

CONCEPTUAL SITE PLANS



HOTEL ALTERNATIVE (CONCEPT 1 ALTERNATIVE)



MULTI-FAMILY/TOWNHOUSE ALTERNATIVE (CONCEPT 2)



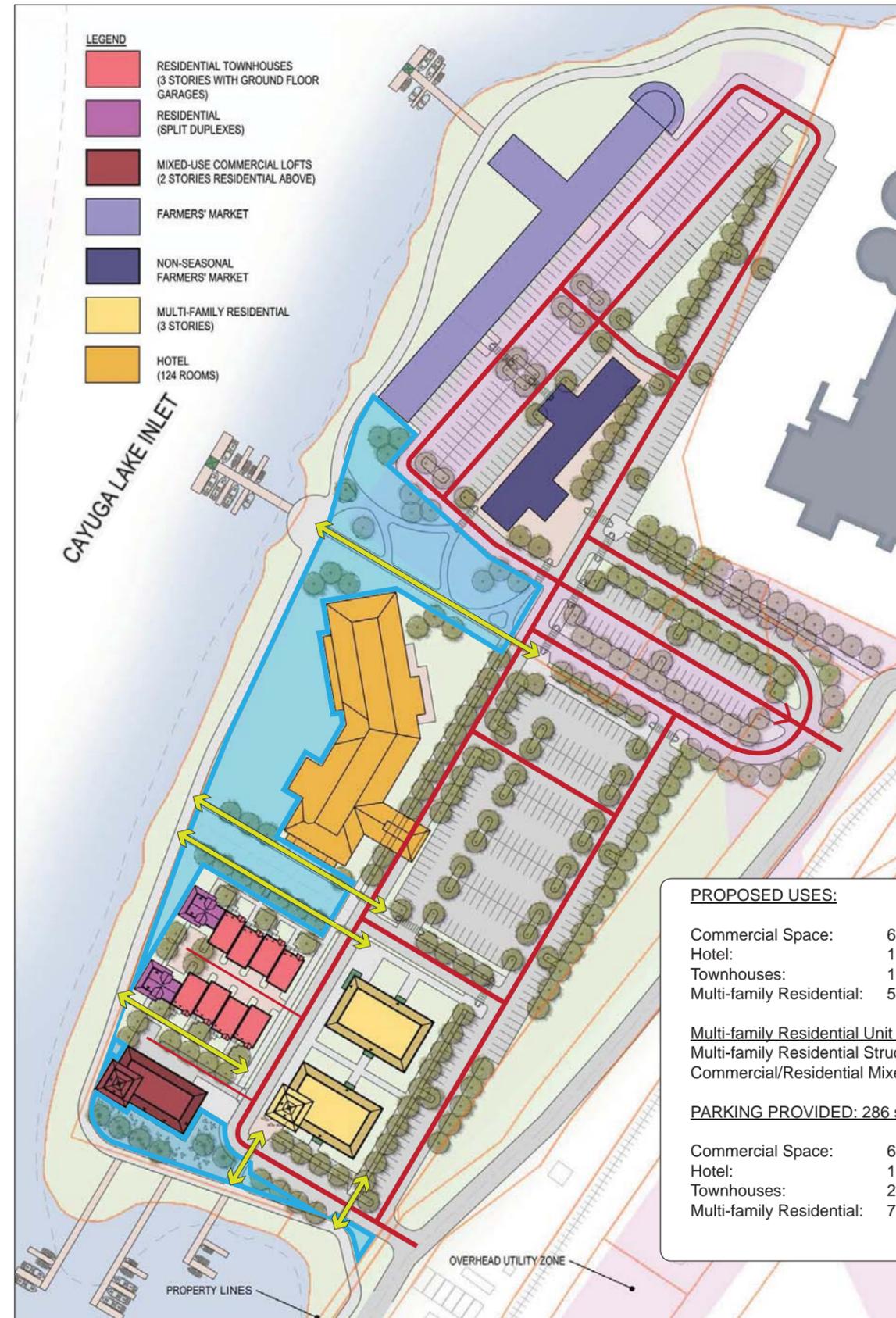
MULTI-FAMILY/MAX. DENSITY ALTERNATIVE (CONCEPT 3)



