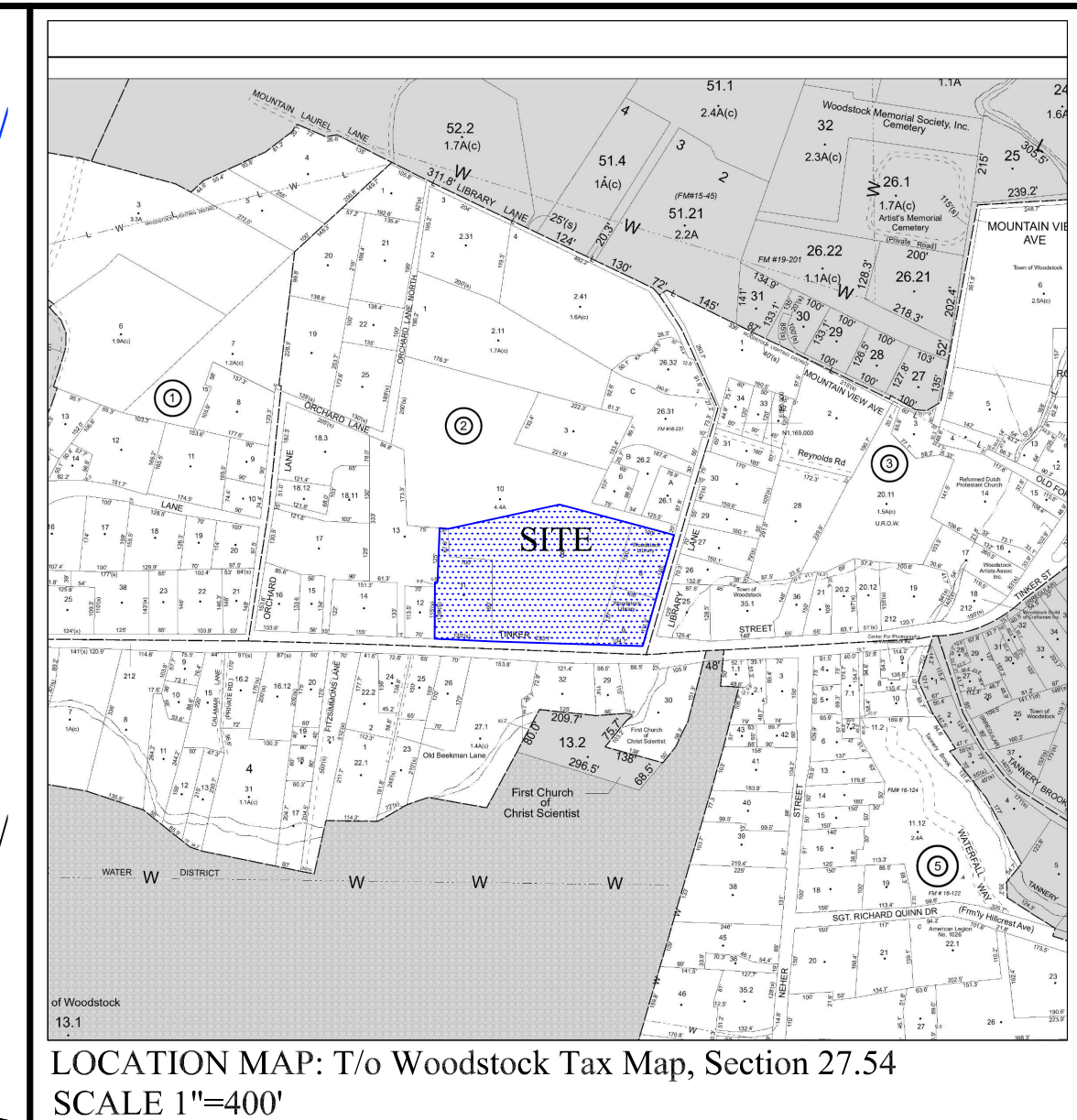


**LEGEND**

- DECK & PORCH
- DRIVEWAY & ROAD-ASPHALT
- DRIVEWAY & ROAD-GRAVEL
- x-x- FENCE-WIRE
- FENCE-WOOD
- GUARDRAIL
- STREAM & POND
- UTILITY LINE & POLE
- PROPERTY LINE
- - - PROPERTY LINE SETBACK
- - - ADJACENT PROPERTY LINE
- - - RIGHT OF WAY
- ..... FEMA 100-YR FLOOD HAZARD AREA
- BUILDING - EXISTING
- WETLANDS - EXISTING



