

General Municipal Law 239 (l) & (m) Zoning Referral Form

From: **Town** Village City of **Copake**
Legislative Body _____ Z.B.A. X Planning Board _____

To: Columbia County Planning Board
401 State Street
Hudson, New York 12534

Appeal: Applicant's Name: **Roe Jan Resort LLC**
Mailing Address: **2211 Broadway, Suite 3F, New York, NY 10024**
Zip: _____

Subject: Area Variance _____ Use Variance _____ Special Permit X Site Plan Review _____
Zoning Ordinance Amendment _____ Zoning Map Amendment _____
Other **Special Use Permit** _____

Property Location (describe accurately) **9065 State Route 22, Copake, NY 12516**

For all referrals other than Zoning Ordinance & Map Amendments, the following information must be provided or the referral may be deemed incomplete:

1. Completed Building/Zoning Permit Application with reason for denial
2. Completed application form as required by the local Z.B.A. or Planning Board
3. A Plot Plan or plat containing all information required by your municipal Zoning Ordinance or Site Plan Review Local Law
4. The parcel's tax map number: **157.-1-25**
5. Zoning District in which the parcel is located: **Mixed Use [MU]**
6. The date the property was acquired by the applicant(s): **In Contract**
7. The date that the public hearing will be held: **July 23, 2026**
8. A completed Environmental Assessment Form Part 1 or Draft Environmental Impact Statement if required _____

This action has been referred to the County Planning Board because the property in question is within 500' of:

- _____ A municipal boundary
_____ County or State Park or recreation either existing or proposed
X _____ State or County road or right-of-way, either existing or proposed
_____ State or County owned building or institution
_____ Stream or drainage channel owned by the County or for which channel lines have been established
_____ Active farm operation within an Agricultural District
_____ Other: _____

It is understood that if no action is taken on this referral within thirty days (or mutually agreed extension of time), of the receipt of a complete referral by the County Planning Board, we may proceed without its recommendation.

Date: 7 / 16 / 2026 Signature  Title **Secretary**

If you would like the Board's response to this referral forwarded via a FAX, please provide your FAX number: (____) _____ - _____ Email: **ZBA@TownofCopakeny.gov**

Please remember that all referrals must be postmarked or received twelve days prior to the Board's regular meeting day of the third Tuesday of each month.

Town of Copake, NY

Building Permit Application

TO BE COMPLETED BY BI/ZEO/CEO

Application No. _____ Permit Issue date: _____ Permit Expiration Date: _____

Tax Map # 157.-1-25

TO BE COMPLETED BY APPLICANT

Project Address Street No. 9065 Road Name New York State Route 22

Owner: Markland Columbia LLC

Applicant:

Property Owner (Applicant: RoeJan Resort LLC) Phone ()

Owner:

Address (Applicant:)

email: Applicant: keith@ksny.info

Engineer of Record/Agent:

Engineer of Record/Agent:

Contractor Taconic Engineering, DPC c/o Chad Lindberg, PE Phone ()

Address Engineer of Record/Agent:

Engineer of Record/Agent:
email: chad@taconicengineering.com

Zoning District: RU HW-B CL TS CRS MU X H HB

Existing Use and Occupancy Professional Building (School)

Intended Use and Occupancy Hotel & Wellness Resort with Amenities

Nature of Work:

Occupancy:

- | | | |
|---|--|---|
| ☒ Construct New Bldg. | ☐ Deck | ☐ Residential dwelling |
| ☒ Alteration to Bldg. | ☒ Sign/fence | ☐ Residential accessory structure |
| ☐ Addition to Bldg. | ☒ Pool/Pond | ☐ Agricultural |
| ☐ Demolish Bldg. | ☐ Other development | ☒ Commercial/Industrial/Other |

Additional Description _____

Wetland/Protected Stream/Floodplain exists? ☒ Yes ☐ No

Will this proposal (Yes or No)

Involve new or alterations to existing wiring? ☒ Yes ☐ No

Involve new, or alterations to or additional use of a sewage disposal system? ☒ Yes ☐ No

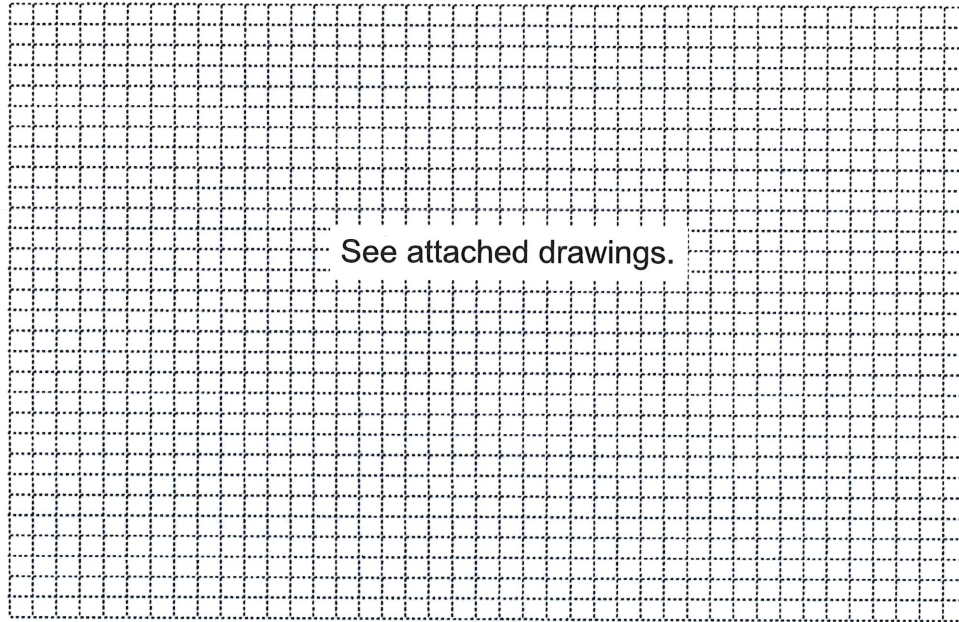
Require a new or changes to an existing driveway? ☒ Yes ☐ No

Involve a change in use or occupancy? ☒ Yes ☐ No

*See attached drawings for below information.

Size of Building _____ s.f. # of Stories _____ Width _____ Depth _____ Height _____

Lot Dimensions _____ Cost of Construction \$ _____



See attached drawings.

Front yard

Please sketch and locate the structures or objects within the space above. Show all yard setbacks.

Setbacks: Front yard _____ Right side _____ Left side _____ Rear yard _____

Application is hereby made to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code and section 232-7 of the Code of the Town of Copake (Zoning Code) for the construction, alteration, or demolition of buildings, or for other development or use of premises within the Town of Copake.

The applicant agrees to comply with all applicable law, ordinances, and regulations.

Signature of Applicant: KEITH SCHNEBEL Date: 5/15/2026

TO BE COMPLETED BY THE TOWN OF COPEN

BUILDING INSPECTOR/ZONING ENFORCEMENT OFFICER/CODE ENFORCEMENT OFFICER

Zoning District: MU Located within the SCOZ? ☒ Yes [] No

Use Designation (from Table of Uses): Resort hotel/bedge/ranch [] Use not listed on Table*
*An unlisted use is prohibited

The designated use in the applicable zoning district (check all that apply):

[] Is permitted as of right ☒ Requires site plan review [] Is prohibited
☒ Requires a special use permit [] Requires area variance(s) [] Requires use variance

List each variance and applicable Code section requiring variance, site plan, or special use permit:

Code 232.1612 Type special use Permit ? Site Plan for Resort
Code _____ Type _____ Code _____ Type _____
Code _____ Type _____ Code _____ Type _____
Code _____ Type _____ Code _____ Type _____

The permit application is: [] APPROVED ☒ DENIED

BI/ZEO/CEO Signature: [Signature] Date: 5/15/2026

Permit fee: \$ _____ Date Received: _____ Check No. _____

☒ Referred to Planning Board

☒ Referred to Zoning Board

SPECIAL USE PERMIT

Pursuant to § 232-23 of the Town of Copake Zoning Code

§ 232-23(D)(2)(a) through (q)

A

§ 232-23(D)(2)(a) Compatibility with surrounding properties and the natural and built environment

The proposed resort hotel, cultural venue, and wellness program represents an adaptive reuse of the existing Roeliff Jansen Central School — a large-scale institutional building that has anchored this location on Route 22 for decades. The scale, massing, and programmatic intensity of the proposed use is entirely consistent with the MU–Mixed Use zoning designation, which expressly accommodates moderate to large-scale hotels, resort hotels, resort lodges, cultural venues, and outdoor recreation.

The existing 94,000 SF main building already defines the built character of this location; its adaptive reuse preserves that physical presence while activating it productively. The proposed cabins and lodge units are distributed across the 41-acre parcel at densities and in locations that respect the wooded and open landscape character. Adjacent properties — the Roeliff Jansen Community Library, the Roeliff Jansen Park trail system, the Harlem Valley Rail Trail, and extensive agricultural land to the south and west — are complementary neighbors to a resort and wellness destination of this kind.

The new Hotel Wing, cabins, and lodge units are architecturally sympathetic to the historic main building and are sited to integrate with the natural topography and existing vegetation, maintaining the rural and small-town character of Copake. The lodge units in particular are positioned to minimize visibility from neighboring properties and public roads, utilizing natural terrain and mature vegetation as screening.

We believe the proposed use is compatible with surrounding properties and the natural and built environment. We propose that this criterion is satisfied.

B

§ 232-23(D)(2)(b) Adequacy of parking and use of shared parking where feasible

Our parking analysis demonstrates that 470 spaces are required for the full proposed program. The site plan provides 490 spaces across six parking areas (P1–P6), including future spaces to accommodate occasional overflow. The parking program reflects shared-use principles: hotel guests, restaurant patrons, spa visitors, event attendees, and farm store customers draw upon a common supply that peaks at different times. The proposed lot coverage analysis confirms 57,194 SF of impervious drive and 177,872 SF of pervious drive, reflecting a design philosophy that prioritizes permeability.

We believe the parking is adequate and appropriately distributed with shared-use efficiencies. We propose that this criterion is satisfied.

