

- **Introduction**
- **Vision**
- **Existing Conditions Assessment**
 - 2647 Rt 44 - Captain Skylynx
 - 7 Fowler Road - Commander Starscream
- **Proposed Project Sketch Plan Review**
 - 2647 Rt 44 - Captain Skylynx
 - 7 Fowler Road - Commander Starscream
- **Overlay and Zoning Assessment**
- **Next Steps**

INTRODUCTION NEWSLETTER: JANUARY 2024

We are Alison and Michael Marsal, members of the Millbrook community and owners of the Cottonwood Motel and its adjacent property on Fowler Road. Millbrook is where we have spent most of our lives, and Millbrook is where we are proud to be raising our two young boys, Maximus (4) and Liam (2).

We believe that there is a pressing need for respectfully planned hospitality – that empowers the local economy, and honors the existing landscape, character, and charm of our community. It is our mission to bring that vision to life here, on Fowler Road.

We have been thoughtful and intentional in our planning efforts; having briefly hit 'pause' back in 2021 to engage more fully with our community, as we collectively considered the appropriate applications of hospitality in our town. We are grateful to the town board and the CPRC, who have done an amazing job of drawing our focus to the most pressing questions at hand:

- *What forms of thoughtful hospitality solutions will truly satisfy the needs of our town (inclusive of its residents, visitors, and small business owners)? And*
- *How do we support these efforts, both in code and practice, in such a way that does not leave the door wide open for inappropriately scaled and/or located developments that threaten the rural character, resources, and traditions that collectively make Millbrook, Millbrook?*

We have participated in this conversation on hospitality as residents, heard your pleas and priorities as local business owners, and are proud to announce our intentions to move forward in our mission to breathe new life into the former Cottonwood Motel.

These Cottonwood properties are steeped in tradition, nostalgia, and utility, and we feel an obligation to honor this legacy, while simultaneously ushering it into a more contemporary expression of the tasteful, classic, and inviting hospitality experience.

As we embark on this new chapter, we find it fitting to do so under a fresh monicker – honoring the name of George Washington's horse, *Nelson*. Legend has it that George Washington and his troops set up camp on this land during the Revolutionary War. By re-naming this hotel, The Nelson, we pay homage to Millbrook's history and deep equestrian culture, while breathing stylish new life into the project.

We look forward to sharing more with you all as we continue to move forward in this process.

-Alison & Michael Marsal

TIMELINE



2020 Purchased **The Cottonwood Motel** and adjacent Training Center property in October.

2021 Resumed low-amenity Motel operations, while initiating a preliminary feasibility assessment to evaluate the best plan forward for the future of the properties.

Room Nights Sold	767
Remitted Sales Taxes	\$9K
Remitted Occupancy Taxes	\$4.5K

2022 CPRC formed to evaluate appropriate applications of hospitality. We pause planning, out of respect for this process and the broader implications of its outcomes to our Community.
CPRC report released in July.

2023 CPRC Report adopted as Addendum to the Comprehensive Plan in January.
We re-commence developing our business plan and schematic designs.

2024 After multiple drafts and Public Hearings, the Hospitality Overlay passed in June.
We submit our pre-application to the Planning Board on June 18; the plans for which have been in process (and iteration) over the past 3 years.

LETTER TO THE CPRC: SEPTEMBER 2021

To Whom It May Concern,

In light of the Town's recent efforts, respective of the Comprehensive Plan Review Committee, we would like to take this opportunity to introduce ourselves, our business objectives vis-à-vis The Cottonwood Motel, and our broader vision and hope for the future of our Community.

We are Alison and Michael Marsal, members of the Millbrook Community and owners of the Cottonwood Motel and adjacent Millbrook Training Center. Millbrook is where we both grew up. My parents have owned their home here on Rt. 343 since 1985, the same home in which my brother and I were raised, and where they continue to live today as full time residents. Michael and I both went to high school here as well, and formally returned to the Community in 2017, in a full-time capacity, with the purchase of Trotwood Farm on Tower Hill. Millbrook is where we both have spent most of our lives, and Millbrook is where we are proud to be raising our two young boys, Maximus (2) and Liam (2mo). We are overwhelmingly grateful to this Community for all it has given us, and would like to repay this debt and contribute to the future economic security, prosperity, and character of the town.