**PARKING REQUIREMENTS**

100 TINKER STREET:	REQUIRED	PROVIDED
<b>BUILDING #1 - VICTORIAN HOUSE:</b> •HOUSING - Multifamily dwelling: two spaces per dwelling unit 2 UNITS (4)	4	3
•RETAIL BUSINESS (500SF TOTAL): one space per 200 square feet of floor area used to display or sell merchandise or provide a service, plus one space per employee. ±500 SF (2.5) + 1 EMPLOYEES (1)	3.5	3
<b>BUILDING #2:</b> •OFFICES closed to public: 1 per employee / owner + 1 per guest 15 + 0	15	15
<b>BUILDING #3 - BARN #1:</b> •CAFE - RESTAURANT 1 per 3 seats or 50 SF 400 SF Employees (2x)	8 2	8 2
•OFFICES closed to public: 1 per employee / owner + 1 per guest 8 + 2	10	10
<b>BUILDING #4 - BARN #2:</b> •OFFICES open to public: 1 per employee / owner + 1 per 300sf 6 + 9.1	16	10
<b>5 LIBRARY LANE:</b> <b>BUILDING #5 - OLD LIBRARY:</b> •OFFICES closed to public: 1 per employee / owner + 1 per guest 25 + 5	30	30
•HOUSING - Multifamily dwelling: two spaces per dwelling unit 5 units	10	5
<b>106 TINKER ST:</b> <b>BUILDING #6, #6.1, #6.2 - OLD FUNERAL HOME and 2 new houses</b> •HOUSING - Multifamily dwelling: two spaces per dwelling unit 6 UNITS	12	6
ACCESSIBLE SPACES	(5)	(5)
TOTAL	111	92
TOTAL PROPOSED ON SITE		72

**ZONING REQUIREMENTS**

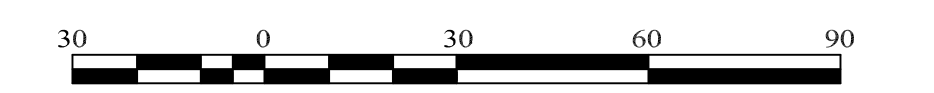
FOR HC HAMLET COMMERCIAL DISTRICT WITH CENTRAL WATER & COMMON SEWER

	REQUIRED	EXISTING	PROPOSED
MINIMUM:			
LOT AREA	10,000 SF	±135,900 SF	±135,900 SF
LOT WIDTH	60 FT	±242 FT	± FT
YARD REQUIREMENTS			
FRONT	15 FT	±34 FT	- FT
SIDE	10 FT	±38 FT	- FT
REAR	25 FT	±73 FT	- FT
OPEN SPACE	25%	-%	- FT
MAXIMUM:			
BUILDING HEIGHT	35 FT	35 FT	- FT
BUILDING STORIES	2.5	2.5	2.5
STRUCTURE COVERAGE	25%	-%	-%
FLOOR AREA RATIO	0.63	-	-

**FLOOR AREA RATIO (FAR):**  
The amount of floor area in relation to the amount of site or lot area. Floor area ratio shall apply to all nonresidential uses and shall be calculated by comparing the total amount of floor area for all nonresidential uses on a site to the total amount of site or lot area as expressed in square feet. For example, a floor area ratio of 0.5 (which may also be expressed as 0.5:1 or 0.5 to one inch) means 0.5 square foot of floor area for every one square foot of site area.

OWNER	TAX MAP ID#	ACRES
HOMESICK BLUES LLC	27.54-2-10.100	±2.05 AC
100 TINKER STREET	27.54-2-8	±0.34 AC
WOODSTOCK, NY	27.54-2-9	±0.29 AC
	27.54-2-11	±0.44 AC
<b>TOTAL:</b>		<b>±3.12 AC</b>

