

11: Good Design - Boor Site

Site Introduction:

A dairy and feed farm of over 450 acres in the town of Horseheads (Chemung County), David Boor's property has a number of notable features. The site is nearly divided into three distinct portions by the Soaring Eagles golf course which it bounds on three sides. In the western portion of the site, the usable land is constrained by about 25 acres of the Horsehead Marsh, an extensive wetland area. In addition, the western area is the site of a large gravel mine. The southern portion, which links the two areas, is an open agricultural field. The larger, eastern portion of the site, which is nearly two-thirds of the land area, boasts a network of farm fields, the Boor farmhouse and barns, the site's steepest slopes, and an 8-acre pond. The entire property is pressured by residential development expanding northward from the Village and southward along NYS Routes 13 and 14.

Given the agricultural history of the area and the current socioeconomic and cultural trends, the students felt that the site was best suited for a mixed-use development combining new residential uses with the preservation of open space.

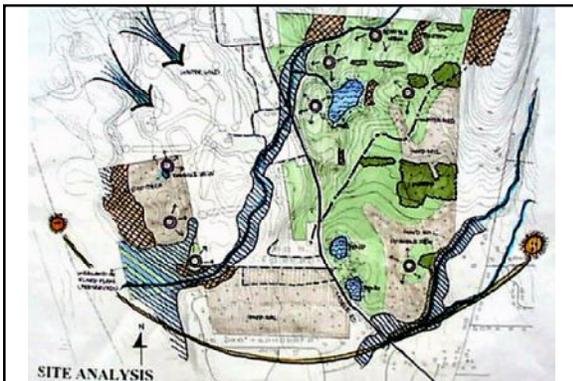
Site Analysis:



Slope and Soil Suitability



Significant Features

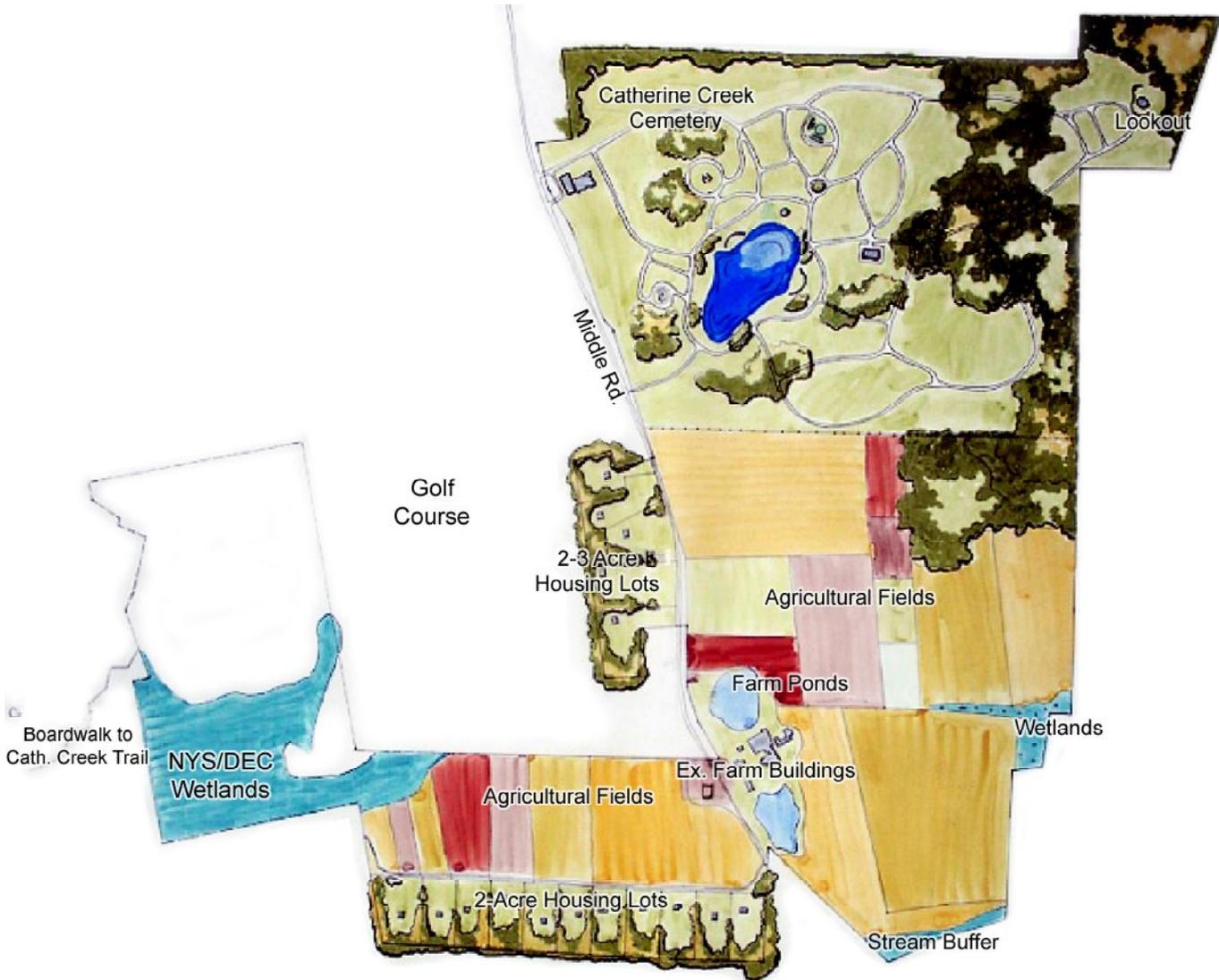


Overall Analysis



View of the 8-Acre Pond

Boor Site: Catharine Creek Cemetery



Design overview:

This proposal takes advantage of the large, scenic pond to form the centerpiece for a 160-acre garden cemetery, inspired by the Mount Auburn cemetery in Cambridge, Mass. Siting this cemetery on the less than prime agricultural land, the design also takes advantage of the site's highest point in the northeast corner for a monument and lookout point. As the western land is cut off by the wetlands, the proposal recommends selling it. 35 acres of the site are divided into residential lots compatible with the homes immediately to their south, and the balance of the land is slated to remain in active dairy farm use.

Highlighted Incentives:

- Wildlife Habitat Improvement Program
- Conservation Easements
- NYS & Federal Farmland Prot. Programs
- Wetlands Reserve Program
- Cons. Res. Program: Streamside Buffers

