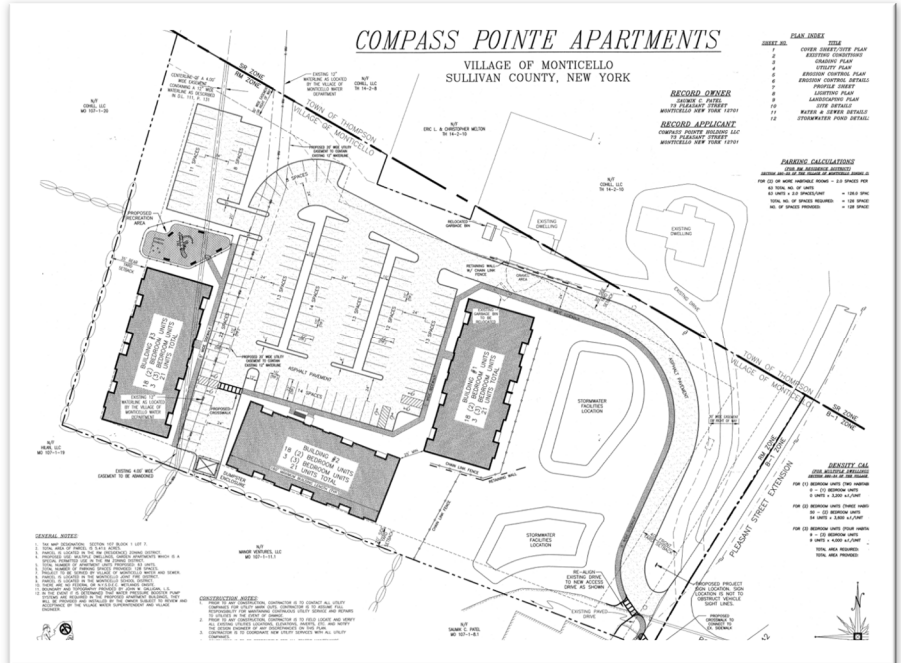


APPROVED FOR APARTMENTS

“Compass Pointe & Little Compass”

- **Compass Pointe** is an approved 63 unit apartment complex, to be built.
Building permit is in-hand.
3 buildings, 3 stories each.
54 2-bedrooms & 9 3-bedrooms
- **Little Compass** is an existing 4 unit house plus a small cottage, all of which is currently rented & occupied.



- 12 Acres located in the Village of Monticello & Town of Thompson
- Municipal Water & Sewer
- Located on Pleasant Street Extension, behind Beer World.
(Note Beer World has a small easement over a corner of the property, see site plan.)



Building Better Communities With...



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



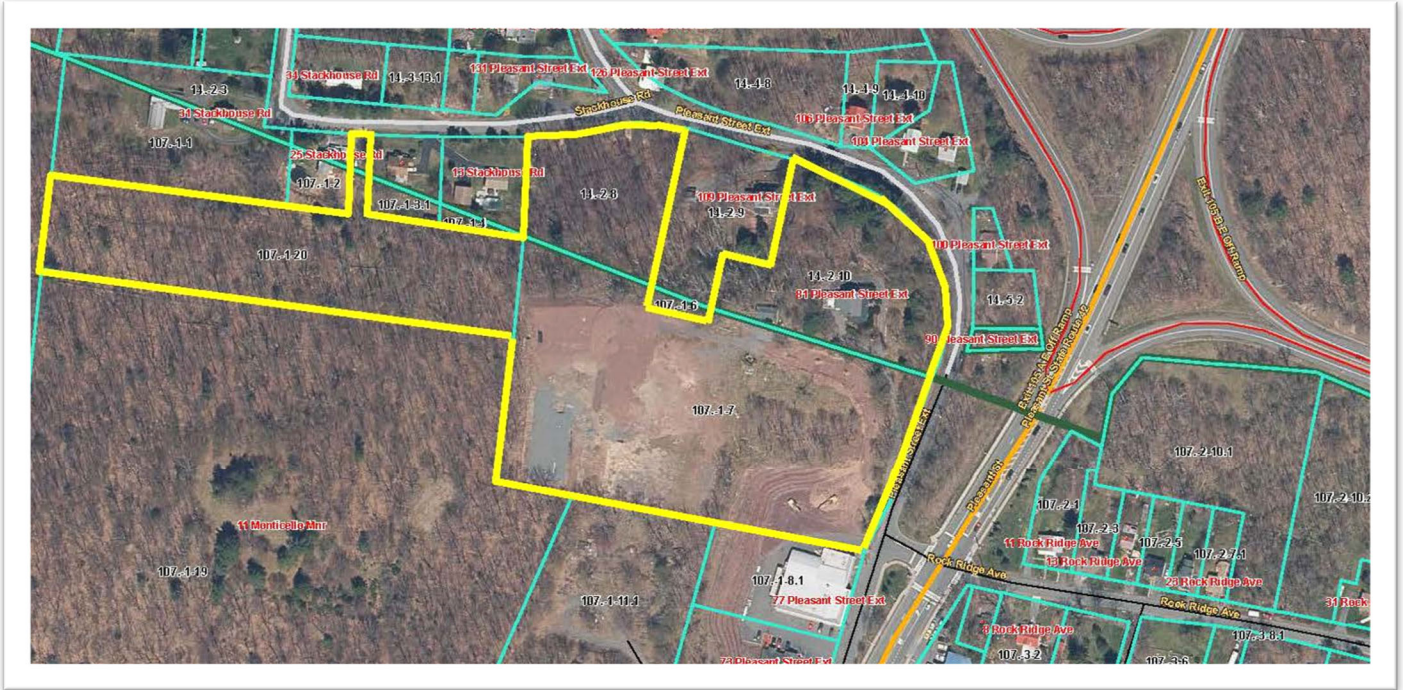
Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

