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CLAVERACK INN & SPA

Project Overview



Project Summary

Repositioning the historic Fairview Manor site onto an elevated 45 room Inn, restaurant and spa:

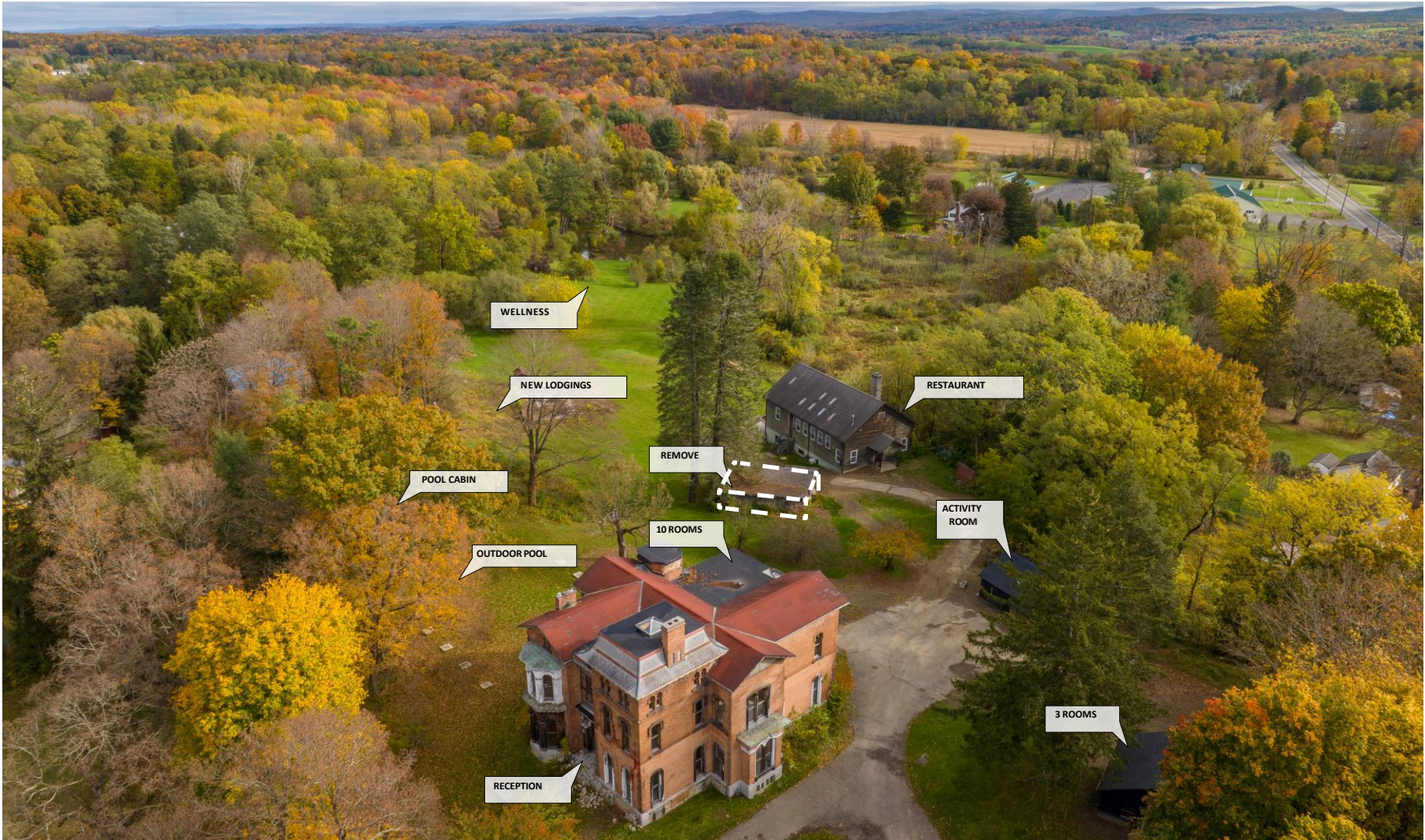
- The 12-acre site currently consists of a historic mansion known as Fairview Manor, four cabins, and an existing auditorium. Two cabins and the auditorium have been recently renovated but the historic mansion is in disrepair.
- The site plan for the project was approved by the Claverack Planning Board in December 2025. Fairview Manor was registered on the historic registry in 2023.
- The approved project includes the historic restoration of Fairview Manor, the renovation of existing structures and construction of 18 new structures, new parking areas, stormwater management practices, and wastewater treatment system.

