

SITE REVIEW MEMORANDUM

DATE: February 14, 2025

TO: Bill McKenna, Supervisor

FROM: Stephen Snell, PE, CPESC
Land Development Group Manager

RE: Town of Woodstock: Engineering Studies and Site Concepts for Town-Owned
Parcels Under Consideration for Affordable Housing
Fisher Project No. 240707.00

CC: Katherine Tegan – Co-Chair, Woodstock Housing Committee
John Huber – Co-Chair Woodstock Housing Committee

Introduction

The Town of Woodstock (Town, Woodstock) seeks to improve affordable housing for a variety of residents struggling to afford rising prices. High construction costs and land value make it difficult for moderate income residents to stay in the community. To help alleviate this issue, Woodstock is taking a proactive approach by reviewing, investigating, and performing pre-construction planning activities of selected Town-owned sites.

This initial first step is the Stage 1 preliminary review of five Town-owned sites to determine which sites are the most suitable to build affordable housing while continuing to meet Woodstock's planning and development goals. Stage 1 includes review of the following sites:

- Site 1- Municipal Parking Lot (Mountain View)
- Site 2 – Municipal Parking Lot (Rock City Road)
- Site 3 – 2441 Route 212
- Site 4 - Three Mile Class LT 21
- Site 5 – Zena-Highwoods Road

This memorandum includes a summary of the Stage 1 preliminary review for each of the five sites and a recommendation to the Town regarding which sites should be considered to proceed to the next review stage, which would include further study. This memorandum evaluates each site through the lens of Woodstock's project goals, as described in the Woodstock Housing Committee's 2024 Annual Report to the Town Board. Through the community engagement sessions, the Committee resolved that key objectives are preserving the Town's rural character and developing housing that is both environmentally sustainable and financially responsible. Participants also expressed interest in infill development in the Town's center.

This memorandum includes descriptions of each property, including site characteristics (ie. topography, vegetation, proximity and access to essential services) and observations from Fisher's site visit, zoning designations and associated regulations, water and sewer access information, and items from environmental screening that may affect the limitations and viability of affordable housing development on the sites. Each site review includes a brief conclusion section about the merits and limitations of the site in the context of the project.



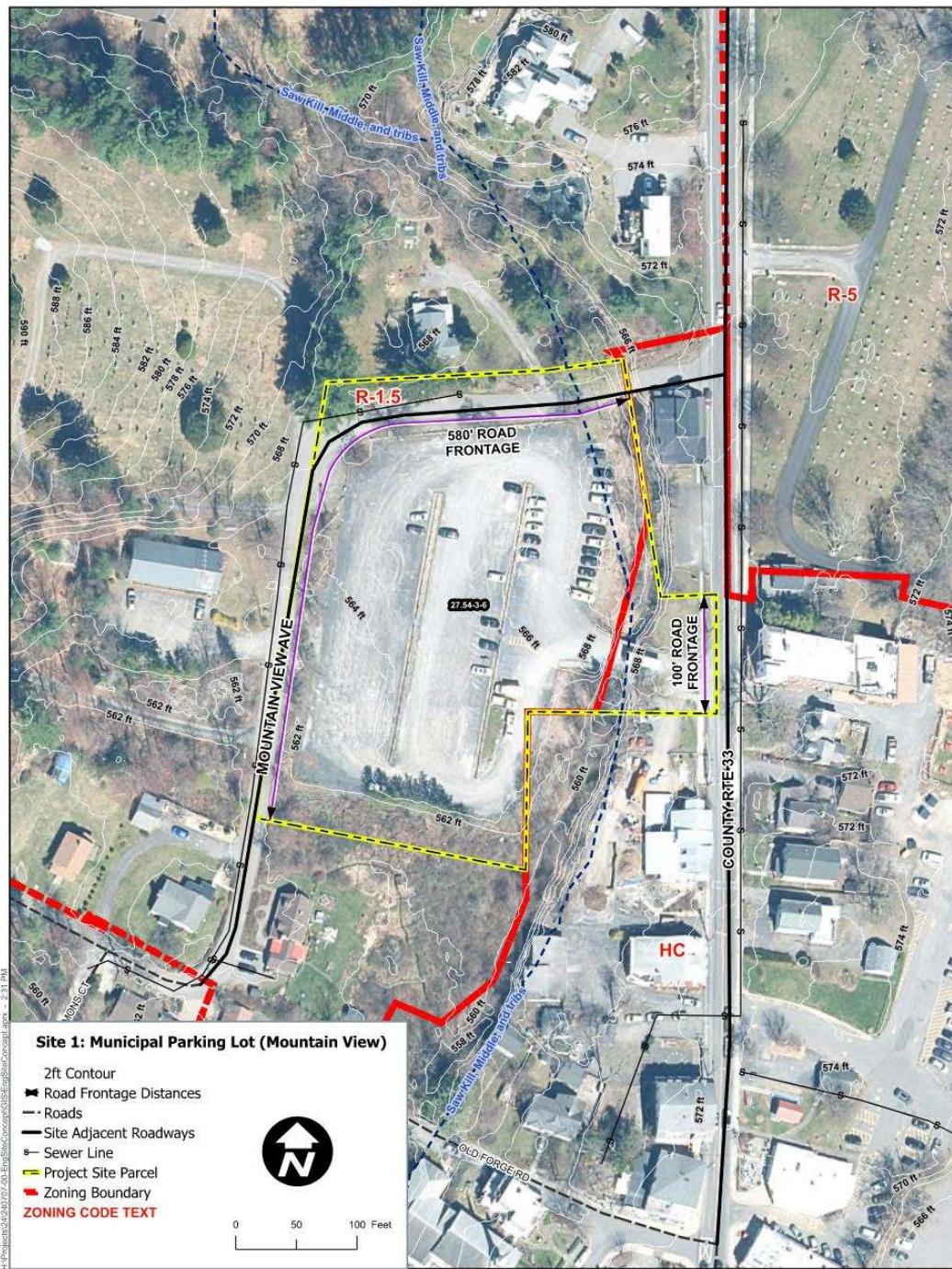
Site 1 - Municipal Parking Lot (Mountain View)

