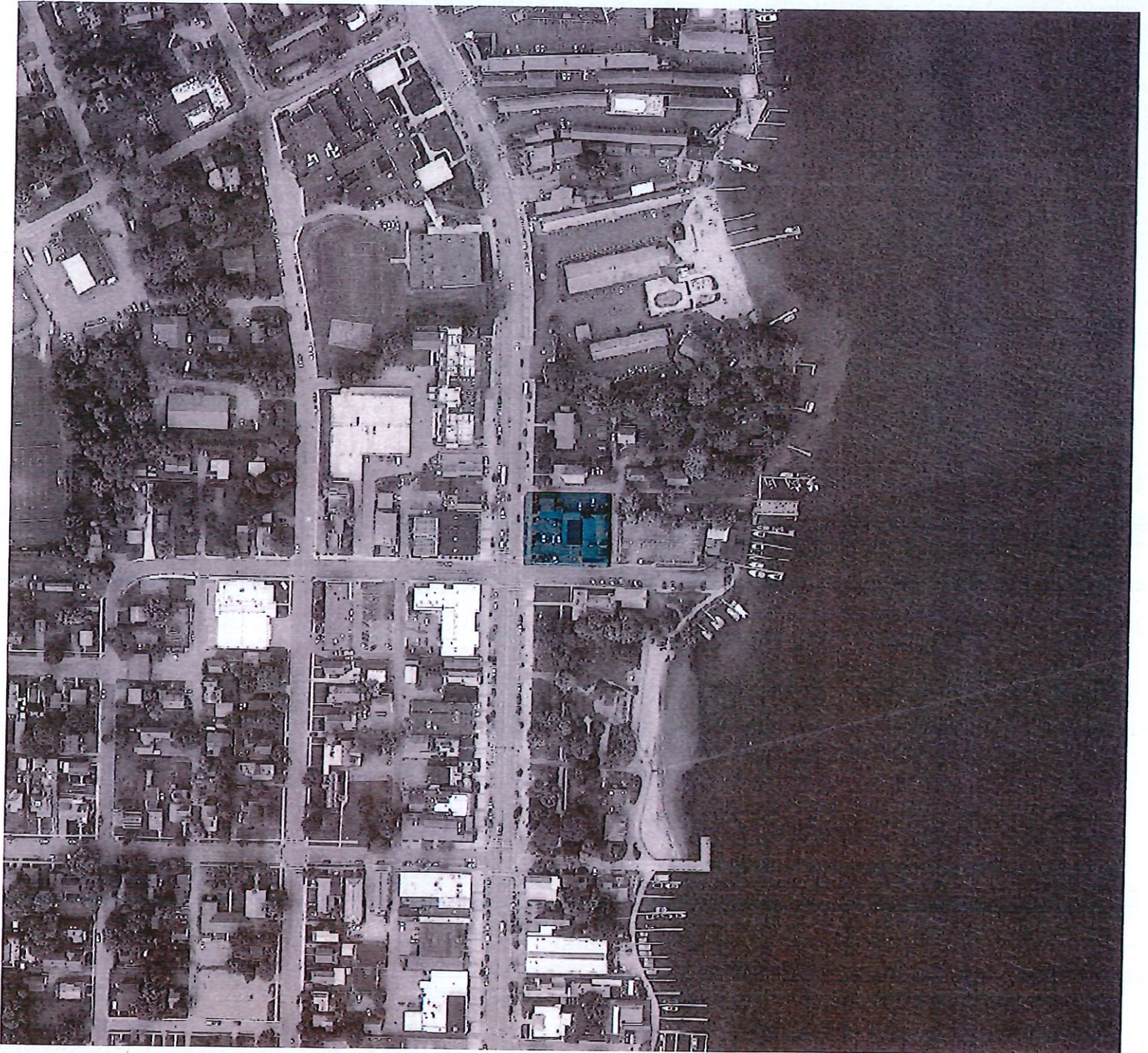


FEASIBILITY STUDY FOR DUFFY'S TAVERN

TAX PARCEL 251.14-3-37, 251.14-3-36, 251.14-3-35

VILLAGE OF LAKE GEORGE, WARREN COUNTY, NEW YORK



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Studio A Landscape Architecture and Engineering, D.P.C (Studio A) was requested by BBL Construction Services to evaluate the subject site on Canada Street in the Village of Lake George, Warren County, NY in relation to the potential development of the property for a new townhouse development. The site consists of three parcels, a +/- .23 (251.14-3-36), +/- .14 (251.14-3-35), and +/- .12 (251.14-3-37) acres for a total of +/- .49 acres. Figure 1, "Site Location," illustrates the configuration of the site.

