

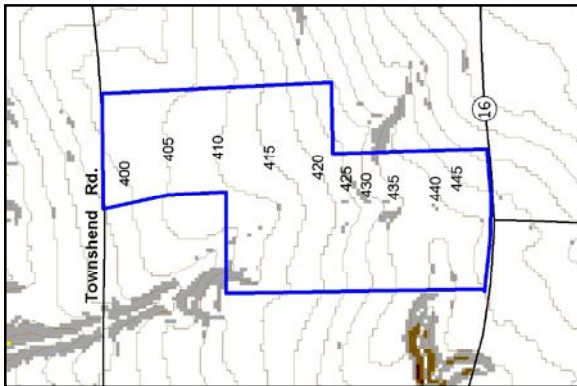
8: Good Design - Greenwood/Brown Site

Site Introduction:

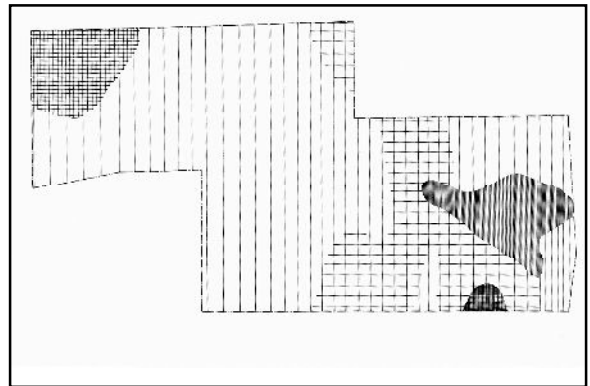
The Greenwood/Brown property, which measures 101 acres and has frontage on two roads, has been farmed for at least 40 years and was purchased in 1975 by a family which has been in farming for seven generations. Currently, the land is used for pasturing dairy cows housed at a nearby farm and occasionally rented for stabling horses. The family would like to continue farming, but would also like to find additional, compatible ways to make money.

The site has several unusual features and considerations. The Watkins Glen Speedway is located within walking distance (during the summer, the front five acres are rented out for daily parking). A barn on the south side of the property is at least fifty years old and qualifies for historic barn restoration funding. Two creeks drain across the property and into the Watkins Glen Gorge, so water quality protection is very important in any design. Lastly, the site is in a designated agricultural district, limiting the density of residential development to 20-acre lots.

Site Analysis:



Slope Suitability



Soil Suitability

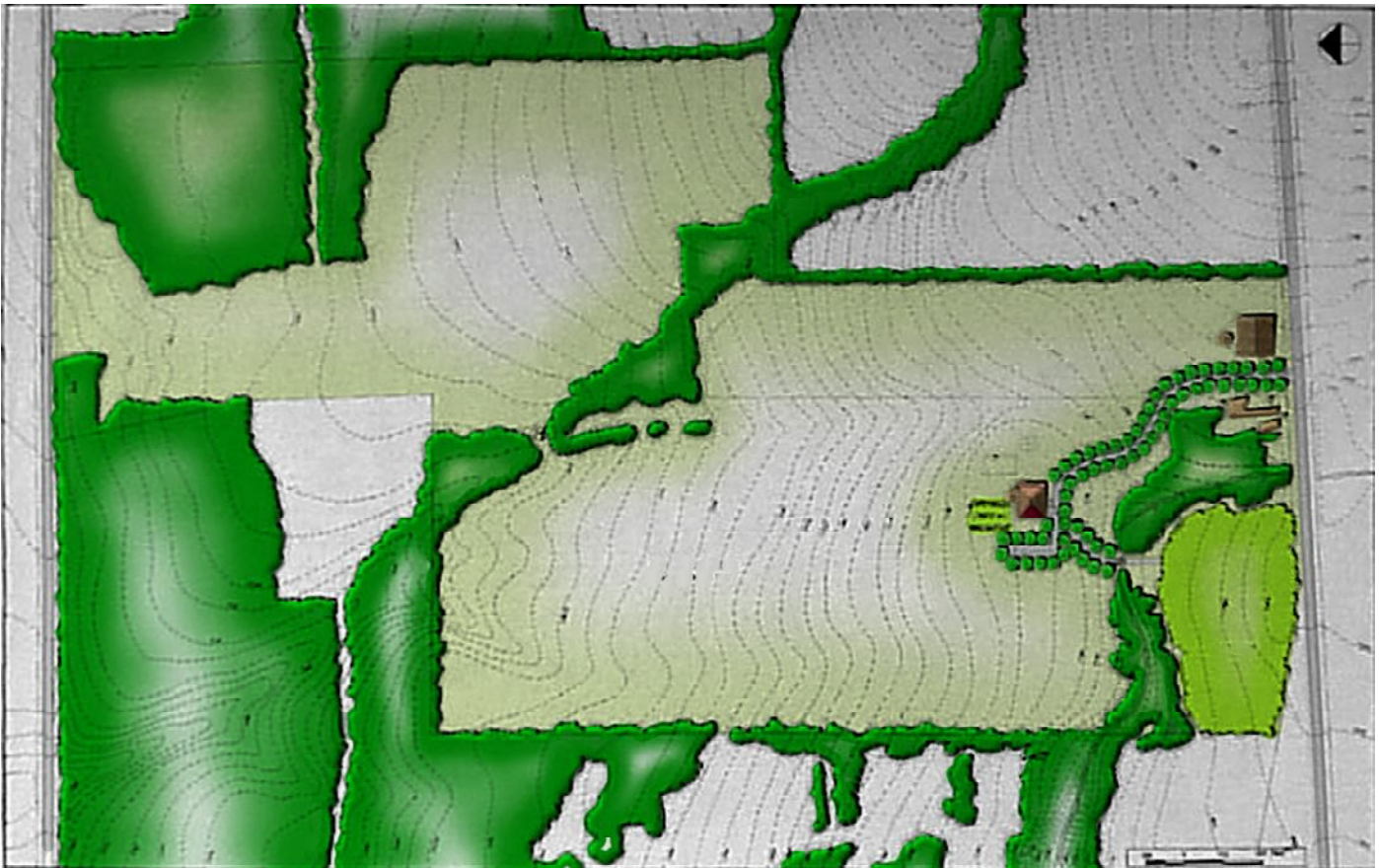


Aerial Photograph



Context and Land Use Patterns

Greenwood/Brown Site: Sugar Bush and Bed-and-Breakfast



Design overview:

This proposal combines a bed-and-breakfast facility with onsite agricultural use for visitors to take part in. Specifically, the proposal is for a Sugar Bush (a grove of sugar maples tapped for maple syrup collection) in the front region of the site. As there are no maples at present, however, in the short term the space would be shared by pick-your-own fruit trees, allowing commercial activity and interest in the meantime. The remainder of the land remains, as at present, in active agricultural use as grazing pasture and stabling land to provide a rural setting for the guests and to keep the land in farming.

Highlighted Incentives:

- NYS and Federal Farmland Protection Program funding is available to help keep the agricultural use of the site profitable, thus keeping the rural character intended for the bed-and-breakfast and preserving the pattern of the region.
- Forestry Incentive Program funding may be usable to develop and maintain the maple and fruit tree stocks in the sugar bush area.
- Either AMA Private Grazing Land Initiative support, or EQIP funding, is a potential source of help for proper management of the livestock concerns.