WWW.RANDCOMMERCIAL.COM

OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE

APPROVED FOR APARTMENTS



- 5 Tax Parcels included: Village of Monticello 107-1-7 & 20 Town of Thompson 14-2-8, 10, 17



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RJ Smith



John Lavelle



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COMPASS POINTE APARTMENTS

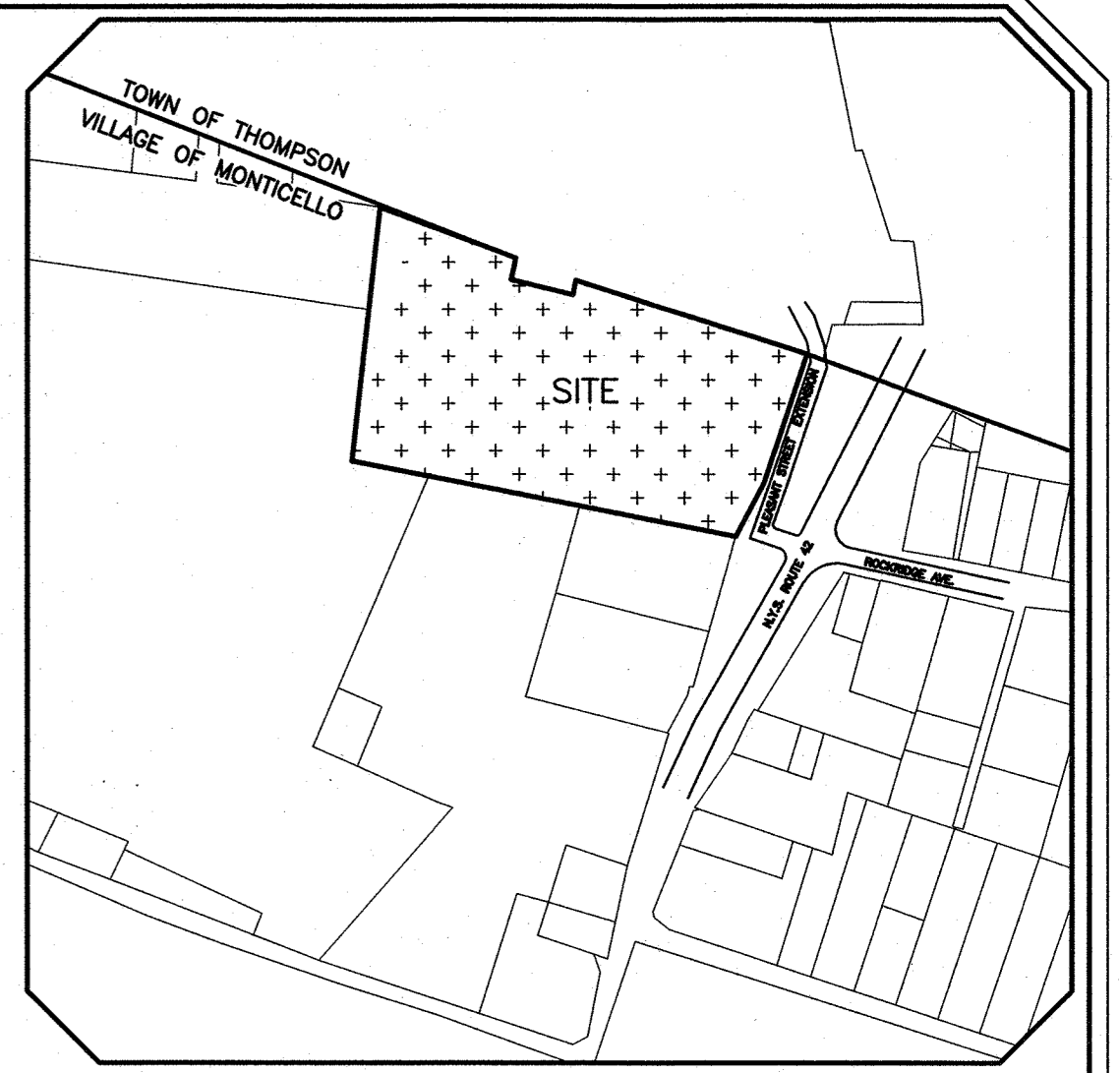
VILLAGE OF MONTICELLO
SULLIVAN COUNTY, NEW YORK

RECORD OWNER
SAUMIK C. PATEL
73 PLEASANT STREET
MONTICELLO NEW YORK 12701

RECORD APPLICANT
COMPASS POINTE HOLDING LLC
73 PLEASANT STREET
MONTICELLO NEW YORK 12701

PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET/SITE PLAN
2	EXISTING CONDITIONS
3	GRADING PLAN
4	UTILITY PLAN
5	EROSION CONTROL PLAN
6	EROSION CONTROL DETAILS
7	PROFILE SHEET
8	LIGHTING PLAN
9	LANDSCAPING PLAN
10	SITE DETAILS
11	WATER & SEWER DETAILS
12	STORMWATER POND DETAILS



LOCATION MAP

PARKING CALCULATIONS
(FOR RM RESIDENCE DISTRICT)
SECTION 280-34 OF THE VILLAGE OF MONTICELLO ZONING CODE

FOR (2) OR MORE HABITABLE ROOMS - 2.0 SPACES PER UNIT

