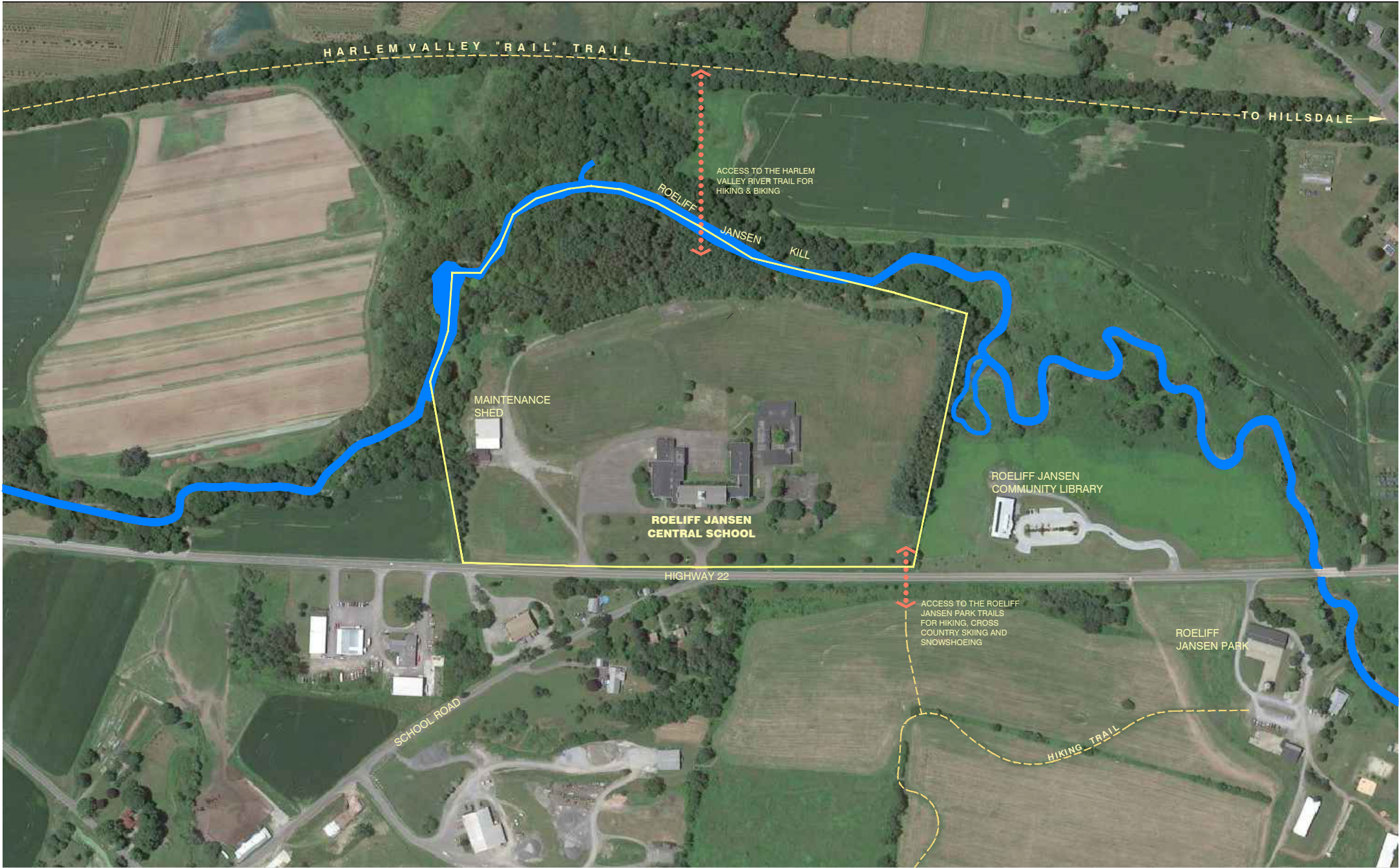




Roeliff Jansen  
Hotel and Wellness Resort

Project Description for Special Use Permit  
28 July 2026



Property Information

Location

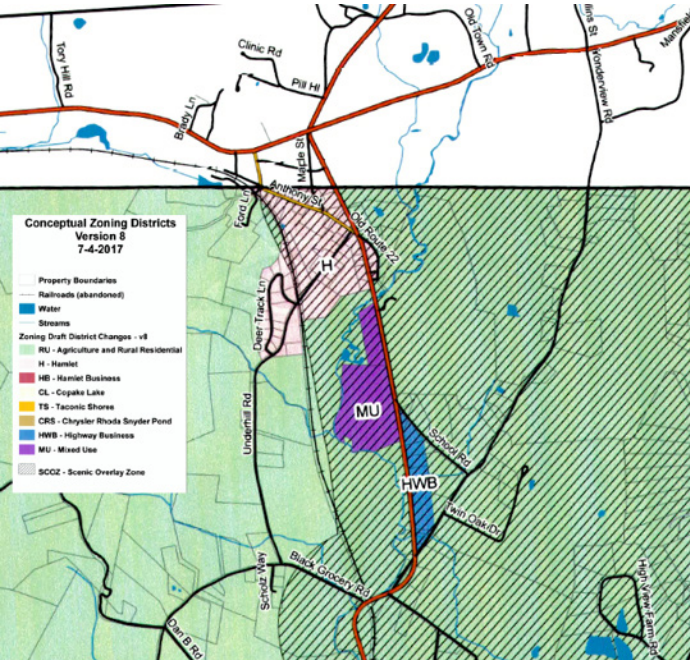
- Address: 9065 State Route 22
- Municipality: Copake