Number of Lots: 17

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

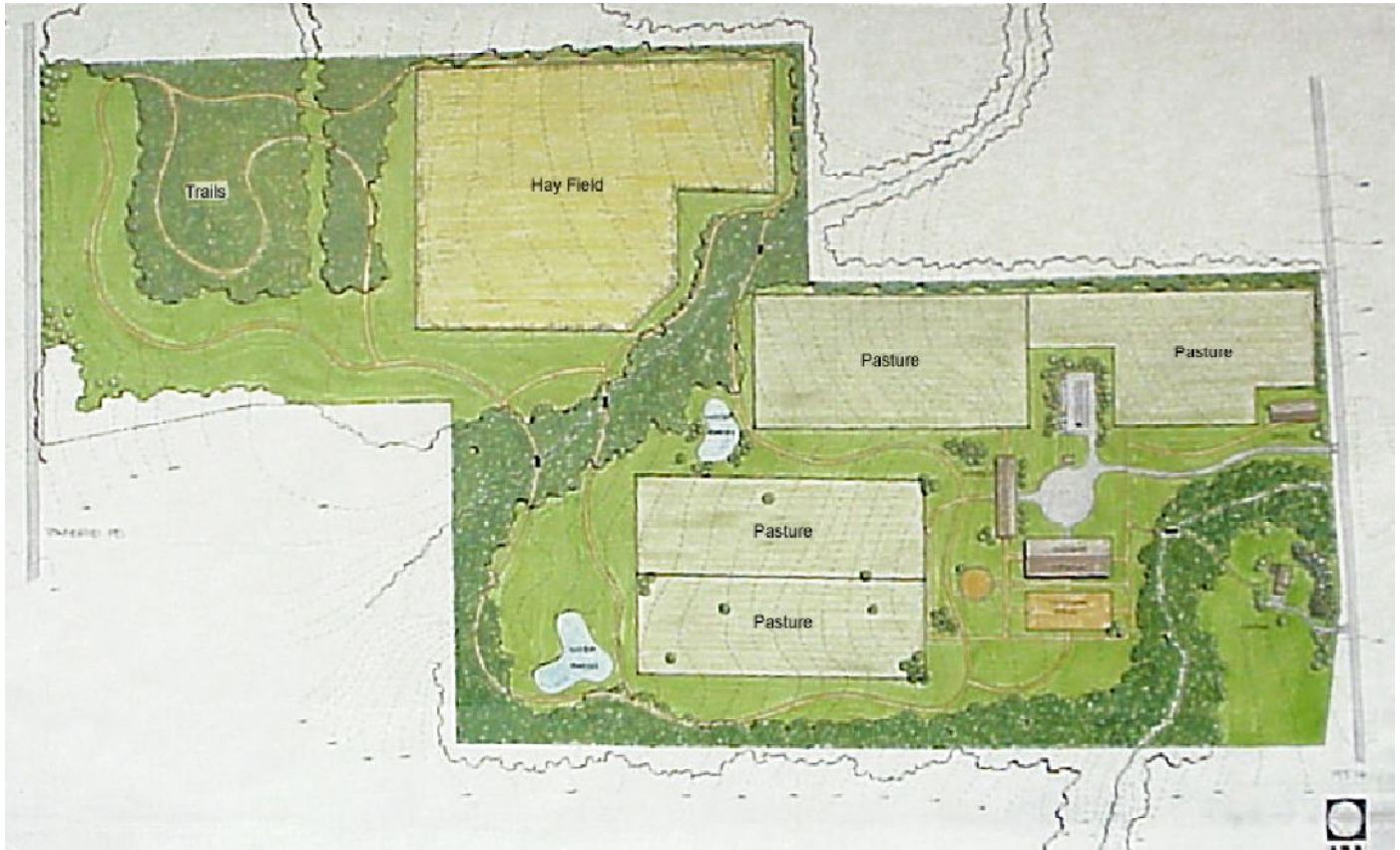
% of Land Conserved: %%

New Road Length: blah ft.

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

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

Greenwood/Brown Site: Horse Stables and Riding Area



Design overview:

The land's rural character is maintained through the high presence of horse stock and the prominence of open pasture. The stream corridors are protected by buffers and kept wild, and riding trails cover the non-pasture portions of the site. These trails are spread out enough that the remaining land between provides prime wildlife habitat.

Highlighted Incentives:

- CRP: Streamside Buffer support would help with the cost of protecting and maintaining the two stream corridors.
- The high livestock presence on the site suggests a strong case for EQIP/AMA Private Grazing Lands funding.
- Wildlife Habitat Incentives Program funding to improve the non-pasture open space on the northernmost quarter of the site, kept wild for horse trails.
- 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.

Greenwood/Brown Site: Hotel and Commercial Complex



Design overview:

Combining a small hotel and seven separate log cabins, a restaurant, a convenience store, a “sandwich shack,” and an ice cream shop with other commercial space available, this proposal transforms the site’s core into a small center of activity placed within a rural setting. Located very near to the tourist attractions of both Watkins Glen State Park and the Watkins Glen Raceway, the site is particularly well-situated to provide lodging and to attract customers. The neighboring properties are protected by the same measure that gives this small center its charm: conservation easements provide buffer strips of open land that protect the local character and provide ample space for wildlife habitat and reforestation, as well as the potential to lease the space for continued farming use.

Highlighted Incentives:

- Significant conservation easements over the majority of the unused acreage (while still leaving room for potential expansion).
- Wildlife Habitat Incentives Program and Forestry Incentive Program funding is intended to help reclaim and manage the non-farmed areas.