Address: Rock City Rd. Woodstock, NY 12498

Tax ID Number: 27.54-3-6

Size: 2.5 acres

Zoning Code: R1.5





Site Characteristics

The Municipal Parking Lot (Mountain View) site is centrally located within the Town of Woodstock in a relatively urban setting. It is currently developed and is used as a municipal parking area and is also used as the location of a weekly Farmer's Market. The site is 0.2 miles from the intersection of Tinker Street (NYS Route 212) and Rock City Road, where there are many activities, amenities, and shops within walking distance. The location is served by sidewalks with the closest transit stop 0.2 miles away. Access to the Northern Dutchess Hospital is typical for the community, nearly 17 miles away. The Sunflower Market is 0.6 miles away. Multiple recreation areas are within 0.25 miles of the site.

The site meets the Town's conservation goals, in that minimal clearing would be necessary, and there would be a net gain of green space on the site. Additionally, there are multiple site egress options along Mountain View Ave and access to Rock City Road is currently provided.

Local Zoning

The parcel is in a Residential (R1.5) District. Permitted residential uses include single-family dwelling (both detached and semi-detached), two-family dwelling, and multifamily dwelling (by special use permit only). This district is a moderate-density residential district. The maximum structure coverage for the lot is 25%, with 50% minimum open space requirement and minimum lot area of 15,000 sf. The Floor Area Ratio is 0.63. Maximum building height is 35-ft or 2 ½ stories. Accounting for front (25-ft), rear (50-ft) and side (25-ft) yard setbacks, the narrowest part of the parcel has approximately 125-ft x 325-ft of developable space.

Site Visit Notes

A site visit was performed on January 3, 2025, for the purpose of documenting the existing condition. A small portion of the site was being utilized for parking with most of the site vacant. A portion of the parking lot is paved with designated handicap spaces provided. The remainder of the parking lot consists of gravel with wheel stops provided to identify parking spaces. It is our understanding that most of the parking area is used by visitors on the weekends and especially during the summer months.

Water and Sanitary Sewer

The site is served by a 6-inch diameter watermain located along Mountain View Avenue and an 8-inch diameter watermain located along Rock City Road. The site is also served by a 4-inch diameter gravity septic tank effluent collection system located along Mountain View Avenue and a 6-inch diameter gravity septic tank effluent collection system located along Rock City Road.

Site Access

The site currently has a curb cut onto Rock City Road (County Route 33) which is under the jurisdiction of Ulster County and a curb cut onto Mountain View Avenue, which is a Town Highway. There is also a pedestrian sidewalk that connects the parking lot to the sidewalk on Rock City Road.

Environmental Screening

As part of the initial environmental screening the following items were identified as having a potential impact on the project or the development of the project. In all cases the impact is expected to be minor.

National Register: There are no properties or structures within the site that are listed on the National Register, however there are multiple buildings on Tinker Street that are listed



or eligible to be listed. The site is located within an archeological buffer area but little impact on the site is anticipated.

USFWS Threatened and Endangered Species: As per USFWS IPAC Website the Northern Long-eared Bat, Indiana Bat and the Monarch Butterfly may be located within the site vicinity.

Wetlands and Streams: Wetland and watercourse delineation is recommended to confirm the presence of wetlands and streams and the ordinary high-water mark. The project will likely require a Joint Permit Application with the USACE for any “in-stream” work. Usually a 4–6-month process.

Flood Plain: According to FEMA the site is mapped on FIRM PANEL: 36111C0290F, Zone AE. Further coordination with the local Flood Plain Administrator will be needed.

Watershed Management Plans: Woodstock is part of the Ashokan Watershed Stream Management Program (AWSMP), which aims to maintain stream health, improve stability, reduce erosion, and mitigate flood damage. Woodstock has a Wellhead Protection Overlay District to preserve its water supply, particularly around the Bearsville aquifer. The nature of this project should not affect the watershed management plan or aquifers. However, consultation is still required with the Woodstock Water Bureau.

