

40 Acre Development Site  
Approximately 1.4 Million Gross Buildable SF

# 6 BROPHY ROAD

## CATSKILLS / SOUTH FALLSBURG



# RESORTS AROUND THE SITE

OVER 2 BILLION DOLLARS  
INVESTED IN THE CATSKILLS



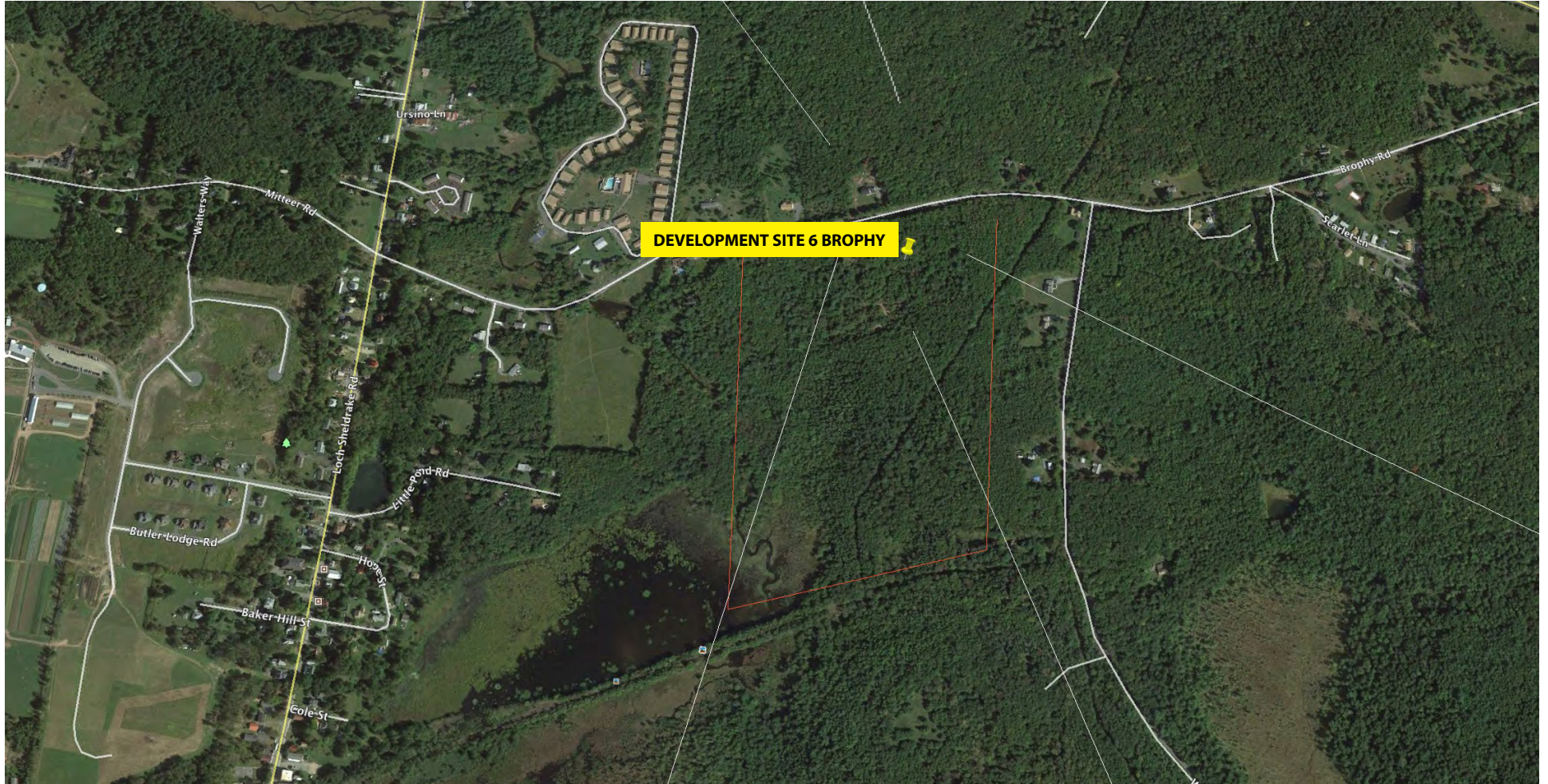
A huge centrally located Development Assemblage in the heart of the Catskills

