

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR SALE/LEASEBACK OR BOND TRANSACTION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for tax incentives or other assistance from the Ulster County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to the acceptance of the Agency.

COVER SHEET

TO: ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
P.O. BOX 4265
KINGSTON, NY 12402-4265

APPLICANT: Tannery Brook Real Estate, LLC
APPLICANT'S STREET ADDRESS: 98 Park Ave
APPLICANT'S MAILING ADDRESS:
CITY: Hoboken STATE: NJ ZIP: 07030 PHONE: 646-246-4905 / 201-218-2685
FAX: EMAIL: ryanggiuliani@gmail.com EMPLOYER'S ID No.: 46-5105973

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:
Ryan Giuliani, Jesse Halliburton

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM:
NAME OF ATTORNEY: Ron Pordy
ATTORNEY'S STREET ADDRESS: 159 Green Street
ATTORNEY'S MAILING ADDRESS:
CITY: Kingston STATE: NY ZIP: 12401 PHONE: 845-331-5400
FAX: EMAIL: rpordy@pordylaw.com

NOTE: Please read the instructions on page 2 before completing this application.

I. PROPOSED OCCUPANT (HEREINAFTER, THE "COMPANY")

A. Identity of Company:

1. Indicate type of business organization of Company:

a. Corporation.

If so, incorporated in what country? _____

What State? _____

Date Incorporated: _____

Type of Corporation: _____

Authorized to do business in New York? Yes No

b. Partnership.

If so, indicate type of partnership: _____

Number of general partners: _____

Number of limited partners: _____

c. Limited liability company.

If so, formed in what state? NY

Date formed: 3/2014

Authorized to do business in New York? Yes No

d. Sole proprietorship.

2. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: NO

3. If the Company differs from the Applicant, as stated on Page 1, (e.g. If there will be a real estate holding company and a related operating company or an unrelated tenant company) give details of relationship and contact information if different:

Tannery Brook Real Estate, LLC is the applicant for this IDA application and owner of the physical real estate and improvements upon it. Tannery Brook Real Estate will form an operating entity to run the day to day business. This operating entity has not been filed with the State of new York at this point.

B. Management of Company:

1. List all owners, members, officers, directors and partners (complete all columns for each person):

Name and Home Address	Office Held	Other Principal Business
Ryan Giuliani	Member	Food and Beverage
96 Wittenberg Rd. Bearsville NY 12409		
Jesse Halliburton	Member	Real Estate Brokerage
323 Park Ave Hoboken NJ 07030		

2. Yes No Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation?
3. Yes No Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)?
4. Yes No Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?
5. If the answer to any of questions 2 through 4 is yes, please furnish details in a separate attachment.

C. Principal Owners of Company:

1. Yes No Is the Company publicly held?
If yes, please list exchanges where stocks are traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

Name	Address	Percentage of Holding
Ryan Giuliani	96 Wittenberg Road Bearsville NY 12409	50%
Jesse Halliburton	323 Park Ave Hoboken NJ 07030	50%

D. Company's principal bank(s) account(s):

Ulster Savings Bank

II. PROJECT ELEMENTS

A. Description of the Project. (Please provide a brief narrative description of the Project.)

Woodstock Way is a 23 unit uniquely designed, eco friendly, upscale hotel located in the center of historic Woodstock.

B. Location of the Project:

1. Street Address: 8-21 Waterfall Way

2. SBL Numbers: 27.54-5-11.120

3. City: _____

4. Town: Woodstock

5. Village of: _____

6. County of: Ulster

C. Description of the Project Site:

1. Approximate size (in acres or square feet) of the Project site: 2.4 acres (est.)

Yes No Is a map, survey or sketch of the Project site attached?

2. Yes No Are there existing buildings on the Project site?

a. If yes, indicate the number of buildings on the site:

Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such building:

Currently there are three structures on the property. Two buildings are roughly 600sqft and another about 800sqft. Two of these existing three buildings will be demoed as part of the development.

b. Yes No Are the existing buildings in operation?

If yes, describe the present use of the existing buildings:

c. Yes No Are the existing buildings abandoned?

d. Yes No About to be abandoned?

If yes, describe:

Two of the existing three buildings will be demoed during the site development

3. Utilities serving the Project site:

Water – Municipal: Yes

Other (describe): _____

Sewer – Municipal: Yes

Other (describe): _____

Electric – Utility: Central Hudson

Other (describe): _____

Heat – Utility: Central Hudson

Other (describe): _____

4. Present legal owner of the Project site: Tannery Brook Real Estate, LLC

a. If the Company owns the Project site:

Date of Purchase: 4/2014

Purchase Price: \$583,750.00

b. Yes No If the Company does not own the Project site, does the Company have an option signed with the owner to purchase the Project Site?

If yes,

Date option signed with owner: _____

Date option expires: _____

c. Yes No If the Company does not own the Project site, is there a relationship legally or by common control between the Company and the present owner of the Project site?

If yes, describe:

5. Zoning District in which the Project is located:

- a. Yes No Are there any variances or special permits affecting the Project site?

If yes, list below and attach copies of all such variances or special permits:

Please see attached ZBA Decision Granting Variance

D. Description of Proposed Construction:

1. Yes No Does part of the Project consist of the acquisition or construction of a new building or buildings?

If yes, indicate number and size of new buildings:

There will be seven (7) new bldgs constructed during phase I & II, and one building being renovated.

Building SF: 1R 1833, 2R 1870, 3R 1833, 4N 1833, 5N 822, 7R 1157, 8R 822, 6R 643

Project SF 10,813 - The construction would take place between Q1 2018 and Q3 2019

2. Yes No Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site?

If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovations:

Building 6 is an existing structure that would receive rehabbing on the exterior and interior of the structure. The renovation would bring this existing building in line with the overall aesthetic of the other seven structures.

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

Lodging Use

4. Yes No If the Project involves the construction or reconstruction of any building or other improvement, has construction or reconstruction work on any such building or improvement begun?

If yes, please discuss in detail the approximate extent of construction or reconstruction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations, installation of footings; etc.:

Please see attached Exhibit A extended answers

E. Description of the Equipment:

1. Yes No Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?

If yes, describe the Equipment:

Water Heaters, Heating & Cooling Systems, Utility Vehicle, Lighting Fixtures, Sundry/Kitchen Equipment Furniture, Washer Dryer, Hotel Unit Accessories

2. Yes No With respect to the Equipment to be acquired, will any of the Equipment have been used?

If yes, please provide detail:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

Heating and Cooling, Food and Bev, Lighting, Transportation, Safety, Cleaning

4. Please give the specific status of any equipment acquisition that is already in process: None

F. Project Use

1. What are the principal products to be produced at the Project?

Short Term Lodging

2. What are the principal activities to be conducted at the Project?

Tourism

3. Yes No Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

If yes, please provide detail:

Woodstock Way will have a sundry/cafe where food and bev will be sold, along with branded merchandise, tourism activities

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 100 %.
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:
- a. Yes No Will the Project be operated by a not-for-profit corporation?
If yes, please explain:

- b. Yes No Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located?
If yes, please explain:

Woodstock Way will become the premier destination for lodging within the Hudson Valley Region. It's AAA location in the middle of the historic village of Woodstock NY will make it very desirable for tourist from all over the State, US and foreign countries. Our conservative estimation is that Woodstock Way will operate at an average 43% occupancy year round. Woodstock Way will accommodate the heavy influx of visitors during the high season and help to attract tourist to the area during the slower times.

- c. Yes No Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York?
If yes, please explain:

- d. Yes No Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? If yes, please provide detail:

Woodstock Way will be the first contemporary boutique lodging product our town has ever seen. Woodstock, NY sees a tremendous amount of tourism during the summer and autumn months but has relatively a small amount of lodging options within the town center. Woodstock Way will elevate the lodging options for our tourist and help sustain the local businesses by reducing the "day tripper" mentality and allow our guest to stay longer and spend more money with our local businesses.

- e. Yes No Will the Project be located in one of the following: (i) the City of New York; (ii) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (iii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

If yes, please explain:

6. Yes No If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

If yes, please explain:

Project hiring will preserve permanent, private sector jobs in New York State.

7. Yes No Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

If yes, please explain:

8. Yes No Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York?

If yes, please explain:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Yes No Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

If yes, please provide detail:

- b. Yes No Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

If yes, please provide detail:

G. Sales and Use Tax Exemption (See also question B.3 in Part VI following):

1. Yes No Do you wish to apply for sales and use tax exemptions on project materials, equipment and furnishing?

H. Construction Status:

1. Has construction work on this project begun? Yes y ; No . If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

Please see attached Exhibit A extended answers. **Also** please refer to document titled "Woodstock Way Schedule" to see most up to date completion of all construction line items.

2. Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:

Approximately \$1,000,000 for purchase of property, renovation of building 6, legal fees, architectural fees, engineering fees and construction costs related to initial site work and site preparation. Please refer to the attached construction schedule for additional details.

The funds spent to date are not part of the Project.

3. Please indicate the date the applicant estimates the Project will be completed: 5/2019.

III. LEASES OR SUBLEASES

A. Yes No Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project?
If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee Name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee Is: Corporation Partnership Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
 Yes No Will any portion of the space leased by this Sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such Sublessee.

Please provide on a separate attachment answers to questions II(F)(7) and (8) with respect to such Sublessee.

2. Sublessee Name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee Is: Corporation Partnership Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
 Yes No Will any portion of the space leased by this Sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such Sublessee.

Please provide on a separate attachment answers to questions II(F)(7) and (8) with respect to such Sublessee.

3. Sublessee Name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee Is: Corporation Partnership Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
 Yes No Will any portion of the space leased by this
Sublessee be primarily used in making retail sales
of goods or services to customers who personally
visit the Project?

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such Sublessee.

Please provide on a separate attachment answers to questions II(F)(7) and (8) with respect to such Sublessee.

- B. What percentage of space intended to be leased or subleased is now subject to a binding written lease or sublease?

IV. EMPLOYMENT IMPACT.

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers in table 1). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

***Total Jobs** – represents total jobs based on a 40 hour work week

****Total FTEs** – represents total full time equivalency based on a 35 hour work week

TYPE OF EMPLOYMENT						
Employees of Applicant						
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals Jobs*	Total FTEs**
Present Full Time						N/A
Present Part Time						N/A
Present Seasonal						N/A
First Year Full Time	1				1	1
First Year Part Time		1	1		2	1
First Year Seasonal						
Second Year Full Time	3		1		4	4
Second Year Part Time		2	2		4	2
Second Year Seasonal						
Third Year Full Time	3		1		4	4
Third Year Part Time		2	2		4	2
Third Year Seasonal						

TYPE OF EMPLOYMENT

Construction Labor

Independent Contractors

	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals Jobs*	Total FTEs**
Present Full Time	1				1	1
Present Part Time	2	12	16	20	50	25
Present Seasonal			2		2	
First Year Full Time	1				1	1
First Year Part Time	2	12	16	20	50	25
First Year Seasonal						
Second Year Full Time						
Second Year Part Time						
Second Year Seasonal						
Third Year Full Time						
Third Year Part Time						
Third Year Seasonal						

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Mid-Hudson Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	\$40,000 - \$80,000	\$20 - \$25	\$12 - \$15	
Estimated Number of Employees Residing in the Mid-Hudson Economic Development Region ¹	3	1	2	

- C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

Spring 2018	Spring 2019
Full Time: General Manager	Full Time: General Manager
Part Time: Housekeeping	Full Time: Housekeeping
Part Time: Sundry Manager	Full Time: Assit Manager
	Full Time: F&B Manager
	Part Time: Housekeeping
	Part Time: Server/Bartender/Barista

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

See attached

V. PROJECT COST AND FINANCING SOURCES

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ 375,000.00
Buildings	\$ 1,591,985.00
Labor	\$ 1,965,000.00

¹ The Mid-Hudson Economic Development Region consists of the following counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, Westchester.

Machinery and equipment costs	\$ _____
Utilities, roads and appurtenant costs	\$ 700,000.00
Architects and engineering fees	\$ _____
Costs of financing	\$ _____
Construction loan fees and interest (if applicable)	\$ _____
Other (specify)	
FF&E	\$ 790,000.00
General Contractor's Fee/General Condition/Insurance	\$ 1,031,000.00
Contingency \$250,000 Included in construction budget	\$ 0.00
TOTAL PROJECT COSTS	\$ 6,452,985.00

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ 3,226,492.00
Public Sector	\$ _____
Federal Programs - SBA Loan Financing	\$ 2,258,544.00
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ 967,949.00
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____

	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ <u> \$6,452,985.00 </u>

C. Have any of the above expenditures already been made by the applicant?
 Yes Y; No _____. If yes, indicate particulars.

_____ Please refer back to Section 2 H.2

D. Amount of loan requested: \$ _____;
 Maturity requested: _____ years.

E. Has a commitment for financing been received as of this application date, and if so, from whom?

Yes _____; No N. Institution Name: _____ TBD

Provide name and telephone number of the person we may contact.

Name: _____ Phone: _____

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 0 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ \$5,485,037

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY.

A. Financing.

1. Yes No Is the applicant requesting that the Agency issue bonds to assist in financing the Project?

If yes, indicate:

a. Amount of loan requested: \$ _____ ; and b.

Maturity Requested: _____ Years.

2. Yes No If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation?

3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes?

a. Retail food and beverage services: Yes

- b. Automobile sales or service: Yes No
- c. Recreation or entertainment: Yes No
- d. Golf course: Yes No
- e. Country club: Yes No
- f. Massage parlor: Yes No
- g. Tennis club: Yes No
- h. Skating facility (including roller skating, skateboard and ice skating): Yes No
- i. Racquet sports facility: Yes No
- j. Handball and racquetball court: Yes No
- k. Hot tub facility: Yes No
- l. Suntan facility: Yes No
- m. Racetrack: Yes No
- n. Airplane: Yes No
- o. Skybox or private luxury box: Yes No
- p. Health club facility: Yes No
- q. Gambling: Yes No
- r. Sale of alcoholic beverages for consumption off premises: Yes No

4. NAICS Code(s): _____

B. Tax Benefits.

1. Yes No Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency?

Yes No If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy?

2. Yes No Is the applicant expecting that the financing for the Project will be secured by one or more mortgages?

If yes, what is the approximate amount of financing to be secured by mortgages? \$ 5,485,037.25

3. If the answer to question G in Part II previous is yes, what is the approximate amount of purchases which the applicant expects to be exempt from the NYS Sales and Compensating Use Taxes?