Environmental Justice: The site is within a potential environmental justice area. Census Block Group: 361119505003. Further consultation may be required.

Conclusion

This site’s location, zoning designation and topography make this an excellent site for affordable housing development.



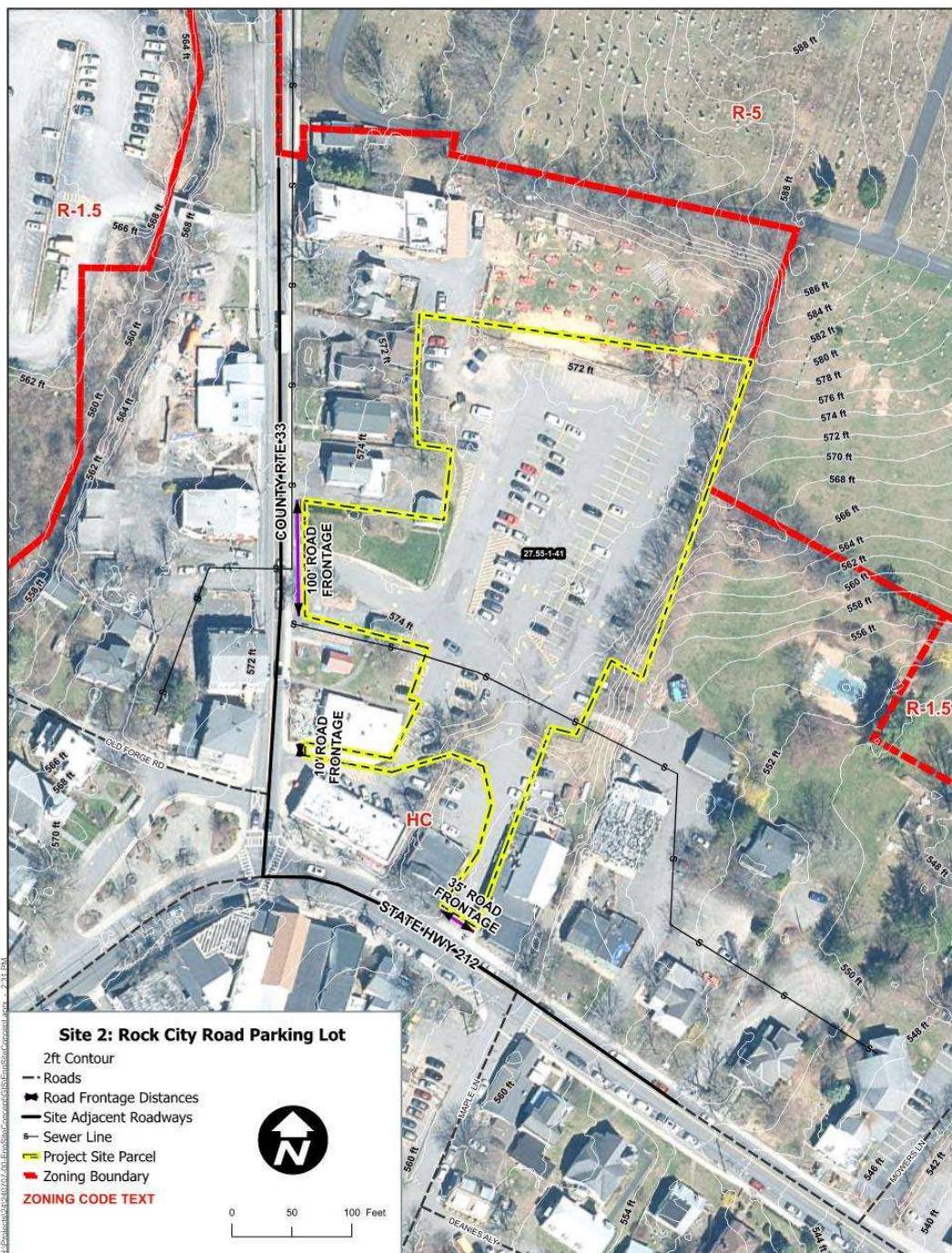
Site 2 - Municipal Parking Lot (Rock City Road)

Address: Rock City Rd Parking Lot, Woodstock, NY 12498

Tax ID Number: 27.55-1-41

Size: 2.04 acres

Zoning Code: HC





Site Characteristics

The Municipal Parking Lot (Rock City Road) site is centrally located within the Town of Woodstock in a relatively urban setting. It is currently developed as a parking area. The site is 0.01 miles from the intersection of Tinker Street (NYS Route 212) and Rock City Road, where there are many activities and amenities within walking distance. The site is served by sidewalks with the closest transit stop 0.2 miles away. Access to the Northern Dutchess Hospital is typical for the community, nearly 17 miles away. The Sunflower Market is 0.6 miles away. Multiple recreation areas are within 0.25 miles of the site.

The site meets the Town's conservation goals, in that minimal clearing would be necessary, and there would be a net gain of green space on the lot. There are multiple site egress options along Tinker Street and Rock City Road. This site also has the advantage of being zoned for mixed use, expanding the potential benefits to the Town if chosen for development.

