

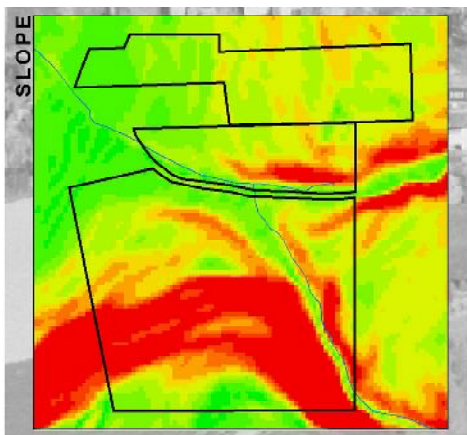
## 18: Good Design - Fay Site

### *Site Introduction:*

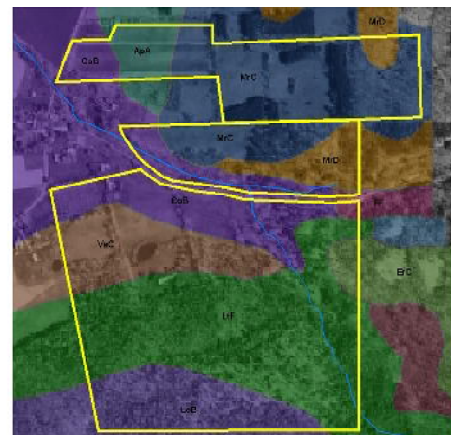
John Fay's 157-acre property abuts the seasonal-use States Road, and backs onto the Connecticut Hill Wildlife Management Area. The road was named for the family that owned the land in the 1950's. Most of the property has been logged several times; most recently, his remaining woodland was logged out around 1990. In the past, Mr. Fay rented much of the property for hay and sold firewood. Currently, the site has a sizeable orchard of apple, cherry, pear, and plum trees, but he has found the orchard to be too labor-intensive to be viable, so now it primarily feeds wildlife. Since wild turkey have been transplanted from his property to other places, there is clearly a strong wildlife presence.

The nearby hamlet of Cayutaville serves primarily as a bedroom community for Watkins Glen, Elmira and Ithaca. Spiralling school taxes and the increased reliance on the property tax to support local and county government have raised the tax burden ten-fold since the mid-1970's. Some of his prime farmland has lately been rented to the Gages, who own a thriving large farm down the road. The students were challenged to propose a variety of options for potential uses of Mr. Fay's property which would allow him to lower his tax burden and generate a trust fund for a scholarship while protecting the rural environment around him.