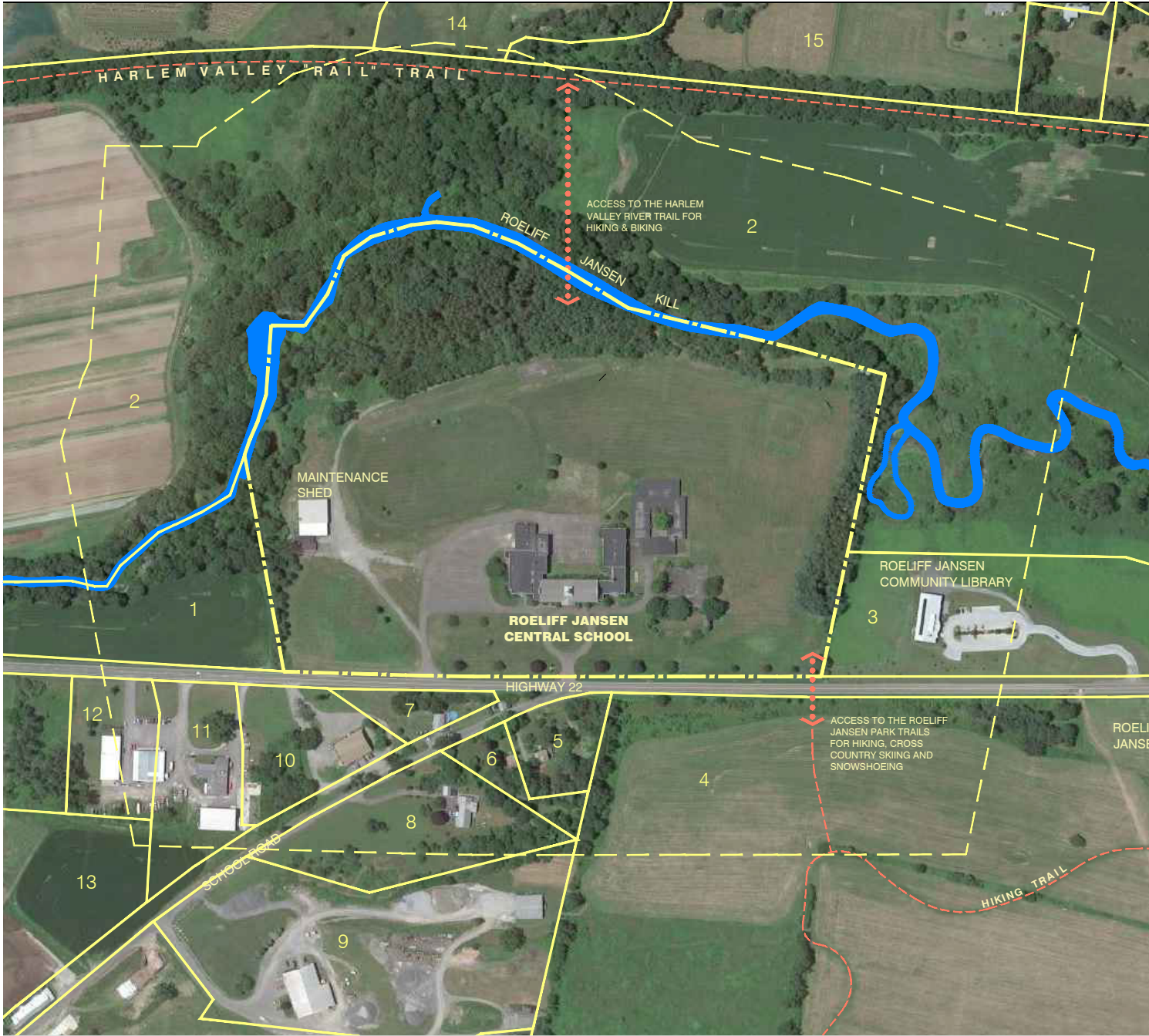
Acreage

- Total Acreage: 41.083 acres
- Property frontage: 1,545 feet  
(minimum lot width = 150 feet)

Zoning

- Property Zoning Code: 07
- Property Zoned: MU- Mixed Use
- Overlay Zoning: SCOZ-Scenic Overlay
- Adjacent Zoning: RU- Agriculture and Rural Residential
- HWB – Highway Business

