

# TOWN OF PREBLE

## 181 South - East Gateway Site

### Preble Ag Center Concept Plan

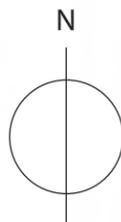
#### Key Site Design Criteria:

1. Preserved view of Preble church through minimal building within viewshed. The scale and design of rooflines of structures are kept compatible with existing historic architecture in the Town of Preble.
2. A single entry drive, and minimal impermeable areas on the site (using compactly-scaled drives and parking) near existing roadway with visual buffering from road.
3. Visual buffering along road uses deciduous species to soften the visual impact of development and preserve farmland views across the site. Linear evergreens are not advisable because they create a wall that blocks desirable farmland views.
4. Aquifer recharge area, wetlands, and wooded areas are largely protected from development and therefore minimally impacted.
5. Separation between snowmobile and hiking/ski trail is maintained to preserve undisturbed habitat areas and space for quiet recreation.
6. Low Impact Development (LID) including solar arrays, E.V. charging station, greenhouses, gardens, and farm market are environmentally-compatible uses.

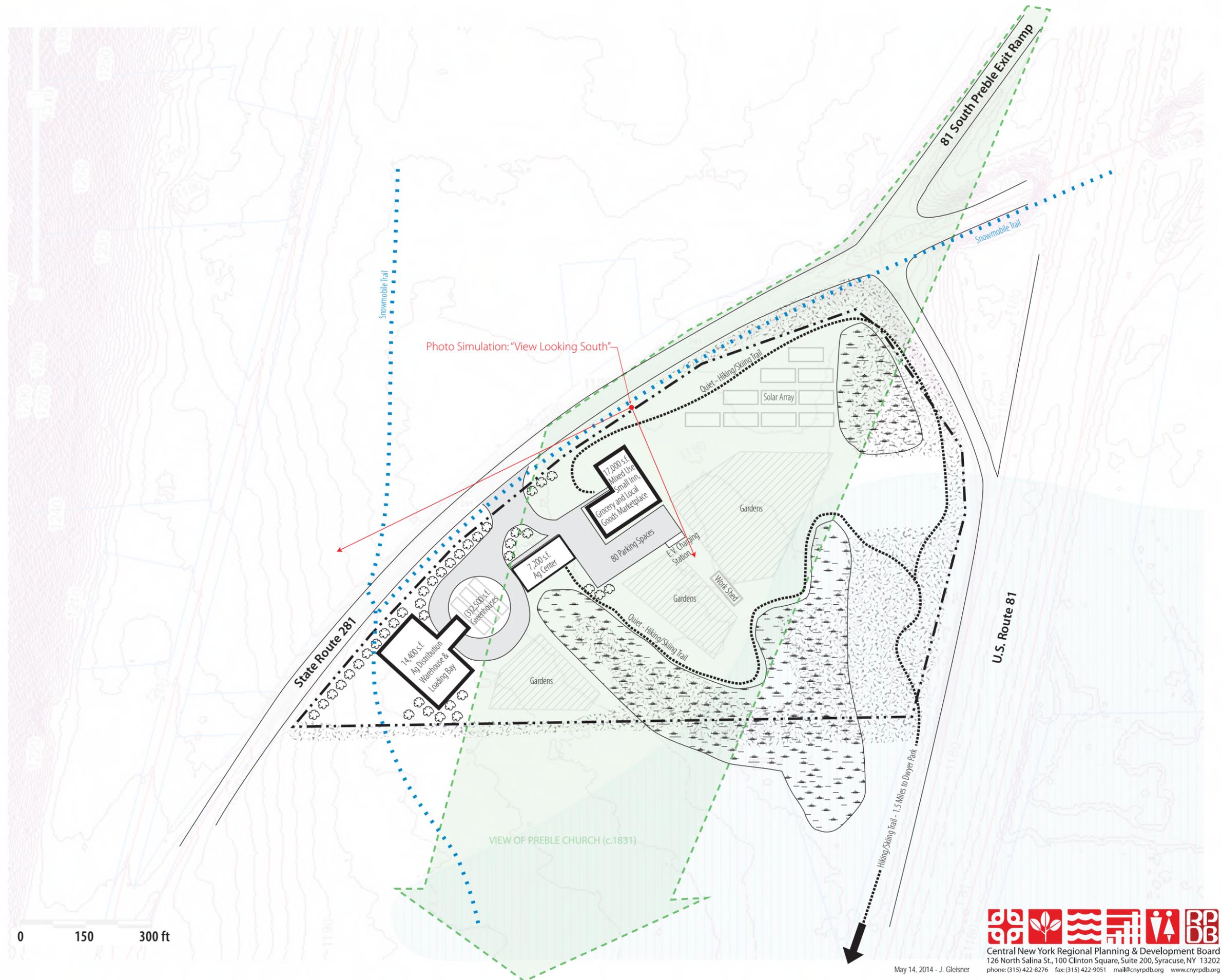
#### SITE PROGRAMMING:

- 17,000 s.f. Mixed Use Commercial (Market, Inn, E.V. Rest Stop)
- 14,400 s.f. Food Hub - Aggregation/Distribution/Warehouse
- 80 parking spaces, truck loading dock and round-a-bout
- 7,500 s.f. Greenhouses
- 7,200 s.f. Ag Center (local goods)

- Lidar Contours 2 ft
- Preble Wetlands Protection Zone
- Church Viewshed
- Federal Wetland
- Wooded or Brushlands



0 150 300 ft



# Preble Gateway Site Concept: Mixed Use Ag Center & EV (electric vehicle) Rest Stop



Town of Preble, New York, U.S. Rt. 81 S. - Photo Simulation: "View Looking South" from Rt 281 - Inn, Recreational Trail, EV Charging Station, Solar Arrays, Field Crops, Greenhouses, Ag Distribution Center

May 14, 2014 - J. Gleisner