Celebrating historic legacy through a design that is deeply integrated with the Hudson River Valley's natural landscape.

Delivering an elevated and refined guest experience, and ensures privacy, serenity, and a true sense of retreat for all guests.



The Property



Fairview Manor

At the center of the redevelopment is the full historic restoration of Fairview Manor, a significant 19th-century brick masonry structure attributed to architect Calvert Vaux that was registered on the national historic registry. Once restored, the Manor will serve as both a guest lodging facility—with ten rooms—and a central hub for guest reception, small food and beverage service, and gallery space. Surrounding the Manor, the property will be reimagined as a tranquil and elevated hospitality experience.

The subject property, formerly known as “Washington Seminary”, and later, “Claverack College”, operated from the current buildings beginning in approximately 1870 and is located at 20 State Route 9H in the Town of Claverack.

Fairview Manor, built ca. 1870, an approximately 10,000 SF, two-story, brick masonry structure. The building is attributed to the influential architect, Calvert Vaux, who was very active and prominent in the region. He completed the local jewel, Olana, amongst other prominent structures including Central Park in New York City.

Fairview Manor is the last remaining building of Claverack College, and functioned as the College president’s residence. The design of the house, with its pronounced Romanesque features, is highly significant in the context of Hudson Valley Picturesque architecture and is clearly the work of a master. The Manor is listed on the State & National Register of Historic Places. Due to years of neglect and a fire, Fairview Manor is in need of complete restoration.





Calvert Vaux

Calvert Vaux (1824–1895) was a British-born architect and landscape designer who helped shape America’s public parks. Trained under Gothic Revival architect Lewis Nockalls Cottingham in London, he developed a belief in blending architecture with nature. In 1850, he moved to New York to work with landscape designer Andrew Jackson Downing, promoting picturesque rural homes until Downing’s death in 1852.

In 1857, Vaux published *Villas and Cottages* and partnered with Frederick Law Olmsted to design Central Park. Their “Greensward Plan” balanced natural landscapes with graceful architectural elements like bridges and Bethesda Terrace. The pair went on to create other major parks, including Prospect Park in Brooklyn and the Buffalo park system, establishing the foundation for urban park design in America.

Vaux continued to work independently, emphasizing natural forms and the idea that “Nature first, then architecture.” As landscape architect for New York’s Department of Public Parks from 1881, he oversaw many projects that reflected his vision of harmony between the built and natural worlds.



**FAIRVIEW MANOR DESIGNED BY CALVERT VAUX
CONDITION TODAY**

Restoration of Fairview Manor



At the center of the redevelopment is the full historic restoration of Fairview Manor, a significant 19th-century brick masonry structure attributed to architect Calvert Vaux that was registered on the national historic registry. Once restored, the Manor will serve as both a guest lodging facility—with ten beds—and a central hub for guest reception, small food and beverage service, and gallery space. Surrounding the Manor, the property will be reimagined as a tranquil and elevated hospitality experience.

Economic Impact

The project offers significant value creation to the town and county and its business and residents:

- **Restoration of neglected historic landmark:** bringing back to glory the neglected Fairview manor through a meticulous historic restoration.
- **Capital Investment:** attracting \$30 Million in new private capital sources to the region to capitalize the construction
- **Job creation:** At least 20 new jobs across hospitality, spa, food & beverage
- **Workforce development:** Offers training and career opportunities for local-residents in hospitality, food and beverage.
- **Boost for local businesses:** Increased business expected for local suppliers, farms, and vendors through the hotel's restaurant, bar, and other programming
- **Property value uplift:** Significant investment in historic preservation and new construction helps raise surrounding property values and incentivize further development.
- **Tax revenue growth:** Hotel operations, restaurant/bar sales, and increased visitor traffic expand the city's tax base, supporting municipal services.
- **Year-round stability:** Hospitality programming provides steady economic activity beyond peak tourist season.



