

Project Narrative and Operations Plan

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Overview

Castlemore Holdings Mima, LLC seeks to construct and operate Hudson Hideaway – a picturesque collection of tourist cabins nestled in the heart of Esopus. Hudson Hideaway is a quiet respite from day-to-day life – a wellness retreat.

Hudson Hideaway will be an \$8 – 10 million investment in the Town of Esopus. The project will create up to 12 full-time equivalent jobs once operational and contribute over \$4 million annually in economic value to the Town of Esopus and the local economy. Specifically, we expect the project to contribute \$250,000 in direct tax benefits; \$1.8 million spending on local wages, local services, and local vendors; and an additional \$2 million from direct guest expenditures in the local economy.

Site Vision

Our guests prioritize wellness, spirituality, and mindfulness. The goal of our retreat is for guests to connect with themselves, loved ones, and the environment. Guests will live in the present. We will provide a space without chaos or disturbances. This space will be conducive to decompression, reflection, and introspection.

Hudson Hideaway will feature 39 custom-designed cabins (thirty-one 1-bedroom and eight 2-bedroom cabins). Each cabin will have a high level of privacy from other cabins and from neighboring properties. This will be achieved through physical spacing (minimum 100' setback from all property lines) and intentional softscaping that creates natural screening. We will develop at a minimal level, maintaining the beauty of the natural ecosystem. By doing so, we believe that we will create a special place for guests to connect deeply to those around them and to nature.

It is equally important to describe what our site will not feature. We will not have a central clubhouse, an event space, a bar, a restaurant, bright lights, or loud music. We believe that a beautifully designed space without external distractions is the best way for us to achieve our goal.

The foundation of our vision is our commitment to safeguarding the destination in which we operate, in form and spirit, for generations of travelers to come. Hudson Hideaway will be carbon-neutral ready. One tree will be planted for every booking made. 1% of all profits will go towards environmental sustainability and community enrichment programs. Cabins will be 77% more energy efficient than conventional short-term rentals through the use of energy efficient appliances and a tight thermal envelope.

Our footprint is light. According to Creighton Manning, our Traffic Engineering and Transportation Planning Consultants, referenced that the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition, on a peak weekday hour, the project will generate only 10 to 14 trips. On a peak weekend hour, the project will generate only 16 – 24 trips. Note that this trip generation report was conducted based on having 48 cabins. We have further reduced our cabin count again to 39 from 48 in our current submission. This will further reduce the number of trips generated to the site by ~20%. All precious wetlands on our site will be untouched. Our entire site will utilize just 20% of our land. We will leave the remaining 80% of our land untouched for our guests and neighbors to enjoy.

Cabin Layout

Each cabin will be its own dwelling unit with its own entrance and its own parking space. All cabins will contain a space for sleeping and gathering, including a full bathroom, kitchen area with sink, cooking appliances and refrigerator. The retreat comprises 39 individual tourist cabins, designed to accommodate 2 to 4 guests each. Each cabin is designed for occupancy by only one family and contains complete cooking, sanitary, and sleeping facilities for the exclusive use of the occupants in the cabin. 10% of our cabins will be ADA accessible.

The exterior of the cabins will be beautifully designed. We will utilize a rich and weathered vertical lattice wood façade that harmonizes each cabin seamlessly with its wooded surroundings. Large picture windows with draped curtains allow ample natural light to filter into the cabin during the day, while at night, they frame cozy views of the cabin's warm interior.

The interior of the cabin exudes a cozy and inviting ambiance. We plan to use a blend of natural materials such as oak flooring, warm wood walls, and stone washed floors. The centerpiece of the living / dining area is not an item. Rather, it is the cabin's harmony with the wooded environment that surrounds it. Kitchens will be well appointed with sleek and built-in appliances, modern countertops, and a sink. Our fully equipped kitchens will allow guests to prepare a gourmet meal that can be enjoyed on the wooden table in the living / dining area behind it.

The living / dining area blends seamlessly into the sleeping area. Plush bedding, soft throws, and ample pillows ensure a restful night's sleep with the soothing sound of raindrops outside. In the morning, large picture windows will allow guests to wake up to the beauty of the woods with the sun peaking over the horizon. Our thoughtful, yet minimal, design creates a cozy and peaceful wellness retreat for our guests.