HOTEL ALTERNATIVE



HOTEL ALTERNATIVE (CONCEPT 1 ALTERNATIVE)



OPEN SPACE, WATERFRONT ACCESS, & VEHICULAR CIRCULATION DIAGRAM

PROPOSED USES:

Commercial Space:	6,450 s.f.
Hotel:	124 rooms
Townhouses:	10 units
Multi-family Residential:	52 units (average size 1,000 s.f.) (Range 850 s.f. to 1,200 s.f.)

Multi-family Residential Unit Distribution (52 units total)
 Multi-family Residential Structures 3 Stories Each = 40 units
 Commercial/Residential Mixed-use 2 Stories over Commercial Space = 12 units

PARKING PROVIDED: 286 spaces

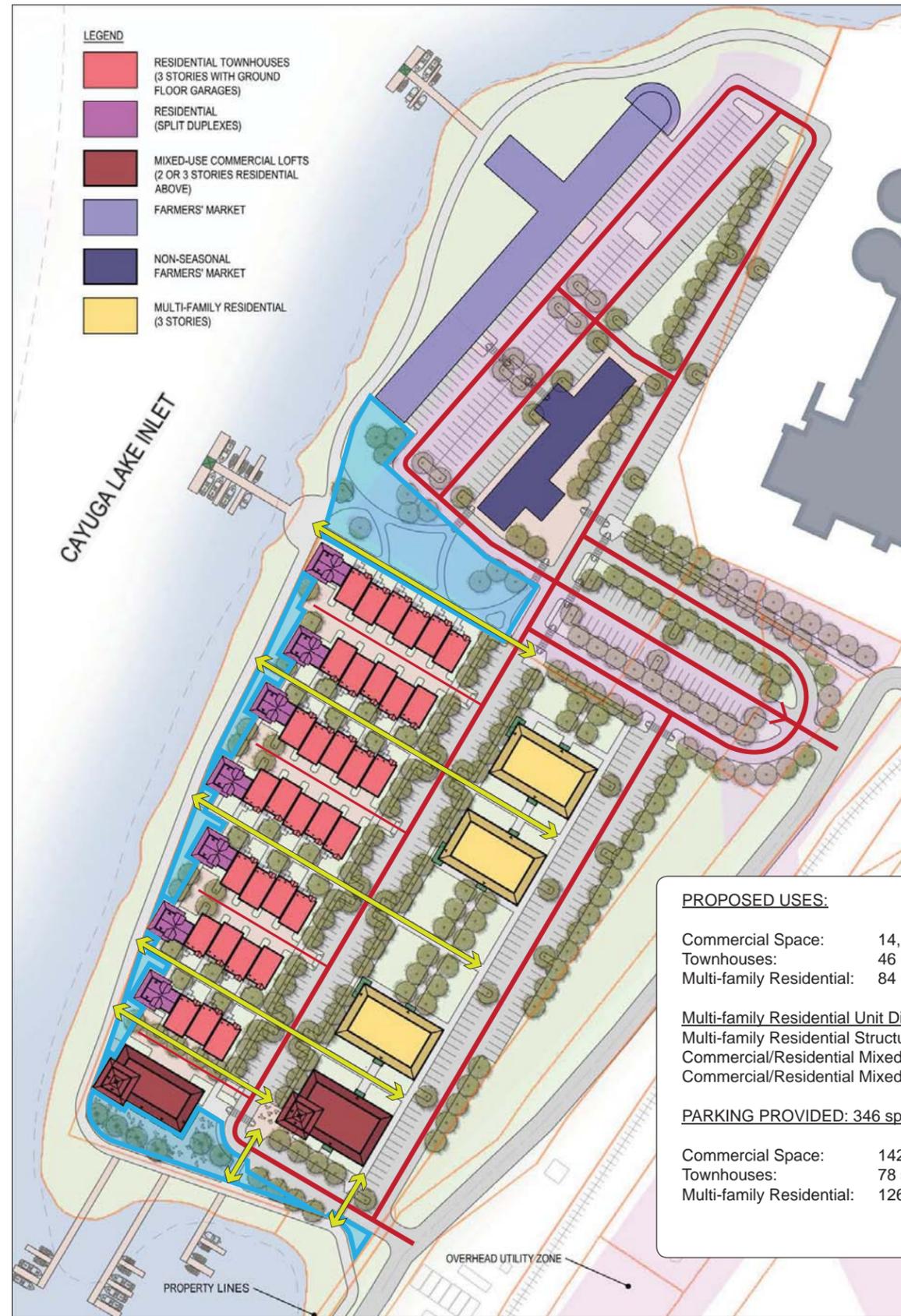
Commercial Space:	64 spaces (assumes 1 space per 100 s.f. gross floor area)
Hotel:	124 spaces
Townhouses:	20 spaces (most are ground floor garages/ 2 per unit)
Multi-family Residential:	78 spaces (1.5 spaces per unit)