63 TOTAL NO. OF UNITS	=	126.0 SPACES
63 UNITS x 2.0 SPACES/UNIT	=	126.0 SPACES
TOTAL NO. OF SPACES REQUIRED:	=	126 SPACES
NO. OF SPACES PROVIDED:	=	128 SPACES

BULK REQUIREMENTS
ZONE RM (RESIDENCE DISTRICT)
SPECIAL USE GROUP: MULTIPLE DWELLINGS, GARDEN APARTMENTS

	MIN. REQUIRED	PROVIDED
LOT AREA (S.F.)	10,000	235,660
LOT WIDTH (FT.)	100	345
FRONT YARD (FT.)	40	>40
SIDE YARD (FT.)	20	20
BOTH SIDE YARDS (FT.)	50	>50
REAR YARD (FT.)	35	35
MAX. PERMITTED		
BUILDING HEIGHT (FT.)	35	35
LOT COVERAGE (%)	20	13.0

USABLE OPEN SPACE CALCULATIONS
(FOR MULTIPLE DWELLINGS, GARDEN APARTMENTS)
SECTION 280-34 OF THE VILLAGE OF MONTICELLO ZONING CODE

FOR (1) BEDROOM UNITS (TWO HABITABLE ROOMS)- 300 s.f. PER UNIT

0 - (1) BEDROOM UNITS	=	00,000 s.f.
0 UNITS x 300 s.f./UNIT	=	00,000 s.f.

FOR (2) BEDROOM UNITS (THREE HABITABLE ROOMS)- 400 s.f. PER UNIT

54 - (2) BEDROOM UNITS	=	21,600 s.f.
54 UNITS x 400 s.f./UNIT	=	21,600 s.f.

FOR (3) BEDROOM UNITS (FOUR HABITABLE ROOMS)- 600 s.f. PER UNIT

9 - (3) BEDROOM UNITS	=	5,400 s.f.
9 UNITS x 600 s.f./UNIT	=	5,400 s.f.