\$ \$2,400,000.00

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption. NOTE: The Agency will assist you in calculating these estimates:

a. NYS Sales and Compensating Use Taxes: \$ 198,000

b. Mortgage Recording Taxes: Non-SBA Portion of Loan Financing \$ 24,198

- c. Real Property Tax Exemptions: \$ 305,341
- d. Amount of bonds sought: \$ N/A
 Estimated interest savings over life of bond: \$ N/A
- e. Other (please specify): \$ N/A

5. Please list the affected taxing jurisdictions for the Project:

- a. Village (if any): _____
- b. Town (if any): Woodstock NY
- c. City (if any): _____
- d. School District: Onteora

6. Yes No Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax- Exemption Policy?

If yes, please explain how the request of the applicant differs from the Agency's Uniform Tax-Exemption Policy:

VII. COMMUNITY COSTS AND BENEFITS. Provide the Agency with information on costs and benefits to the community accruing from the project, in the following categories, checking or entering information as applicable:

A. Anticipated Community Benefits

- 1. Jobs retained and created by the project (covered in Part IV above)
- 2. New payroll generated by the project (covered in Part IV above)
- 3. New capital investment made or leveraged by the project (covered in Part V above)
- 4. Total new taxes generated and **not exempted or abated** (must be consistent with Parts IV and VI above), as applicable:
 - a. Estimated new mortgage recording taxes: \$ 0.00
 - b. Estimated new sales and use taxes: \$ \$0.00

Additional Purchases (1st year following project completion)	\$ 0.00
Additional Sales Tax Paid on Additional Purchases	\$ 0.00

Estimated Additional Sales (1 st year following project completion)	\$1,000,000.00 - \$1,300,000.00 (est.) \$ These number include NYS Tax plus Hotel Tax
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$82,000.00 - \$130,000.00 (est.) \$ These number include NYS Tax plus Hotel Tax

c. New PILOT payments projected for this project and new property taxes projected for this project. (Please discuss eligibility for PILOT schedules with UCIDA staff)

PILOT Year	Est. Existing Real Property Taxes (excluding Special Districts)	Est. New Real Property Taxes on Improvements Without PILOT	% of PILOT Exemption on Improvements	Est. PILOT Payments on Improvements	Est. Total Annual Payments With PILOT
Current Year	17,671	--	0%	--	17,671
Year 1	18,024	40,491	100%	--	18,024
Year 2	18,384	41,301	100%	--	18,384
Year 3	18,752	42,127	100%	--	18,752
Year 4	19,127	42,969	75%	10,742	29,870
Year 5	19,510	43,829	75%	10,957	30,467
Year 6	19,900	44,705	50%	22,353	42,253
Year 7	20,298	45,599	50%	22,800	43,098
Year 8	20,704	46,511	50%	23,256	43,960
Year 9	21,118	47,442	50%	23,721	44,839
Year 10	21,540	48,390	50%	24,195	45,736
Year 11	--	--	0%	--	--
Year 12	--	--	0%	--	--
Year 13	--	--	0%	--	--
Year 14	--	--	0%	--	--
Year 15	--	--	0%	--	--
Total	<u>197,358</u>	<u>443,364</u>		<u>138,023</u>	<u>335,381</u>

Estimated PILOT Property Tax Savings: \$305,341

(defined as: Est. Existing Real Property Taxes + Est New Real Property Taxes on Improvements without PILOT - Est. Total Annual Payments with PILOT)

Assessed Value of Property Before Improvements	\$875,000
Est. Assessed Value of Improvements Only	\$2,005,000
Total New Est. Assessed Value of Property	\$2,880,000

Estimated Tax Rate Per Dollar of Assessment	0.020195
Projected Tax Increase Per Year	2.00%

5. Exceptional wages and benefits

a. At least 80% of FTE's (Full-Time Equivalent) will receive the following hourly wage (including benefits) or better: (Check highest applicable)

- \$19.59
- \$24.09
- \$30.11

b. Yes No During the construction phase, at least 75% of regional labor will be used (i.e. from Ulster, Greene, Delaware, Sullivan, Orange, Dutchess and Columbia counties)?

c. Yes No During the construction phase, applicant will pay prevailing wages for at least 50% or 75% of the construction workforce labor? If yes, please select an option below.

- At least 50%
- At least 75%

(See definitions of prevailing wages for Ulster County posted at:

<https://www.labor.ny.gov/workerprotection/publicwork/PWfaq2.shtm>). Applicant is required to submit to the UCIDA monthly certified construction payroll to support this claim.

6. Improvements to the community or the property:

Please see attached Exhibit A extended answers

7. New useful products or services:

Please see attached Exhibit A extended answers

8. Secondary business generated or attracted for local or new Ulster County vendors, contractors, suppliers, or customers:

Please see attached Exhibit A extended answers

9. Environmental sustainability benchmarks:

- a. Yes No Use of existing industrial site or brownfield; construction in a shovel-ready site or designated business park; LEEDS certified (www.usgbc.org) or use of significant renewable energy?

10. Community investment benchmarks:

- a. Yes No Project easily accessible using public transportation (bus stop within 1/4 mile)?
- b. Yes No Development in economically distressed area of Ulster County, as defined by the US Economic Development Administration?
- c. Yes No Needed industry or service in the local economy as defined by Ulster Tomorrow or its successor?

11. Education and workforce development benchmarks?

- a. Yes No Post job openings with the Workforce Investment Board/Workforce System One-Stop Job Center?
- b. Yes No At least 50% of your workforce required to have advanced education credential: (technical degree from an Accredited Technical College, approved NYS Apprenticeship Program or Associate degree, or higher)?
- c. Yes No Workforce housing (moderately priced dwelling units that families earning 60% to 120% of the area median income (AMI) can purchase or rent) or senior/disabled housing?

12. Other benefits to the Ulster County community:

Please see attached Exhibit A extended answers

B. Anticipated Community Costs

1. Potential taxes forgone (covered in Part VI above)

2. Buildings vacated

N/A

3. Publicly funded infrastructure required

Type of infrastructure required	Estimated cost
N/A	\$
	\$
	\$
	\$

4. Cost of new anticipated municipal services required by the project
(for the same period used in A.4.c. above)

New municipal service	Estimated cumulative cost
N/A	\$
	\$
	\$
	\$

5. Environmental costs (please fill out, separate Environmental Assessment Form) N/A

6. Other costs to the community: N/A

VIII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by the collective bargaining agreements, new employment

opportunities created as a result of the Project (including any tenants located in the Project) will be listed with the New York State Department of Labor Community Services Division (the "DOL") and the Ulster County Office of Employment and Training (collectively with the DOL, the "OET Entities"), the administrative entity of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300)(the "OET Law"), as supplanted by the Workplace Investment Act of 1998 (P.L. No. 105-220), in which the Project is located.

- B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant under stands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant (and any tenants located in the Project) will first consider persons eligible to participate in OET Law programs who shall be referred by the OET Entities for new employment opportunities created as a result of the Project.

- C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

- D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

- E. Agency Enforcement Policy. The applicant acknowledges that it has read and understands the Agency's Enforcement of Agency Projects Policy and recognizes that in connection the assistance by the Agency in the undertaking by the applicant of the Project, the Agency will require the applicant to execute and deliver a Uniform Agency Project Agreement outlined in Section F below.

- F. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon,

and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

- G. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.
- H. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:
- Without the assistance of the IDA and the incentives the Agency provides we will not be able to complete buildings 1R, 2R, 3R, 5N & 8R.
- Please see attached Exhibit A extended answers
- I. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.
- J. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- K. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.
- L. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency’s

website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

None

- M. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at <http://ulstercountyny.gov/economic-development/ulster-county-industrial-development-agency/policies>.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date signed: _____, 20__.	Name of person completing the application on behalf of the Company. Name: _____ Title: _____ Phone Number: _____ Address: _____ Signature: _____
----------------------------------	---

NOTE: APPLICANT MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 31.

VERIFICATION

(If Applicant is a Corporation)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____deposes and says that he is the
(Name of chief executive of applicant)

_____ of _____,
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is sole proprietor)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)

that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application.

Sworn to before me this
__ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)

that he is one of the members of the firm of _____,

(Partnership Name)

the partnership named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Sworn to before me this
___ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is limited liability company)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)

that he is one of the members of the firm of _____,

(Limited Liability Company)

the limit liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

Sworn to before me this
___ day of _____, 20__.

(Notary Public)

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD
HARMLESS AGREEMENT APPEARING ON PAGE 32 IS SIGNED BY THE APPLICANT.

HOLD HARMLESS AGREEMENT

Applicant hereby releases Ulster County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein; and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: _____

Sworn to before me this
__ day of ____, 20__.

(Notary Public)

Exhibit A Extended Answers

Section II Part D Question 4. & Section II Part H Question 2.

As of the end of December 2017 the following has been completed and are not part of the

Project:

- Building Permits have been pulled
- Site Clearing for Building 4N
- Widening of “Upper Woodstock Way” Develop UWS Entrance
- Site fencing and gates have been installed
- Erosion Controls have been put in place.
- Erosion Inspection has passed
- Demoed buildings for 7R, 1R and 3R
- Excavation for buildings 7R & 4N
- Established sites and cut ins for parking around building 4N
- Excavating and installation of septic tanks at building 4N 7 7R
- Tree Removal and site clearance for buildings 4 & 7. Tree removal along Upper Woodstock Way for road expansion.
- Pour rat slab for buildings 4N & 7R
- Foundations poured for buildings 4N & 7R
- Exterior framing has been erected for buildings 4N & 7R
- Existing Retaining wall has been excavated and lower portion of new retaining wall has been built.
- Install below slab plumbing lines for building 7R & 4N
- Stabilized disturbed soil.
- Trench and install new water service to buildings 4N, 6 and 7R

Section VII. Part 6 & 7

Improvements to the community or the property:

Woodstock Way is conveniently located in the town center of Woodstock, NY. Woodstock has long been known as “the most famous small town in the world”. We are blessed to receive visitors from all over the United State and abroad. Our visitors are here to experience the energy and beauty of the Hudson Valley Catskill Mountain region as well as the allure of Woodstock infamous and storied history.

One thing Woodstock does not note have is adequate lodging. As business owners in Woodstock we know firsthand the “day tripper” mentality and loss of revenue that comes along with it. Woodstock Way is going to provide our tourists with a high-level lodging experience within walking distance to all of our restaurants, galleries, boutiques, markets, music venues and artist workshops.

The ability for our visitors to stay within the village will increase sales throughout the business district, as well as create higher wage opportunities for the work force that work within the existing establishments.

Our goal is for Woodstock Way to become a premier lodging location for all tourism that flows through the Hudson Valley Region. Between the Woodstock brand, our beautifully developed real estate and a targeted marketing effort we are confident the goals we have set forth will become reality. The success of Woodstock Way, and the tourism it supports in Woodstock, NY will not only create more retail spending within the town and surrounding areas but will increase property values across the board.

The property where Woodstock Way lives, and which we acquired back in 2014 was in great disrepair. The six (6) structures on the property were not maintained for decades and had become dangerous as well as visually unpleasant. Once Woodstock Way is fully developed it will be a beacon of Woodstock, a highly visual property that people from all over will talk about and want to stay when they visit our region. The use of a hotel on this property is the highest and best use and its existence will be beneficial to the whole community.

The property will consist of eight (8) structures which will accommodate between 2 – 4 hotel units within each building. All buildings will be constructed well above normal energy code mandates and four of our eight buildings will have living roofs to assist with an already heavily controlled storm water control system we have in place. The high efficiency construction will allow our heating and cooling ductless systems to operate at their highest efficiency settings. The landscaping of the property will be greatly improved by adding in rain gardens, water retention equipment, improved roads, site lighting and a dual level retaining wall with 500 square foot patio overlooking our town's beautiful Tannery Brook waterfall. This patio overlooking our waterfall will become one of the most sought after "Instagramable" moments within Ulster County.

Section VII Part 8

Secondary Business

With regard to the development of Woodstock Way. Our investment within the community will employ dozens of skilled labors along with many professional services. The project timeline goes until Spring 2019 and we have already signed contracts with local electricians, framers, plumbers, roofers, masons, craftsman, artists, etc. to help development our project.

In our experience, an elevated lodging product will create an influx of interest from small business owners who will want to bring their visions and entrepreneurial skills to our community. Woodstock Way's operation and large marketing reach will increase tourism dollars and pave the way for new and existing business to thrive.

Section VII Part H.

The Project encompasses buildings 1R, 2R, 3R, 5N, & 8R. Without the assistance of the IDA and the incentives of the agency Woodstock Way would not be a viable project and we would not be able to complete buildings 1R, 2R, 3R, 5N, & 8R

- We would not be able to develop the property to handle community events and gatherings.
- We would not be able to create the job opportunities that we have outlined in this application.
- We would not be able to generate the tax revenue we hope to accomplish.
- We would not be able to purchase sustainable materials we have specked for our buildings, roof systems and land management systems.
- We would not be able implement a storm-water management system on our property, which will keep our brook from receiving unnecessary water and debris run off.
- We would not be able to upgrade the water and sewer lines that are currently outdated and compromised.
- We would not be able to install “living roofs” on 50% of our buildings which assists with water retention and controls land erosion.
- We would not be able to build a retail element within the hotels property which will sell sustainable products from local business and brands.
- We would not be able to repair and upgrade the existing road ways on the property which are in major need of repair.
- We would not be able to build our hotel and help reinforce the brand of Woodstock, NY.
- We would not be able to build the total number of units we have been approved for, reducing the amount of tourist we can lodge and will directly decrease the volume of tourism dollars to our local businesses.

Major Benefits of receiving the incentives allowing us to build Woodstock Way are the following:

- a) **Employment** – Woodstock Way will employ many trades, professionals, managerial and hourly individuals. Our presence within the town of Woodstock will not only create jobs for our operation but

- will increase overall traffic to our area and directly impact increased employment of other businesses.
- b) **Increase Property, Sales & Hotel Tax Revenue** – We estimate Woodstock Way generate \$100,000 - \$150,000 annually in new tax revenue.
 - c) **Property Values** – The success of Woodstock Way becoming a regional destination for all who come to the area will directly and positively impact real estate value not only within the business district of Woodstock NY but all five hamlets.
 - d) **Increased Commercial Foot Traffic & Small Business Revenue** - Woodstock, NY has been known by most visitors and business owners as a “day trip” town. Since the conception of “Airbnb” type websites Woodstock has experienced a significant increase in weekend visitors. Most Airbnb visitors visit the town during the afternoon but the town is quiet in the morning and evening hours due to the lack of lodging within the commercial district. Woodstock Way will solve this issue and create increased foot traffic and sales during the morning and evening hours.
 - e) **Woodstock (Catskill) Brand Identity** – Woodstock, NY is known as one of the most famous small town in the country. Woodstock Way will embrace this idea and help strengthen and grow the Woodstock name. This effort will increase revenue within our community and the surrounding areas.
 - f) **Strategic Partnerships** – Woodstock Way will create strategic partnerships with local and regional partners. The goal is for like brands to work together in a collaborative effort to increase awareness for the brands and the region they are from.
 - g) **Community Activation** – Once operational Woodstock Way will be able to work with local and regional charities, artist colonies, town boards and festivals by providing affordable lodging and a beautiful gathering space for events.

Woodstock Way Employment Summary

Management (Salaried/ 40--55 per week)

Woodstock Way will employ a full-time General Manager plus full time Assistant GM. These individuals will deal with the day to day operations of managing a motel business. The manager's office will be located in Building 7. Hours in which a management will be onsite will differ depending on season and day of the week. The GM responsibilities will be the following:

- planning and organizing accommodation, and other hotel services;
- promoting and marketing the business;
- managing budgets and financial plans as well as controlling expenditure;
- maintaining statistical and financial records;
- setting and achieving sales and profit targets;
- analyzing sales figures and devising marketing and revenue management strategies;
- recruiting, training and monitoring staff;
- planning work schedules for individuals and teams;
- meeting and greeting customers;
- dealing with customer complaints and comments;
- addressing problems and troubleshooting;
- ensuring events and conferences run smoothly;
- supervising maintenance, supplies, renovations and furnishings;
- dealing with contractors and suppliers;
- ensuring security is effective;
- carrying out inspections of property and services;
- ensuring compliance with licensing laws, health and safety and other statutory regulations.

House Keeping (Salaried - 40-55 per week / Hourly 20-35 per week)

Woodstock Way will employ a Head of House Keeping and staff to handle all housekeeping needs. The laundry facility currently is on the property and will continue to be used throughout phases 1. Once the business is at max capacity some of the laundered materials will be sent to an offsite facility. The cleaning crew will be responsible for the following:

- clean common areas, stairways, lounges as well as guest rooms
- organize work schedule from the room status list, arrivals and departures
- distribute linen, towels and room supplies using wheeled carts or by hand
- restock room supplies such as drinking glasses, soaps, shampoos, writing supplies
- replace dirty linens with clean items
- inspect and turn mattresses regularly
- store all dirty laundry in line with company policy
- monitor guest laundry bags
- replace laundry bags and slips
- check all appliances in rooms are in working order
- realign furniture and amenities according to prescribed layout
- respond to guest queries and requests
- organize and restock cart at the end of the shift
- ensure confidentiality and security of guest rooms
- follow all company safety and security procedures
- report any maintenance issues or safety hazards
- observe and report damage of hotel property

Maintenance (Hourly 20-30 per week)

Woodstock Way will employ maintenance/landscaping professional to deal with the day issues and repairs needed to operate a high-level lodging environment.

