



**APPLICATION CONDITIONED UPON THE FOLLOWING**

- NO PERMANENT DWELLINGS (OVERNIGHT RESIDENCE FACILITIES) SHALL BE PERMITTED, EXCEPT FOR ONE (1) PERMANENT DWELLING FOR THE USE OF A CARETAKER OR OTHER CUSTODIAL PERSON AND ONE (1) PERMANENT DWELLING FOR THE CAMP DIRECTOR.
- NO BUILDING SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF ANY PROPERTY LINE EXCEPT FOR BUILDINGS EXISTING PRIOR TO 1969 (AND WITH THE WRITTEN CONSENT OF ADJOINING PROPERTY OWNERS). NO TENT OR CABIN SHALL BE LOCATED WITHIN ONE HUNDRED AND FIFTY (150) FEET OF ANY RESIDENTIALLY-USED PROPERTY LINE, PLUS ONE (1) ADDITIONAL FOOT FOR EVERY SQUARE FOOT OF CABIN OR TENT SIZE IN EXCESS OF 150 SQUARE FEET. NO TENT OR CABIN SHALL EXCEED 250 SQUARE FEET UNLESS APPROVED BY THE ZONING BOARD OF APPEALS.
- CAMPGROUND LODGING SHALL NOT ALLOW OCCUPANCY OF TENTS OR CABINS OCCURRING AFTER NOVEMBER 15TH OF ANY CALENDAR YEAR.
- THERE SHALL NOT BE MORE THAN ONE TENT OR CABIN USED FOR CAMPGROUND LODGING FOR EVERY TWO (2) ACRES OF LAND.
- CAMPGROUND LODGING SHALL NOT OPERATE AT THE SAME TIME OF DAY AS A DAY CAMP. IS IN SESSION, EXCEPT THAT FAMILY MEMBERS OF DAY CAMP ATTENDEES MAY OCCUPY CAMPGROUND LODGING, PROVIDED THAT SUCH DAY CAMP ATTENDEES ARE REMAINING OVERNIGHT AT THE CAMPGROUND LODGING WITH THEIR FAMILY.
- THE APPROVAL OF THE SUFFOLK COUNTY (BOARD) DEPARTMENT OF HEALTH SERVICES SHALL BE SECURED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SPECIAL USE PERMIT (SHALL NOT BE ISSUED FOR A PERIOD IN EXCESS OF THREE (3) YEARS AND) MAY BE REVIEWED BY THE ZONING BOARD OF APPEALS IN THE EVENT OF SUBSTANTIAL CHANGE IN THE MANNER OF OPERATION OR ON RECEIPT OF EVIDENCE OF ANY CHANGE IN THE NATURE OR THE INTENSITY OF THE USE. IN CONNECTION WITH THE ISSUANCE OF A PERMIT FOR SUCH USE, THE ZONING BOARD OF APPEALS MAY SPECIFY THE MAXIMUM NUMBER OF PERSONS TO BE ACCOMMODATED.

**NUMBER OF ALLOWABLE TENTS CALCULATION**

1 TENT PER 2 ACRES = 70 TENTS X 2 ACRES = 140 ACRES, 141.66 ACRES PROVIDED

**TENT SETBACK CALCULATION**

150 FEET OFFSET PLUS 1 FOOT OVER 150 SF (PLATFORM SIZE = 250 SF)  
100 SF OVER 150 SF = MINIMUM 250 FEET FROM RESIDENTIAL PROPERTY LINE, 250 FEET PROVIDED ON THE NORTH AND EAST SIDES.

\* RELIEF REQUIRED ALONG THE SOUTHERLY PROPERTY LINE, 250 FEET REQUIRED 150 FEET PROVIDED ALONG THE FORMER LONG ISLAND LIGHTING COMPANY PROPERTY.

**SITE DATA**

TOTAL AREA: 6,170,695 SF (141.66 Ac.)  
EXISTING USE: SUMMER CAMP FOR THE ARTS  
PROPOSED USE: SUMMER CAMP FOR THE ARTS  
EXISTING ZONE: R-40 RESIDENCE  
PROPOSED ZONE: R-40 RESIDENCE  
S.C.T.M.: DIST. 0400, SECT. 271 BLK. 01 LOT 30  
SCHOOL DISTRICT: HALF HOLLOW HILLS  
WATER DISTRICT: HUNTINGTON HILLS EXT.  
FIRE DISTRICT: FD - MELVILLE

**NUMBER OF TENT SITES PROVIDED**

SINGLE TENT SITES = 47  
DOUBLE TENT SITES = 18  
ADA/EASY ACCESS TENT SITES = 5  
TOTAL = 70

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2.	REVISED PER CLIENT COMMENTS	07-21-21	JAL
1.	REVISED PER CLIENT COMMENTS	07-14-21	JAL
No.	REVISION DESCRIPTION	DATE	BY

**OWNER:**  
US DAN SUMMER CAMP FOR THE ARTS  
50 Elm Street  
Huntington, NY 11742  
Office: (631) 271-0576  
Fax: (631) 271-0592  
www.rmengineering.com

**APPLICANT:**  
US COLONIAL SPRINGS ROAD  
WHEATLEY HEIGHTS, NY 11742

**CONCEPTUAL SITE PLAN**  
US DAN SUMMER CAMP FOR THE ARTS  
SITUATED IN  
WHEATLEY HEIGHTS  
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK  
SCTM: DISTRICT 0400, SECTION 271, BLOCK 01, LOT 30

**R&M ENGINEERING**  
Wayne A. Muller, P.E.  
NY State License No. 071597

**811 BEFORE YOU DIG**  
SAFE DIGGING PARTNER

OWN. BY:	JAL	CHKD. BY:	WAM	SCALE:	1" = 120'	SHEET:
DATE:	07-08-2021	DATE:	07-08-2021	JOB NO.:	2021-006	<b>CP-1</b>

THIS CONCEPTUAL SITE PLAN IS BASED UPON A SURVEY AND TOPOGRAPHIC MAP PREPARED BY JERRY P. LARUE DATED MARCH 26, 2009 AND INFORMATION PROVIDED BY TRAHAN ARCHITECTS.