TOTAL AREA REQUIRED: = 27,000 s.f. = 0.62 acres
TOTAL AREA PROVIDED: = >2.62 acres

DENSITY CALCULATIONS
(FOR MULTIPLE DWELLINGS, GARDEN APARTMENTS)
SECTION 280-34 OF THE VILLAGE OF MONTICELLO ZONING CODE

FOR (1) BEDROOM UNITS (TWO HABITABLE ROOMS)- 3,200 s.f. PER UNIT

0 - (1) BEDROOM UNITS	=	00,000 s.f.
0 UNITS x 3,200 s.f./UNIT	=	00,000 s.f.

FOR (2) BEDROOM UNITS (THREE HABITABLE ROOMS)- 3,600 s.f. PER UNIT

50 - (2) BEDROOM UNITS	=	180,000 s.f.
54 UNITS x 3,600 s.f./UNIT	=	194,400 s.f.

FOR (3) BEDROOM UNITS (FOUR HABITABLE ROOMS)- 4,000 s.f. PER UNIT

9 - (3) BEDROOM UNITS	=	36,000 s.f.
9 UNITS x 4,000 s.f./UNIT	=	36,000 s.f.

TOTAL AREA REQUIRED: = 230,400 s.f. = 5.29 acres
TOTAL AREA PROVIDED: = 5.41 acres

DATE	DESCRIPTION	INITIALS
9-12-19	AS PER VILLAGE ENGINEER LETTER DATED 9-9-19	CJP
9-14-19	AS PER CONDITIONS OF P.B. FINAL APPROVAL	CJP
7-19-19	SWPPP PREPARATION	CJP
3-8-19	REVISE TO MULTI-GARDEN-APTS USE LAYOUT	JJP
2-28-19	AS PER VILLAGE TRAFFIC CONSULTANT COMMENTS	JJP
2-13-19	PLAN SET PREP	JJP
9-25-18	ADDED CONCEPTUAL LANDSCAPE SCREENING	JJP
9-7-18	ROTATE (1) BUILDING, ADDED PARKING VARIANCES	JJP
8-27-18	ROTATE BUILDINGS & ASSOCIATED PARKING	JJP
6-27-18	ADDED REC AREAS, REVISED BEDROOM COUNT	JJP
6-4-18	SKETCH SITE PLAN PREPARATION DATE	JJP

MAP CHECK DATE: 06/06/00 | INTAILED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 284-0008

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-6646

JOSEPH A. PIETRZAK, P.E.
LICENSE NO. 050023

MICHAEL F. PFAU, P.E.
LICENSE NO. 050023

9-12-19

COMPASS POINTE APARTMENTS
VILLAGE OF MONTICELLO
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE
COVER SHEET/SITE PLAN

SECTION 107 BLOCK 1 LOT 7

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7205, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 1 D.E.C. SHEET NO. 1 OF 12
N.A. OF N.A. N.A. OF N.A.