This person will live locally and be prompt in their response to the business needs. Their responsibilities will include:

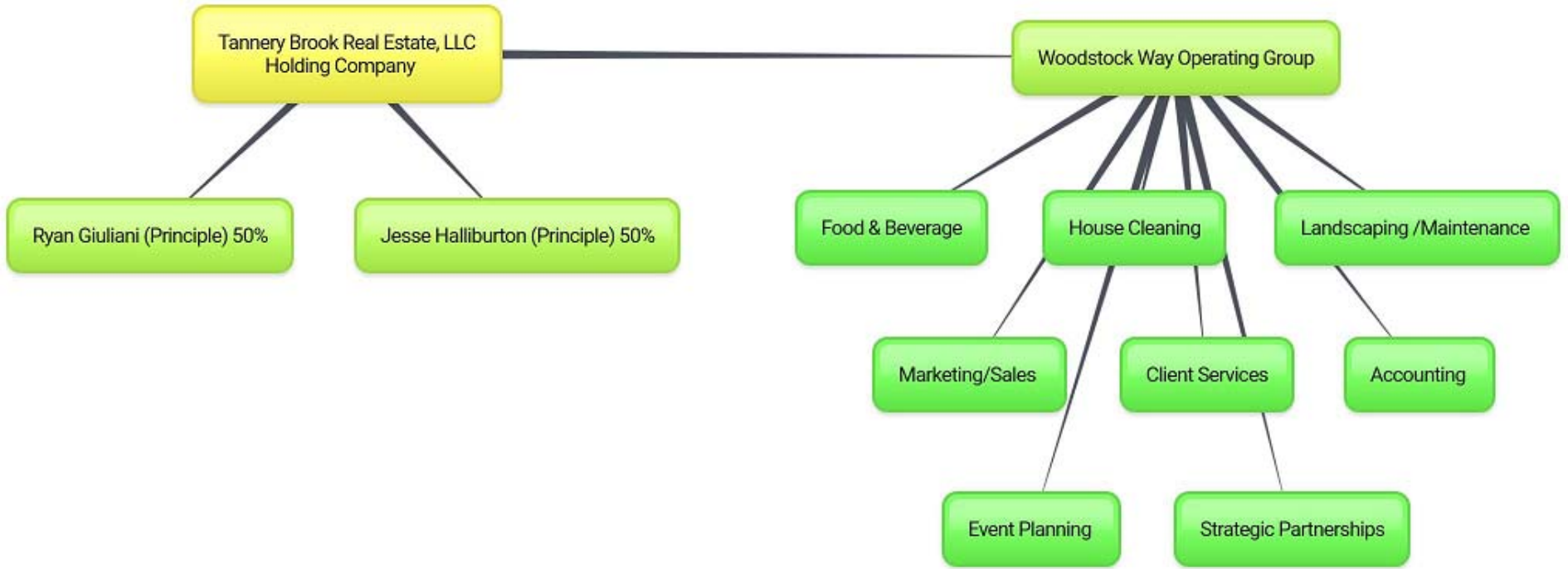
- Give responses to all visitors in an effective and prompt manner.
- Give responses to duties involving the groundskeeper.
- Keep all mechanical areas in a neat and orderly condition.
- Carry out inspection on public areas on a daily basis in case of problems arising unexpectedly.

- Offer maintenance and repairs to public areas, guest rooms and administrators office buildings.
- Carry out consistent preventive maintenance programs on rooms and regularly updates records on files.
- Guarantee that projects are all promptly accomplished and in line with appropriate specifications.
- Work together with the front office manager and housekeeper, and connects with the manager to discuss any aspect of operations which will involve the maintenance department.
- Carry out assessment of requirements for completion of reports, or work orders to the management as stated by standard procedures.
- Engage in flexible work schedules to be able to perform well during emergencies.
- Assist in remodeling and construction of new projects as may be required.

Food & Beverage:

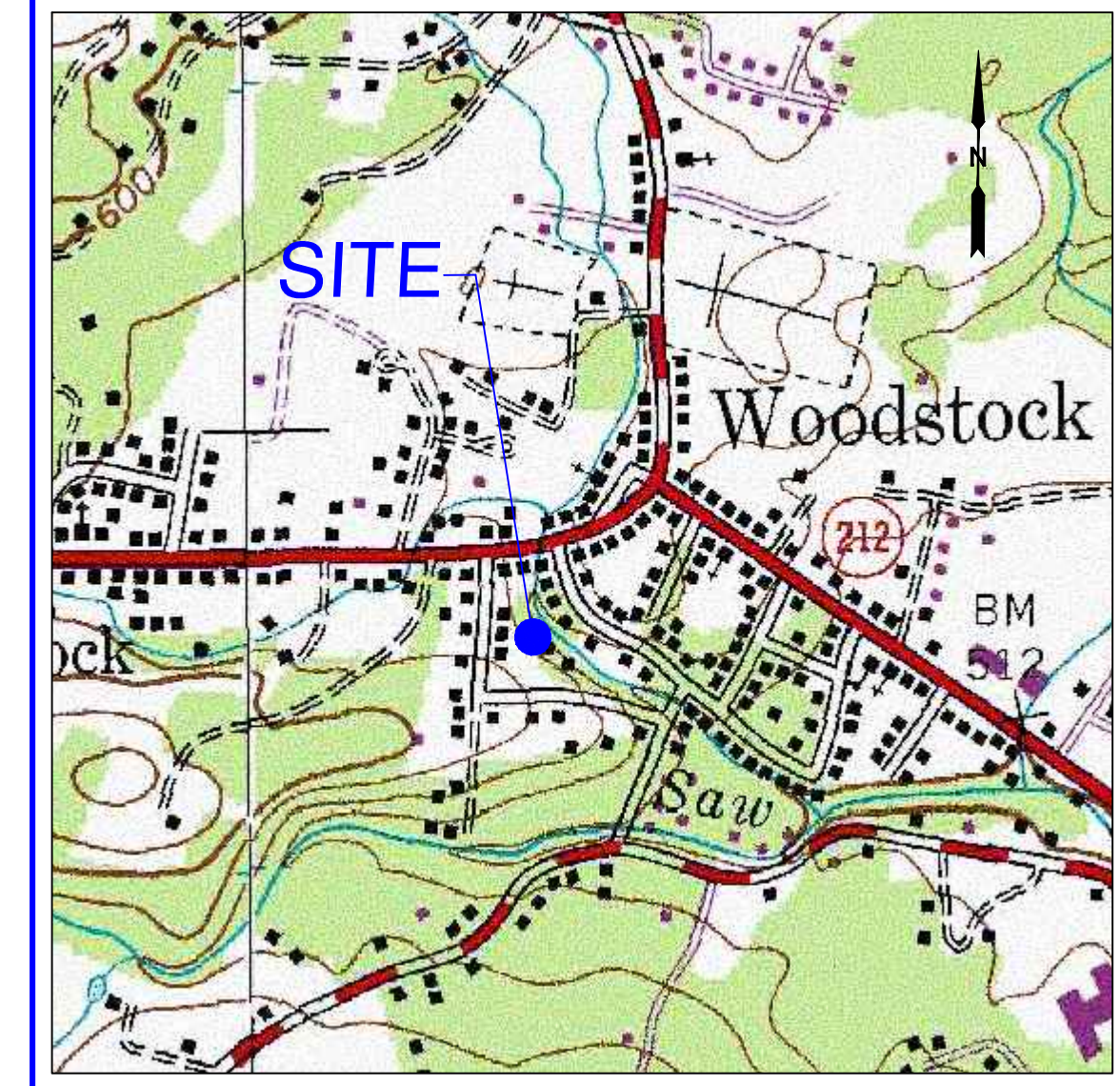
Woodstock Way will employ the following F&B employees.

- F&B Manager (Full Time Salaried 40-55 hours per week)
- Bartender x2 (Hourly 20-25 hours per week)
- Barista x2 (Hourly 20-25 hours per week)



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- DRIVEWAY & ROAD-ASPHALT
- DRIVEWAY & ROAD-GRAVEL-EXISTING
- DRIVEWAY & ROAD-GRAVEL-PROPOSED
- FENCE-WIRE
- FENCE-WOOD
- GUARDRAIL
- STREAM & POND
- UTILITY LINE & POLE
- CONTOUR-MAJOR-EXISTING
- CONTOUR-MINOR-EXISTING
- SEPTIC TANK: REPUTED LOCATION
- SEWER LINE: REPUTED LOCATION
- SANITARY SEWER MANHOLE
- BUILDING WITH DECK-EXISTING
- BUILDING WITH DECK-PROPOSED
- PROPOSED GRAVEL SURFACE
- PROPOSED RETAINING WALL
- PROPOSED PARKING SPACES



LOCATION MAP: USGS, WOODSTOCK
SCALE: 1" = 2,000'

ZONING REQUIREMENTS

Town of Woodstock
HR Zone, Hamlet Residential
FF-O, Flood-Fringe Overlay District

HP-O, Hamlet Preservation District
24 ROOM MOTEL
with common water and sewer

	REQUIRED	EXISTING	PROPOSED	CUMM. CHANGE
Minimum Lot Area ¹	46,000 sf	103,673 sf	103,673 sf	NONE
Min. Lot Width	100 ft	180 ft	180 ft	NONE
Min. Front Yard	20 ft	80 ft	SEE SP2	SEE SP2
Min. Rear Yard	100 ft	20 ft ²	SEE SP2	SEE SP2
Min. Side Yard	100 ft	0 ft ²	SEE SP2	SEE SP2
Parking Spaces ³	26	9	26	17
Min. Open Space	25%	80%	75%	-13%
Max. Structure Coverage	25%	5%	7%	2%
Max. Structure Height	35 ft	<30 ft	<30 ft	
Floor Area Ratio	0.63			

¹ AS PER §260-63M: 10,000 SF + 1,500 SF per bedroom = 10,000 sf + 24(1,500 sf) = 46,000 sf
² Pre-existing, non-conforming condition
³ 1 space per bedroom plus 2 spaces for employees

MAP REVISION DATES

DATE	REVISION	BY
09/01/2015	REISSUE	HG
01/11/2016	REVISIONS AS PER PB COMMENTS	HG
02/23/2016	REVISED PROPERTY LINE	HG
07/07/2016	REVISED BLD LOCATIONS	HG
08/19/2016	ADDED FLOOD HAZARD AREA	HG
09/27/2016	REVISED BLD 7	HG
10/14/2016	REVISED INDEX	HG
11/14/2016	MOVED BLD 7R AND 2R	HG

OWNER

TANNERY BROOK REAL ESTATE LLC
98 PARK AVENUE
HOBOKEN, NJ 07030

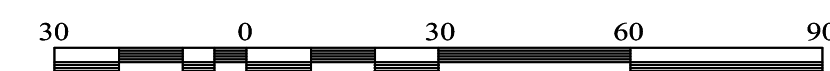
SBL: 27.54-5-11.1 AREA: 1.99 AC
SBL: 27.54-5-12 AREA: 0.28 AC
SBL: 27.54-5-17 AREA: 0.11 AC

TOTAL AREA= 2.38 AC

SITE PLAN FOR WOODSTOCK WAY

SITUATE: WATERFALL WAY
TOWN OF WOODSTOCK
ULSTER COUNTY, NEW YORK

DECEMBER 16, 2015



Scale: 1" = 30'
National Geodetic Vertical Datum of 1929
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

PROPOSED DEVELOPMENT AT WOODSTOCK WAY

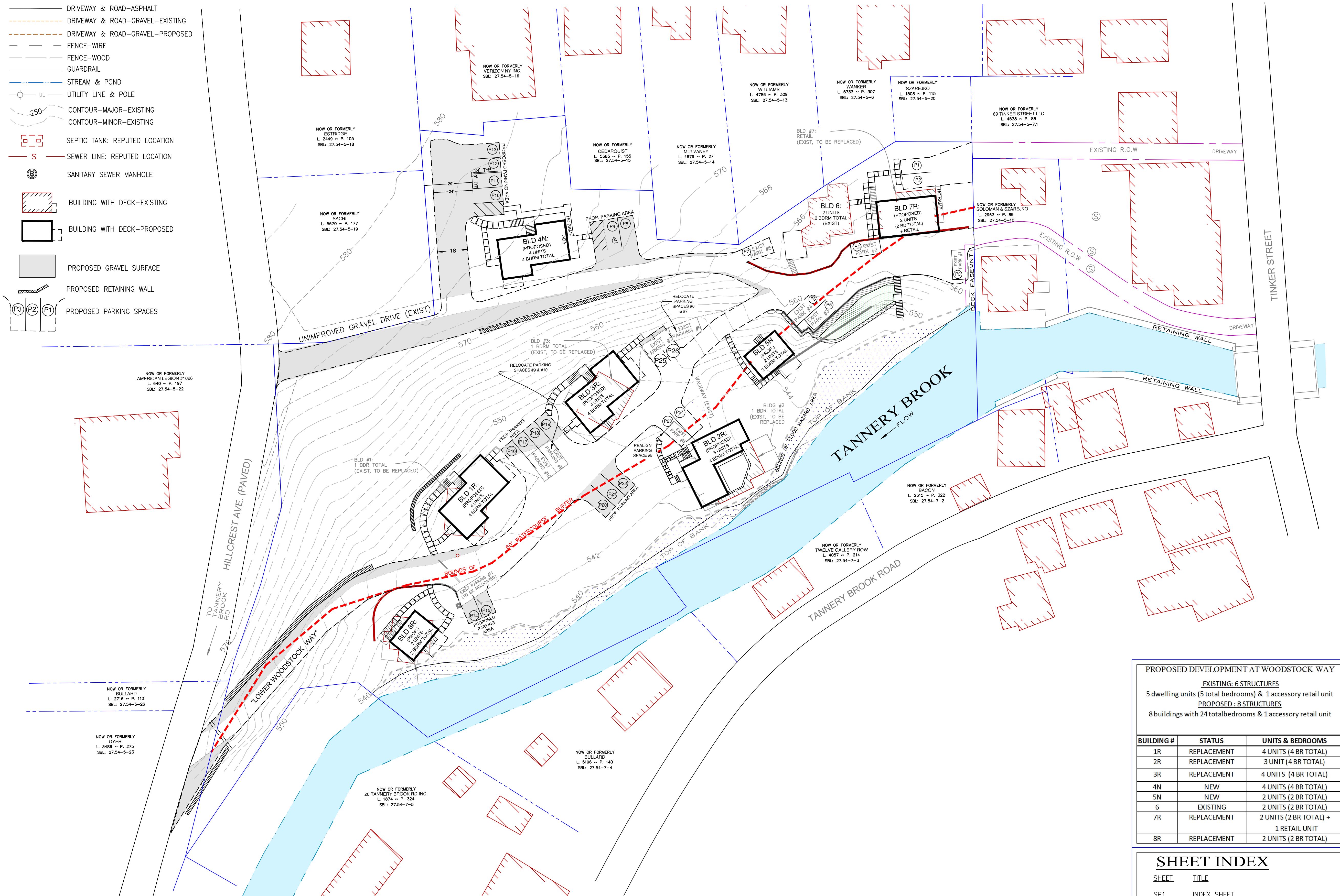
EXISTING: 6 STRUCTURES
5 dwelling units (5 total bedrooms) & 1 accessory retail unit
PROPOSED: 8 STRUCTURES
8 buildings with 24 total bedrooms & 1 accessory retail unit

BUILDING #	STATUS	UNITS & BEDROOMS
1R	REPLACEMENT	4 UNITS (4 BR TOTAL)
2R	REPLACEMENT	3 UNIT (4 BR TOTAL)
3R	REPLACEMENT	4 UNITS (4 BR TOTAL)
4N	NEW	4 UNITS (4 BR TOTAL)
5N	NEW	2 UNITS (2 BR TOTAL)
6	EXISTING	2 UNITS (2 BR TOTAL)
7R	REPLACEMENT	2 UNITS (2 BR TOTAL) + 1 RETAIL UNIT
8R	REPLACEMENT	2 UNITS (2 BR TOTAL)

SHEET INDEX

SHEET	TITLE
SP1	INDEX SHEET
SP2	BUILDING SETBACKS
SW1	STONE WALLS
EC	EXISTING CONDITIONS
GP	GRADING & UTILITY PLAN
LD	LAND DISTURBANCE
TC	REMOVED: SEE SHEET L-107 FOR TRAFFIC CONTROL DETAILS
WB	WATERCOURSE BUFFER & MITIGATION PLAN
SESC-1	PHASING AND SOIL EROSION & SEDIMENT CONTROL PLAN
SESC-2	SOIL EROSION AND SEDIMENT CONTROL DETAILS
D1	SITE DETAILS
D2	SITE DETAILS

NOTE:
Flood Hazard Area (FHA) shown is as per FEMA "Flood Insurance Rate Map" (FIRM) Panel 22 of 35, dated Sept. 27, 2991 (adopted) and is the same as that shown on the more recently dated 2013 Preliminary FIRM for this area, not yet adopted by the Town. The FHA limit shown on this site plan was also verified by elevations shown on said FIRM maps.