In 2020, we pro-actively pursued purchase of the Cottonwood Motel during the height of quarantine, eager to revitalize this community staple, and maximize its potential service to our Town. Like many others, we saw a need for respectfully planned hospitality located close to the Village. It is undeniable that there is a void to be filled, with respect to the provision of a reasonable hospitality solution that compliments the fabric of our community, empowers the local economy, and honors the existing landscape, character, and charm of our Town...

We believe that the Cottonwood and adjacent property offer a unique opportunity for revived hospitality, in that:

- Historically, these parcels have served core hospitality functions in our Community, and have proven to serve the Town effectively, and with an unobtrusive hand. *This property was designed for hospitality and has a proven track record of being able to support it.*
- Both sites are surrounded by protected land and create no "eye sore" to the surrounding landscape.
- The sites sit conveniently on Route 44, at one of the primary junctures leading directly to the Village Center.

It is our strong belief that we can tastefully revitalize these tired sites, and create a "gateway" to the Town of which we can all be proud.

In recent months, the conversation around hospitality has brought to the surface a myriad of important thoughts, considerations, and concerns as they relate to the appropriate application of new offerings, and how they ultimately "feed" our greater Community. We would like to highlight some of our core values and project goals, to make our priorities known:

- Preservation of the local, scenic landscape and character.
- Protection of natural resources and infrastructure.
- Connection to the Village of Millbrook, in support of local businesses.
- Provision of gainful, local employment (in both development and operation). *This is a value that we live by today, in practice on our farm and other personal and professional endeavors.*
- Servicing of our core needs: inclusive of the many recreational sports/hobbies/past-times that are really the pillar of the community: the shooting preserves, Lime Rock Park, horseback riding events, Innisfree, and the Winery, to name a few.
- Support/promotion of Hospitality Tax, at the town (not just county) level.

