	VARIANCE REQUIRED	
				LENGTH (FT)	WIDTH (FT)						
V	AMPHIBIOUS 92-2	ASSEMBLY	92V	74	70	5,180	PROPOSED	REPLACES AMPHIBIOUS	300	102.7	YES (A)
N	HOME BASE 98-27	ASSEMBLY	92V	80	38	3,040	PROPOSED	REPLACES SHELTER 7	300	30.0	YES (A)
O	HOME BASE 98-28	ASSEMBLY	92V	80	38	3,040	PROPOSED	REPLACES SHELTER 8	300	28.4	YES (A)
P	HOME BASE 98-29	ASSEMBLY	92V	80	38	3,040	PROPOSED	REPLACES SHELTER 9	300	104.7	YES (A)
Q	HOME BASE 98-30	ASSEMBLY	92V	80	38	3,040	PROPOSED	REPLACES SHELTER 10	300	227.9	YES (A)
R	HOME BASE 98-31	ASSEMBLY	92V	80	38	3,040	PROPOSED	REPLACES SHELTER 11	300	43.5	YES (A)
S	CENTRAL ADAPTIVE CENTER	POOLS, NETWORKING, AV, RESTROOMS	92V	200	40	8,000	EXISTING	IMPROVED BUILDING AND CHANGING AREAS	300	554.7	NO
S	CENTRAL ADAPTIVE CENTER PUMP BUILDING	SERVICE	92V	42	22	924	PROPOSED	NEW BUILDING	300	337.2	NO
AY	SERVICE SHED	SERVICE	92V	8	10	80	PROPOSED	EXPANDED EXISTING BUILDING	300	597.8	NO
X	BASEBALL COURT 92-2 AND 92-3	PLAY COURT	92V	170	55	9,350	EXISTING	EXPANDED EXISTING COURT	300	385.2	NO
AA	HOME BASE 98-32-1	ASSEMBLY	12T	83	53	4,389	PROPOSED	REPLACES SHELTER 13	300	413.4	NO
AB	HOME BASE 98-32-2	ASSEMBLY	12T	83	53	4,389	PROPOSED	NEW BUILDING	300	383.1	NO
AC	HOME BASE 98-32-3	ASSEMBLY	12T	83	53	4,389	PROPOSED	REPLACES SHELTER 12	300	463.1	NO
Z	CAMP SERVICE BUILDING	MAINTENANCE	12T	31	41	1,271	PROPOSED	NEW BUILDING	300	463.4	NO
Y	CAMP SERVICE BUILDING	STORAGE	12T	53	23	1,219	PROPOSED	REPLACES EXISTING BUILDING	300	575.9	NO
AV	SERVICE SHED	SERVICE	12T	8	10	80	PROPOSED	NEW BUILDING	300	451.9	NO
AG	ADAPTIVE CENTER 92-1	POOLS, NETWORKING, AV, RESTROOMS, PLAY FIELD	12T	137	111	15,215	PROPOSED	NEW BUILDINGS AND POOLS	300	307.4	NO
AD, AE	PLAY FIELD 92-1 AND 92-2 BENS FOR EACH	PLAY FIELD	12T	150	75	11,250	EXISTING	IMPROVED EXISTING PLAY FIELD	300	469.9	NO
T	BALL FIELD 92-1	PLAY FIELD	12T	130	130	16,900	EXISTING	IMPROVED EXISTING FIELD	300	537.7	NO
AM	TENNIS COURT 92-2	PLAY COURT	12T	120	60	7,200	EXISTING	EXPANDED EXISTING COURT 92-1	300	399.2	NO

Notes: (A) VARIANCES OBTAINED FROM ORANGE TOWN ZONING BOARD OF APPEALS ON SEPTEMBER 2, 2020

USE: CAMP	R-80 RESIDENTIAL ZONING DISTRICT	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.10	0.10	0.02
MINIMUM FLOOR AREA (SF)	150,000	4,513.59	
MINIMUM LOT WIDTH (FT)	300	300	300
MINIMUM STREET FRONTAGE (FT)	150	966	
REQUIRED FRONT YARD (FT)*	300	104.7**	
REQUIRED SIDE YARD (FT)	300	15.4**	
TOTAL SIDE YARD (FT)	600	>600	
REQUIRED REAR YARD (FT)	300	189.7**	
MAXIMUM BUILDING HEIGHT (FT)	NONE	N/A	

\*\*48% VARIANCE REQUIRED FROM THE TOWN OF ORANGE TOWN ZONING DISTRICT R-80 (LOT 69.14-1-28) FROM THE MINIMUM YARD REQUIREMENTS. SEE THE PROPOSED USE TABLE ON THIS SHEET FOR OTHER REQUIRED VARIANCES.

TAX LOTS: 69.14-1-28 AND 69.10-2-21

ZONING DISTRICT: R-80 (LOT 69.14-1-28) R-15 (LOT 69.10-2-21)

DISTRICT DATA:  
 SCHOOL: PEARL RIVER SCHOOL DISTRICT  
 FIRE: PEARL RIVER FIRE DISTRICT  
 LIGHTING: TOWN OF ORANGE TOWN  
 SEWER: TOWN OF ORANGE TOWN

OWNER'S REP:  
**ZUBATKIN**  
 Owner Representation, LLC  
 333 W. 52<sup>ND</sup> ST. 7TH FL. NY, NY 10019

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PROJECT TITLE:  
 UJA FEDERATION NY  
 PEARL RIVER - 92Y / TWELVE TRAILS  
 DAY CAMP PROPOSED IMPROVEMENTS  
 667 BI AVE/ET ROAD PEARL RIVER  
 (44 HENRY KAUFMANN RD.  
 ORANENBURG, ORANGETOWN, NY)

AGENCY:  
 TOWN OF ORANGE TOWN, NY  
 667 BI AVE/ET ROAD PEARL RIVER  
 ORANENBURG, NEW YORK 10962

DRAWING TITLE:  
**OVERALL SITE PLAN**

SCALE: PROJECT NO. 841  
 DRAWN BY: DMM  
 CHECKED BY: CMS  
 DATE: 03/13/20  
**SP-0.1**



LEGEND:  
 EXISTING STRUCTURE OR PAVEMENT TO BE REMOVED

TOWN OF ORANGE TOWN NOTES:  
 1. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICES, SHALL BE INSTALLED  
 2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 29-101 OF THE LOCAL LAW ENACTED BY THE TOWN OF ORANGE TOWN, NY

NOTE: ALL SETBACKS, CORNERS, AND INFORMATION INDICATED ON THIS PLAN ARE BASED ON THE RECORD PLANS AND SURVEY DATA PROVIDED BY THE OWNER. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT OBTAINED A SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT OBTAINED A SURVEY OF THE SITE.

LEGAL NOTICE: IT IS THE POLICY OF THE ENGINEER TO PROVIDE THE BEST AND MOST ACCURATE INFORMATION POSSIBLE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT OBTAINED A SURVEY OF THE SITE.

NOT FOR CONSTRUCTION

SCALE: 1" = 150'



**UJA Federation**  
NEW YORK

**HENRY KAUFMANN**  
CAMPGROUNDS

**DAY CAMP PROPOSED**  
IMPROVEMENTS

667 BL ADVELT ROAD, PEARL RIVER  
(44 HENRY KAUFMANN RD,  
ORANGETOWN, ORANGETOWN, NY)

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Owner Representation LLC  
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PROJECT TITLE  
**UJA FEDERATION NY**  
PEARL RIVER - 92V/12TRAILS  
DAY CAMP PROPOSED IMPROVEMENTS  
667 HENRY KAUFMANN ROAD  
ORANGETOWN, NEW YORK 10962

AGENCY  
**UJA FEDERATION NY**

DRAWING TITLE  
**92V AND 12 TRAILS**  
SITE PLAN

SCALE: 1" = 100'

DATE: 03/13/20

PROJECT NO.  
SP-0.2

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 03/13/20

TAX LOTS: 69-14-1-28 AND 69-10-2-21  
ZONING DISTRICT: R-89 (LOT 69-14-1-28)  
R-15 (LOT 69-10-2-21)

USE	DESCRIPTION	REQUIRED	PROPOSED
USE CAMP	R-89 RESIDENTIAL ZONING DISTRICT	REQUIRED	PROPOSED
MINIMUM FLOOR AREA (S.F.)	300	0.02	0.02
MINIMUM LOT WIDTH (FT)	300	4,613.619	4,613.619
MINIMUM STREET FRONTAGE (FT)	150	996	996
REQUIRED FRONT YARD SETBACK (FT)	300	104.7'	104.7'
REQUIRED SIDE YARD SETBACK (FT)	300	15.4'	15.4'
REQUIRED REAR YARD SETBACK (FT)	300	184.7'	184.7'
MAXIMUM BUILDING HEIGHT (FT)	NONE	NONE	NONE

DISTRICT DATA:  
SCHOOL: PEARL RIVER SCHOOL DISTRICT  
FIRE: PEARL RIVER FIRE DISTRICT  
LIGHTING: TOWN OF ORANGETOWN  
SEWER: TOWN OF ORANGETOWN

\* FRONT YARD ASSUMED TO BE SIDE OF PROPERTY WITH ENTRANCE TO SICKLETOWN ROAD.  
\*\* AREA VARIANCE REQUIRED FROM THE TOWN OF ORANGETOWN 24A, 104.7 FT AND 15.4 FT.  
\*\*\* REPRESENT THE LARGEST DEVIATION FROM THE MINIMUM YARD REQUIREMENTS. SEE THE PROPOSED USE TABLE ON THIS SHEET FOR OTHER REQUIRED VARIANCES.