C

§ 232-23(D)(2)(c) Accessibility to fire, police, and emergency vehicles

The site is accessed from State Route 22, a state-maintained arterial roadway with a 1,545-foot frontage, providing multiple points of ingress and egress. The site plan shows a continuous internal circulation loop with sufficient turning radii and aisle widths to accommodate fire apparatus. The enclosed loop road around the retention ponds provides redundant access to all building clusters without dead ends. The existing entrance geometry, designed for school bus and service vehicle standards, is capable of accommodating emergency apparatus.

CONDITION: Prior to issuance of building permits for any new construction, we will obtain written confirmation from the Hillsdale-Copake Fire District that the internal circulation plan meets apparatus access requirements.

We believe, subject to the foregoing condition, accessibility to fire, police, and emergency vehicles is adequate. We propose that this criterion is satisfied conditionally.

D

§ 232-23(D)(2)(d) Suitability of the property considering size, topography, vegetation, soils, hydrology, and screening

Size: The 41.083-acre parcel is of exceptional suitability for the proposed use. It is large enough to accommodate the full program while maintaining all required setbacks: the 100-foot stream buffer from the Roeliff Jansen Kill, the 100-foot wetland buffer, the FEMA-mapped floodplain, the 50-foot front setback from Route 22, the 20-foot side setbacks, and the 60-foot rear setback — all of which are mapped and respected on the submitted plans. Significantly, after 27 years on the market, a luxury resort represents the only economically viable permitted use capable of generating sufficient revenue to fund the substantial capital investment required to rehabilitate and preserve the property's historic structures.

Topography: The existing school building sits at approximately 621–627 feet above sea level, the maximum elevation on the property, comfortably below the SCOZ Subdivision K ridgeline structure trigger of 650 feet (west of Route 22). Other than new structures, internal roadways, and parking areas, the project does not materially alter the existing topography.

Vegetation: The wooded vegetation buffer along the Kill, the existing mature perimeter trees, and the deep setback from Route 22 provide substantial natural screening. The landscape design being developed employs local endemic vegetation in a manner that reinforces and enhances the natural character of the site.

Soils and Hydrology: The wetland delineation survey (flags A1 through A51) has been incorporated into the site plan, and no development is proposed within mapped wetland areas or the 100-foot buffer. The pervious drive system (177,872 SF) far exceeds the impervious component (57,194 SF), preserving the infiltration capacity of the existing soils across the majority of the parcel.

Buffer and Screening: The required 10-foot landscaped buffer strip with shade trees and evergreen hedge per SCOZ § 232-10(F)(5) screens front parking from Route 22. This landscaped berm also serves a dual purpose as a highway sound attenuation feature, protecting the resort's own guest experience from road noise — a self-reinforcing design that simultaneously serves regulatory compliance and resort quality objectives.

We believe the property is well-suited to the proposed use and is capable of appropriate screening. We propose that this criterion is satisfied.

E

§ 232-23(D)(2)(e) Protection of natural environmental features; no excess noise, dust, odors, nuisances, or glare

The 100-foot wetland buffer and 20-foot streamside vegetated buffer along the Kill are shown and respected on all plan sheets. Three on-site retention ponds manage stormwater, reducing runoff rates and improving water quality. The pervious drive system (177,872 SF) far exceeds the impervious component (57,194 SF), reflecting a stormwater management approach that prioritizes infiltration.

As a luxury resort, the project is operationally incentivized to maintain minimal noise levels for the quiet enjoyment of its guests, who specifically choose Hillsdale to experience the area's natural tranquility. This operational reality functions as a self-enforcing noise standard that goes beyond regulatory compliance.

Proposed farm, greenhouse, and agricultural operations are low-impact and will generate no industrial odors or chemical hazards. The resort's lighting program is conditioned to conform to § 232-15 and SCOZ § 232-10 standards, including the 0.2 footcandle lot-line maximum, fully-shielded fixtures, and no facade floodlighting.

Dust control will be employed during construction in conformance with the NYSDEC SPDES permit requirements to ensure that dust is properly managed to not impact neighboring properties. This includes procedures such as covering dump truck and dumpsters when in transport, spraying water on construction roadways and sweeping any tracked materials from onsite roads or Route 22. Upon project completion, the resort operations will not be a source of dust generation. The project construction and operation will not result in ongoing odor generation beyond any typical construction project. The proposed Wastewater Treatment Plant (WWTP) is an aerobic treatment process that is inherently low odor producing. The system is an enclosed process that is vented with active carbon filtration to nearly eliminate ambient odor. This is a critical component not only neighboring properties, but also for the experience of resort guests.

CONDITION: A photometric lighting plan compliant with § 232-15 and SCOZ § 232-10 shall be submitted and approved prior to issuance of any building permits.

We believe, subject to the foregoing condition, natural environmental features are protected, and nuisances are adequately mitigated for noise, dust, odor and lighting. We propose that this criterion is satisfied conditionally.

F

§ 232-23(D)(2)(f) Vehicular traffic access, circulation, and intersection adequacy

The project fronts State Route 22 with 1,545 feet of frontage. The site plan shows a primary entry from Route 22 via the existing school entrance and a secondary access point serving the northern parking areas. The existing entrance geometry — developed to school bus and service vehicle standards — is inherently capable of supporting resort traffic volumes. The internal circulation system is designed as a continuous loop road connecting all parking areas and building clusters, enabling efficient distribution of arriving and departing guests.

CONDITION: Prior to Planning Board site plan approval, we shall provide a Traffic Impact Study by a licensed traffic engineer and submit it to NYSDOT for review, addressing any required improvements at the Route 22 access points. We have met with the NYSDOT and Hillsdale and Copake Fire Companies to review the proposed entrances, as well as onsite circulation for traffic and emergency egress. Written correspondence will be provided to the Planning Board as it becomes available.

We believe, subject to the foregoing condition, vehicular access and circulation is adequate. We propose that this criterion is satisfied conditionally.

G

§ 232-23(D)(2)(g) Pedestrian traffic access and circulation provided in a safe and effective manner

The master plan demonstrates a resort-scale pedestrian network connecting the main hotel building, all cabin and lodge clusters, the retention pond perimeter promenade, recreation facilities, the farm and greenhouse cluster, and the pedestrian suspension bridge on the western boundary of the property.

The proposed future pedestrian bridge over the Roeliff Jansen Kill will provide Copake and Hillsdale residents with safe, traffic-free pedestrian access to the resort's restaurants and amenities — a direct and lasting community benefit. The bridge also connects the resort to the Harlem Valley Rail Trail, enabling guests and community members alike to access the broader trail network on foot or by bicycle without crossing Route 22. We will further propose connecting the resort's trail network to the Roe Jan Library on the property's northern boundary and, in the future, to the Roeliff Jansen Park trail system across Route 22, creating a meaningful community trail nexus.

CONDITION: Prior to Planning Board site plan approval, we shall submit a pedestrian circulation plan demonstrating ADA-compliant access to all principal structures and amenities.

We believe, subject to the foregoing condition, pedestrian access and circulation is safe and effective. We propose that this criterion is satisfied conditionally.

H

§ 232-23(D)(2)(h) Compatibility with neighborhood character and the rural and small-town character of Copake

The resort's principal structures are concentrated on the footprint of the existing historic buildings, preserving the site's established relationship with the surrounding landscape and maintaining the scale and pattern that the community has known for generations. Accessory structures — the Hotel Wing, cabins, and lodges — are architecturally sympathetic and sited to integrate with the natural terrain, sustaining the rural and small-town character of Copake.

The primary structure — the adaptive reuse of the Roeliff Jansen Central School — is a familiar landmark of the Hillsdale/Copake community. Its Colonial Revival architecture, brick masonry, cupola, and formal portico are integral to the visual identity of this Route 22 corridor. The proposed renovation preserves and restores this character.

The 2nd Floor Spa Addition is shown at 25.5 feet and the new 48-room Hotel Wing at 40 feet — both at or below the MU district's 40-foot maximum height. The cabin and lodge units are distributed within wooded areas at a scale and massing consistent with rural residential character.

NOTE: The Hotel Wing is shown at exactly 40 feet — the maximum permitted. We understand that this measurement is taken to the mean roof height consistent with the Town Code definition, and will confirm prior to Planning Board site plan approval.

We believe the design is compatible with neighborhood and rural character. We propose that this criterion is satisfied.

I

§ 232-23(D)(2)(i) Landscaping appropriate as a visual and/or noise-detering buffer

Existing vegetative buffers along the Kill corridor and perimeter wooded areas provide primary screening. These natural buffers are supplemented by the landscaped highway berm alongside Route 22, designed using local endemic vegetation. This berm serves a dual purpose: it fulfills the required SCOZ § 232-10(F)(5) 10-foot landscaped buffer strip with shade trees and evergreen hedge required by SCOZ § 232-10(F)(5) to screen front parking from Route 22, and simultaneously functions as a highway sound attenuation feature that protects the guest experience from road noise. This dual-purpose design serves regulatory compliance and resort quality objectives together. Retention pond perimeters are proposed to be landscaped with native plantings.

CONDITION: A comprehensive landscape plan, prepared by a licensed landscape architect, demonstrating SCOZ compliance including species selection, buffer widths, and long-term maintenance commitments, shall be submitted and approved prior to Planning Board site plan approval.

We believe, subject to the foregoing condition, landscaping is appropriate as a visual and noise buffer. We propose that this criterion is satisfied conditionally.

J

§ 232-23(D)(2)(j) Adequacy of park and recreational facilities

While this criterion primarily addresses multifamily residential developments, the Board addresses it in the context of the resort's exceptional recreational program: two swimming pools with hot tubs, 2 tennis courts, 4 pickleball courts, a 17,847 SF fitness and spa complex with yoga studio, Pilates studio, access to the Harlem Valley Rail Trail for hiking and biking, and future access to Roeliff Jansen Park for cross-country skiing and snowshoeing. This program constitutes a significant community and regional recreational amenity.

We believe that the recreational facilities are more than adequate and provide a substantial community benefit. We propose that this criterion is satisfied.

K

§ 232-23(D)(2)(k) Adequacy of stormwater and drainage, sanitary waste, water supply, solid waste disposal, and snow removal storage

The site plan incorporates three on-site retention ponds and an extensive pervious drive system that together manage stormwater from developed areas.

