



Sundara:

The Hudson River Tiny Home & Nature Retreat

WITT CONSTRUCTION, INC.



John Witt, president of Witt Construction, Inc., has built hundreds of award-winning, custom and semi-custom homes in historic Saratoga Springs and the Capital Region. Founded by John in 1987, Witt Construction has earned industry, peer, client and popular acclaim for his striking designs, commitment to energy efficiency, attention to signature details and exceptional client services. The gracious homes have become iconic residences, each one uniquely situated in its natural surroundings.

Recognition & Awards

- New York State Historic Preservation Award
- Saratoga Plan – Preserving Land and Nature
- City of Saratoga Springs Preservation Award
- Saratoga Showcase of Homes
- Custom Builder Magazine
- Custom Home Magazine
- National Association of Home Builders (NAHB) and Professional Builder Magazine

Introduction & Vision



Nestled along the serene banks of the Hudson River, Sundara is envisioned as a boutique retreat that harmonizes modern comfort with the natural beauty of upstate New York. The development will feature a thoughtfully curated mix of glamping units and architecturally designed tiny homes, each carefully integrated into the landscape to preserve the site's tranquility and charm. The retreat will offer a collection of luxury canvas tents and crafted tiny homes, each with private outdoor spaces, fire pits, and access to shared amenities including walking trails, picnic areas, and river access points for kayaking, fishing, and swimming. At the heart of the property, the existing residence will be renovated to serve as a communal gathering space and administrative hub, providing guests with welcoming indoor amenities, lounge areas, and opportunities for connection and relaxation. Designed with sustainability at its core, Sundara will utilize renewable energy systems, low-impact infrastructure, and eco-conscious materials to create an immersive experience that celebrates simplicity, mindfulness, and a deep connection to nature. This intimate riverside destination invites guests to slow down, unwind, and rediscover the quiet beauty of the natural world.

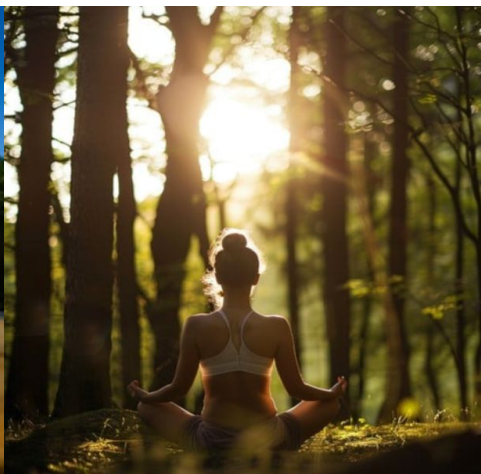


Introduction & Vision



Surrounded by the foothills of the southern Adirondacks, Sundara celebrates the natural beauty that defines Corinth and its riverfront. Just minutes from Moreau Lake State Park, the Hudson River Recreation Area, and Wilton Wildlife Preserve, the retreat invites guests to explore nearby trails, kayak the Hudson, enjoy a yoga session beneath the trees, or simply relax in a setting that feels both restorative and connected.

Days at Sundara flow easily—from a morning hike through pine forests to an afternoon by the river, ending with dinner at one of Corinth's welcoming local restaurants. By pairing the region's rich outdoor recreation with on-site spaces for rest and reflection, Sundara strengthens Corinth's identity as a peaceful gateway to nature, wellness, and small-town hospitality.



Site Context & Setting



The site's natural topography and mature tree canopy create a serene backdrop, ideal for a retreat setting. Thoughtful site planning will focus on selective clearing and minimal disturbance, allowing each unit to be nestled within the existing landscape to preserve river views, privacy, and the character of the land. The result will be a development that feels organically woven into its environment—enhancing, rather than altering, the beauty of Corinth's riverfront.

Concept Plan



±80 Eco-Lodging Units – mix of architecturally crafted tiny homes and luxury glamping accommodations

Renovated Existing Building – serves as the retreat's amenity center and administrative hub

Future Event Venue Barn – envisioned for wellness workshops, small gatherings, community events, and weddings.