SCALE 1"=30'
CAD REFERENCE WORKING PROJECT NUMBER 18113.01

N/F COHILL, LLC
MO 107-1-20

N/F ERIC L. & CHRISTOPHER MELTON
TH 14-2-10

N/F COHILL, LLC
TH 14-2-10

N/F HILAN, LLC
MO 107-1-19

N/F MANOR VENTURES, LLC
MO 107-1-11.1

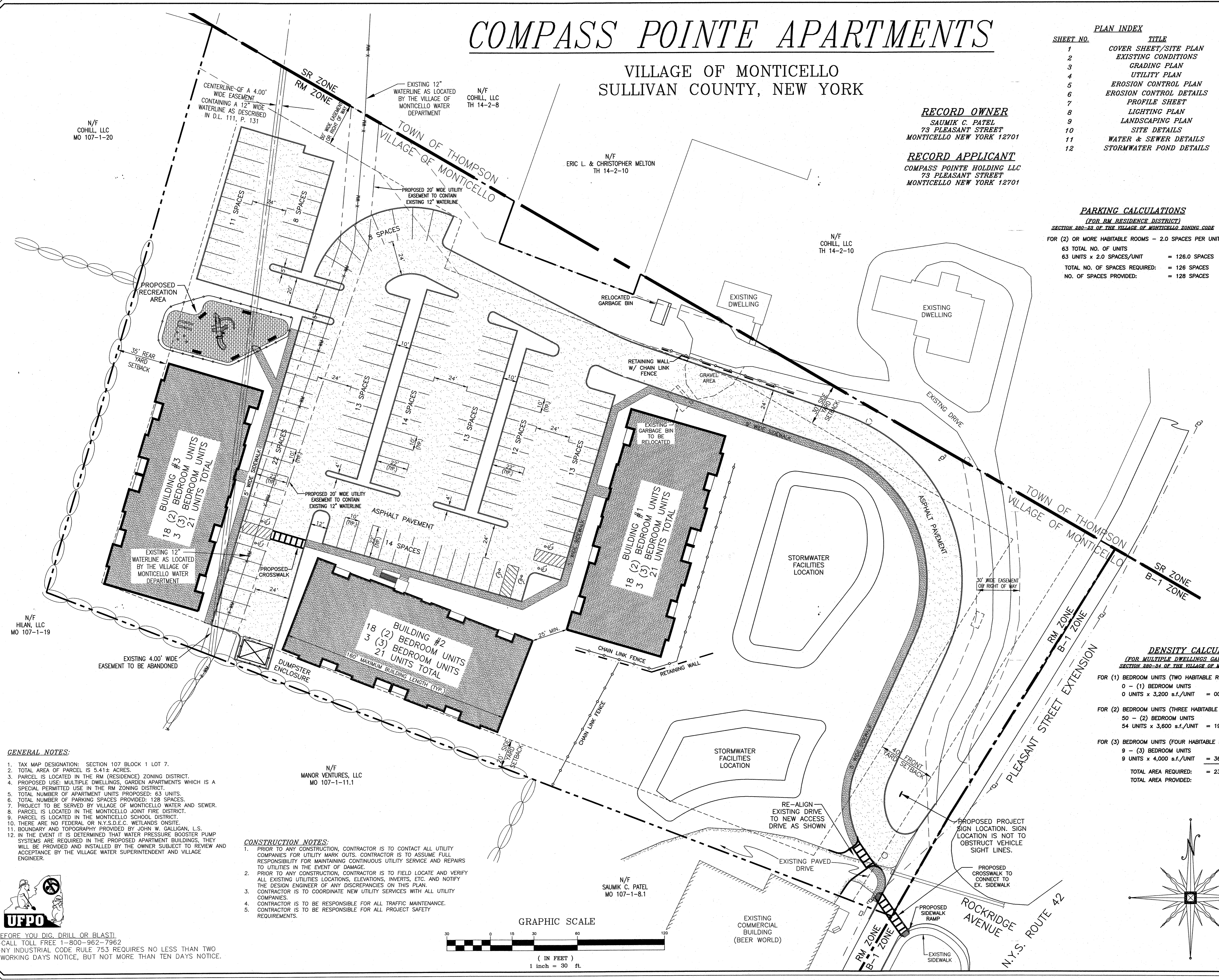
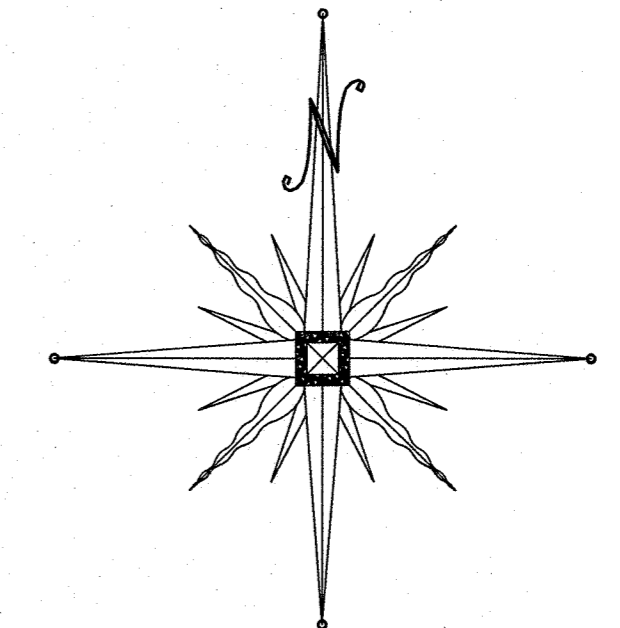
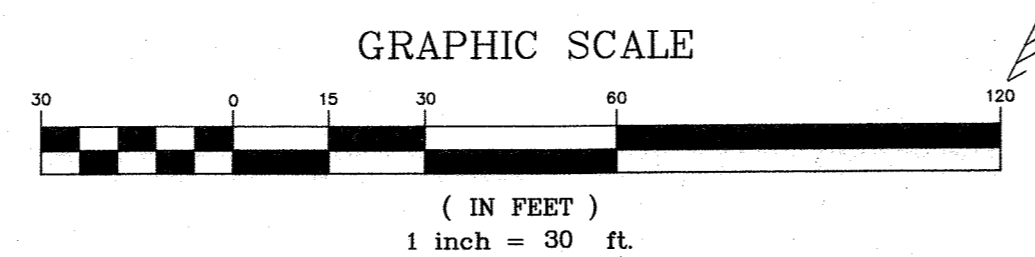
N/F SAUMIK C. PATEL
MO 107-1-8.1