CONDITIONS: (1) A Stormwater Pollution Prevention Plan (SWPPP) compliant with NYSDEC GP-0-25a-001 or its successor shall be submitted prior to Planning Board site plan approval. (2) Confirmation of adequate water supply for both domestic use and fire suppression, including source identification and flow rates, shall be provided prior to Planning Board site plan approval. (3) A sanitary waste disposal plan demonstrating compliance with § 232-11(B)(2) (minimum 150-foot setback from the Kill for any septic field) shall be submitted and approved prior to any building permits. (4) Snow storage areas shall be designated on the site plan, located to avoid impairment of stormwater infiltration and contamination of stream buffers.

We believe, subject to the foregoing conditions, infrastructure systems are adequate to serve the proposed use. We believe that this criterion is satisfied conditionally.

L

§ 232-23(D)(2)(l) Safeguarding the character, neighborhood values, and protection against noise, glare, unsightliness, and objectionable features

The conversion of a vacant former school — which currently generates no economic activity, tax revenue, or community benefit — into a productive resort, cultural, and agricultural campus is unambiguously beneficial to neighborhood character and property values. The alternative to a well-designed resort is continued deterioration of a significant community building.

A well-managed resort of this caliber — with its hospitality employment, its cultural venue programming, its farm and farm store, its trail access, and its architectural stewardship of a cherished community landmark — is precisely the investment that safeguards neighborhood character. Outdoor event activities, if any, shall be conditioned to comply with the Town noise ordinance. Glare is addressed through the SCOZ-compliant lighting standards conditioned under criterion (e) above.

We believe neighborhood character and property values are safeguarded. We propose that this criterion is satisfied.

M

§ 232-23(D)(2)(m) No significant negative impact on historic, scenic, or natural environmental features

To the contrary, the restoration and preservation of the Roeliff Jansen Central School — a significant historic property, which has deteriorated through 27 years of vacancy — is the central purpose of this project. The proposed adaptive reuse is not merely compatible with historic, scenic, and natural features; it is the instrument of their preservation.

The Roeliff Jansen Central School may qualify for listing on the State and National Registers of Historic Places. The proposed adaptive reuse preserves the building's exterior architectural character and avoids demolition of a potentially significant historic resource. We plan to pursue NYS SHPO Historic Tax Credit eligibility.

The scenic character of the Route 22 corridor is protected by: the front setback and landscaped buffer required by SCOZ; the siting of new structures within existing wooded areas rather than on open agricultural land; and the property's maximum elevation of 627 feet — below the SCOZ Subdivision K structure trigger of 650 feet (west of Route 22) — exempting the project from ridgeline visibility tests. The Kill, mapped wetlands, and FEMA floodplain are comprehensively mapped and respected.

We believe the proposed use will not significantly negatively impact historic, scenic, or natural environmental features. We propose that this criterion is satisfied.

N

§ 232-23(D)(2)(n) Compatibility of location, size, intensity, site-to-use ratio, and site layout with existing uses and environment

The 41.083-acre site is of a scale that can absorb the proposed program without undue intensification of any single area. The proposed lot coverage of 259,941 SF represents approximately 14.5% of the parcel — within both the MU 20% maximum and the amended SCOZ 15% threshold (268,436 SF), resulting in an 'OKAY' determination in our lot coverage sheet. At 185 guest rooms distributed across 41+ acres, the project yields a density of only 4.5 rooms per acre — a low density by rural resort development standards, and well below comparable Hudson Valley resort projects.

The nature of operations — hospitality, food service, wellness, agriculture, and cultural programming — is precisely what the MU district was designed to accommodate. The intensity of 108 hotel rooms, 15 stand-alone lodges and 13 cabins, multiple F&B venues, spa, and cultural venue is commensurate with the parcel size and consistent with comparable rural resort operations in the Hudson Valley region. The site layout concentrates intensive uses around the existing building while distributing lower-intensity uses across the broader landscape.

We believe the location, size, intensity, and site layout are compatible with existing uses and environment. We propose that this criterion is satisfied.

O

§ 232-23(D)(2)(o) No substantial diminishment or impairment of use, enjoyment, or property values in the immediate vicinity

The closest residences to the east are located approximately 400 feet from the nearest project building, across Route 22, and are further screened by the landscaped highway berm. The closest residence to the west is over 1,100 feet away, across the Roeliff Jansen Kill, making it unlikely that resort operations would produce any perceptible sound or light impact on those neighbors.

The adjacent Roeliff Jansen Community Library will benefit from increased foot traffic and community engagement generated by the resort's programming. The Roeliff Jansen Park and Harlem Valley Rail Trail will gain an anchor connection point. Adjacent agricultural lands will not be impaired. The resort's own farm and greenhouse program is complementary to the agricultural character of the surrounding district.

Property values in the vicinity can be expected to benefit from the conversion of a vacant institutional building into a professionally managed hospitality destination with regional draw.

We believe the proposed use will not substantially diminish or impair the use, enjoyment, or property values in the immediate vicinity. We propose that this criterion is satisfied.

P

§ 232-23(D)(2)(p) No impediment to orderly development of surrounding property

The property is physically self-contained: it is bounded on the north, west, and south by the Roeliff Jansen Kill and associated drainage, and on the east by Route 22. This natural and infrastructural boundary means the proposed use is structurally incapable of impeding the orderly development of surrounding parcels. The proposed resort is contained entirely within the subject 41-acre property and does not alter, encumber, or otherwise impair the development rights of any surrounding parcel. The MU, RU, and HWB zoning designations surrounding the site are not affected by this approval, and the permitted use envelopes of adjacent parcels remain intact. Road access improvements to Route 22 conditioned herein may, if anything, improve intersection geometry for surrounding properties.

We believe the proposed use will not impede the orderly development of surrounding properties. We propose that this criterion is satisfied.

Q

§ 232-23(D)(2)(q) Impact on existing agricultural operations in the district

The subject parcel is zoned MU—Mixed Use and is not currently used for agricultural purposes. The adjacent Main Farm LLC parcel (Copake 157.-2-6) to the south operates agricultural land visible on the satellite imagery. The proposed development does not impinge on, encroach upon, or interfere with those agricultural operations. The site plan preserves the existing tree buffer along the Kill, which provides a natural separation between the resort development and the agricultural fields to the west.

The resort's own farm, greenhouse, and farm store program actively supports the agricultural economy of the district by creating a local market for farm products and educating visitors about agricultural practices.

We believe there is no negative impact on existing agricultural operations; the proposed use makes a modest positive contribution to agricultural viability in the district. We propose that this criterion is satisfied.

SUMMARY OF CONDITIONS

1. **Fire District Confirmation:** Prior to issuance of building permits for any new construction, we will provide written confirmation from the Copake Fire District that the internal circulation plan meets apparatus access requirements.
2. **Photometric Lighting Plan:** We will submit a photometric plan compliant with § 232-15 and SCOZ § 232-10 (0.2 fc lot-line maximum, fully-shielded fixtures, no facade floodlighting) for approval prior to any building permit issuance.
3. **Traffic Impact Study:** A Traffic Impact Study by a licensed traffic engineer will be submitted to NYSDOT for review addressing Route 22 access point improvements and will be completed prior to Planning Board site plan approval.
4. **Pedestrian Circulation Plan:** An ADA-compliant pedestrian circulation plan covering all principal structures and amenities will be submitted prior to Planning Board site plan approval.
5. **Hotel Wing Height Confirmation:** We shall confirm in writing that the 40-foot Hotel Wing height is measured to the mean roof height per Town Code, prior to Planning Board site plan approval.
6. **Landscape Plan:** A comprehensive landscape plan prepared by a licensed landscape architect, demonstrating SCOZ compliance including species selection, buffer widths, and maintenance commitments, will be submitted prior to Planning Board site plan approval.
7. **Stormwater (SWPPP):** A Stormwater Pollution Prevention Plan compliant with NYSDEC GP-0-20-001 or successor will be submitted prior to Planning Board site plan approval.
8. **Water Supply:** Confirmation of adequate water supply (source, flow rates) for domestic use and fire suppression will be provided prior to Planning Board site plan approval.
9. **Sanitary Waste:** A sanitary waste disposal plan demonstrating § 232-11(B)(2) compliance (minimum 150-foot setback from the Kill for any septic field) will be submitted prior to any building permit issuance.
10. **Snow Storage:** Designated snow storage areas, located to avoid stormwater infiltration impairment and stream buffer contamination, will be shown on the site plan prior to Planning Board site plan approval.
11. **Concurrent Site Plan Review:** We understand that this Special Use Permit approval is conditioned upon our completing the site plan review and approval by the Town of Copake Planning Board. We also understand that no building permits will be issued until site plan approval is obtained.
12. **Historic Resources:** We are pursuing NYS SHPO evaluation of the Roeliff Jansen Central School building and, if the project is eligible, we will apply for NYS Historic Tax Credits.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Roeliff Jansen Hotel and Wellness Resort		
Project Location (describe and attach a general location map): 9065 State Route 22 Copake, NY		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the renovating and re-purposing the existing school building and constructing new buildings as a hotel and wellness resort with amenities. The project will also include water, wastewater, and stormwater treatment system design.		
Name of Applicant/Sponsor: Taconic Engineering DPC		Telephone: 518-392-6660
		E-Mail: [REDACTED]
Address: [REDACTED]		
City/PO: [REDACTED]	State: NY	Zip Code: [REDACTED]
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Owner: Markland Columbia LLC (Applicant: RoeJan Resort LLC)		Telephone:
		E-Mail:
Address: Owner: [REDACTED] (Applicant: [REDACTED])		
City/PO: [REDACTED]	State: NY	Zip Code: [REDACTED]

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Site Plan Review	September 2026
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Special Use Permit	May 2026
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	CCDOH PWS, Pool Permit, Permit to Operate	September 2026, December 2026, Fall 2030
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☐ No	NYS DOT Minor Commercial Entrance, NYS DEC SWPPP, NYS DEC Wastewater SPDES Permit	September 2026, September 2026, September 2026
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☐ Yes ☒ No If Yes, identify the plan(s):	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s):	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

Not relevant to the site.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Mixed Use (MU) & Scenic Overlay (SCOZ)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Copake-Taconic

b. What police or other public protection forces serve the project site?
Columbia County Sheriff and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Copake Fire Company, Hillsdale Fire Company

d. What parks serve the project site?
Copake Memorial Park, Harlem Valley Rail Trail, Roeliff Jansen Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Mixed Use- Commercial & Residential

b. a. Total acreage of the site of the proposed action?	41.083	acres
b. Total acreage to be physically disturbed?	+/-17	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	41.083	acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated TBD _____
- Anticipated commencement date of phase 1 (including demolition) TBD _____ month ^{TBD} _____ year
- Anticipated completion date of final phase TBD _____ month ^{TBD} _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phases will be determined based on the SWPPP requirements.

