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TOWN OF HAVERSTRAW PLANNING BOARD

JCC MANHATTAN (CAMP SETTOGA) 2018 IMPROVEMENTS AMENDED SITE PLAN Tax Lots 24.12-2-1, 25.05-3-1 and 2

The Jewish Community Center in Manhattan (“JCC”) purchased the former Platzl Brauhaus property in January 2016. Since that time JCC has operated the property as a summer day camp known as Camp Settooga. Some small improvements were made to the campgrounds in order to open for the 2016 season. At the time, JCC advised the Town that additional improvements would be made over the medium and long term, in order to fully utilize the space for its intended purpose. The Town advised, and JCC agreed, to submit for review and approval all plans for improvement in a calendar year at one time. This submission constitutes the proposal for 2018 improvements.

Existing Conditions

The parcel consists of three tax lots. It is located on the westerly side of Call Hollow Road, approximately 2,000 feet north of its intersection with Camp Hill Road. It is bounded on the North and West by the Palisades Interstate Park, and on the South by single family dwellings. On the East side of Call Hollow Road is a large “Conservation Area” and a single family dwelling.

The parcel has an overall lot area of approximately 18.1 acres. It is long and narrow, running generally North-South. It is generally flat. The Mahwah River runs through the westerly portion of the site, but was channeled into underground pipes by a prior owner.

For nearly 70 years, the property was operated as Platzl Brauhaus, a commercial recreation establishment offering play fields, picnic areas and catering for hire. The site includes a number of ball fields, tennis courts, a large swimming pool, a dining hall with commercial kitchen, and numerous supporting buildings.

In 2016, JCC added a challenge course, perimeter fencing, a playground and other minor improvements. It also established, with Planning Board approval, a “baseline” site plan so that the Board and other agencies could easily determine the location of facilities on the site as of 2016. It is this 2016 baseline site plan that JCC seeks to amend.

Proposed 2018 Improvements

Reference is made to the proposed site plan drawings submitted herewith.

General notations – notations on the drawings have been updated and improved. Buildings and site features have been labeled. Pavilions have been given designation numbers.

Parking area – the existing parking area is inefficiently laid out and has minimal circulation controls. JCC proposes to add circulation controls (primarily in the form of directional arrows), a bus loading and drop-off area with stacking for five full-sized buses, a turnaround loop, designated bus parking spaces, staff, visitor, and accessible parking spaces. The parking area will be repaved (asphalt) in its new configuration. The overall size of the existing parking area will be increased by about 4,100 square feet including the turnaround. The layout will be different from the existing area. A total of 32 car spaces and 10 bus spaces are shown.

Amphitheater – the existing amphitheater consists of a portable stage (made up of risers) and logs arranged in rows for audience seating. Broken asphalt and/or crushed stone forms the floor of the existing amphitheater. JCC proposes to remove the broken asphalt/crushed stone and replace it with a pervious surface, re-orient the amphitheater, and add new seating, stages, circulation paths and shading.

Basketball court – JCC proposes to relocate the existing basketball court to the southwesterly corner of the site, and to add a second basketball court alongside.

Tennis courts – JCC proposes to resurface the existing tennis courts in the southeasterly corner of the site, and to add two new courts adjacent to the existing ones.

New playground – JCC wishes to add a playground in an area north of the main building and an existing play area and expand the play area to the north of pavilion 5. The playground will be surfaced with playground mulch (to match the existing playground).

Garden expansion – the existing garden has been an overwhelming success. JCC proposes to expand the garden to the north and east. The expanded garden, like the existing garden, will be fenced.

Daytime cabins – two new daytime only cabins are proposed for the northeast corner of the site. The cabins will provide shelter on rainy days, as well as indoor areas for activities.

Zipline and platform – a new zipline is proposed, in conjunction with the existing challenge course. The landing platform is to be located in the northeast corner of the site, north of the expanded garden area.

Wooden platforms – two new wooden platforms are proposed for the mid-camp area, south of the main building. They will provide flat surfaces for activities.

Relief Requested

JCC asks for written guidance as to which, if any, of the foregoing require a formal site plan amendment, and whether variances are required. Based on such guidance, JCC asks for an amendment to its site plan and for any needed variances.

Dated: December 15, 2017
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Attorney for Applicant