Needs to be updated

Building Program

Structure	Qty.	Max Keys	Type	GSF	Total GSF
Historic Mansion	1	10	Existing/Renovation	10,846 SF	10,846 SF
Restaurant	1		Existing/Renovation	5,216 SF	5,216 SF
Pool House	1		Existing/Renovation	740 SF	740 SF
Existing Villa	1	3	Existing/Remodel	1,335 SF	1,335 SF
Activity Room	1		Existing/Remodel	850 SF	850 SF
Garden King Structure (Admin, WWTP)	1		New Construction	1,152 SF	1,152 SF
Garden King Guest Rooms	4	8	New Construction	1,152 SF	4,608 SF
Cloister Guest Rooms	7	14	New Construction	1,005 SF	7,035 SF
Stargazer Guest Rooms	5	10	New Construction	1,000 SF	5,000 SF
Wellness	1		New Construction	4,620 SF	4,620 SF
TOTALS	23	45			41,402 SF
Total Existing to be renovated	3	10			16,802 SF
Total Existing to be remodeled	2	3			2,185 SF
Total New Construction	18	32			22,415 SF
TOTALS	23	45			41,402 SF



Building Program with a total Area SF of 41,402 SF, includes 16,802 SF of existing structures to be renovated, 2 existing structures to be remodeled and 18 new construction cabin structures.

Maximum key count is 45 rooms, with optionality for existing site plan to accommodate larger room/suite setup with 38 rooms.

Design Vision & Site Strategy

Design Pillars

- Celebrate the historic legacy of Calvert Vaux, Fairview Manor, and Claverack College
- Integrate respectfully with the Hudson River Valley's natural landscape
- Deliver an elevated, refined guest experience
- Ensure privacy, serenity, and retreat for all guests

Site Organization & Concept

- Fairview Manor anchors the site on a prominent upper plateau, functioning as the symbolic and social heart
- Upper plateau conceived as a “village core” or town square, concentrating guest-facing programming
- New site plan reinforces the historic visual and spatial axis between the Manor and the pond
- Overall concept foregrounds nature as a curated, elevated experience, inspired by Vaux's legacy and Central Park



Architecture, Landscape & Materiality

Central Park & Site Structure

- New buildings organized around a central walled garden, conceived as a site-scale “Central Park”
- Masonry walls define a square garden and create four quadrants aligned to cardinal directions
- Design preserves existing topography while creating a protected, contemplative landscape core
- Walled garden draws from historic Hudson Valley terrace gardens, balancing enclosure with visual permeability

Lodging Typologies & Guest Experience

- Three distinct but related lodging types:
- Garden Kings (West & South): outward-facing, landscape-oriented
- Cabins (North & South): inward-facing, intimate retreat
- Double Suites (East): vertically oriented, elevated views
- All lodging buildings share a restrained architectural language
- Simple wood siding to preserve the Manor’s primacy



The rooms

Seventeen new lodging structures, each ranging between 1,000 and 1,250 square feet and limited to a single story, will be constructed across the site. These will be thoughtfully and carefully integrated into the landscape, arranged around a central “walled garden” conceptualized as a tribute to Central Park—a nod to Vaux’s co-design of that landmark. Landscape design plays a central role in the project’s vision. The grounds will feature native plant species and seasonal variations that support biodiversity, water management, and visual appeal. Quiet paths, seating areas, and natural water features will offer guests moments of serenity, reinforcing the retreat-like quality of the Inn.



Room Type	SF	# of Keys
Historic Room 1	402	1
Historic Room 2	369	1
Historic Room 3	573	1
Historic Room 4	347	1
Historic Room 5	441	1
Historic Room 6	456	1
Historic Room 7	537	1
Historic Room 8	394	1
Historic Room 9	453	1
Historic Room 10	606	1
Caretaker Cabin	300	3
Garden King	550	8
Stargazer Suite	575	5
Stargazer King	425	5
Cloister King	430	7
Cloister Suite	570	7
Total	7,428	45



Site Plan













Norway Spruce
Picea abies



American Holly
Ilex opaca



Japanese Painted Fern
Athyrium niponicum 'Pictum'



Mountain Laurel
Kalmia latifolia



Foamflower
Tiarella cordifolia



Coral Bells 'Obsidian'
Heuchera 'Obsidian'



Red Chokeberry
Aronia arbutifolia



Diabolo Ninebark
Physocarpus opulifolius 'Diabolo'



Tatarian dogwood
Cornus alba kesselringii



Little bluestem
Schizachyrium scaberrimum



Acer palmatum 'Bloodgood'