f. Does the project include new residential uses? ☒ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>15</u>	_____	_____	_____
At completion of all phases	<u>15</u>	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No

If Yes,

i. Total number of structures 24

ii. Dimensions (in feet) of largest proposed structure: 40' height; 76'-10.5" width; and 262'-9" length

iii. Approximate extent of building space to be heated or cooled: 232,231 square feet (Includes all buildings and floors)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Management Practice

ii. If a water impoundment, the principal source of the water: _____ ☐ Ground water ☐ Surface water streams ☒ Other specify: Surface Water

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: ^{TBD} _____ million gallons; surface area: ^{TBD} _____ acres

v. Dimensions of the proposed dam or impounding structure: ^{N/A} _____ height; ^{N/A} _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): N/A

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 34,479 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Onsite Wells

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 34,479 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Waste

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? ☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

Wastewater Treatment Plant to surface discharge to Roeliff Jansen Kill

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ^{6.2}_____ acres (impervious surface)

_____ Square feet or ^{41.083}_____ acres (parcel size)

ii. Describe types of new point sources. **Roof Leaders, Consolidated driveway runoff (swales, culverts, etc.)**

+

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Proposed onsite stormwater management practices (ponds, bioretention areas)

- If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? ☒ Yes ☐ No
- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Local Utility iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7 am- 5pm • Saturday: _____ 7 am- 5pm • Sunday: _____ 7 am- 5pm • Holidays: _____ 7 am- 5pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: Restaurant/ Theatre & Auditorium/ Hotel • Monday - Friday: _____ 6am - 11p / 6am - 11pm / 24-hr (Monday - Thursday) • Saturday: _____ 6am - 12p / 6am - 12pm / 24-hr (Friday Hours also) • Sunday: _____ 6am - 11p / 6am - 11pm / 24-hr • Holidays: _____ See above </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7 am- 5pm • Saturday: _____ 7 am- 5pm • Sunday: _____ 7 am- 5pm • Holidays: _____ 7 am- 5pm	ii. During Operations: Restaurant/ Theatre & Auditorium/ Hotel • Monday - Friday: _____ 6am - 11p / 6am - 11pm / 24-hr (Monday - Thursday) • Saturday: _____ 6am - 12p / 6am - 12pm / 24-hr (Friday Hours also) • Sunday: _____ 6am - 11p / 6am - 11pm / 24-hr • Holidays: _____ See above
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Construction equipment, 7am - 5pm ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe:			
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Safety lighting is proposed on walking paths, in parking areas, and on the exterior of buildings. All proposed lighting will be down cast, dark sky compliant. ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe:			
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____			
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____			
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No			

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: $\pm$ 440 tons per Entirety of Project (unit of time)
- Operation : $\pm$ 51 tons per year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Limit construction waste for cost efficiency
- Operation: Recycling separation as part of waste management

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local waste hauler
- Operation: Local waste recovery service



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):

ii. Anticipated rate of disposal/processing:

- Tons/month, if transfer or other non-combustion/thermal treatment, or
- Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility:

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents:

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility:

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ii. If mix of uses, generally describe: Residential, Public Library, Auto Center, Yoga Studio, Hair Salon			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential	+/- 4.5	+/- 6	+ 1.5
• Forested	+/- 8.8	+/- 6.3	- 2.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/- 24.5	+/- 18.2	- 6.3
• Agricultural (includes active orchards, field, greenhouse, etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	+/- 0.8	+/- 4.1	+ 3.3
• Wetlands (freshwater or tidal)	+/- 2.5	+/- 2.5	0
• Non-vegetated (bare rock, earth, or fill)	-	-	-
• Other, Describe: <u>Pervious Drive</u>	0	4	+ 4

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify facilities:</i> _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☒ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): 9806495, 8909460, 9808820, 9713246 Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ N/A <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If Yes, provide DEC ID number(s): _____ <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i> Spills closed by the DEC	☒ Yes ☐ No ☒ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
- If Yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <u>>6.6</u> feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Loam/ Channery Loam	+/- 87 %
Silt Loam	+/- 9 %
Gravelly Sandy Loam	+/- 4 %
d. What is the average depth to the water table on the project site? Average: <u>3-6</u> feet	
e. Drainage status of project site soils:	
☒ Well Drained:	+/- 5
☒ Moderately Well Drained:	+/- 4
☒ Poorly Drained	+/- 4
87% of site, the drainage class is not identified on the Web Soil Survey	
f. Approximate proportion of proposed action site with slopes:	
☒ 0-10%:	+/- 91
☒ 10-15%:	+/- 2
☒ 15% or greater:	+/- 7
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams:	Name <u>863-5, 863-82</u> Classification <u>C Standard C (TS), Classification C Standard C</u>
• Lakes or Ponds:	Name _____ Classification _____
• Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size <u>+/- 6 ACRES</u>
• Wetland No. (if regulated by DEC)	_____
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? 100 & 500-year flood plains surround site, but no work proposed in the floodplains. ☒ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? 100 & 500-year flood plains surround site, but no work proposed in the floodplains. ☒ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

m. Identify the predominant wildlife species that occupy or use the project site: <u>Whitetail Deer</u> <u>Song Birds</u> <u>Cottontail Rabbit</u> <u>Wild Turkey</u> <u>Grey Squirrel</u>		
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☒ Yes ☐ No If Yes, provide county plus district name/number: <u>COLU001</u>		
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? <u>+/- 1.6 ACRES</u> ii. Source(s) of soil rating(s): <u>Web Soil Survey by USDA NRCS</u>		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: ~~Eligible property: Former Taconic Hills Central School~~ "Roeliff Jansen Central School"

iii. Brief description of attributes on which listing is based: Associated with events that have made a significant contribution to the broad patterns of our history & Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Roeliff Jansen Park and Harlem Valley Rail Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Local Park and State Trail

iii. Distance between project and resource: +/- 0.12 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☒ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within 1/2 mile of, a disadvantaged community? ☐ Yes ☒ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☐ No
Hazardous Waste Management Facility	☐ Yes	☐ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No
Waste Transporter	☐ Yes	☐ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

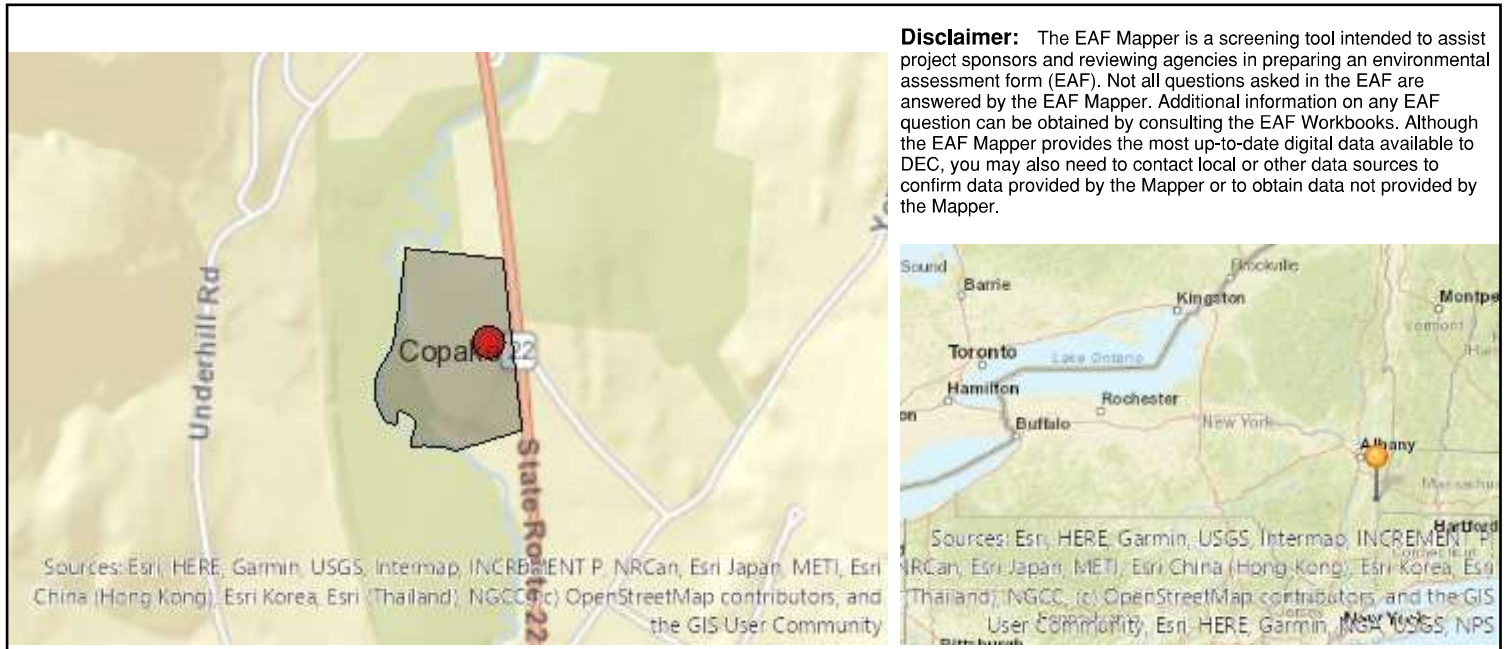
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Taconic Engineering, DPC c/o Andrew Didio Date 7/28/2026

Signature  Title Engineering Consultant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

