



DIAMOND MILLS
HOTEL & TAVERN | SAUGERTIES, NY



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25 S. Partition Street, Saugerties, NY 12477
845.247.0700 | DiamondMillsHotel.com

History of the Property

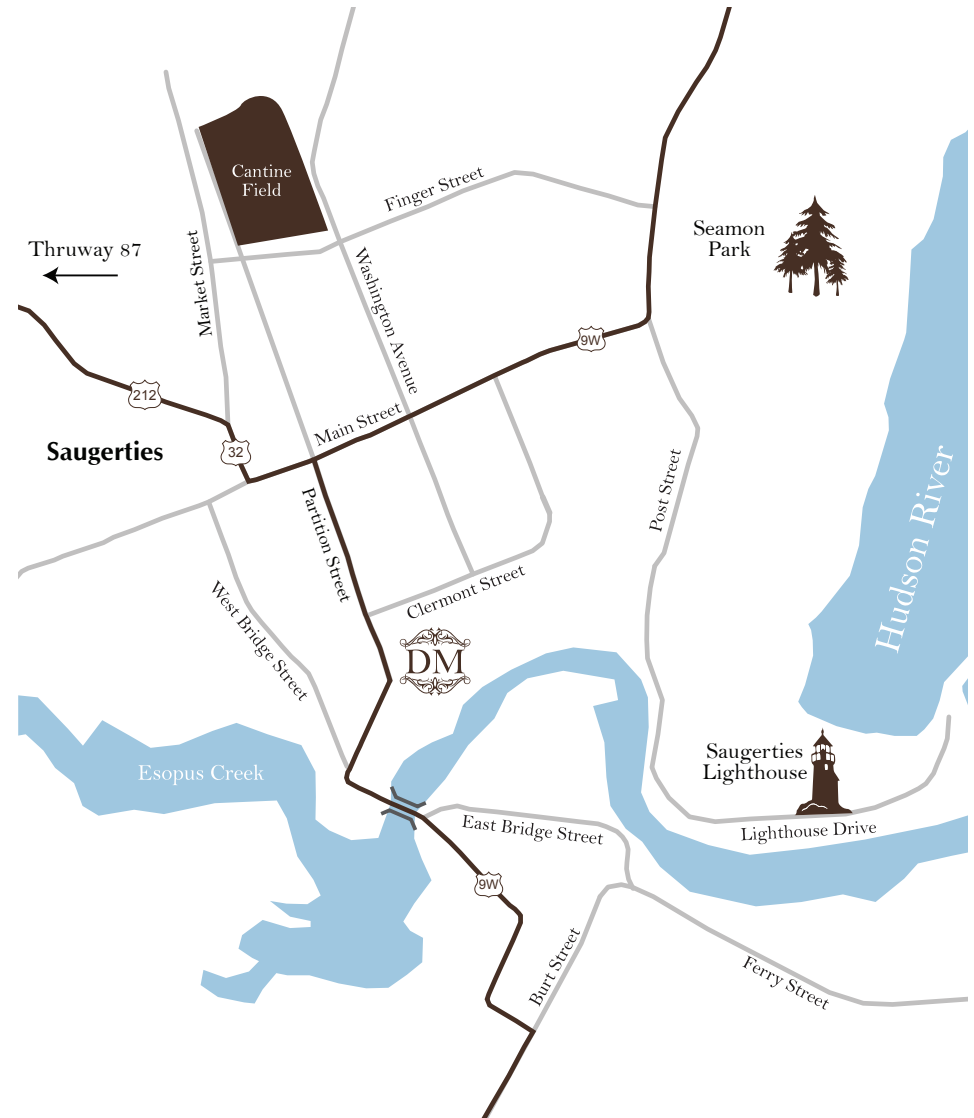


Diamond Mills Hotel & Tavern is truly unlike anything in the Hudson Valley. Just 100 miles north of New York City, nestled in the historic Village of Saugerties, Diamond Mills is a 30-room boutique hotel featuring luxury accommodations, fine dining at The Tavern and full service events accommodating up to 400 guests in its spectacular Ballroom perched above the Esopus Falls.

