

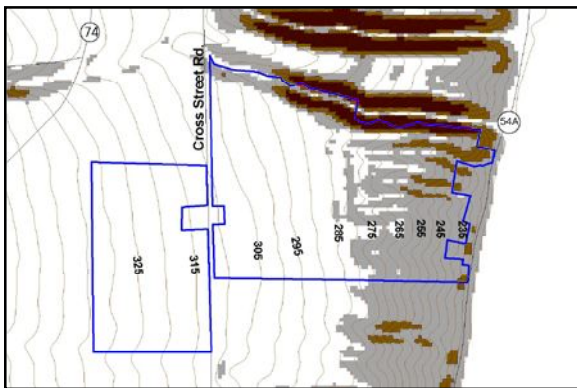
9: Good Design - Tears Site

Site Introduction:

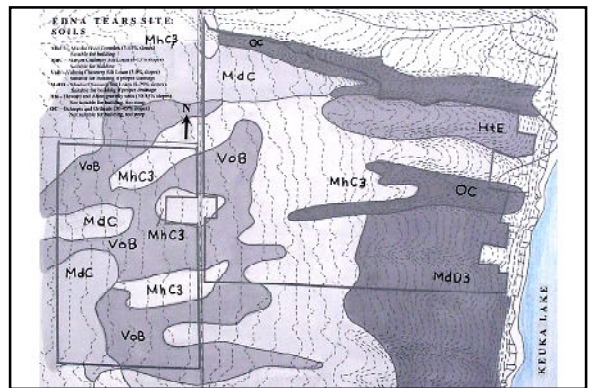
Located atop the western slopes above Keuka Lake in the town of Pulteney, the 127-acre site, part of an estate administered by Edna Tears, commands a particularly lovely view. The upper portion of the site is primarily open meadow and former agricultural fields, while the lower slopes, which are wooded, slope steeply away and are cut by many gullies. A stream flows along the north edge of the property with attractive waterfalls. There is no direct lake frontage, but there is limited access to Route 54A which follows the edge of the lake.

A house and barn on the site are in very poor condition and beyond repair, and a small gravel borrow pit appears to have been excavated. The site is divided, with a portion on the west side of Cross Street Road. There is good quality water in several dug wells and an operating natural gas well is located on the west side of Cross Street. As the owner was more interested in exploring options than in quickly selling the land for a residential development, the primary focus of the students was on commercial options.

Site Analysis:



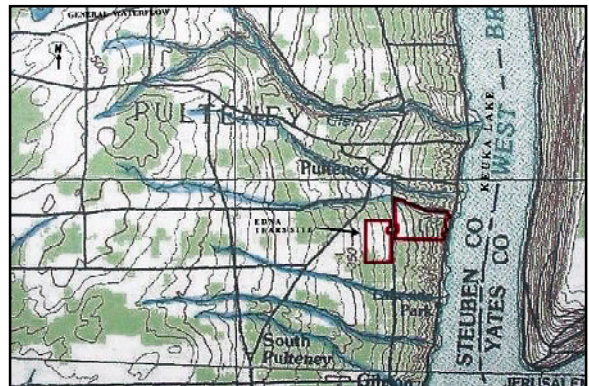
Slope Suitability



Soil Suitability



Significant Features



Regional Context and Waterflow

Tears Site: Nature Center



Design overview:

The site is already beginning successional growth: the forests have reclaimed much of the lower portion of the site, as compared to aerial photographs from around 1950; the signs of ecological reclamation and its stages are visible as one walks the forested areas; and the inactive farmland has already returned to a meadow state, and is beginning to show signs of succession. In keeping with this, then, this design proposes to transform the site's open space into an educational and recreational amenity, placing a conservation easement over nearly all of the property and managing different areas of the site to demonstrate various ecological principles. Wildlife habitat and experience also play a major role on the site's program. The design proposes an extensive trail and signage system to educate and inform visitors.

Highlighted Incentives:

- Wildlife Habitat Incentives Program and Forestry Incentives Program support for a venture of this nature is sure to be very strong.
- Conservation Easements over the land not only make the proposal less costly, but improve neighboring property values as well.

Number of Lots: 17

Lot Sizes: 2.25 - 5 ac, z.z avg.