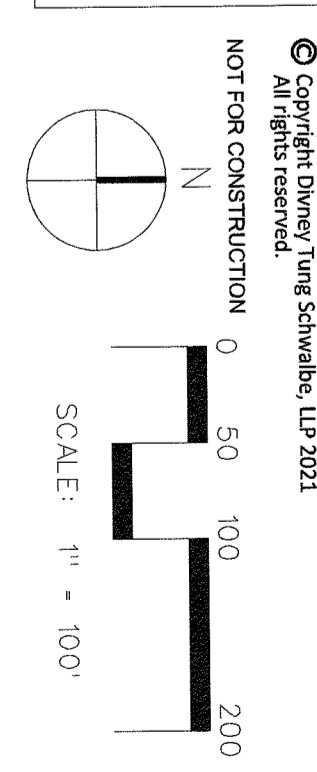
PROPOSED BUILDING USE	LOCATION	BUILDING DIMENSIONS (LENGTH X WIDTH) (FT)	AREA (S.F.)	STATUS	COMMENTS	REQUIRED SETBACK (FT)	PROPOSED SETBACK (FT)	VARIANCE REQUIRED
V	ADAPTIVE FITNESS 87-2	74 X 70	5,180	PROPOSED	REPLACES SHED/PAVILION 87-2	300	182.7	YES (A)
N	HOME BASE HB 92V-7	80 X 38	3,040	PROPOSED	REPLACES SHED/PAVILION 7	300	30.0	YES (A)
O	HOME BASE HB 92V-8	80 X 38	3,040	PROPOSED	REPLACES SHED/PAVILION 8	300	28.6	YES (A)
P	HOME BASE HB 92V-9	80 X 38	3,040	PROPOSED	REPLACES SHED/PAVILION 9	300	104.7	YES (A)
Q	HOME BASE HB 92V-10	80 X 38	3,040	PROPOSED	REPLACES SHED/PAVILION 10	300	227.9	YES (A)
R	HOME BASE HB 92V-11	80 X 38	3,040	PROPOSED	REPLACES SHED/PAVILION 11	300	41.5	YES (A)
S	CENTRAL AQUATIC CENTER PAVILION BUILDING	200 X 40	8,000	EXISTING	REPLACES SHED/PAVILION S	300	55.7	NO
5	CENTRAL AQUATIC CENTER PAVILION BUILDING	42 X 22	924	PROPOSED	NEW BUILDING	300	37.2	NO
AK	SERVICE SHED	8 X 10	80	PROPOSED	NEW BUILDING	300	56.8	NO
X	BASEBALL COURT 92V-2 AND 92V-3	170 X 55	9,350	EXISTING	EXPAND EXISTING COURTS	300	58.2	NO
AA	HOME BASE HB-12T-1	83 X 53	3,400	PROPOSED	REPLACES SHED/PAVILION 12	300	41.4	NO
AB	HOME BASE HB-12T-2	83 X 53	3,400	PROPOSED	NEW BUILDING	300	38.1	NO
AC	HOME BASE HB-12T-3	83 X 53	3,400	PROPOSED	REPLACES SHED/PAVILION 13	300	48.1	NO
Z	CAMP SERVICE PAVILION	31 X 41	1,271	PROPOSED	NEW BUILDING	300	46.4	NO
Y	CAMP SERVICE PAVILION	53 X 23	1,219	PROPOSED	REPLACES EXISTING PAVILION	300	57.9	NO
AF	SERVICE SHED	8 X 10	80	PROPOSED	NEW BUILDING	300	45.9	NO
AG	ADAPTIVE FITNESS 12T-1	137 X 111	12,015	PROPOSED	NEW BUILDING AND POOLS	300	307.4	NO
AK-E	PLAY FIELD 12T-1 AND 12T-2 DIMS. FOR EACH	150 X 150	11,250	PROPOSED	IMPROVED EXISTING PLAY FIELD	300	49.9	NO
T	BALL FIELD 12T-1	130 X 130	16,900	EXISTING	IMPROVED EXISTING FIELD	300	53.7	NO
AM	TENNIS COURT 12T-3	127 X 120	7,200	EXISTING	EXPAND EXISTING COURT 12T-3	300	39.2	NO

NOTE: ALL SETBACKS SHOWN ARE MINIMUMS. SETBACKS MAY BE INCREASED AT THE DISCRETION OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ORANGETOWN AND THE STATE OF NEW YORK. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ORANGETOWN AND THE STATE OF NEW YORK.



NOTES:  
 1. THE EXISTING SUBURBAN SEPTIC SYSTEM SHALL BE EXCAVATED AND REMOVED FROM ALL AREAS OF THE PROPOSED BUILDING SITE AS DIRECTED BY THE ENGINEER. STRUCTURAL FILL SHALL BE PLACED WHERE REQUIRED TO SUBGRADE. IN AREAS OF THE PLAYFIELDS AND LAWN AREAS, REMOVE SEPTIC SYSTEMS TO WITHIN 2 FEET BELOW FINISHED GRADE AND CROWN REMOVED. BOXES OR STRUCTURES SET CONSTRUCTION SPECIFICATIONS FOR REMOVAL INFORMATION.

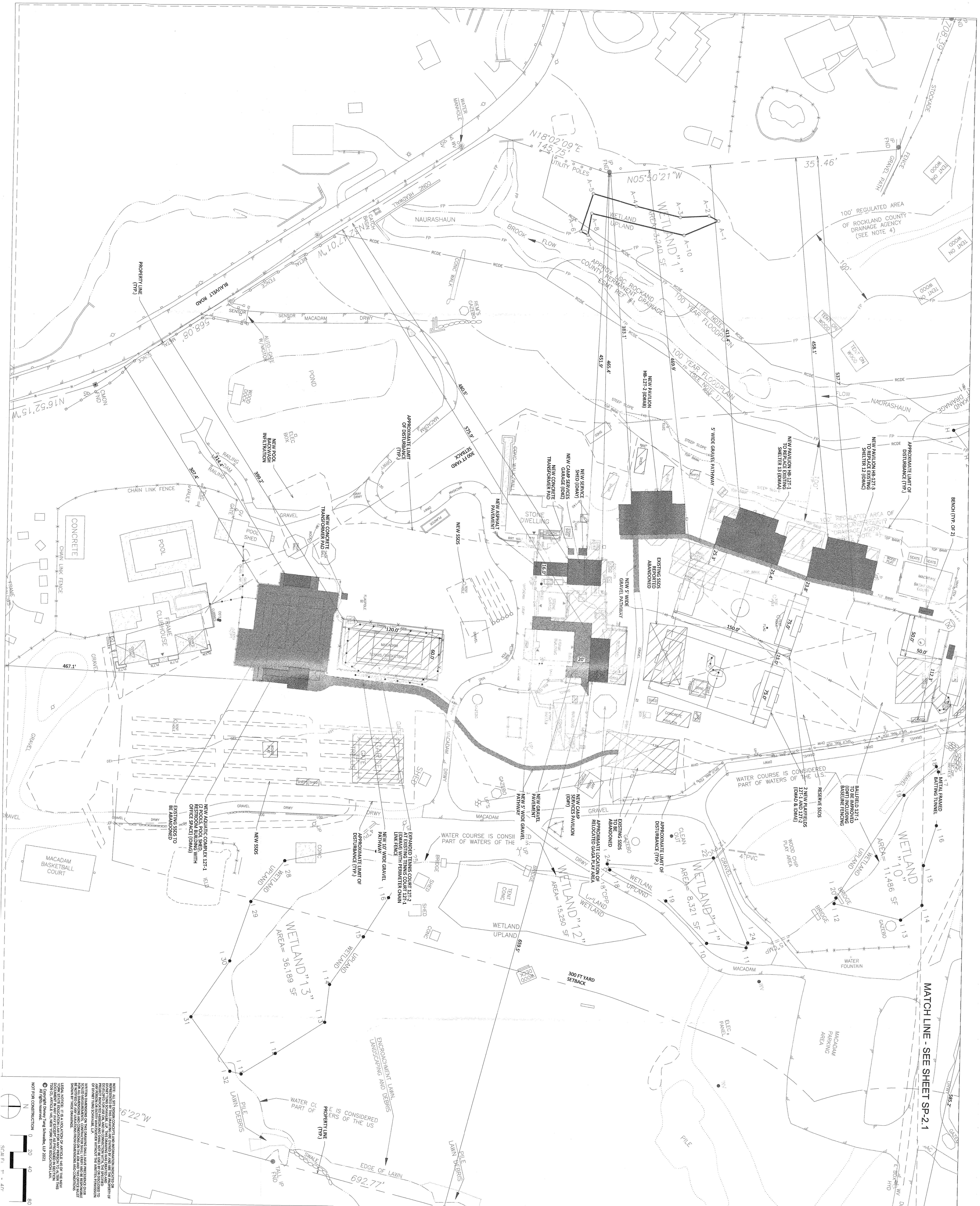
**LEGEND**  
 EXISTING STRUCTURE OR PAVEMENT TO BE REMOVED  
 EXISTING TREE TO BE REMOVED



