

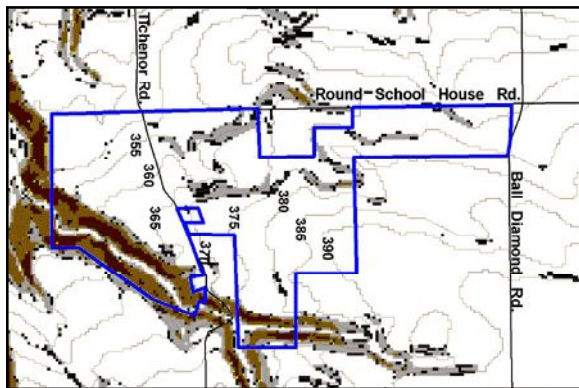
7: Good Design - Mancuso Site

Site Introduction:

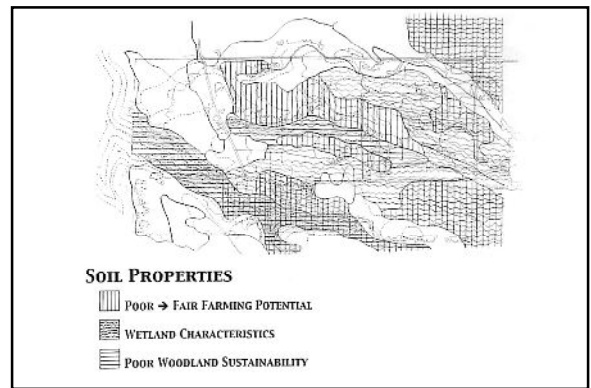
Frank Mancuso's family has owned this 172 acre site in the Town of Hector since 1971, and Frank is now looking to the future to develop environmentally compatible uses. Much of the land is in various stages of successional growth, and portions have been recently brush-hogged. The northern narrow portion along Round School House Road is a wetland area. Tributaries to Sawmill Creek drain the site to Seneca Lake, which serves as drinking water to Watkins Glen and lakeside residents.

The Finger Lakes National Forest is within two miles to the east. Red Newt Cellars, a popular local winery and restaurant, is located about a mile to the west, at the intersection with Route 414, a busy north/south road. The Town of Hector has no local land use regulations except a minimum of two acres for onsite sewage disposal; thus, any suggested design layouts are only guided by good design principles.

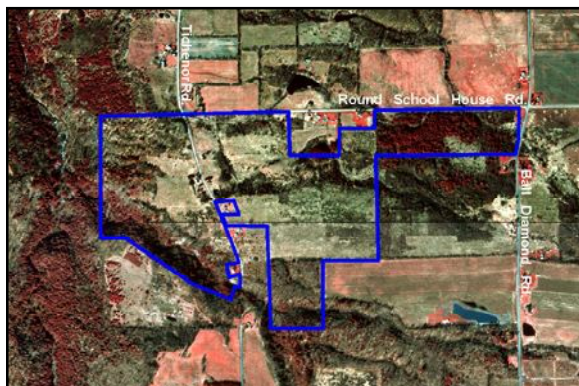
Site Analysis:



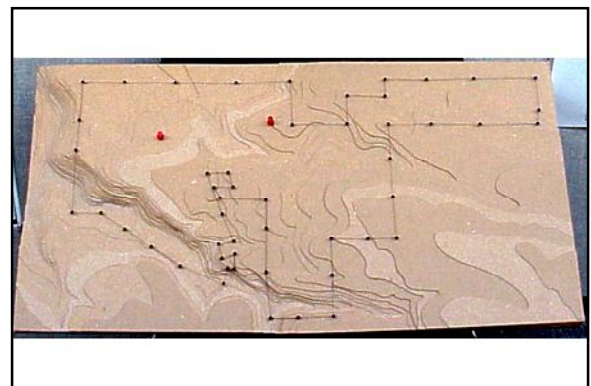
Slope Suitability



Soil Suitability

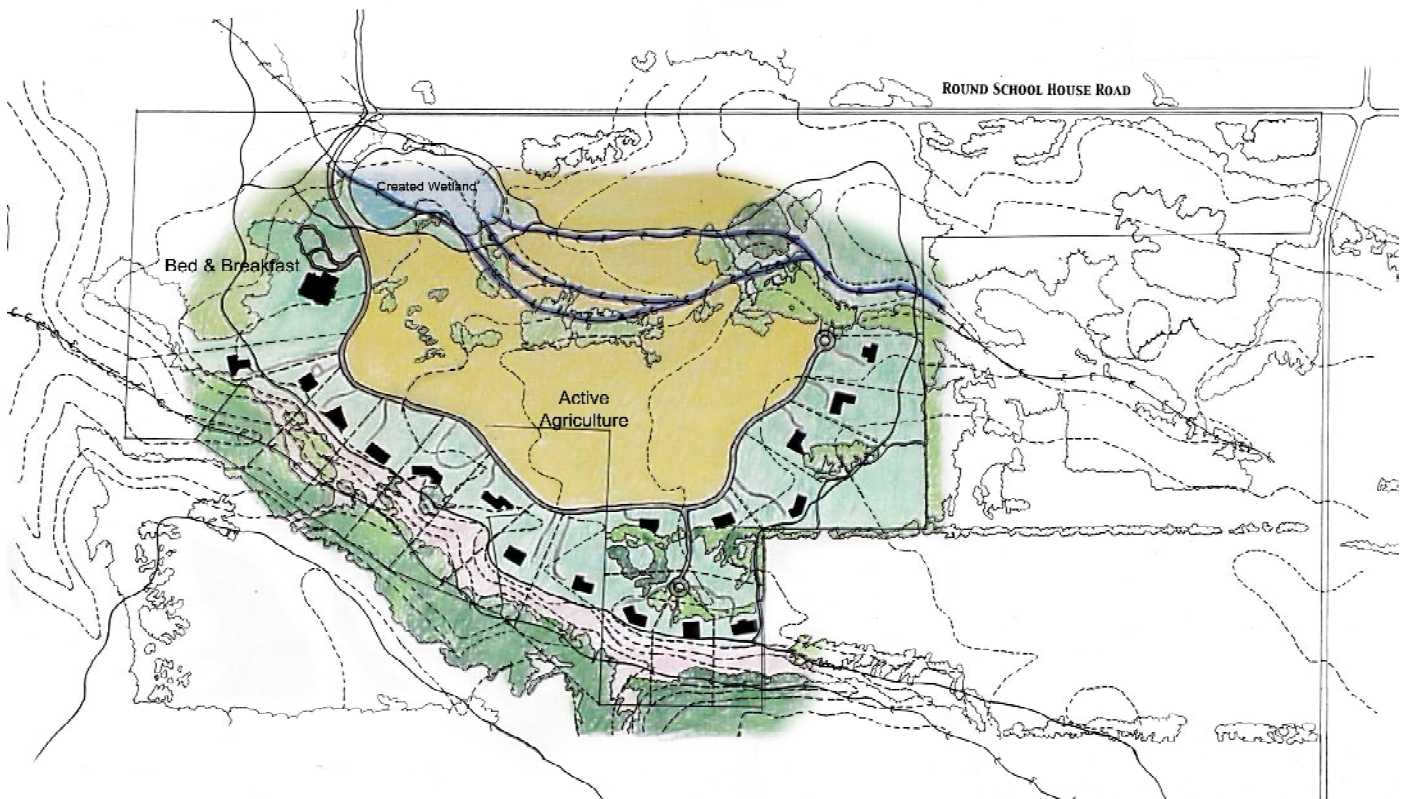


Aerial Photograph



Student-built Site Topography Model

Marcuso Site: Residential, B&B, and Farming Combination



Design overview:

Taking advantage of the site's location near the wine trail and other tourist attractions, the proposal juxtaposes a residential development with a medium-sized bed-and-breakfast and function hall facility. Both uses are sited onto buildable land which is not especially well suited for agriculture, and the lots extend with conservation easements over the non-developable steep slopes. The majority of the views are thus directed back inward over the prime agricultural land, which is to remain in active agricultural use, leased to a nearby farm. A trail system extending through private property is also proposed, intended as part of a greater gorge path system connecting to Seneca Lake and Hector National Forest.

Highlighted Incentives:

- Conservation Easements over agricultural land and unbuildable areas of private lots.
- Federal/NYS Farmland Protection Program funding to support the agriculture.
- Wetlands Restoration Project potential for restoring and enhancing the wet areas of the site.
- Potential for CRP: Streamside Buffer funding if the waterways are better examined, controlled, and protected.