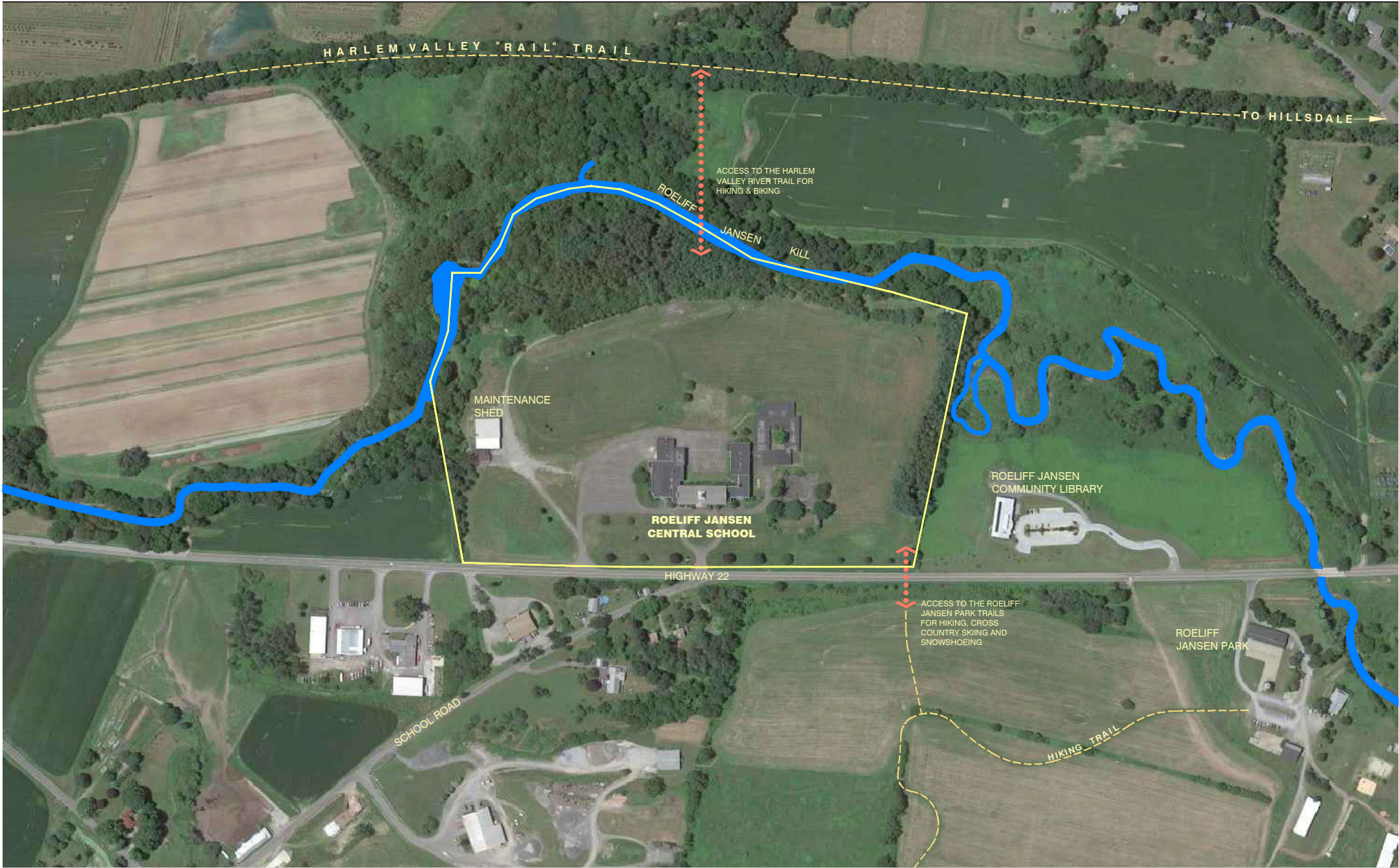
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-5, 863-82
E.2.h.iv [Surface Water Features - Stream Classification]	C(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	COLU001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Former Taconic Hills Central School "Roeliff Jansen Central School"
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No



Roeliff Jansen
Hotel and Wellness Resort

Project Description for Special Use Permit
28 July 2026



Property Information

Location

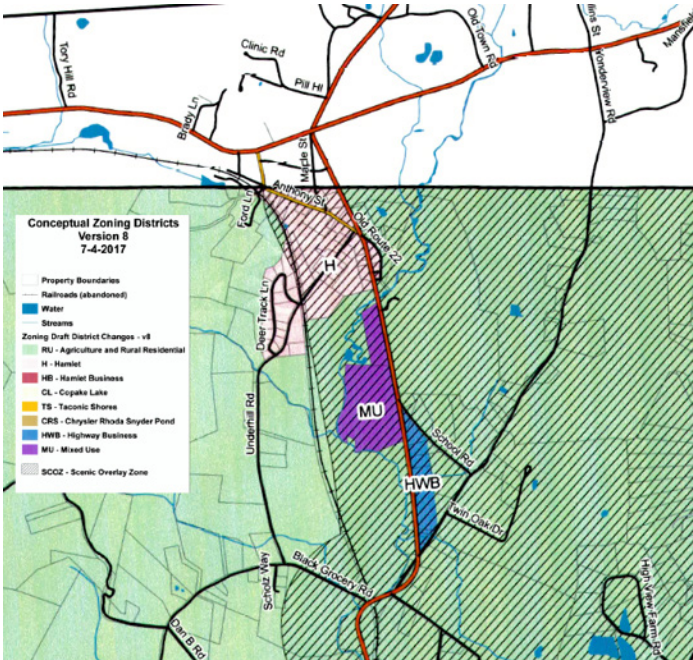
- Address: 9065 State Route 22
- Municipality: Copake