Number of Lots: 16

Lot Sizes: 2.0 to 2.5 acres

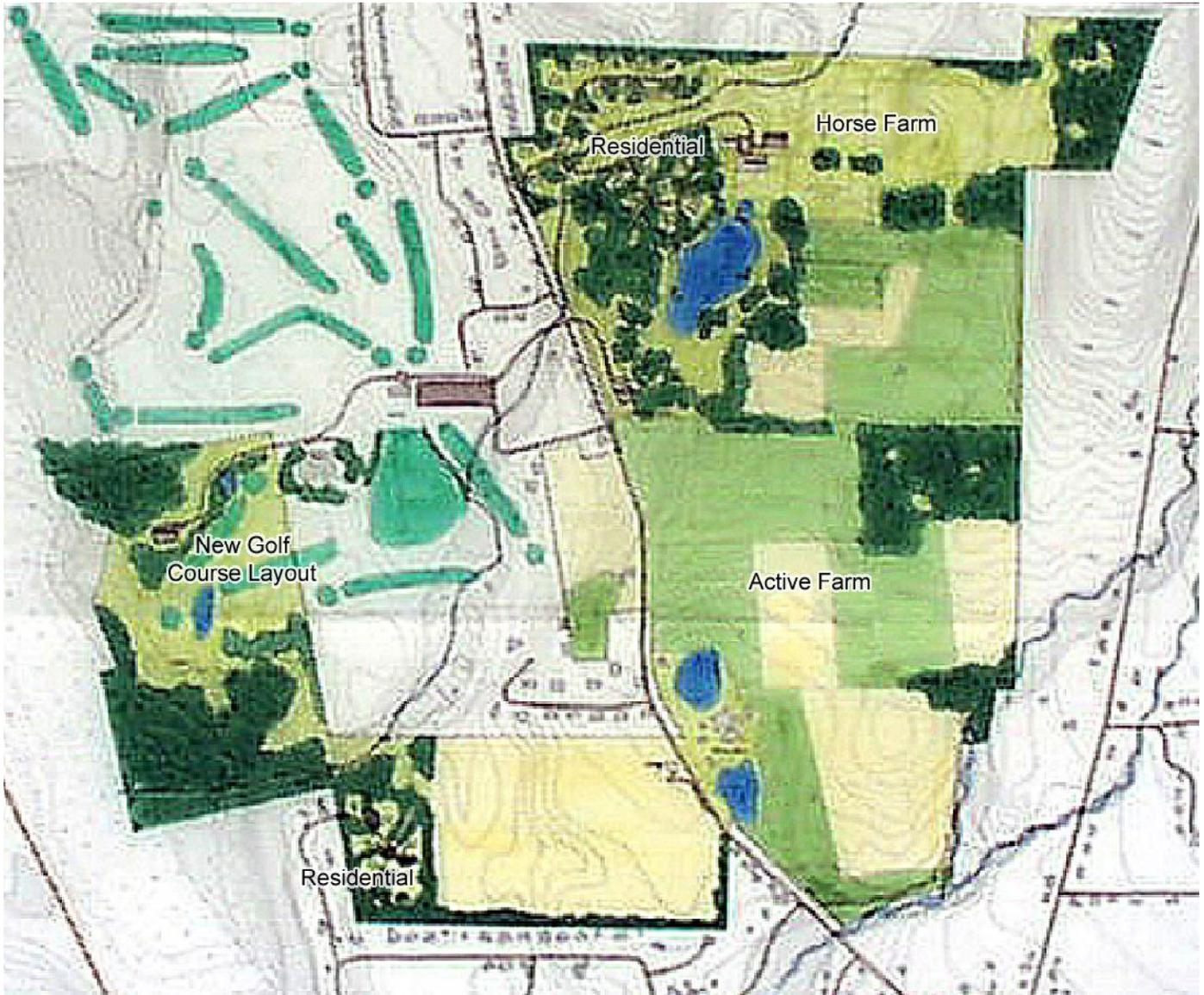
% of Land Conserved: 91%

New Road (Res): 2600 ft

Road Per Lot: 163 ft. per lot

(360 ac. out of 395 after sale)

Boor Site: Greenspace Connections



Design overview:

With the intent of connecting the agricultural open space with both the Catharine Valley Bike Trail and Mark Twain State Park (in which the golf course lies) and creating a band of green space conservation and stream buffer, this design begins by selling or donating the western wetland portion of the site to the State for park use. The Park is also extended across Middle Road to the large pond, creating a recreational waterfront area. To the north, a residential development organized around a horse farm is proposed, and a second smaller development lies in the southwest corner of the site. The remainder of the land remains in farming.

Highlighted Incentives:

- Conservation Easements
- Homeowners' Association
- Wetlands Reserve Program
- NYS & Federal Farmland Prot. Programs

Number of Lots: 27

Lot Sizes: 1.0 to 3.5 acres

% of Land Conserved: 87%

New Road Length: 2600 ft.

Road per lot: 108 ft. per lot

(435 acres out of 465)

Boor Site: Compact Village Developments



Design overview:

While taking care to protect the wetland and preserve the prime agricultural land as a continued dairy farm, this proposal creates a dense community setting nestled into the vegetation and the topography. The development, which includes a community park on the shores of the pond and is bordered by buffer strips, also borrows the views of the surrounding golf course and the preserved dairy farm. In addition, the design protects the stream running through it with a buffer strip, and connects the areas with the wetland and the creek below through a trail system.

Highlighted Incentives:

- Cons. Res. Program: Streamside Buffers
- Wetlands Reserve Program
- NYS & Fed. Farmland Protection Programs
- Homeowners' Association

Number of Lots: 100

Lot Sizes: 1.3 to 4.0 acres

% of Land Conserved: 43%

New Road Length: 18,900 ft.

Road per lot: 100 ft. per lot

(202 acres out of 465)

Boor Site: The Boor Equestrian Reserve



Design overview:

As part of a homeowners' association, the residents of the lots proposed in the northern half of the farm will have access to an equestrian center. This center will consist of horse stabling facilities, a riding track, a community center, open pastures, and a path system that includes riding and hiking trails, land for picnicking, and recreational spaces around the central pond.

The area surrounding the gravel mine is also reclaimed as residential, built around a central green space with access paths to both the golf course and the Catharine Valley Trail. The remaining land in the lower half of the farm and the southern section will continue to be productive as a heifer replacement operation.

Highlighted Incentives:

- Cons. Res. Program: Streamside Buffers
- Wetlands Reserve Program
- Homeowners' Association
- Wildlife Habitat Improvement Program

Number of Lots: 80

Lot Sizes: 1.0 to 2.5 acres

% of Land Conserved: 72%

New Road Length: 11,000 ft.

Road per lot: 142 ft. per lot

(335 acres out of 465)