Finally, each cabin will have a well-appointed bathroom with clean and modern amenities. All units will feature a toilet, ample counterspace, and an oversized shower that has been thoughtfully designed for guest toiletries.

To the exterior, each cabin will have a wood-burning hot tub for soaking under the stars and a fire pit surrounded by Adirondack chairs for evening campfires and marshmallow roasting.

Guest Management

We plan to utilize CloudBeds as our guest management system. CloudBeds has multiple functions that allow us to fully serve our guests. The platform provides a central dashboard for guests to manage reservations, check-ins, and checkouts. It streamlines guest management operations, making it simple to assign rooms, track availability, and manage guest requests. CloudBeds can also be integrated as booking engine on our website, allowing guests to make reservations directly while automatically enforcing a 30-day maximum duration. CloudBeds also has functionality will also allow us to manage housekeeping schedules and maintenance requests. Guest communications from pre-booking emails to post-stay surveys will flow all flow through CloudBeds.

All records will automatically be retained and maintained for the safety and security of our guests and to ensure compliance with Town Code. The platform has a reporting and analytics function for us to keep permanent records of all persons occupying the cabins. These records will be stored electronically on the cloud. All business administrators and our on-site General Manager will have access to these records.

Site Management and Security

The site will be staffed 24 hours. Hudson Hideaway will employ a dedicated management team, including a general manager, maintenance staff, and housekeeping personnel. We will have a central employee / maintenance facility with a general manager available for guest requests 24/7. All staff will undergo rigorous training to ensure exceptional customer service, site maintenance, and guest safety. Emergency response protocols and first-aid stations will be put in place.

Fire safety equipment, including smoke detectors and fire extinguishers, will be provided in each cabin. Emergency contact information will be available for guests in case of any issues. Before our site becomes operational, we will engage with local law enforcement and emergency services to ensure that our guests and neighbors always remain safe.

Maintenance and Sustainability

Units will be cleaned and turned over by our in-house cleaning team during and between each stay. Housekeeping services are offered daily to ensure cabins are immaculate and well-maintained. We plan to offer daily turndown service for refuse removal and to ensure amenities (shampoo, conditioner, lotion, etc.) are properly stocked. Linens and towels are changed upon request for the same guest(s) to reduce water and energy usage. Refuse will be collected daily on behalf of guests.

We plan to employ full-time handymen and groundskeepers for repairs and maintenance. Regular maintenance checks are scheduled to maintain cabin integrity and to make any required maintenance to the cabins and to the site. We are committed to other sustainable practices including the purchase of clean energy and carbon neutrality. We will plant one tree for every booking made and we will seek vendors who have a similar mission.

Amenities, Services, and Community Engagement

We pride ourselves on what our site does *not* have – a restaurant, a bar, a central clubhouse, live music, and loud noises. When guests are on site, we will provide them with a peaceful respite from day-to-day life.

This provides the opportunity to build partnerships with local artisans and farmers to promote the region's culture. We seek to inform guests of community events, such as farmer's markets and art exhibitions, to connect guests with the local community. We will partner with local businesses to provide guided eco-tours, highlight our favorite hiking trails, and identify state parks for wildlife observation.

Conclusion

Our vision is for Hudson Hideaway to become a beacon of sustainable tourism in Esopus. This comprehensive operations plan underscores our commitment to eco-friendly practices, guest satisfaction, and community engagement. With a clear timeline and a dedicated team, we look forward to providing an unforgettable nature-inspired experience for our guests while contributing to the preservation of this remarkable environment.

Appendix 1: Land and Proposed Structures

- Land:
 - o 38 Hudson Lane | 39.0 acres
- Structures:
 - o One-bedroom cabins | 367 sq ft each | 33 cabins | 12,111 total sq ft
 - o Two-bedroom cabins | 504 sq ft each | 6 cabins | 3,024 total sq ft
 - o Employee / maintenance facility | 1,800 sq ft

Appendix 2: Projected Full-Time-Equivalent Employment at Project Site

- Professional / Managerial Staff: 4
 - o General Manager (1)
 - o Assistant General Manager (2)
 - o Operations Manager (1)
- Operational Staff: 8
 - o Housekeeping Manager (1)
 - o Housekeeping Staff (4)
 - o Grounds / Site Manager (1)
 - o Grounds / Site keeper (2)