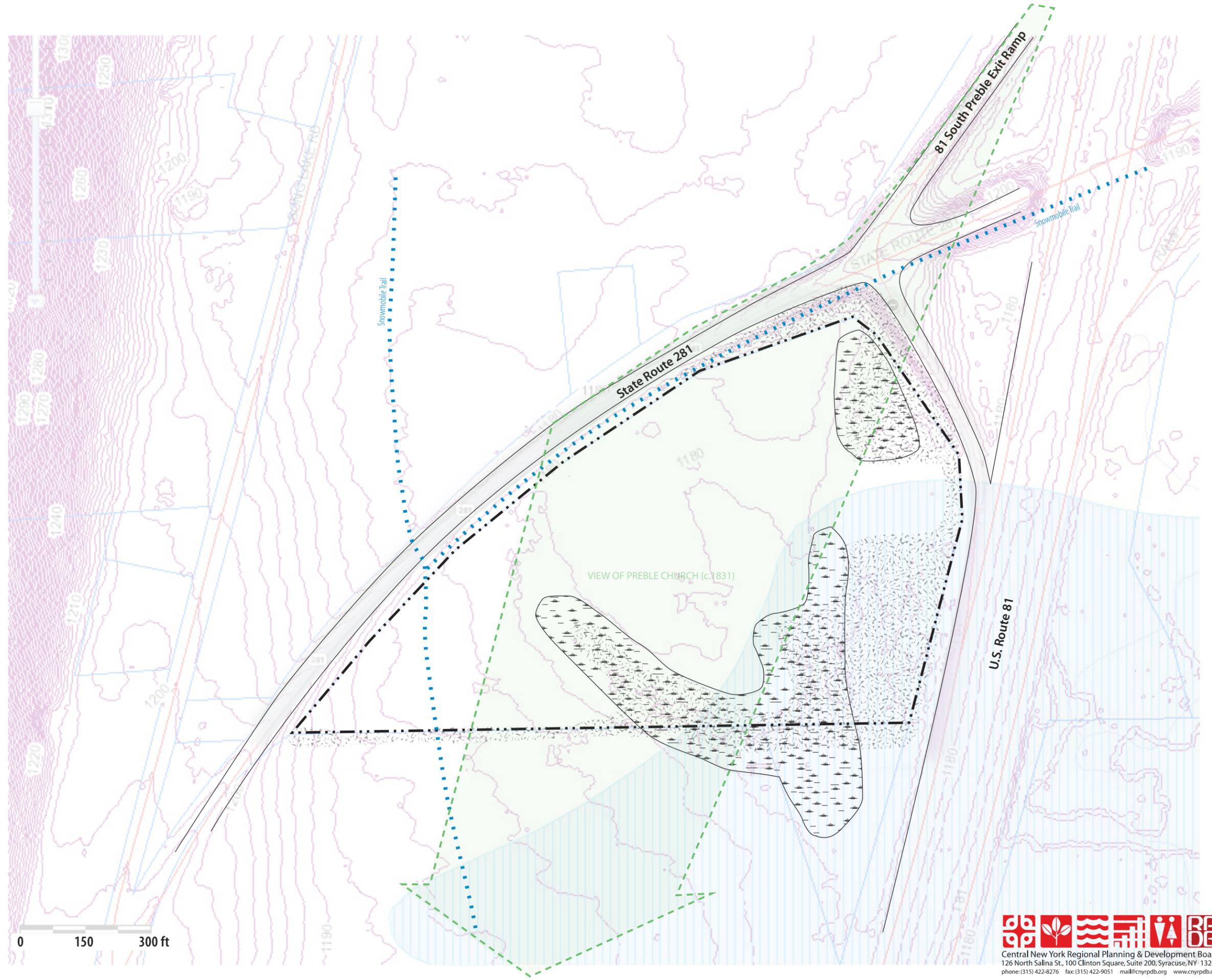
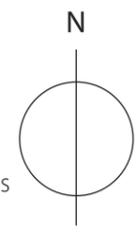


