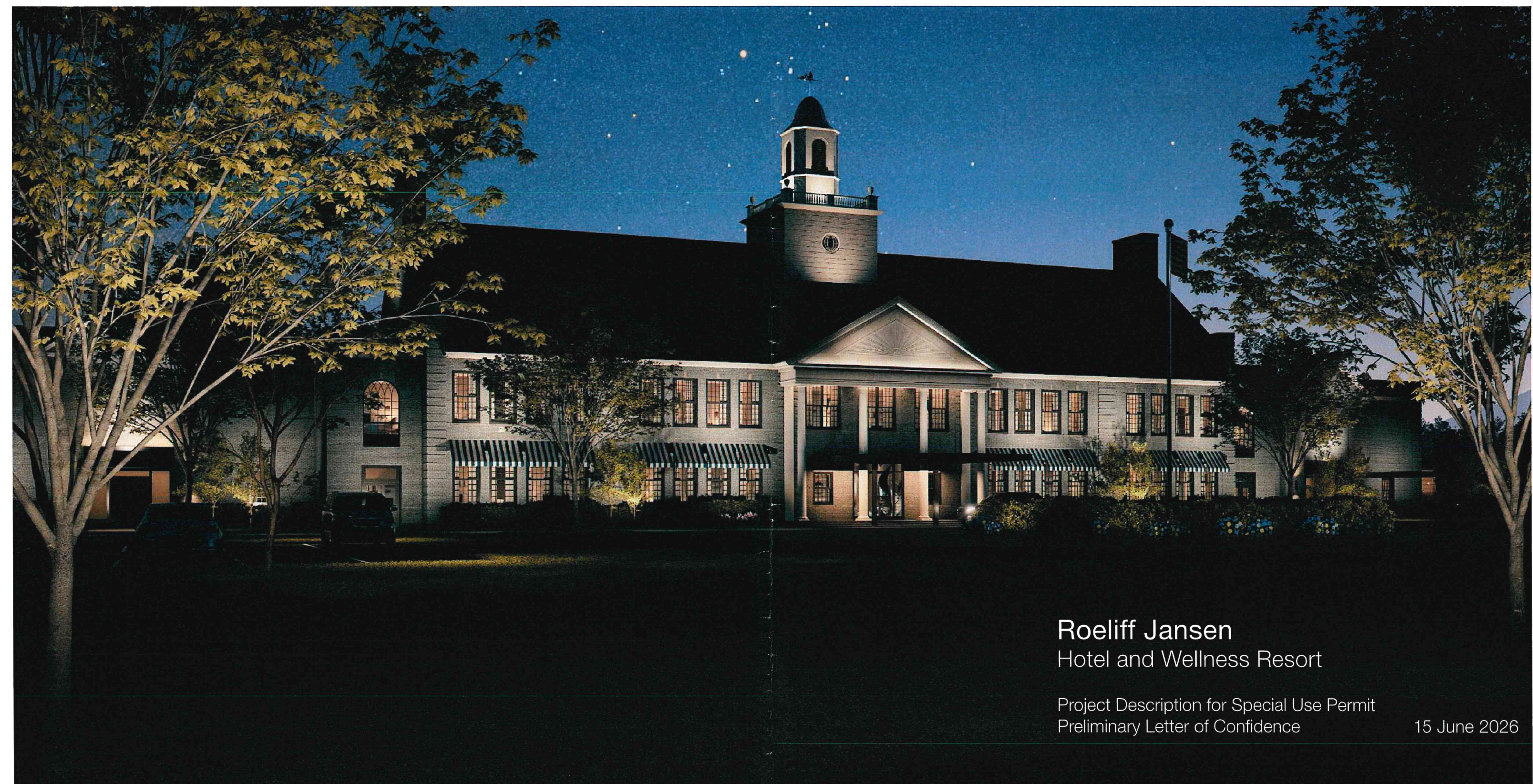
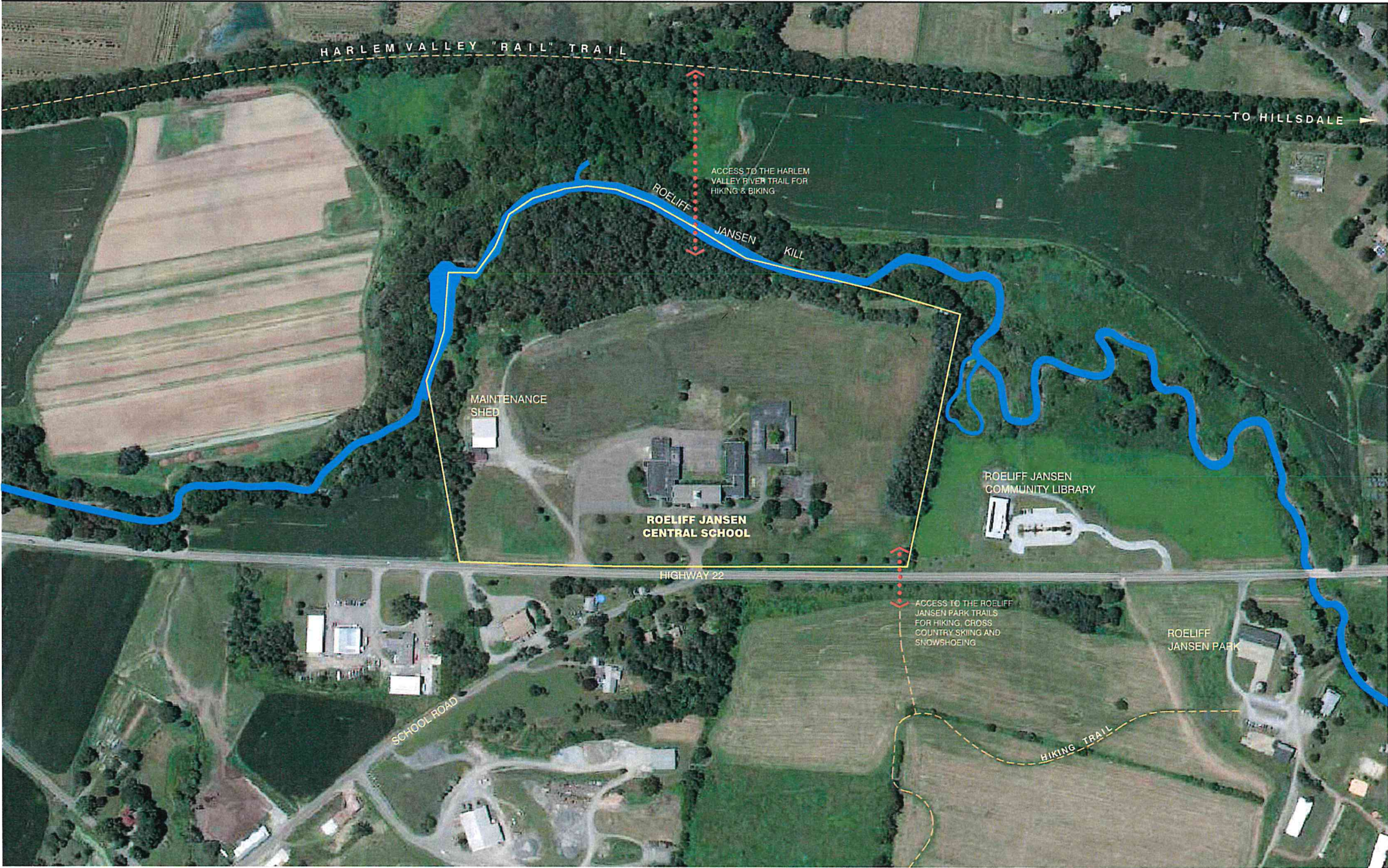