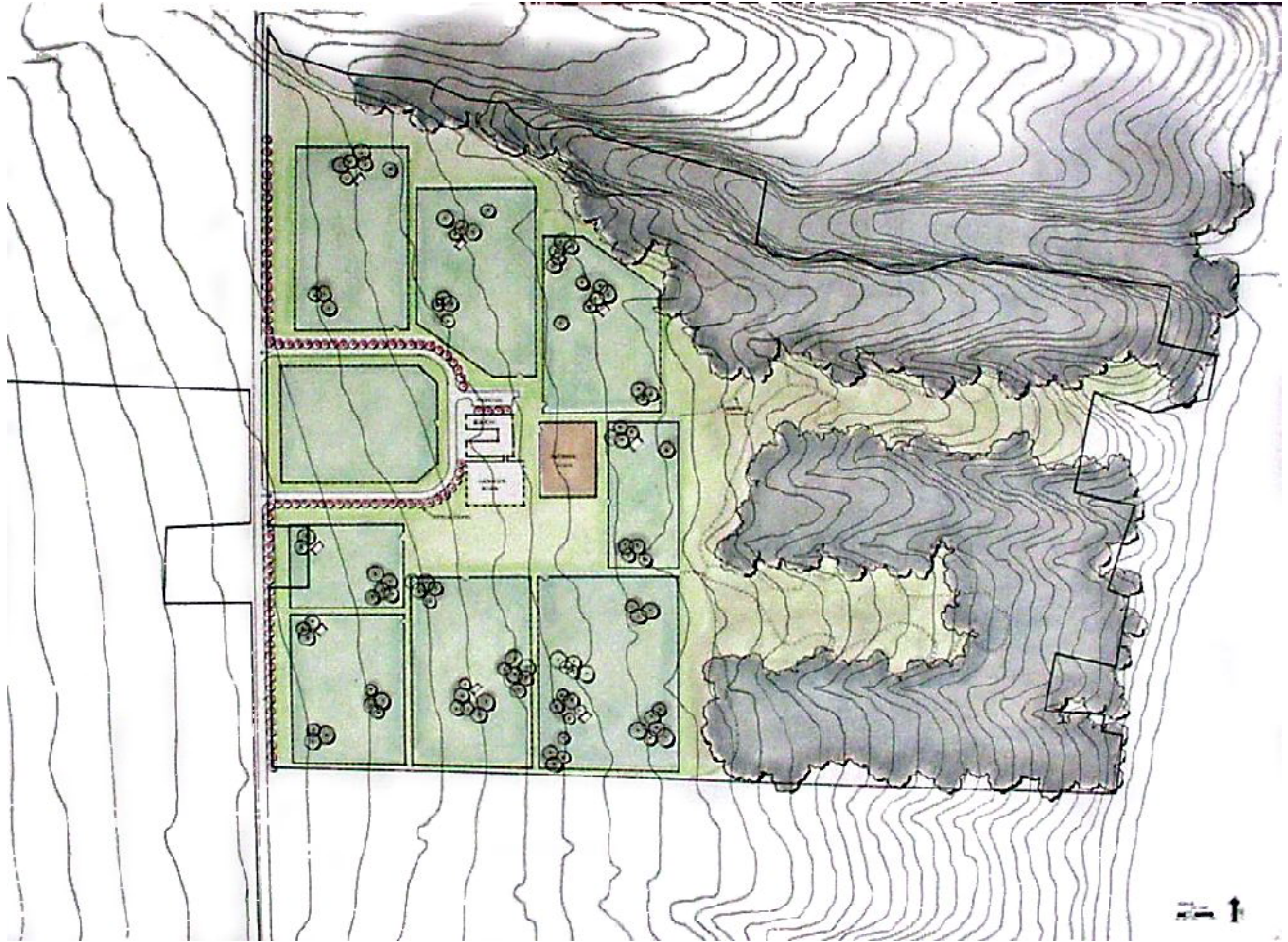
% of Land Conserved: %%

New Road Length: blah ft.

Other: x.x-y.y ac, z.z avg.

Other: x.x-y.y ac, z.z avg.

Tears Site: Horse Farm and Riding Center



Design overview:

Taking advantage of the site's prime potential as grazing pasture, this design proposes to transform the site from agricultural farming to a horse farm. Combining stables, a riding barn, extensive pasturing, and competition facilities, the proposal maintains the openness and livestock presence characteristic of rural settings, while at the same time meeting a need in the local market - there are currently very few horse stabling facilities in the area compared to the demand, leaving horse enthusiasts to drive over an hour to stable or ride their horse.

Highlighted Incentives:

- The high equine presence on the site suggests a strong case for EQIP/AMA Private Grazing Lands funding.
- A management program (potentially supported by CRP: Streamside Buffer funds) is necessary to protect the watershed of Keuka Lake from such high livestock concentration.
- There are special parking considerations for horse trailers, and for infrequent large gatherings (for horse shows and the like).

Number of Lots: xx

Lot Sizes: x.x-y.y ac, z.z avg.