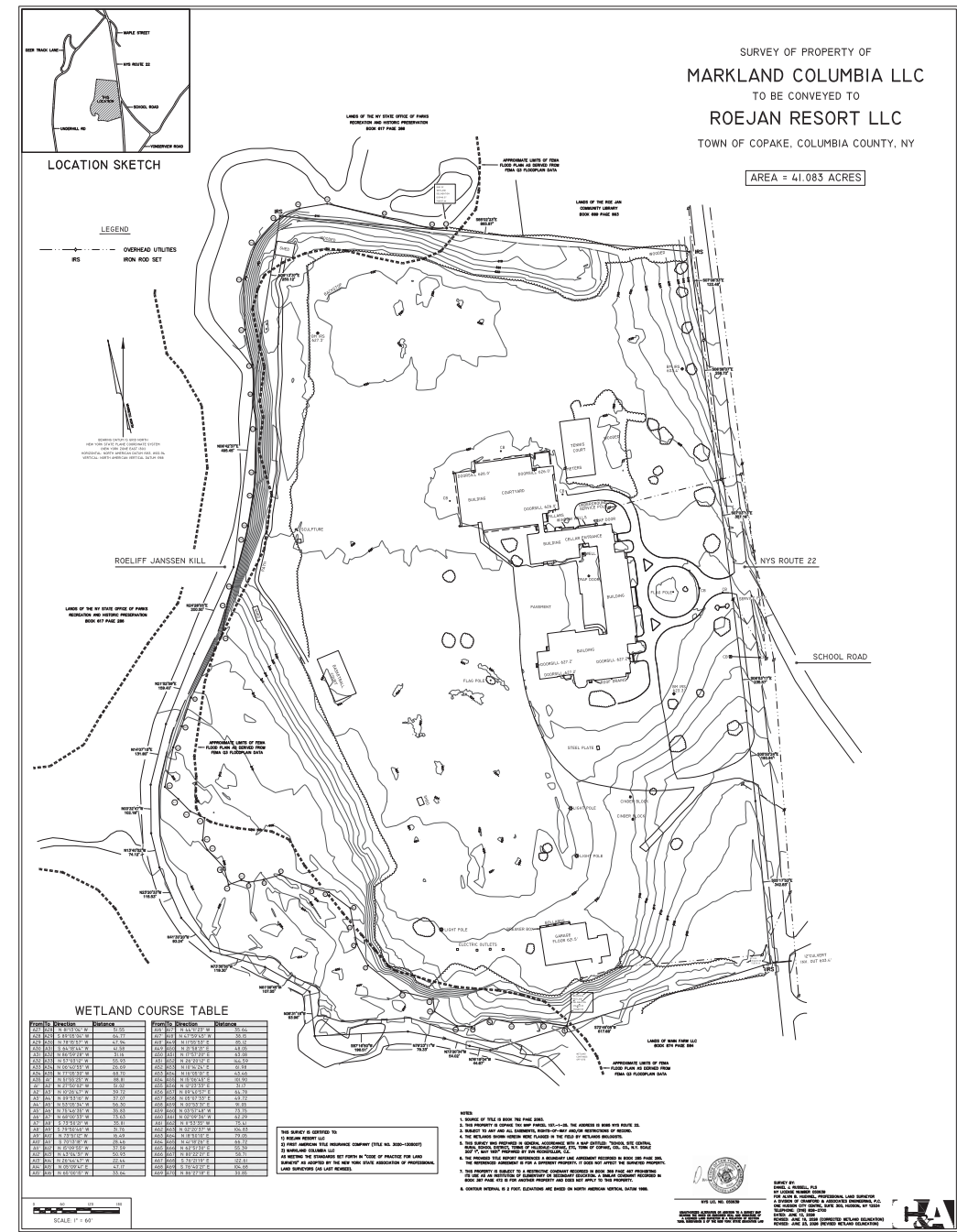


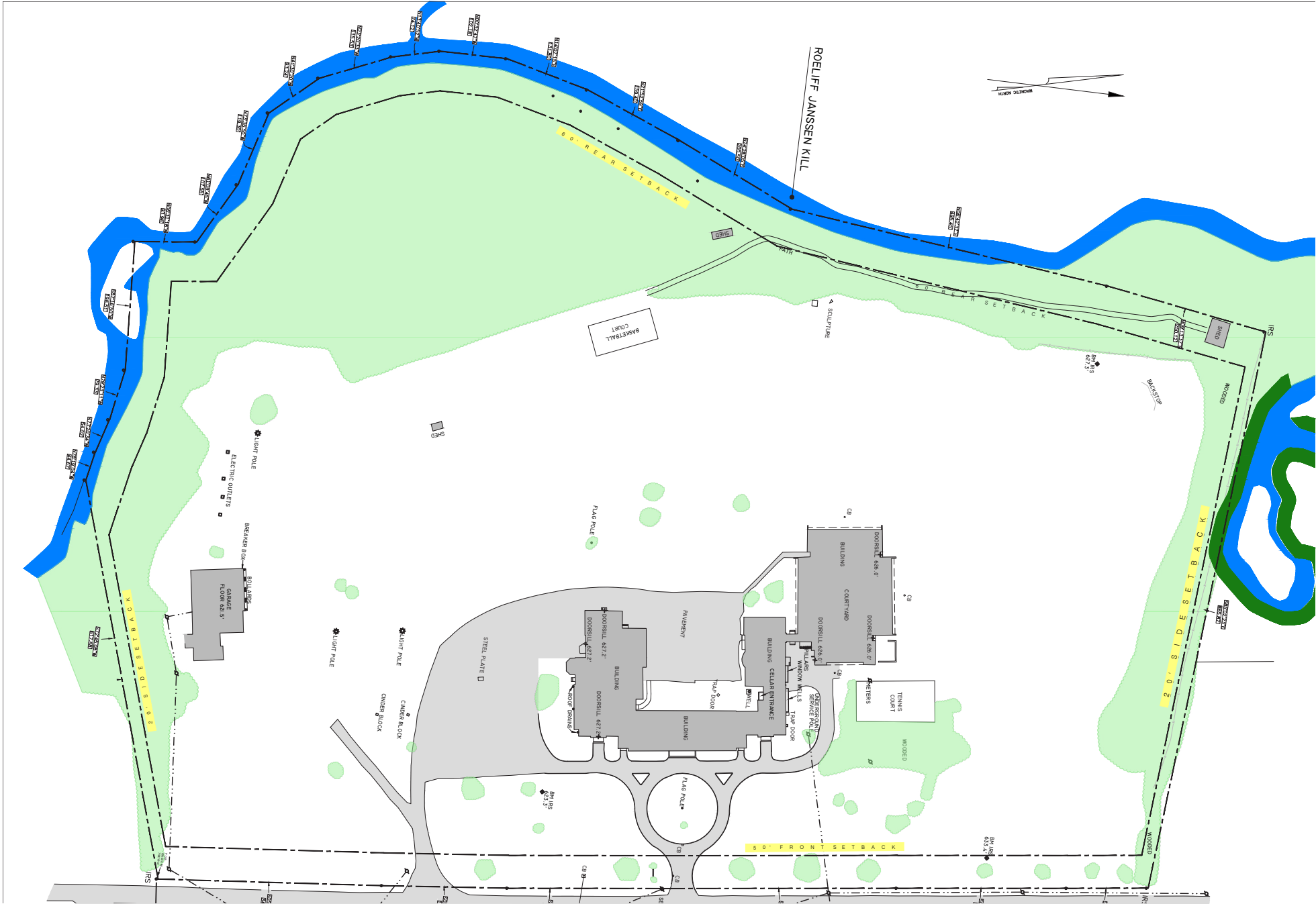


Property Owners Within 500' of Subject Property

ARCGIS: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=e584a33b65ad46b38839ddc9eff32cba>  
PROS  
Search: <https://columbiacounty.prosgar.com/PROSSearch/SearchFilters>

| No. | Tax Lot Number         | Property Owner Name               | Property Owner Address                              | PROS Link                                                                                                                                                     |
|-----|------------------------|-----------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Copake - 157.-2-6      | Main Farm LLC                     | PO Box 27, Copake Falls, NY 12517                   | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200</a> |
| 2   | Copake - 157.-1-96     | New York State                    | Agency Bldg. 1, Empire State Plaza, Albany NY 12238 | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13820?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13820?swis=103200</a> |
| 3   | Copake - 157.-1-26.12  | Roeliff Jansen Comm Library       | PO Box 669, Hillsdale, NY 12529                     | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/35506?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/35506?swis=103200</a> |
| 4   | Copake - 157.-1-1      | New York State                    | 1 Agency Bldg., Empire State Plaza, Albany NY 12238 | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13704?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13704?swis=103200</a> |
| 5   | Copake - 157.-1-24     | Craig Decker, Gail Bright         | 5 School rd, Hillsdale, NY 12529                    | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13739?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13739?swis=103200</a> |
| 6   | Copake - 157.-1-23.100 | Joseph Trimble, Eva Trimble       | 9 School Rd, Hillsdale, NY 12529                    | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13737?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13737?swis=103200</a> |