Number of Lots: 17

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

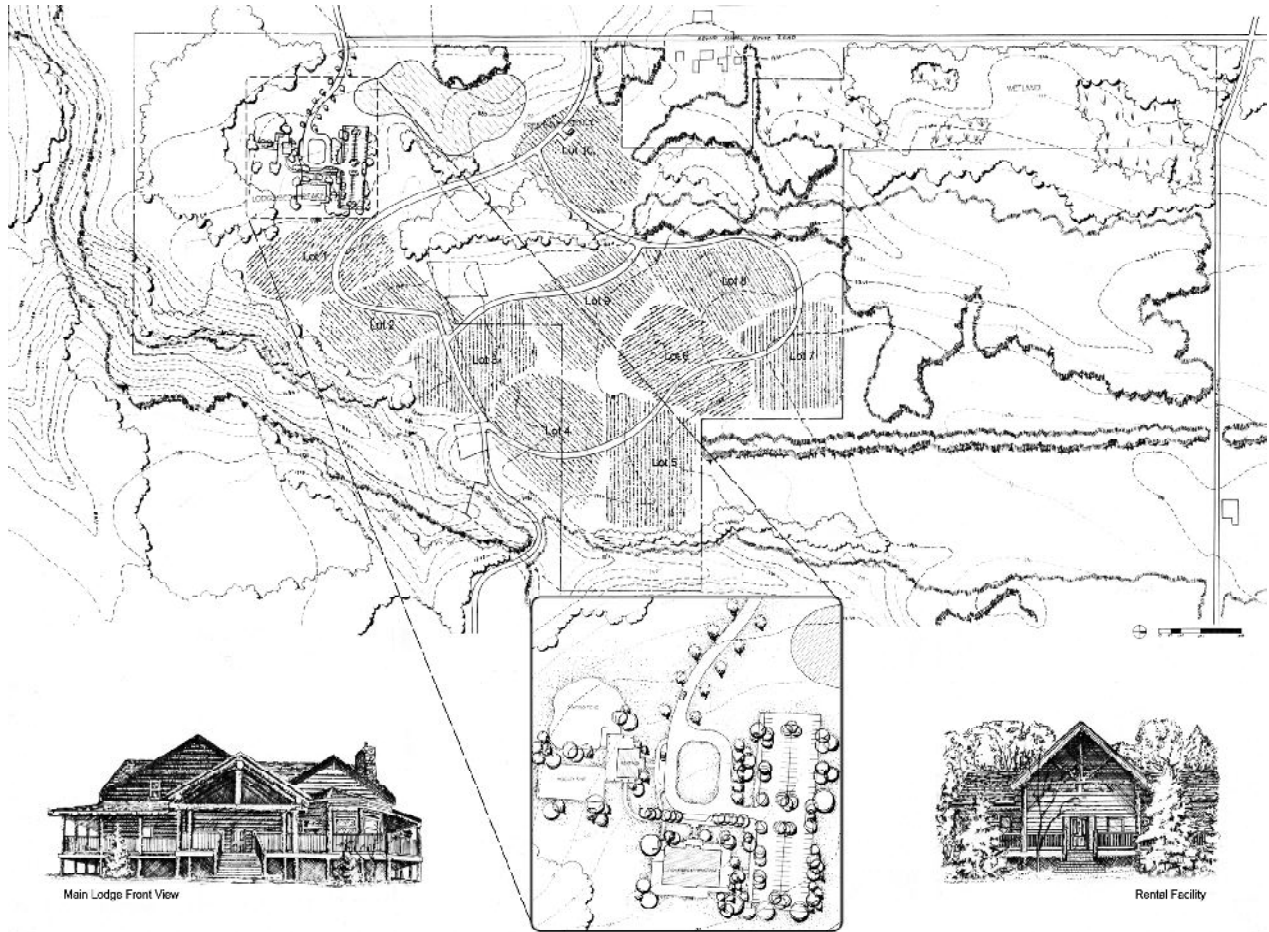
% of Land Conserved: %%

New Road Length: blah ft.

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

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

Marcuso Site: Winter Sports Center and Christmas Tree Farm



Design overview:

The majority of the site is returned to managed forested land by converting it into a Christmas Tree Farm. A variety of species are intermixed and managed to keep the land under forest cover while providing a reliable income source. The other major feature is a winter sports center, featuring a lodge with a small bed-and-breakfast, an equipment rental facility, a hockey rink, a skating pond, and access to trails through the site and connecting to the Finger Lakes Trail for hiking, snowshoeing, and Nordic skiing.

Highlighted Incentives:

- A conservation easement is a viable option, given the intent to keep the land as an open-space amenity with recreational access and managed tree-farming.
- Provided that a responsible plan for management is followed, Forestry Incentive Program funding could significantly aid the startup and maintenance costs for the tree farm.
- Given the strength of the location above Seneca Lake and the low number of winter activity centers compared to the number of potential customers, the commercial venture involved is a prime example of meeting a demand in the market.

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.

Marcuso Site: Golf Course and Retreat Lodge



Design overview:

This proposal utilizes the topographic variation within the flatter portion of the site to provide interest and variety for a 9-hole golf course. In addition, the course's cart paths connect into and form part of a wider walking/hiking trail system serving the site's other function, a retreat hall and event facility. With a recreational amenity on site which holds the land in open space conservation, and a location within 2 or less hours' drive of three major cities (Syracuse, Rochester, and Binghamton), the retreat hall could easily become a very active facility.

Highlighted Incentives:

- The portions of the site's open space not used as golf holes are well suited for Wildlife Habitat Incentives Program support and connection to an educational trail system.
- The majority of the site is kept in open space; a significant majority could be placed under a conservation easement while still leaving suitable space for potential expansion of the facilities at a later date.

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.