Roeliff Jansen
Hotel and Wellness Resort

Project Description for Special Use Permit
Preliminary Letter of Confidence

15 June 2026



Property Information

Location

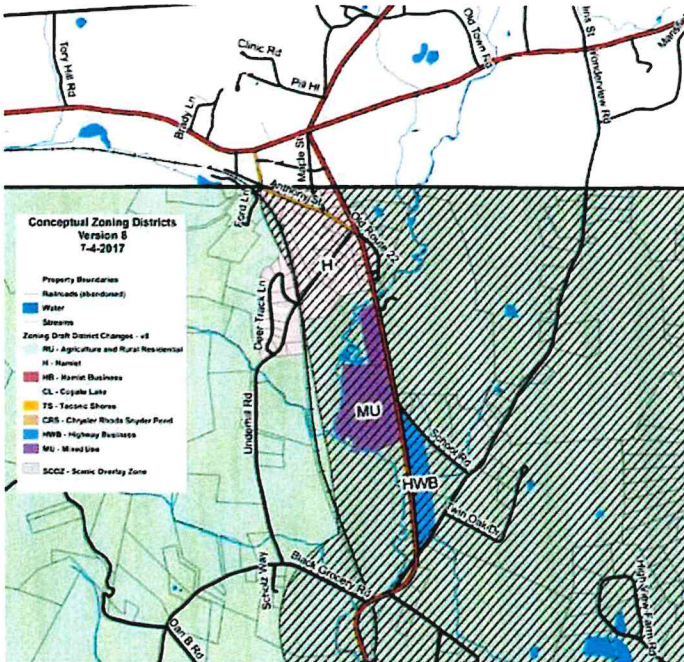
- Address 9065 State Route 22
- Municipality Copake

Acreage

- Total Acreage 41 083 acres
- Property frontage 1,545 feet
(minimum lot width = 150 feet)