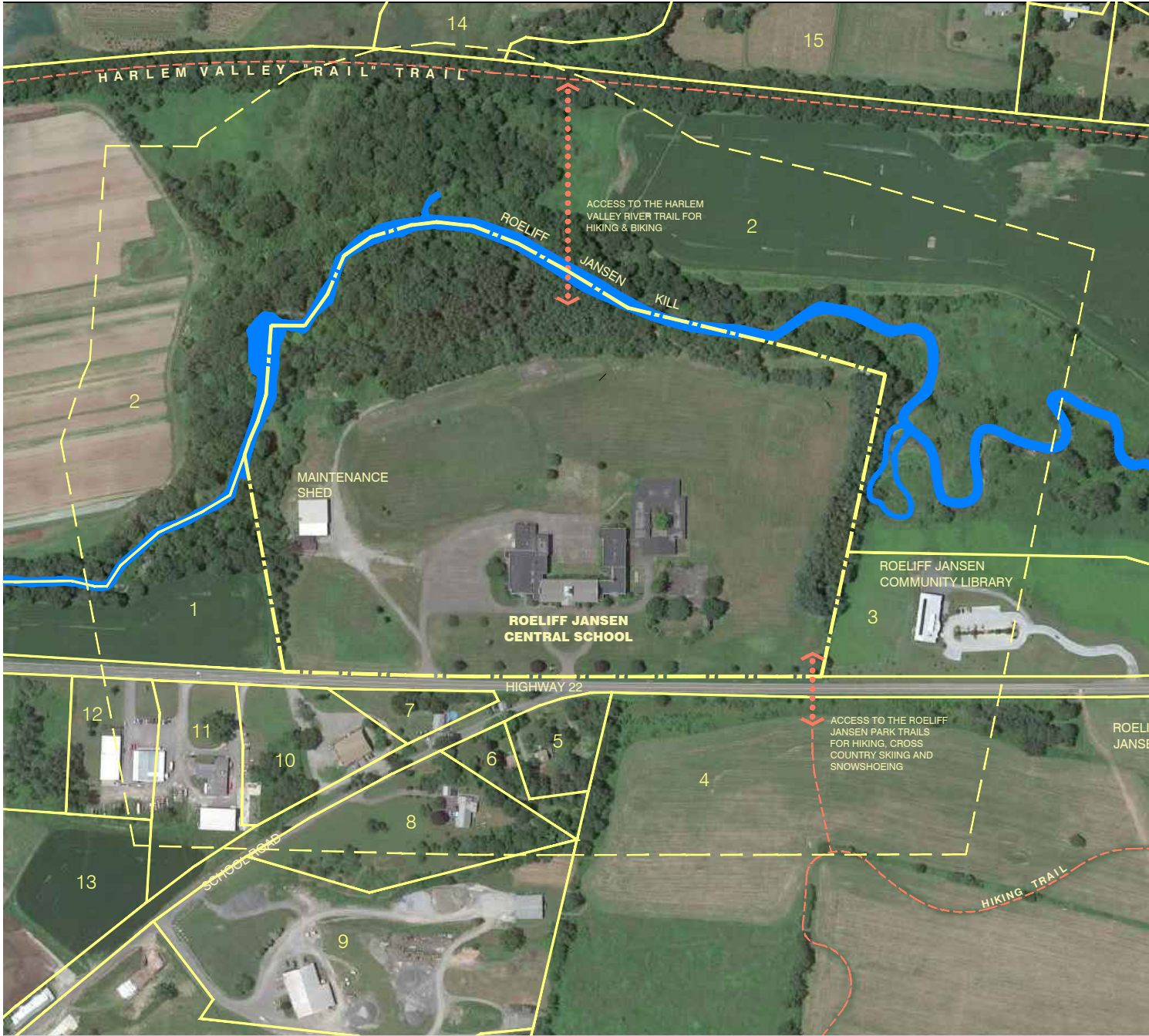
Acreage

- 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

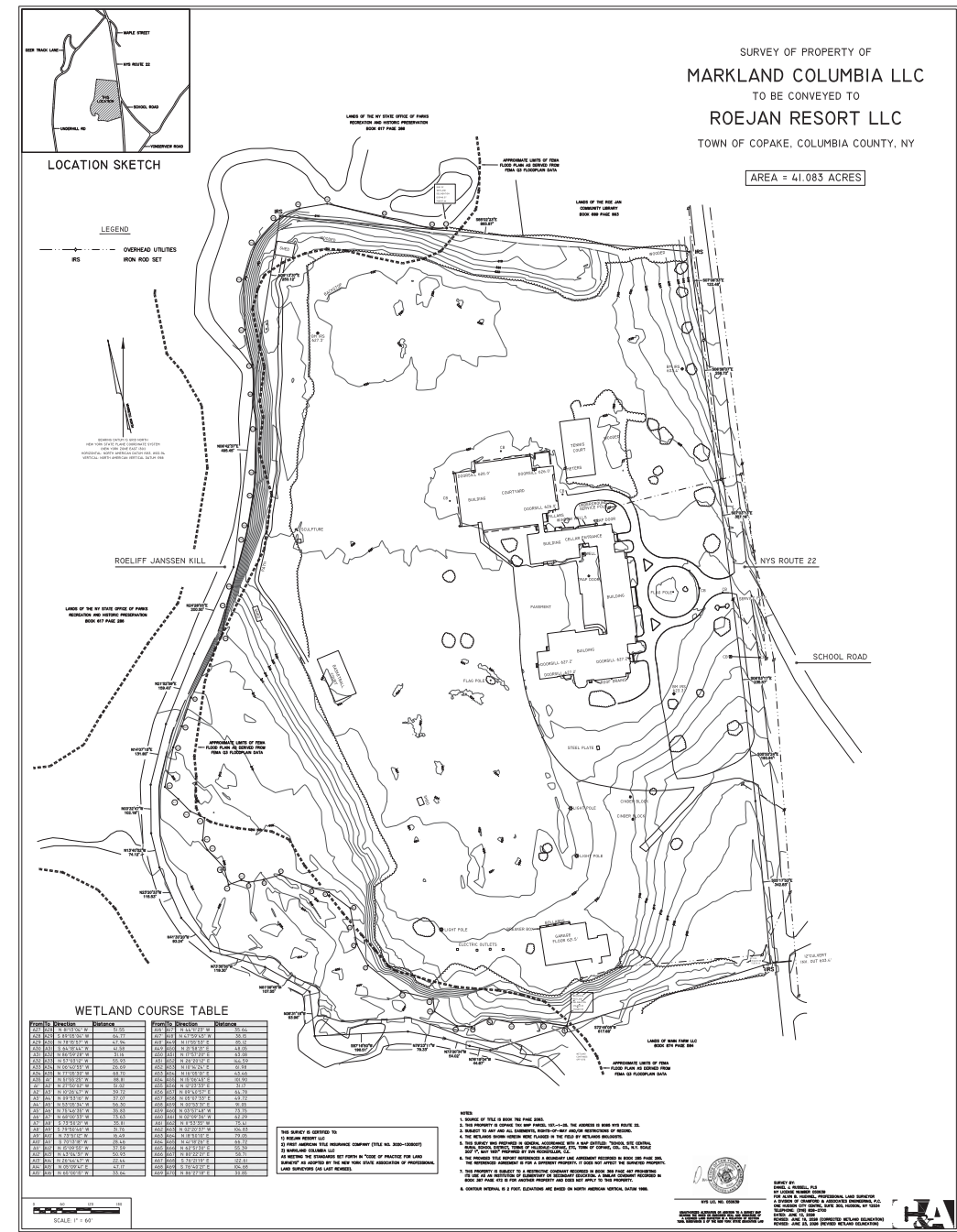
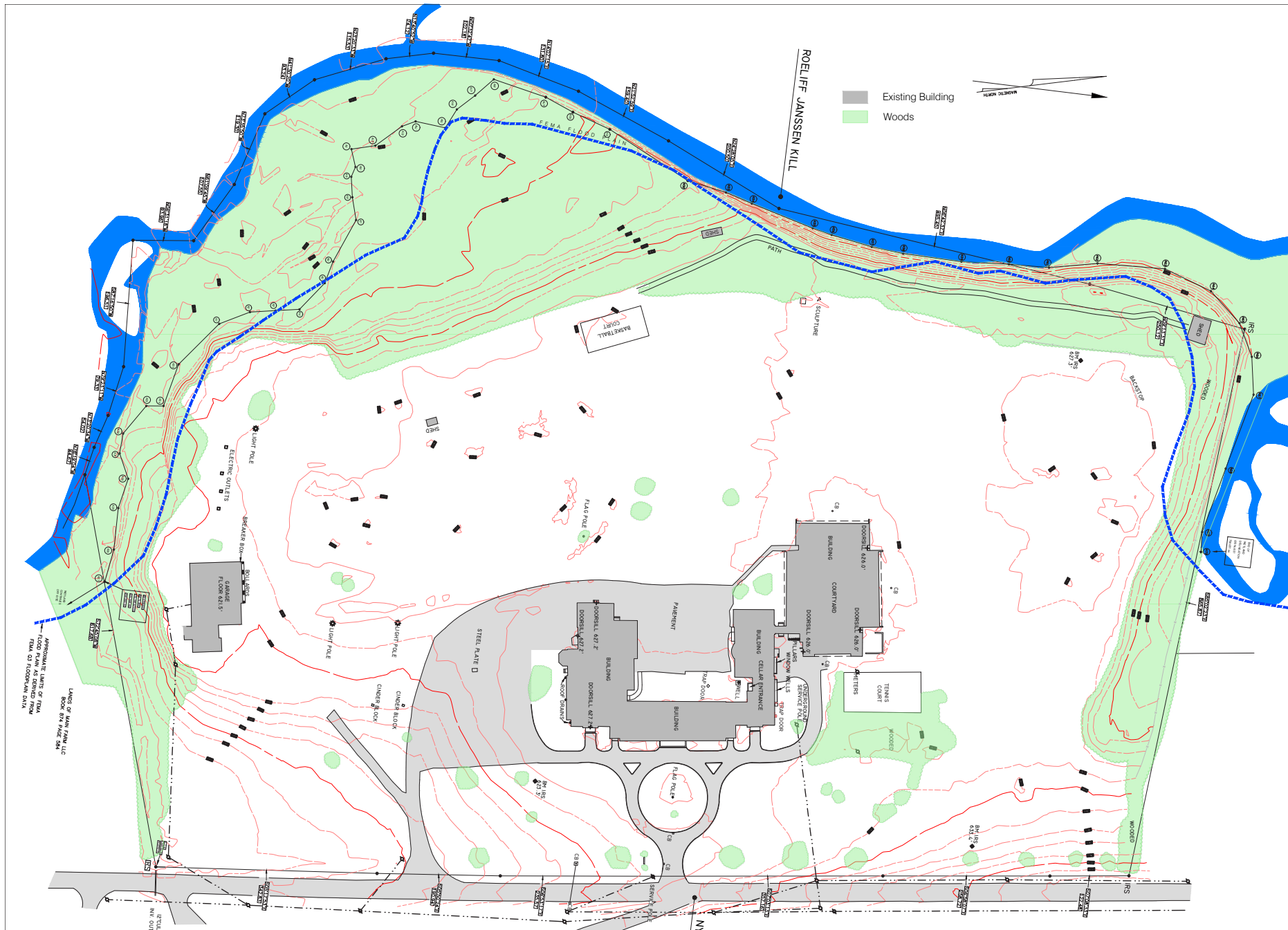


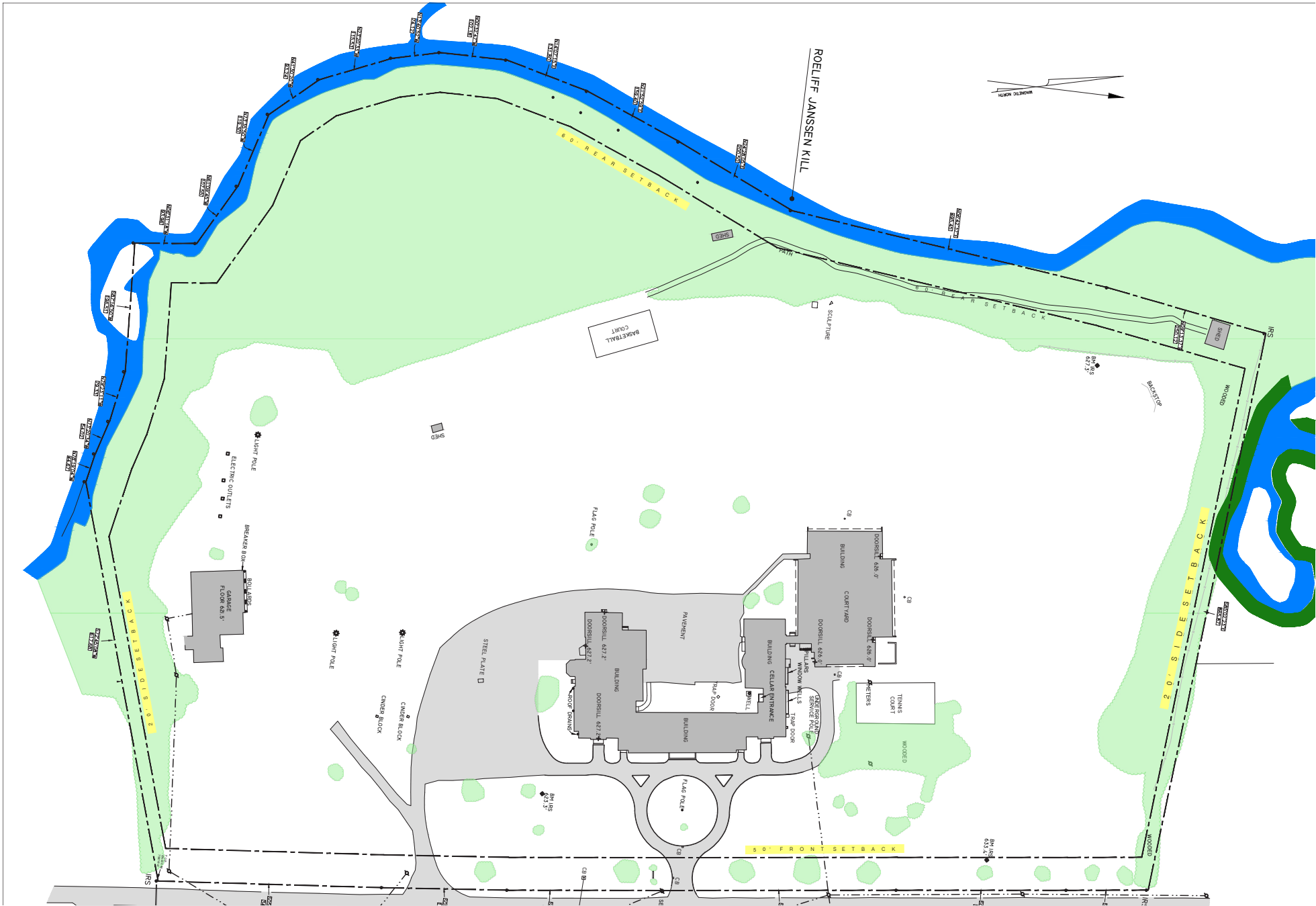


Property Owners Within 500' of Subject Property

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	https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200
2	Copake - 157.-1-96	New York State	Agency Bldg. 1, Empire State Plaza, Albany NY 12238	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13820?swis=103200
3	Copake - 157.-1-26.12	Roeliff Jansen Comm Library	PO Box 669, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/35506?swis=103200
4	Copake - 157.-1-1	New York State	1 Agency Bldg., Empire State Plaza, Albany NY 12238	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13704?swis=103200
5	Copake - 157.-1-24	Craig Decker, Gail Bright	5 School rd, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13739?swis=103200
6	Copake - 157.-1-23.100	Joseph Trimble, Eva Trimble	9 School Rd, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13737?swis=103200
7	Copake - 157.-1-23.200	Robert Beebe Jr	12 School Rd, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13738?swis=103200
8	Copake - 157.-1-22	Ivan Chicaiza	15 School Rd, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13736?swis=103200
9	Copake - 157.-1-32.200	Town of Copake	Copake, NY 12516	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13752?swis=103200
10	Copake - 157.-1-28.200	Shirley Valentino	56 Chrysler Pond Rd, Copake, NY 12516	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13747?swis=103200
11	Copake - 157.-1-28.12	FJHC LLC	9018 State Route 22, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/35507?swis=103200
12	Copake - 157.-1-28.110	Mah LLC	529 Collins St, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13745?swis=103200
13	Copake - 157.-2-6	Main Farm LLC	PO Box 27, Copake Falls, NY 12517	https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200
14	Copake - 156.-2-4.100	Richard Winsor, Stephen Rotondaro	PO Box 123, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13636?swis=103200
15	Copake - 156.-2-32	Catherine Delphia	87 Underhill Rd, Hillsdale, NY 12529	https://columbiacounty.prosgar.com/PROSParc el/Parcel/13669?swis=103200





