

Wildberry Lodge & Spa

New Paltz, NY



Permitted Use DEIS Preferred Alternative

Conceptual Site Plan

Presented by Steve & Shelley Turk

Wildberry Lodge & Botanical Spa

DEIS Preferred Alternative - Permitted Use

Project Summary:

The Applicant is proposing a Preferred Alternative Plan for the proposed project, known as The Wildberry Lodge & Botanical Spa, that would undergo a comprehensive study in the DEIS. The use would be an upscale, independent, boutique hotel. The Applicant envisions the hotel as a wellness destination with a natural, botanical theme. Initially the hotel would consist of 90 rooms, but would be designed to potentially expand to a maximum of 140 guest rooms in the future. The hotel will be one to three stories in height, which will likely require a height variance. As a “Hotel” use, which is a permitted use in the Town of New Paltz B-2 and I-1 zoning districts, subject to additional standards outlined in Section 140-52, a zoning amendment would not be required for this Alternative.

The accessory uses proposed for the Preferred Alternative are considered customary and incidental to a Hotel use, and include a Spa & Wellness Center, Event & Conference Facilities, full-service restaurants and outdoor amenities.

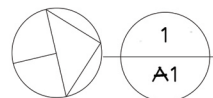
The Spa & Wellness Center will include a full-service spa with 8-10 therapy rooms, an open space studio for Yoga, Pilates and Meditation, a fitness center, mineral springs, and an indoor/outdoor pool and tennis courts. The Spa & Wellness Center will be available to hotel guests as well as members of the public by reservation, with hotel guests receiving priority bookings.

There are two Event & Conference Facilities planned. The first is a multi-purpose space in a stand-alone, 10,000-square-foot building. This facility will have one main space, about 4,500 square feet in size, designed to host medium-scale events for about 300 attendees, and two, smaller breakout rooms for approximately 30 people each. The second event space, designed for smaller events for approximately 150 attendees, would be a 3,000-square-foot space attached to the hotel. The Event & Conference Facilities will be adjacent to the hotel, but will have separate entrances and parking.

A restaurant, approximately 3,000 square feet in size, will be attached to the hotel’s lobby but will operate as a standalone restaurant. Based on demand in the future, another 6,000-square-foot standalone restaurant may be located next to the larger Event & Conference Facility.

The hotel’s natural, botanical themed outdoor amenities will feature a Butterfly Conservatory, approximately 4,000 square-feet in size, walking and sculpture gardens throughout the property, a bird watching sanctuary, and an open-air amphitheater with space for about 300 people seated on a grassed surface. Wellness amenities include a Tree House Canopy, Zip Lines, and a Ropes Course. All of these amenities will be available for a fee to hotel guests and the public.

Similar examples of destination hotel facilities in the region includes the Emerson Resort & Spa, Buttermilk Falls, Diamond Mills Hotel, and Mohonk Mountain House.



Wildberry Lodge & Spa Conceptual Site Plan

HOTEL - A

PHASE I-
CHECK IN - FRONT DESK - ADMIN OFFICE
LOCAL MERCHANDISE AND CRAFT SHOP
90 GUEST ROOMS

PHASE II-
30-50 GUEST ROOMS

EVENT SPACE - B

EVENT SPACE FOR APPROX. 150 PEOPLE
DEMONSTRATION KITCHEN

RESTAURANT - C

INTERNAL HOTEL RESTAURANT
SERVING BREAKFAST, LUNCH AND DINNER

SPA-FITNESS-WELLNESS - D

8-10 THERAPY ROOMS
LOCKER ROOMS
OPEN SPACE STUDIO FOR YOGA, PILATES, MEDITATION
FITNESS CENTER
MINERAL SPRING, INDOOR- OUTDOOR POOL
PRIVATE GARDEN; MEDITATION AREA
TENNIS COURTS

CONFERENCE CENTER - E

FUTURE RESTAURANT - F

BUTTERFLY CONSERVATORY - G

AMPHITHEATER - H



