



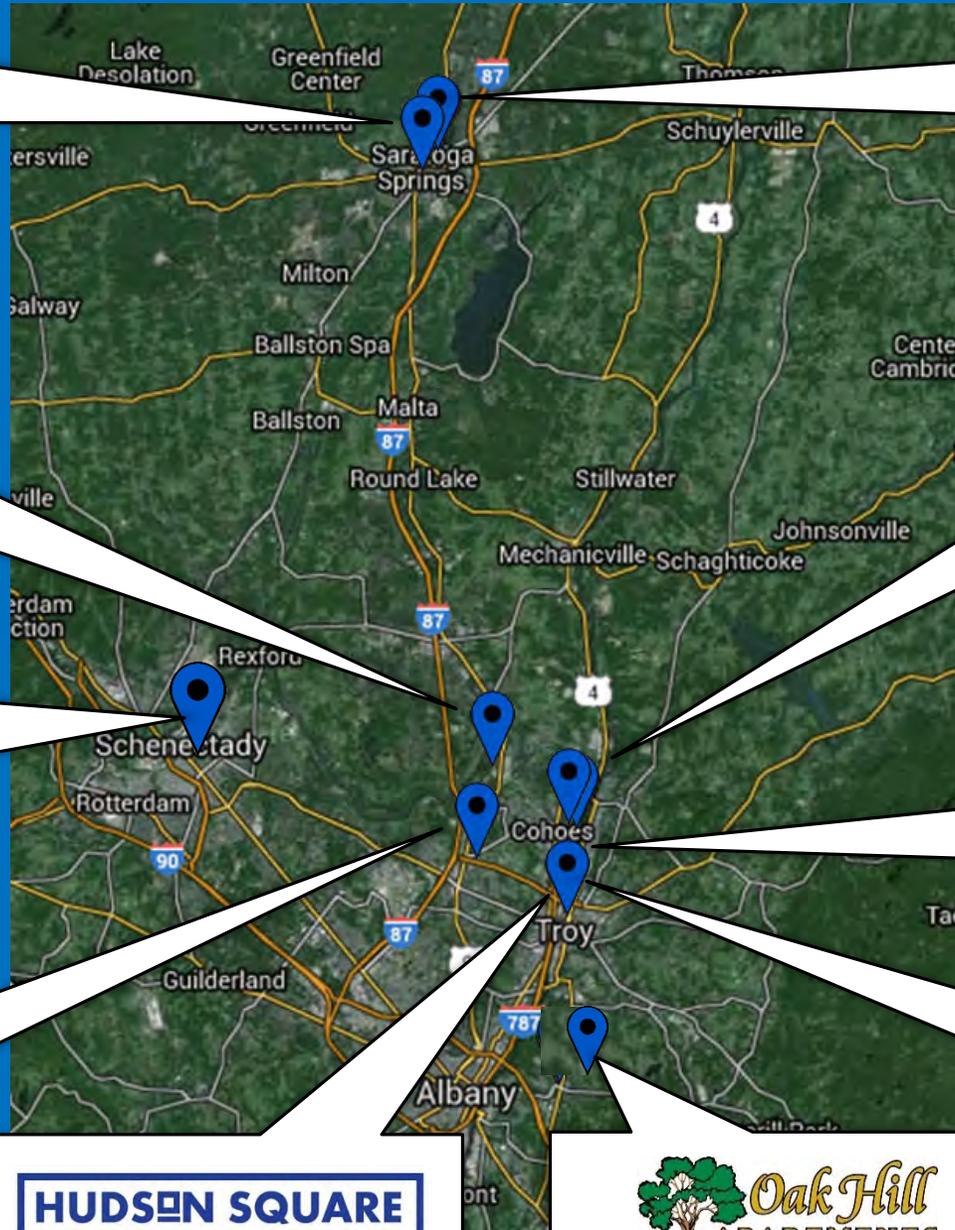
# **PRIME COMPANIES:**

**Bringing you the next level in residential living**

**Presenters:**  
**Todd Curley & Dean DeVito**  
**2016**



**HUDSON SQUARE**



























**MARITIME DRIVE  
85+/- ACRE  
BROWNFIELD DEVELOPMENT SITE**



Chuck's Reconditioning Services



Mohawk Valley Marine

Mohawk River

Mohawk Ave

Maritime Center Dr

Mohawk Ave

Maritime Center Dr















GRUBS  
STICKERING





















*Bull Shop*  
Kitchen & Bakery  
Highlanders & Tarts  
Sausage Bread Light

Handmade  
Cakes  
Breads  
Pastries  
Desserts  
Sweets  
Gift Baskets



# CURRENT ZONING

Research and Technology District (31+/- acres), Land Conservation District (23+/- acres), Riverfront Recreational District (22 +/- acres), and Suburban Residential District ( 9+/- acres).