| 7   | Copake - 157.-1-23.200 | Robert Beebe Jr                   | 12 School Rd, Hillsdale, NY 12529                   | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13738?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13738?swis=103200</a> |
| 8   | Copake - 157.-1-22     | Ivan Chicaiza                     | 15 School Rd, Hillsdale, NY 12529                   | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13736?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13736?swis=103200</a> |
| 9   | Copake - 157.-1-32.200 | Town of Copake                    | Copake, NY 12516                                    | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13752?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13752?swis=103200</a> |
| 10  | Copake - 157.-1-28.200 | Shirley Valentino                 | 56 Chrysler Pond Rd, Copake, NY 12516               | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13747?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13747?swis=103200</a> |
| 11  | Copake - 157.-1-28.12  | FJHC LLC                          | 9018 State Route 22, Hillsdale, NY 12529            | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/35507?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/35507?swis=103200</a> |
| 12  | Copake - 157.-1-28.110 | Mah LLC                           | 529 Collins St, Hillsdale, NY 12529                 | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13745?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13745?swis=103200</a> |
| 13  | Copake - 157.-2-6      | Main Farm LLC                     | PO Box 27, Copake Falls, NY 12517                   | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200</a> |
| 14  | Copake - 156.-2-4.100  | Richard Winsor, Stephen Rotondaro | PO Box 123, Hillsdale, NY 12529                     | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13636?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13636?swis=103200</a> |
| 15  | Copake - 156.-2-32     | Catherine Delphia                 | 87 Underhill Rd, Hillsdale, NY 12529                | <a href="https://columbiacounty.prosgar.com/PROSParc el/Parcel/13669?swis=103200">https://columbiacounty.prosgar.com/PROSParc el/Parcel/13669?swis=103200</a> |