NOTE: THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

<p><b>UJA Federation</b> NEW YORK</p> <p><b>HENRY KAUFMANN</b> CAMP GROUNDS</p> <p>DAY CAMP PROPOSED IMPROVEMENTS</p> <p>667 BLAUVELT ROAD, PEARL RIVER        (44 HENRY KAUFMANN RD,        ORANGETOWN, ORANGETOWN, NY)</p> <p>OWNERS REP</p>	<p><b>ZUBATKIN</b> Owner Representation, LLC</p> <p>333 W 57th St, 6th Fl, NY, NY 10019</p>	<p>ARCHITECT</p> <p><b>ZASKORSKI &amp; ASSOCIATES</b> ARCHITECTS, A.I.A., PC</p> <p>247 West 35th Street, 16th fl,        New York, NY 10001</p> <p>212-239-7212    www.zaskorski.com</p>	<p>PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT</p> <p><b>DIVNEY • TUNG • SCHWALBE</b> Intelligent Land Use</p> <p>Divney Tung Schwabe, LLP        One North Broadway        White Plains, NY 10601        P: 914.429.0010        F: 914.428.0017</p>	<p>MEP ENGINEER</p> <p>OJA Consulting Engineers        50 Broadway        Hawthorne        New York        10532</p> <p>914.747.2800        ojaece.com</p>	<p>STRUCTURAL ENGINEER</p> <p><b>RSE ASSOCIATES</b> 18 SECOND AVENUE        PORT WASHINGTON, NY 11050</p> <p>212.776.4255 x402        iliam.ohanlon@rseassociates.com        www.rseassociates.com</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>ISSUE OR REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1 <td>PLANNING BOARD SUBMISSION</td> <td>03.13.20</td> </td></tr> <tr> <td>2 <td>ZONING BOARD SUBMISSION</td> <td>07.09.20</td> </td></tr> <tr> <td>3 <td>NYSED SPACE SUBMISSION</td> <td>12.30.20</td> </td></tr> <tr> <td>4 <td>PLANNING BOARD SUBMISSION</td> <td>01.13.21</td> </td></tr> </tbody> </table> <p>No. use, reproduction or dissemination may be made of this drawing and the contents set forth herein without the prior written consent of Zaskorski &amp; Associates, A.I.A., PC. Copyright 2020.</p>	No.	ISSUE OR REVISION	DATE	1 <td>PLANNING BOARD SUBMISSION</td> <td>03.13.20</td>	PLANNING BOARD SUBMISSION	03.13.20	2 <td>ZONING BOARD SUBMISSION</td> <td>07.09.20</td>	ZONING BOARD SUBMISSION	07.09.20	3 <td>NYSED SPACE SUBMISSION</td> <td>12.30.20</td>	NYSED SPACE SUBMISSION	12.30.20	4 <td>PLANNING BOARD SUBMISSION</td> <td>01.13.21</td>	PLANNING BOARD SUBMISSION	01.13.21	<p>PROJECT TITLE</p> <p><b>UJA FEDERATION NY</b>  <b>PEARL RIVER - 92Y / TWELVE TRAILS</b>  <b>DAY CAMP PROPOSED IMPROVEMENTS</b></p> <p>667 BLAUVELT ROAD, PEARL RIVER        (44 HENRY KAUFMANN ROAD)        ORANGETOWN, NEW YORK 10962</p> <p>AGENCY</p> <p>SCALE</p> <p>PROJECT NO. SP-1.0</p> <p>DATE 03/13/20</p>
No.	ISSUE OR REVISION	DATE																				
1 <td>PLANNING BOARD SUBMISSION</td> <td>03.13.20</td>	PLANNING BOARD SUBMISSION	03.13.20																				
2 <td>ZONING BOARD SUBMISSION</td> <td>07.09.20</td>	ZONING BOARD SUBMISSION	07.09.20																				
3 <td>NYSED SPACE SUBMISSION</td> <td>12.30.20</td>	NYSED SPACE SUBMISSION	12.30.20																				
4 <td>PLANNING BOARD SUBMISSION</td> <td>01.13.21</td>	PLANNING BOARD SUBMISSION	01.13.21																				





MATCH LINE - SEE SHEET SP-2.1

**UJA Federation**  
NEW YORK

**HENRY KAUFMANN**  
CAMPGROUNDS

**DAY CAMP PROPOSED**  
IMPROVEMENTS

667 RI AVENUE ROAD, PEARL RIVER  
(44 HENRY KAUFMANN LAND)  
ORANGEBURG, ORANGEBURG, NY

**ZUBATKIN**  
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www.rseassociates.com

No.	ISSUE OR REVISION	DATE
1 <td>ISSUE OR REVISION <td>03.13.20</td> </td>	ISSUE OR REVISION <td>03.13.20</td>	03.13.20
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3 <td>ZONING BOARD SUBMISSION <td>12.20.20</td> </td>	ZONING BOARD SUBMISSION <td>12.20.20</td>	12.20.20
4 <td>PLANNING BOARD SUBMISSION <td>01.13.21</td> </td>	PLANNING BOARD SUBMISSION <td>01.13.21</td>	01.13.21

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**PROJECT TITLE**  
UJA FEDERATION NY  
PEARL RIVER - 92Y / TWELVE TRAILS  
DAY CAMP PROPOSED IMPROVEMENTS