In times past, 25 South Partition Street was home to the Martin Cantine Paper Mill built in 1888. At its peak, the Martin Cantine Paper Mill of Saugerties was the industry leader, having perfected the process of manufacturing coated papers, until closing its doors in 1975. In 1978, the mill caught fire leaving little for salvation. For almost thirty years the property sat vacant, a lonely reminder of past progress, until Saugerties resident and entrepreneur Tom Struzzieri took interest in developing the site. In 2007, Struzzieri was awarded a grant from the Empire State Development Corporation under its Restore New York Grant Program, which provides financial assistance for revitalization of commercial spaces, encouraging community growth and neighborhood development. With this grant and years of planning, Diamond Mills was erect after just 11 short months of construction. The elegant interior and modern technology, including radiant bathroom flooring, ensures guest comfort, while the exterior of the property stays true to its predecessor, including brick facades and paned windows.

Diamond Mills Hotel opened its doors to overnight guests December 9, 2011 and just weeks later, The Tavern at Diamond Mills debuted its handcrafted menu highlighting the seasonal bounty of the Hudson Valley. Since opening, Diamond Mills Hotel & Tavern has received praise from local and international press such as The Wall Street Journal, New York Magazine, Huffington Post and The Robb Report.

Village of Saugerties Map



Saugerties Lighthouse

Highlights – Nice and quiet, with lovely views of the river and quaint lighthouse that was built in 1829.

- ◆ **Drive Time from Diamond Mills Hotel** – Approximately 5 minutes.
- ◆ **Average Time and Distance** – 20 minutes or 1 mile round trip.
- ◆ **Trail Condition** – Can be muddy or wet, we recommend asking the Front Desk for the current tide information.
- ◆ **Directions to the Trailhead** – Take a right onto S. Partition St., then right at the first light onto 9W North (Main St.). Take the third right onto Mynderse St., then first left onto Light House Dr., parking is just past the Coast Guard Station.
- ◆ **Address** – 168 Lighthouse Drive, Saugerties, NY 12477



Walkway Over the Hudson

Highlights – Outstanding views of the Hudson River. Great for walking, running, or biking.

- ◆ **Drive time from Diamond Mills Hotel** – Approximately 40 minutes.
- ◆ **Average Time and Distance** – As long as desired, or 1.25 miles.
- ◆ **Trail Conditions** – Paved.
- ◆ **Directions to Trailhead** – Follow S. Partition St. to the bridge. Continue following 9W south then take a left onto Route 32. Follow Route 32 for approximately 10 miles, Route 32 reconnects with 9W south at Kingston. Continue on 9W south past Kingston for 16 miles. Once in Highland, follow signs to the Walkway.
- ◆ **Address** – 87 Haviland Road, Highland, NY 12601

Attractions: Local Hiking & Walking

We recommend bringing plenty of water with you as well as wearing sturdy, closed toe shoes while hiking. Always remember to check the weather conditions the day prior to leaving the property. Please see the Front Desk for information regarding suggested skill levels for trails.

Falling Waters Preserve

Highlights – Babbling waterfalls, Hudson River views, the preserve features a carriage road that used to provide access to a riverfront ice house. Enjoy picnicking and bird watching.

- ◆ **Drive Time from Diamond Mills Hotel** – Approximately 7 minutes.
- ◆ **Average Time and Distance** – 1 hour or 2 miles round trip.
- ◆ **Trail Conditions** – Sometimes muddy.
- ◆ **Directions to the Trailhead** – Turn left onto 9W South (S. Partition St.), continue on Route 9W for 1.7 miles, turn left onto Joseph's Dr., turn right onto York St., then turn left onto Dominican Ln.
- ◆ **Address** – Dominican Lane, Saugerties, NY 12477

Huckleberry Point

Highlights – Beautiful views of the Catskill Mountains.

- ◆ **Drive Time from Diamond Mills Hotel** – Approximately 30 minutes.
- ◆ **Average Time and Distance** – 3 hours or 5 miles round trip.
- ◆ **Trail Conditions** – Sometimes muddy.
- ◆ **Directions to the Trailhead** – Head north on S. Partition St. toward McDonald St. Turn left onto Main St. Take the first right onto Market St. Continue to follow Route 212. Turn right onto Route 32, follow for 6 miles. Continue onto Route 32A for approximately 7 miles. Turn left onto Clum Hill Rd. Turn right to stay on Clum Hill Rd. Turn left onto Platte Clove Rd.
- ◆ **Address** – Platte Cove Road, Elka Park, NY 12427

North-South Lake Park & Campground

Highlights – Swimming from Memorial Day through Labor Day. The park offers hiking, camping, fishing, non-motorized boating; canoe, kayak, paddleboat, and rowboat rentals. All hiking trails are well marked; property includes bath houses as well as a small playground. Two clean beaches to choose from to enjoy during the summer months.