**PROJECT REGENERATION CONCEPT PLAN**  
FOR  
**HOMESICK BLUES LLC**  
TOWN OF WOODSTOCK  
ULSTER COUNTY ~ NEW YORK

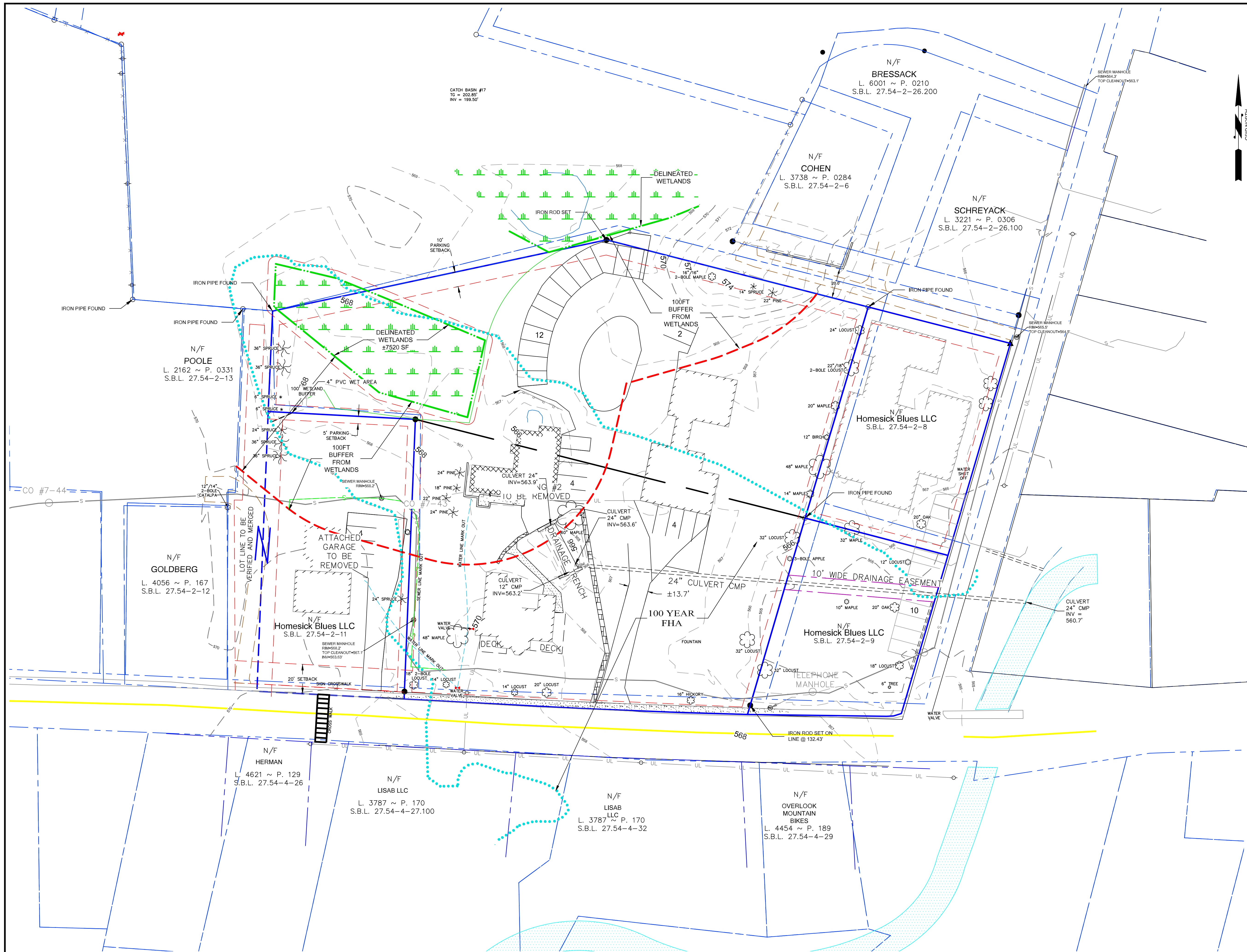


Scale: 1" = 30'  
FEBRUARY 17, 2026

**MEDENBACH & EGGERS**  
CIVIL ENGINEERING & LAND SURVEYING, P.C.  
STONE RIDGE, NEW YORK (845) 687-0047  
WWW.MECELS.COM

BARRY MEDENBACH, P.E.  
NEW YORK LIC. NO. 60142

Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.



- LEGEND**
- DECK & PORCH
  - DRIVEWAY & ROAD-ASPHALT
  - DRIVEWAY & ROAD-GRAVEL
  - X-X- FENCE-WIRE
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  - WETLANDS - EXISTING



<b>OWNER</b> LIZZIE VANN 100 TINKER STREET WOODSTOCK, NY	<b>TAX MAP ID#</b> 27.54-2-10.100 27.54-2-9 27.54-2-8 27.54-2-11
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**EXISTING CONDITIONS**  
FOR  
**HOMESICK BLUES**  
TOWN OF WOODSTOCK  
ULSTER COUNTY - NEW YORK

Scale: 1" = 30'

DECEMBER 20, 2023

**MEDENBACH & EGGERS**  
CIVIL ENGINEERING & LAND SURVEYING, P.C.  
STONE RIDGE, NEW YORK (845) 687-0047  
WWW.MEELS.COM

BARRY MEDENBACH, P.E.  
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**DEED REFERENCE**  
Robert L. Boyd to The Lasher Funeral Home, Inc by deed dated December 13, 1993 and recorded in the Ulster County Clerk's Office on December 20, 1993 in Liber 2353 of Deeds at page 212.