

## BULK REQUIREMENTS

**TOWN OF MARLBOROUGH - ZONING DISTRICT R-AG-1  
PROPOSED USE: RESORT HOTEL (USE §155-18B)**

| MINIMUM BUILDING REQUIREMENTS | REQUIRED          | PROPOSED         |
|-------------------------------|-------------------|------------------|
| LOT AREA                      | 1 ACRE            | 50.1 ACRES       |
| LOT WIDTH                     | 150 FEET          | 1,641 FEET       |
| LOT DEPTH                     | 200 FEET          | 1,250 FEET       |
| FRONT YARD*                   | 50 FEET           | > 50 FEET        |
| REAR YARD*                    | 75 FEET           | > 75 FEET        |
| SIDE YARD (ONE / BOTH)*       | 35 / 60 FEET      | > 40 / 80 FEET   |
| *SEE NOTE 7 IN GENERAL NOTES  |                   |                  |
| MAXIMUM ALLOWABLE             |                   |                  |
| BUILDING HEIGHT               | 35 FT / 5 STORIES | TBD FT           |
| LOT COVERAGE (BUILDINGS)      | 20 %              | 1 %              |
| DENSITY (BEDROOM UNITS)       | 1,091**           | 20 (CABIN) UNITS |

**PACKING OR CALCULATIONS**

PARKING CALCULATIONS

PARKING REQUIRED: 1 SPACE PER DWELLING UNIT (CABIN)  
20 SPACES REQUIRED  
PARKING PROVIDED: 2 SPACES PER DWELLING UNIT  
40 SPACES PROVIDED (61 TOTAL)

THE REMAINING 21 PARKING SPACES WILL BE FOR EMPLOYEES & VISITING GUESTS

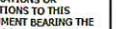
## GENERAL NOTES

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1. TAX MAP IDENTIFICATION NUMBER SECTION 102.2 BLOCK 5 LOT 12
2. TOTAL AREA OF SUBJECT PARCEL: 50.1 ACRES.
3. THE BOUNDARY & TOPOGRAPHY SHOWN HEREON WAS COMPILED BY OICL AND SURVEYING, LLC, ON 05/09/2020.
4. CLIENT/APPLICANT: WTR 11, LLC  
(ATTN: YVES JADOT)  
34 CLARKSLANE  
MILTON, NY 12547
5. WETLAND BOUNDARY AS PER FIELD DELINEATION BY PETER TORGENSEN ON OCTOBER 28, 2021 AND FIELD LOCATED BY ENGINEERING & SURVEYING PROPERTIES, P.C. ON OCTOBER 29, 2021.
6. SITE PARKING UTILIZES 10' x 20' PARKING SPACES WITH VALET SHUTTLE TO CAMPUS - ESTIMATED PARKING PROVIDED IS APPROXIMATELY 61 SPACES.
7. NO STRUCTURE IN SUCH USE SHALL BE WITHIN 50 FEET OF ANY PROPERTY LINE OR WITHIN 100 FEET OF ANY WATERCOURSE WHICH IS A PART OF ANY PUBLIC WATER SUPPLY SYSTEM.
8. RESORT HOTEL DENSITY CALCULATION THE TOTAL NUMBER OF UNITS TO BE ACCOMMODATED IN SUCH USE SHALL NOT EXCEED ONE (1) DWELLING UNIT FOR EACH 2,000 SQUARE FEET OF [LOT] AREA WITHIN SUCH PREMISES.
9. PORTIONS OF THE OVERALL SITE WILL BE UTILIZED FOR FARMING/GARDENING, INCLUDING LAVENDER, HEMP, MUSHROOMS, AND APPLES (ORCHARD AREAS).
10. PER ZONING SECTIONS 155-18.1 (I & O), SETBACKS WERE APPLIED TO EACH OF THE STRUCTURES WITH A CONSERVATIVE BUFFER - CABINS HAVE 25' BUILDING SETBACK AND THE LARGER BUILDINGS HAVE 50' BUILDING SETBACKS.
11. THE SECTIONS OF PROPERTY NEXT TO R-A-G-1 ZONED FARMS HAVE A 75' SETBACK/BUFFER PER THE ZONING SECTION 155-52 "RIGHT TO

DRAFT 02-16-2023

| DRAWING STATUS   |     | ISSUE DATE:<br>DATE |     |
|--|-----|---------------------|-----|
| THIS SHEET IS PART OF<br>THE PLAN SET ISSUED FOR   |     | SHEET<br>NUMBER     |     |
| <input checked="" type="checkbox"/> CONCEPT APPROVAL   | N/A | OF                  | N/A |
| <input type="checkbox"/> PLANNING BOARD APPROVAL   | N/A | OF                  | N/A |
| <input type="checkbox"/> OODOH REALTY SUBDIVISION APPROVAL   | N/A | OF                  | N/A |
| <input type="checkbox"/> OODOH WATERMAIN EXTENSION APPROVAL  | N/A | OF                  | N/A |
| <input type="checkbox"/> NYSDEC APPROVAL   | N/A | OF                  | N/A |
| <input type="checkbox"/> NYSDOT APPROVAL   | N/A | OF                  | N/A |
| <input type="checkbox"/> OTHER   | N/A | OF                  | N/A |
| <input type="checkbox"/> FOR BID   | N/A | OF                  | N/A |
| <input type="checkbox"/> FOR CONSTRUCTION  | N/A | OF                  | N/A |
| THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. |     |                     |     |
| THIS SHEET SHALL BE CONSIDERED INVALID UNLESS  |     |                     |     |

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|---|--|
| <p>COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.</p> <p>UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SIGN OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.</p> |  |
|  <p>1 inch = 30 ft</p>   |  |

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|--|-----------|---|
| <br><b>Achieving Successful Results with Innovative Designs</b> |           | <b>MONTGOMERY OFFICE</b><br>71 CLINTON STREET<br>MONTGOMERY, NY 12549<br>P: (845) 457-7722<br>WWW.EP-PC.COM |
| <b>CONCEPTUAL SKETCH PLAN</b>  |           |   |
| <b>WILLOW TREE RESORT HOTEL</b><br>300-304 WILLOW TREE ROAD<br>TOWN OF MARLBOROUGH (MILTON)<br>ULSTER COUNTY, NEW YORK                               |           |   |
| OB #:  | DRAWN BY: | AGL   |
| DATE:  | SCALE:    | 1" = 100'   |
| REVISION:  | TAX LOT:  |   |
|  |           | <b>SK-5</b>   |