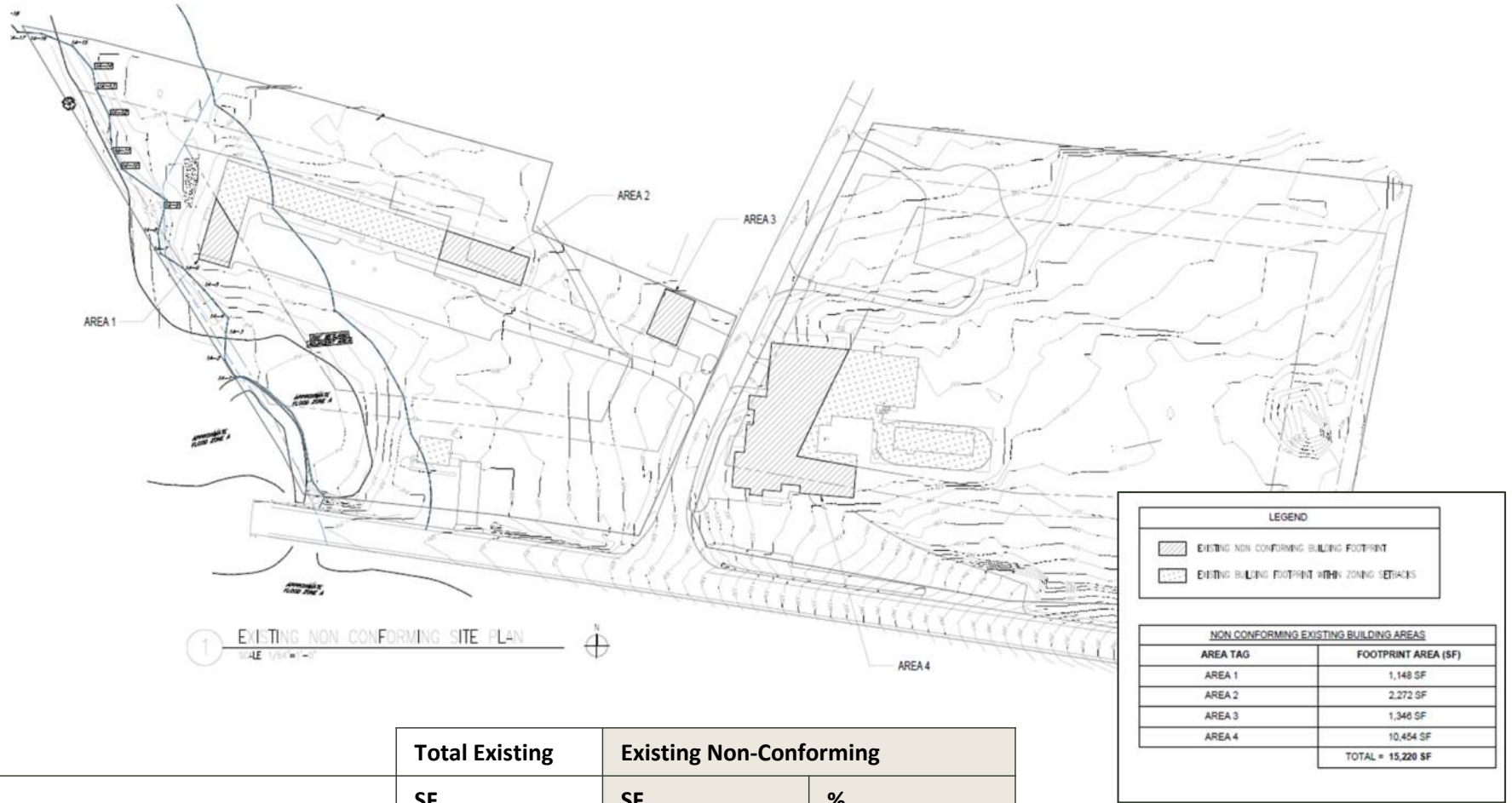
Long before this Committee came to be, our plan was to approach the Town with a comprehensive plan to increase the capacity of the Cottonwood from an 18-room to a 50-room establishment with a Food & Beverage offering, to sit within the existing footprint of the properties, that works in collaboration with local businesses, sites, and experiences. In this effort, the reimagined Cottonwood Motel would deliver the following services to our community, with the above-cited priorities in mind:

- A tasteful hospitality experience that offers up to 50 rooms, complete with contemporary amenities, offered at a relatively more accessible nightly rate.
- (Re-)Beautification of this road-side staple, with complementary landscaping and charm.
- Free shuttles offered to Hotel Patrons for transport to/from the Village.
- Safe Parking, Public Restrooms and Water Station to be made available to visitors of the Cary Institute, who frequent trails via Fowler Road today.
- Direct collaboration with surrounding businesses, schools, and hosts of local events to ensure that we offer and/or promote the right kind(s) of services, incentives, and activities required to meet the specific needs of their patrons.

If you would like to discuss any concerns or address any questions, please email us directly at mike@trotwood.farm and alison@trotwood.farm. We believe passionately that we are uniquely positioned to create an extremely reasonable solution for our Town, which addresses the needs of our local economy, while still being true to the core values and priorities of our Community.

