



**WOODSTOCK GARDENS**  
 7 GUEST SUITES • ECO-LODGING  
 HC ZONING DISTRICT MOTEL SUP APPLICATION MASTER SITE PLAN  
 1-5 CALAMAR LANE • WOODSTOCK NY 12498

**ASHOKAN**  
 ARCHITECTURE & PLANNING

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PERMIT SET

CONST. SET

SITE PLAN WITH SIX BUILDINGS & SEVEN UNITS

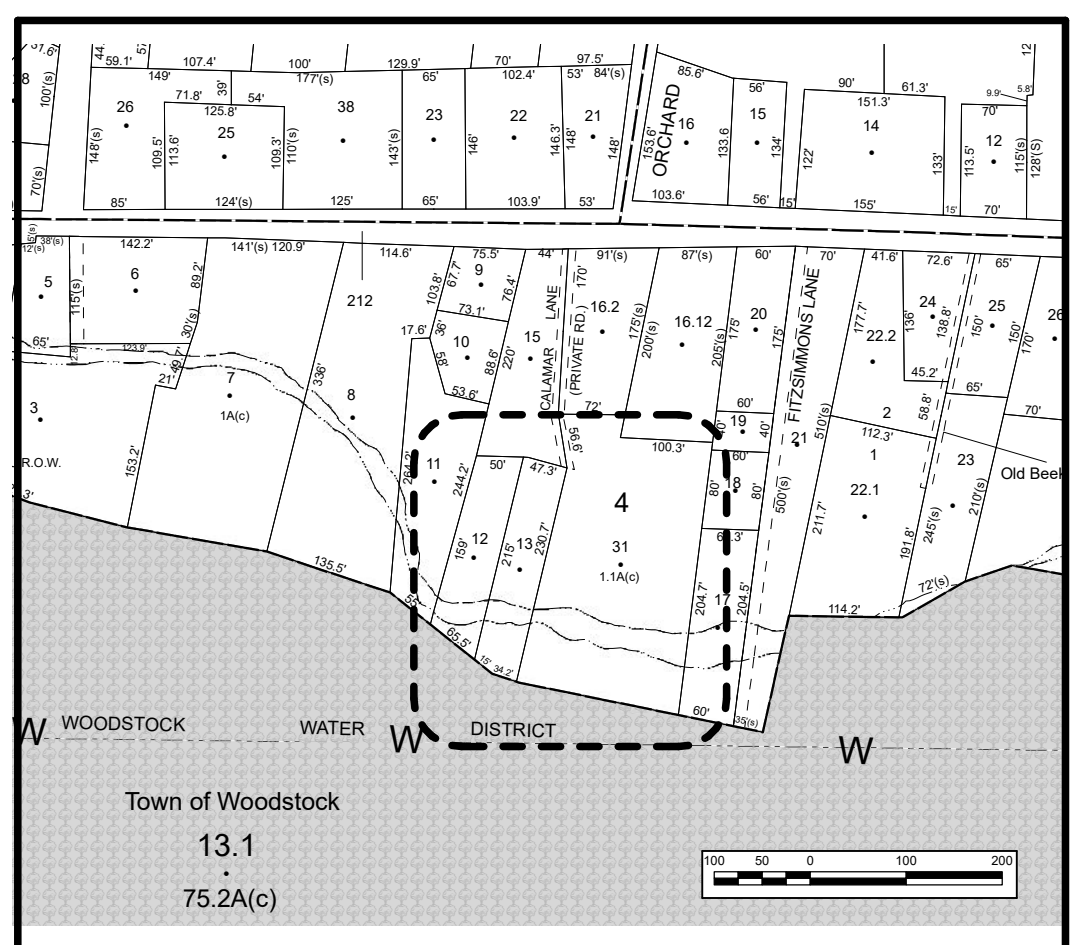
Planning Board SUP & SPR  
 Revised Submittal Set 8/28/2023