Local Zoning

This parcel is in a Hamlet Commercial (HC) District. Permitted residential uses include single-family dwelling (both detached and semi-detached), two-family dwelling, and multifamily dwelling (by special use permit only). This district is a moderate-density mixed-use district. The maximum structure coverage for the lot is 25%, with 25% minimum open space requirement and minimum lot area of 10,000 sf. The Floor Area Ratio is 0.63. Maximum building height is 35-ft or 2 ½ stories. Accounting for front (15-ft), rear (25-ft) and side (10-ft) yard setbacks, the narrowest part of the parcel has approximately 160-ft x 340-ft of developable space.

Site Visit Notes

A site visit was performed on January 3, 2025, for the purpose of documenting the existing condition. A small portion of the site was being utilized for parking with most of the site vacant. The parking lot is fully paved in fair condition. A portion of the parking lot is paved with designated handicap spaces provided. It is our understanding that most of the parking area is used by visitors to the area on the weekends with summer months being the busiest.

Water and Sanitary Sewer

The site is served by an existing 8-inch diameter watermain located along Rock City Road and a 6-inch diameter watermain located along NYS Route 212. The site is also served by an 8-inch diameter gravity septic tank effluent collection system that bisects the site.

Site Access

The site currently has a curb cut onto Rock City Road (County Route 33) which is under the jurisdiction of Ulster County and one lane access from NYS Route 212, which is a State Highway. There is also a pedestrian sidewalk that connects the parking lot to the sidewalk on Rock City Road.

Environmental Screening

As part of the initial environmental screening the following items were identified as having a potential impact on the project or the development of the site. In all cases the impact is expected to be minor.

Historic and Cultural Resources: The site is not identified on National Register of Historic Places mapping, however. Additionally, no archaeological or historical sites or resources have been identified on the project site. However, an official submittal to the Cultural Resources Information System (SHPO) would be required.



Wetlands and Streams (State level): The site is within the Saw Kill River/Stream corridor, Regulation: 861-57 Standard: B(T) Classification: B, is located near the project site, approximately 0.04 miles to the west. A critical environmental area (CEA) is located ~0.3 miles to the east of the project. The consulting designated agency will require review of the SEQRA documentation and the project's potential impacts on the characteristics of the CEA and Saw Kill stream. Additional permitting may be required.

Contamination and Hazards: There were no DEC registered Petroleum Bulk Storage (PBS) facilities located on the subject site. A PBS facility is located ~0.1 miles to the southeast. Woodstock Automotive had 6 tanks registered, however, all have been closed and removed. F&M Auto located ~0.1 miles from the site lists 6 tanks that were converted to non-regulated use. Heckeroth Electric lists 5 tanks on their PBS, however, all tanks show as being closed and removed. A formal Phase I ESA is required to determine proper closure of tanks and potential for hazardous materials in relation to the PBS site history and other historic uses in respect to potential for hazardous materials to exist on or surrounding the site.

Environmental Justice Area: The site is located within a Potential Environmental Justice Area, but not in a Disadvantaged Community. Further consultation may be required.

Conclusion

This site's location, zoning designation and topography make this an excellent site for affordable housing development.