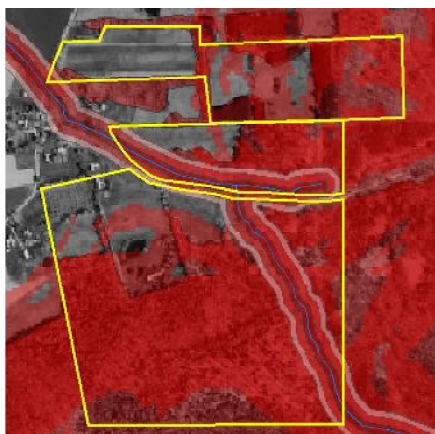
### *Site Analysis:*



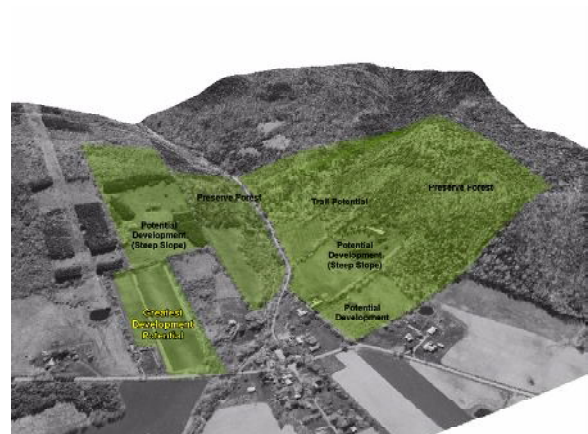
Site Topography



Soils Analysis

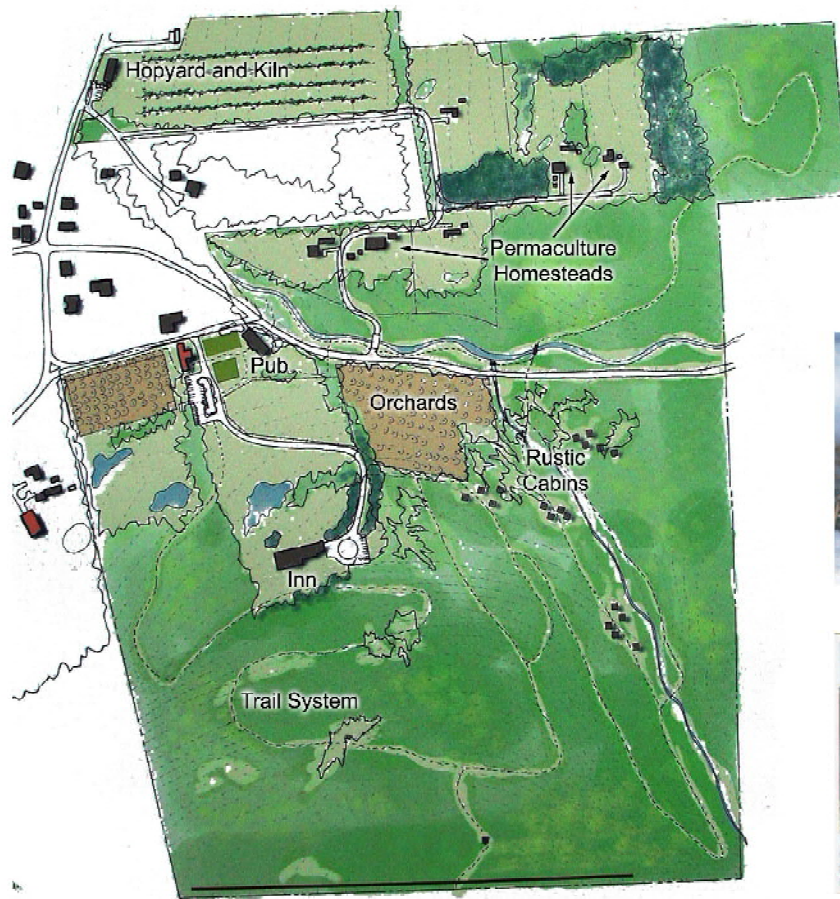


Overall Analysis



Development Potential

# Fay Site: Permaculture Inn and Homesteads



DESIGN PROPOSAL:



THE RUFFED GROUSE  
INN, PUB, HOP YARD  
& PERMACULTURE  
HOMESTEADS



## *Design overview:*

Capitalizing on the site's long history and upkeep of the farming areas and orchards, the design proposes the creation of an inn, general store, and pub to attract agro- and eco-tourists. A large hops yard is proposed which would tie in with the pub through connections to local commercial microbrewing, and also relate to the area's hops-growing history. The Ruffed Grouse Pub, located in the existing barn, recalls Aldo Leopold's study on Connecticut Hill, and the conserved land on the site will serve as habitat for the grouse, turkey, and other species. An inn is located in the existing home, and rustic cabins are located around the site.

The farm, inn, and pub also focus on permaculture - design for energy efficiency and lower fossil fuel reliance, conservation of space and resources, and smaller-scale intensive agricultural systems which are highly productive and ecologically sound. The ponds are designed to catch runoff, and the stream corridors are protected. Just down the street on Swamp Road, the Fingerlakes Permaculture Institute provides a resource and a model for this style of development, attractive to retirees or young people who might otherwise be lost to cities. The project includes 6 of these homestead sites combining residences with opportunities for small gardening or other agricultural ventures, wildlife habitat, and natural conservation in keeping with the permaculture theme.

## *Development Summary:*

- 77% of 157 acres conserved (36 ac. developed)
- 12% residential: 6 lots (19 ac.) and 11% commercial (17.5 ac.)
- 4500 ft. new road (3200 of it gravel) - 533 ft./lot.



## Fay Site: Eco-Burial Preserve



### *Design overview:*

This proposal chooses to take advantage of the natural character by returning to the historic means of burial for the area - simple headstones and pine box coffins in small, private cemeteries, churchyards, or private homestead land. This sort of burial also has environmental benefits - no embalming chemicals or cement coffins are involved, headstones are made of low profile native stones, and the plots are situated among the natural features of the land. The eco-burial model calls for a mix of traditional grave markers and memorial trees. As the plots are sold and used, the land would gradually be transformed into a nature preserve and protect rural character, wildlife habitat, and open space.