Annual Fleabane
Erigeron annuus



Golden yarrow
Achillea filipendulina



Teasel
Dipsacus fullonum



Bunny tail grass
Lagurus ovatus



Witch hazel
Hamamelis virginiana



Black-eyed Susan
Rudbeckia fulgida

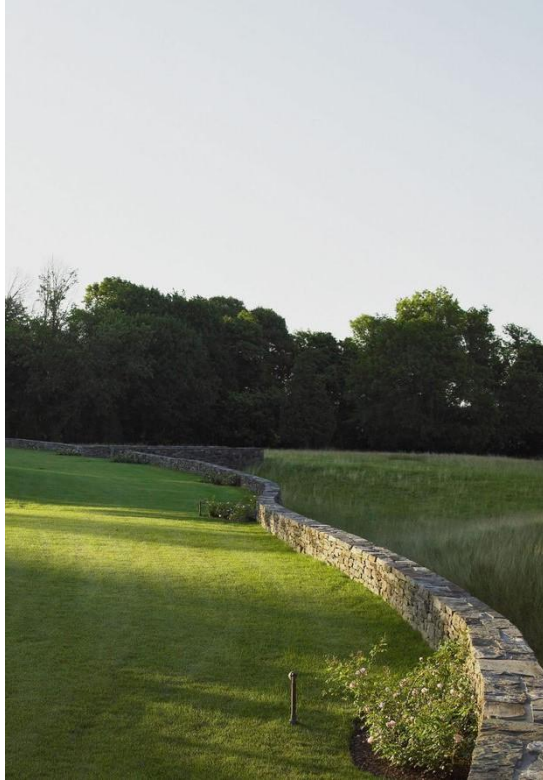


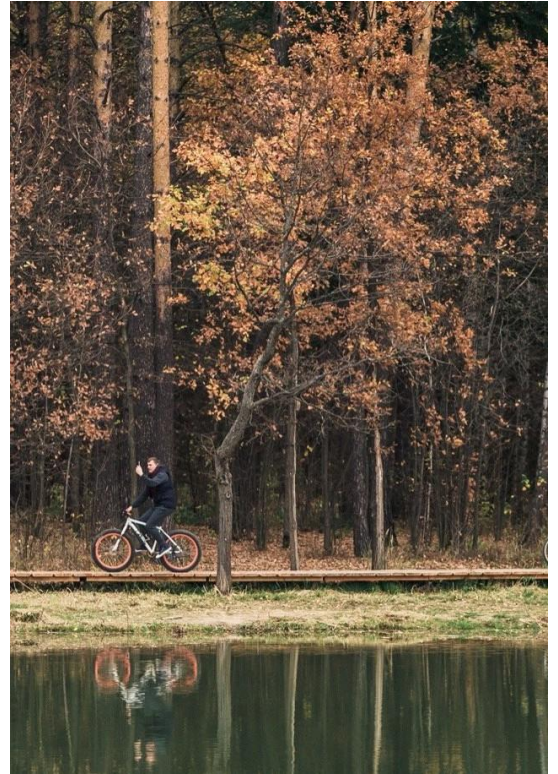
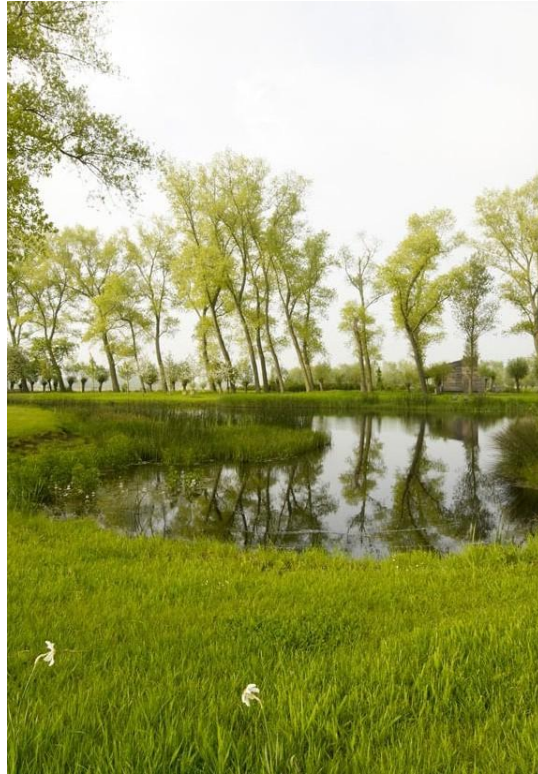
DOUBLE SUITE
VIEW & OUTDOOR PALETTE