SUP & SPR SITE PLAN

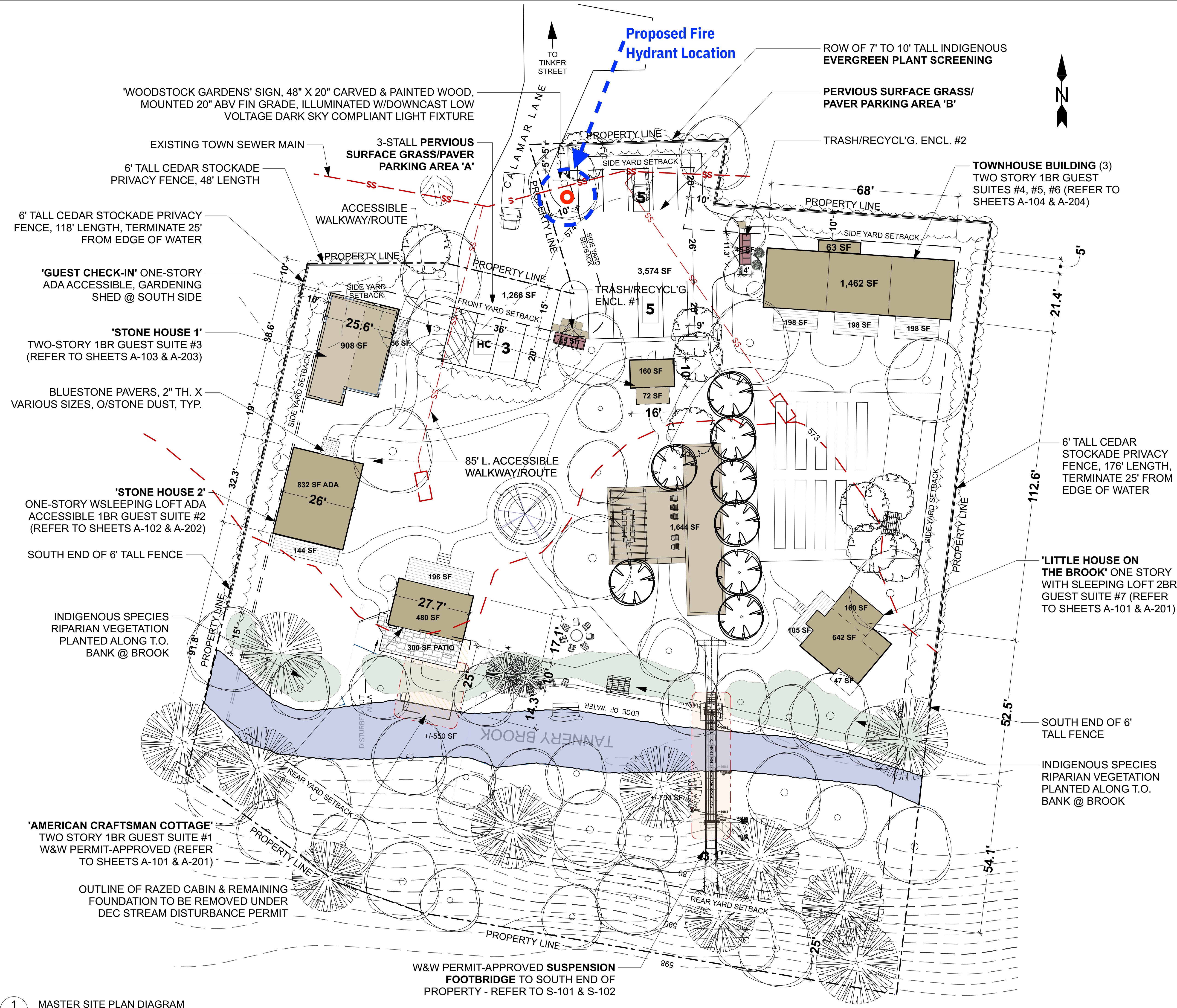
SCALE: AS NOTED SHEET #  
 DRAWN BY: BW & HMK  
 INITIAL DATE: 5/10/2023  
 DRAWING NAME: **G-001**