## USES Of RIGHT

Manufacturing

Assembly

Warehousing

Office

Auto Repair & Sale

Gas Service

Car Wash

Food & Beverage

Printing Facilities

Indoor/Outdoor Recreation Facility

Microbrewery

Commercial Lodging

Marina

RV Park

Restaurant

Proposed Waterfront Planned Development in June 2016 included 390 luxury residential dwelling units either for rent or for sale condominiums with a pool, clubhouse, recreation area for residents, and a marina.

SCHEDULE B, SECTION 2, NEW 15  
10' WIDE PERMITS EASEMENT  
GRANTED TO SENECA COUNTY  
LIBER 1781 PAGE 117

DELAWARE AND HUDSON RAILWAY

$123.41'$   $196.57'$   $N46^{\circ}27'22''E$   $435.78'$   
 $L=241.55'$   $R=6726.28'$   
 $N45^{\circ}14'54''E$   $263.33'$

LANDS N/T  
PAN AM SOUTHERN, LLC  
TAX ID: 30-3-01-8.11

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TAX ID: 30-3-01-8.11

LANDS N/T  
WK APPLAUS, LLC  
LIBER 1733 PAGE 211  
TAX ID: 30-3-01-8.4  
50.801 ACRES

LANDS N/T  
CAPITOL REGION MARITIME CENTER, INC.  
LIBER 1654 PAGE 821  
TAX ID: 30-0-01-8.5

LANDS N/T  
SWEET HAVEN CORPORATION  
LIBER 947 PAGE 562  
TAX ID: 31-0-01-17  
12.821 ACRES  
21,042 TOTAL ACRES

LANDS N/T  
SWEET HAVEN CORPORATION  
LIBER 953 PAGE 819  
TAX ID: 31-0-01-18  
12.822 ACRES  
21,041 TOTAL ACRES

SO-BOLLS IS SECTION 25/26/27 IS  
PERMANENT EASEMENT FOR SLURRY  
SYSTEM GRANTED TO TOWN OF  
GLENNVILLE, LIBER 281 PAGE 137  
12' WIDE PERMANENT EASEMENT  
GRANTED TO TOWN OF GLENNVILLE  
LIBER 1781 PAGE 129

LOT 10, SECTION 2, T10K 23  
S10W1/4, S43E1/4, T20N  
CANAL ACCESS TO  
CAPITOL REGION MARITIME  
CENTER, INC.  
LIBER 1654 PAGE 819

140'± ALONG THE TOP OF BANK OF THE MOHAWK RIVER

1252'± ALONG THE TOP OF BANK OF THE MOHAWK RIVER

MOHAWK RIVER

110.55'

182.98'

550'± 28'±

118.01'

110.55'

182.98'

550'± 28'±

118.01'

110.55'

182.98'

550'± 28'±

118.01'

110.55'

182.98'

550'± 28'±

118.01'

110.55'

182.98'









**RESIDENT CONCERNS  
REGARDING JUNE 2016 PROPOSED  
WATERFRONT PLANNED DEVELOPMENT DISTRICT**

Resident Concern: Buildings were too tall

Proposed Solution: The building height has been reduced by 1.5 stories

Resident Concern: Buildings were too large and looked like they belonged in the city, concept created a “wall of buildings”

Proposed Solution: A new concept has been developed that creates numerous smaller buildings with added greenspace between buildings so it no longer creates a “wall of buildings”

Resident Concern: Buildings should vary in color and appearance and look more like houses

Proposed Solution: The buildings on the revised concept are designed to look like a series of attached houses with a mix of colors

Resident Concern: There was no dedicated for sale product

Proposed Solution: Another product type has been created that is a town home style unit that would include 47 units dedicated for sale. All other units would be for rent or for sale as condominiums