MU– Mixed Use

This district is designed to promote a mix of uses of moderate to large-scale including businesses, offices, cultural venues, hotels, resort hotels, resort lodges, resort ranches, and outdoor recreation.

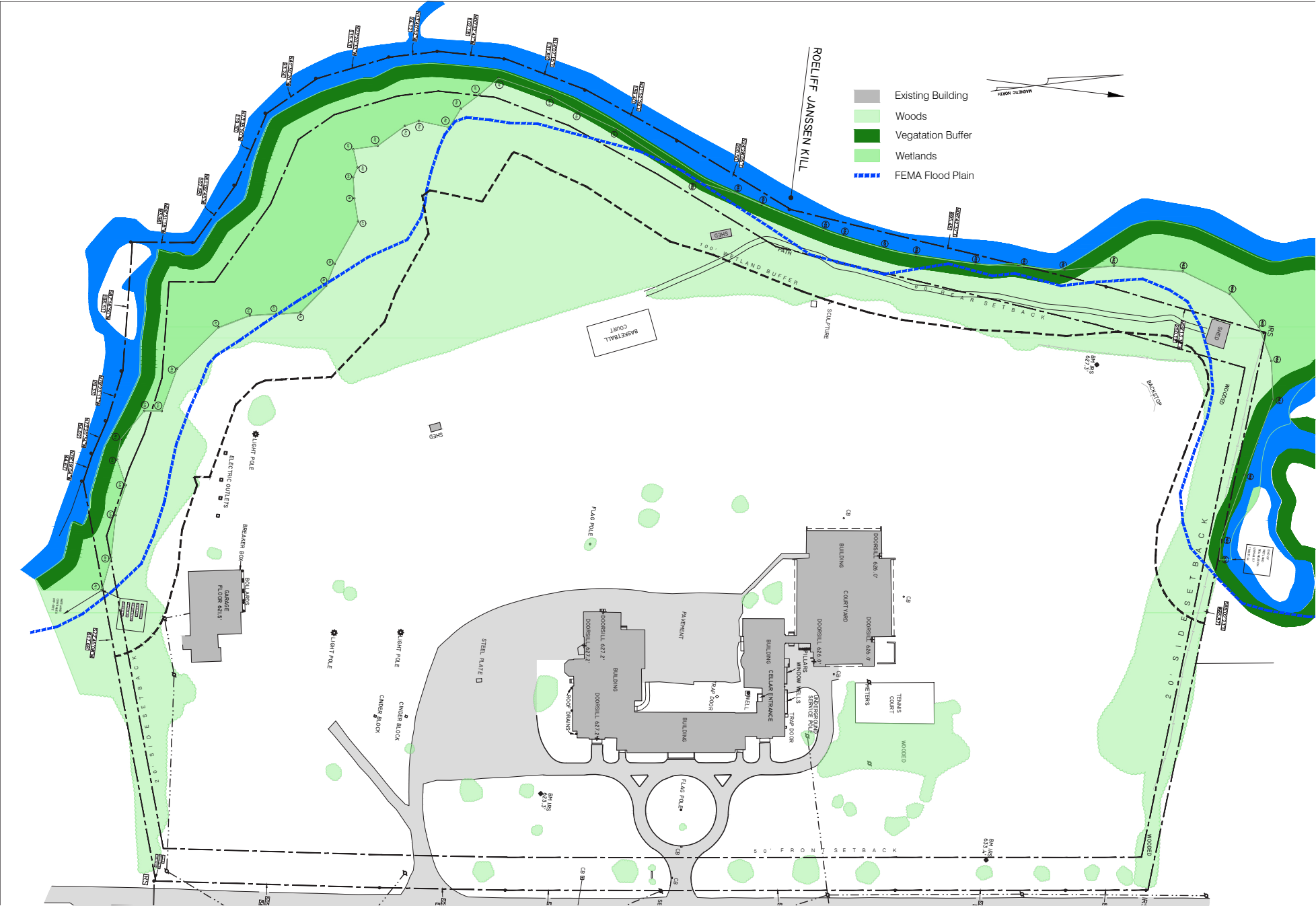
Site Restrictions per MU Zoning: Setbacks and Lot Coverage

§ 232-8. Area and dimension regulations.