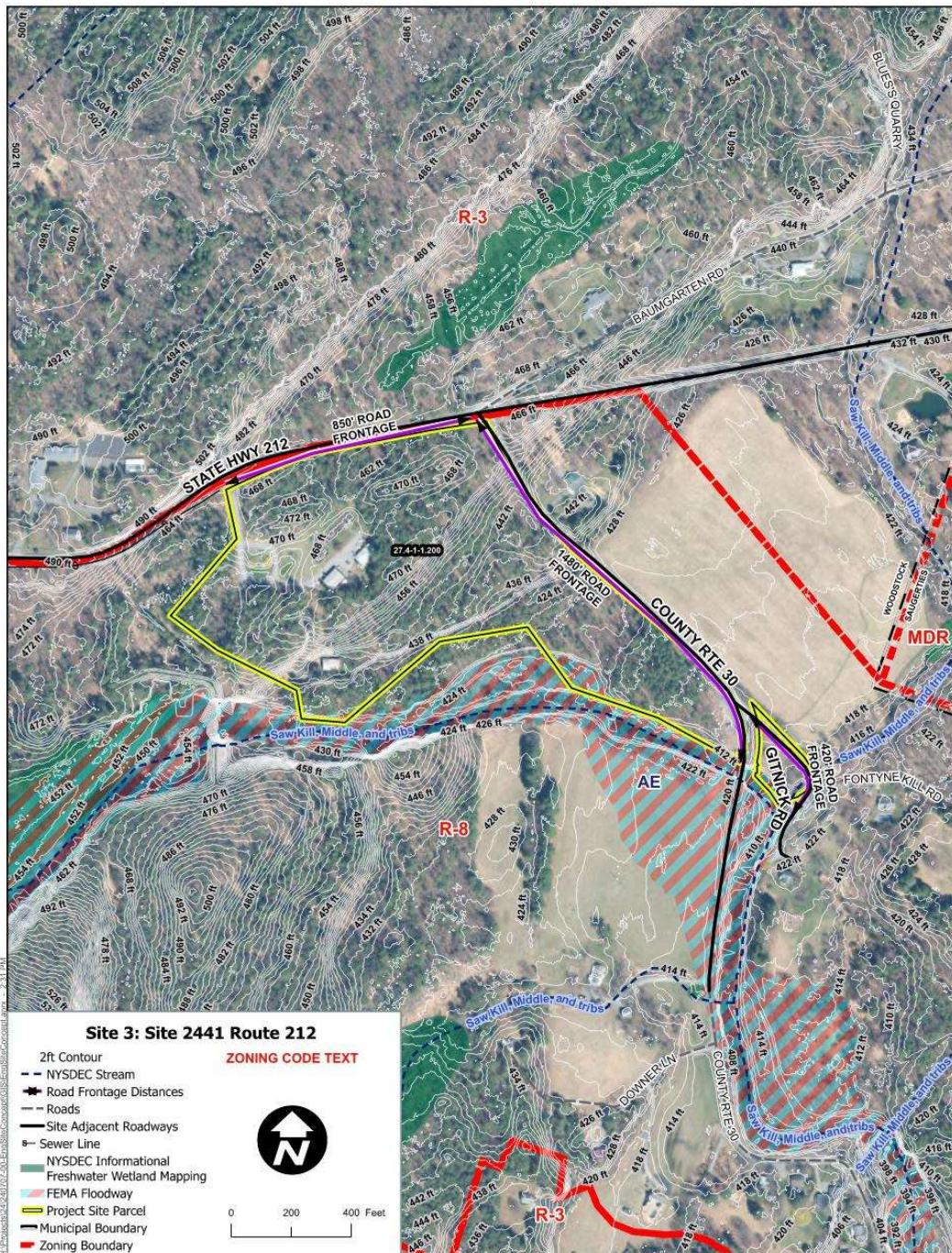
Site 3 - 2441 Route 212

Address: 2441 NY-212, Woodstock, NY 12498

Tax ID Number: 27.4-1-1.200

Size: 27.67 acres

Zoning Code: R8





Site Characteristics

This 2441 Route 212 site is 27.67 acres, located in the Town of Woodstock. The site contains the Town's wastewater treatment plant facility, borders along a portion of the Saw Kill stream, and contains a public parking area for the public to access a popular swimming hole known as Little Deep. The site is otherwise wooded and currently undeveloped. It has significant road frontage on NYS Route 212 and Zena Road (County Route 30).

Though there is not a nearby public transportation access point, this site has relatively good access to cultural amenities and essential goods within a 2-mile radius. The site is located 1.75 miles from the intersection of Tinker Street and Rock City Road. It is 1.5 miles from Sunflower Market.

Local Zoning

This parcel is in a Residential (R8) District, which denotes that the site is in an environmentally sensitive area. As such, the Town Code recommends that building in R8 be kept to a minimum. As such, the bulk regulations are highly restrictive. Permitted residential uses include single-family dwelling (both detached and semi-detached), and two-family dwelling. Multifamily dwelling is not permitted. Minimum lot size is 8 acres. The maximum structure coverage for the lot is 10%, with 85% minimum open space requirement. The Floor Area Ratio is 0.25. Maximum building height is 35-ft or 2 ½ stories. Accounting for front, rear, and side yard setbacks (all 75-ft), the narrowest part of the parcel has approximately 160-ft x 340-ft of developable space.

Site Visit Notes

A site visit was performed on January 3, 2025, for the purpose of documenting the existing condition. The site is wooded and contains walking trails to access the Little Deep swimming hole. The site does contain rock outcroppings and steep changes in grade between the north and south portions of the site that could impact the location of site driveways.

Water and Sanitary Sewer

The site is not served by existing public watermains so groundwater well(s) would be required. The site does border the Town wastewater treatment plant, and a 10-inch diameter gravity septic tank effluent collection system is located along NYS Route 212 near the driveway for the wastewater treatment plant that may be available to provide sewer service to the site.

Site Access

The only curb cut to the site is from NYS Route 212, which is a State Highway and is a driveway to the Town's wastewater treatment plant. The only other curb cut is to Zena Road (County Route 30), which is a County Highway for access to the public parking area in the southeast corner of the site.

Environmental Screening

SHPO: The site is located within an archaeological buffer as well as the Catskill Park Boundary. Additionally, the Woodstock WWTP Solar Panel Installation project is also nearby. Due to the historic nature of the project area, further consultation with NYS Office of Parks, Recreation and Historic Preservation will be required.

Historic/Registered Roadways: Route 212 may be considered a scenic byway. This should be further investigated by the Town of Woodstock.

USFWS: Per the USFWS IPAC website, the Northern Long-eared bat, Indiana Bat, and the monarch butterfly may be located within the site vicinity. Since both bat species are



endangered, if tree clearing is required, a determination key should be run through the IPAC database. Based on the d-key results, further consultation with USFWS may be needed.