**AGENCY**  
667 RI AVENUE ROAD, PEARL RIVER  
(44 HENRY KAUFMANN LAND)  
ORANGEBURG, NEW YORK 10962

**SITE LAYOUT PLAN**  
(12 TRAILS)

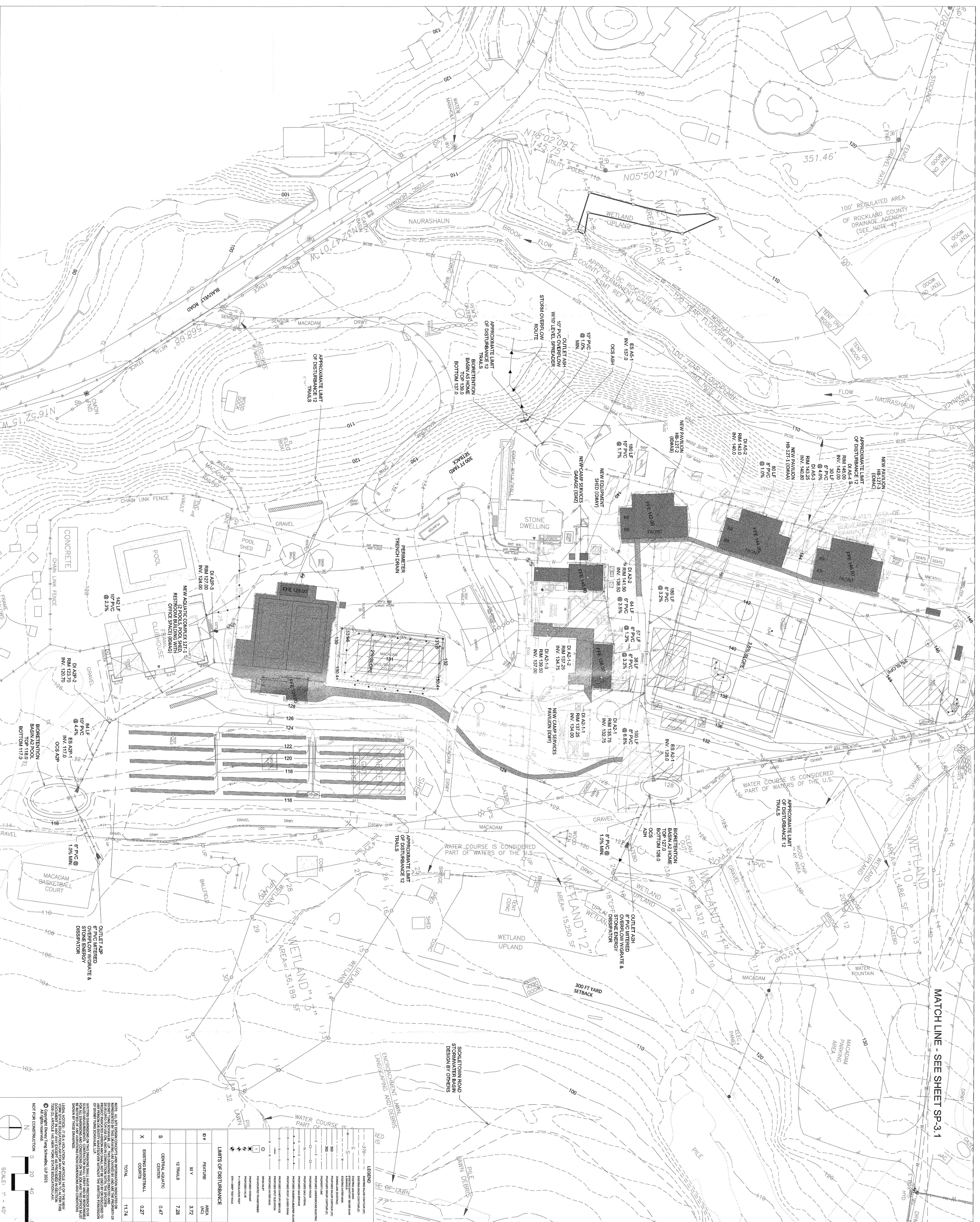
SCALE: 1" = 40'

DRAWN BY: DMM  
CHECKED BY: GNS  
DATE: SP-2.2

**NOTE:** ALL SITE DESIGN CONCEPTS AND IMPROVEMENTS IDENTIFIED HEREIN ARE PRELIMINARY AND SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



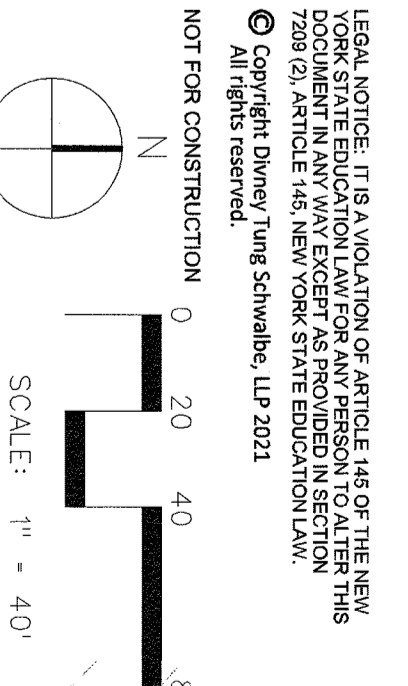




MATCH LINE - SEE SHEET SP-3.1

LIMITS OF DISTURBANCE	
D#	AREA (AC)
BY	3.72
12 TRAILS	7.28
S	CENTRAL AQUATIC CENTER
	0.47
X	EXISTING ASBESTHAL CONCRETE
	0.27
TOTAL	
	11.74

NOTE: ALL SITE EROSION CONTROL MEASURES INDICATED ON THIS PLAN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 180 DAYS AFTER COMPLETION OF CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**UJA Federation**  
NEW YORK

**HENRY KAUFMANN**  
CAMPGROUNDS

**DAY CAMP PROPOSED**  
IMPROVEMENTS

667 BLAVELT ROAD, PEARL RIVER  
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PROJECT TITLE: UJA FEDERATION NY PEARL RIVER - 92Y / TWELVE TRAILS DAY CAMP PROPOSED IMPROVEMENTS 667 BLAVELT ROAD, PEARL RIVER ORANGEBURG, NEW YORK 10962

AGENCY: UJA FEDERATION NY

No.	ISSUE OR REVISION	DATE
1	PLANNING BOARD SUBMISSION	01.13.21
2	ISSUE OR REVISION	01.13.20
3	ISSUE OR REVISION	01.13.20
4	ISSUE OR REVISION	01.13.20
5	ISSUE OR REVISION	01.13.21

**SEAL OF THE CITY OF NEW YORK**  
OFFICE OF THE ENGINEER

**SITE GRADING AND DRAINAGE PLAN**  
(12 TRAILS)

SCALE: 1" = 40'

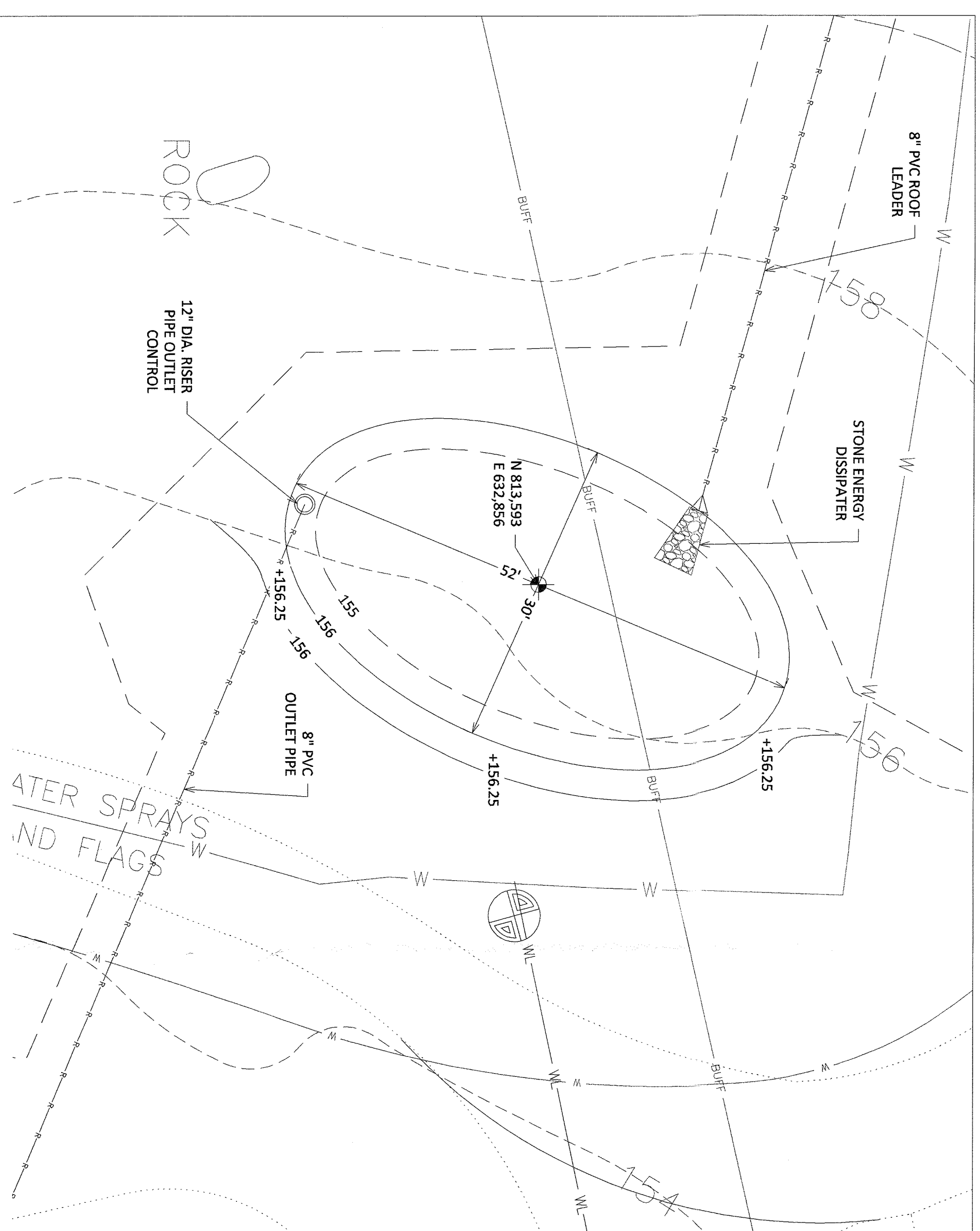
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PROJECT NO.: SP-3.2