In addition to the staged development of the ecoburial program, the design calls for a retirement property for Mr. Fay with an easement of open space to the Finger Lakes Land Trust, and the protection of the current active farm, which would be sold to a farmer interested in keeping it agriculturally active. With streambed restoration efforts, wetland and woodland plantings, and a formalized trail system, the site would become a community asset and a part of the broader open space network connecting to Connecticut Hill. These revitalization and remediation efforts are financed partly through the sale of the burial plots.

### *Development Summary:*

- Retirement Estate: 25 Ac.
- Farmette: 15 Ac.
- Eco-Burial Property with Conservation Easements: 117 Ac.



# Fay Site: Alternative High School



## Design overview:

With the intention of maintaining the majority of the site's natural character while providing some form of access and increased use for it, this project uses the ample wilderness area as recreational and exploratory space for an alternative high school focusing on at-risk youth with low self-esteem, based on the "emotional growth education" model of the existing CEDU Schools program. These schools focus on character and confidence building activities for children and teenagers with learning disabilities, emotional difficulties, or behavioral problems, making the large wooded lot and open fields a prime candidate for an extensive trail system, ropes courses, teamwork activities, and other resources. See <http://www.cedu.com> for more information.

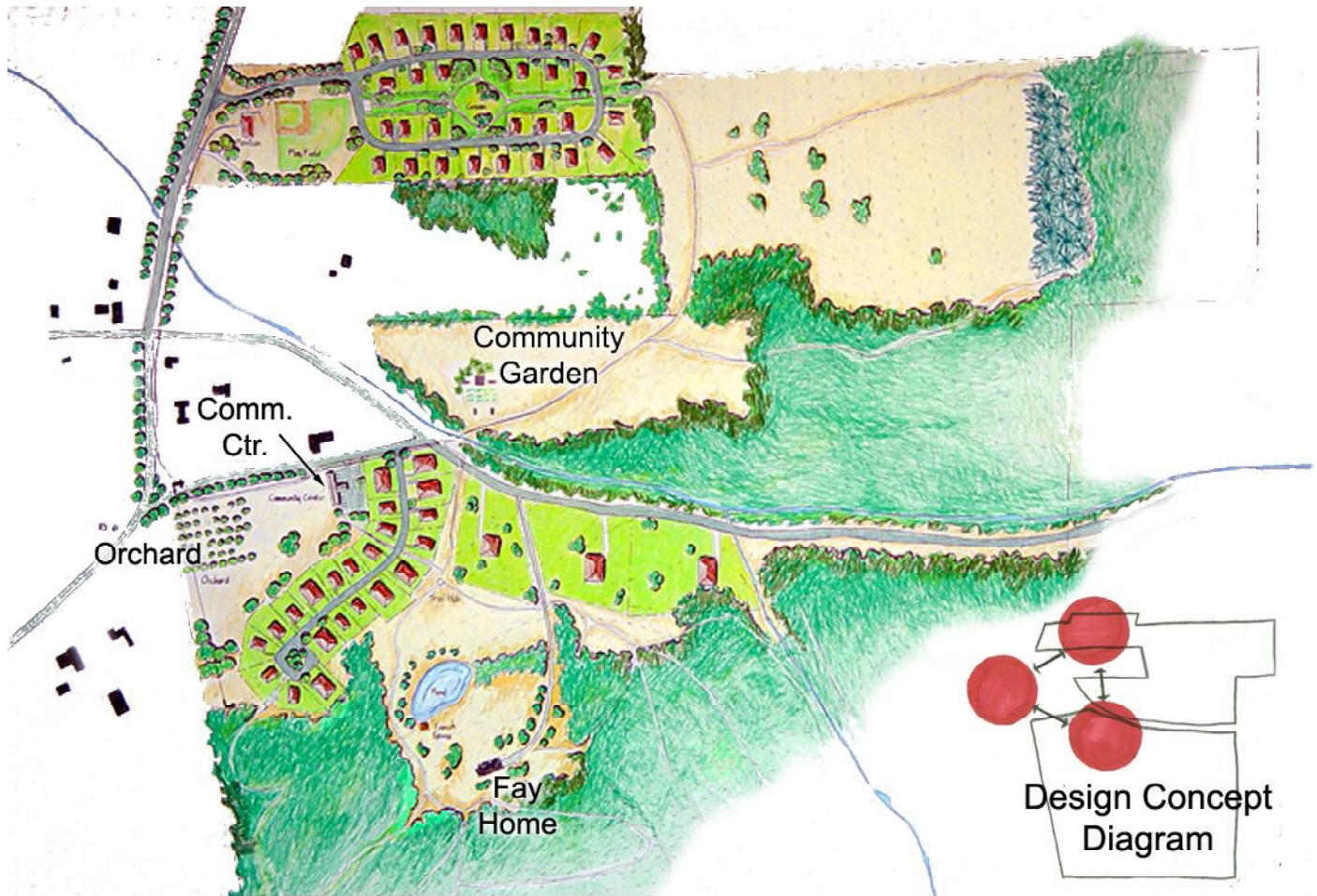
In addition, the school's proposed gym, athletic fields, outdoor basketball courts, cafeteria, and function spaces would be available for use by the surrounding Cayutaville community. The creation of such a facility would allow for further hamlet-wide activities, strengthening the bonds with the larger community. Lastly, the preservation of such large swaths of the land for dedicated, active uses helps protect the overall rural character of the area in the face of development pressures.