Studio A staff walked the site and visually observed existing conditions and visually verified site conditions that were researched from published data sources.

The purpose of this report is to develop an initial evaluation for the development potential of the site to assist BBL Construction Services in determining to proceed or not to proceed, and if to proceed, approximate locations of where to site the proposed townhouse development and related site improvements on the property. As such, the report summarizes existing conditions on the site (both natural resources and man-made elements), regulatory controls and identifies opportunities and constraints for development. It should be noted that data employed in this report is primarily from existing published resources.

SECTION 2 - PRELIMINARY DEVELOPMENT OBJECTIVES

Discussions with BBL Construction Services indicated that the intention is to develop the project site for a new townhouse development. As such, typical support infrastructure will be required such as an access driveway, vehicle parking area, pedestrian circulation, landscaping, public utilities, stormwater management, and electric service.

SECTION 3 - INVENTORY OF EXISTING SITE CONDITIONS

The following section summarizes existing natural resources and built-physical improvements on the site that may influence the potential of the property for the development of a townhouse development. Again, it is noted that this inventory is primarily based on existing published data along with visual proofing of such data performed by Studio A staff during the field visit.

A. NATURAL RESOURCE CONDITIONS

1. Topography and Slope

Topography on the site is generally level. The site gradually slopes away from Canada Street in an easterly direction towards Lake George. Due to the current site development, once removed, the site can be re-graded to a level surface.

2. Soils and Bedrock

Soils data on the project site were derived from the Natural Resources Conservation Service Web Soil Survey. One soil type was reported to exist on the site as follows:

- HpC, Hinckey-Plainfield Complex, Sloping

Figure 2, "Soils" illustrates the location of the soils on the project site. In general, HpC soils occur consistently across the entire site. The following soil properties are reported to exist for the above soil type:

Setting : Terraces, outwash plains, deltas, convex shape

Typical Soil Profile:

- Oi- 0 to 1 inches: slightly decomposed plant material,
- H2- 1 to 5 inches: cobbly sandy loam,
- H3- 5 to 28 inches: very gravelly loamy sand, and
- H4- 28 to 64 inches: stratified very gravelly sand.

Depth to Restrictive Layer : More than 80 inches
Drainage Class: Excessively drained
Depth to Seasonal High Water Table: more than 80 inches
Hydrological Soil Group: A

3. Wetlands and Water Resources

No wetlands, streams or intermittent drainage ways were observed to exist on the site. The site currently consists of all impervious surfaces such as buildings or pavement with the exception of a narrow strip of impervious surface on the easterly edge of the parcel.

4. Vegetation

The site is primarily inhabited by hardscape any/or building cover. Ground vegetation is extremely sparse, with only a narrow strip of grass surface running along the eastern property line between the existing building and adjacent Pine Pt.

5. Rare, Threatened, and Endangered Species

According to the New York State Department of Environmental Conservation's EAF Mapper Summary Report, no Rare, Threatened or Endangered Plant or Wildlife Species are reported to exist on the site.

6. Archaeological Resources

According to the New York State Parks, Recreation and Historic Preservation CRIS mapping, there are no Natural or State Register Historic Places or eligible sites on the property.

The CRIS did indicate the potential existence for archaeological sites and historic buildings adjacent and in the surrounding vicinity to the project site, however, due to the long history of native American and early settlement activities, the entire Lake George Basin is listed as a potential location for archaeological sites. Based on the geographic project location, it is advised to submit a request to SHPO for evaluation of any potential archaeological sites that may exist.