Sincerely,

Alison & Michael Marsal



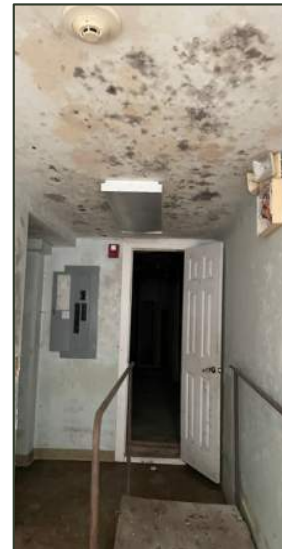
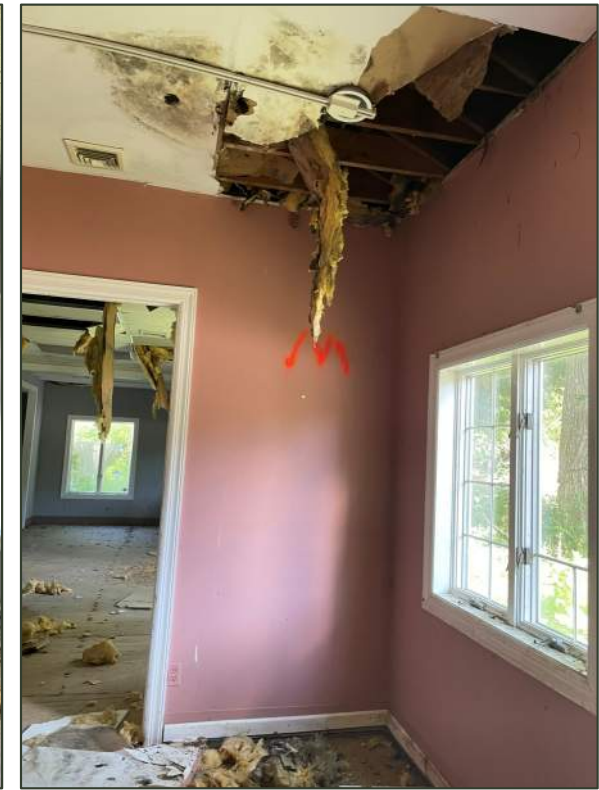
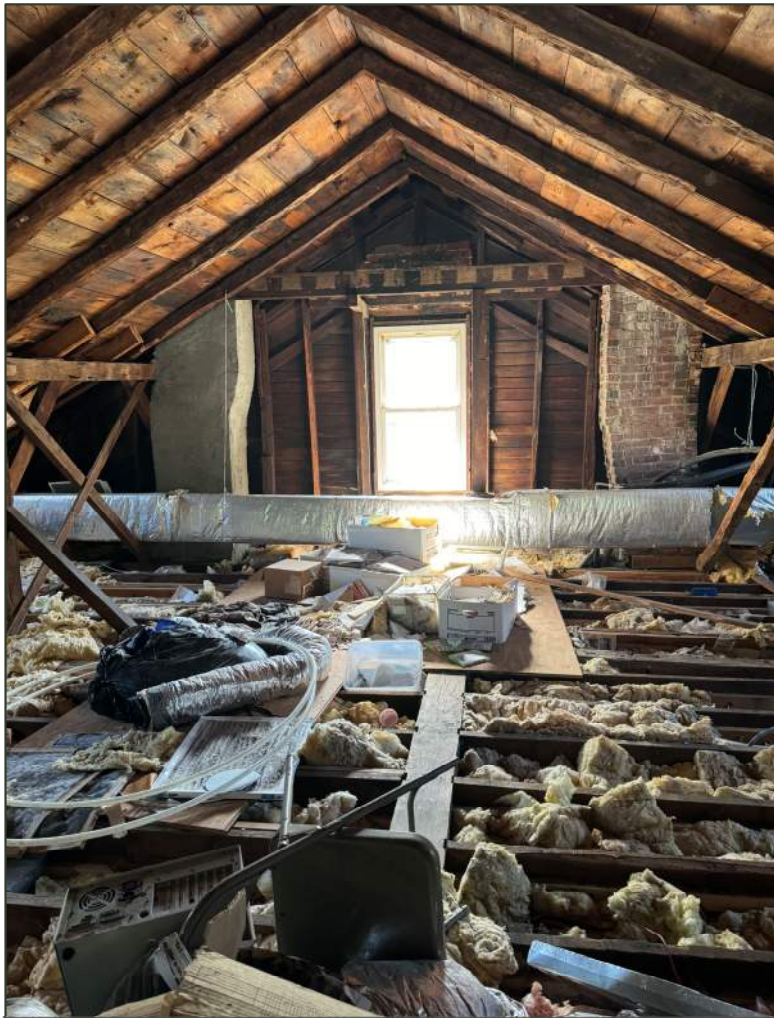
1 EXISTING NON CONFORMING SITE PLAN
SCALE 1/8" = 1'-0"