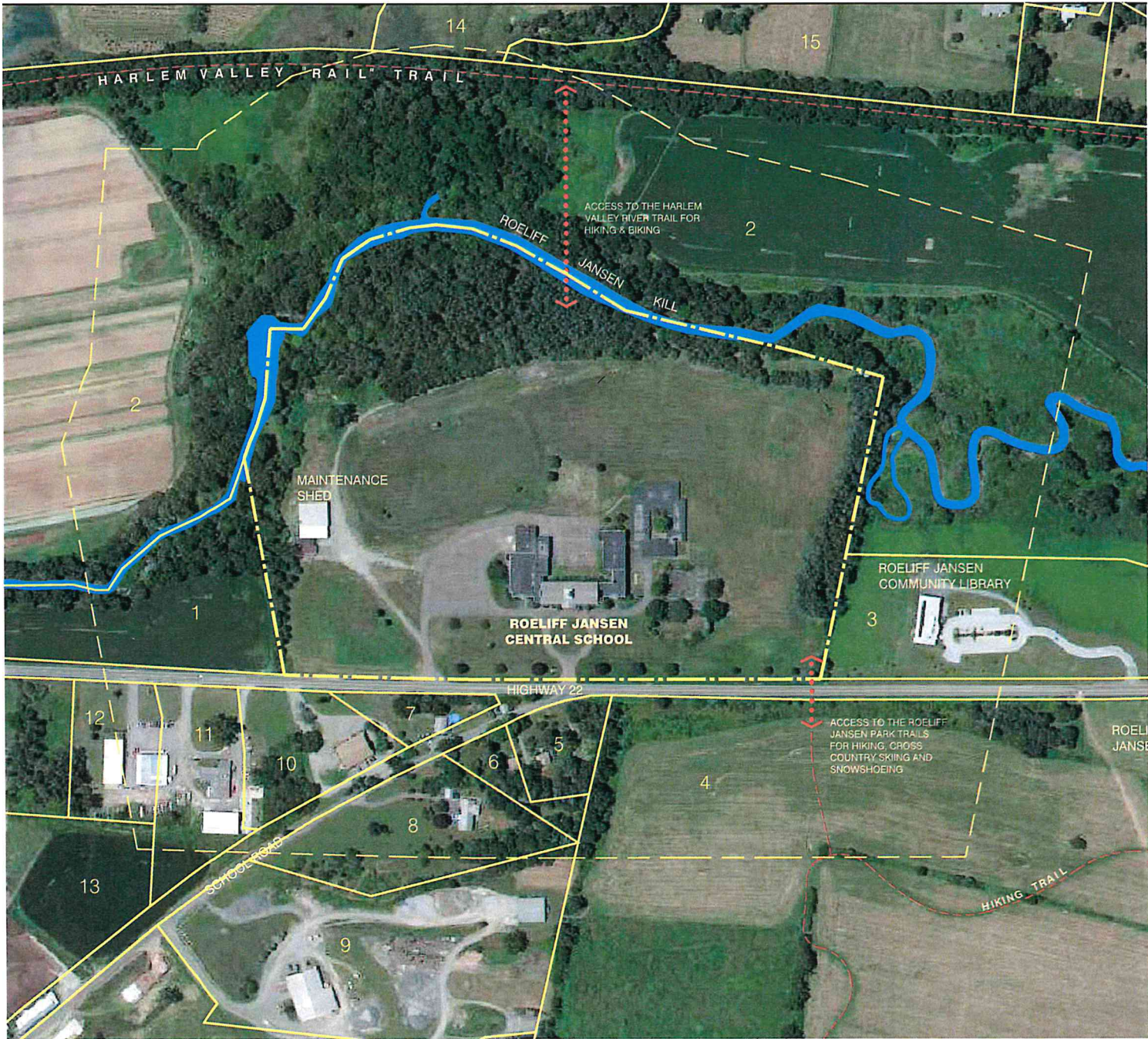
Zoning

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



15 June 2026

Proposed Property Plans
Adjacent Property Owners



TAX MAP NUMBER: 157.-1-25

Roe Jan Resort LLC + 

Property Owners Within 500' of Subject Property

ARCgis <https://www.arcgis.com/apps/mapviewer/index.html?webmap=e584a33b65ad46b38839ddc9eff32cha>
PROS
Search <https://columbiacounty.prosgar.com/PROSSearch/SearchFilters>