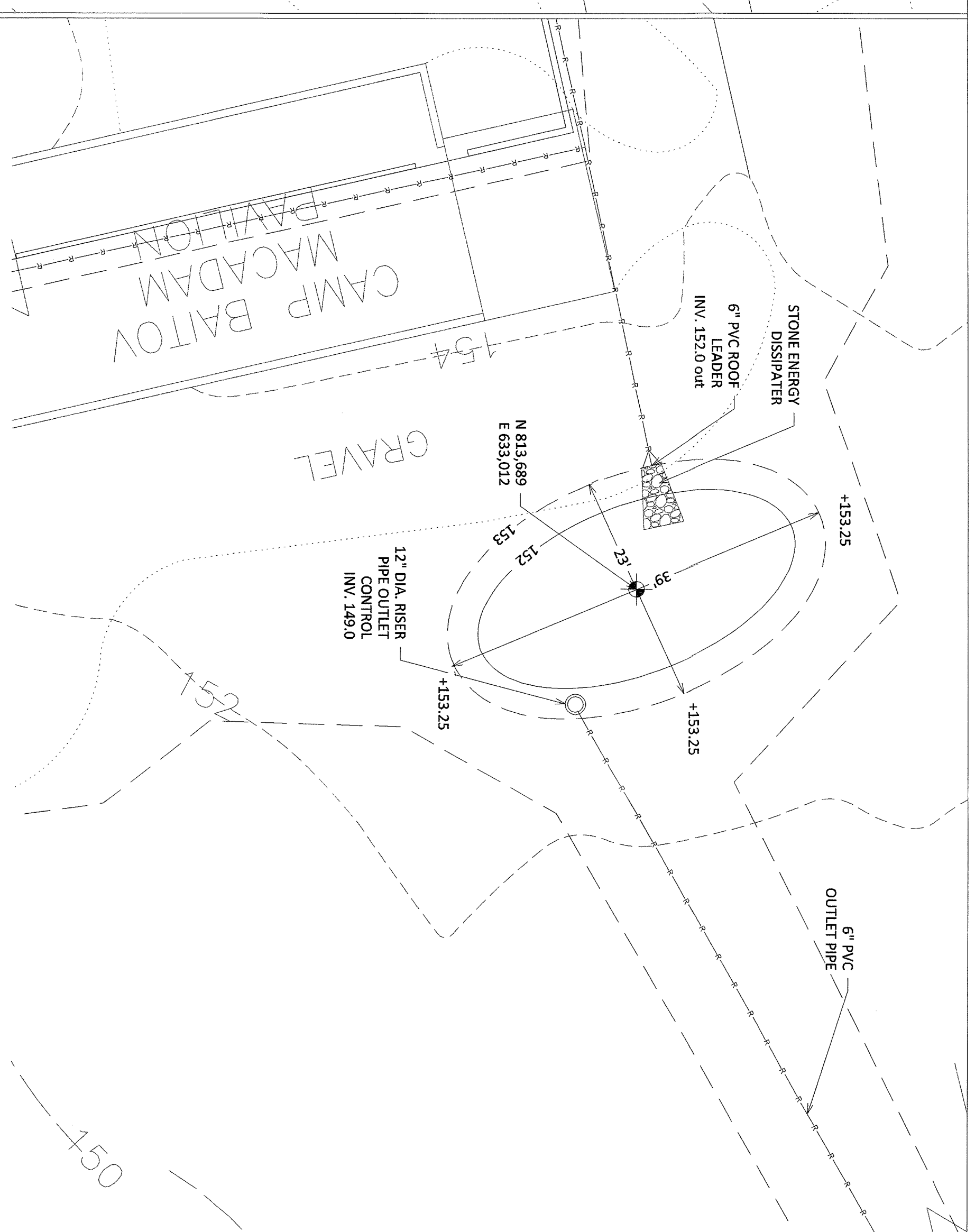
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CHECKED BY: CMS