ID	Task Name	Duration	Start	Finish	% Complete	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19			
0	Woodstock Way Schedule 11-20-17	526 d	6/27/17	7/25/19	27%																																
1	1 Pre Construction	182 d	6/27/17	3/16/18	75%																																
2	1.1 Owner Contractor Contract	45 d	6/27/17	8/28/17	100%																																
3	1.2 Bid to Trades	60 d	7/6/17	9/28/17	100%																																
4	1.3 Building Permits	10 d	7/28/17	8/10/17	100%																																
5	1.4 Level Bids	60 d	8/17/17	11/10/17	100%																																
6	1.5 Buy out Trades	40 d	8/24/17	10/19/17	100%																																
7	1.6 Submittals	100 d	10/20/17	3/16/18	21%																																
8	2 Phase 1 Construction Buildings 4N, 7R, 6	204 d	8/7/17	5/29/18	43%																																
9	2.1 Start	0 d	8/11/17	8/11/17	100%																																
10	2.2 Site Fence & Gates	2 d	8/11/17	8/14/17	100%																																
11	2.3 Site Office & Connections	4 d	8/11/17	8/16/17	100%																																
12	2.4 Erosion Controls	5 d	8/15/17	8/21/17	100%																																
13	2.5 Erosion Inspection	1 d	8/22/17	8/22/17	100%																																
14	2.6 Demolition Building 7R, 3R, 1R	4 d	8/22/17	8/25/17	100%																																
15	2.7 Tree & Site Clearing	10 d	8/23/17	9/6/17	100%																																
16	2.8 Excavation Buildings 4N & 7R	4 d	9/7/17	9/12/17	100%																																
17	2.9 Large Stone Retaining Walls Stairs & Patio	70 d	9/13/17	12/26/17	69%																																
18	2.10 Foundations Building 4N & 7R	24 d	9/13/17	10/16/17	100%																																
19	2.11 Backfill Rough Grade Foundations	7 d	10/17/17	10/25/17	100%																																
20	2.12 Under Slab Plumbing	8 d	10/17/17	10/26/17	100%																																
21	2.13 Utility Redesign Change	70 d	8/7/17	11/14/17	100%																																
22	2.14 Excavate & Install Utility's	25 d	11/15/17	12/21/17	16%																																
23	2.15 Develop Upper Entrance	15 d	10/17/17	11/6/17	100%																																

Project: Woodstock Way Schedule Date: 11/20/17	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline		Manual Progress	
	Split		External Tasks		Inactive Summary		Manual Summary		Critical			
	Milestone		External Milestone		Manual Task		Start-only		Critical Split			
	Summary		Inactive Task		Duration-only		Finish-only		Progress			



Woodstock Way Project
 Waterfall Way
 Town of Woodstock
 Ulster County, New York

Wernert Construction
 76 Valley Road
 Cos Cob, CT. 06807
 203-869-1110

ID	Task Name	Duration	Start	Finish	% Complete	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19				
24	2.16 Cut & Place New Driveways & Parking	8 d	10/26/17	11/6/17	100%																																	
25	2.17 Establish & Stabilize Disturbed Soil	6 d	10/26/17	11/2/17	100%																																	
26	2.18 Pour Rat Slab and Sealer Coats @ 4R & Slab at 7R	4 d	10/27/17	11/1/17	100%																																	
27	2.19 Framing & Beam Install	32 d	11/2/17	12/20/17	38%																																	
28	2.20 Site Drainage Install	15 d	12/26/17	1/16/18	0%																																	
29	2.21 Sips Panel Roof system	10 d	12/21/17	1/8/18	0%																																	
30	2.22 Stairs	7 d	12/21/17	1/3/18	0%																																	
31	2.23 Railings	10 d	1/4/18	1/17/18	0%																																	
32	2.24 Guard Rails	5 d	12/27/17	1/3/18	0%																																	
33	2.25 Windows	5 d	1/9/18	1/15/18	0%																																	
34	2.26 Exterior Trim, Siding & Decking	25 d	1/16/18	2/19/18	0%																																	
35	2.27 Rough MEP's	20 d	1/16/18	2/12/18	0%																																	
36	2.28 MEP Inspections	4 d	2/13/18	2/16/18	0%																																	
37	2.29 Insulation	4 d	2/19/18	2/22/18	0%																																	
38	2.30 Walkways & Patios	20 d	2/20/18	3/19/18	0%																																	
39	2.31 Sheetrock/Wall Finishes	18 d	2/23/18	3/20/18	0%																																	
40	2.32 Landscaping	10 d	3/20/18	4/2/18	0%																																	
41	2.33 Tile/Marble	15 d	3/21/18	4/10/18	0%																																	
42	2.34 Flooring & Finishing	20 d	3/21/18	4/17/18	0%																																	
43	2.35 Interior Trim & Millwork	15 d	3/23/18	4/12/18	0%																																	
44	2.36 Hang Doors	5 d	3/23/18	3/29/18	0%																																	
45	2.37 Painting	20 d	3/30/18	4/26/18	0%																																	
46	2.38 MEP's Trim and Finishes	15 d	4/27/18	5/17/18	0%																																	
47	2.39 Install Hardware	2 d	4/27/18	4/30/18	0%																																	

Project: Woodstock Way Schedule
 Date: 11/20/17

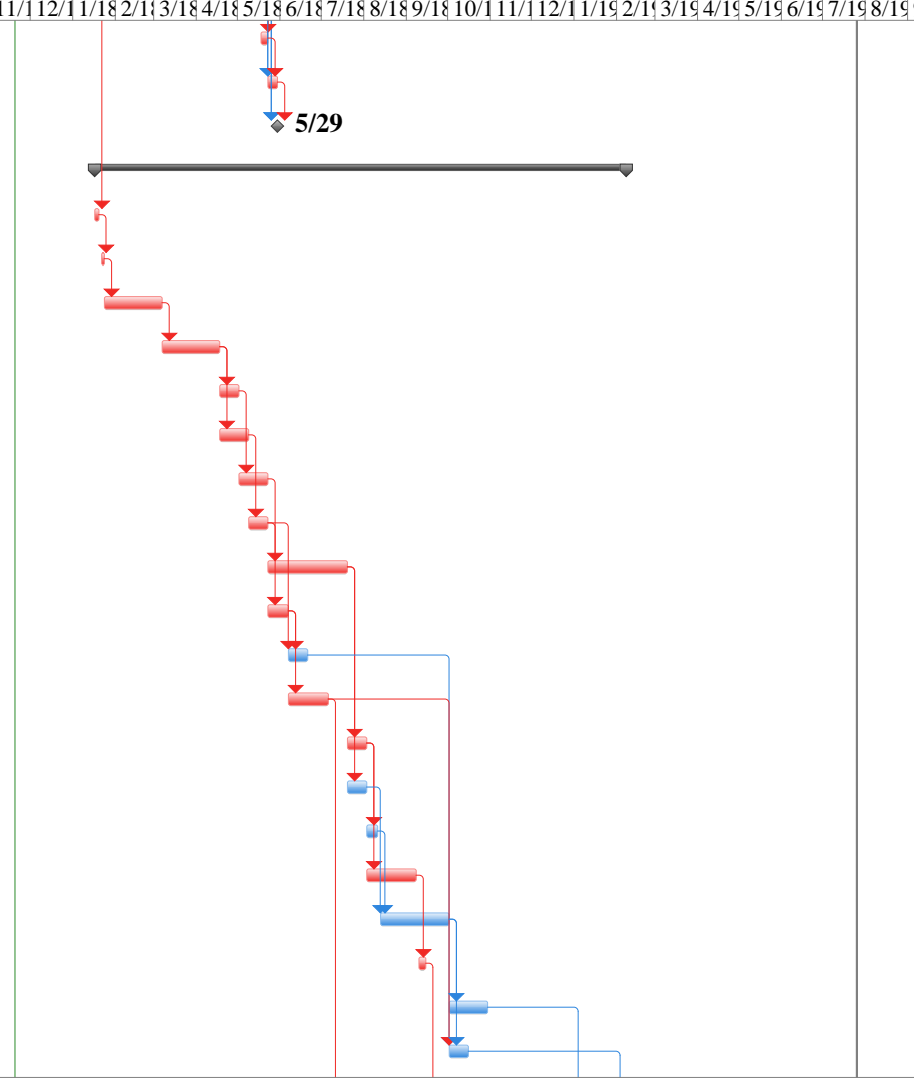
Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline		Manual Progress	
Split		External Tasks		Inactive Summary		Manual Summary		Critical			
Milestone		External Milestone		Manual Task		Start-only		Critical Split			
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Woodstock Way Project
Waterfall Way
Town of Woodstock
Ulster County, New York

Wernert Construction
76 Valley Road
Cos Cob, CT. 06807
203-869-1110

ID	Task Name	Duration	Start	Finish	% Complete	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19		
48	2.40 Final Cleaning	3 d	5/18/18	5/22/18	0%																															
49	2.41 Final Inspections	4 d	5/23/18	5/29/18	0%																															
50	2.42 Completion Phase 1	0 d	5/29/18	5/29/18	0%																															
51	3 Phase 2 Part 1 Buildings 5N,1R,3R,	267 d	1/17/18	2/7/19	0%																															
52	3.1 Erosion Controls	3 d	1/17/18	1/19/18	0%																															
53	3.2 Site Fence & Gates	2 d	1/22/18	1/23/18	0%																															
54	3.3 Excavation for Foundations 5N,1R,3R	30 d	1/24/18	3/6/18	0%																															
55	3.4 Install Foundations 5N,1R,3R	30 d	3/7/18	4/17/18	0%																															
56	3.5 Under slab Mechanical 5N,1R,3R	10 d	4/18/18	5/1/18	0%																															
57	3.6 Backfill Foundations 5N,1R,3R	15 d	4/18/18	5/8/18	0%																															
58	3.7 Pour Slab on Grade 5N & Rat Slabs 1R 3R	15 d	5/2/18	5/22/18	0%																															
59	3.8 Under Ground Utility's	10 d	5/9/18	5/22/18	0%																															
60	3.9 Frame Buildings 5N,1R,3R	40 d	5/23/18	7/19/18	0%																															
61	3.10 Site Drainage Systems	10 d	5/23/18	6/6/18	0%																															
62	3.11 Cut & Place New Driveways & Parking	10 d	6/7/18	6/20/18	0%																															
63	3.12 Bio-Retention Pond	20 d	6/7/18	7/5/18	0%																															
64	3.13 Sips Panel Roof System 5N,1R,3R	10 d	7/20/18	8/2/18	0%																															
65	3.14 Stairs	10 d	7/20/18	8/2/18	0%																															
66	3.15 Windows	6 d	8/3/18	8/10/18	0%																															
67	3.16 MEP's Rough-ins 5N,1R,3R	25 d	8/3/18	9/7/18	0%																															
68	3.17 Exterior Trim, Siding, & Decks	35 d	8/13/18	10/1/18	0%																															
69	3.18 Rough Inspections	5 d	9/10/18	9/14/18	0%																															
70	3.19 Railings	20 d	10/2/18	10/29/18	0%																															
71	3.20 Landscaping	10 d	10/2/18	10/15/18	0%																															



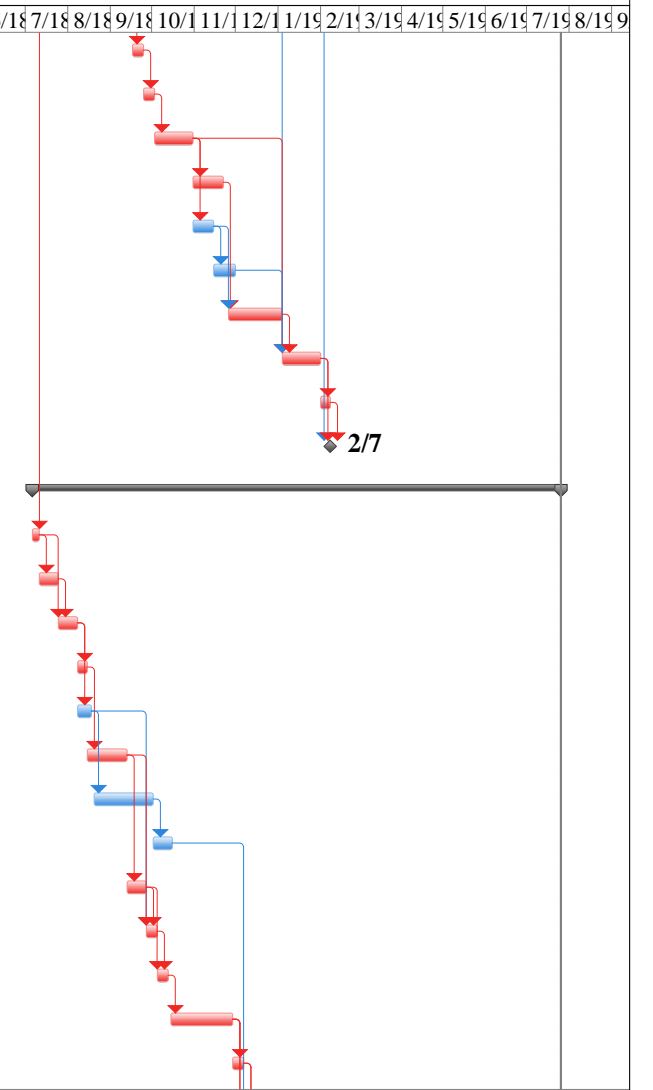
Project: Woodstock Way Schedule
Date: 11/20/17

Task █ Project Summary █ Inactive Milestone ◊ Manual Summary Rollup █ Deadline ↓ Manual Progress █
 Split ⋯ External Tasks █ Inactive Summary █ Manual Summary █ Critical █
 Milestone ◊ External Milestone ◊ Manual Task █ Start-only █ Critical Split ⋯
 Summary █ Inactive Task █ Duration-only █ Finish-only █ Progress █

This schedule is a guide, and is not considered as obligation for construction. There is no Weather forecasted in this scheduled and should be considered.