- GENERAL NOTES:**
- TAX MAP DESIGNATION: SECTION 107 BLOCK 1 LOT 7.
 - TOTAL AREA OF PARCEL IS 5.41± ACRES.
 - PARCEL IS LOCATED IN THE RM (RESIDENCE) ZONING DISTRICT.
 - PROPOSED USE: MULTIPLE DWELLINGS, GARDEN APARTMENTS WHICH IS A SPECIAL PERMITTED USE IN THE RM ZONING DISTRICT.
 - TOTAL NUMBER OF APARTMENT UNITS PROPOSED: 63 UNITS.
 - TOTAL NUMBER OF PARKING SPACES PROVIDED: 128 SPACES.
 - PROJECT TO BE SERVED BY VILLAGE OF MONTICELLO WATER AND SEWER.
 - PARCEL IS LOCATED IN THE MONTICELLO JOINT FIRE DISTRICT.
 - PARCEL IS LOCATED IN THE MONTICELLO SCHOOL DISTRICT.
 - THERE ARE NO FEDERAL OR N.Y.S.D.E.C. WETLANDS ONSITE.
 - BOUNDARY AND TOPOGRAPHY PROVIDED BY JOHN W. GALLIGAN, L.S.
 - IN THE EVENT IT IS DETERMINED THAT WATER PRESSURE BOOSTER PUMP SYSTEMS ARE REQUIRED IN THE PROPOSED APARTMENT BUILDINGS, THEY WILL BE PROVIDED AND INSTALLED BY THE OWNER SUBJECT TO REVIEW AND ACCEPTANCE BY THE VILLAGE WATER SUPERINTENDENT AND VILLAGE ENGINEER.

- CONSTRUCTION NOTES:**
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
 - PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
 - CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

UFPO

BEFORE YOU DIG, DRILL, OR BLAST!
CALL TOLL FREE 1-800-962-7962
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.



THIS SITE PLAN, BASED ON A SURVEY BY JOHN W. GALLIGAN, LL5, OF MONTICELLO, NY, DATED JULY 8, 2014, IS SCHEMATIC IN NATURE & IS NOT INTENDED FOR USE AS A FORMAL SURVEY.

PROPERTY LINE
SBL# 14.-2-10
2.13 +/- ACRES
SR - Suburban Residential

OWNER:
COMPASS POINTE HOLDINGS LLC
590 Route 211 E
Middletown NY 10941

250-15 CORNER LOTS:
FRONT YARD ON STREET WITH
(1) SIDE YARD & (1) REAR YARD

WITH MUNICIPAL WATER & SEWER,
40' FRONT & REAR YARD SETBACKS
WITH 15' MIN. SIDE YARD ONE SIDE
& 40' TOTAL SIDE YARD SETBACKS

ADD NEW CRUSHED
STONE & PAVING FOR
(7) PARKING SPACES

ADD NEW PAVING FOR
(2) PARKING SPACES

EXISTING PAVED DRIVEWAY
IN 30' WIDE RIGHT-OF-WAY

SEWER SYSTEM
CLEAN-OUT

UTILITY POLE &
OVERHEAD WIRES

EXISTING PAVED DRIVEWAY
IN 30' WIDE RIGHT-OF-WAY

ROCKRIDGE
AVENUE

ROUTE 42

TOWN OF THOMPSON
VILLAGE OF MONTICELLO

MUNICIPAL
BOUNDARY LINE

Now or Formerly
Lands of
MELTON

Now or Formerly
Lands of
SAUMIK C. PATEL

PARKING REQUIREMENTS

MINIMUM PARKING SPACE SIZE: 10' x 20'

1-2 FAMILY DWELLING --> 2 SPACES PER UNIT
MULTI-FAMILY - 2-BED or less APTS. --> 1 1/2 SPACES PER UNIT
MULTI-FAMILY - 3-BED or more APTS. --> 2 SPACES PER UNIT