Number of Lots: xx

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

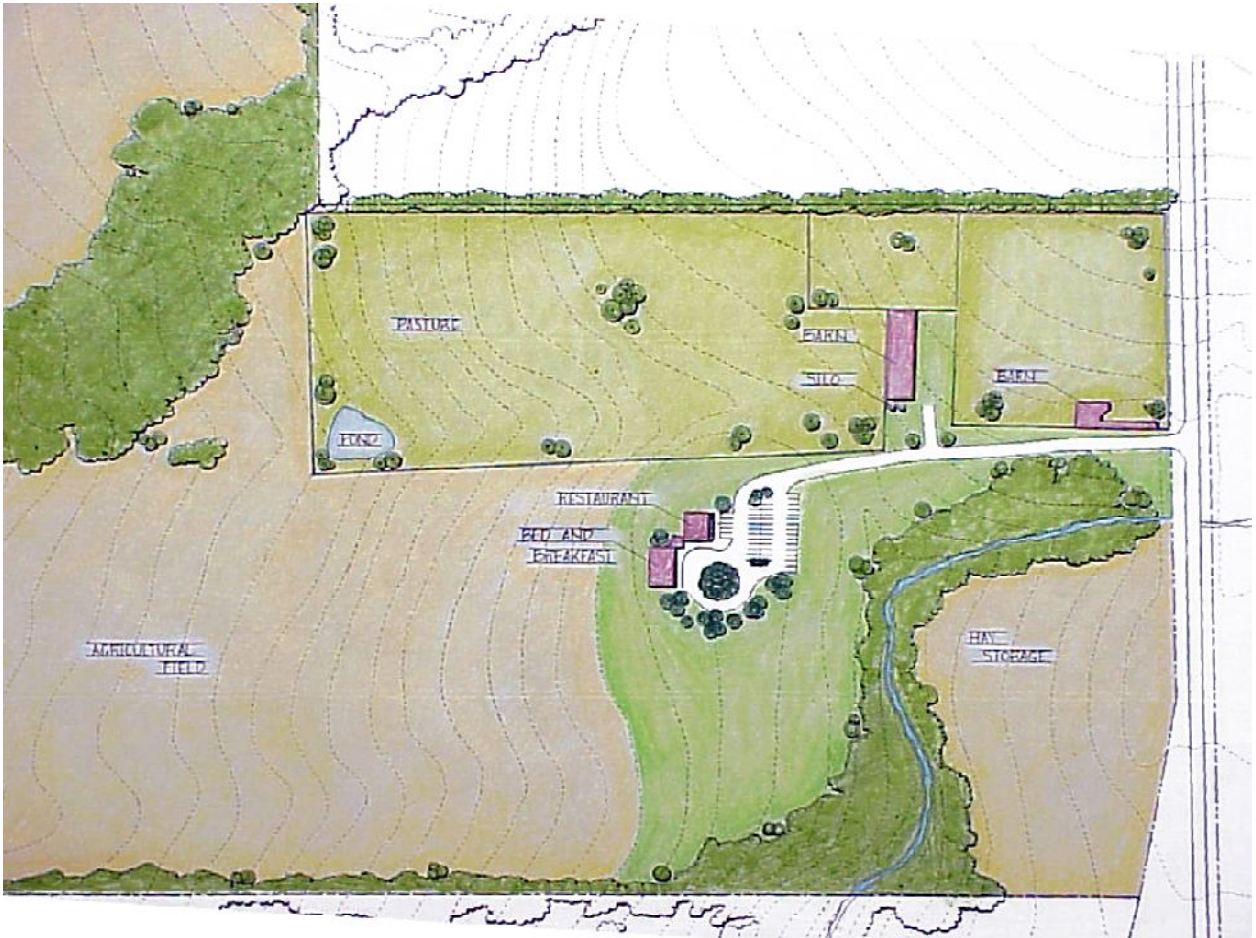
% of Land Conserved: %%

New Road Length: blah ft.

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

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

Greenwood/Brown Site: Active Farm and Bed-and-Breakfast



Design overview:

A new cow barn and a renovation of the existing barn structure to enhance the livestock capacity of the site, combined with crop farming on the fields, provide a truly rural setting for a bed-and-breakfast and restaurant situated on less-prime agricultural land. The restaurant can draw upon the produce from the site for its menu, and the lodging is complemented by the nearby activities as well as the authenticity of the rural setting.

Highlighted Incentives:

- NYS and Federal Farmland Protection Program funding is available to help keep the agricultural use of the site profitable, thus keeping the rural character intended for the bed-and-breakfast and preserving the pattern of the region.
- As the land alongside both streams is in active use, CRP Streamside Buffer support is available to help protect the water quality.
- Either AMA Private Grazing Land Initiative support, or EQIP funding, is a potential source of help for proper management of the livestock concerns.

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.

Greenwood/Brown Site: Farmers' and Craftsmans' Market



Design overview:

This proposal takes advantage of the fact that a small portion of a site which is generally highly suitable for agricultural use is instead far better suited for development (due primarily to soil characteristics). The majority of the site is kept as active farmland, and the small parcel aimed for development complements this through its use as a local farmers' market. This provides a central location for the region's farmers and craftsmen to gather and sell their wares. Given the popularity of Ithaca's Farmers' Market in the region, a more local alternative at the same scale is sure to be a success in the area. The farmland, meanwhile, could either be leased by one larger farming operation, or divided into smaller rental vegetable garden plots.

Highlighted Incentives:

- NYS and Federal Farmland Protection Program funding to help support the agricultural use, combined with a close relationship to a market.
- CRP: Streamside Buffer support for the protection of the waterway separating the two fields.
- Strong attention to the impact on rural character, especially by locating sufficient parking back behind a buffer of trees, thus lowering the visibility from neighbors and the road.

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.