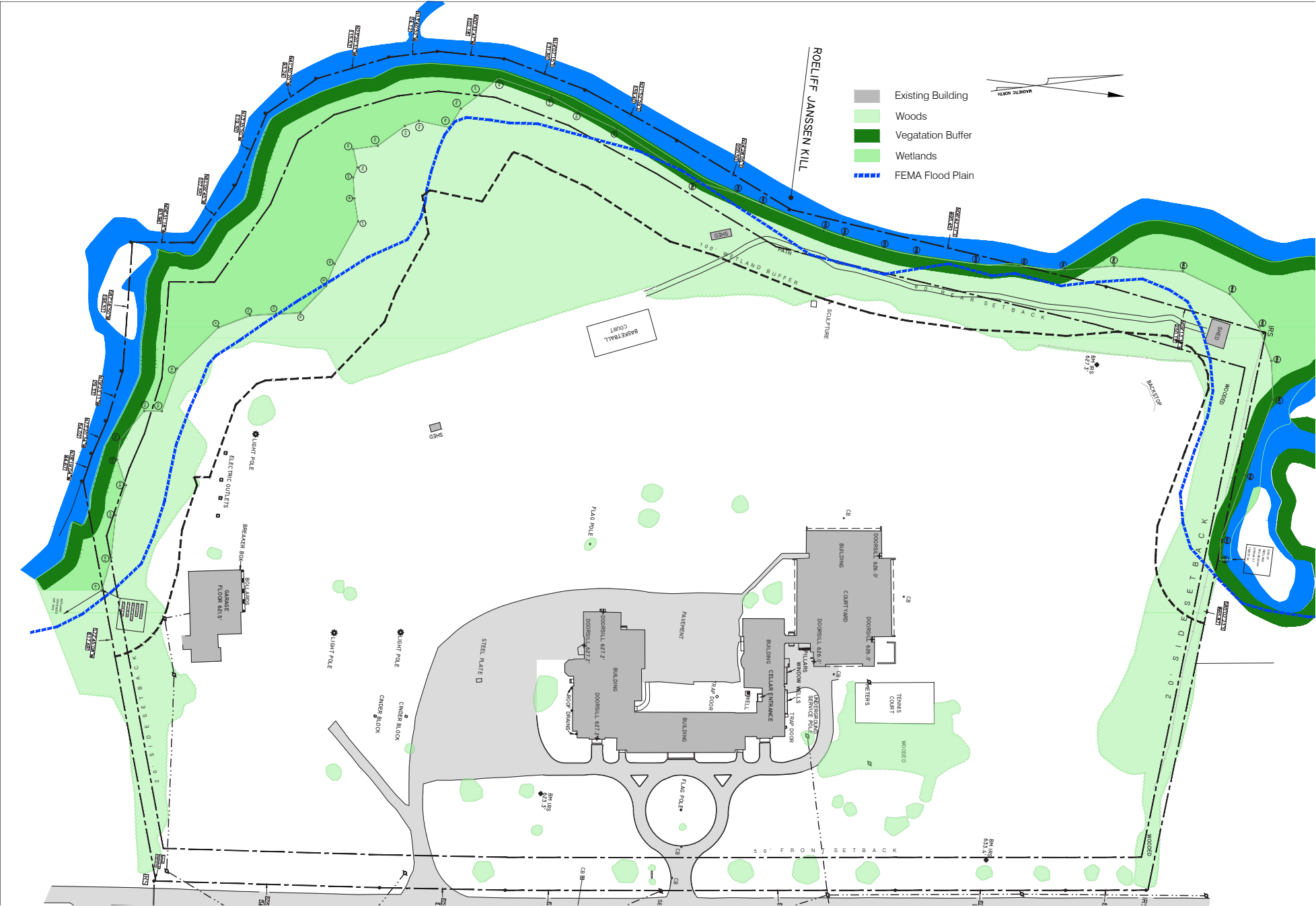
This district is designed to promote a mix of uses of moderate to large-scale including businesses, offices, cultural venues, hotels, resort hotels, resort lodges, resort ranches, and outdoor recreation.

§ 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:

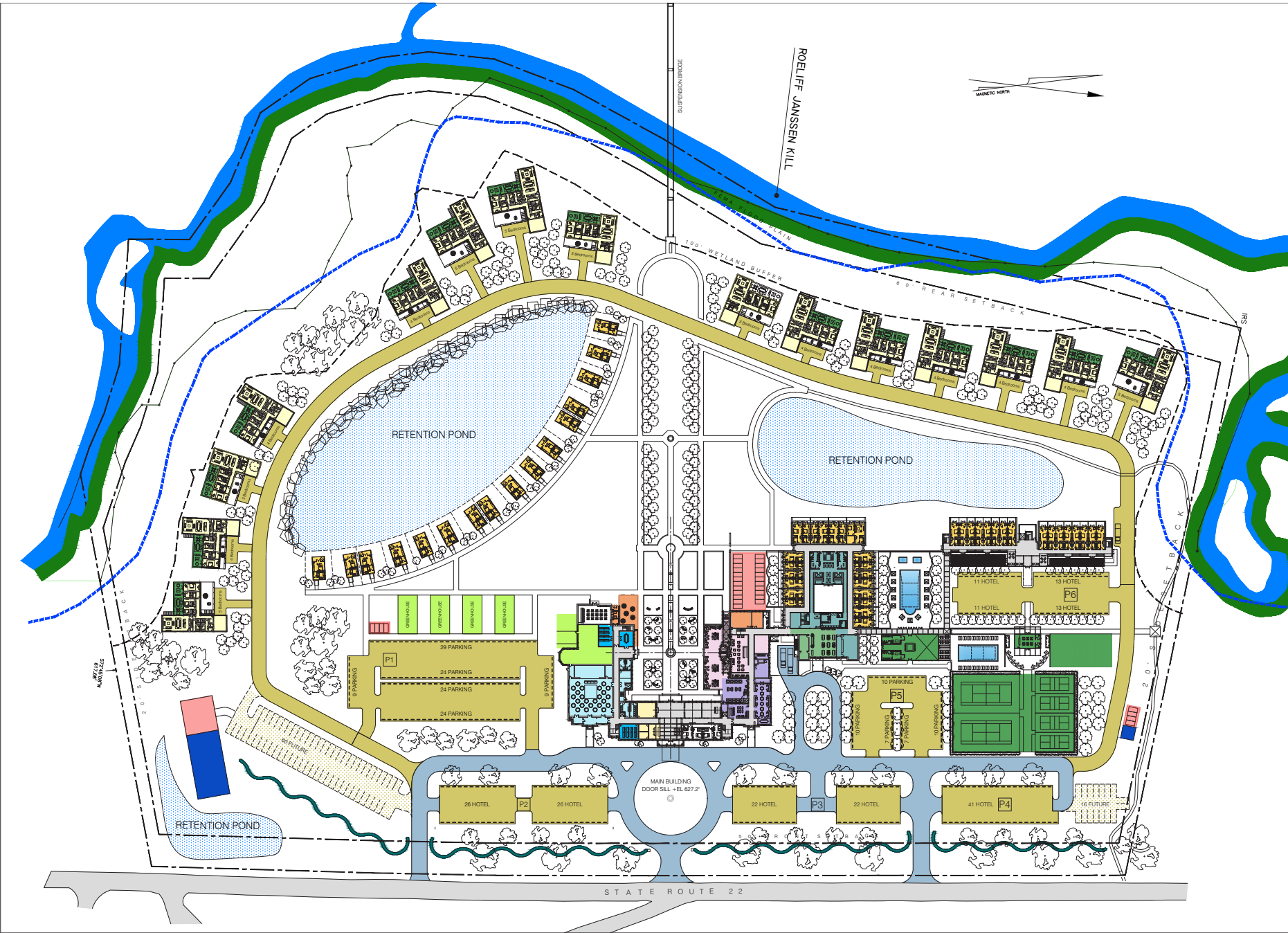
"A 100-foot area extending along both sides of a watercourse, measured from the edge of the waterway, and any adjacent wetlands, floodplains or slopes where clearing, soil removal or disturbance, filling, dumping, ditching, storage and use of pesticide or herbicides, placement of septic systems and placement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