TOWN OF PREBLE
181 South - East Gateway Site
Existing Conditions



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



0 150 300 ft

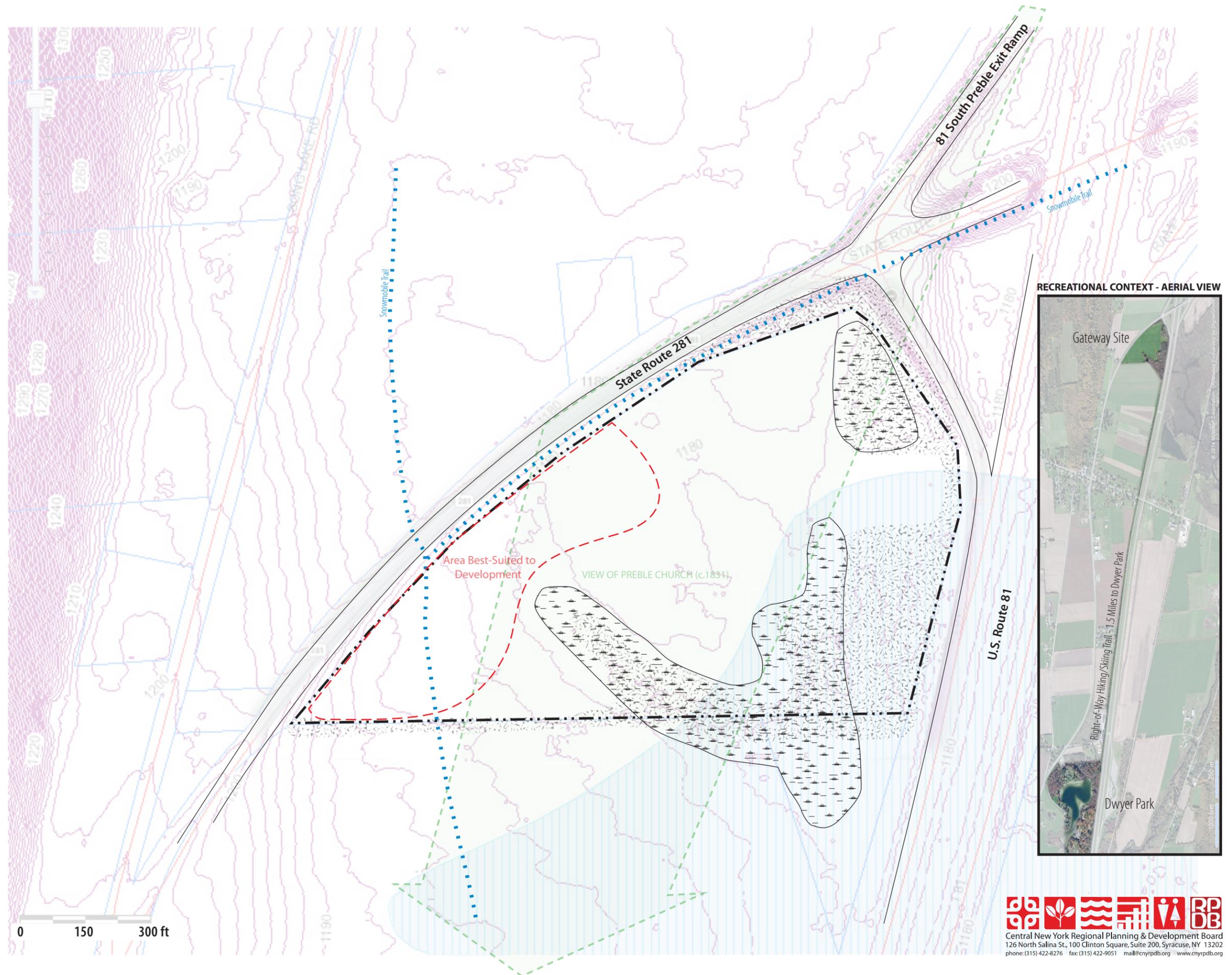
TOWN OF PREBLE

I81 South - East Gateway Site

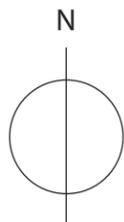
Inventory & Analysis

Key Site Characteristics:

1. The entire site is located directly above a Principal Sole Source Surficial Aquifer surficial, with a water table elevation approximately 1-3 feet below the soil surface.
2. Preble wetlands protection zone and federal wetlands comprise approx 1/3 of the site.
3. The site is level with a community-identified important view of Preble's historic landmark church across the site from the 81 S. exit ramp upon entering the Town of Preble.
4. The site is immediately accessible to I81 N. and S.; less than 1 mile from the Hamlet of Preble.
5. The parcel is currently in agricultural use, but is zoned commercial use.
6. A north-south snowmobile trail currently traverses the site.
7. The site is less than 2 miles from Tully Lakes; 3.5 miles from Song Mountain Ski Area; less than 1/2 mile from the West Branch of the Tioughnioga River; and approx. 1.5 miles from Dwyer Park with potential for a trail linkages along the edge of the I81 R.O.W.