ID	Task Name	Duration	Start	Finish	% Complete	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19			
72	3.21 Insulation	6 d	9/17/18	9/24/18	0%																																
73	3.22 Insulation Inspection	6 d	9/25/18	10/2/18	0%																																
74	3.23 Sheetrock & Wall Finishes	20 d	10/3/18	10/30/18	0%																																
75	3.24 Tile/Marble	15 d	10/31/18	11/21/18	0%																																
76	3.25 Flooring	10 d	10/31/18	11/14/18	0%																																
77	3.26 Hang Doors	10 d	11/15/18	11/30/18	0%																																
78	3.27 Trim & Millwork	25 d	11/26/18	1/3/19	0%																																
79	3.28 Painting	20 d	1/4/19	1/31/19	0%																																
80	3.29 Hardware	5 d	2/1/19	2/7/19	0%																																
81	3.30 Complete Phase 2 Part 1	0 d	2/7/19	2/7/19	0%																																
82	4 Phase 2 Part 2 Buildings 2R,8R	267 d	7/6/18	7/25/19	0%																																
83	4.1 Erosion Control	3 d	7/6/18	7/10/18	0%																																
84	4.2 Demolition of Building 2r & 8R	10 d	7/11/18	7/24/18	0%																																
85	4.3 Excavate Foundations	10 d	7/25/18	8/7/18	0%																																
86	4.4 Install Helix Piles	5 d	8/8/18	8/14/18	0%																																
87	4.5 Widen Lower Woodstock Way	8 d	8/8/18	8/17/18	0%																																
88	4.6 Install Foundations	20 d	8/15/18	9/12/18	0%																																
89	4.7 New Retaining Walls	30 d	8/20/18	10/1/18	0%																																
90	4.8 Utility's to Buildings	10 d	10/2/18	10/15/18	0%																																
91	4.9 Under slab Mechanical	10 d	9/13/18	9/26/18	0%																																
92	4.10 Backfill Foundations	6 d	9/27/18	10/4/18	0%																																
93	4.11 Pour Slab Rat Slab	6 d	10/5/18	10/12/18	0%																																
94	4.12 Framing	30 d	10/15/18	11/28/18	0%																																
95	4.13 Sips Panel Roof system	6 d	11/29/18	12/6/18	0%																																



Project: Woodstock Way Schedule
Date: 11/20/17

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline		Manual Progress	
Split		External Tasks		Inactive Summary		Manual Summary		Critical			
Milestone		External Milestone		Manual Task		Start-only		Critical Split			
Summary		Inactive Task		Duration-only		Finish-only		Progress			



Wernert Construction Management LLC
 76 Valley Road Cos Cob CT 06807
 Office 203-869-1110

Woodstock Way Eco-Cabin
 Control Estimate 07-14-2017
 Exhibit "B"
 10/30/2017

Working Live Budget 11-15-17 Next Update						
Task	Original Budget	GMP	Trade Commitments	Revised Budget (Live)	Savings on Buyout	NOTATIONS
Demolition	\$ 61,106	\$ 26,000		\$ 26,000	\$ -	Removed from scope, two buildings remaining
Concrete Foundations	\$ 151,504	\$ 104,511	\$ 85,000	\$ 85,000	\$ 19,511	Patio not included have alt pricing
Stone Masonry	\$ 158,659	\$ 293,381	\$ 265,000	\$ 265,000	\$ 28,381	Over budget selected with site work vender
Metals	\$ 13,000	\$ 50,000	\$ 42,000	\$ 42,000	\$ 8,000	Furnish only
Rough Carpentry Install	\$ 199,185	\$ 199,185	\$ 165,000	\$ 165,000	\$ 34,185	
Rough Carpentry Materials	\$ 327,465	\$ 327,465		\$ 327,465	\$ -	no commitment
Interior Finish Carp	\$ 216,357	\$ 228,357		\$ 228,357	\$ -	Increase from finish schedule & custom door install
Sips Panel	\$ 250,000	\$ 231,024	\$ 215,865	\$ 215,865	\$ 15,159	Bought w/ Install
Exterior Finish Carp.	\$ 210,853	\$ 210,853		\$ 210,853	\$ -	no commitment
Insulation	\$ 70,000	\$ 70,000		\$ 70,000	\$ -	no commitment
Roofing	\$ 56,770	\$ 56,770		\$ 56,770	\$ -	no commitment
Foundation Waterproofing	\$ -	\$ 15,000	\$ 10,663	\$ 10,663	\$ 4,337	
Green Roof System	\$ 132,310	\$ 132,310	\$ 89,876	\$ 89,876	\$ 42,434	
Siding	\$ 246,750	\$ 246,750		\$ 246,750	\$ -	no commitment
Doors & Hardware	\$ 91,250	\$ 91,250		\$ 91,250	\$ -	Custom Interior Doors Increase
Windows	\$ 469,791	\$ 292,100	\$ 274,601	\$ 274,601	\$ 17,499	
Glass & Glazing	\$ 32,168	\$ 32,168		\$ 32,168	\$ -	no commitment
Drywall GWB	\$ 131,060	\$ 131,060		\$ 131,060	\$ -	no commitment
Tile	\$ 66,300	\$ 83,178		\$ 83,178	\$ -	Increase from finish scheduled sqft pricing supplied
Wood Flooring	\$ 100,210	\$ 174,532		\$ 174,532	\$ -	increase from finish scheduled sqft pricing supplied
Painting	\$ 118,545	\$ 125,842		\$ 125,842	\$ -	increase from finish scheduled sqft pricing supplied
Specialties	\$ 10,076	\$ 10,076		\$ 10,076	\$ -	no commitment
Millwork	\$ 129,674	\$ 129,674		\$ 129,674	\$ -	no commitment
Plumbing	\$ 157,885	\$ 51,876	\$ 43,278	\$ 43,278	\$ 8,598	
Plumbing Fixtures	\$ 72,096	\$ -		\$ -	\$ -	Removed From scope Owners Cost
HVAC	\$ 116,550	\$ 90,320	\$ 81,722	\$ 81,722	\$ 8,598	



Working Live Budget 11-15-17 Next Update						
Task	Original Budget	GMP	Trade Commitments	Revised Budget (Live)	Savings on Buyout	NOTATIONS
Electrical	\$ 195,403	\$ 280,000		\$ 280,000	\$ -	Additional Exterior Lighting
Site Clearing	\$ 15,930	\$ 14,000	\$ 10,044	\$ 10,044	\$ 3,956	
Site Work	\$ 280,000	\$ 294,445	\$ 275,445	\$ 275,445	\$ 19,000	Unknown rock removal - Contingency?
Piles	\$ 42,120	\$ 42,120		\$ 42,120	\$ -	no commitment
Site Improvements	\$ 62,938	\$ 62,938		\$ 62,938	\$ -	no commitment
Gravel Driveway	\$ 96,269	\$ -		\$ -	\$ -	bought out site work scope
Landscaping	\$ 58,500	\$ 58,500		\$ 58,500	\$ -	no commitment
Water Service	\$ 55,296	\$ -		\$ -	\$ -	bought out site work scope redesign pending
Sanitary	\$ 41,862	\$ -		\$ -	\$ -	bought out site work scope
Storm Drainage Systems	\$ 44,886	\$ -		\$ -	\$ -	bought out site work scope
Pre Construction	\$ 24,990	\$ -		\$ -	\$ -	lump sum
Construction Sub-total	\$ 4,507,758	\$ 4,155,685	\$ 1,558,494	\$ 3,946,027	\$ 209,658	Buyout Savings shared 70/30 after 100,000 initial savings
OH&P Original 5% / GMP 6%	\$ 225,388	\$ 249,341		\$ 249,341		Fixed fee upon GMP agreement
General Conditions	\$ 584,043	\$ 534,043		\$ 534,043	\$ -	Lump sum
Contingency	\$ -	\$ 250,000		\$ 250,000	\$ -	Lump sum
Buyout Savings 70-30%				\$ 32,897	\$ -	70% - 30% Savings
Sub-Total	\$ 5,317,189	\$ 5,189,069		\$ 5,012,308		
Insurance 5.5%	\$ 292,445	\$ 285,399		\$ 275,677		
TOTAL	\$ 5,609,634	\$ 5,474,467		\$ 5,287,985		



August 2, 2016

Ron Pordy
185 Fair Street
Kingston, NY
12401

Re: ZBA Case # 16-08 A-H

Dear Mr. Pordy,

Enclosed is the Decision and Order of the Zoning Board of Appeals with regard to the above-referenced application.

If you have any questions, please do not hesitate to contact this office at 679-2113 ext. 14.

Sincerely,

Michele Schwerert
Administrative Assistant
Zoning Board of Appeals



ZONING BOARD OF APPEALS

DECISION & ORDER

ZBA #16-08A-H

APPLICANT:

Name: Tannery Brook Real Estate, LLC
Address: 98 Park Avenue
Hoboken, NJ 07030

SUBJECT PROPERTY :

Location: Waterfall Way, Woodstock, NY 12498
Section/Block/Lot: Section 27.54/ Block .5 / Lot 11.100, 12 and 17
Date Acquired: April 17, 2014
Zoning District: HR
Req. Min. Lot Size: 0.63 acres
Property Size: 2.38 acres

DATES AND PLACES:

Application: May 10, 2016
Legal Notice: June 16, 2016, Woodstock Times
Public Hearing: June 23, 2016, at 45 Comeau Drive, Woodstock, NY
Public Vote: July 28, 2016 at 45 Comeau Drive, Woodstock, NY

DISPOSITION OF THE CASE:

UCPB: No County Impact

ZBA DETERMINATION: Granted

RESOLUTION:

Based upon the Standards for Consideration of Area Variances set forth in Section 260-103B(1) of the Zoning Law of the Town of Woodstock, area variances from the Zoning Law of the Town of Woodstock:

Article VI, Special Permit Uses, 260-63 Hotel or Motel Development, Section M(2), to allow construction and renovation of the following Buildings in the HR district:

- A - Building #1, for a 10 feet infringement into required 100 feet side yard setback
- B - Building #2, for an 80 feet infringement into required 100 feet side yard setback
- C - Building #3, for a 27 feet infringement into required 100 feet side yard setback
- D - Building #4, for a 58 feet and 80 feet infringement into required 100 feet side yard setbacks
- E - Building #5, for a 46 feet infringement into required 100 feet side yard setback
- F - Building #6, for a 99.9 feet existing infringement into required 100 feet side yard setback
- G - Building #7, for a 79 feet infringement into required 100 feet side yard setback, and 79 feet existing infringement into required 100 feet rear yard setback
- H - Building #8, for a 68 feet infringement into required 100 feet side yard setback

Article VI, Special Permit Uses, 260-63 Hotel or Motel Development, Section M(3), to allow construction of the following new Off Street Parking Areas in the HR district:

Parking Spots #1 and #2, for a 140 feet infringement into required 150 feet side yard setback, and 125 feet infringement into required 150 feet rear yard setback

Parking Spots #8, and #9, for a 138 feet and 134 feet infringement into required 150 feet side yard setback

Parking spot #10, #11, #12, #13, for a 145 feet and 121 feet infringement into required 150 feet side yard setback

Parking spot #14 and #15, for a 99 feet infringement into required 150 feet side yard setback

Parking spot #16, #17, #18, #19, for a 61 feet infringement into required 150 feet side yard setback

Parking spot #20, #21, #22, for a 107 feet infringement into required 150 feet side yard setback

Parking spot #23 and #24, for a 91 feet infringement into required 150 feet side yard setback

Parking spot #25 and #26, for a 97 feet infringement into required 150 feet side yard setback area

Article VI, Special Permit Uses, 260-63 Hotel or Motel Development, Section M(3), to allow construction /renovation of the following existing Off Street Parking Areas in the HR district:

Parking spot #3, for a 144 feet infringement into required 150 feet rear yard setback

Parking spot #4, for a 112 feet infringement into required 150 feet side yard setback

Parking spot #5 and #6, for a 100 feet infringement into required 150 feet side yard setback

Parking spot #7, for a 147 feet infringement into required 150 feet side yard setback

ARE HEREBY GRANTED, subject to all requirements of the Zoning Law of the Town of Woodstock, the New York State Real Property Law and all other applicable laws, codes and regulations.

The vote was announced as follows: Maria Mendoza: aye, Michael Castiglione: absent, Gordon Wemp; aye, James Armstrong: aye, David Beidler: absent.

THE RESOLUTION WAS (ADOPTED) by a vote of (3) in favor, (0) opposed, (2) absent, and (0) abstaining.

NATURE OF REQUEST

This application requests an area variance from the Zoning Law of the Town of Woodstock, Section 260-103B(1) of the Zoning Law of the Town of Woodstock, area variances from the Zoning Law of the Town of Woodstock, Section 260-63 M(2), area variances from minimum 100 feet side and rear yard building setback requirements for yards abutting property in the HR district, and Section 260-63 M(3), area variances from minimum 150 feet side and rear yard parking setback requirements for yards butting property in the HR district.

SUMMARY OF STATEMENTS/EVIDENCE PRESENTED BY APPLICANT

The applicant's representative Ronald Pordy and his team were present for the hearing. Chairwoman Mendoza read the description of the Tannery Brook property being discussed. There are many variances being requested. There were modifications to the site plan and are before the Planning Board for site plan review. They are looking for approval for 8 buildings, 24 apartments and 26 parking spaces. There are 6 buildings that are pre-existing and they are asking for infringements for all 8 because of the work being done. The buildings are being renovated and also there is a "change of use" being requested. All buildings are 2 stories except one. They are designating the only use as "hotel use," this is why the setback requirements are necessary.

ADDITIONAL COMMENTS and claims regarding this application are summarized in the minutes of the Public Hearing of this case and are available along with any pertinent documents for inspection in the office of the Zoning Board of Appeals. Site visits by board members of the Zoning Board of Appeals were performed.

STANDARDS FOR CONSIDERATION OF AREA VARIANCES

New York State Town Law, Section 267-b(3)(b) establishes a statutory process for the consideration of requests for area variances which requires that the Zoning Board of Appeals balance two elements: the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance were granted. The provision sets forth five factors which this Board must consider in balancing these interests. These factors and their application to the present case are as follows:

1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties created by granting the area variance.

This Board cannot foresee any undesirable change in the character of the neighborhood or detriment to nearby properties. The proposed renovations and construction will not produce an undesirable change in the character of the neighborhood nor a detriment to nearby properties if these variances were granted. The proposed renovations and construction as proposed, will improve the aesthetics of the existing buildings, with minimal increase in usage and the new construction will be in keeping with the character of the Hamlet Residential District in which it is located and the Hamlet Commercial District which it abuts.

2. Whether the benefit sought by the Applicant could be achieved by some feasible method other than an area variance.

This Board finds that the benefit sought by the Applicant could not be achieved by another feasible method other than the area variances. These variances are required as the Applicant would like to use the existing buildings and/or building sites and also two additional usable building sites, which is in keeping with existing density regulations. Therefore, this Board finds that there is no other feasible method by which the benefit sought by the Applicant could be achieved without area variances. The specified variances are also in keeping with considerations administered by the Woodstock Planning board and are considered to have the least environmental impact.

3. Whether the requested area variance is substantial.

This Board has determined that the requested area variances are substantial, specially when the two additional buildings are added, however the new construction and overall project will be in keeping with existing lot sizes and density regulations in the neighborhood.

