

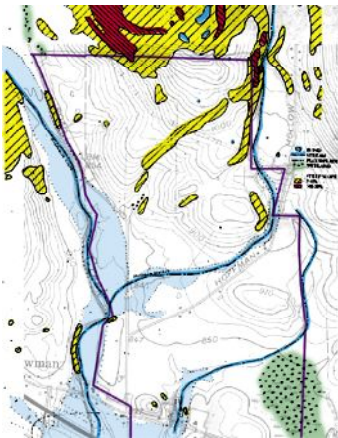
10: Good Design - Clarke Site

Site Introduction:

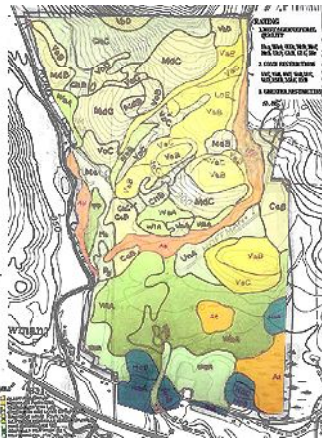
Peggy Clarke's property, a 600-acre parcel in the towns of Baldwin and Chemung (Chemung County), is one of only 35 Bicentennial Farms in the State of New York - meaning that it has been in continuous cultivation for over 200 years. With 325 acres currently in crops, four separate farm complexes dating back to the early 1800s, and over 200 Jersey cows which are milked twice a day, the farm has both historical and current value.

However, the site is potentially threatened by future development: Route 17, the future Interstate 86, passes just south of the site. With an eye to the future, Peggy Clarke submitted the site to take part in the Rural Design Workshop to search for possibilities that would enhance and preserve the value of her land as well as its agricultural and historical heritage.

Site Analysis:



Slopes & Hydrology



Soil Analysis



Significant Features



Overall Analysis

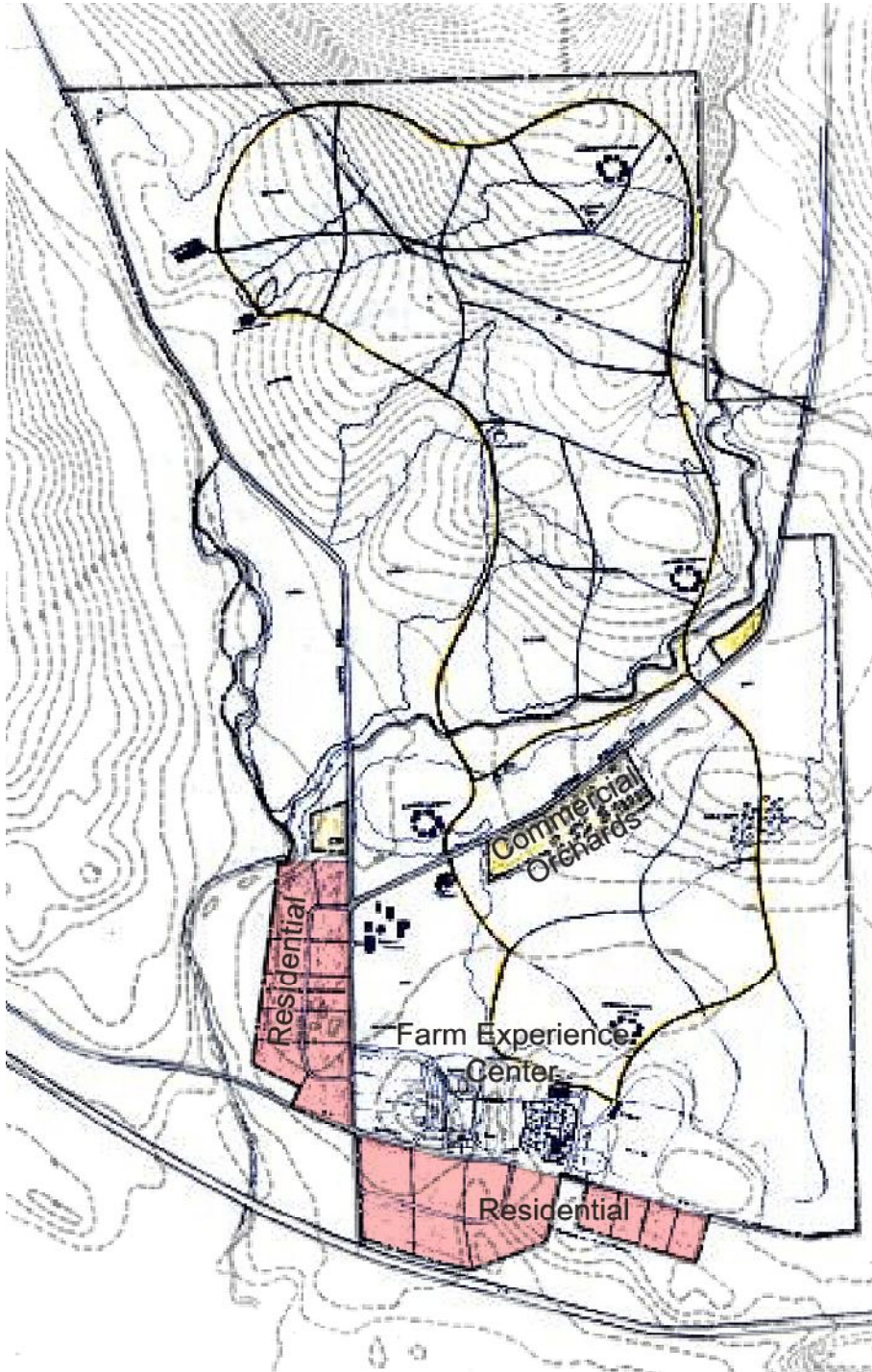


Site Photo: Dairy Herd



Site Photo: Clarke Home

Clarke Site: The Clarke Farm Experience



Highlighted Incentives:

- NYS & Federal Farmland Protection Programs
- Conservation Easements
- Nonprofit status of managing organization
- EQIP or AMA Grazing Land Initiative assistance

Number of Lots: 24

Lot Sizes: 2.0 to 4.5 acres

New Road Length: 4100 ft.