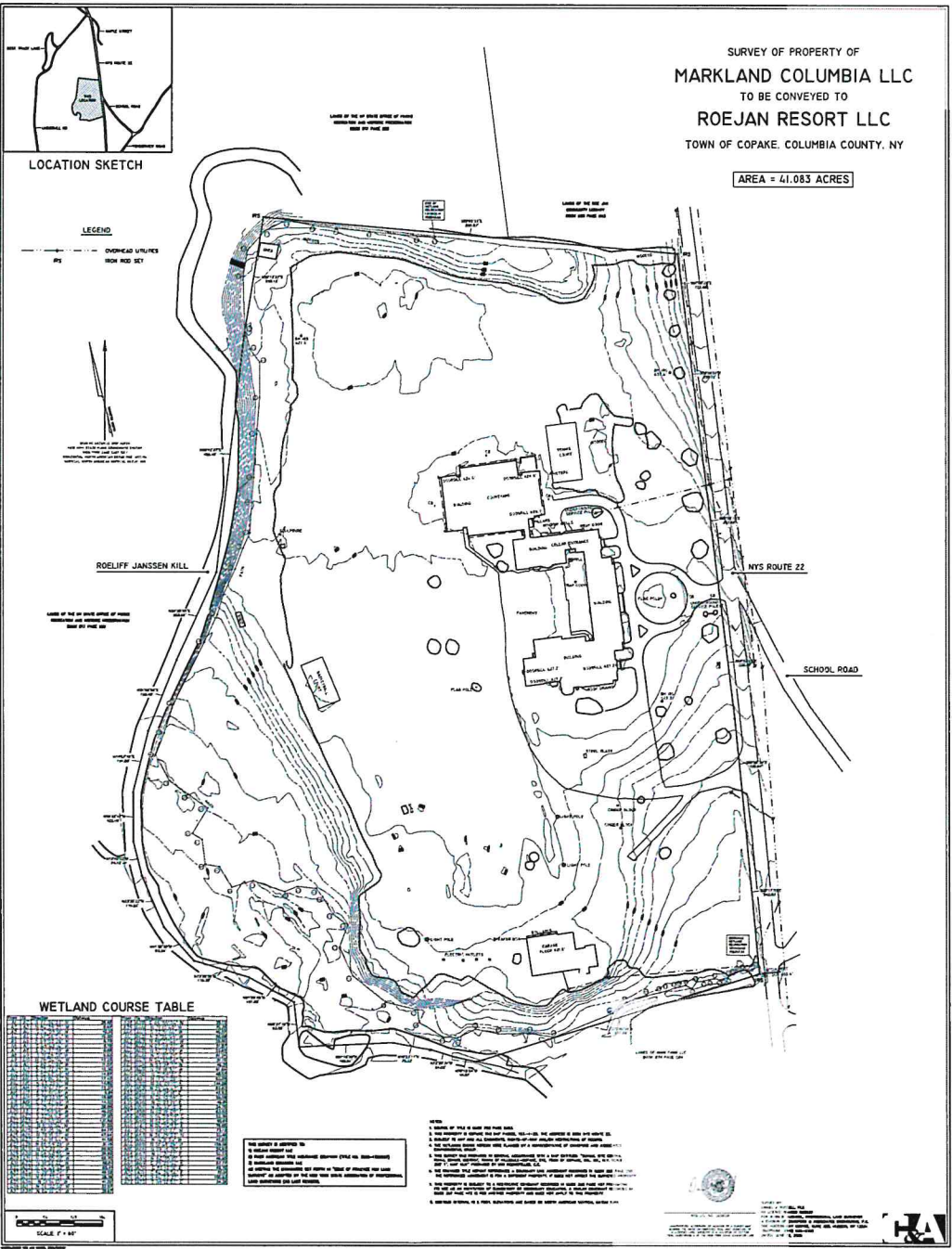
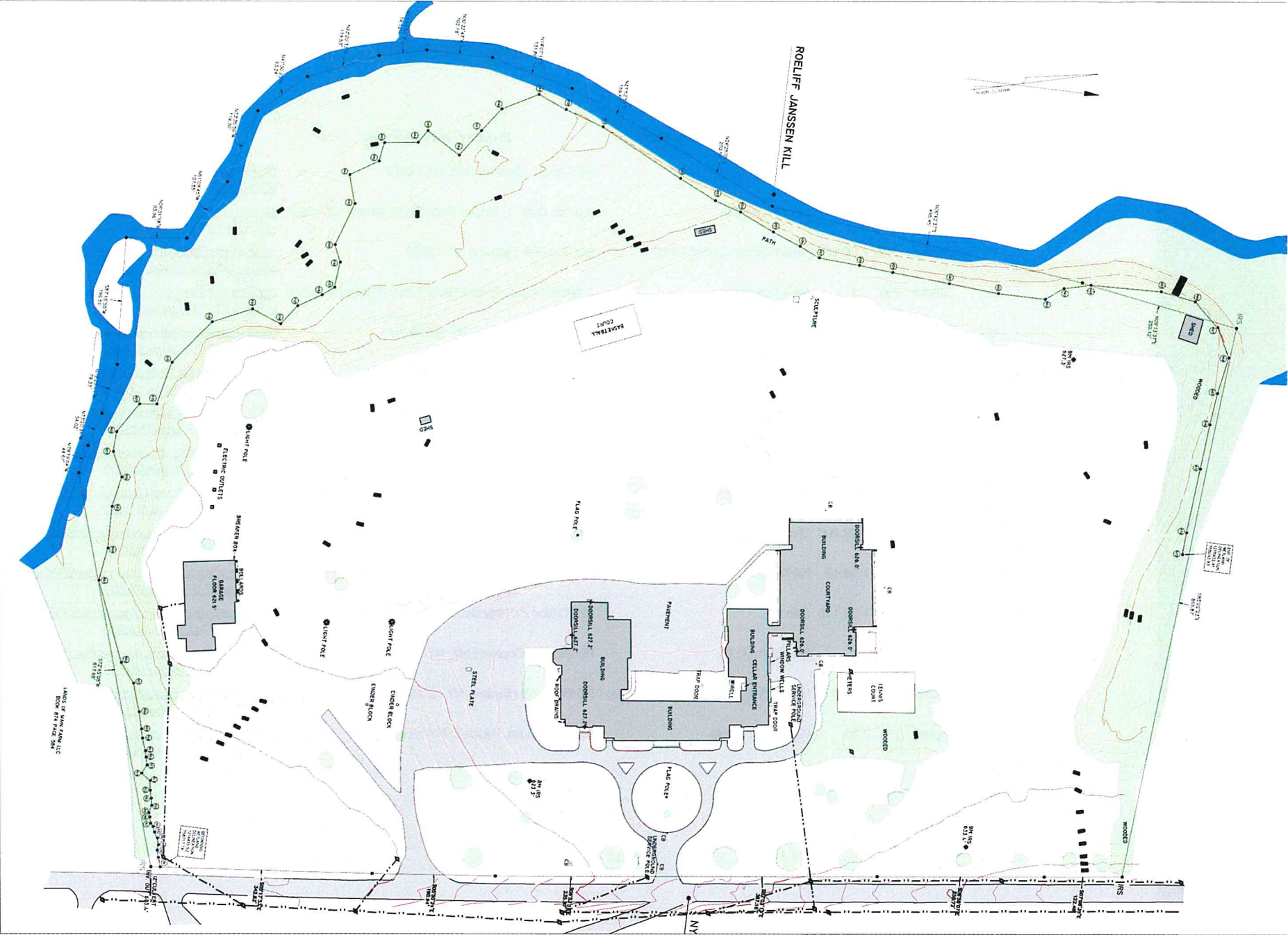
No	Tax Lot Number	Property Owner Name	Property Owner Address	PROS Link
1	Copake 157 2 6	Main Farm LLC	PO Box 27, Copake Falls, NY 12517	https://columbiacounty.prosgar.com/PROSParc el/Parcel/35706?swis=103200
2	Copake 157 1 96	New York State	Agency Bldg 1, Empire State Plaza, Albany NY 12238	https://columbiacounty.prosgar.com/PROSParc 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

