



BULK REGULATIONS		
PROVISION	REQUIRED	PROVIDED
MIN. FRONT YARD SETBACK (FT)	50 (STATE ROAD)	86.25
MIN. REAR YARD SETBACK (FT)	50	370
MIN. SIDE YARD SETBACK (FT)	25	50
MAX BUILDING HEIGHT (FT) <sup>1</sup>	35	45*
IMPERVIOUS COVERAGE (%)	15%	9.9%
MAXIMUM AVERAGE DENSITY <sup>2</sup>	0.4 DU/A <sup>3</sup>	0.0456 DU/A <sup>3</sup>

1. A HEIGHT VARIANCE WILL BE REQUIRED FOR THE PROPOSED STRUCTURE.
2. THE CURRENT DENSITY OF THE SITE IS BASED ON THE NUMBER OF DWELLING UNITS LOCATED ON THE PROPERTY. PHASE 1 INVOLVES WILL INVOLVE THE DEMOLITION OF 1 DWELLING UNIT WHICH WILL BE REPLACED IN LATER PHASES. THERE ARE 5 DWELLING UNITS LOCATED ON-SITE.

**SPECIAL DISTRICT NOTES:**

THE SITE IS CURRENTLY LOCATED IN THE FOLLOWING TOWN OF HYDE PARK SPECIAL PLANNING/EMERGENCY SERVICES DISTRICTS:

- TOWN OF HYDE PARK – STORMWATER MANAGEMENT PROGRAM
- ROOSEVELT FIRE DISTRICT
- HYDE PARK POLICE DEPARTMENT

**PARKING NOTES:**

- PROPOSED PARKING SPACES:
- EXPANDED MOTEL PARKING LOT = 24 SPACES
  - SOUTH PARKING LOT = 44 SPACES
  - NORTH PARKING LOT = 82 SPACES
  - MAIN PARKING LOT = 129 SPACES
  - TOTAL SPACES = 279

**SITE DATA**

ZONING DISTRICT: "GB" GREENBELT  
 EXISTING LOT SIZE: ±96.107 ACRES  
 TAX GRID No. : 133200-6265-00-630350  
 PROPERTY ADDRESS: 277 CRUM ELBOW ROAD  
 HYDE PARK, NY 12572  
 PROPERTY OWNER: NORTHEASTERN CONFERENCE CORPORATION  
 OF SEVENTH-DAY ADVENTIST  
 115-50 MERRICK BLVD, JAMAICA, NY 11434-1896

- MAP NOTES:**
1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE 5/5/2013 BY JOHN H. DECKER, L.S., NYS L.S. NO. 050572.
  2. AS PER FEMA FIRM PANEL 36027C0290E, THERE ARE NO AREAS WITH SPECIAL FLOOD HAZARD DESIGNATIONS WITHIN THE SITE.
  3. ADDITIONAL FEATURES ARE BASED UPON DUTCHESS COUNTY AERIAL IMAGERY OF THIS SITE.
  4. WETLANDS LOCATED WITHIN THE PROPERTY WERE DERIVED USING DUTCHESS COUNTY WETLAND GIS DATA, NO WETLANDS ARE LOCATED IN OR AROUND THE SITE OF THE PROPOSED PROJECT.

DATE	REVISION

**RENNIA ENGINEERING DESIGN, PLLC**  
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**CAMP VICTORY LAKE - PHASE 1  
 RELIGIOUS SANCTUARY**  
 TOWN OF HYDE PARK DUTCHESS COUNTY, NY

**SCHEMATIC LAYOUT  
 VERSION 2**

DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
12/18/18	1"=100'	RAR	RAR	RAR	13-008	1 of 1