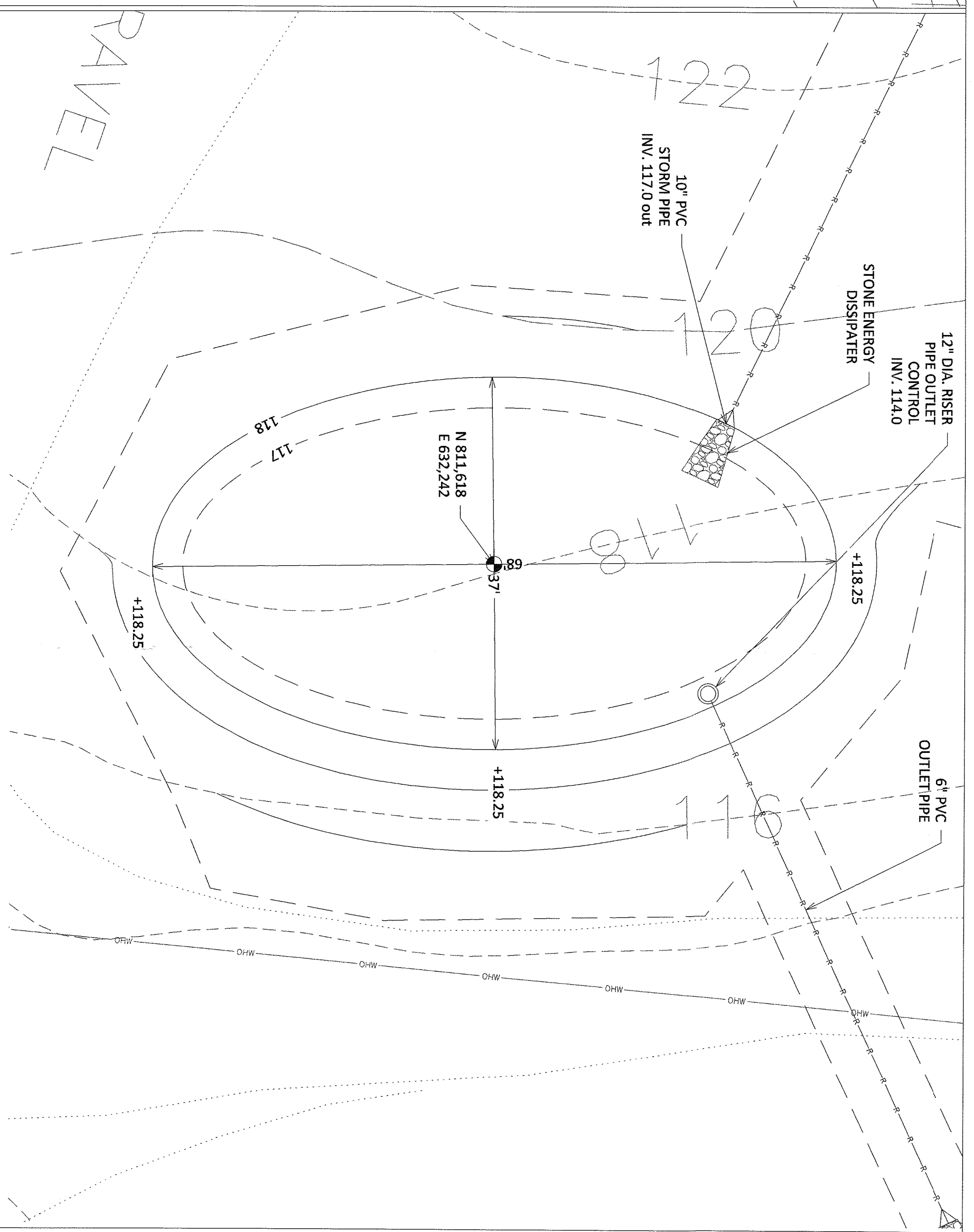
DATE: 03/13/20



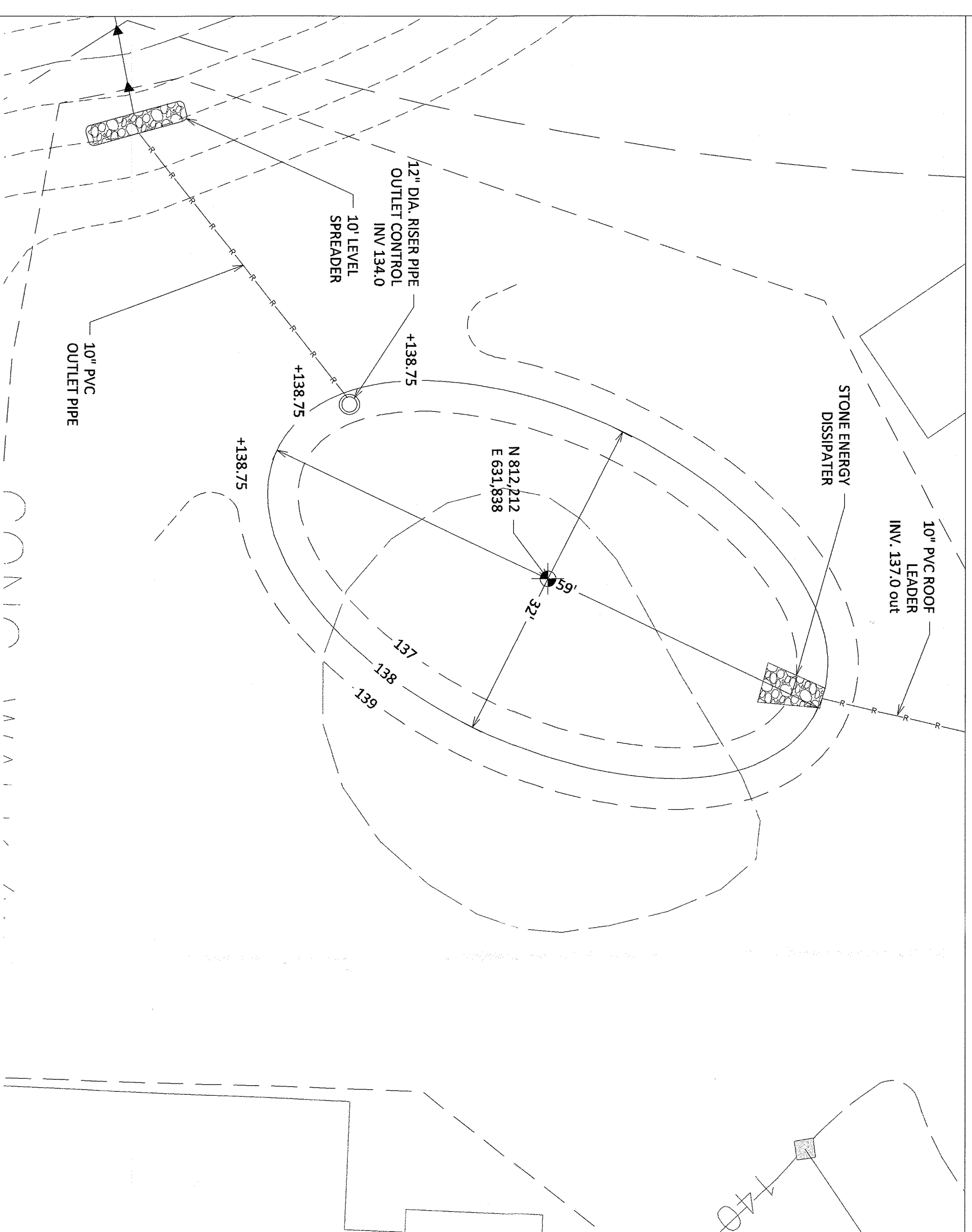
BIORETENTION BASIN A4 HOME1



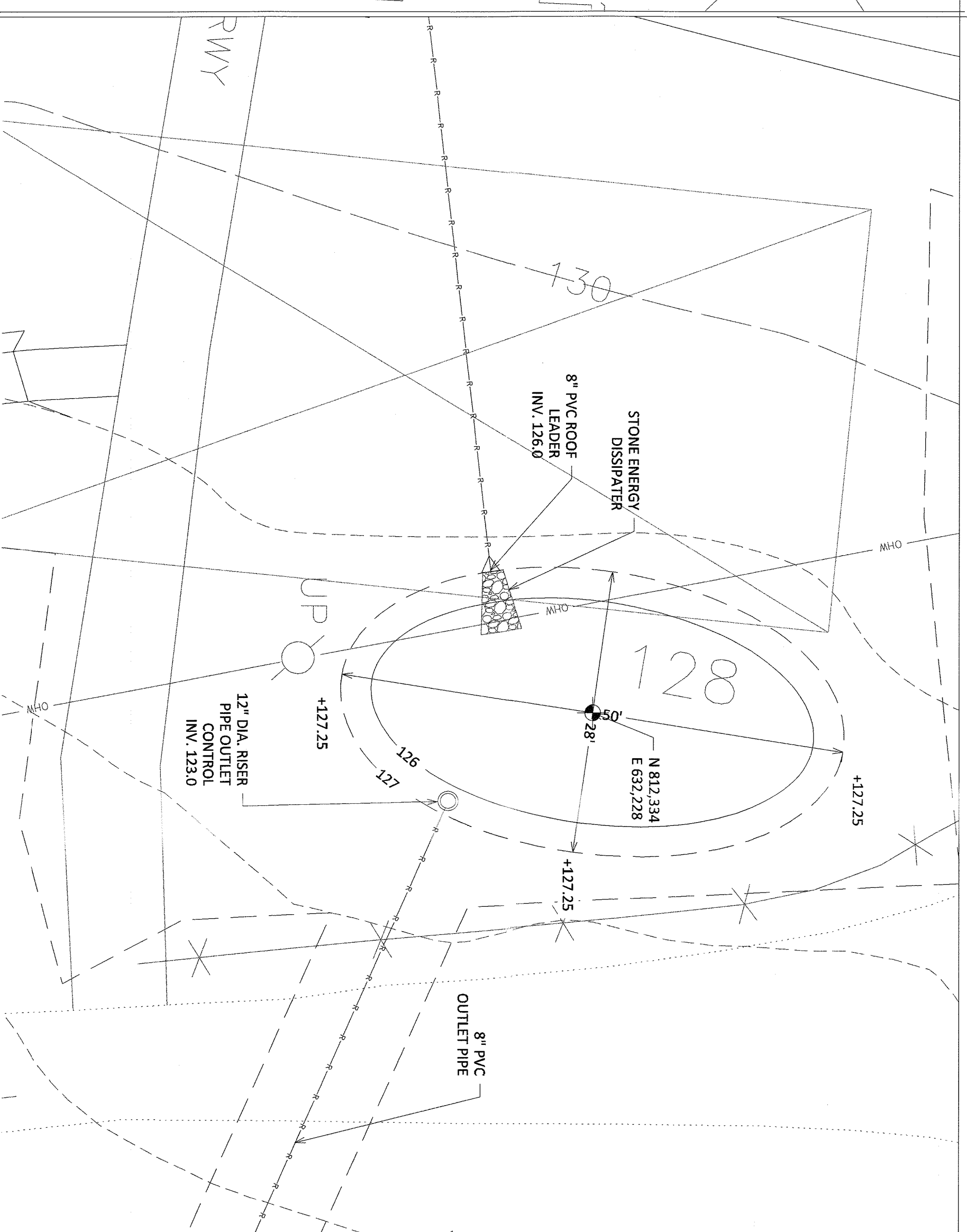
BIORETENTION BASIN A4 HOME2



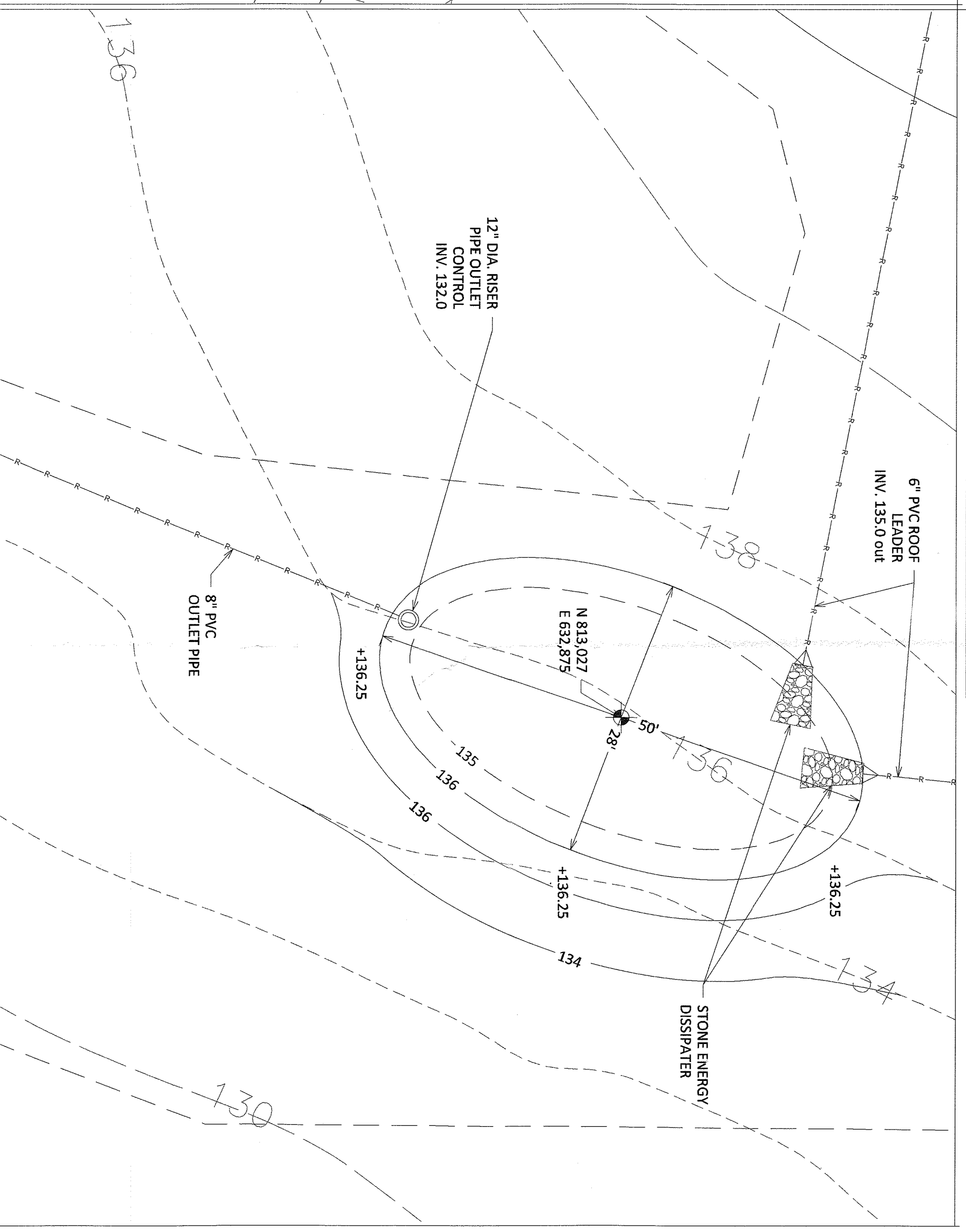
BIORETENTION BASIN A2 POOL



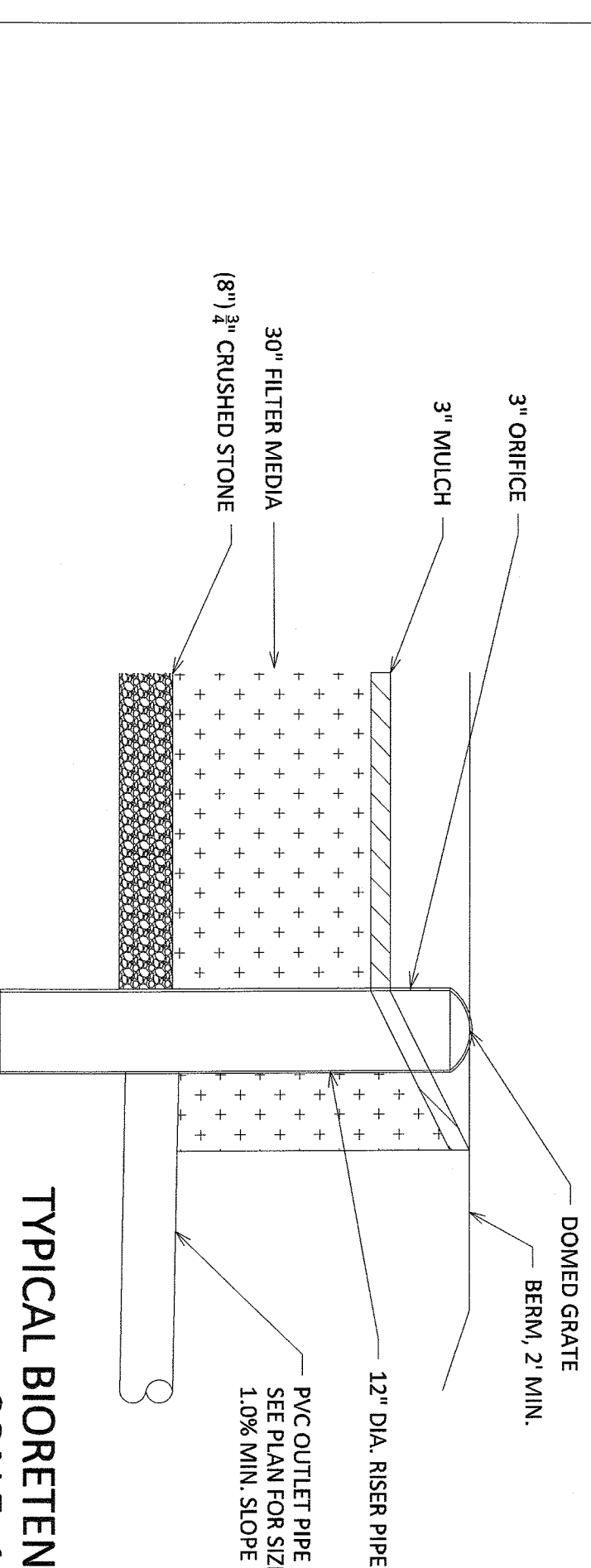
BIORETENTION BASIN A5 HOME



BIORETENTION BASIN A2 HOME



BIORETENTION BASIN A3 HOME



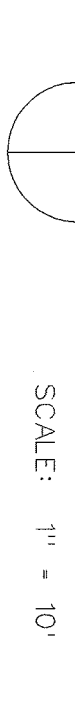
TYPICAL BIORETENTION SECTION  
SCALE: 1" = 2'

BIORETENTION BASIN SUMMARY

Basin ID	Basin		Outlet			100-Year Storm	100-Year Storm	
	Bottom Area (ft <sup>2</sup> )	Top Area (ft <sup>2</sup> )	1-Year Storm	High Water	High Water			
A4 Home	126.0	780	127.0	1,108	1,380	126.43	126.78	126.96
A2 Pool	117.0	1,490	118.0	1,596	2,359	117.34	117.76	117.61
A4 Home2	152.0	920	152.0	1,158	1,380	152.34	152.76	152.91
A4 Home3	152.0	428	153.0	656	835	152.34	152.76	152.81
A4 Home4	137.0	1,095	138.0	1,307	1,808	137.34	137.76	137.91
Total						0.046	0.086	0.124

Notes  
1. Volume includes void space in voids

**NOTE:**  
1. SEE SP-7.1, DETAIL 14 FOR BASIN PLANT LISTS



**STATE OF NEW YORK**  
**SEAL OF THE STATE ENGINEER**  
 PROJECT NO. SP-3-3  
 DATE 03/13/20

**UJA FEDERATION NY**  
 PEARL RIVER - 923 / TWELVE TRAILS  
 DAY CAMP PROPOSED IMPROVEMENTS  
 667 BLAUVELT ROAD, PEARL RIVER  
 ORANGETHER, NEW YORK, 10964