A. Density control schedule. No building shall be constructed, expanded, or altered, and no lot subdivided or altered, except in conformity with the density control regulations as set out in the Density Control Schedule, which is hereby adopted and declared to be a part of this chapter and appended to this chapter as “Table 1. Density Control Schedule.”

- Front: 50 feet
- Side: 20 feet
- Rear: 60 feet
- Maximum Height: 3 stories / 40 feet
- Maximum Lot Coverage: 20%

D. Height exceptions. (1) District building height regulations shall not apply to flagpoles, radio or television antennas, transmission towers or cables, spires, chimneys, elevator or stair bulkheads, parapets or railings, water tanks or cooling towers or any similar structures, provided that such structures in their aggregate coverage occupy no more than 10% of the roof area of the building.



MU– Mixed Use

This district is designed to promote a mix of uses of moderate to large-scale including businesses, offices, cultural venues, hotels, resort hotels, resort lodges, resort ranches, and outdoor recreation.

Site Restrictions per MU Zoning: Buffer requirements

Buffer requirements in the Town of Copake Zoning Code (Chapter 232, effective July 15, 2018) that apply to the Roeliff Jansen Kill

- 1. Stream Buffer — 100 feet (§ 232-3 Definition + § 232-11(D)(2))

The Code defines a Stream Buffer as:

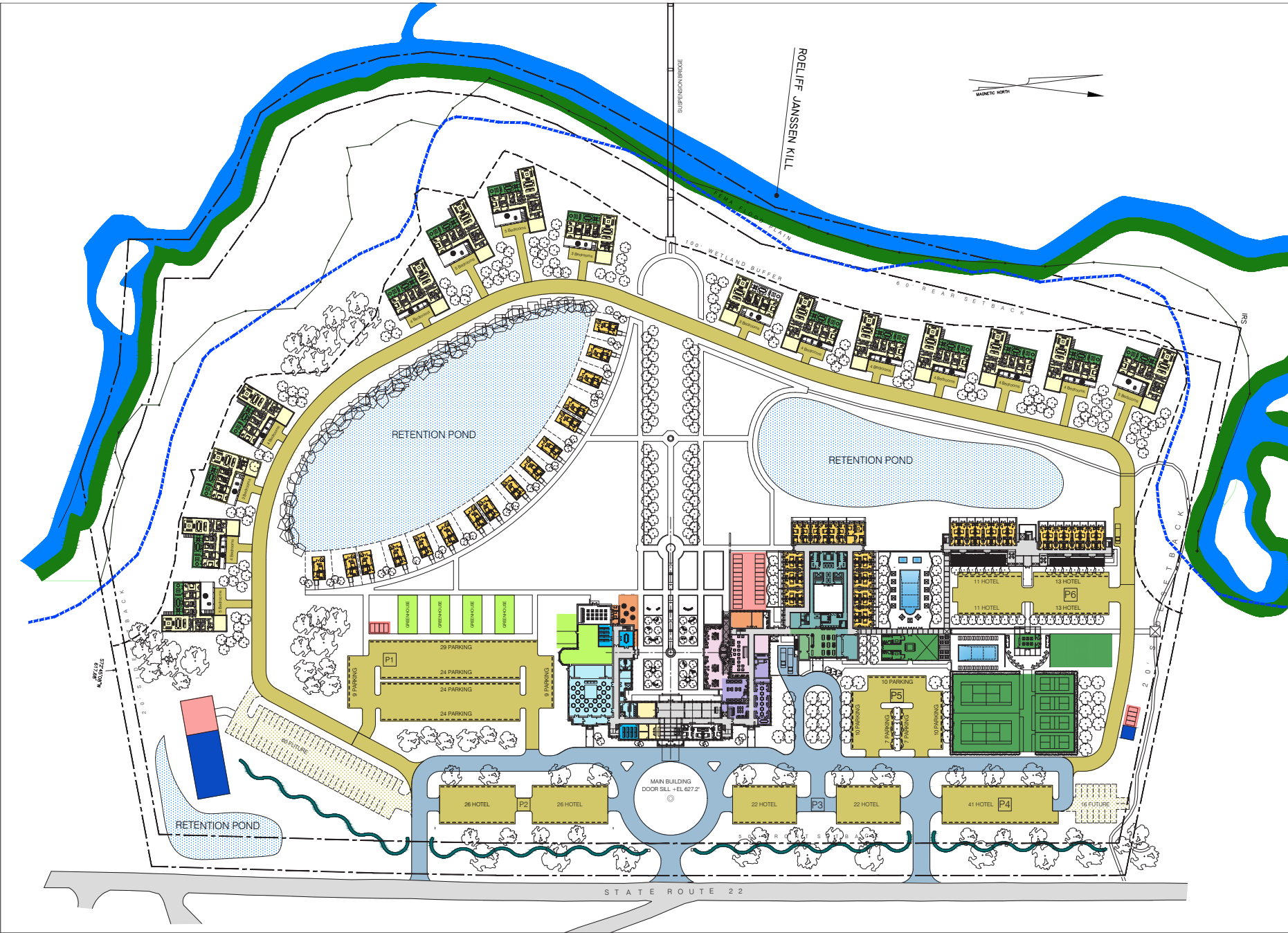
"A 100-foot area extending along both sides of a watercourse, measured from the edge of the waterway, and any adjacent wetlands, floodplains or slopes where clearing, soil removal or disturbance, filling, dumping, ditching, storage and use of pesticide or herbicides, placement of septic systems and placement of dwellings, other kind of development, mining and commercial logging are prohibited."