Wetlands and Streams (federal): PFO1C is mapped within the southern portion of the site. A wetland and watercourse delineation are recommended to confirm the presence/absence of wetlands and streams and the ordinary high-water mark (OHWM). A joint Permit Application with the USACE will be required for any in-stream work. This is a 4–6-month process. Furthermore, as part of the Joint Application process, if the project requires a federal permit, then a Section 401 Clean Water Act State Water Quality Certification (issued by NYSDEC) will be required.

Wetlands and Streams (state): The Saw Kill stream is located just south of the site. Information gleaned from the wetland and watercourse delineation will be used in any required permitting. An Article 15: Protection of Waters Permit and article 24: Freshwater Wetland Act Permit will both be required. An Individual Water Quality Certification (WQC) may be required by NYSDEC.

Flood Control: The site is within a 100-year floodplain. Further coordination with the local Flood Plain Administrator will be needed.

Watershed Management Plans: Woodstock is part of the Ashokan Watershed Stream Management Program which aims to maintain stream health, improve stability, reduce erosion, and mitigate flood damage. This site is also within an Aquifer Protection Area. Due to the nature of the project, this should not affect the watershed management plan or aquifers. However, consultation is still required with the Woodstock Water Bureau.

Contaminants and Hazards: There are EPA registered facilities within the immediate vicinity. Further consultation with the EPA may be required.

Conclusion

This site has many disadvantages when considered for the purpose of this project. The challenging topography, adjacency to a sewage treatment facility, and designation as an environmentally sensitive area (as well as the associated restrictions for development) make this an undesirable choice for affordable housing.



