

R1: Project Summary

Restful Refuge Retreats

Location: Mount Tremper, Town of Shandaken, NY

SBL 25.11-1-22.311 (5305 Rt 212 Mt. Tremper)

Use Type: Vacation Colony (low-impact wellness retreat – 6 cabins and one administrative building)

Overview:

Restful Refuge Retreat is a small, wellness-oriented development designed for individuals seeking solitude, quiet, and personal restoration. The project proposes **six prefabricated A-frame cabins** situated on approximately **5.44 wooded acres**, plus a **residence/management building**. Each cabin is designed for **one guest (or a couple)** and will support quiet, self-guided mindfulness activities such as reading, yoga, and meditation.

Operations & Guest Experience:

- The retreat operates as a **self-guided experience** — there will be **no events, group programs, or public gatherings**.
- Guests will spend most of their stay in **silence**, with minimal movement on and off the property.
- The majority of guests will arrive **via the NYC Trailways Bus**, minimizing vehicular traffic and parking needs.
- Check-in and communication will be handled digitally for the majority of guest touchpoints.

Visual & Environmental Compatibility:

- The **A-frame cabins** are compact, modern structures featuring a **matte black exterior, wood accents, and simple geometric lines** that blend naturally with the wooded setting. Dimensions of A-frame Cabins 14'W x 30'L x 19'H', to include porch of 10'Wx12'L
- Their **low roofline, earth-tone palette, and non-reflective finishes** help them visually recede into the landscape rather than dominate it.
- Each cabin will sit on a **modest post-and-beam foundation**, minimizing site disturbance and preserving existing grades and vegetation.
- **Exterior lighting** will be minimal, downward-facing, and fully shielded to reduce light pollution.

- The **layout preserves existing trees**, follows natural contours, and incorporates screening between cabins and property boundaries.

Infrastructure:

All cabins will be connected to a **shared well and septic system** designed to meet **Ulster County Health Department** and DEP standards.

- Underground utilities will reduce visual impact and protect natural sightlines.
- Limited parking will be located near the entrance to avoid encroaching on natural areas.
- A **residence/management building**, to be constructed in compatible appearance, will provide living space for groundskeeper but will not host guests or public functions.

Conformance with Town Standards:

- The **scale and layout** of the project are in harmony with surrounding land use and the intent of the zoning district.
- The **design and materials** are consistent with the rural character of Mount Tremper and will not discourage appropriate development of adjacent properties.
- The **limited traffic, self-contained parking**, and **screened design** ensure compatibility with nearby residences and the natural landscape.