§ 232-11(D)(2) reinforces this expressly:

"No development shall take place within 100 feet of a stream, creek, lake, pond, wetland or other body of water" — with the only exception being an open (never-enclosed) porch or deck attached to a residence.

- 2. Streamside Vegetated Buffer — 20 feet (§ 232-3 Definition)

"A 20-foot area, measured from the edge of the waterway, of undisturbed vegetation designed to conserve the areas immediately adjacent to streams and rivers extending along both sides of a watercourse and any adjacent wetlands, floodplains or slopes."



Property Zoning: MU– Mixed Use

This district is designed to promote a mix of uses of moderate to large-scale including businesses, offices, cultural venues, hotels, resort hotels, resort lodges, resort ranches, and outdoor recreation.

Proposed Uses: included in definition of “Mixed Use”

- Cultural Venue.
- Resort Hotel with:
  - 108 hotel rooms,
  - 15 stand-alone 3, 4, and 5-bedroom lodges,
  - 16 stand-alone 1 and 2-bedroom cabins
  - 3 restaurants,
  - 2 bars, and
  - Spa Facilities.
- Outdoor Recreation with
  - 2 swimming pools,
  - 2 hot tubs,
  - tennis and pickleball courts
- Businesses, including:
  - farm store with greenhouses.
  - retail shops, including a bakery and ice cream store.

Permitted uses by right for properties zoned as MU – Mixed Use

- Farm Stands

Conditional uses for properties zoned as MU – Mixed Use

*Uses contingent on securing a special use permit in each case from the Zoning Board of Appeals. When a special use permit is required, a site plan approval is required to be done concurrently*

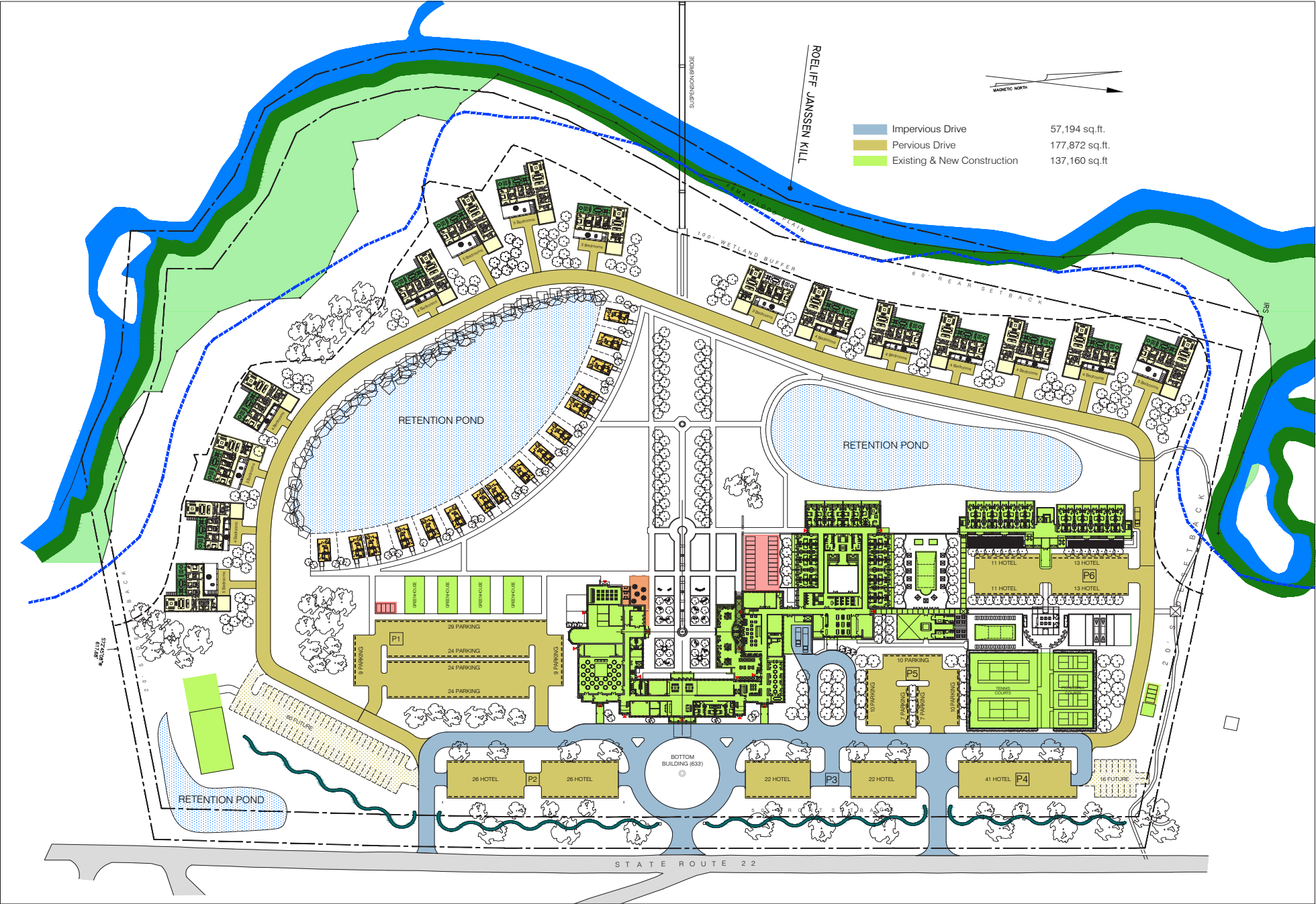
- Resort hotels, resort lodges, resort ranches
- Accessory uses incident to any permitted use on the same lot
- Recreational Businesses

