

**Troutbeck – Adaptive Reuse Plan**  
**Phase 6 – Delamater Cottage**  
**Phasing Modification SEQR Impact Analysis**

| <b>Phase 6 – SEQR Impact Categories</b>                                    | <b>Delamater House Existing Conditions</b> | <b>Phase 6 – Delamater House Approved ARP Modifications to Existing Conditions (Restaurant)</b> | <b>Proposed Modifications to ARP Approved Phase 6 (Lodging)</b>                              | <b>Impact on SEQR Determination</b>  |
|--|--|---|--|--|
| <b>Use</b>   | Former Residence (Derelict)                | Restaurant (86-seats)   | Lodging (1 unit, 2-bedrooms)   | Positive: New Restaurant use eliminated. Structure restored back to historic use.          |
| <b>Building Footprint (SF)</b>   | ±1,143 SF                                  | Restaurant Dining Area w/ Basement Kitchen: ±1,277 SF   | 0 SF<br>(No Additions Proposed)  | -1,277 SF  |
| <b>Total Building Square Footage (SF)</b>                                  | ±2,012 SF                                  | Restaurant Dining Area w/ Basement Kitchen: ±2,554 SF   | 0 SF<br>(No Additions Proposed)  | -2,554 SF  |
| <b>Number of Day-Use Guest (Guest)</b>                                     | N/A  | 86 guests<br>(restaurant seats)   | 4 guests<br>(2 guests per bedroom)   | -82 guest per day  |
| <b>Number of Lodging Units</b>   | Total: 38 units<br>Delamater House:<br>N/A | Approved Total: 85 units<br>Proposed Units: 0 units (38/85)                                     | Approved Total: 85 units<br>Proposed Units: 1 unit (39/85)                                   | +1 lodging unit<br>No Overall Change   |
| <b>Water Demand (gpd)</b>  | 220 gpd<br>(Out of Service)                | 2,408 gpd<br>(Restaurant Use)   | 220 gpd<br>(Lodging Use – 2 Bedrooms)  | -2,188 gpd<br>Positive: Reduction in anticipated water use.                                |
| <b>Manor House Wastewater Generation (gpd)</b>                             | 220 gpd<br>(Out of Service)                | 2,408 gpd<br>(Restaurant Use)   | 220 gpd<br>(Lodging Use – 2 Bedrooms)  | -2,188 gpd<br>Positive: Reduction in anticipated wastewater generation.                    |
| <b>Increased Traffic Generation (PM Peak Hour and Saturday Peak hours)</b> | PM Peak: 18<br><br>Saturday Peak: 25       | PM Peak: 42<br>(+24 Restaurant)<br>Saturday Peak: 54<br>(+29 Restaurant)                        | PM Peak: ±19<br>(0.41 trips per new unit)<br>Saturday Peak: ±26<br>(0.41 trips per new unit) | PM Peak: -23<br><br>Saturday Peak: -28<br><br>Positive: Reduction in Peak vehicle traffic. |

|  |                     |   |   |  |
|--|---------------------|---|---|--|
| <b>Disturbance Area (acres)</b>              | N/A                 | Phase 6: 1.12-acres per ARP Approval<br><br>Total Anticipated Disturbance Area per ARP Approval: 14.03-acres  | Proposed Phase 6: 0.35-acres<br><br>Total Proposed Disturbance Area All Phases per ARP Approval: 14.03-acres  | Phase 6 Change: -0.77-acres<br><br>Positive: Less Disturbance Anticipated for Phase 6.<br><br>No Overall Change  |
| <b>Surface Water Impact</b>                  | N/A                 | No Change   | No Change   | No Change  |
| <b>Preserved Open Space (acres)</b>          | N/A                 | No Change   | No Change   | No Change  |
| <b>Noise Impacts/Mitigation</b>              | Per ARP Application | <ul style="list-style-type: none"> <li>• Typical Restaurant Operational Noise</li> <li>• Vehicular Circulation Improvements – Loading/Unloading Area for Kitchen Deliveries.</li> </ul>   | <ol style="list-style-type: none"> <li>1) Typical Lodging Operation Noise</li> <li>2) Typical Guest Parking Accommodations (2 spaces)</li> </ol>  | <ol style="list-style-type: none"> <li>1) Positive: Less commercial vehicle/pedestrian traffic anticipated for Lodging Use.</li> <li>2) Positive: Loading/Unloading Area no longer required. Reduced idling.</li> </ol>                                      |
| <b>Lighting Impacts/Mitigation</b>           | Per ARP Application | No Change   | No Change   | No Change  |
| <b>Odor Impacts/Mitigation</b>               | Per ARP Application | <ul style="list-style-type: none"> <li>• Commercial Kitchen for restaurant.</li> <li>• Part-time secondary Restaurant Use</li> </ul>  | Typical Lodging Use w/ Breakfast Nook   | Positive: Typical commercial restaurant odors no longer anticipated.   |
| <b>Aesthetic Resources Impact/Mitigation</b> | Per ARP Application | No Change   | No Change   | No Change  |
| <b>Historic and Archeological Resources</b>  | Per ARP Application | <ul style="list-style-type: none"> <li>• Historic Delamater House to be restored and modified for restaurant as per NYSOPRHP recommendations. Sign-off required.</li> <li>• ±2,554 Restaurant/Kitchen Building addition.</li> </ul> | <ol style="list-style-type: none"> <li>1) Historic Delamater House to be restored for lodging use as per NYSOPRHP recommendations. Sign-off required.</li> <li>2) Building to be converted to Lodging Use, maintaining similar facilities to historic residential use.</li> </ol> | <ol style="list-style-type: none"> <li>1) Positive: Historic footprint to remain the same. Approval from NYSOPRHP still required.</li> <li>2) Positive: Building restoration for lodging use to more similarly resemble historic residential use.</li> </ol> |