## **3 lots totaling 40.2 acres or 1,748,700 SF**

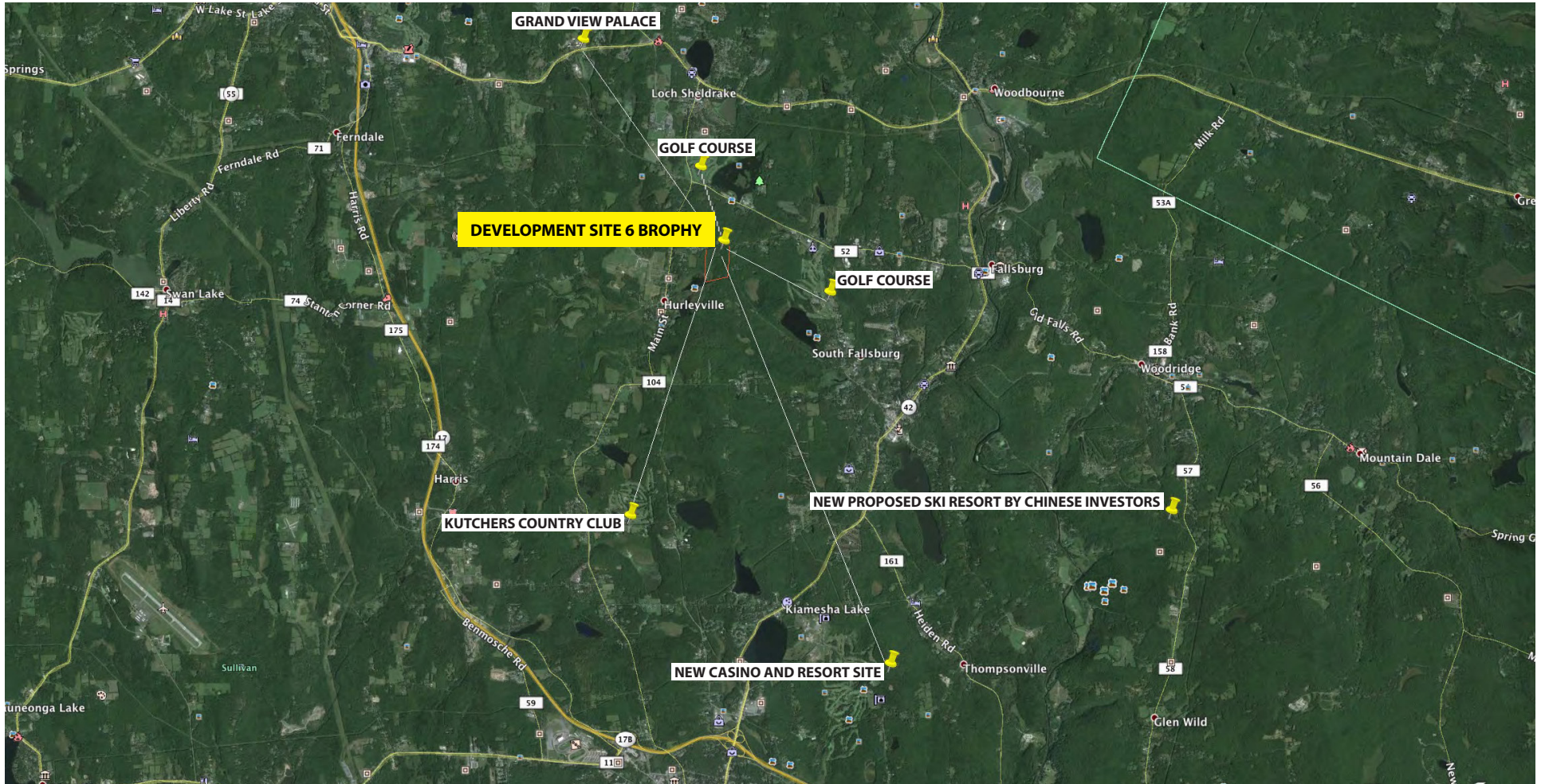
Great opportunity for a year round luxury resort in close proximity to many attractions