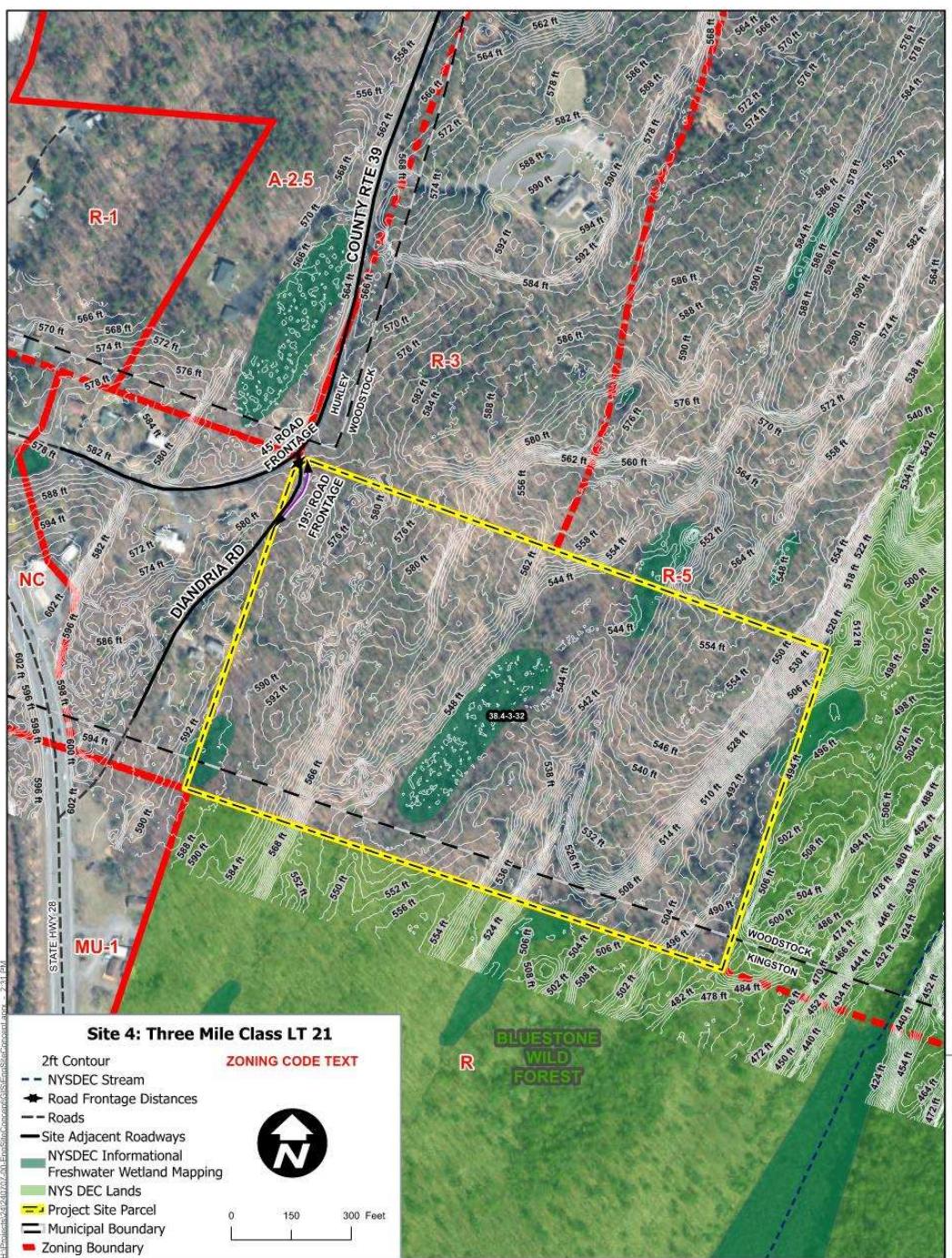
Site 4 - Three Mile Class LT 21

Address: Three Mile Class Lt 21, Woodstock, NY

Tax ID Number: 38.4-3-32

Size: 31 acres

Zoning Code: R5





Site Characteristics

This 31.1-acre parcel is heavily wooded, with swaths of relatively flat topography, separated by bands of significant elevation change. There are four small freshwater wetlands in long bands throughout the site. Because this property is within the tidal Hudson River watershed, it is considered an Important Area (IA) for its rare animal and plant habitants. Recordings of this natural community continue as conserving wildlife is limited to select locations.

The site has ample access to public recreation. Surrounding the property are the Bluestone Wild Forest and Ashokan Fishing Area. Within these recreation areas there are three major trails: The Onteora Lake Trail directly behind the site, and the Ashokan Rail Trail and Woodstock to Ashokan Reservoir surround the Ashokan Reservoir West Basin across Ste Route 28.

Several industrial facilities are within 2 miles of the site, including a solid waste landfill, petroleum storage, brownfield remediation, and a quarry. Although the site is near several local diners and shops, public transportation is centralized in Kingston which is about 10 miles from the site. The nearest public transit access point is a 1.3-mile walk. The nearest grocery store is 4.3 miles and approximately 1.7 miles from the nearest primary care physician.

Local Zoning

This parcel is classified as Residential 5 (R5), which is a low-density residential district and indicates that areas are "ecologically most sensitive". Permitted residential uses include single-family dwelling (both detached and semi-detached), two-family dwelling, and multifamily dwelling (by special use permit only). The maximum structure coverage is 10%, with 80% minimum open space requirement and minimum lot area of 5 acres. The Floor Area Ratio is 0.25. The setback distances for this property are 60-ft front, 25-ft rear and 25-ft side yard. The minimum frontage is 150-ft. Maximum building height is 35-ft or 2 ½ stories.

Site Visit Notes

A site visit was performed on January 3, 2025, for the purpose of documenting the existing condition. The site is heavily wooded and is undeveloped. The site does contain rock outcroppings throughout along with pockets of what appear to be wetland areas and steep changes in grade that could impact the location of site driveways.

Water and Sanitary Sewer

The site does not have access to public watermains so groundwater well(s) would be required. The site also doesn't have access to a public sanitary sewer system so onsite sewage disposal would be required.

Site Access

The site does not have any existing curb cuts but does have access to DiAndrea Road, which is a Town Highway.

Environmental Screening

National Register: This site is not listed on the NRHP but a consultation with SHPO is recommended.

SHPO/NYSOPRHP: This site is located within the Catskill Park Boundary, a SHPO consult advised.



Historic Roadways: The site is near several Scenic Byways: Catskill Mountains, Mountain Cloves Scenic Byways, a consultation with NYSDOT may be required.

NYS NHP & ERM: The state mapper identified this site as a location with several endangered and threatened species, including but not limited to dragonflies, damselflies, and bats. Reference the ERM map for further identification. Contacting the NYSDEC Regional Office is required, and a USFWS consultation is recommended.

Wetlands & Streams (federal + state): Freshwater wetlands and forested/shrub wetlands are evident on the site. Bordering the east side of the site is the Zena Woods Critical Environmental Area (CEA). See the NYSDEC ERM map for a visual reference. A formal wetland/water course delineation would be required to determine accurate boundaries. Additionally, the designated agency will be required to review SEQRA documentation and the potential impacts on the characteristics of the CEA.

Watershed Management Plans: This site is not located in an LWRP, Coastal Zone Boundary Area or Aquifer Protection Area. It is located adjacent to the Ashokan Reservoir. The Reservoir is identified as a Class AA AAS watershed, NY Basin: 7999 and TMDL watershed, UA Name: NYC Water Supply. A NYC DEP is required for review and approval. Submission of a SWPPP will require a TMDL section. The site is not in an MS4 district but adjacent to several. Submission of a SWPPP to MS4 districts for review and approval is required.

Groundwater: There are several potable groundwater drinking wells surrounding the site. A SWPPP with subgrade utility detail will be required to ensure no impact on potable drinking wells.

Remediation Sites & Registered Facilities: Approximately 0.35 miles from the site is an active brownfield property with concerning contaminants of cadmium and lead. A reclaimed quarry and mine are approximately 0.25 miles from the site. Additionally, two Registered Air Facility Sites are 1.5 and 0.81 miles from the site. The Solid Waste Landfill is 0.8 miles from the site but it's inactive. A formal Phase I ESA is required to determine potential impacts to the site from said brownfield.

Petroleum Bulk Storage: There are three (3) active PBS facilities within 0.5 miles of the site: Stewart's Retail Gas Station, Kenly Materials Group, Inc., Mulligan Trucking. A formal Phase I ESA is required to determine potential impacts to the site from each of the identified PBS locations.