WOODSTOCK GARDENS – AREA AND BULK TABLE		
HC District Regulation	Zoning Required	Proposed
<b>1 CALAMAR LANE</b>		
Minimum Lot Area, Square Feet	10,000	44,935
Maximum Structure Coverage, Percentage	25	19.2%
Minimum Open Space, Percentage	25	52.8%
Minimum Lot Width, Feet	60	169.4
Minimum Front Yard Setback, Feet	15	15
Minimum Side Yard Setback, Feet	10	10
Minimum Rear Yard Setback, Feet	25	25
Floor Area Ratio (FAR)	0.63	0.08
<b>3 CALAMAR LANE</b>		
Minimum Lot Area, Square Feet	10,000	10,084
Maximum Structure Coverage, Percentage	25	22.3%
Minimum Open Space, Percentage	25	66.0%
Minimum Lot Width, Feet	60	47.8
Minimum Front Yard Setback, Feet	15	20
Minimum Side Yard Setback, Feet	10	10
Minimum Rear Yard Setback, Feet	25	64.5
Floor Area Ratio (FAR)	0.63	0.08
<b>5 CALAMAR LANE</b>		
Minimum Lot Area, Square Feet	10,000	9,835
Maximum Structure Coverage, Percentage	25	19.9%
Minimum Open Space, Percentage	25	56.0%
Minimum Lot Width, Feet	60	47.8
Minimum Front Yard Setback, Feet	15	15
Minimum Side Yard Setback, Feet	10	10
Minimum Rear Yard Setback, Feet	25	86.5
Floor Area Ratio (FAR)	0.63	0.28
<b>1-5 CALAMAR LANE - PROPOSED LOT COMBINATION FOR 7 GUEST SUITES</b>		
Minimum Lot Area, Square Feet	10,000	64,854
Maximum Structure Coverage, Percentage	25	19.8%
Minimum Open Space, Percentage	25	62.0%
Minimum Lot Width, Feet	60	243.5
Minimum Front Yard Setback, Feet	15	15
Minimum Side Yard Setback, Feet	10	10
Minimum Rear Yard Setback, Feet	25	25
Floor Area Ratio (FAR)	0.63	0.11

1-5 Calamar Lane – List of Contiguous Property Owners	
S/B/L	Owner / Mailing Address
27.13-1-13.100	Town of Woodstock / 45 Comeau Drive, Woodstock NY 12498
27.54-4-11	Elliot Fine / 33 Homestead Lane, PO Box 326, Roosevelt NJ 08555
27.54-4-15	Gregory Stengel / 121 Walworth Avenue, Scarsdale NY 10583
27.54-4-16.200	Gregory Stengel / 121 Walworth Avenue, Scarsdale NY 10583
27.54-4-16.120	Gregory Stengel / 121 Walworth Avenue, Scarsdale NY 10583
27.54-4-19	Eric Sobaczewski / 6 Fitzsimmons Lane, Woodstock NY 12498
27.54-4-18	William: Trust Lee / 130 Mazie Drive, Pleasant Hill CA 94523
27.54-4-17	JLin Properties LLC / 10 Fitzsimmons Lane, Woodstock NY 12498