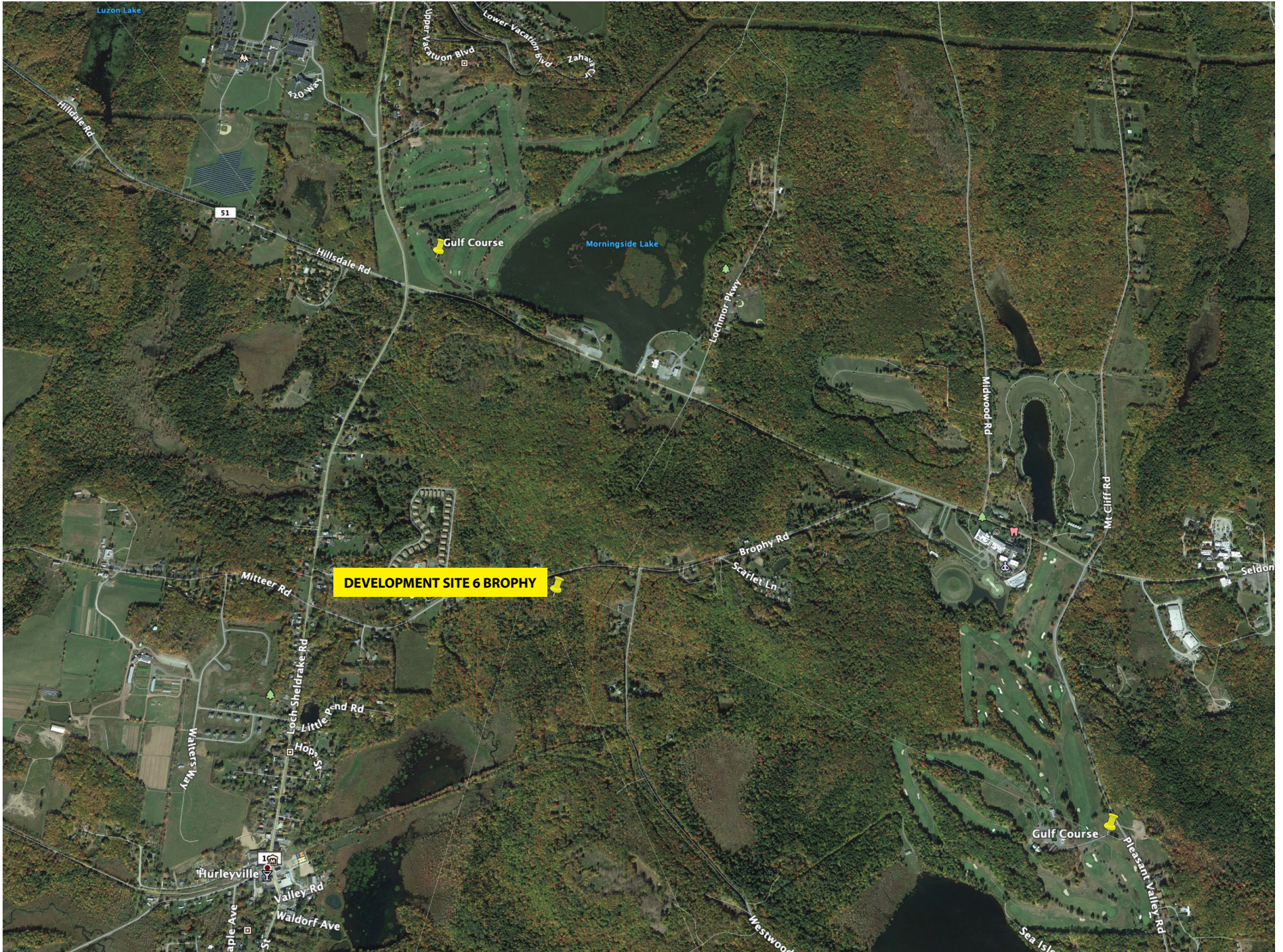
Attraction	Distance (Miles)	Distance (Minutes)
Concord Monster Golf Course	7.1	12
Resort World Casino	8	15
Resorts World Catskills	8	15
Monticello Casino and Raceway	9.2	16
Tarry Brae Golf Course	2	4
Grossinger Country Club	6.6	11
Forestburgh PlayHouse	16.6	26
Neversink Reservoir	10.2	17
Sullivan County Golf and Country Club	8.6	17
Bethel Woods	17.5	30
Kartrite Resort And Indoor Waterpark	6.2	11