	Total Existing	Existing Non-Conforming	
	SF	SF	%
A. Motel	12,698	4,766	37.5%
Guest Accommodations	10,575	3,420	32.3%
Barn	1,403	1,346	95.9%
Cottage	720	0	0%
B. Training Center	18,144	10,454	57.6%
Main Building	18,144	10,454	57.6%
Total	30,842	15,220	49.3%

SITE PLAN: EXISTING STRUCTURES



THE TRAINING CENTER: EXTERIOR



THE TRAINING CENTER: INTERIOR

7 FOWLER ROAD – EXISTING CONDITION



2647 ROUTE 44 – PROPOSED CONDITION

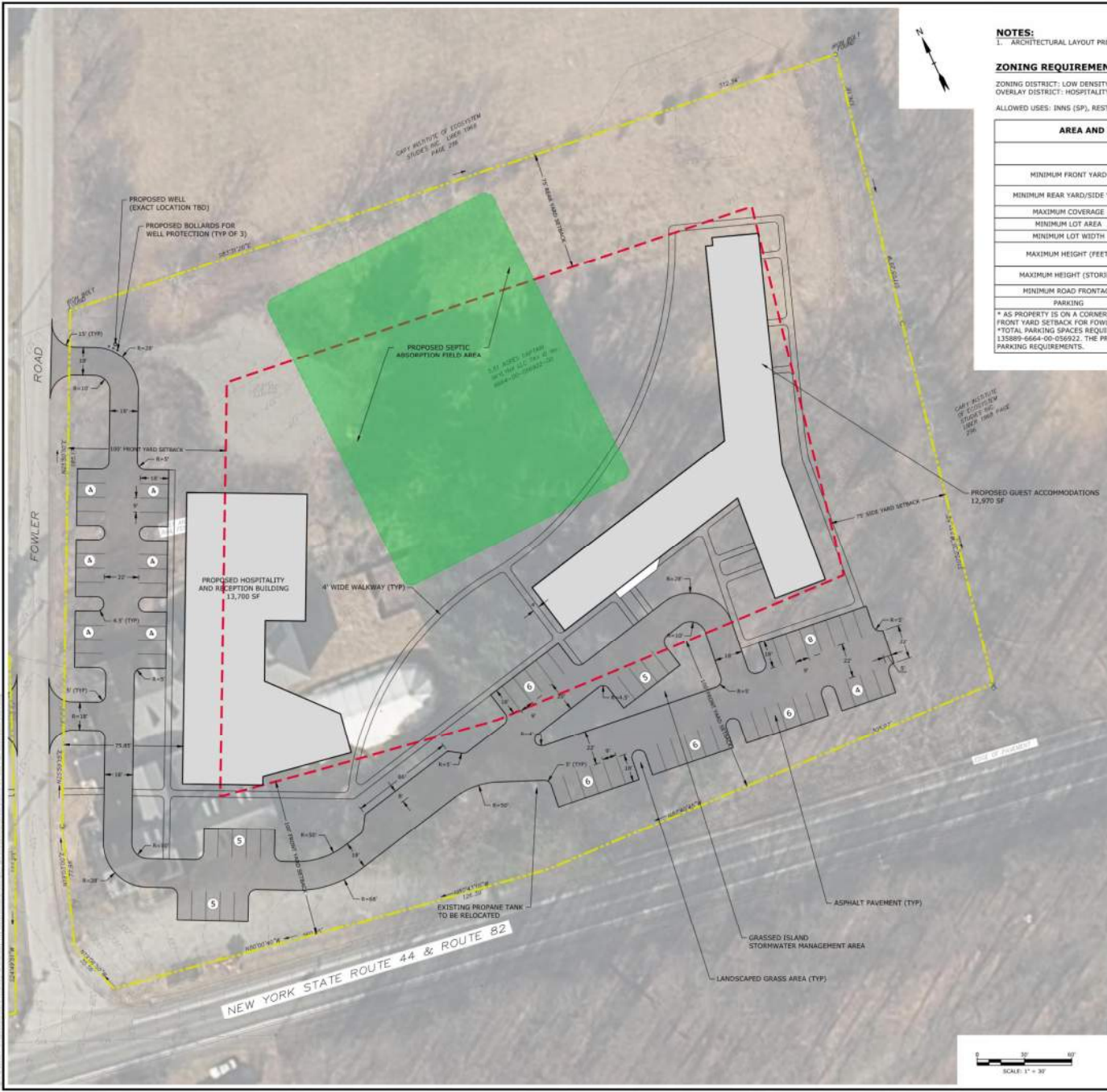
NOTES:
1. ARCHITECTURAL LAYOUT PROVIDED BY SLADE ARCHITECTURE.

