

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Lands and Forests, Region 5

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Memorandum

To: Upper Hudson Woodlands, ATP

From: Sean Reynolds, Region 5 Conservation Easement Program Manager

Subject: Camp Height Measurement Standard Practice

Date: February 25, 2021

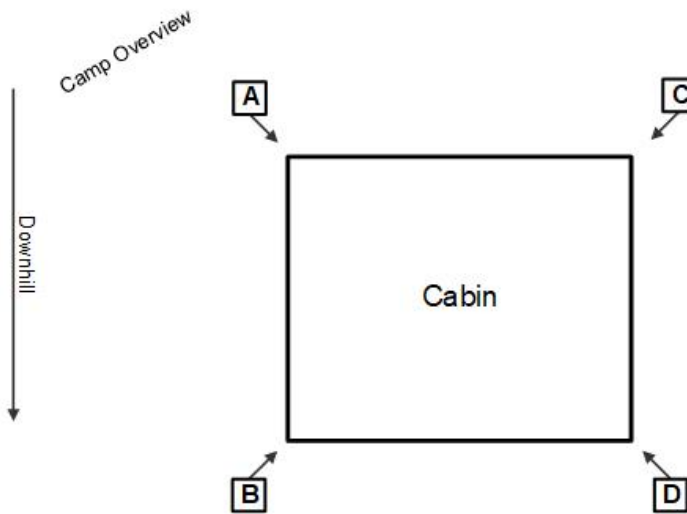
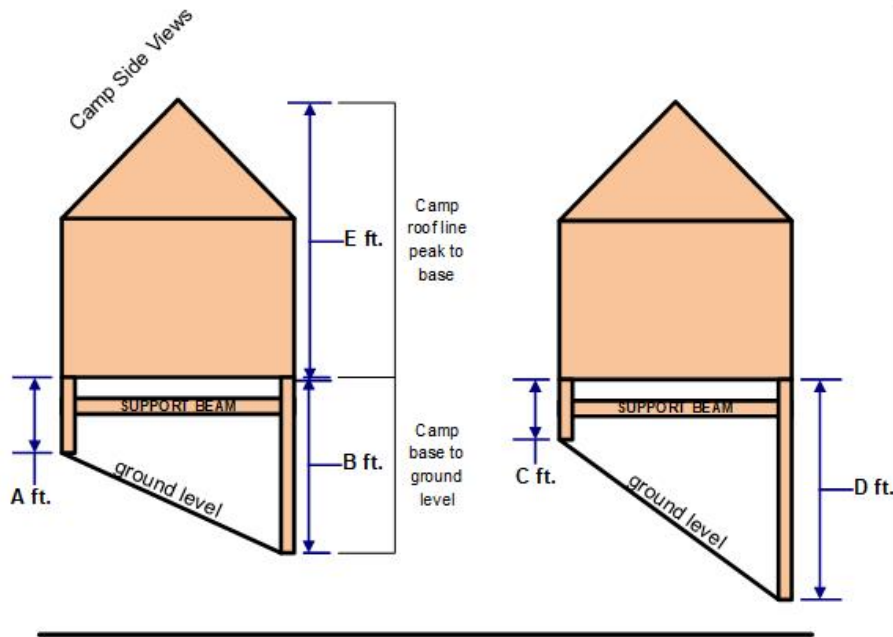
The purpose of this memo is to establish standard practice for how New York State Department of Environmental Conservation (Department) staff will measure the heights of all camps that are part of the Upper Hudson Woodlands conservation easement. We hope that by formally establishing clear and consistent measurement practices for camp heights, we can minimize confusion and future violations.

Section 5.3.2.B.(c) of the conservation easement states that “...*the Building Height of any Recreation Camp may not exceed twenty (20) feet.*” Building Height is defined as “*the external height of a building or other Structure, as measured from the existing mean surrounding ground level to the maximum height of the roof line.*”

Based on the above information, the Department has determined that standard practice for measuring camp heights is as follows: The distance from the exterior base of the camp to the ground will be measured for each exterior corner of the camp. These measurements will be averaged to find the “*existing mean surrounding ground level,*” as specified in the easement. This average will be added to the height of the camp structure itself. To clarify, the height of the camp structure is the measurement from the exterior base of the camp “*to the maximum height of the roof line.*” The average ground level plus the camp structure height will result in a final value that will be used to determine if the camp is compliant or is in violation of the easement terms.

Please do not hesitate to contact Department staff with questions or for further clarification regarding this protocol. Additionally, please see below for a sketch illustrating how camp height will be measured by Department staff henceforth.

Camp Height Calculation Standard Practice Illustration



According to Appendix A of the conservation easement, Building Height is defined as "the external height of a building...as measured from the existing mean surrounding ground level to the maximum height of the roof line."

Height Calculation:

Find the "existing mean surrounding ground level" by averaging the distance of all exterior corners of the camp to the ground:

$$(A + B + C + D) / 4 = \text{"existing mean surrounding ground level"}$$

E = "the maximum height of the roof line"

$$\text{"mean surrounding ground level"} + E = \text{FINAL HEIGHT DETERMINATION}$$