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# ZONING ANALYSIS

ALLOWED USES SUBJECT TO SITE PLAN REVIEW
Hotels and resort hotels
Commercial recrea- tion facilities
Nursing homes
Retreat
Greenhouse - commercial
Colleges and univer- sities
Campgrounds - vacation

In all uses the most effective use is and maximum profit would be **HOTELS & RESORT HOTELS.**

Hotels, resort hotels, extended stay hotels and motels may be permitted by the Planning Board as provided herein subject to the following regulations:

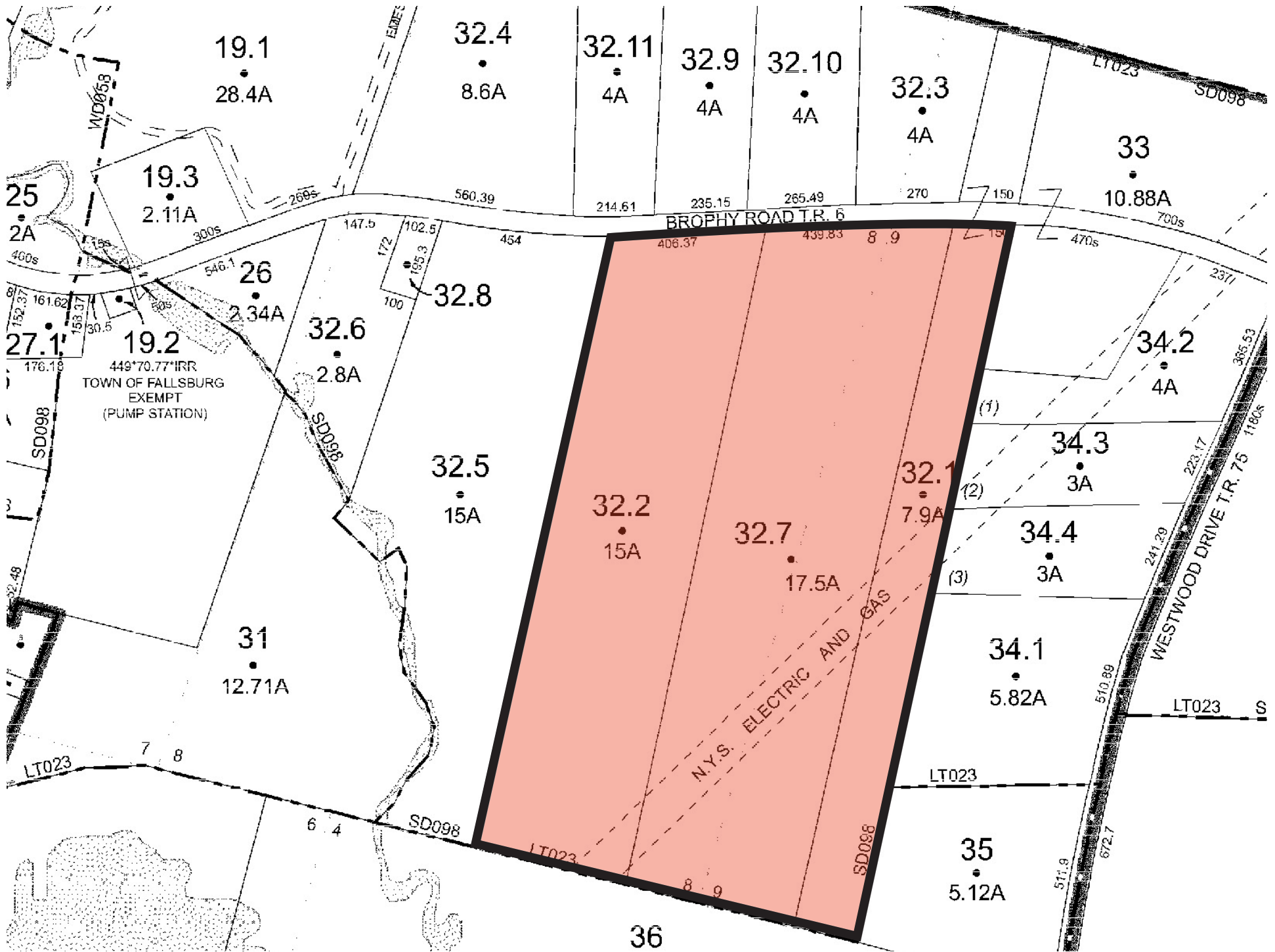
- (1) Each guest room shall have an area of at least 250 square feet. Each guest unit shall have bath facility with shower or bath, one toilet facility and sink.
- (2) The following accessory uses may be permitted:
  - (a) Accommodation with or without kitchen facilities for the use of the hotel or motel manager or caretakers and their families.
  - (b) Restaurants and/or coffee shops or cafeterias providing food and drink provided such are integral to the hotel or motel.
  - (c) Amusements and sports facilities for the guests and general public including but not limited to:
    - [1] Swimming pool.
    - [2] Children's playground.
    - [3] Tennis and other game courts.
    - [4] Game or recreation rooms.
    - [5] Day camps and children's nurseries.