- ◆ **Drive time from Diamond Mills** – Approximately 25 minutes
- ◆ **Average Time and Distance** – Up to 7.5 hours with 10 miles of trails available.
- ◆ **Trail Condition** – Varies with different trails.
- ◆ **Directions to the Trailhead** – Turn right on S. Partition St. Turn left on Main St. Take the first right on Market St. Continue on Route 212 heading west. Turn right onto NY-32 North for 6 miles then left on Route 32A for 2 miles. Turn left on Route 23A into Haines Falls, then right on North Lake Rd. (Route 18) for 2 miles, just before the North-South Lake campground entrance, turn right on Schutt Rd.
- ◆ **Address** – County Route 18, Haines Falls, NY 12436

Olana State Historic Site

Highlights – Incredible views of the Catskill Mountains. Olana is a National Historic Landmark with fascinating history, a museum as well as other attractions on the property. Beautiful sunsets overlook the Hudson River & Catskill Mountains. For more info visit: www.Olana.org.

- ◆ **Drive Time from Diamond Mills Hotel** – Approximately 28 minutes.
- ◆ **Average Time and Distance** – Up to 2 hours or 5 miles round trip.
- ◆ **Trail Conditions** – Some paved areas, with some trails on loose gravel and dirt.
- ◆ **Directions to the Trailhead** – Turn right onto S. Partition St. Turn right at the first light onto Main St. Turn right onto W Bridge St. in Catskill, NY. Turn left on Spring St. Turn right onto NY 23 E/Rip Van Winkle Bridge (\$1.50 toll charge). Continue to follow NY23 E. Bear right onto Route 9G after crossing the bridge. Destination will be on the left.
- ◆ **Address** – 5720 Route 9G, Hudson, NY 12534



Overlook Mountain

Highlights – Overlook Mountain offers exquisite views of the Hudson Valley at 1400 ft., and ruins of an old hotel and fire tower. Located near the town of Woodstock.

- ◆ **Drive time from Diamond Mills Hotel** – Approximately 20 minutes.
- ◆ **Average Time and Distance** – 3 hours or 5 miles round trip.
- ◆ **Trail Conditions** – Sometimes muddy.
- ◆ **Directions to the Trailhead** – Take a right onto S. Partition St. Turn left onto Main St. Take the first right onto Market St. Continue west on Route 212. When you reach the center of Woodstock, take a right onto Rock City Rd. Rock City Rd. becomes Meads Mountain Rd. after crossing Glasco Turnpike. The parking area is located on the right side of the road, across from the Buddhist Temple – approximately 1.5 miles from Route 212.
- ◆ **Address** – Meads Mountain Road, Woodstock, NY 12498



Poet's Walk

Highlights – A romantic walk with a picturesque view of the Catskill Mountains and Kingston-Rhinecliff Bridge. Enjoy this quiet trail while observing nature's bounty. Created in the 1840's and once a part of the neighboring estate, trails meander through meadows and woods along with an overlook pavilion, a rustic summer home and benches providing intriguing places to rest. Washington Irving came up with the idea for his story of Rip Van Winkle while enjoying the area.

- ◆ **Drive time from Diamond Mills Hotel** – Approximately 25 minutes.
- ◆ **Average Time and Distance** – 2 hours or 2 miles round trip.
- ◆ **Trail Condition** – Mostly gravel with some loose dirt.
- ◆ **Directions to the Trailhead** – Turn left onto S. Partition St. Continue to follow Route 9W south. Take the ramp to NY-199 E/Rhinecliff Bridge. Continue to follow NY-199 east over the Kingston-Rhinecliff Bridge (\$1.50 toll charge). Turn left onto County Rd. 103/River Rd. Poet's Walk parking area is located on the left.
- ◆ **Address** – River Road, Red Hook, NY 12571