4. Whether the proposed area variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

This Board finds that the proposed variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood and that the proposed use is an ordinary and reasonable use of the property in the neighborhood, as long as all regulations for storm run off, stream protection, parking and sewer regulations are properly administrated and followed. The Zoning Board of Appeals cannot project any potential adverse effect on available municipal, county and state facilities and services if this area variance is granted.

5. Whether the alleged difficulty was self-created.

A hardship is self-created where the Applicant for a variance knows, or should have known, of the restrictions from which relief is sought at the time of the application. This Board finds that in the instant case, with respect to the variance sought, the difficulty is self-created in that the Applicant is deemed to have constructive knowledge of the Zoning Law. It is noted, however, that the fact that the difficulty is self-created, although a factor relevant to the decision of this Board, does not necessarily preclude the granting of this requested area variance.

NYSEQRA DETERMINATION

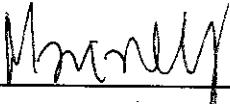
In accordance with the guidelines set forth in 6 NYCRR Part 617, the Zoning Board of Appeals has determined that this application for area variances is classified as a Type II Action, which, by definition, does not have a significant effect on the environment and is exempt from environmental review.

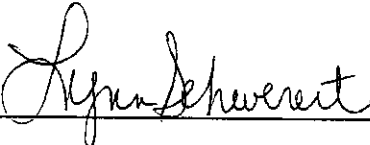
CONCLUSION

In measuring this Application for area variances against the criteria for determining whether the relief sought should be granted, the Zoning Board of Appeals has exercised its discretion in giving weight to those factors listed above which indicate in favor of granting relief. This Board can discern no public purpose that would outweigh the benefit claimed by the Applicant in the instant case.

The DECISION OF THE ZONING ENFORCEMENT OFFICER is hereby reversed and she is hereby authorized to issue the necessary permits for the above-mentioned project at the location specified above upon compliance by the Applicant with the pertinent procedures contained in Section 260-99 of the Zoning Law of the Town of Woodstock, and other applicable laws, rules and regulations.

ZONING BOARD OF APPEALS, AS FILED WITH THE TOWN CLERK

BY  Date: 8/1/16
Maria R. Mendoza, Chairwoman

By:  Date: 8/1/16

THE APPLICANT IS HEREBY ADVISED:

1. Unless substantial work has been done in the execution of the area variances within twelve (12) months from the date of filing in the office of the Town Clerk, this area variance shall become null and void.
2. The Applicant or any aggrieved party has the right to appeal this Decision by application to the Supreme Court of the State of New York through a proceeding under the provisions of Article 78 of the Civil Practice Law and Rules (CPLR) of the State of New York, provided that such appeal is initiated within thirty (30) calendar days of the filing of this Decision in the Office of the Woodstock Town Clerk, as indicated above.

**RESOLUTION OF THE
TOWN OF WOODSTOCK PLANNING BOARD**

**SEQR/TWEQR DETERMINATION OF SIGNIFICANCE
UNCOORDINATED ENVIRONMENTAL REVIEW**

**NEGATIVE DECLARATION
SEQR - UNLISTED ACTION
TWEQR – TYPE 1 ACTION**

**WOODSTOCK WAY MOTEL
APPLICANT – TANNERY BROOK REAL ESTATE, LLC**

DECEMBER 15, 2016

WHEREAS, the Planning Board of the Town of Woodstock ("Planning Board"), located in Ulster County, New York, has received applications for a Lot Line Revision (Minor Subdivision Plat Approval), Site Plan Approval (SPR Case #15-03-53), Special Use Permit (SUP Case # 16-0457) and Wetland and Watercourse Disturbance Permit (WWP Case# 16-035) from Tannery Brook Real Estate, LLC (applicant) for the redevelopment of the subject property described below as a permitted "Motel" consisting of multiple detached buildings (hereinafter referred to as the "proposed action"); and

WHEREAS, the subject property is located within a Hamlet Residential ("HR") Zoning District and formerly consisted of three (3) separate abutting parcels (Section 27.54 Block 5 Lots 11.100, 12 and 17) which together comprised an approximately 2.381 acre parcel. A fourth parcel consisting of approximately 0.039 acres, and which was situated adjacent to one of the main entrances to the subject property (to be known as Upper Woodstock Way), was acquired from an unrelated abutting property owner in an arm's length transaction and combined with the existing lots pursuant to a Lot Line Revision, approved by the Planning Board on May 5, 2016, in order to provide additional unencumbered access to/from Hillcrest Avenue, which is the public street and right of way abutting the subject property along its southerly property line. All four (4) parcels were then combined to form a single tax lot consisting of approximately 2.42 acres pursuant to the filing of a new tax map in the Ulster County Real Property office on July 20, 2016 and the approval of the new tax lot consolidation by the Woodstock Town Assessor on August 16, 2016. The single combined tax lot constituting the subject property is now known as SBL: 27.54-5-11.120; and

WHEREAS, Tannery Brook, a protected watercourse with a designated regulated 60-foot watercourse buffer area, runs approximately north/south along the easterly border of the subject property; and

WHEREAS, the subject property is currently improved with six (6) residential cabins. The proposed action will replace five (5) of these and construct two (2) additional structures resulting in a total of eight (8) structures containing twenty-four (24) total bedrooms in twenty three (23) motel units and an accessory retail unit and reception office. A washer and dryer for use by housekeeping staff

for cleaning linens and towels is included in a portion of Building #6; and

WHEREAS, the subject property is currently accessed via four (4) points of ingress and egress, two (2) of which are private north/south driveways (to be known as Upper and Lower Woodstock Way, respectively) with direct access to Hillcrest Avenue both for ingress and egress along the southerly property boundary line, and two (2) north/south driveways for access to Tinker Street via two (2) private rights of way; the easterly one of which is known as Waterfall Way that passes over unrelated properties abutting and ending at the property line of the subject property and the westerly one, that passes over unrelated properties and accesses the portion of the subject property behind building #7; and

WHEREAS, in order to minimize any increase in traffic entering Neher Street (a predominately residential street located just to the west of the subject property) from Hillcrest Avenue, directional signage is proposed to be placed at the exits for both Upper and Lower Woodstock Way prohibiting right hand (westerly) turns onto Hillcrest Avenue. Additionally, Upper and Lower Woodstock Way, as well as the Hillcrest Avenue intersections with Upper and Lower Woodstock Ways will be widened. Access to the easterly Tinker Street right of way (known as Waterfall Way) will be restricted for ingress only to the subject property (no egress will be permitted from the subject property onto Waterfall Way and into Tinker Street and will be improved in its physical condition as described below). The westerly Tinker Street right of way which is coterminous with the subject property behind Building #7 will be limited to ingress and egress for two (2) employee parking spaces to be located in the rear of the building that will serve as the reception/check-in office and contain a small accessory retail use dedicated to sundry items, which is a permitted limited accessory use to the principal motel use under §260-63M of the Zoning Law); and

WHEREAS, the subject property has historically been used and continues to be used for both for transient use by visitors to the Town of Woodstock and long term rental use by local residents. The proposed action redevelopment activities will be implemented in two (2) phases of work; and

WHEREAS, the applicant has obtained from the Town of Woodstock Zoning Board of Appeals ("ZBA") a number of zoning area variances (ZBA Application #16-08 A-H) related to parking and building setbacks as otherwise required pursuant to §260-63M(2) and (3) of the Woodstock Zoning Law; and

WHEREAS, implementation of the proposed action also requires other State, County and local permit approvals; and

WHEREAS materials submitted or received in support of the proposed action include:

- Revised Site Plan Application 7/8/16;
- Revised Special Use Permit Application 7/8/16;
- Revised Wellands and Watercourse Application 7/8/16;
- ZEO Referral, dated 08/05/15;
- WWD Report #2014 – #4, Determination, 07/01/14;
- WWD Determination, 3/19/16;
- WEC Report, 3/17/16;
- 10/02/15 UCPB Gateway Meeting Notes;
- CCD Meeting Notes, 7/29/16;
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- ZBA Decision, 8/1/16, Case #16-08 A-H;
- UCPB Recommendation Referral No. 2016818, 7/8/16;
- Engineering Report, Medenbach & Eggers, 7/7/16, revised 9/28/16;
- Engineering Site Plans, Medenbach & Eggers;

- T-100 – Title Sheet;
- EC – Existing Conditions;
- SP1 – Index Sheet, revised 11/22/16;
- SP2 – Building Setbacks, revised 11/22/16;
- GP – Grading and Utility Plan, revised 11/22/16;
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- LD – Land Disturbance, revised 11/22/16;
- SESC-1 – Phasing & Soil Erosion & Sediment Control Plan, revised 11/22/16;
- SW1 – Stone Walls, revised 11/22/16;
- D1 – Site Details;
- D2 – Site Details;
- SESC-2 – Soil Erosion & Sediment Control Detail;
- L-101 – Site Signage, revised 11/21/16;
- Architectural Plans, Ashokan Architecture:
 - Type-A, A-101 – Lower Floor Plans, Bldgs 5N & 8R, revised 11/21/16;
 - Type-A, A-102 – Upper Floor Plans, Bldgs 5N & 8R, revised 11/21/16;
 - Type-A, A-201 – Elevations, Bldgs 5N & 8R, revised 11/21/16;
 - Type-B, A-101 – First Floor Plan, Bldgs 1R, 3R & 4N, revised 11/21/16;
 - Type-B, A-101 – ADA-Compliant Unit First Floor Plan, Bldgs 1R, 3R & 4N, revised 11/21/16;
 - Type-B, A-102 – Second Floor Plan, Bldgs 1R, 3R & 4N, revised 11/21/16;
 - Type-B, A-103 – Foundation and Roof Plans, Bldgs 1R, 3R & 4N, revised 11/21/16;
 - Type-B, A-201 – Elevations, Bldgs 1R, 3R & 4N, revised 11/21/16;
 - Type-C, A-101 – First Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-102 – Second Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-103 – Foundation and Roof Plans, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-102 – Second Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-201 – East Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-202 – North Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-203 – West Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-C, A-204 – South Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
 - Type-D, A-101 – First Floor Plan, Bldg 2R;
 - Type-D, A-102 – Second Floor Plan, Bldg 2R;
 - Type-D, A-103 – Foundation and Roof Plans, Bldg 2R;
 - Type-D, A-201 – East Elevation, Bldg 2R;
 - Type-D, A-202 – North Elevation, Bldg 2R;
 - Type-D, A-203 – South Elevation, Bldg 2R;
 - Type-D, A-204 – West Elevation, Bldg 2R;
 - A-3.906 – Unit Exterior Lighting;
 - A-3.907 – Building Landscape Plans, 2R/ 5N/ 7R/ 8R;
 - A-3.908 – Building Landscape Plans, 1R/ 3R/ 4N;
 - A-909 – Retaining Walls and Building 5N; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 (“SEQR”) and a Type 1 Action under the Town of Woodstock Environmental Quality Review Act (“TWEQR”), for which the Planning Board conducted an uncoordinated environmental review (other involved agencies shall be responsible for and subject to conducting their own environmental review pursuant to SEQR); and

WHEREAS, the Planning Board held several sessions of a duly noticed public hearing, which hearing sessions were held to obtain commentary from the public and other involved and interested agencies regarding the proposed action, including potential environmental issues and impacts; and

WHEREAS, the proposed action was the subject of an Ulster County Planning Department sponsored Gateway meeting on October 2, 2015, and;

WHEREAS, the proposed action was duly referred to the Ulster County Planning Board in accordance with General Municipal Law §239-LMN, to which the County responded (referral response No. 2016818, dated 9/8/2016 with no comments indicating that the application has “No County Impact”); and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and Addenda, architectural and engineering plans, as well as other materials submitted by the applicant in

support of the proposed action, written and oral comments of the applicant, Board's professional consultants made via memoranda (which memoranda are incorporated herein by reference), input from the Town of Woodstock Superintendent of Highways, the Woodstock Environmental Commission ("WEC"), the Woodstock Commission on Civic Design ("CCD"), as well as verbal commentary made during the Planning Board's meetings and public hearing sessions pertaining to the review of the proposed action;

SEQR/TWEQR DETERMINATION OF SIGNIFICANCE

Uncoordinated Negative Declaration

NOW THEREFORE BE IT RESOLVED, the Planning Board hereby determines in accordance with the standards, procedures and requirements as set forth in Article 8 of the Environmental Conservation Law, 6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQRA) and TWEQR Article 3, Chapter 65, that the proposed Unlisted action, as described herein, will not have a significant adverse effect on the environment and further determines that preparation of an Environmental Impact Statement will not be required; and

BE IT FURTHER RESOLVED, that the Planning Board has relied upon the facts and information contained in its record file regarding the proposed Unlisted action, as well as discussions with and mitigation measures proposed by the applicant, in making the above SEQR/TWEQR Determination of Non-Significance (Negative Declaration), as well as the following findings:

1. Building and parking setback area variances (Case #16-08 A-H) to support the proposed action site development plan and layout were been granted by the ZBA on August 1, 2016.
2. The proposed action will upgrade and expand an existing and deteriorated multi-family / transient residential use with two (2) phases of new and renovated buildings into a redeveloped Special Use Permit "Motel" consisting of eight (8) structures with a combined total of twenty-four (24) bedrooms in twenty three (23) motel units, and office and accessory retail store for guest conveniences, including twenty-seven (27) parking spaces (one (1) for each motel bedroom, one (1) additional space and two (2) spaces for employees) consistent with the Woodstock Zoning Special Permit General and Motel Use Specific Supplemental Standards, as well as applicable standards of Wetland and Watercourse Protection, Hamlet Preservation Overlay and Flood Fringe Overlay. As such, the proposed action building design, site layout, construction plan, landscaping screening and other proposed measures are not anticipated to result in significant adverse environmental impacts upon land use or community character considerations.
3. The proposed action does not involve the development of any new roads, road extensions or new curb cuts onto existing streets. Onsite access roads will be widened and improved to include better access and drainage control. Parking areas that abut residential properties will be screened with appropriate fencing and plantings. The proposed action includes the following applicant-proposed limitations on use of the existing site driveway access-ways:
 - Project traffic exiting Upper and Lower Woodstock Way will be limited by signage indicating that "no right hand turns" onto Hillcrest Avenue are permitted.
 - Access via Tinker Street from the existing "to be improved" easterly right-of-way to Tinker Street alongside the Center for Photography will be restricted to "entry only" (no exiting permitted) for project traffic.

- Access via Tinker Street (westerly right-of-way) will be limited to ingress and egress for the two (2) employee parking spaces behind Building #7.

Interior roadway circulation and emergency access has been reviewed and approved the Town of Woodstock Highway and Fire Departments. Additionally, the subject property is located in proximity to the Trailways bus stop, as well as Hamlet shopping, eating and cultural opportunities. As such, no significant adverse transportation or traffic impacts are anticipated.