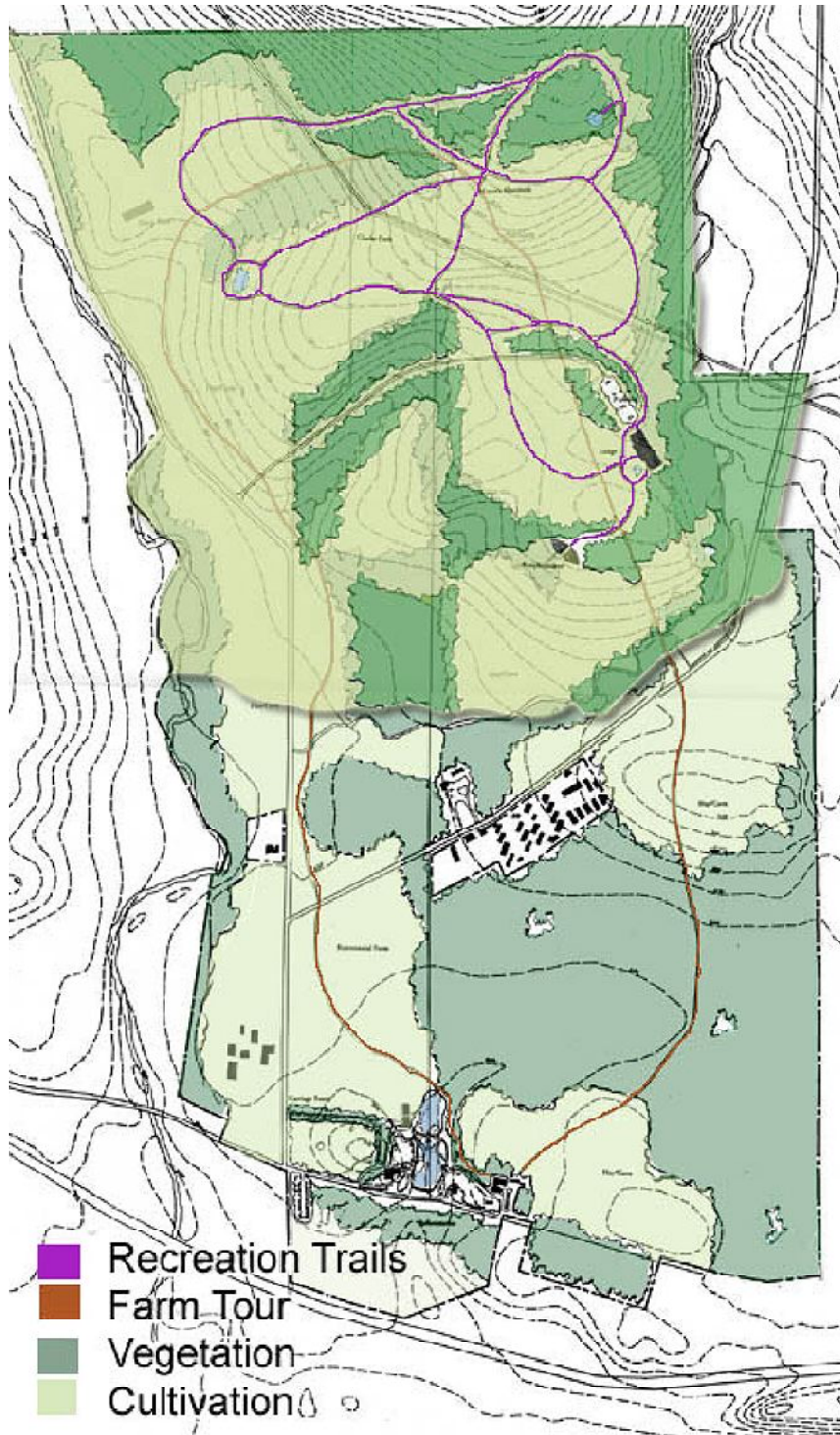
Road per lot: 171 ft. per lot

% of Land Conserved: 87%
(546 acres out of 626)

Design overview:

The proposal calls for the creation of a non-profit organization, The Clarke Farm Experience, to focus on providing families and children the opportunity to learn about life on a farm. The creation of an organized entity ensures a continuous and responsible stewardship of the land, which will help to keep the farm active and supported. The site plan includes cabins, an activity center, vegetable gardens, a dairy barn, and several craft houses, as well as maintaining the majority of the land as an active, productive farm. Some less agriculturally-productive land would be sold for housing to provide start-up funding for the organization.

Clarke Site: Jacob Lowman Inn and Restaurant



Highlighted Incentives:

- Conservation Easements
- EQIP or AMA Grazing Land Initiative
- Wildlife Habitat Incentives Program
- NYS & Federal Farmland Protection Programs
- Economic development supported by future I-86

Design overview:

Capitalizing on the historic value and character of the existing homes on the site, the proposal calls for converting the 1839 George Lowman home into an Inn for overnight guests, and the 1819 Jacob Lowman Sr. home into a restaurant. The two functions would be linked not only to one another, but also to a new lodge for conferences and retreats, a trail system for recreation, and an extensive active farm, preserved through cooperation with the Finger Lakes Land Trust. The farmland could be worked by the site's owner or leased to neighboring farmers to keep it in cultivation.

Clarke Site: Lowman Estate and Heritage Farms



Highlighted Incentives:

- Cooperation with existing organizations
- Conservation Easements
- NYS & Federal Farmland Protection Programs
- CRP: Streamside Buffers
- Potential support funds for environmental education program

Design overview:

Aiming to keep the land open and agriculturally viable, this design proposes cooperation with the non-profit organization Land Link or the National Farm Transition Network. The owner can lease or sell portions of the land to other farmers, while keeping other pastures open for interpretive use, such as pedestrian trails, historical interpretation, and hands-on opportunities to engage the public in the operation of the farm and the rich history of the site.

The buildings on the land which are currently not in active use will be restored and put to use. Also, an area has been set aside for development as a farmers' market, and other areas will be used to demonstrate various horticultural and ecologically sound practices.

Clarke Site: Community Supported Agriculture



Highlighted Incentives:

- NYS & Federal Farmland Protection Programs
- Financial predictability of a CSA program
- EQIP or AMA Grazing Land Initiative
- Conservation Easements
- Sale of commercially-viable land

Number of Lots: 9

Lot Sizes: 3.0 to 4.0 acres

New Road Length: 3600 ft.

