



**REDISCOVERED**



Began in 1941 when Ernie and Edna Olschewsky purchased riverfront property that included six canoes and a few rowboats.

One day, a fisherman asked Ernie if he would ferry him upstream so he could fish the river as he floated down to the point.

Kittatinny Canoes was born.



# Fighting for the River



Kittatinny: Decades of fighting for the Delaware River Basin

- Vocal advocates against the plans to build a dam at Tocks Island
- Ushered in a new era as a designated recreation area
- Nationally recognized Annual River Clean-up

# The Next Chapter



After three generations, Kittatinny's next chapter comes by way of another family-owned company, Northgate Resorts.

- Honor the legacy of the Olschewskys and Jones
- Continue advocacy and action protecting the river
- Preserve the heritage of river trip offerings
- Magnify the natural beauty and charm of the area
- Improve and update accommodations to ensure a lasting legacy



**NORTHGATE**  
RESORTS

Family-owned

Over 24 Camp-Resorts

Most Awarded Camp-Resort  
Portfolio in the US

Unique Experiences

Engage Communities





CAMP

*Fimfo*®

# CAMP *Fimfo*

Outside should always be fun.  
Like *actually* fun.

Make the outdoors  
approachable for all ages

Focus on fun, comfort, and  
personality



OPENED JULY 2021

OPENED JULY 2022

COMING 2024

COMING 2024





CAMP  
*Fimfo*®

CATSKILLS

Location Themes:

1. Natural Resources
2. Catskill Reinvention

Location Descriptors:

1. Gateway to the Catskills
2. River & Water
3. Historic



# ACCOMMODATIONS

Tents

Personal RVs

Glamping Pods

Treetop Cabins

Park Model RVs

Camping Trailers



# OCCUPANCY CHANGES

Current Max Occupancy of Kittatinny:	2,838
Future Max Occupancy of Camp Fimfo:	2,346
Difference of Occupancy:	-492

Camp Fimfo Catskills maximum occupancy will be **17.34% lower** than the current maximum occupancy of Kittatinny.

# OCCUPANCY CHANGES

Kittatinny guests typically stay for 2-3 nights, often on the weekend.

Camp Fimfo guests typically stay for 3-4 nights and are more likely to stay during the week.



**With longer stays, campers are more likely to explore the area and support local businesses.**

# Amenities

- Mini Golf
- Hot Tubs
- Wading Pool
- General Store
- Sports Courts
- Jumping Pillow
- Welcome Center
- Water Playground



# Adventures

**Continued:**  
River Trips  
Zip Line

**New:**  
Mountain Coaster



MOUNTAIN COASTER



JUMP PILLOW



MULTI LEVEL PLAY STRUCTURE



SPORTS COURTS



ENTRY SIGN



WELCOME CENTER



MINI GOLF



CAMPSITE TYPES

Key	Campsite Type	# Campsites
Red	Standard Park Model	61
Orange	Medium Park Model	36
Yellow	Small Park Model	49
Green	Rotated Small Park Model	2
Cyan	Tree Top Cabin	9
Blue	Airstream	4
Purple	Blow Cabin	42
Pink	Standard Safari Tent	16
Light Blue	Family Safari Tent	3
Light Green	Tent/Pop-up Camper	0
Light Purple	Tent	9
Light Blue	Premium Back-in RV	35
Light Green	Standard Back-in RV	23
<b>Light Green</b>	<b>Total Updated Campsite Type</b>	<b>279</b>
<b>Light Purple</b>	<b>Existing Campsites Type to Remain</b>	<b>56</b>
<b>Light Green</b>	<b>Total Campsites</b>	<b>335</b>

Note: Campsite types may change based on existing site conditions and input received during the approvals process.

PROGRAM

- EXISTING LODGE BUILDING CONVERTED TO WELCOME CENTER
- RECONFIGURED WELCOME CENTER PARKING (63)
- PROPOSED ENTRY/EXIT LANES AND CHECK-IN KIOSK
- RECONFIGURED ZIP LINE & MOUNTAIN COASTER PARKING (29 SPACES)
- PROPOSED MALT SHOPPE (EXISTING CHECK-IN BUILDING)
- EXISTING PAVILION
- EXISTING ZIP LINE TOWER
- PROPOSED JUMPING PILLOW
- PROPOSED SPORTS COURTS
- PROPOSED POOL AREA
- PROPOSED MINI GOLF
- EXISTING BATHHOUSE (3)
- EXISTING PLAYGROUND
- PROPOSED BACK-UP HOUSES
- PROPOSED MOUNTAIN COASTER
- PROPOSED MOUNTAIN TOP SITES
- CONTROLLED ACCESS TO ZIP LINE AND PAINTBALL
- EXISTING ZIP LINE
- EXISTING PAINTBALL
- EXISTING SPECIALTY PAINTBALL
- PROPOSED CART PATH
- EXISTING CART/PEDESTRIAN BRIDGE
- PROPOSED HIKING TRAIL TRAILHEAD
- PROPOSED HIKING TRAIL "DOOR TO ADVENTURE"
- PROPOSED HIKING TRAIL
- PROPOSED FOREST OVERLOOK TOWER
- PROPOSED HIKING TRAIL DISCOVERY STOP
- EXISTING RIVER TRIP LANDING
- PROPOSED RIVER TRIP GUEST PARKING (285 SPACES)



\*This image is a conceptual rendering and is for illustrative purposes only.



KIT - CAMP FIMFO CATSKILLS

3854 STATE ROUTE 97 BARRYVILLE, NY 12719

CONCEPTUAL MASTER PLAN AUGUST 8TH 2022



# Park Improvements

Pavilion

Sports Court

Wifi Upgrade

Mini Golf Course

Rental Cart Facility

Zipline Improvements

Playground Structures

Water Playground/Pool

Recreational Amenities

Bathhouse Renovations

Outdoor Fitness Facilities

Adventure Center Renovation

Cedar Rapids Restaurant Upgrade



# Park Improvements Cont.

Electrical Upgrades

New Maintenance Shop

Landscaping and Fencing

Adventure Center Renovation

Road and Parking Improvements

Solid Waste Collection Infrastructure

Wastewater Collection and Treatment

Stormwater Management Infrastructure

Well/Water Supply Infrastructure Upgrades

Gate House and Other Management Housing Upgrades

# Job Creation

- Create 89 full-time job equivalents
- Over \$2.5 million in annual wages
- 9 additional management positions



# Job Creation Cont.

## **Management Positions:**

General Manager

Director of Facilities & Operations

Operations Manager

Facilities Manager

Executive Housekeeper

Administrative Manager

Guest Experience Manager

Food & Beverage / Retail Manager

Executive Chef

# Economic Impact

Investment and upgrades into the Kittatinny property will increase sustainable growth through tourism, and increase awareness of Barryville, New York by bringing new families to the region.

2.5 million

adults living within two hours of Kittatinny who participate in camping one or more times a year.

1.5 million

adults to engage in canoeing and kayaking, critical to the river trip offering.

# Environmental Considerations

Continuation of annual "On and Under" River Cleanup



# Environmental Considerations

- Northgate pursues minimal tree removal by using natural landscape for placement of amenities and accommodations.
- Retention areas are being added for additional protection.
- Preservation of the heritage and story of the D&H Canal on the property.

# Thank You!





**REDISCOVERED**