COTTAGE = 2 PARKING SPACES
4 APTS (1, 2 or 3 BED) = 7 PARKING SPACES

DRIVEWAY MAY COUNT AS 1 PARKING SPACE

REQUIRED PARKING SPACES: 9 ACTUAL PARKING SPACES: 9

ZONING BULK TABLE

ZONING DISTRICT:	SR Suburban Residential	
	REQUIRED	ACTUAL
MINIMUM LOT AREA (with municipal water & sewer):	20,000 SF = 0.46 +/- ACRES	92,608 +/- SF = 2.13 +/- ACRES
MINIMUM LOT WIDTH:	100'	300' +/-
MINIMUM LOT DEPTH:	125'	300' +/-
MINIMUM FRONT YARD SETBACK:	40'	148'-11" +/-
MINIMUM REAR YARD SETBACK:	40'	86'-6" +/-
MINIMUM SIDE YARD SETBACK - ONE SIDE:	15'	52'-8" +/-
- TOTAL BOTH SIDES:	40'	NA - CORNER LOT
MINIMUM SIDE YARD FOR ACCESSORY BUILDING:	10'	7'-4" +/- EXISTING
MINIMUM HABITABLE FLOOR AREA PER DWELLING:	1000 SF	655 +/- SF cottage
MAXIMUM DENSITY OF DWELLINGS PER ACRE:	2.0	2.35 EXISTING
MAXIMUM PERCENTAGE OF LOT COVERAGE:	20%	16% +/-
MAXIMUM BUILDING HEIGHT:	30'	33'-6" +/- EXISTING

4' WIDE
EASEMENT FOR
12" WATER MAIN

ACTUAL 12" WATER MAIN
AS LOCATED BY VILLAGE OF
MONTICELLO WATER DEPT.

STONE WALL

ADJACENT
PROPERTY LINE

BEER WORLD



1 SITE PLAN
SCALE: 1" = 30'

RENOVATION
FOR

LITTLE COMPASS

81 PLEASANT STREET EXTENSION
MONTICELLO, NEW YORK 12701

TOWN OF THOMPSON

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS
IF THESE PLANS HAVE BEEN AFFIXED
WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION DATE DESCRIPTION

REVISION	DATE	DESCRIPTION

BOLDER
ARCHITECTURE
PLLC

DAVID TODER
ARCHITECT / CRAFTSMAN
LEED AP

298 Putarch Road Highland, New York 12528
Town of New Paltz
845-532-8354 fax 845-255-2548
BolderArchitect@gmail.com Bolder-Architecture.com

PROJECT # 21-28

DATE: 4/1/2022



L01

SITE PLAN

Annual Property Operating Data

Name Little Compass
 Location Pleasant St Extension, Monticello
 Type of Property 4 family & cottage
 Size of Property 5 (Sq. Ft./Units)
 Purpose _____

Date 1/29/2024
 Price _____
 Existing Loan _____
 Equity _____

Assessed/Appraised Values:
 Land _____
 Improvements _____
 Personal Property _____
 Total \$0 0%
 Adjusted Basis _____
 as of _____

Existing	Balance	Payment	#Pmts.		
			/Yr.	Interest	Term
1st					
2nd					
3rd					
Potential					
1st					
2nd					