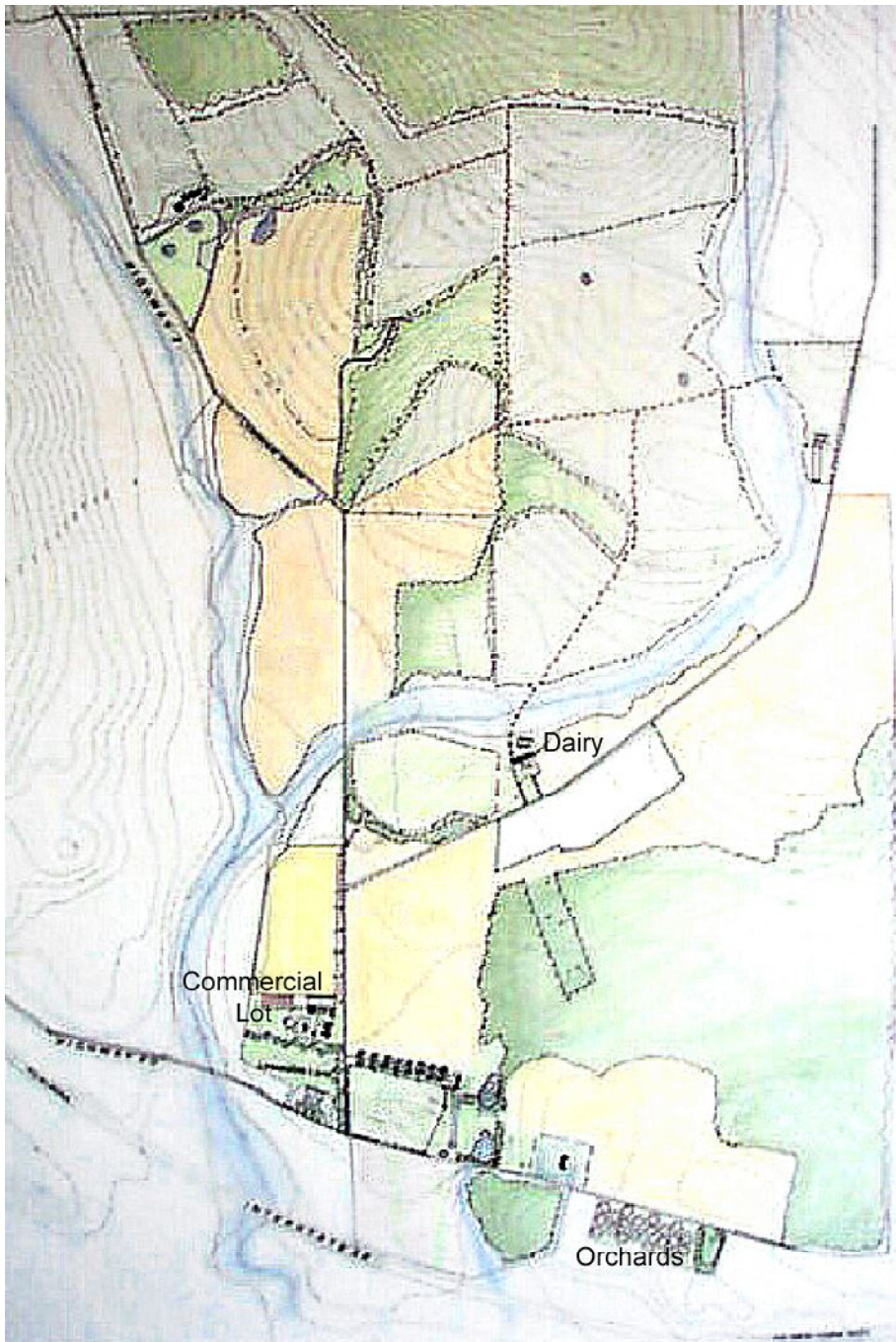
Road per lot: 400 ft. per lot

% of Land Conserved: 96%
(604 acres out of 626)

Design overview:

A “CSA”, or Community Supported Agriculture, is an arrangement between a farmer and paying members in which the members buy a share at the beginning of the year, covering the production costs of the farm in return for a weekly allotment of the harvest. This design turns the southern, crop-friendly portion of the farm into a CSA, while keeping the rest as a grass-fed dairy farm. In addition, a lot development is proposed off Murphy Road at the west, and the students suggested selling the land near the future interstate for commercial development.

Clarke Site: Bicentennial Farm Network



Highlighted Incentives:

- Potential tourism network and support
- Conservation easement
- Potential historic preservation support
- Commercial proposal supported by main road
- NYS & Federal Farmland Protection Programs

Design overview:

At the core of this proposal is the suggestion that the Lowman/Clarke farm join forces with the other Bicentennial Farms of New York to create a new statewide tourism attraction as part of New York's image. The increase in tourism would support the expansion of the dairy farm, and the preservation of the historic value and structures of the site. Commercial opportunities compatible with the farm are also suggested: a pick-your-own business of berries and tree fruits, the rental of the refurbished oldest barns for celebrations, and the lease of a small lot along the road to the south for commercial use (proposed are a gas station and a dairy store).