## Development Summary:

- 90% of 157 acres preserved, with only 15 acres of disturbance;
- 1411 ft. of new road;
- 10 proposed buildings.



# Fay Site: Clustered Community Housing



## *Design overview:*

Two housing clusters with distinct characters form the primary piece of this design. Connected to one another and to the existing hamlet of Cayutaville by pedestrian paths, the developments are located to tie into the hamlet's core and provide public and community utilities including playing fields, a community center, and other facilities. The two clusters respond to the housing needs of Cayutaville in distinct ways. The northern "Green" module contains 33 primarily low- to moderate-income housing arranged around a shared central green space. The "Orchard" cluster provides 22 more mixed-income buildings in a combination of single and multi-family units. Its design carefully conserves and interacts with the existing apple orchards.

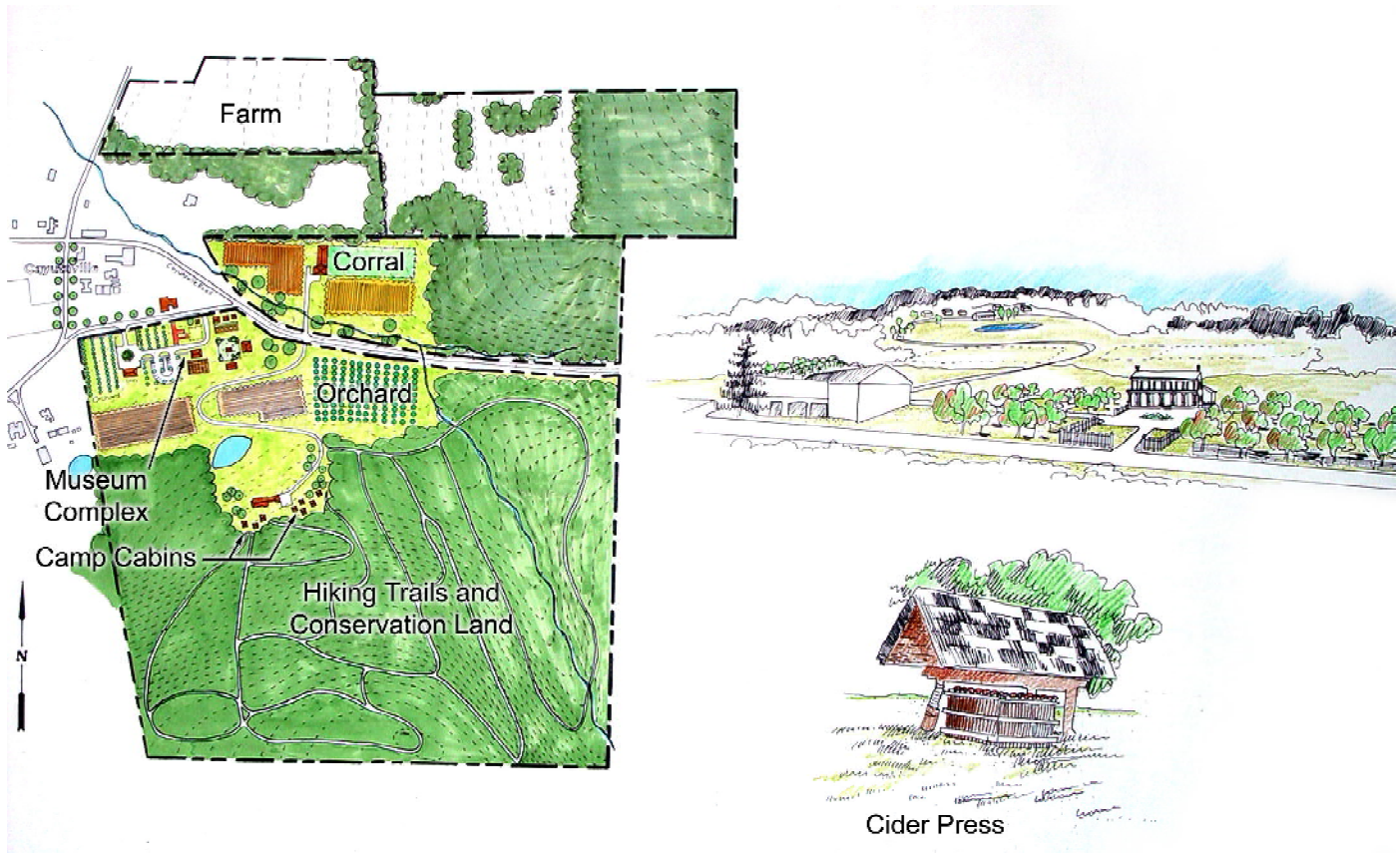
Also on the site are three more standard 5-acre housing lots, intended to provide quick return on investment and provide a buffer from the higher density development. The project also allows Mr. Fay to retain his current home for his retirement. Lastly, the existing Fay barn has been turned into a local community center, providing a magnet for activity not just for the newly created clusters, but for the whole hamlet and the surrounding area.