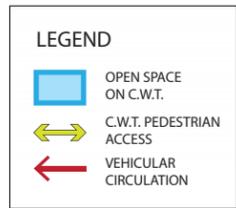
MULTI-FAMILY/TOWNHOUSE ALTERNATIVE



MULTI-FAMILY/TOWNHOUSE ALTERNATIVE (CONCEPT 2)



OPEN SPACE, WATERFRONT ACCESS, & VEHICULAR CIRCULATION DIAGRAM



PROPOSED USES:

Commercial Space:	14,160 s.f.
Townhouses:	46 units
Multi-family Residential:	84 units (average size 1,000 s.f.) (Range 850 s.f. to 1,200 s.f.)

Multi-family Residential Unit Distribution (52 units total)

Multi-family Residential Structures 3 Stories Each	= 56 units
Commercial/Residential Mixed-use 3 Stories over Commercial Space	= 16 units
Commercial/Residential Mixed-use 2 Stories over Commercial Space	= 12 units

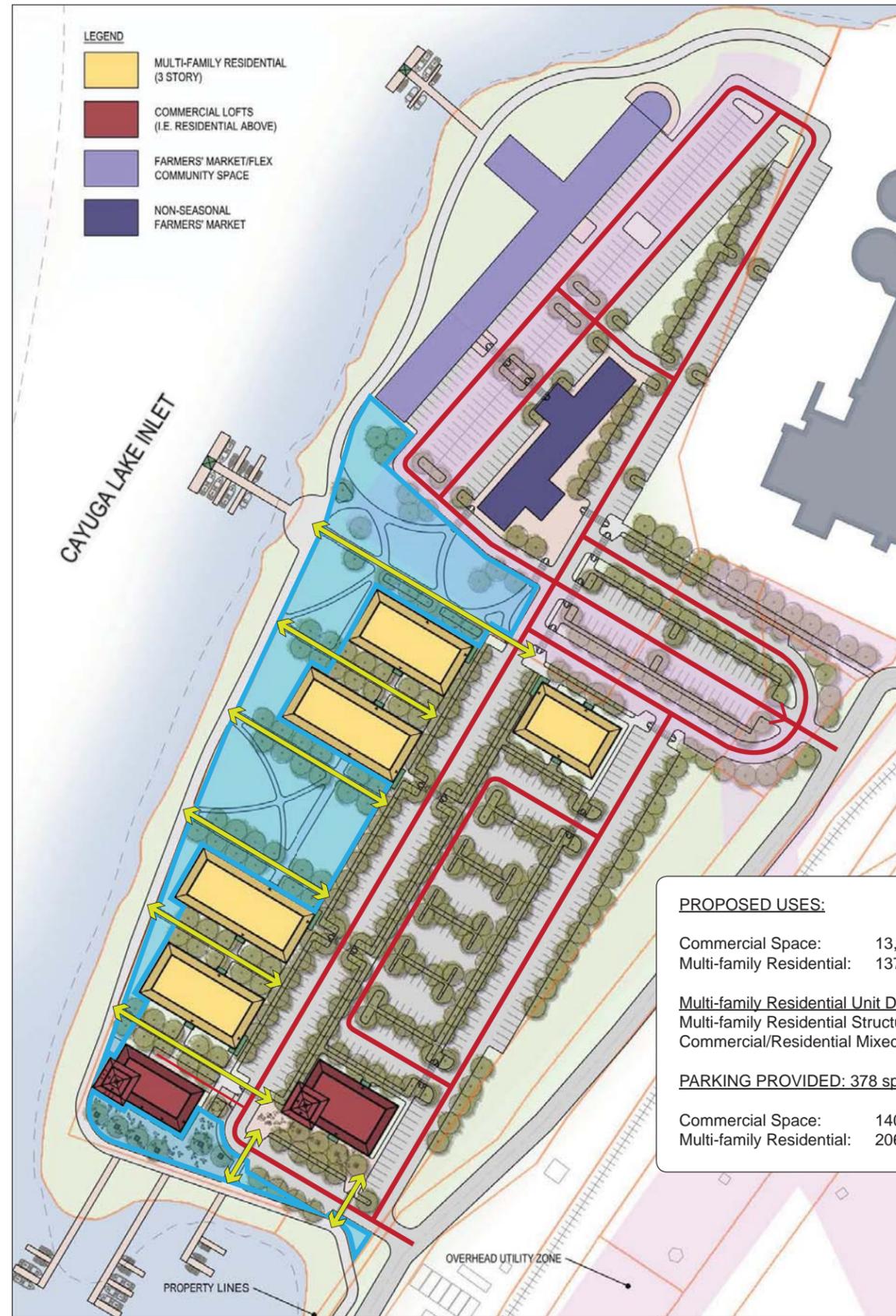
PARKING PROVIDED: 346 spaces

Commercial Space:	142 spaces (assumes 1 space per 100 s.f. gross floor area)
Townhouses:	78 spaces (most are ground floor garages/ 2 per unit +/-)
Multi-family Residential:	126 spaces (1.5 spaces per unit)





MULTI-FAMILY/MAX. DENSITY ALTERNATIVE (CONCEPT 3)



OPEN SPACE, WATERFRONT ACCESS, & VEHICULAR CIRCULATION DIAGRAM

PROPOSED USES:

Commercial Space: 13,950 s.f.
 Multi-family Residential: 137 units (average size 1,000 s.f.) (Range 850 s.f. to 1,200 s.f.)

Multi-family Residential Unit Distribution (137 units total)
 Multi-family Residential Structures 4 Stories Each = 115 units
 Commercial/Residential Mixed-use 2 Stories over Commercial Space = 22 units

PARKING PROVIDED: 378 spaces

Commercial Space: 140 spaces (assumes 1 space per 100 s.f. gross floor area)
 Multi-family Residential: 206 spaces (1.5 spaces per unit)



SUMMARY OF CONCEPTUAL SITE PLANS



HOTEL ALTERNATIVE (CONCEPT 1 ALTERNATIVE)



MULTI-FAMILY/TOWNHOUSE ALTERNATIVE (CONCEPT 2)



MULTI-FAMILY/MAX. DENSITY ALTERNATIVE (CONCEPT 3)