7. Environmental Conditions (Potential Liabilities)

According to the New York State Department of Environmental Conservation's EAF Mapper Summary Report, the site has not been subject to any remediation activities for hazardous substances nor have any been reported to exist.

B. BUILT PHYSICAL CONDITIONS

1. Existing Structures

A total of two structures currently exist on the project site among the three separate parcels. These two structures include a tavern, convenience store, and cafe.

2. Existing Vehicular Access/Egress

Canada Street and Amherst Street are improved roadways on the west and south side of the property, respectively. Pine Pt is an improved roadway to the north of the parcel. Pine Pt to the east of the parcel is an unimproved driveway that is currently in disrepair.

The project site currently has existing vehicular access from both Canada Street and Amherst St. on the west and south sides, respectively, to access all existing buildings. Additionally, there is vehicular access on the north from Pine Pt for double loaded parking. Limited access exists from Pine Pt. along the eastern boundary of the parcel due to the driveway being gated off.

A. Potable Water

Municipal water services exist at the project site. Therefore, a public water connection will need to be connected to in Canada Street. See Figure 3" Public Utility Infrastructure for approximate locations of existing public water lines.

B. Sanitary Sewer

Municipal wastewater utility service exists at the project site. Therefore, a public sewer connection will need to be connected to at the north end of the parcel in Pine Pt. See Figure 3" Public Utility Infrastructure for approximate locations of existing public sewer lines.

C. Electric

Electric service is available at the project site. A utility line was observed crossing the site in a north-south direction and east-west direction. The source and purpose of this line was not determined.

SECTION 4 - REGULATORY CONTROLS

The project site is located in the Village of Lake George, Warren County, NY. The Village of Lake George administers a Zoning Ordinance, Wastewater Ordinance, and Stormwater Management Ordinance. The Zoning Ordinance is an Adirondack Park Agency (APA) Locally Approved Land Use Plan which allows the Village to review and approve variances and Class B Regional APA Permits. The Stormwater Management Ordinance is based on Lake George Park Commissions guidelines and allows the Village to review and approve stormwater management plans.

A. VILLAGE OF LAKE GEORGE

The site is zoned Commercial Mixed Use (CMU) according to the Village Zoning Ordinance. The purpose of the CMU Zone District is "the cultural and commercial hub of the community and is intended to provide for a diverse and vibrant mixture of commercial and residential development...Residential uses are encouraged on upper floors. Active uses are encouraged at street level in order to provide an interesting street scape for pedestrians. Buildings should face the sidewalks and maintain a sense of scale so that they provide visual interest and create safe, inviting and enjoyable pedestrian spaces. Parking is intended to be available behind, within, or to the side of structures."

Townhouses (one and two levels), multi-family, and apartment houses are a permitted use in the CMU Zone District. Residential uses fronting both sides of Canada Street between Sewell Street and Mountain Drive are prohibited from locating on the street level.

Dimensional and Area/Bulk requirements of the CMU Zone District area as follows:

Minimum Lot Size	5,000SF
Minimum Lot Width	50 feet
Front Yard Setback	0 feet (min.) 10 feet (max.) (Applies to new construction)
Rear Yard Setback	15 feet
Side Yard Setback	0 feet
Maximum Building Height	40 feet/3 stories
% Lot Coverage	90%
Floor Area	Multiple Residences: 600SF Retail Businesses: 500SF

Parking requirements of the CMU Zone District area as follows:

- Parking spaces required in all districts shall be located on the side or in the rear of the primary structure.
- If located on the side of the building, a landscape buffer and/or fence is required between the parking lot and the public sidewalk.
- At least 10% of the area of any parking lot with spaces for 10 or more cars shall consist of a landscaped green space.
- Parking calculations:

- Townhouse (one or two level): 1 per unit plus additional for every 10 units
- Upper floor residential: None
- Apartment House: Determined by SPR
- Retail, general: Determined by SPR

B. ADIRONDACK PARK AGENCY (APA)

The site is also in the Adirondack Park and is subject to the provisions of the Adirondack Park Agency Land Use and Development Regulations. The site is classified "Hamlet" use by the APA. As such, Multiple Family Dwellings are an allowed use and coupled with the Towns APA Locally Approved Land Use Plan, does not require a permit from the APA unless:

- The proposed building is within the shoreline setback,
- The proposed building exceeds 40 feet in height, or
- The proposed use impacts a regulated wetland.