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

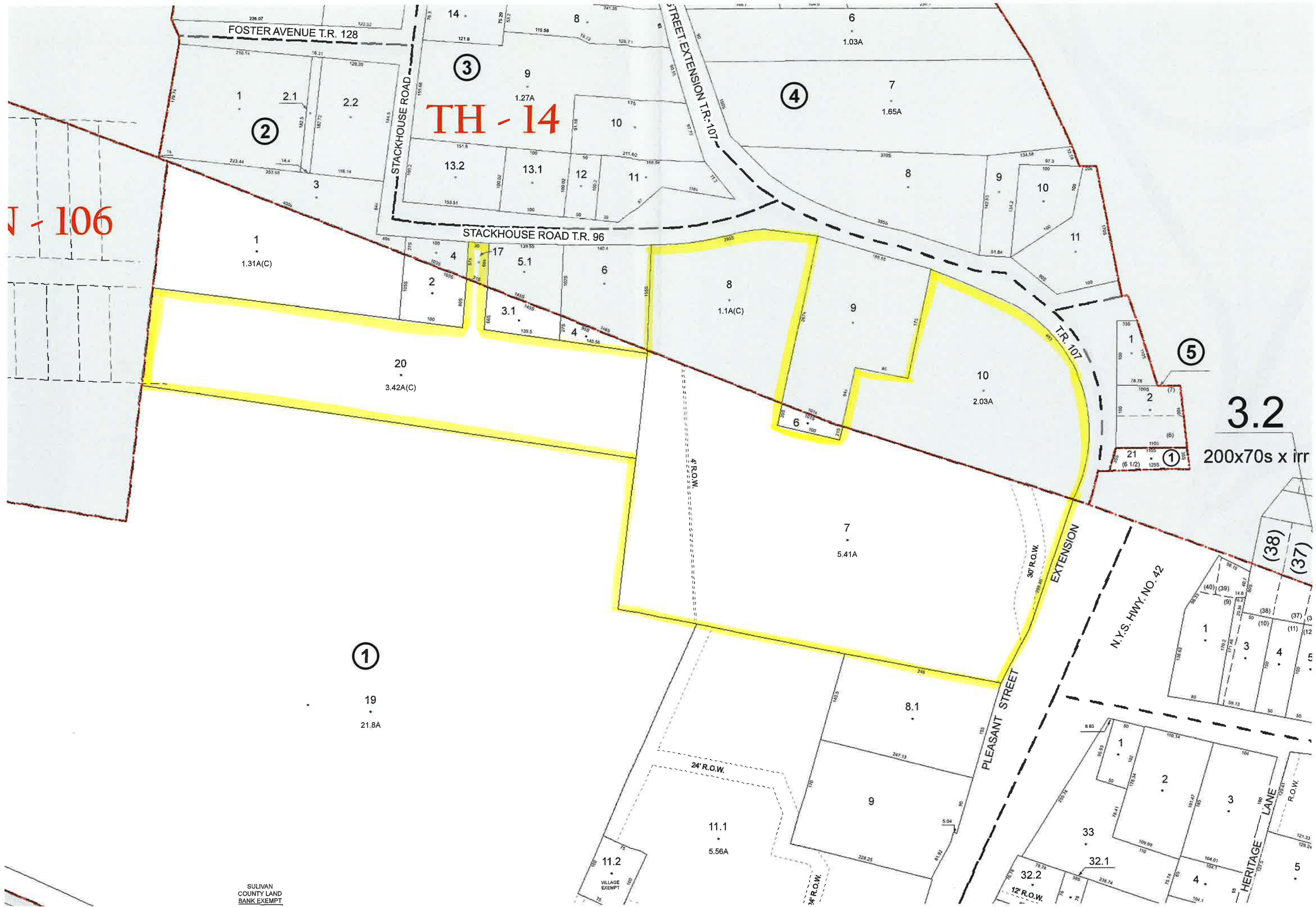
1	POTENTIAL RENTAL INCOME	\$78,600	950. 1500, 1500, 1300, 1300
2	Less: Vacancy & Cr. Losses		
3	EFFECTIVE RENTAL INCOME	\$78,600	
4	Plus: Other Income		
5	GROSS OPERATING INCOME	\$78,600	
	OPERATING EXPENSES:		
6	Real Estate Taxes \$5,436		
7	Personal Property Taxes		
8	Property Insurance \$2,615		
9	Off Site Management		
10	Payroll		
11	Expenses/Benefits		
12	Taxes/Worker's Compensation		
13	Repairs and Maintenance		
	Utilities:		
14	\$3,500		
15			
16			
17			
18	Accounting and Legal		
19	Real Estate Leasing Commissions		
20	Advertising/Licenses/Permits		
21	Supplies		
22	Miscellaneous		
	Contract Services:		
23	\$3,500		Maintenance & Snow Plowing
24			
25			
26			
27			
28			
29	TOTAL OPERATING EXPENSES	\$15,051	
30	NET OPERATING INCOME	\$63,549	
31	Less: Annual Debt Service		
32	CASH FLOW BEFORE TAXES	\$63,549	

Prepared by Richard J. Smith

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The statements and figures herein while not guaranteed are secured from sources we believe authoritative

Commercial Investment Real Estate Institute



J - 106

TH - 14

3.2

200x70s x irr

FOSTER AVENUE T.R. 128

STACKHOUSE ROAD

STREET EXTENSION T.R. 107

STACKHOUSE ROAD T.R. 96

T.R. 107

N.Y.S. HWY. NO. 42

PLEASANT STREET

HERITAGE LANE

①

19
21.8A

④

⑤

③

②

SULIVAN COUNTY LAND BANK EXEMPT

11.2
VILLAGE EXEMPT

12' R.O.W.

24' R.O.W.

30' R.O.W.

4' R.O.W.

R.O.W.