## *Development Summary:*

- 87% of 157 acres preserved, with only 20 acres of disturbance;
- 64 dwelling units;
- 2000 ft. of new road;
- 31 ft of road/unit.



# Fay Site: Living History Farm and Museum



## *Design overview:*

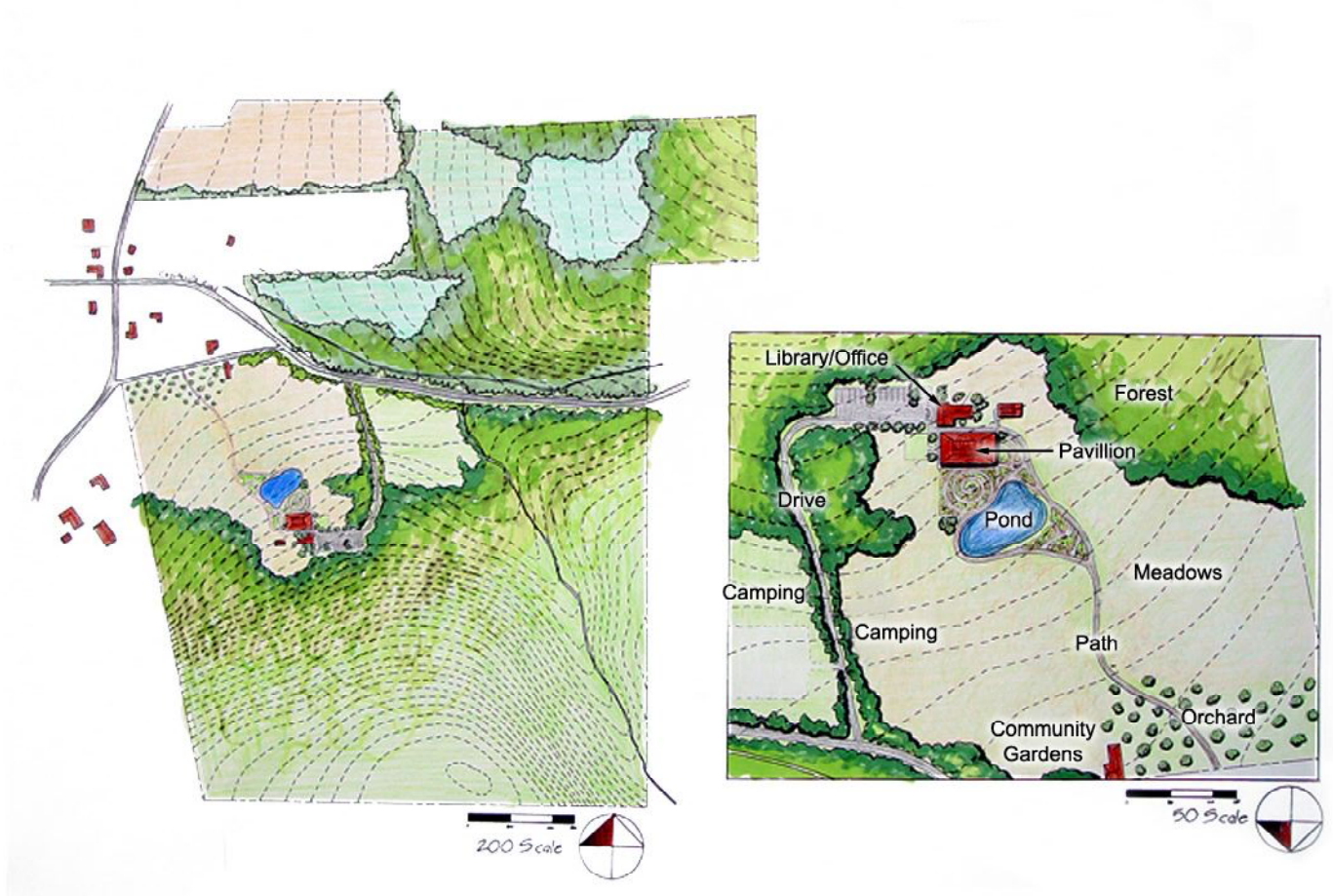
Promoting historic preservation as a tool to revitalize Cayutaville, honor the county's rich agricultural and historic heritage, and enrich the community's daily lives through education and interpretation outreach programs, this project proposes the creation of a "living history" farm and museum which would capture and project the character and atmosphere of rural life in 19th-century Schuyler County. Drawing not only on the existing Fay farm buildings, where applicable, but also on a number of other 19th century buildings and artifacts from the area, the museum does not attempt to reproduce a single, specific farm but instead to create a comprehensive overview tied to a single experience.

On site, active apple orchards, grain, corn, hay and vegetable crop fields surround a complex of buildings including the existing renovated barn, a stable and associated corral, a cider press, a farm-crafts workshop, a sheep pen, various outbuildings, and a visitors' center/active museum. Also included is an inn tied to the site experience and built nearest Cayutaville, tying the site into the larger community and providing a boost of tourism to help stimulate the local economy. The existing Fay house will be occupied by the caretaker. Finally, the 35 acres to the north of the museum complex will remain in active commercial agriculture.