Community Water System – designed for sustainable on-site water service

Commercial Septic System – engineered to support long-term environmental performance

All-Electric Infrastructure – reducing fossil fuel dependence and supporting clean energy goals

On-Site Solar Array – providing renewable power and lowering operational costs

Concept Plan



Nameeks Shadow Console - or - Wall Mount 32" Sink



Agency Gas Fireplace (Available in White or Black)

The Sundara Cabin concept is designed to blend comfort and craftsmanship within a compact, nature-focused footprint. The layout features a king bed with integrated storage, a pull-out sofa, and a vaulted, screened porch that extends living space directly into the outdoors. A gas fireplace anchors the interior, creating a cozy retreat atmosphere year-round. The ADA-accessible bath and efficient kitchenette with built-in fridge, coffee station, and safe ensure both functionality and comfort. Vaulted ceilings with wood finishes add warmth and volume, while the foundation level provides discreet exterior access for maintenance or storage.

Together, these elements create a refined yet rustic cabin experience that feels luxurious, sustainable, and perfectly connected to its Hudson River setting.

Tourism & Economic Impact



Sundara will serve as a year-round destination that strengthens Corinth's role as a gateway to the southern Adirondacks. By attracting visitors seeking nature, wellness, and small-town charm, the retreat will expand the local tourism base beyond traditional seasonal visitors. Guests will frequent nearby restaurants, shops, and service businesses—bringing consistent economic activity to the Village and Town throughout the year.

The project will also create local jobs in hospitality, maintenance, and operations, while generating new tax revenue and supporting regional tourism initiatives. Through its thoughtful design, community partnerships, and emphasis on local engagement, Sundara will enhance Corinth's visibility as a vibrant, sustainable destination along the Hudson River.

Additionally, New York's state parks, including those in the Saratoga region, welcomed a record-setting 78.4 million visits in 2021, reflecting the area's appeal to outdoor enthusiasts.

- Saratoga Business Journal

In 2021, travelers spent approximately \$1.3 billion in the Adirondacks, with 43% (\$577 million) attributed to direct spending in the Lake George region. This spending supported over 21,000 jobs and generated \$169 million in local and state taxes.

- Lake George Chamber

Alignment with Town Goals

The Sundara retreat advances the Town of Corinth's Comprehensive Plan and Land Use Chapter 89 by promoting rural character, protecting scenic and ecological resources, and expanding tourism and employment opportunities through environmentally sensitive development. Its low-impact design, renewable energy systems, and alignment with recreational and open-space goals make it consistent with the Town's long-term vision for sustainable growth along the Hudson River.



Understanding the Process - Step 1



Purpose

- Engage early with the Town of Corinth Planning Board and Town Board to understand alignment with the Town's Comprehensive Plan and Land Use Chapter 89.
- Gauge support for Sundara's vision.

Next Steps & Entitlement Path

- Pre-Application Discussion – Meet with Town staff to review the concept, confirm zoning alignment (Rural Residential / Commercial / PDD potential), and identify required studies.
- Determine Zoning Mechanism – Explore whether a Planned Development District (PDD) or Special Use Permit offers the most flexible and appropriate path for phased build-out.

- Site Plan Review – Submit detailed layout, utilities, and environmental information for Planning Board approval.
- SEQRA Review – Coordinate with the Town as lead agency to assess environmental impacts and mitigation strategies.
- Public Engagement – Present to the community to highlight tourism, job creation, and environmental benefits.
- Board Action – Town Board adopts any zoning amendments or PDD local law necessary for approval.

Implementation & Phasing

- Development will proceed in stages, starting with the core cluster of units and renovated home.

- Future expansion will follow as demand, occupancy, and market performance warrant—ensuring responsible, data-driven growth.
- Each phase will undergo site plan updates consistent with Town approvals and infrastructure capacities.

Conclusion



Sundara represents a long-term investment in the future of Corinth — a project built on respect for the town's history, its natural beauty, and the people who make it special. Our vision is to create a retreat that enhances what already defines Corinth: its connection to the Hudson River, its outdoor lifestyle, and its welcoming spirit.

We're here as partners who value community feedback and collaboration. By working together, we can ensure Sundara adds lasting environmental, economic, and social value — strengthening Corinth's identity and creating a place that residents and visitors alike are proud to call their own.

Sundara

is a Sanskrit word that means *beautiful, handsome, charming, or lovely*.

Beyond physical appearance, it also denotes inner qualities such as *goodness, virtue, and nobility*.

The visual meaning of *Sundara* can be explored through its use in *mythology, nature, and art*.