PROJECT TITLE

No.	DATE	DESCRIPTION
1	01.13.20	PLANNING BOARD SUBMISSION
2	07.08.20	ZONING BOARD SUBMISSION
3	01.13.21	PLANNING BOARD SUBMISSION

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**UJA Federation NEW YORK**  
 HENRY KAUFMANN CAMPGROUNDS  
 DAY CAMP PROPOSED IMPROVEMENTS  
 667 BLAUVELT ROAD, PEARL RIVER  
 (44 HENRY KAUFMANN RD)  
 ORANGETHER, ORANGETOWN, NY



**UJA Federation**  
NEW YORK

**HENRY KAUFMANN**  
CAMP GROUNDS

**DAY CAMP PROPOSED**  
IMPROVEMENTS

667 BL. ADYELT ROAD, PEARL RIVER  
(44 HENRY KAUFMANN RD.)  
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**UJA FEDERATION NY**  
PEARL RIVER - 92Y / TWENTY TRAILS  
DAY CAMP PROPOSED IMPROVEMENTS

667 BL. ADYELT ROAD, PEARL RIVER  
(44 HENRY KAUFMANN ROAD)  
ORANGETOWN, NEW YORK 10962

**CONTRACTOR'S CHECKLIST**

No.	ISSUE OR REVISION	DATE
1	PLANNING BOARD SUBMISSION	02.13.20
2	RECON SUBMISSION	06.08.20
3	INVS/C SUBMISSION	12.30.20
4	PLANNING BOARD SUBMISSION	01.13.21

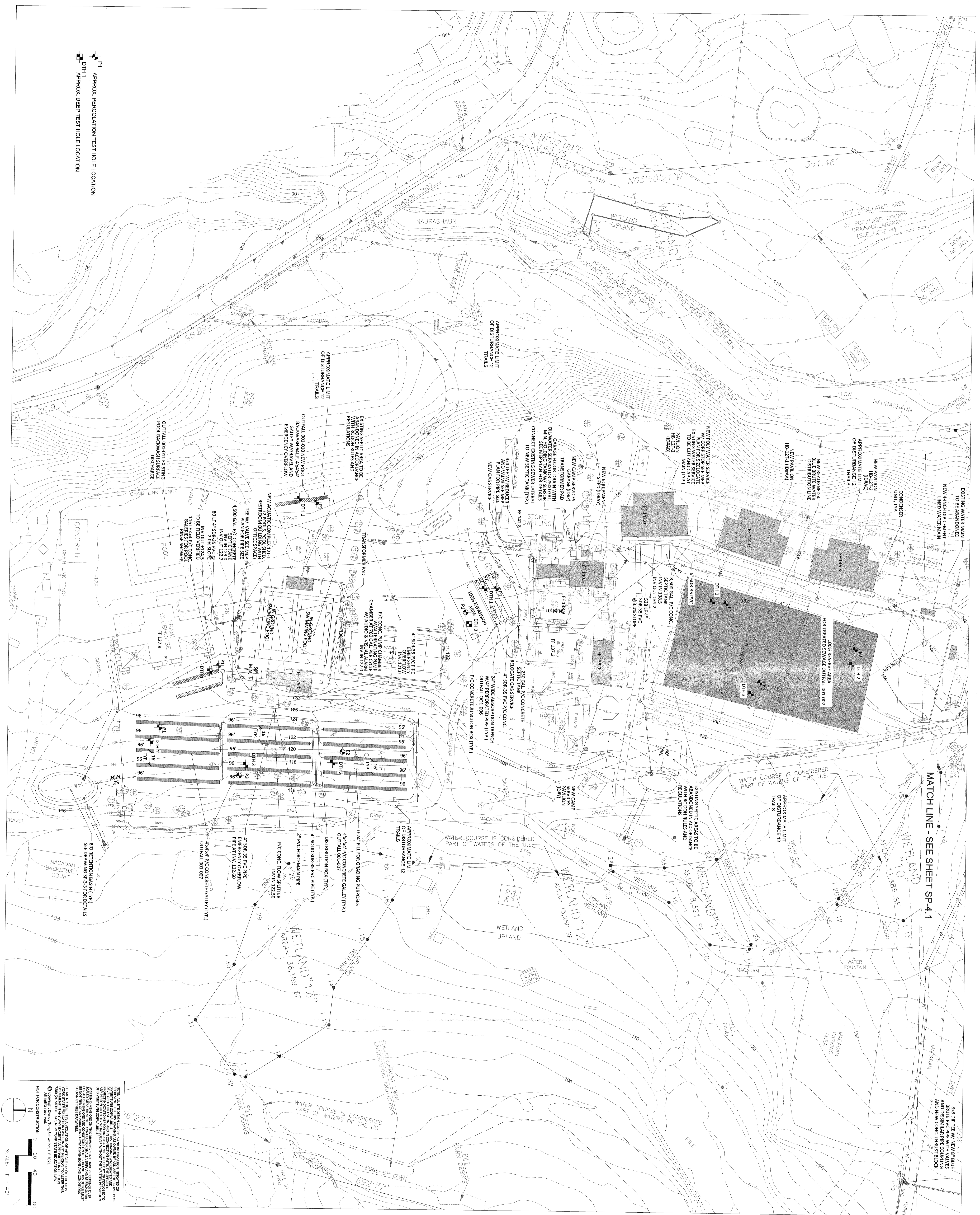
**STATE OF NEW YORK**  
OFFICE OF ENGINEERING

SCALE: 1" = 40'

DATE: 03/17/20

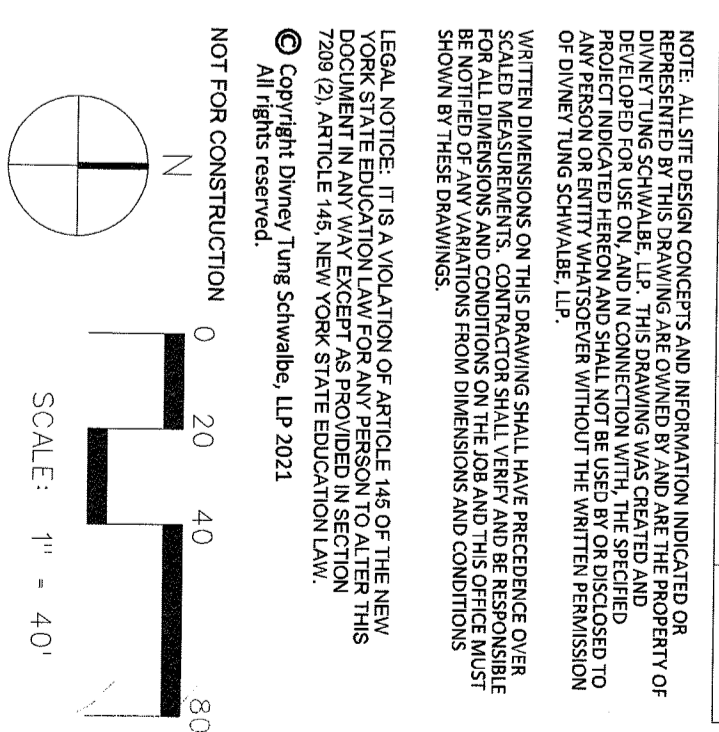
CHECKED BY: SP-4.1

DATE: 03/17/20



P1 APPROX. PERCOLATION TEST HOLE LOCATION  
 DTH 1 APPROX. DEEP TEST HOLE LOCATION

MATCH LINE - SEE SHEET SP-4.1



NOTE: ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY DATA AND RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNEXPECTED UTILITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION.

PROJECT TITLE  
**UJA FEDERATION NY**  
 PEARL RIVER - 92Y/7TH/VE TRAILS  
 DAY CAMP PROPOSED IMPROVEMENTS  
 4678 AVONTE ROAD, PEARL RIVER  
 (44 HENRY KAUFMANN PARKWAY  
 ORANGEBURG, NEW YORK 10962

NO.	ISSUE OR REVISION	DATE
1 <td>PLANNING BOARD SUBMISSION</td> <td>08/16/20</td>	PLANNING BOARD SUBMISSION	08/16/20
2 <td>ISSUE OR REVISION</td> <td>08/16/20</td>	ISSUE OR REVISION	08/16/20
3 <td>NYSDC SUBMISSION</td> <td>12/30/20</td>	NYSDC SUBMISSION	12/30/20
4 <td>PLANNING BOARD SUBMISSION</td> <td>01-13/21</td>	PLANNING BOARD SUBMISSION	01-13/21

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