ZONING REQUIREMENTS:

ZONING DISTRICT: LOW DENSITY RESIDENTIAL (RL-5)
OVERLAY DISTRICT: HOSPITALITY OVERLAY DISTRICT
ALLOWED USES: INNS (SP), RESTAURANT (SP), BAR (SP)

AREA AND BULK REQUIREMENTS FOR RL-5: LOW DENSITY RESIDENTIAL		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	100 FEET	WESTERN FRONT YARD: 75.7 FEET SOUTHERN FRONT YARD: 100 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	75 FEET
MAXIMUM COVERAGE	10 %	11.12 %
MINIMUM LOT AREA	5 ACRES	5.3 ACRES
MINIMUM LOT WIDTH	300 FEET	313 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	HOSPITALITY AND RECEPTION BUILDING: 27 FEET GUEST ACCOMMODATIONS: 28 FEET
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	HOSPITALITY AND RECEPTION BUILDING: 1 STORY GUEST ACCOMMODATIONS: 2 STORIES
MINIMUM ROAD FRONTAGE	300 FEET	420 FEET
PARKING	97 SPACES	75 SPACES

* AS PROPERTY IS ON A CORNER LOT, ROAD FRONTAGE CALCULATION IS BASED ON FRONT YARD SETBACK FOR ROUTE 44, NOT FRONT YARD SETBACK FOR FOWLER ROAD (SIDE STREET).
* TOTAL PARKING SPACES REQUIRED IS CALCULATED BASED ON THE USES OF THIS PARCEL AND PARCEL NO. 135889-6664-00-056922. THE PROJECT SITE WILL UTILIZE PARKING SPACES ON PARCEL NO. 135889-6664-00-056922 TO MEET PARKING REQUIREMENTS.



CONCEPT PLAN
ISSUED FOR
DISCUSSION

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

The Nelson 2
2647 Route 44

Captain Skylynx
LLC

Town of
Washington, NY

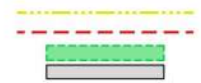
SERVICES PROVIDED IN NEW YORK
BY T&B ENGINEERING AND
LANDSCAPE ARCHITECTURE, P.C.
LANDSCAPE ARCHITECTURE IS A SEPARATE
LICENSED PROFESSION IN THE STATE OF NEW YORK.