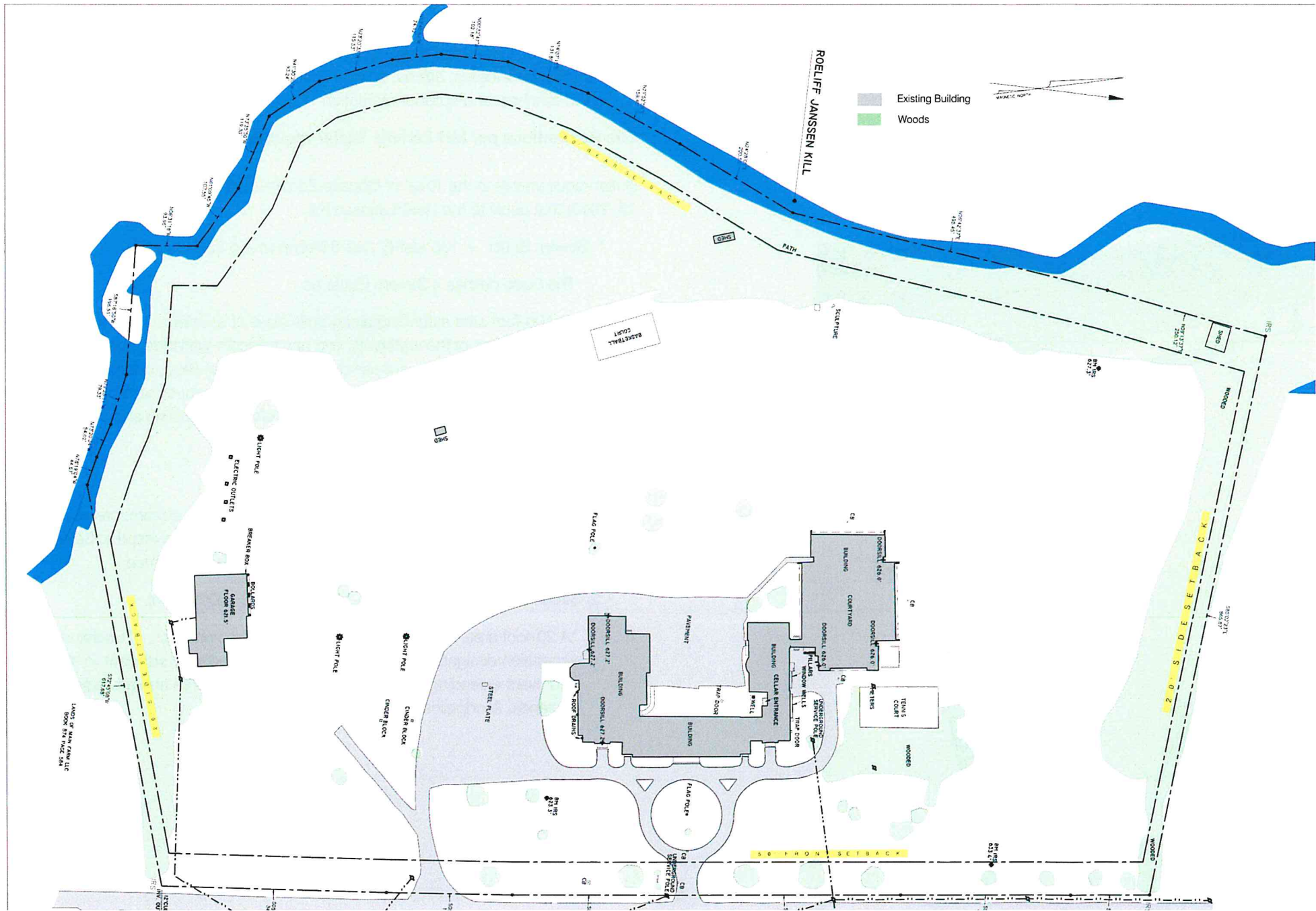
15 June 2026

Proposed Property Plans
Survey

Proposed Survey
dated 12 June 2026

Roe Jan Resort LLC + 





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

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



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

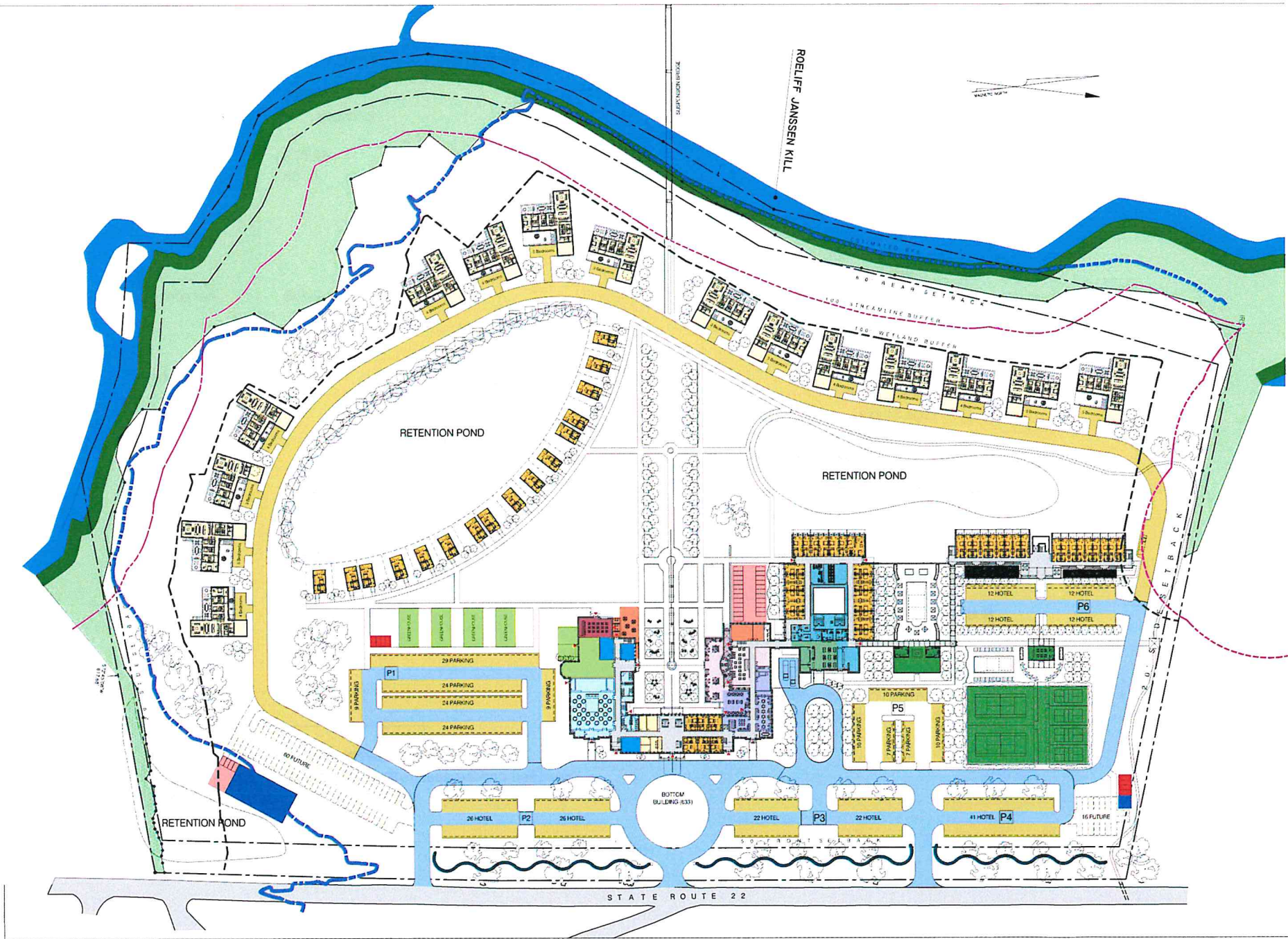
"A 100-foot area extending along both sides of a watercourse, measured from the edge of the waterway, and any adjacent wetlands, floodplains or slopes where clearing, soil removal or disturbance, filling, dumping, ditching, storage and use of pesticide or herbicides, placement of septic systems and placement 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
 - 97 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

