

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 / 80 FEET	> 40 / 80 FEET
SEE NOTE 7 IN GENERAL NOTES.		
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT/2.5 STORIES	<35 FT
LOT COVERAGE (BUILDINGS)	20 %	1 %
DENSITY (UNITS)	1,091** UNITS	30 UNITS
SEE NOTE 8 IN GENERAL NOTES.		
PARKING CALCULATIONS		
PARKING REQUIRED:	1 SPACE PER DWELLING UNIT 30 SPACES REQUIRED	
PARKING PROVIDED:	2 SPACES PER DWELLING UNIT 60 SPACES PROVIDED <u>8 EMPLOYEE SPACES</u> 68 TOTAL SPACES	
THE REMAINING 8 PARKING SPACES WILL BE FOR EMPLOYEES		

GENERAL NOTES

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 OICLE LAND SURVEYING, LLC, ON 05/06/2020.
4. CLIENT/APPLICANT: WTR 11, LLC
(ATTN: YVES JADOT)
34 CLARKS LANE
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 9' x 18' PARKING SPACES WITH VALET SHUTTLE TO CAMPSITES - ESTIMATED PARKING PROVIDED IS APPROXIMATELY 66 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. A RESTRICTION ON PERMANENT RESIDENTS, REQUIRING THAT NO RESIDENTS CAN EXCEED 30 DAYS ON THE PREMISES.
10. PORTIONS OF THE OVERALL SITE WILL BE UTILIZED FOR FARMING/GARDENING, INCLUDING LAVENDER, HEMP, MUSHROOMS, AND APPLES (ORCHARD AREAS).
11. PER ZONING SECTIONS 155-18.B.1 (f & g), BUILDING SETBACKS WERE APPLIED TO EACH OF THE STRUCTURES (CABINS & MAIN RESORT BUILDING) WITH A CONSERVATIVE BUFFER - CABINS HAVE 25' BUILDING SETBACK (SETBACKS CAN NOT OVERLAP) AND THE RESORT HOTEL BUILDING HAS 50' BUILDING SETBACK.

f: Within the total area of the lot, each principal building used for living purposes shall have the equivalent of lot area and width, yards and open spaces as follows: each principal building shall have appurtenant and adjacent thereto a portion of the total area of the lot to give it front and rear yards, each not less than 25 feet in depth, and side yards, each not less than 15 feet in width.

g: Any building designed or used as a place for entertainment, such as a clubhouse, pavilion, casino or for a similar purpose, or for bathhouses for guests of the premises shall have appurtenant and adjacent thereto a portion of the total area of the lot to give it front and rear yards, each not less than 50 feet in depth, and side yards, each not less than 40 feet in width.
12. THE SECTIONS OF PROPERTY NEXT TO R-AG-1 ZONED FARMS HAVE A 75' SETBACK/BUFFER, PER THE ZONING SECTION 155-52 (C & D) "RIGHT TO FARM".

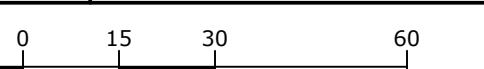
C: The setback shall apply to any habitable structure and shall be a minimum of 75 feet from the property line. These setbacks shall not apply to other than habitable structures.

D: In addition, for any application for change of use, subdivision, site plan review, building permit or any other construction of addition, there shall be placed within the seventy-five-foot setback from active agricultural lands a buffer which shall have the effect of mitigation or reducing the effects of active agriculture upon the parcel in question.
13. HOURS OF OPERATION 24 HOURS A DAY, 7 DAYS A WEEK

SOILS:

MgB - MARDIN-NASSAU COMPLEX (3-8%)
Cd - CANANDAIGUA SILT LOAM, TILL SUBSTRATUM
BOD - BATH-NASSAU-ROCK OUTCROP COMPLEX, HILLY
VoB - VOLUSIA GRAVELLY SILT LOAM (3-8%)
BnC - BATH-NASSAU COMPLEX (8-25%)
BgC - BATH GRAVELLY SILT LOAM (8-15%)

DRAWING STATUS		ISSUE DATE: 01/26/24
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
CONCEPT APPROVAL		N/A OF N/A
PLANNING BOARD APPROVAL		N/A OF N/A
OCDOH REALTY SUBDIVISION APPROVAL		N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
NYSDEC APPROVAL		N/A OF N/A
NYSDOT APPROVAL		N/A OF N/A
OTHER		N/A OF N/A
FOR BID		N/A OF N/A
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 OR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).		
COPIES OF THIS PLAN SET WITHOUT AN APPROVAL OR ACTION NOTED ABOVE ARE UNAUTHORIZED. ALTERATIONS ADDITIONS TO DOCUMENT BEING SEAL OF A LICENSED PROFESSIONAL IS A VIOLATION SECTION 7209 2 OF THE NEW YORK EDUCATION LAW.		
30		

UMENT L OR			
URE TAMP IN HALL BE D.			
G THE D NEER			
LECTION STATE	ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701		
0	15	30	60
 1 inch = 30 ft.			

ENGINEERING & SURVEYING PROPERTIES <i>Achieving Successful Results with Innovative Designs</i>		<u>MONTGOMERY OFFICE</u> 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM
CONCEPTUAL SKETCH PLAN		
WILLOW TREE RESORT HOTEL 300-304 WILLOW TREE ROAD TOWN OF MARLBOROUGH (MILTON) ULSTER COUNTY, NEW YORK		
B #: 1799.01	DRAWN BY: AGL	SK-6
DATE: 10/2022	SCALE: 1" = 100'	
VISION: 02 - 01/26/24	TAX LOT: 102.2-5-12	