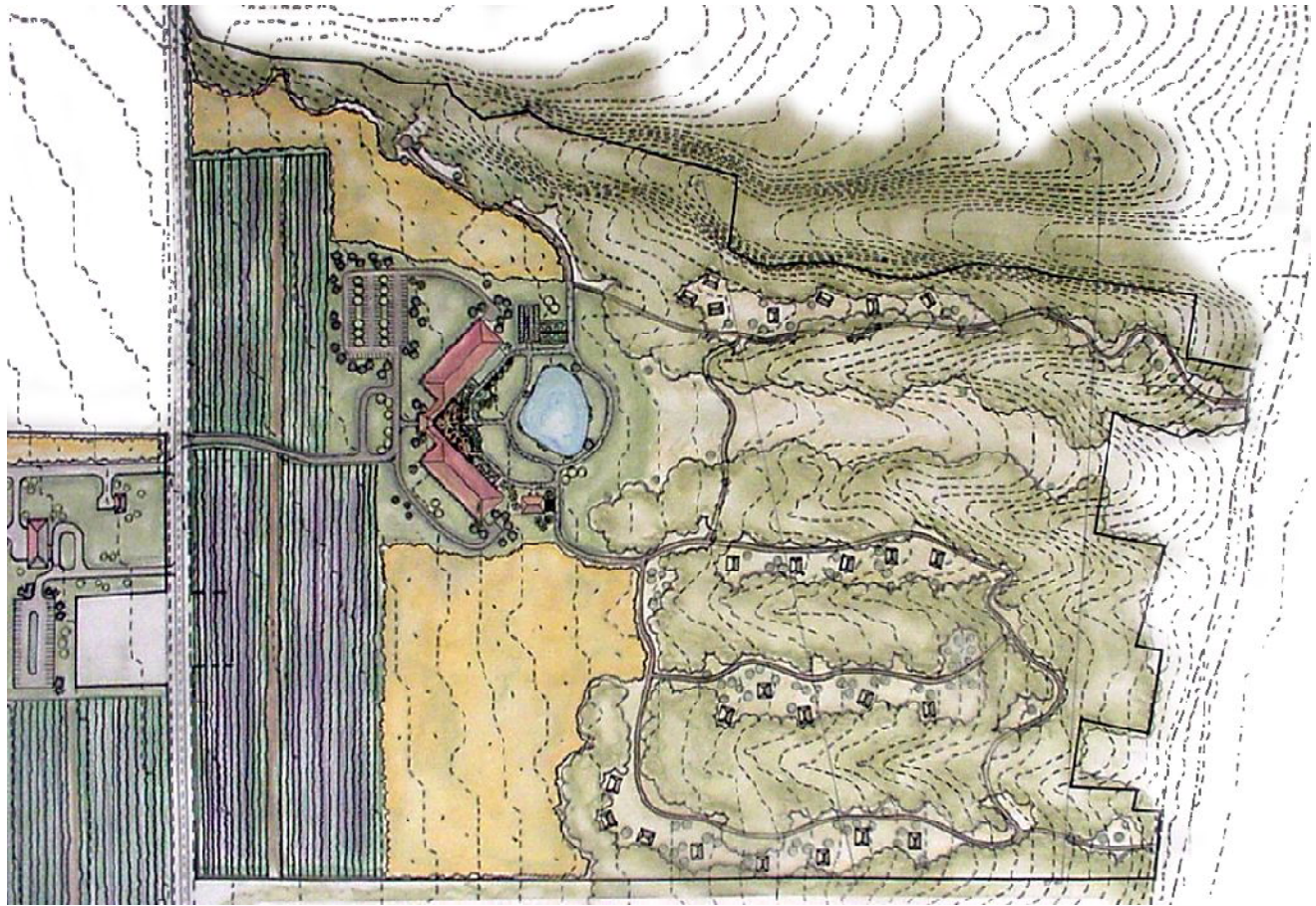
% of Land Conserved: %%

New Road Length: blah ft.

Other: x.x-y.y ac, z.z avg.

Other: x.x-y.y ac, z.z avg.

Tears Site: Winery, Hotel, Restaurant, and Cabins



Design overview:

Despite the prevalent wineries along Keuka Lake, there are very few hotels or other significant places from which to base a wine tasting tour or other Finger Lakes vacation. The upper land of the site, meanwhile, is well suited to agriculture. Thus, the resulting proposal here is to create a hotel/restaurant combination which connects with a vineyard to provide a destination spot for tourism. A corridor is re-cleared to its 1950's state through the vegetation (on one of the less-sloped areas between the gullies), opening the spectacular view to Keuka Lake from the hotel even more. Meanwhile, the other buildable areas in the wooded slopes are the site of a group of cabins, providing an alternate choice for lodging.

Highlighted Incentives:

- NYS and Federal Farmland Protection Program monies help support the vineyard.
- Wildlife Habitat Incentives Program funding is intended to help reclaim and manage the portions of the agricultural land which is not well suited for vineyards.
- Forestry Incentives Program support may be available to help manage and maintain the woodland, especially in the gullies which are in danger of erosion.

Number of Lots: xx

Lot Sizes: x.x-y.y ac, z.z avg.

% of Land Conserved: %%

New Road Length: blah ft.

Other: x.x-y.y ac, z.z avg.

Other: x.x-y.y ac, z.z avg.