YOGA ROOM
WELLNESS PAVILION









GUEST DROP-OFF
WALLED GARDEN



Parking



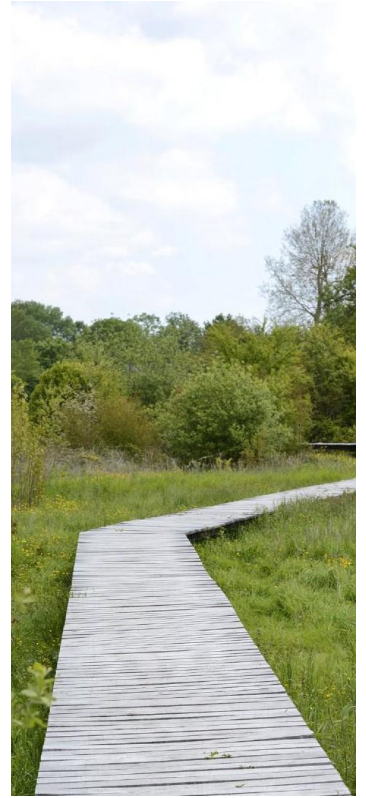
Emergency Circulation



Guest Drop-off



Pedestrian Paths



Trails

PILOT Request

This is a 10-year property tax savings plan that allows us to make predictable payments while the hotel business gets established.

For next 3 years while in development, we would pay property taxes based only on the current, unimproved value of the land, freezing our payments at that level.

Year #	Year	Tax Payment w/o IDA	PILOT Abatement %	Unimproved Taxes	PILOT Pmts w/ IDA	Total Abatement (difference)
	2026	\$ 11,803			\$ 11,803	\$ -
	2027	\$ 12,039			\$ 12,039	\$ -
	2028	\$ 13,280			\$ 13,280	\$ -
1		\$ 142,758	50%	\$ 23,896	\$ 68,384	\$ 74,374
2		\$ 148,043	50%	\$ 24,861	\$ 71,147	\$ 76,896
3		\$ 154,024	60%	\$ 25,865	\$ 88,826	\$ 59,217
4		\$ 160,246	60%	\$ 26,910	\$ 92,414	\$ 61,610
5		\$ 166,720	70%	\$ 27,997	\$ 112,172	\$ 48,074
6		\$ 173,456	70%	\$ 29,129	\$ 116,704	\$ 50,016
7		\$ 180,463	80%	\$ 30,305	\$ 138,765	\$ 34,691
8		\$ 187,754	80%	\$ 31,530	\$ 144,371	\$ 36,093
9		\$ 195,339	90%	\$ 32,803	\$ 168,979	\$ 18,775
10		\$ 203,893	90%	\$ 34,129	\$ 175,805	\$ 19,534
		\$ 1,749,819			\$ 1,214,690	\$ 479,279

Over the 10-year term, this plan would provide a total tax savings, or abatement, of \$479,000.

Even with this incentive, the project will still contribute ~\$1 million in new property tax payments over the 10 years on a property that would otherwise generate far less



PILOST

- To construct and furnish the new hotel, we will need to purchase over **\$17.7 million** worth of construction materials, furniture, and equipment.
- Normally, all of those purchases would be subject to the local 8% sales tax, which would add an extra **\$1.42 million** to our total project cost.
- We are asking the IDA for an exemption from paying this sales tax on our construction materials and furnishings.
- This tax savings is a critical part of our project's financing, directly reducing our costs and helping to make this major investment in Hudson financially viable.

Category	Amount
Materials	\$ 8,963,476
Labor	\$ 5,189,381
Equipment	\$ 2,358,809
Overhead General Conditions	\$ 2,201,556
Profit and Contingency	\$ 1,258,032
Total	\$ 19,971,254
Sales Tax	8%
PILOST SAVINGS	\$ 1,597,700



PILOMRT

- We will be securing construction financing totaling ~**\$26 million**. There will be a one-time recording tax of **1.25%**, which would be a **\$325,000** fee.
- We are asking the IDA for a **100% waiver** of this one-time tax.
- This **\$325,000** savings is a significant reduction in our upfront closing costs and is a key component in making the project's financing feasible.