Resident Concern: There was no public park area, and buildings were too close to neighbor that abuts the site

Proposed Solution: A picnic area that is approximately 3 acres has been added along the river that will be available to the general public. The location of the picnic area is contiguous to the adjoining neighbor to create a buffer from the buildings

Resident Concern: Traffic

Proposed Solution: A traffic study has been completed by OSPAs Engineering Services, the study demonstrated AM peak traffic was 45% less than a build out as allowed under current zoning and 41% less during PM peak

We have proposed a gate at Mohawk Avenue, the addition of the gate should reduce traffic from the current levels on Mohawk and South Avenues

We have reduced our density from 390 units to 347 units, an 11% reduction in density that will reduce traffic generation outlined above accordingly

Resident Concern: The existing marina has been part of the community for many years, what will happen to the marina

Proposed Solution: We are proposing a marina that will function much the same as the existing operations with additional amenities. We have continued to work with the current operators, Bob and PJ to develop a revised marina plan

# REVISED WATERFRONT PLANNED DEVELOPMENT DISTRICT SEPTEMBER 2016

- 47 fee simple for sale townhouse units
- 300 Luxury apartment rental units or for sale condominium units
- Marina
- Public Park

## **PUBLIC BENEFITS**

- Clean up a brownfield site containing asbestos, PCB's, metals and petroleum contamination
- Extend water from Alplaus Avenue to the site to provide better water quality, reliability and pressure to all connected to the system
- Increased tax revenue
- Public park
- Residential development of riverfront which is typically encouraged by the Canal Corp and NYS to include the Local Waterfront Revitalization Program and Coastal Management Program

## PUBLIC BENEFITS CONTINUED

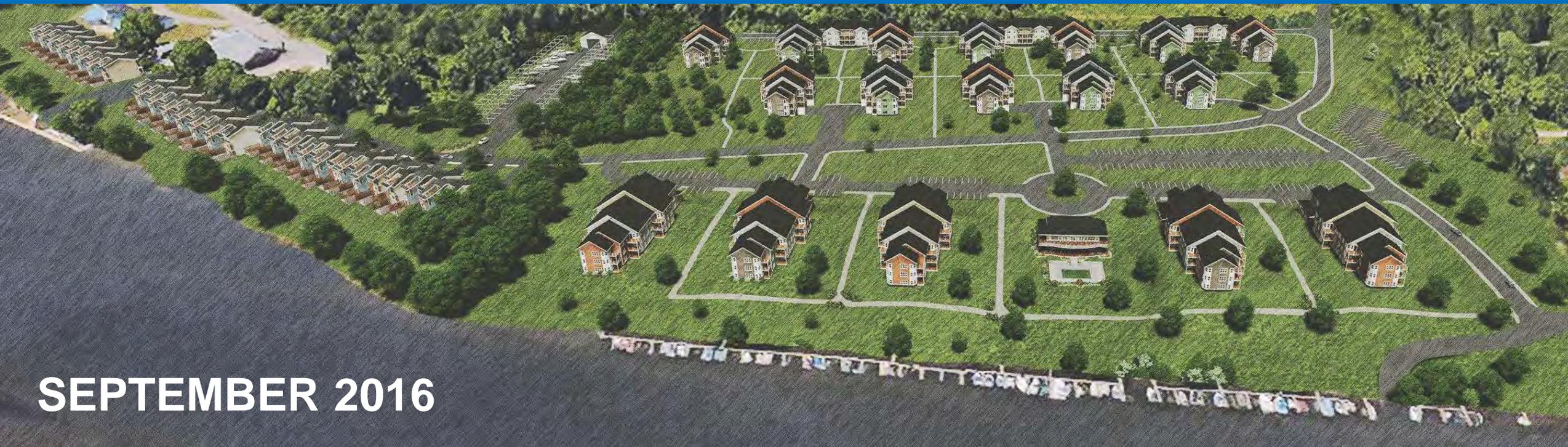
- Proposed use is a less intense impact on traffic than the current underlying zoning and fits in better within the community
- Increased residents may help to attract a general store or quality restaurant to Alplaus



**JUNE 2016**



**SEPTEMBER 2016**















**JUNE 2016**



**SEPTEMBER 2016**