4. The proposed action is not anticipated to result in significant adverse impacts on and does not involve the removal or destruction of significant vegetation or fauna. The proposed action is not anticipated to interfere with the present movements of resident or migratory wildlife species, nor will the proposed action impact any significant habitat areas or threatened or endangered species.
5. The proposed action is not anticipated to have any significant adverse impacts on the C(T) Classified Tannery Brook watercourse and its associated regulated 60-foot buffer area based on the following considerations:
 - No direct wetland or watercourse disturbances are proposed (there will be no disturbance to the stream bed or banks).
 - Existing topographic conditions will remain generally unchanged and all SUP - allowed disturbances in the watercourse buffer will be restored to pre-construction conditions.
 - Appropriate drainage and erosion controls will be employed during construction and post development measures include rain gardens, soil stabilization, wall reconstruction and landscaping.
 - The influx of sediments or other materials causing increasing water turbidity and/or substrate aggradation is not anticipated.
 - Disturbance or destruction of flora and fauna, including disturbance of significant habitats and/or impacts on rare and endangered species are not anticipated.
 - The proposed action will not significantly alter water flow, thermal conditions or nutrient loads associated with Tannery Brook.
 - All development activities are outside of areas mapped 100-year floodplain, thus the proposed action is not anticipated to impact flood flows, flood storage, upstream and downstream channel and bank stability, or cause or create storm barriers.
 - The proposed watercourse buffer area regulated activities are not anticipated to significantly impact neighboring land uses or upon public health and safety considerations.
 - A portion of Building #5 will be within the regulated buffer area.
 - Replacement Buildings #2 and #8 which are in the buffer area will be moved slightly further from the streambank and will be constructed on piers elevating the buildings off the ground and minimizing buffer excavation disturbances.
 - 'Temporary' engineered construction access roads and work areas will be utilized to minimize buffer disturbance and will be restored to pre-construction soil and composition conditions following their use.
 - The project design incorporates a stormwater system, which corrects an existing active erosion condition impacting the watercourse with a code compliant stormwater system, which will be protective of the watercourse and employ sustainable stormwater attenuating measures including rain gardens and green roofs.
 - The proposed action includes removal of invasive Japanese Knotweed and monitoring for it; and removal, should it be observed to re-emerge.

6. The proposed action includes upgrades to the existing water supply distribution system and wastewater sewer disposal systems, as designed by the Applicant's licensed Professional Engineer, which facilities and systems have been determined to be adequate in terms of available capacity and design by the Town Water and Sewer Superintendent, and thus no significant adverse environmental impacts to these facilities are anticipated.
7. Proposed site activities will occur in areas substantially already disturbed. Proposed construction erosion and temporary drainage controls and post construction rain gardens and green roofs will minimize stormwater drainage related impacts, and include correction of existing erosion conditions. Overall proposed site disturbance is relatively small consisting collectively of approximately 0.5 acres of the site. The proposed site grading, erosion protection measures and stormwater management controls have been designed by the Applicant's licensed Professional Engineer. As such, erosion and drainage related considerations are not anticipated to result in significant adverse environmental impacts due to construction or post construction activities.
8. The proposed action is not anticipated to result in significant adverse environmental impacts on archeological or historic resources. As indicated by the applicant's FEAF (as confirmed Paul Archambault, of the NY State Historic Preservation Office) no portion of the project site is located in, or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office archeological site inventory. The site is also not located within a Federal or State designated Historic District or Site. Notwithstanding, a roadside NYSED Historic Marker located on NYS Route 212 (Tinker Street) at the Tannery Brook Bridge indicates that tanneries had existed along the Brook in this vicinity, and the subject property includes a crumbling remnant of a former tannery wall. The existing wall will be deconstructed and the stones suitable for reuse will be stored and then utilized for the construction of on-site retaining walls or building foundations to the extent practicable. The posting of interpretational material about the tanneries and the Brook is also proposed.
9. The proposed action is not anticipated to result in significant adverse environmental impacts on aesthetics, open space and community character considerations, as the proposed action is an expansion of a prior related use, maintaining and enhancing open space, landscaping, screening, suitable lighting, pedestrian accessibility to Hamlet services, transportation, shopping, walking and other recreational opportunities. New lighting will be dark sky compliant and of a design consistent with the building architectural style and construction. Landscape quality of the site and the neighborhood will be enhanced and the appearance of the existing subject property and buildings will be upgraded with a design that is complementary to the site and surrounding neighborhood, which design is a substantial improvement from that of the existing buildings. In connection with Building #7, the applicant has include specific measures to minimize its impact to the immediate neighbor, including increasing the building setback, relocating a staircase away from the neighbor, a reduced and downsized 2nd story, elimination of westerly facing windows and inclusion of a green wall, lowered roof line and enhance landscaping and screening. The CCD has reviewed the proposed building plans and met with the applicant and issued a positive recommendation to the Planning Board dated September 12, 2016.
10. No significant adverse environmental impacts on agricultural land resources, public health, energy, municipal and community services, or recreation uses are anticipated.
11. The proposed action will not generate significant increased solid wastes (no refuse will be stored on-site), will not encourage or attract a large number of people to the area, will not

create a material demand for other actions, create a hazard to human health, cause a major change in the use of either the quantity or type of energy resources presently used particularly because of the zero energy design and measures being incorporated, and will not result in a substantial change in the use or intensity of the former site use of the subject property.

- 12. The proposed action will not result in significant adverse impacts on the growth and character of the community or surrounding neighborhood, nor on any areas designated as a Critical Environmental Area and will contribute to the community economically through attraction of visitors to the Hamlet.

ADOPTION OF RESOLUTION

BE IT FURTHER RESOLVED, the Negative Declaration adopted herein is hereby authorized to be filed as set forth in SEQR 6 NYCCR Part 617 and TWEQR;

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Woodstock as follows:

MOTION BY: Judith Kerman

SECONDED BY: Conor Wenk

The Vote was as follows:

John LaValle	Aye
Thomas Unrath	Aye
Peter Cross	Absent
Jonathan Stark	Aye
Conor Wenk	Aye
Judith Kerman	Aye
Paul Shultis, Jr.	Recused

Certified as adopted by the Woodstock Planning Board:

By: *Sheree Ferman*
Planning Board Secretary

Date: December 19, 2016

**RESOLUTION OF THE
TOWN OF WOODSTOCK PLANNING BOARD**

**WETLAND AND WATERCOURSE PERMIT
SPECIAL USE PERMIT AND SITE PLAN APPROVALS
WWP#16-035 / SUP#16-0457 / SPR#15-0353**

**WOODSTOCK WAY MOTEL
APPLICANT – TANNERY BROOK REAL ESTATE, LLC**

DECEMBER 15, 2016

WHEREAS, the Planning Board of the Town of Woodstock ("Planning Board"), located in Ulster County, New York, has received applications for Wetlands and Watercourse Permit (WWP Case #16-035), Special Use Permit (SUP Case #16-0457) and Site Plan Approval (SPR Case #15-0353) from Tannery Brook Real Estate, LLC (applicant) for the redevelopment of the subject property described below as a permitted "Motel" consisting of multiple detached buildings (hereinafter referred to as the "proposed action"); and

WHEREAS, the subject property is located within a Hamlet Residential ("HR") Zoning District consisting of an approximately 2.42 acre lot (Tax Assessor SBL: 27.54-5-11.120); and

WHEREAS, Tannery Brook, a protected watercourse classified C(T) by the New York State Department of Environmental Conservation ("NYSDEC") runs approximately north/south along the easterly border of the subject property, which watercourse in the Town of Woodstock includes a designated regulated 60-foot buffer area along its length; and

WHEREAS, the subject property is currently improved with six (6) residential cabins. The proposed action will replace five (5) of these and construct two (2) additional structures resulting in a total of eight (8) structures containing twenty-four (24) total bedrooms in twenty three (23) motel units and an accessory retail use and reception office. A washer and dryer for use by housekeeping staff for cleaning linens and towels is included in a portion of Building #6; and

WHEREAS, the subject property is currently accessed via four (4) points of ingress and egress, two (2) of which are private north/south driveways (to be known as Upper and Lower Woodstock Way, respectively) with direct access to Hillcrest Avenue both for ingress and egress at the southerly property boundary line, and two (2) north/south driveways for access to Tinker Street via two (2) private rights of way, the easterly one of which is known as Waterfall Way and passes over unrelated properties abutting and entering the subject property, and the westerly one of which passes over unrelated properties and is coterminous with the subject property behind building #7; and

WHEREAS, in order to minimize any increase in traffic entering Neher Street (a predominately residential street located just to the west of the subject property) from Hillcrest Avenue, traffic

directional signage is proposed to be placed at the exits for both Upper and Lower Woodstock Way prohibiting right hand (westerly) turns onto Hillcrest Avenue. Additionally, both Upper and Lower Woodstock Way(s), as well as Hillcrest Avenue entrances to Upper and Lower Woodstock Ways will be improved and widened. Access to the easterly Tinker Street right of way (known as Waterfall Way) will be restricted for ingress only to the subject property and will be suitably improved. Project traffic will not be permitted to exit the subject property onto Waterfall Way and into Tinker Street. The westerly right of way to Tinker Street provides access onto the subject property only to provide ingress and egress to two (2) employee parking spaces behind Building #7 that will serve as the reception/check-in office and contain a small accessory retail use dedicated to sundry items, which is a permitted limited accessory use to the principal motel use under §260-63M of the Zoning Law); and

WHEREAS, the subject property has historically and continues to be used both for transient use by visitors to the Town of Woodstock and long term rental use by local residents. The proposed action redevelopment activities will be implemented in two (2) phases of work; and

WHEREAS, the applicant has obtained from the Town of Woodstock Zoning Board of Appeals ("ZBA") a number of zoning area variances (ZBA Application #16-08 A-H) related to parking and building setbacks as otherwise required pursuant to §260-63M(2) and (3) of the Woodstock Zoning Law; and

WHEREAS, implementation of the proposed action also requires other permit approvals; and

WHEREAS materials submitted or received in support of the proposed action include:

- Revised Site Plan Application 7/8/16;
- Revised Special Use Permit Application 7/8/16;
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- ZEO Referral, dated 08/05/15;
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- Type-B, A-103 – Foundation and Roof Plans, Bldgs 1R, 3R & 4N, revised 11/21/16;
- Type-B, A-201 – Elevations, Bldgs 1R, 3R & 4N, revised 11/21/16;
- Type-C, A-101 – First Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-C, A-102 – Second Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-C, A-103 – Foundation and Roof Plans, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-C, A-102 – Second Floor Plan, Bldg 7R & Sundry/Check-in, revised 11/21/16;
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- Type-C, A-202 – North Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-C, A-203 – West Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-C, A-204 – South Elevation, Bldg 7R & Sundry/Check-in, revised 11/21/16;
- Type-D, A-101 – First Floor Plan, Bldg 2R;
- Type-D, A-102 – Second Floor Plan, Bldg 2R;
- Type-D, A-103 – Foundation and Roof Plans, Bldg 2R;
- Type-D, A-201 – East Elevation, Bldg 2R;
- Type-D, A-202 – North Elevation, Bldg 2R;
- Type-D, A-203 – South Elevation, Bldg 2R;
- Type-D, A-204 – West Elevation, Bldg 2R;
- A-3.906 – Unit Exterior Lighting;
- A-3.907 – Building Landscape Plans, 2R/ 5N/ 7R/ 8R;
- A-3.908 – Building Landscape Plans, 1R/ 3R/ 4N;
- A-909 – Retaining Walls and Building 5N; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 (“SEQR”) and a Type 1 action under the Town of Woodstock Environmental Quality Review Act (“TWEQR”), for which the Planning Board conducted a non-coordinated environmental review; and

WHEREAS, on December 15, 2016, the Planning Board concluded its SEQR / TWEQR review with the issuance of a Negative Declaration Determination of Non-Significance, thereby determining an Environmental Impact Statement will not be required; and

WHEREAS, the Planning Board held several sessions of a duly noticed public hearing, which hearing sessions were held to obtain commentary from the public and other involved and interested agencies regarding the proposed action, including potential environmental issues and impacts; and

WHEREAS, the proposed action was the subject of an Ulster County Planning Department sponsored Gateway meeting on October 2, 2015, and;

WHEREAS, the proposed action was duly referred to the Ulster County Planning Board in accordance with General Municipal Law §239-LMN, to which the County responded (referral response No. 2016818, dated 9/8/2016 with no comments indicating that the application has “No County Impact”); and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and Addenda, architectural and engineering plans, and other applicant submitted materials, written and oral comments of the applicant, and Board's professional consultants made via memoranda (which memoranda are incorporated herein by reference), input from the Town of Woodstock Superintendent of Highways, the Woodstock Environmental Commission (“WEC”), the Woodstock Commission on Civic Design (“CCD”), as well as verbal commentary made during the Planning Board's meetings and public hearing sessions pertaining to the review of the proposed action;

WETLANDS and WATERCOURSE PERMIT FINDINGS

§260-34, Wetlands and Watercourse Protection Standards

NOW THEREFORE BE IT RESOLVED, the Planning Board hereby renders the following findings in accordance with Zoning §260-34K(4) consistent with its completion of the Wetlands and Watercourses Permit Findings Worksheet at its meeting of October 16, 2016:

- WF1. The proposed activities will not change the natural channel of Tannery Brook, nor will the natural dynamics of the existing ecosystem be inhibited as no direct wetland or watercourse disturbances are proposed;
- WF2. Disturbance or destruction of flora and fauna, including disturbance of significant habitats and/or impacts on rare and endangered species are not anticipated. Proposed activities within the regulated 60-foot Tannery Brook designated buffer area will not have a substantial adverse effect upon the natural function and benefits of the Brook and its upland buffer area, while existing topographic conditions will remain generally unchanged. The proposed action also, upon recommendation of the WEC, includes removal of invasive Japanese Knotweed and will monitor the condition and remove any ongoing re-emergences;
- WF3. With timely adherence and proper maintenance, the use of erosion and sediment controls on-site for the duration of the proposed activities, the integrity of affected buffer area will be protected against degradation and/or pollution of site and downstream resources. Also, associated tree removal activities are not anticipated to result in soil erosion or impairment to adjacent trees to remain;
- WF4. Appropriate drainage and erosion controls will be employed during construction. Post development measures include rain gardens, soil stabilization, retaining walls reconstruction with suitable foundation drainage elements and landscaping which will be properly maintained. The influx of sediments or other materials causing increasing water turbidity and/or substrate aggradation is not anticipated. The proposed action will not significantly alter water flow, thermal conditions or nutrient loads associated with Tannery Brook;
- WF5. The project design incorporates a stormwater system which corrects an existing active erosion condition impacting the watercourse with a code compliant stormwater system which will be protective of Tannery Brook and which employs sustainable stormwater attenuating measures (including rain gardens and green roofs) and has been approved by the Highway Superintendent;
- WF6. All proposed development activities are outside of the mapped 100-year floodplain, thus the proposed action is not anticipated to impact flood flows, flood storage, upstream and downstream channel and bank stability, or cause or create storm barriers. The proposed activities will not increase the potential of flooding;
- WF7. Disturbance to the watercourse's buffer area have been minimized and are otherwise unavoidable to implement the proposed action. The proposed activities are not anticipated to significantly impact neighboring land uses or upon public health and safety considerations;
- WF8. The submitted Site Plans are consistent with the applicable requirements as set forth in Zoning §260-34F and G;

- WF9. During the review of the proposed action, alternative building locations were chosen for the relocation of new and reconstructed buildings out of the regulated buffer area or farther away from Tannery Brook than the existing condition. Construction methods such as using pier foundations and elevating Buildings #2 and #8 off the ground will minimize buffer excavation disturbances to the regulated buffer area. 'Temporary' engineered construction access roads and defined work staging and storage areas will also be utilized to minimize buffer disturbance and these areas will be restored to preconstruction soil and composition conditions following their use;
- WF10. With implementation of the above design features, watercourse avoidance and buffer area control measures, the Planning Board deems same constitutes a suitable Mitigation Plan, and that issuance of Wetlands and Watercourse Permit is in keeping with the applicable standards for same;
- WF11. Subsequent to the time of the completion of the Wetlands and Watercourse Worksheet and Public Hearing, certain plan and project modifications were made by the applicant, which plan and project modifications have not resulted in a substantial change to the proposed regulated activities or which warrant additional public hearing review; and

SPECIAL USE PERMIT FINDINGS

§260-62, General Standards and §260-63M, Motel Use Specific Supplemental Standards

BE IT FURTHER RESOLVED, the Planning Board hereby renders the following findings in accordance with §260-62, General Special Permit Standards and §260-63M, Motel Use Specific Supplemental Standards:

- SP1. *The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to the use, and the location of the site with respect to existing and future streets providing access will be in harmony with the orderly development of the district.*
- Overall proposed site disturbance is relatively small consisting collectively of approximately 0.5 acres of the site, noting that proposed site activities will occur in areas substantially already disturbed.
 - The project will be implemented in two (2) phases of new and renovated buildings, providing an upgraded and expanded facility, replacing the existing deteriorated multi-family / transient residential use.
 - The proposed use is a twenty-four (24) room motel in eight (8) buildings on a new combined single lot located between Tinker Street and Hillcrest Avenue within the underlying Hamlet Residential (HR) District is a permitted use subject to an SUP.
 - The proposed reception office and sundries retail unit is a permitted accessory use of the principal motel use.
 - Temporary erosion and drainage controls and designed and constructed measures such as rain gardens and green roofs will be properly maintained post-construction, and will minimize stormwater drainage related impacts and will correct existing erosion conditions in the vicinity of the watercourse and its buffer.
 - The proposed site grading, erosion protection measures and stormwater management controls have been designed by a licensed Professional Engineer.