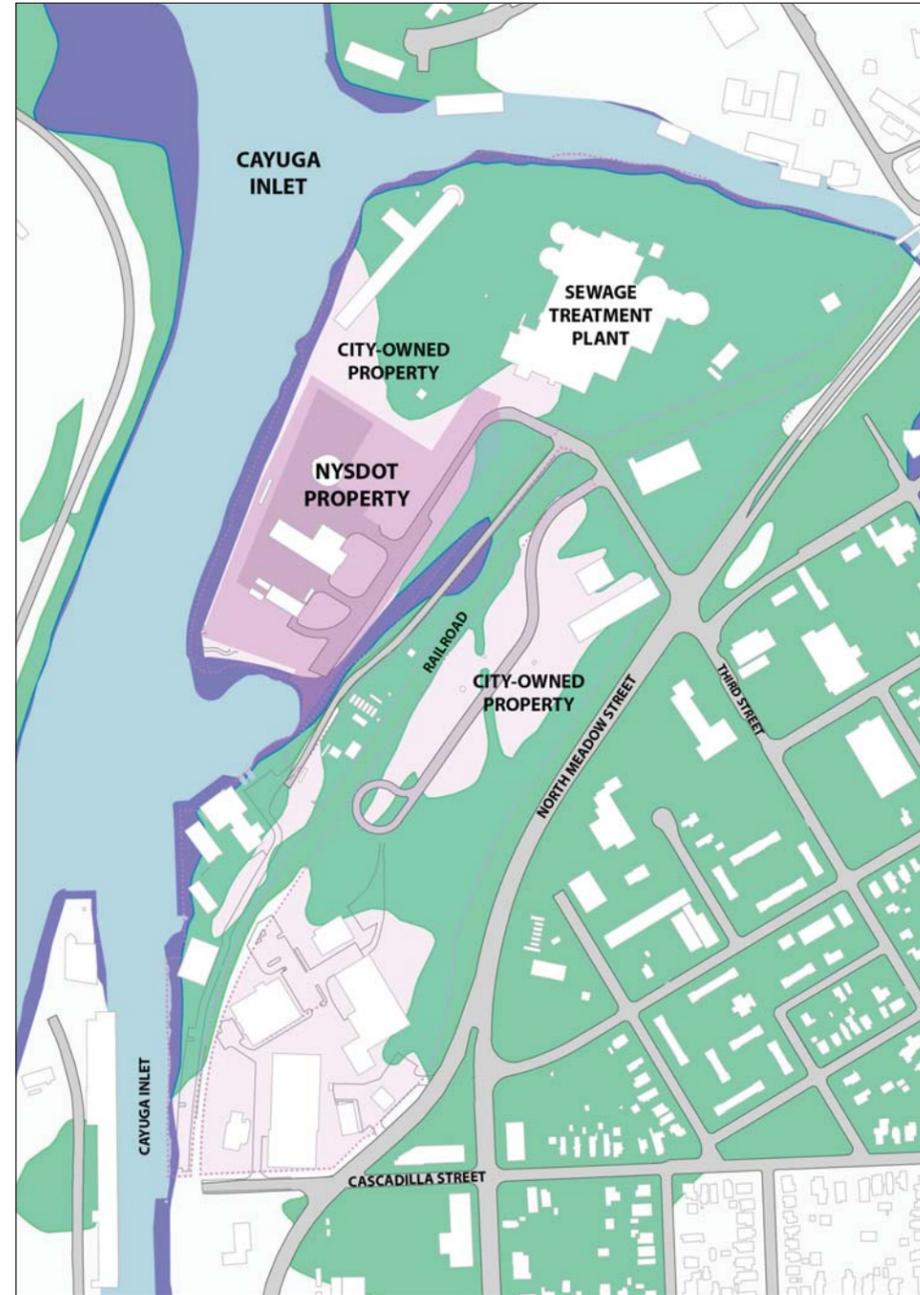
EXISTING VEGETATION



Legend

-  Existing Vegetation
-  Existing Lawn Area

FLOODPLAIN MAP



KEY

-  Cayuga Inlet
-  100 Year Flood Zone
-  500 Year Flood Zone