C. LAKE GEORGE PARK COMMISSION (LGPC)

The LGPC regulates Storm water Management. As stated above, the Village of Lake George adopted and the Village Planning Board is authorized to administer the LGPC Storm water Management Regulations. The LGPC Storm water Management regulations will apply to all proposed site development in the Lake George Basin. These will apply to the proposed house construction on the site.

SECTION 5 - OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

A. OPPORTUNITIES

1. The site is located for vehicular access on Canada Street and Amherst St. Pine Pt provides a semi-private access to the property with very little traffic volume. Existing curb cuts exist onto these public access-ways.
2. Site distance for an access driveway to enter the site is good.
3. Topography of the site (western to eastern) is relatively level to moderately sloping which presents no/minimal impediments for townhouse or site development construction.
4. Municipal water, sewer, and electric services exist on the site. Therefore, public utility connections should be utilized.
5. Soils on the site are conducive for construction of a townhouse development and other surface improvements.
6. No historic sites were reported to exist on the project site. The potential for archaeological resources exists, however, all of the Lake George Basin is listed as a potential location for such resources.
7. No wetlands exist on the site.
8. No rare, threatened or endangered species of plants or wildlife are reported to exist on the project site.
9. The overall site configuration is relatively geometric and, with required setbacks applied, has adequate area for the siting and development of a townhouse development without the need to request variances.
10. Sufficient usable acreage exists on the project site to accommodate the desired project program requirements even considering the need to respect required zoning setback requirements.
11. Significant environmental liabilities were not, identified to exist on the project site (i.e., contamination).

B. CONSTRAINTS

to the adjacent intersection with limited turning distances onto Canada Street traveling south. Due to this, it is suggested vehicular access is located accessing/egressing the site from either Amherst Street, Pine Pt, or at the north end of the parcel.

2. Due to its location within the Village, this Zone does not allow for residential on the first level of the building. Therefore, a retail, office or form of art space will be required on the first floor. Following discussions with the Town Zoning Administrator, the first floor can be split into a portion of internal parking.
3. Based on the desired quantity of housing units, there may be limited space available for parking. Parking on public roadways may need to be evaluated for additional spaces.
4. Due to a requirement of new construction within this Zone, the building must be placed 10' back from the property line at the maximum.

SECTION 6 - POTENTIAL DEVELOPMENT ANALYSIS

Figure 4, "Potential Development Area," illustrates the potential areas on the site where proposed development should be located. It illustrates required setbacks and the most appropriate locations on the site for development of the intended uses based on natural resource conditions and regulatory controls.

Based on the foregoing analysis of the planned development program, site conditions and regulatory controls, the following conclusions and recommendations are offered.

SECTION 7 - SITE DEVELOPMENT CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

1. Site natural resource conditions are compatible with the planned use of the site for a townhouse development as long as the identified limitations (soils) are taken into consideration with the proposed site plan layout.
2. Site built physical conditions (vehicular/pedestrian access and electric systems) are compatible for the planned use of the site for a townhouse development.
3. The site is an allowed use which requires Site Plan Review Approval by the Village of Lake George Planning Board.
4. The sites natural resource conditions and compatibility with the surrounding neighborhood character are consistent with the Villages Site Plan approval conditions. While favorable, however, it should be noted that neighbor opposition and review comments by the Lake George Waterkeeper and Town Designated Engineer can slow down the approval process.

B. RECOMMENDATIONS

1. A site boundary and topographic survey should be initiated prior to the start of design of the project.
2. Site planning and permit application preparations should begin once a survey of the property is completed.
3. A concept architectural design for the townhouses should be completed for use in site planning. The design does not need to include plans suitable for construction but floor plans and building elevations to scale are required to be included with the Site Plan Review Application.
4. Once a concept site plan is developed, soil test pits and percolation tests should be immediately performed at the locations of the planned storm water management practices to allow for verification of the required technology and engineering of the systems.

FIGURE 3: SOILS