  - (d) Kitchenette that includes a sink, microwave oven, dishwasher, coffee pot, and/or refrigerator intended as a convenience to transient and extended-stay guests.
  - (e) Meeting and/or conference rooms.
- (3) The mandatory provision of an office and lobby with public rest rooms that are American's with Disabilities Act (ADA) compliant.

THE PROPERTY COMPRISES 3 LOTS CREATING A TOTAL SETTING OF 40 ACRES WITH 20% LOT COVERAGE ALLOWANCE. THE FOOTPRINT ALLOWED TO BUILD IS APPROXIMATELY 340,000 SF PER FLOOR 3 ABOVE GRADE AND 1 BELOW GRADE. THE TOTAL ALLOWED GROSS BUILDABLE SF IS APPROXIMATELY 1.360 M SF.

The property and has easy access to the main sewer line (less than 1000 ft) and has 1 well and 3 additional points of water/well access on the property. The electric/phone line easement can be eliminated by simply moving it to the front of the street as per the conversation the owner had with the city council.

**§ 310-22.15 Multifamily dwellings and row or townhouses for hotel or motel purposes.**

Multifamily dwellings and row or townhouses may be used to accommodate the overflow of hotels or motels located within the Planned Unit Development District. The purpose of this provision is to enhance the value of the community as a resort and convention center and therefore improve the economic base for all the inhabitants thereof.