- The proposed action will not generate significant increased solid wastes (no refuse will be stored on-site).
- The proposed action will not encourage or attract a large number of people to the area, will not create a material demand for other actions, create a hazard to human health, cause a major change in the use of either the quantity or type of energy resources presently used, and will not result in a substantial change in the use or intensity of the former site use of the subject property.

SP2. *The location, nature and height of the buildings, walls and fences, and the nature and intensity of intended operations, will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*

- The proposed action designed is consistent with applicable Wetlands and Watercourse Protection, Hamlet Preservation Overlay and Flood Fringe Overlay standards.
- With the granting of building and parking setback area variances as set forth in the August 1, 2016 ZBA Resolution of Approval (Case #16-08 A-H), and as detailed on the Site Plans, the proposed action has demonstrated zoning compliance with the applicable underlying HR District minimum lot area and bulk standards and Special Use Permit density and development regulations.
- The proposed action includes upgrades to the existing water supply distribution system and wastewater sewer disposal systems, as designed by the Applicant's licensed Professional Engineer, which facilities and systems have been determined to be adequate in terms of available capacity and design by the Town Water and Sewer Superintendent.

SP3. *Proposed traffic accessways are adequate in number, width, grade, alignment and visibility and are sufficiently separated from street intersections and other places of public assembly; and meet similar safety considerations.*

- The proposed action does not involve the development of any new roads, road extensions or new curb cuts onto existing streets.
- The principal two-way access driveways at Upper and Lower Woodstock Way are existing and will be improved and widened. Exiting traffic will only be permitted to make a right hand turn onto Hillcrest to reduce traffic in the Neher Street neighborhood. The easterly right of way to Tinker Street named Woodstock Way will be improved and will provide an ingress only driveway for project traffic over an existing right-of-way. The westerly right of way to Tinker Street is for a two - way driveway, which will only serve the two (2) employee parking spaces behind Building #7.
- The subject property is located in proximity to the Trailways bus stop, as well as Hamlet shopping, eating and cultural opportunities thus providing the potential for non-vehicular dependent trips to Woodstock and activities while in Woodstock.

SP4. *Adequate safe and accessible off-street parking will be provided.*

- The proposed action includes twenty seven (27) off-street parking spaces which is one (1) greater than the required minimum; including: one (1) space per motel bedroom plus an additional space and two (2) employee parking spaces.
- The relative use and intensity of operations do not warrant a dedicated loading space.

- SP5. *Parking and service areas will be screened from the view of adjacent residential lots and streets, and the general landscaping of the site is in character with that generally prevailing in the neighborhood.*
- Parking areas that abut residential properties will be screened with appropriate fencing and plantings.
 - Unit landscaping and perimeter screening is proposed.
- SP6. *Proposed buildings, structures, equipment and/or material are readily accessible for fire and police protection.*
- Onsite access roads will be widened and improved to include better access and drainage control.
 - The proposed interior roadway circulation and emergency access has been reviewed and approved the Town of Woodstock Highway and Fire Departments.
- SP7. *The character and appearance of the proposed use, buildings, structures and/or outdoor signs are appropriate in connection with the character and appearance of the surrounding neighborhood.*
- The proposed action is an expansion of a prior related use, maintaining and enhancing open space, landscaping, screening, suitable lighting, pedestrian accessibility to Hamlet services, transportation, shopping, walking and other recreational opportunities.
 - New lighting will be dark sky compliant and of a design consistent with the building architectural style and construction.
 - Landscape quality of the site and the neighborhood will be enhanced and the appearance of the existing subject property and buildings will be upgraded with a design that is complementary to the site and surrounding neighborhood, which design is a substantial improvement from that of the existing buildings.
 - The NY State Historic Preservation Office indicated that no portion of the project site is located in, or adjacent to an area designated as sensitive for archeological resources. The site is also not located within a Federal or State designated Historic District. As identified in Woodstock CCD comments, a roadside NYSED Historic Marker, located on NYS Route 212 (Tinker Street) at the Tannery Brook Bridge, indicates that tanneries had existed along the Brook in this vicinity, and the subject property includes a crumbling remnant of a former tannery wall. The top portion of the existing wall will be carefully deconstructed and the stones stored to be reused to reconstruct portions of new retaining walls and building foundation walls in close proximity to the location of the tannery wall remnant. The posting of interpretational material about the tanneries and the Brook will also be provided.
 - Proposed Building #7 includes specific measures to minimize its impact to the immediate neighbor, including increasing the building setback, relocating a staircase away from the neighbor, a reduced and downsized 2nd story, elimination of westerly facing windows and inclusion of a green wall, lowered roof line and enhance landscaping and screening.
 - The Woodstock CCD has reviewed the proposed building plans and met with the applicant and issued a positive recommendation to the Planning Board dated September 12, 2016.
 - The proposed use does not include components or operations, which will generate

PERMIT APPROVALS

Wetlands and Watercourse Permit, Special Use Permit Approval and Site Plan Approval

BE IT FURTHER RESOLVED, that upon full consideration of the above, the Planning Board hereby grants a Wetlands and Watercourse Permit specific to the proposed action as described herein and detailed in the above noted application materials, subject to the conditions and modifications listed under "Consolidated Conditions of Approval" as set forth below; and

BE IT FURTHER RESOLVED, that upon full consideration of the above, the Planning Board hereby grants a Special Use Permit and Site Plan Approvals to permit the proposed principal Motel use with accessory reception office/sundries retail unit specific to the proposed action as described herein and detailed in the above noted application materials, subject to the conditions and modifications listed under "Consolidated Conditions of Approval" as set forth below; and

CONSOLIDATED CONDITIONS OF APPROVAL

Wetlands and Watercourse Permit, Special Use Permit Approval and Site Plan Approval

A. GENERAL CONDITIONS OF APPROVAL

1. The approvals granted herein shall not take effect until final "Site Plans" are revised and filed in sufficient copies with the Planning Board as required by the Secretary and as required below for signature by the Planning Board Chair. The Site Plans approved herein and as signed by the Planning Board Chair, shall constitute the collective approved plans for the approvals. By acceptance of the approvals herein, the applicant agrees that said approvals are contingent upon strict compliance with the Town Code of the Town of Woodstock, all applicable regulations, and all of the conditions set forth herein.
2. The approvals set forth herein authorize only those activities approved herein and as delineated on the signed final Site Plans. Any additions, changes or modifications to the approved activities, the Site Plans, the site, or to the land use activities and site improvements, systems or facilities thereon, shall require the prior review and approval of the Planning Board.
3. All development of the subject property shall conform to the intent, statements, findings, requirements and mitigation measures set forth in the public record and the signed final Site Plans. The applicant shall be responsible for informing their independent contractors, employees, agents and assigns of their responsibility to comply with the terms, conditions and modifications set forth in these approvals. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this Resolution and the approvals granted herein, which may lead to the revocation of said approvals, individually or collectively, as well as to any issued Building Permit or Certificate of Occupancy / Use / Completion pertaining thereto.

B. PRIOR TO ENDORSEMENT OF FINAL SITE PLANS

1. The Site Plans shall be revised prior to the authorized signing of the Site Plans as final by the Planning Board Chair. Upon satisfactory revision, the applicant shall provide collated sets in a quantity and form as required by the Planning Board Secretary. No site work shall commence nor shall the Building Inspector be authorized to issue any associated administrative permits pertaining to the activities and improvements approved herein until the applicant has provided to the Planning Board the required copies of the revised final Site Plans. The applicant shall

revise the Site Plans as follows:

- a. Additional properly detailed landscaping plans.
 - b. Each and every individual sheet shall include an original signature and certification by all professionals responsible for their preparation.
2. The applicant shall provide verification of approval of improvements/connections to the existing municipal water and sewer facilities by the Town Water and Sewer Superintendent.
 3. A final Town Development Fee in the amount of \$_____ shall be paid to the Town of Woodstock in accordance with Section 1.2 of the Town of Woodstock Development Fee Schedule.
 4. Any outstanding Professional Review Fees shall be paid to the Town of Woodstock in accordance with Zoning §260-34L, §260-70 and §260-81.
 5. Authorized issuance of administrative permits and the performance of inspections by the Building Inspector and ZEO shall be fully based on, and in accordance with this Resolution and the final Site Plans as signed by a Planning Board Member. Copies of all such permits, reports, notices, etc. shall be copied to the Planning Board. Any alteration or deviation from the signed final Site Plans shall require the prior separate review and approval by the Planning Board.

C. DURING SITE CONSTRUCTION

1. A clean and legible copy of this Resolution (as filed with the Town Clerk), a copy of the final Site Plans (as signed by Planning Board Member) and a copy of the final approved SWPPP shall be maintained at the project site at all times and made available upon request by an authorized Town official or inspector, or other permit approval agency representative. In the field changes or variations are to be made in writing to the Building Inspector and immediately referred to the ZEO and the Planning Board.
2. Phase 1 improvements shall be completed, approved and accepted by the Building Inspector and the Planning Board prior to issuance of building permits for the commencement of Phase 2 activities.
3. All work conducted pursuant to this Resolution shall be open to inspection at any time by the Town Wetland and Watercourse Inspector, Town Building Inspector, other duly authorized Town Officials and/or their agents.
4. Erosion and sedimentation controls shall be properly installed prior to site excavation or ground disturbance. Said controls shall be maintained and checked regularly, particularly following storm events. Additional erosion and sedimentation control materials shall be maintained at the site to replenish, replace or add as may be needed throughout the duration of site construction. The erosion and sedimentation controls shall remain until site construction activities are completed and disturbed areas stabilized.
5. There shall be no tree cutting or ground clearing, grading, removal of vegetation, or other alteration or site improvement except as shown on the signed final Site Plans. Trees to remain

in or near working areas shall be protected in such a manner as set forth in the project plans so as to avoid accidental damage to trunks and roots and avoiding areas within the drip line of the tree foliage. When tree protection measures are in place an inspection by the relevant Town Officials including the Wetland and Watercourse Inspector and the Planning Board or its agent will be arranged before clearing activities commence. All construction staging, equipment and materials stockpiles shall be excluded from being located outside of onsite marked limits of disturbance. Design of such areas in the watercourse buffer shall be on designated engineered surfaces and will be restored to preconstruction conditions after the completion of construction.

6. The applicant shall retain a Professional Engineer (i.e., clerk of the works) to insure the adherence to the signed Site Plans throughout the site preparation and site construction process and to coordinate site development activities and inspections with the Town Building Inspector. Copies of all such reports and correspondence will be copied to the Planning Board.
7. Prior to the backfilling of any related improvements which will be permanent, the Project Engineer shall submit a letter of certification to the Town Building Inspector that said installation is consistent and installed in accordance with the signed Site Plans, and the Town Building Inspector shall inspect prior to authorization to commence the backfilling.
8. The use of 'temporary' engineered construction access roads and work areas to minimize buffer disturbance shall be restored following their use to preconstruction conditions, grade and soil composition. Said areas shall be stabilized and revegetated accordingly.

D. CERTIFICATE OF OCCUPANCY / USE / COMPLIANCE

1. Prior to the issuance of a Certificate of Occupancy / Use / Compliance, an "As-Built" Site Plan showing the location of installed and completed improvements, certified by the supervising New York State licensed Professional Engineer shall be prepared at the sole expense of the applicant. Copies in a quantity as required by the Town Building Inspector and Planning Board Secretary of said "As-Built" Site Plan shall be provided to the Town Building Inspector and Planning Board Secretary, respectively, documenting satisfactory completion of all related authorized construction activities and zoning compliance.

E. CONDITIONS OF OPERATION

1. The appearance, function and use of the site, buildings, infrastructure and its improvements shall be maintained in an orderly working fashion as designed and approved, and shall be regularly maintained in a neat and orderly manner, free of debris, erosion, sediments or litter and refuse.
2. The Town of Woodstock shall have the right to inspect the premises at minimum on an annual basis for NYS Fire Code compliance.
3. All site landscaping shall be maintained in a safe and healthy condition. Plantings shall be maintained with mulch and free of unsightly and invasive weeds. Any damaged or dead landscaping shall be replaced consistent with the design and specifications as set forth on the signed final Site Plans.

4. Any subsequent alterations, modifications, additions or changes to the approved and constructed improvements and mitigation measures as specified in the approved plans shall require the prior review and written approval by the Planning Board as a separate new, modified and/or amended application(s) to the extent required under the provisions of the Town of Woodstock Zoning Law and other applicable Codes.
5. Snow removal shall occur internally to the subject property, and no plowed snow shall be stored within travel lanes, parking spaces, over landscaping to the detriment of said landscaping, rain gardens or the Tannery Brook watercourse.
6. No signs, lights, or other materials or devices, except as approved and detailed on the final Site Plans, shall be permitted to be supported, hung, flown or otherwise attached to site buildings and structures, trees or site grounds.
7. No changes other than routine and required maintenance and repairs to the appearance, physical dimensions, roofline, materials, trim or facades of the existing building and other site structures shall be permitted or authorized without the prior review and approval by the Planning Board.

APPROVALS EXPIRATION

BE IT FURTHER RESOLVED, a copy of this Resolution as adopted herein shall hereby be filed with the Town Clerk and circulated to the applicant and Town Building Inspector; and

BE IT FURTHER RESOLVED, the Wetlands and Watercourse Permit granted herein shall be valid for period of two (2) years from the date of this Resolution, unless extended by the Planning Board at the timely request of the applicant as set forth in Zoning §260-34M(4), and shall expire upon completion of the regulated activities approved herein; and

BE IT FURTHER RESOLVED, the Special Use Permit and Site Plan Approvals granted herein shall expire, without further written notice, if a Building Permit is not obtained within twelve (12) months of the date of this Resolution, unless an extension by the Planning Board is granted, pursuant to Zoning §260-71A and §260-86; and

BE IT FURTHER RESOLVED, the Site Plan Approval granted herein shall expire, without further written notice, if a Certificate of Occupancy for all new and modified site buildings and structures is not obtained within thirty six (36) months from the date of this Resolution; and

BE IT FURTHER RESOLVED, that said time periods may only be changed by the Planning Board if in the Board's opinion it is warranted by particular circumstances. Any changes shall be submitted to the Planning Board in writing a minimum of 45 days prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Planning Board may require a Public Hearing; and

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Woodstock as follows:

MOTION BY: Jonathan Stark, FAIA

SECONDED BY: Judith Kerman

The Vote was as follows:

John LaValle	Aye
Thomas Unrath	Aye
Peter Cross	Absent
Jonathan Stark	Aye
Conor Wenk	Aye
Judith Kerman	Aye
Paul Shultis, Jr.	Recused

Certified as adopted by the Woodstock Planning Board:

By: *Sherie Fernandez*
Planning Board Secretary

Date: *December 19, 2016*