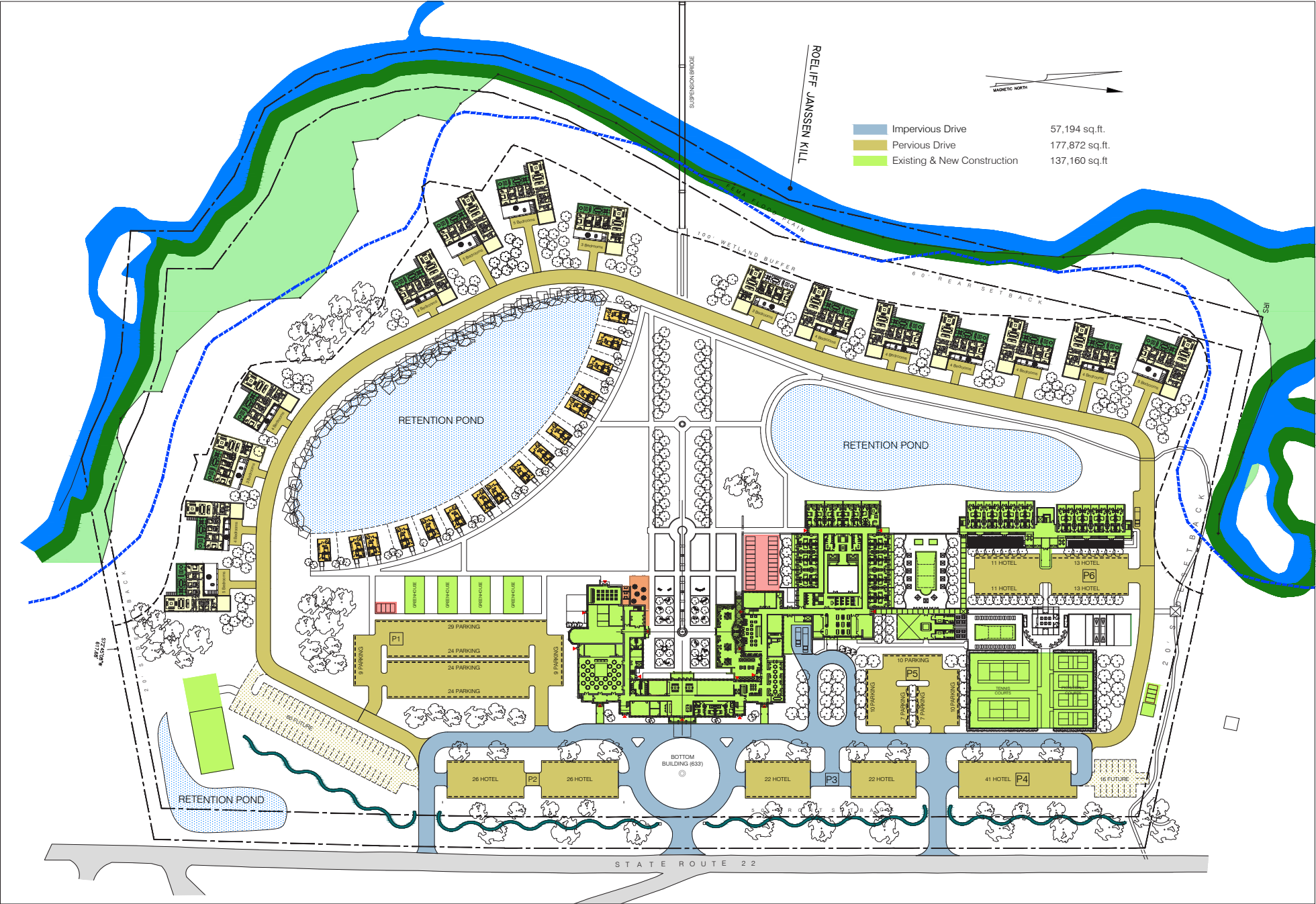
Uses contingent on securing a special use permit in each case from the Zoning Board of Appeals. When a special use permit is required, a site plan approval is required to be done concurrently

- 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

28 July 2026	Proposed Property Plans		Proposed Property Plans Proposed Uses and Parking	Roe Jan Resort LLC + 
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

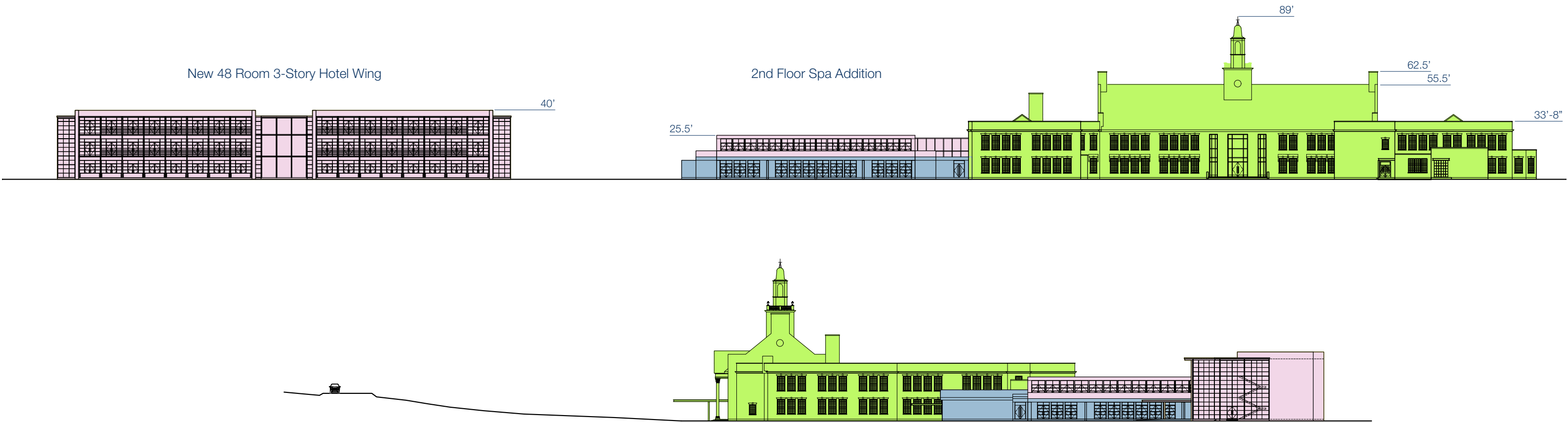
16 Cabins 9,910 sf

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



OWNER AUTHORIZATION

Markland Columbia, LLC, owner of the premises located at 9065 State Route 22 in the Town of Copake, NY, bearing tax map number 157.-1-25, hereby authorizes Keith Schwebel of RoeJan Resort, LLC and their designated attorneys, engineers, surveyors, and/or representatives, to appear as our agent before the Town of Copake Planning Board, Zoning Board of Appeals, and any other county or state agencies in connection with any site plan or other required application(s) before such boards and/or agencies.

Markland Columbia, LLC
Legal Entity Name

By: , as authorized officer

Adi Altmark
Print Name

Date: 5.15.2026



[REDACTED]
[REDACTED]
[REDACTED]
Info@taconicengineering.com

LETTER OF AGENT

I (We), **Keith Schwebel of RoeJan Resort, LLC** am the owner(s) of the property located at **9065 State Route 22** in the Town of **Copake**, Tax Map Designation Section **157** Block 1, Lot **25**. I (We) hereby authorize the firm Taconic Engineering, DPC, to act as the applicant and my (our) agent to represent my interest in applying to the Town of **Copake** Planning Board and/or Zoning Board of Appeals, and other regulatory agencies for applications and permitting.

DocuSigned by:

A344820A7C024AD...
Signature

5/14/2026
Date

Zoning Board of Appeals
Town of Copake 230 Mountain View Road, Copake, New York, 12516

Request for Area or Use Variance and Special Use Permit

Owner: Markland Columbia LLC
Appeal of (Applicant: RoeJan Resort LLC) Date 5 / 15 / 26

Mailing Address: Applicant: [REDACTED]

Phone: [REDACTED]

Attorney or Agent: Taconic Engineering, DPC

The applicant is the owner of property situated at the following location:

Address: [REDACTED]

Zone: MU Tax Map#: Section: 157. Block: 1 Lot(s): 25 Lot

Size (S.F.): 1,711,908 Acre: 39.3

House Size (S.F.): Varies- See attached Plans #of Bedrooms: Varies- See attached Plans #of Stories: 2

Basement Type: TBD Lot Coverage (ZBA use): 19.96 %.

Setbacks:

- Front Yard: +/- 176' Rear Yard: +/- 98'
- Side: Yard Right: +/- 78' Side Yard Left: +/- 68'

Comer Lot: Yes ☒ No ☐ Cross Street: School Road Nearest Major Road: State Route 23

Septic Size: TBD Gal. (Please indicate location on corresponding maps.)

Septic expansion/ replacement to be designed Owner: _____ (Applicant: _____)
The above property was acquired by the applicant on 2 / 21 / 2014 In Progress)

Proposed Work Renovating and re-purposing the existing school building and constructing new buildings as a hotel and wellness resort with amenities. The project will also include water and wastewater treatment system design.

Zoning Board of Appeals
Town of Copake 230 Mountain View Road, Copake, New York, 12516

Please answer the following questions (if applicable):

1. Practical difficulty of conforming to the Zoning Ordinance for the requested construction is shown by:

N/A- No variance requested.

2. The variance requested would observe the spirit of the Zoning Ordinance and would not change the character of the district because:

N/A- No variance requested.

3. Appeal is hereby made to the ZBA for:

Special Use Permit for Resort Hotel and Amenities.

4. Strict application of the Zoning Ordinance would produce undue hardship because:

N/A- No variance requested.

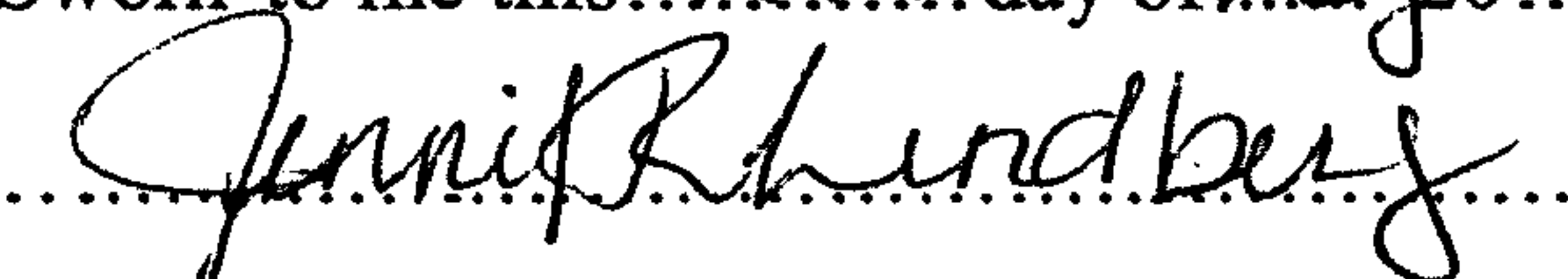
(Financial proof of undue hardship is attached)

I hereby certify that the above information is true.



Signature of Applicant

State of New York } ss:
County of Columbia
Sworn to me this 18th day of May 2026.

 Notary Public