SHEET NO.	TITLE
G-001	MOTEL SUP / SPR SITE PLAN
G-002	SITE LANDSCAPE & HARDSCAPE PLAN
G-003	KEY REFERENCE SITE PLAN & ENCLOSURES
G-004	CONSTRUCTION & ENVIRONMENTAL DETAILS
G-005	CIVIL SITE SURVEY & HISTORIC CONDITIONS
A-101	GUEST SUITE NO. 1 FLOOR PLANS (W&W PERMITTED)
A-201	GUEST SUITE UNIT NO. 1 EXTERIOR ELEVATIONS
A-102	GUEST SUITE NO. 2 ADA FLOOR PLANS
A-202	GUEST SUITE NO. 2 EXTERIOR ELEVATIONS
A-103	GUEST SUITE NO. 3 FLOOR PLANS
A-203	GUEST SUITE NO. 3 EXTERIOR ELEVATIONS
A-104	GUEST SUITE NO. 4/5/6 FLOOR PLANS
A-204	GUEST SUITE NO. 4/5/6 EXTERIOR ELEVATIONS
A-107	GUEST SUITE NO. 7 FLOOR PLANS
A-207	GUEST SUITE NO. 7 EXTERIOR ELEVATIONS
S-101	SUSPENSION FOOTBRIDGE (W&W PERMITTED)



**1** MASTER SITE PLAN DIAGRAM  
 SCALE: 1/16" = 1'-0"

W&W PERMIT-APPROVED SUSPENSION FOOTBRIDGE TO SOUTH END OF PROPERTY - REFER TO S-101 & S-102

6' TALL CEDAR STOCKADE PRIVACY FENCE, 176' LENGTH, TERMINATE 25' FROM EDGE OF WATER

'LITTLE HOUSE ON THE BROOK' ONE STORY WITH SLEEPING LOFT 2BR GUEST SUITE #7 (REFER TO SHEETS A-101 & A-201)

SOUTH END OF 6' TALL FENCE

INDIGENOUS SPECIES RIPARIAN VEGETATION PLANTED ALONG T.O. BANK @ BROOK

'GUEST CHECK-IN' ONE-STORY ADA ACCESSIBLE, GARDENING SHED @ SOUTH SIDE

'STONE HOUSE 1' TWO-STORY 1BR GUEST SUITE #3 (REFER TO SHEETS A-103 & A-203)

'STONE HOUSE 2' ONE-STORY WSLEEPING LOFT ADA ACCESSIBLE 1BR GUEST SUITE #2 (REFER TO SHEETS A-102 & A-202)

'AMERICAN CRAFTSMAN COTTAGE' TWO STORY 1BR GUEST SUITE #1 W&W PERMIT-APPROVED (REFER TO SHEETS A-101 & A-201)

OUTLINE OF RAZED CABIN & REMAINING FOUNDATION TO BE REMOVED UNDER DEC STREAM DISTURBANCE PERMIT

'WOODSTOCK GARDENS' SIGN, 48" X 20" CARVED & PAINTED WOOD, MOUNTED 20" ABV FIN GRADE, ILLUMINATED W/DOWNCAST LOW VOLTAGE DARK SKY COMPLIANT LIGHT FIXTURE

EXISTING TOWN SEWER MAIN  
 6' TALL CEDAR STOCKADE PRIVACY FENCE, 48' LENGTH

6' TALL CEDAR STOCKADE PRIVACY FENCE, 118' LENGTH, TERMINATE 25' FROM EDGE OF WATER

BLUESTONE PAVERS, 2" TH. X VARIOUS SIZES, O/STONE DUST, TYP.

85' L. ACCESSIBLE WALKWAY/ROUTE

SOUTH END OF 6' TALL FENCE

INDIGENOUS SPECIES RIPARIAN VEGETATION PLANTED ALONG T.O. BANK @ BROOK

REAR YARD SETBACK

PROPERTY LINE

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Proposed Fire Hydrant Location

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ROW OF 7' TO 10' TALL INDIGENOUS EVERGREEN PLANT SCREENING

PERVIOUS SURFACE GRASS/PAVER PARKING AREA 'B'

TRASH/RECYCL'G. ENCL. #2

TOWNHOUSE BUILDING (3) TWO STORY 1BR GUEST SUITES #4, #5, #6 (REFER TO SHEETS A-104 & A-204)

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