15 June 2026

Proposed Property Plans

TAX MAP NUMBER: 157.-1-25

Proposed Property Plans
Proposed Uses and Parking

Roe Jan Resort LLC + 

Proposed Uses and Parking

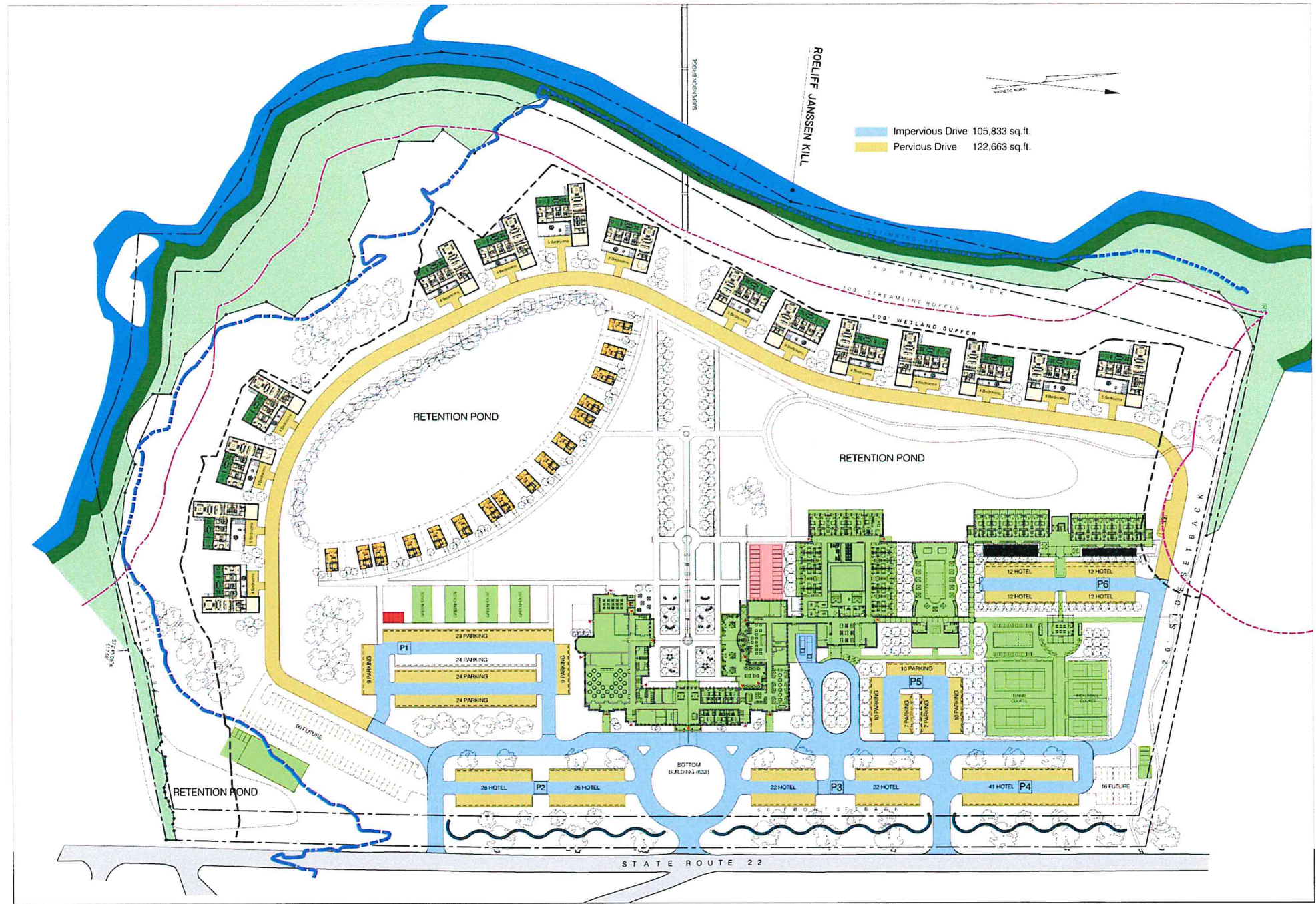
<i>proposed use</i>	<i>number of seats</i>	<i>total built area</i>	<i>required parking spaces</i>
Cultural Venue			159
400 seat Theatre/Cinema		8,568	
200 seat Reception Hall		<i>incl above</i>	
Resort Hotel with			232
97 hotel rooms		82,078	<i>incl above</i>
3 restaurants,		7,755	<i>incl above</i>
Fine Dining (inside)	106		
Fine Dining (outside)	16		
Café (inside)	84		
Café (outside)	22		
Wellness Grill	36		
2 bars, and		2,330	<i>incl above</i>
Cocktail Bar (inside)	42		
Cocktail Bar (outside)	16		
Tap Room (inside)	66		
Spa Facilities		7,058	<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:			
3 stand alone 5 bedroom lodges		12,009	6
7 stand alone 4 bedroom lodges		25,837	14
5 stand alone 3 bedroom lodges.		16,895	10
3 stand alone 2 bedroom cabins		3,150	6
13 stand alone 1 bedroom cabins		6,760	13
Businesses, including:			27
farm store with greenhouses.		3,594	
retail shops, including bakery and ice cream store		1,931	
Outdoor Recreation with			6
2 swimming pools with 2 hot tubs,			
tennis and pickleball courts			
required parking spaces			473
proposed parking spaces (including future)			490 OKAY