DATE	DESCRIPTION
7/1/2024	PROJECT NO. AS174-001
7/1/2024	DATE
AS174-01-Site Plan Submission 2024.dwg	FILE
103	DRAWN BY
889	DESIGNED/CHECKED BY
889	APPROVED BY

PROPOSED CONDITIONS
SCALE: AS SHOWN
C-101

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- PROPOSED SEPTIC ABSORPTION FIELD
- PROPOSED BUILDING



7 FOWLER ROAD – PROPOSED CONDITION

ZONING REQUIREMENTS:

ZONING DISTRICT: LOW DENSITY RESIDENTIAL (RL-5)
 OVERLAY DISTRICT: HOSPITALITY OVERLAY DISTRICT
 ALLOWED USES: INNS (SP), SPA AND/OR FITNESS GYM (SP), POOL (SP)

AREA AND BULK REQUIREMENTS FOR RL-5: LOW DENSITY RESIDENTIAL		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	100 FEET	EASTERN FRONT YARD: 75.5 FEET SOUTHERN FRONT YARD: 100 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	89.8 FEET
MAXIMUM COVERAGE	10 %	6.6 %
MINIMUM LOT AREA	5 ACRES	3.8 ACRES
MINIMUM LOT WIDTH	300 FEET	318 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	GUEST SUITES: 30 FEET FITNESS BUILDING: 25 FEET
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	GUEST SUITES: 1 STORY FITNESS BUILDING: 1 STORY
MINIMUM ROAD FRONTAGE	300 FEET	226 FEET
PARKING	15 SPACES	48 SPACES

* AS PROPERTY IS ON A CORNER LOT, ROAD FRONTAGE CALCULATION IS BASED ON FRONT YARD SETBACK FOR ROUTE 44, NOT FRONT YARD SETBACK FOR FOWLER ROAD (SIDE STREET).
 *TOTAL PARKING SPACES REQUIRED IS CALCULATED BASED OF THE USES OF THIS PARCEL AND PARCEL NO. 135889-6664-00-056922. THE PROJECT SITE WILL UTILIZE PARKING SPACES ON PARCEL NO. 135889-6664-00-056922 TO MEET PARKING REQUIREMENTS.

NOTES:

1. ARCHITECTURAL LAYOUT PROVIDED BY SLADE ARCHITECTURE.



Tighe & Bond

CONCEPT PLAN
 ISSUED FOR
 DISCUSSION

THIS DOCUMENT IS RELEASED
 TEMPORARILY FOR PROGRESS REVIEW ONLY.
 IT IS NOT INTENDED FOR RECORDING OR
 CONSTRUCTION PURPOSES.

The Nelson 1
 7 Fowler Rd

Commander
 Starscream LLC

Town of
 Washington, NY

SERVICES PROVIDED IN NEW YORK
 BY T&B ENGINEERING AND
 LANDSCAPE ARCHITECTURE, P.C.
QUALIFIED AS REQUIRED TO THIS ACCOUNT IS A CERTIFICATE
 OF REGISTRATION WITH THE NEW YORK STATE EDUCATION LAW

MARK	DATE	DESCRIPTION
PROJECT NO:	AS076-002	
DATE:	7/2/2024	
FILE:	AS076-01-Site Plan Submission 2024.dwg	
DRAWN BY:	HSC	
DESIGNED/CHECKED BY:	BAN	
APPROVED BY:	BAN	

PROPOSED CONDITIONS

SCALE: AS SHOWN

C-101

HOS OVERLAY AND ZONING ASSESSMENT

- **Natural Resource Inventory Assessment**
 - Historical/Cultural
 - Soils – wastewater and stormwater management
 - Wetlands & Watercourses
 - Biodiversity
- **Hospitality Overlay Assessment**
 - Special Permit Standards
- **RL-5 Zoning Assessment**
 - Dimensional Requirements
- **Other Town zoning standards**
 - Sec. 328 – Wetlands and Watercourse
 - Sec. 335 – Erosion and Sediment Control
 - Sec. 344 – Scenic Roads
 - Sec. 356 – Architectural Projections
- **Aquifer Overlay**

NEXT STEPS

- **Prepare complete submission for Special Permit & Site Plan**
- **Prepare Detail Design Plans**
- **Undertake Supplement Studies**
- **Commence SEQRA**