## *Development Summary:*

- 89% of 157 ac. conserved (17 ac. of disturbance)
- Approx. 800 ft. of new road.
- 10 New Buildings and 8 Camp Cabins

# Fay Site: Church Retreat Camp



## *Design overview:*

With the intent of preserving the rural character and enhancing the hamlet of Cayutaville, this project proposes the development of a small, rural retreat center aimed particularly for use as a church camp. Tucked into the forest edge, the main complex consists of a library and an office, as well as a large outdoor pavilion for events. Also attached to the main complex are a playground, a garden with a meditative spiral theme, and a large pond. The goal of the retreat would be to provide a contemplative rural experience, and a place to get away from the busy world for reflection with the hope of promoting a nurturing community.

The orchard along the road is preserved, and adjoining space is set aside for community gardens open to use by the Cayutaville residents. Areas have been designated for tent, cabin, and cottage camping sites associated with the retreat. The prime agricultural land to the north of the site will be sold or rented for active agriculture. Finally, the remainder of the land will be put under conservation easements to serve as a natural amenity of forest and meadow land, providing wildlife habitat, scenic value, and the space for a trail system allowing meditative walks in the woods.

## *Development Summary:*

- 96% of 157 ac. preserved (7 ac. of disturbance)
- Upgrade approx. 600 ft. of driveway to new road.
- Three new buildings.