*Uses contingent on securing a site plan approval from the Planning Board.*

- Bars or nightclubs
- Commercial Greenhouses
- Hotels
- Retail Stores
- Restaurants

Proposed Uses and Parking

| <i>proposed use</i>                                | <i>number of seats</i> | <i>total built area</i> | <i>required parking spaces</i> |
|----------------------------------------------------|------------------------|-------------------------|--------------------------------|
| Cultural Venue                                     |                        |                         | 159                            |
| 400 seat Theatre/Cinema                            |                        | 8,074                   |                                |
| 200 seat Reception Hall                            |                        | <i>incl above</i>       |                                |
| Resort Hotel with:                                 |                        |                         | 232                            |
| 108 hotel rooms                                    |                        | 74,896                  | <i>incl above</i>              |
| 3 restaurants,                                     |                        | 7,526                   | <i>incl above</i>              |
| Fine Dining (inside)                               | 106                    |                         |                                |
| Fine Dining (outside)                              | 16                     |                         |                                |
| Café (inside)                                      | 84                     |                         |                                |
| Café (outside)                                     | 22                     |                         |                                |
| Wellness Grill                                     | 36                     |                         |                                |
| 2 bars, and                                        |                        | 2,488                   | <i>incl above</i>              |
| Cocktail Bar (inside)                              | 42                     |                         |                                |
| Cocktail Bar (outside)                             | 16                     |                         |                                |
| Tap Room (inside)                                  | 66                     |                         |                                |
| Spa Facilities.                                    |                        | 19,167                  | <i>incl above</i>              |
| Pilates Studio                                     | 6                      |                         |                                |
| Yoga Studio                                        | 18                     |                         |                                |
| Gym                                                | 16                     |                         |                                |
| Locker Rooms (sauna and steam)                     | 36                     |                         |                                |
| Spa Treatment Rooms                                | 4                      |                         |                                |
| Resort Hotel with:                                 |                        |                         |                                |
| 4 stand-alone 5-bedroom lodges                     |                        | 24,384                  | 8                              |
| 8 stand-alone 4-bedroom lodges                     |                        | 43,776                  | 16                             |
| 3 stand-alone 3-bedroom lodges.                    |                        | 14,556                  | 6                              |
| 3 stand-alone 2-bedroom cabins                     |                        | 3,150                   | 6                              |
| 10 stand-alone 1-bedroom cabins                    |                        | 6,760                   | 10                             |
| Businesses, including:                             |                        |                         | 27                             |
| farm store with greenhouses.                       |                        | 3,483                   |                                |
| retail shops, including bakery and ice cream store |                        | 1,477                   |                                |
| Outdoor Recreation with                            |                        |                         | 6                              |
| 2 swimming pools with 2 hot tubs,                  |                        |                         |                                |
| tennis and pickleball courts                       |                        |                         |                                |
|                                                    |                        |                         |                                |
| required parking spaces                            |                        |                         | 470                            |
| proposed parking spaces (including overflow)       |                        |                         | 490 OKAY                       |



Proposed Lot Coverage

Existing Buildings + New Construction + Tennis Courts 137,160 sf

2 Pool Houses incl above

Café Terrace incl above

Pickleball Courts incl above

Greenhouses incl above

48-room Hotel Wing incl above

16 Cabins 9,910 sf

15 Lodges 55,677 sf

Impervious Drives 57,194 sf

**proposed lot coverage 259,941 sf**

maximum (15% of 41.083 acres) lot coverage 268,436 sf OKAY

