

**Troutbeck – Adaptive Reuse Plan**  
**Phase 2 – Manor House Service Entrance/Conservatory Dining**  
**Phasing Modification SEQR Impact Analysis**

Phase 2 – SEQR Impact Categories	Manor House Existing Conditions	Phase 2 – Manor House Approved ARP Modifications to Existing Conditions	Proposed Modifications to ARP Approved Phase 2	Impact on SEQR Determination
<b>Use</b>	<ul style="list-style-type: none"> <li>• Lodging</li> <li>• Event Space</li> <li>• Dining</li> <li>• Staff Service Yard/Parking</li> <li>• Guest Areas</li> <li>• Service Drive from Manor House to Spingarn (dirt)</li> </ul>	<ul style="list-style-type: none"> <li>• Service Entrance/Loading Dock Addition</li> <li>• Conservatory Dining Addition</li> <li>• Reconfigure Staff Service Yard /Parking</li> <li>• Improved Service Drive from Manor House to Spingarn Road</li> </ul>	<ol style="list-style-type: none"> <li>1) Reconfigure Spingarn Road as approved in ARP Phase 3.</li> <li>2) Construction Parking Area/Employee Parking Lot Subbase as approved in ARP Phase 3.</li> <li>3) Construction Staging Area/Guest Parking Lot Subbase as approved in ARP Phase 4.</li> <li>4) Landscaped Screening along NYS Route 343 as approved in ARP Phase 4.</li> <li>5) Subsurface Sewage Disposal Areas as approved in ARP Phase 3, 4, 5.</li> </ol>	<ol style="list-style-type: none"> <li>1) Positive: ARP Vehicle Circulation/Parking Improvements implemented in early phase.</li> <li>2) Positive: ARP Vehicle Circulation/Parking Improvements implemented in early phase.</li> <li>3) Positive: ARP Vehicle Circulation/Parking Improvements implemented in early phase.</li> <li>4) Positive: ARP Landscaping/Screening Improvements implemented in early phase.</li> <li>5) Positive: Construction disturbance reduced to one phase.</li> </ol>
<b>Building Footprint (SF)</b>	±14,264	Service Entrance: ±700 SF Conservatory Dining: ±635 SF	1) Service Entrance: ±800 SF 2) Conservatory Dining: ±635 SF	1) +100 SF 2) 0 SF
<b>Total Building Square Footage (SF)</b>	±35,773	Service Entrance: ±1,400 SF Conservatory Dining: ±635 SF	1) Service Entrance: ±1,600 SF 2) Conservatory Dining: ±635 SF	1) +200 SF 2) 0 SF
<b>Number of Day-Use Guest (Guest)</b>	225	225	225	No Change
<b>Number of Lodging Units</b>	Total: 38 units Manor House: 17 units	Approved Total: 85 units Proposed Units: 0 units	Approved Total: 85 units Units Proposed: 0 units	No Change
<b>Water Demand (gpd)</b>	4,446 gpd	4,446 gpd	4,446 gpd	No Change
<b>Manor House Wastewater Generation (gpd)</b>	4,446 gpd	4,446 gpd	4,446 gpd	No Change

<b>Increased Traffic Generation (PM Peak Hour and Saturday Peak hours)</b>	PM Peak: 18 Saturday Peak: 25	PM Peak: 18 Saturday Peak: 25	PM Peak: 18 Saturday Peak: 25	No Change
<b>Disturbance Area (acres)</b>	N/A	Phase 2: 1.39-acres per ARP Approval  Total Anticipated Disturbance Area per ARP Approval: 14.03-acres	Proposed Phase 2: 3.52-acres  Total Proposed Disturbance Area All Phases per ARP Approval: 14.03-acres	Phase 2 Change: +2.13-acres  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	No Change	No Change	No Change
<b>Lighting Impacts/Mitigation</b>	Per ARP Application	No Change	No Change	No Change
<b>Odor Impacts/Mitigation</b>	Per ARP Application	No Change	No Change	No Change
<b>Aesthetic Resources Impact/Mitigation</b>	Per ARP Application	No Change	Approved "Orchard Plantings" screening to be provided along NYS Route 343 per ARP Phase 4.	Positive: Future phase visual impact mitigation measures (Orchard Plantings) provided in earlier phase.
<b>Historic and Archeological Resources</b>	Per ARP Application	No Change	No Change	No Change