15 June 2026

Proposed Property Plans
Proposed Lot Coverage

Proposed Lot Coverage

Roe Jan Resort LLC + 



Proposed Lot Coverage

Existing Buildings + New Construction + Tennis Courts		147,123 sf
2 Pool Houses	incl above	
Café Terrace	incl above	
Pickleball Courts	incl above	
Greenhouses	incl above	
36 room Hotel Wing	incl above	

16 Cabins	9,910 sf
15 Lodges + Decks	68,551 sf
Impervious Drives	105,833 sf

proposed lot coverage	331,377
maximum (20% of 41.083 acres) lot coverage	357,915 OKAY

AREA = 41.083 ACRES

LANDS OF THE NY STATE OFFICE OF PARKS
RECREATION AND HISTORIC PRESERVATION
BOOK 017 PAGE 2769LANDS OF THE ROE JAN
COMMUNITY LIBRARY
BOOK 680 6175 001

LEGEND

— IRS — OVERHEAD UTILITIES — IRON ROD SET

BEARING DATUM IS GRID NORTH
NEW YORK STATE PLANE COORDINATE SYSTEM
(NEW YORK ZONE EAST 1301)
HORIZONTAL: NORTH AMERICAN DATUM 1983, WGS-84
VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988

ROELIFF JANSSEN KILL

LANDS OF THE NY STATE OFFICE OF PARKS
RECREATION AND HISTORIC PRESERVATION
BOOK 617 PAGE 286

THIS SURVEY IS CERTIFIED TO:

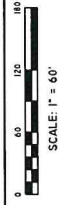
- 1) ROLIAN RESORT LLC
- 2) FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE NO. 3020-1306007)
- 3) MARLOWLAND COLUMBIA LLC

AS MEETING THE STANDARDS SET FORTH IN "CODE OF PRACTICE FOR LAND SURVEYS" AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (AS LAST REVISED).

[illegible]

WETLAND COURSE TABLE	
Section	Distance
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WETLAND COURSE TABLE



SCALE: 1" =



SURVEY BY:
 DANIEL J. RUSSELL, PLS
 NY LICENSE NUMBER 0500839
 FOR ALVIN B. MICHELI, PROFESSIONAL LAND SURVEYOR
 OF ALVIN B. MICHELI, PROFESSIONAL LAND SURVEYOR
 ONE HUDSON CITY DRIVE, SUITE 300, HUDSON, NY 12534
 (PHONE) (518) 828-2790
 DATED: JUNE 12, 2026

b. CONTOUR INTERVAL IS 2 FOOT. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