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



0 150 300 ft

TOWN OF PREBLE

181 South - East Gateway Site

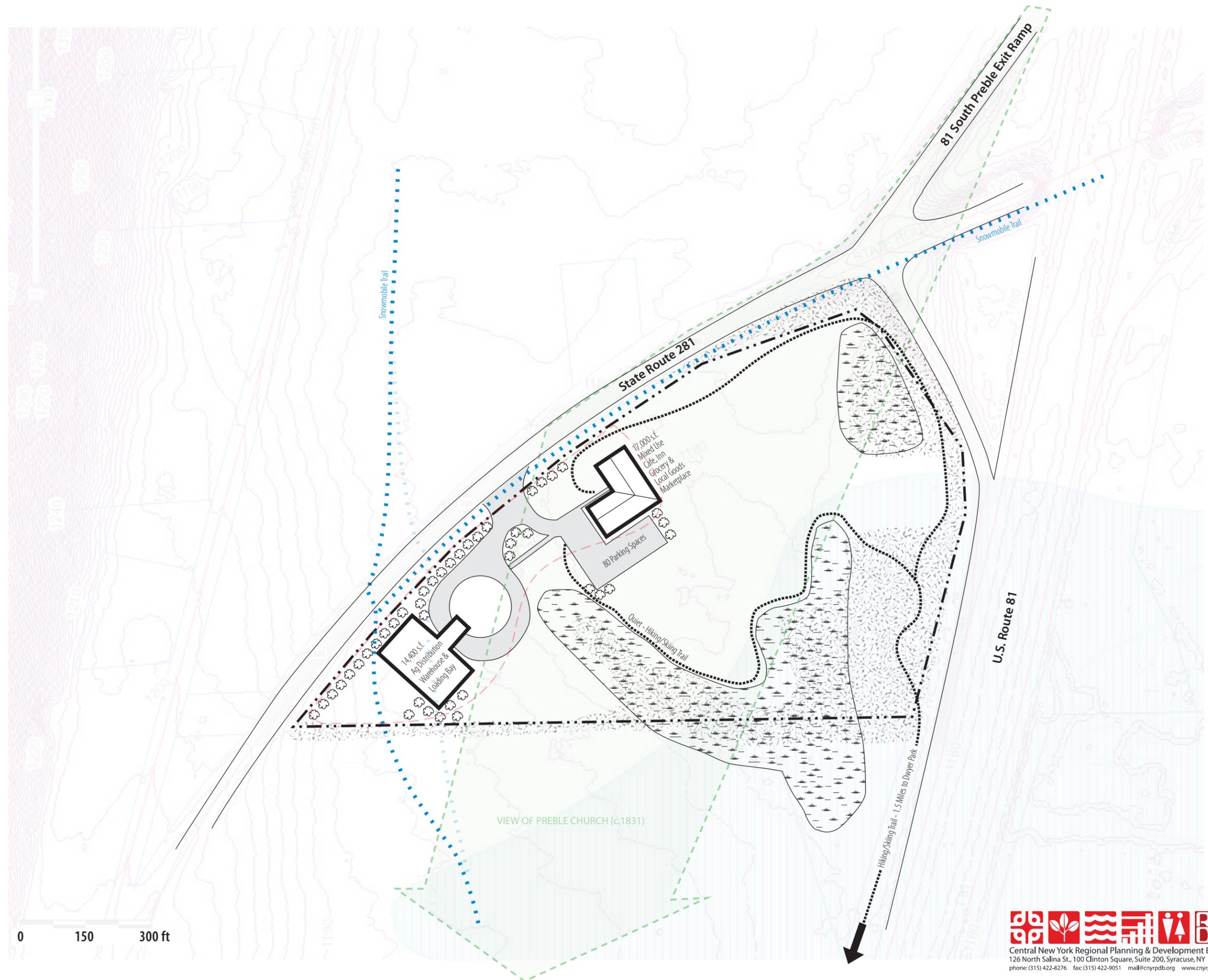
Draft Concept Plan

Key Site Design Criteria:

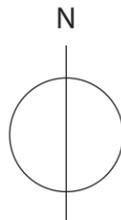
1. Preserved view of Preble church through minimal building within viewshed. The scale and design of rooflines of structures are kept compatible with existing historic architecture in the Town of Preble.
2. A single entry drive, and minimal impermeable areas on the site (using compactly-scaled drives 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.

SITE PROGRAMMING:

- 17,000 s.f. Mixed Use Commercial (Grocery, Market, Inn, Cafe.)
- 14,400 s.f. Food Hub - Aggregation/Distribution/Warehouse
- 80 parking spaces and semi loading bay and round-a-bout



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



TOWN OF PREBLE

181 South - East Gateway Site

Draft Concept Plan w/LID

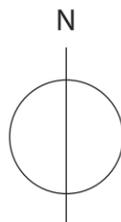
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4. Aquifer recharge area, wetlands, and wooded areas are largely protected from development and therefore minimally impacted.
5. Separation between snowmobile and hiking/ski trail is maintained to preserve undisturbed habitat areas and space for quiet recreation.
6. Low Impact Development (LID) including solar arrays, greenhouses, gardens, and an outdoor market are environmentally-compatible uses with soil permeability retained.

SITE PROGRAMMING:

- 17,000 s.f. Mixed Use Commercial (Grocery, Market, Inn, Cafe,)
- 14,400 s.f. Food Hub - Aggregation/Distribution/Warehouse
- 80 parking spaces and semi loading bay and round-a-bout
- 7,500 s.f. Greenhouses
- 7,200 s.f. Open Air Market (local goods)

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



0 150 300 ft