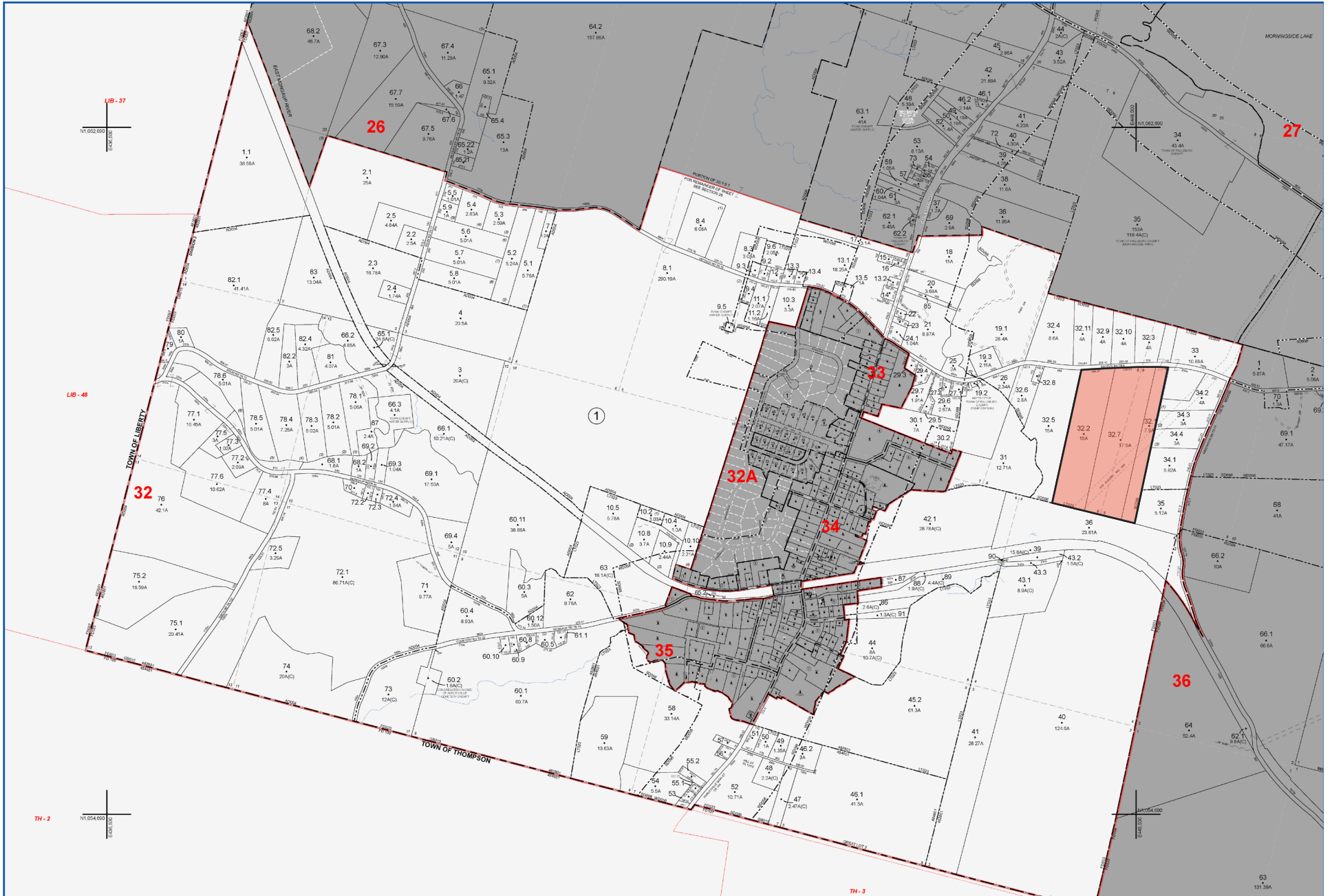
# PROPOSED SITE LOT 32.2



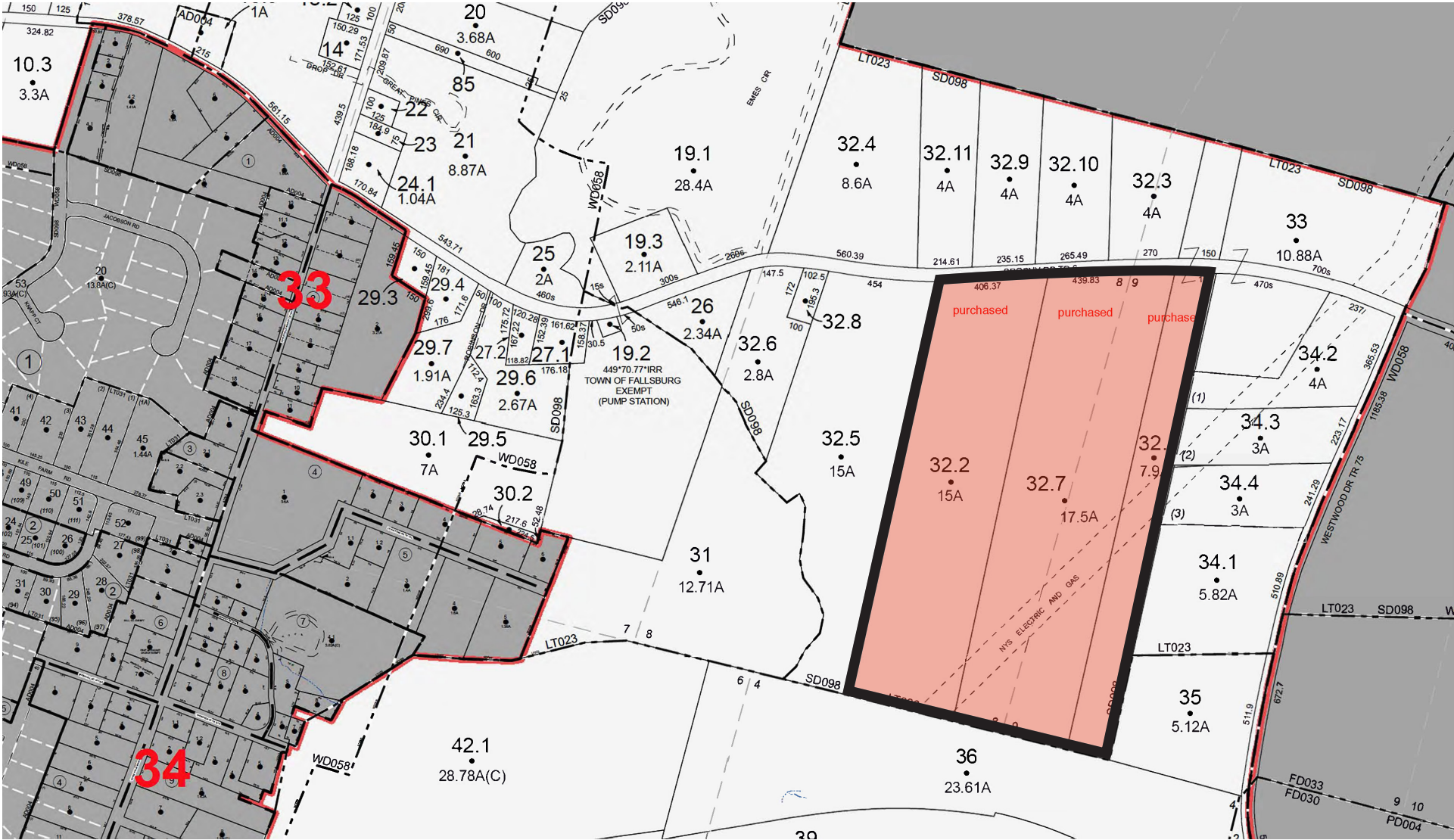
# PROPOSED SITE LOTS 32.7 & 32.1



# TAX MAP



# TAX MAP









KASSIN SABBAGH REALTY

**FOR MORE INFORMATION, PLEASE CONTACT:**

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