Total Loan Amount	\$	26,000,000
Mortgage Recording Tax Rate		1.25%
Unabated Mortgage Recording Tax	\$	325,000.00
Abatement Request		100%
Abatement Amount	\$	(325,000.00)



Project Team

Ofer Cohen, Principal

For over two decades, Ofer Cohen has been dedicated to NYC's dynamic real estate market and the civic institutions that serve it. As a developer, advisor, and board member, he has been at the forefront of Brooklyn's remarkable transformation, becoming a trusted senior advisor to some of the world's largest institutions. Ofer is a founder and principal at Ailanthus, a real estate development firm with over 3,000 market rate and affordable housing units in various stages of development. He is also the chairman and founder of TerraCRG, a 17-year-old investment sales advisory and brokerage firm focused on the Brooklyn market. The firm has handled over \$3 Billion worth of transactions since inspection. He serves on the Board of Directors of the Brooklyn Navy Yard and was until recently the Board Chair of the Downtown Brooklyn Partnership, and.

Andrew Howard, Attorney

Andrew Howard is actively involved in the areas of land use planning, municipal law, complex commercial and residential real estate law and lending, business organization and planning and estate planning. In addition to representing a number of local business and not-for-profit organizations, Andrew presently serves as counsel to the Columbia Economic Development Corporation, the City of Hudson, and the Towns of Canaan, Clermont, Kinderhook and Taghkonic. Andrew has been consistently named Hudson Valley Magazine's Super Lawyers list and routinely lectures at continuing legal education seminars on issues involving litigation and municipal law.

Andrew Didio, Project Manager, Engineering

Andrew Didio is a principal at Taconic Engineering, DPC is a progressive engineering firm that provides full-service engineering design services to a wide variety of inspiring clients. Taconic is a creative, fast-paced design team with a collaborative culture and passion for problem solving. Conveniently located between Albany, Hudson, and the Berkshires, we service local and regional clients with a diverse and challenging mix of projects, from unique residential and commercial buildings to major art installations. Taconic's Engineers assist in all phases of the project from Pre-Design through Construction Support. Taconic Engineering offers an interesting and rewarding opportunity for professional growth.

Brooke Safford Cohen, Principal

Brooke is a real estate developer focused on restoring and re-imaging unique and historically significant properties. She currently oversees a portfolio of luxury residential and hospitality properties in New York City, Los Angeles and the Hudson Valley. Brooke started in real estate in 2010 and prior to her development business she handled the positioning of hundreds of residential properties throughout Brooklyn.

Christina Papadopoulou, Project Architect

Christina Papadopoulou (AIA, LEED AP) is a Principal at Tropos Architecture and currently works at Bjarke Ingels Group's New York office as a Senior Architect. Christina has experience on a variety of architectural projects with clients in the institutional, performing arts, commercial, transportation, and residential sectors in the US, UK, and Germany. At BIG, Christina is managing multiple multi-family developments in New York, the National Juneteenth Museum and is involved in Design and Documentation for the Not a Hotel boutique hospitality project in Japan. Prior to joining BIG, Christina was a Senior Associate at PAU where she managed several projects including the Rock and Roll Hall of fame in Cleveland, OH and 16 Tech Bridge in Indianapolis, IN. Christina was formerly an Associate at 1100 Architect where she focused on fast-track commercial projects and high-end residential typologies, with an emphasis on handling the complexities of existing conditions and adaptive reuse. During her professional practice, Christina has honed the ability to balance design aspirations with real world constraints and regulatory demands. Christina is a licensed architect in New York, and a LEED accredited professional with a vested interest in sustainable design practices.

Janice Parker, Landscape Architect

Since 1984, Janice Parker Landscape Architects has established a reputation for conceiving, planning, and installing thoughtful landscapes and is dedicated to excellent design, full documentation, and project coordination. Janice is committed to strong relationships and long-term development of our landscapes. Janice pride herself on clear communication throughout the process and engage our clients as members of the project team. Janice offers the creative spirit and technical expertise that produces unique and comprehensive solutions to complex site challenges.



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