Conclusion

This site is rural and has limited ease of access to essential services for people without personal means of transportation. Furthermore, it is heavily vegetated with trees, and clearing is counterproductive to the conservation goals of the Town of Woodstock. Limited site access due to lot orientation, as well as irregular topography, including significant grade changes in areas make this a less desirable site for affordable housing development.



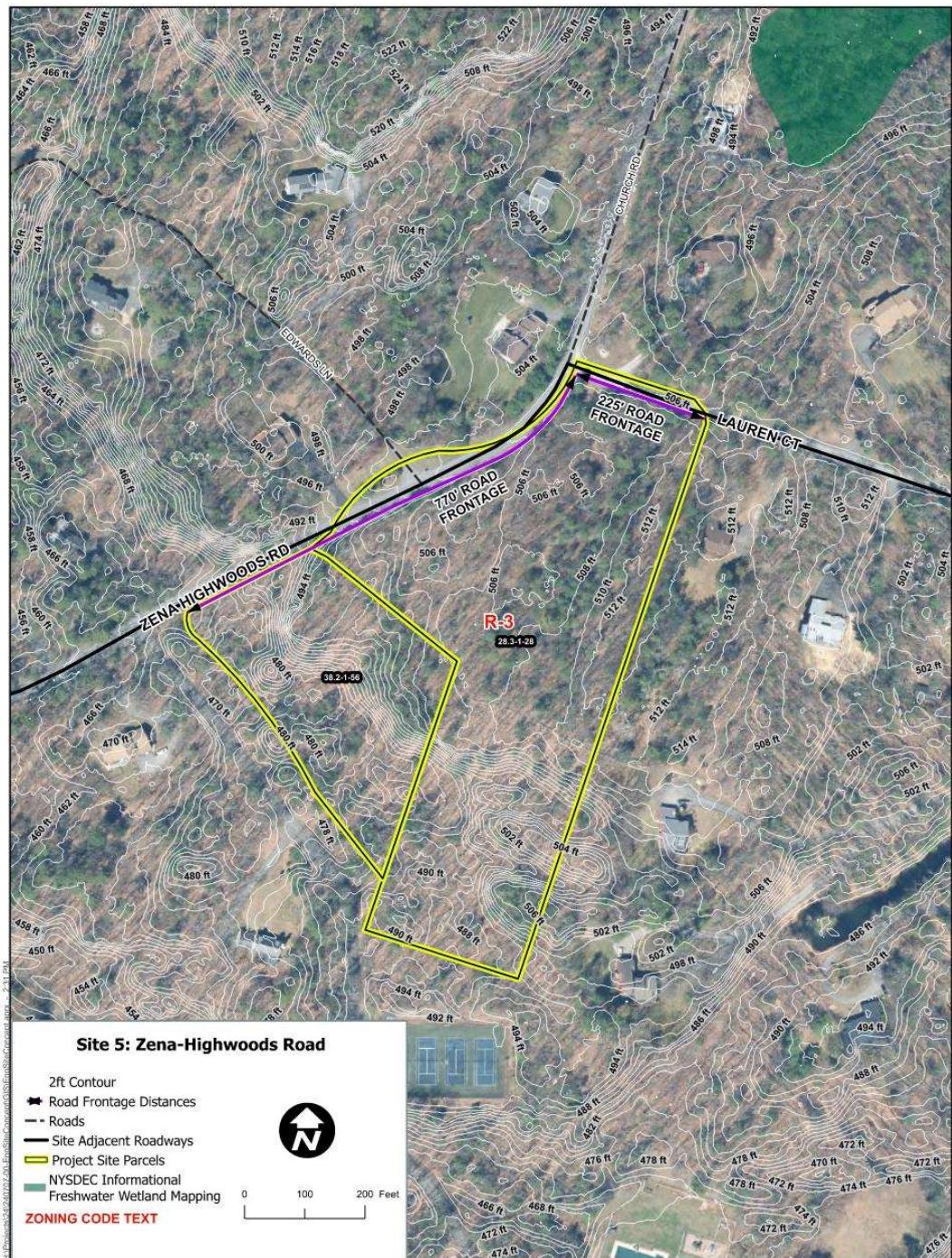
Site 5 - Zena-Highwoods Road

Address: Zena-Highwoods Road, Woodstock, NY 12477

Tax ID Number: 28.3-1-28 ; 38.2-1-56

Size: 7.86 acres

Zoning Code: R3





Site Characteristics

The site is comprised of two wooded parcels with a total acreage of 11.06. The site has about 770-ft of road frontage along Zena Highwoods Road and about 225-ft of road frontage along Lauren Court. The site has some topographic variation—the northern half of the site being relatively flat, and the southern half having more irregularities, including some areas with 25% slope. Located in a rural residential area, these properties are about 5.5 miles from downtown Woodstock and 10.2 miles from downtown Kingston. The nearest grocery store is 2.2 miles away and approximately 1.7 miles to the nearest primary care physician. There is no indication of wetlands, trails, or recreational areas on or near the property, though access to a public recreation trail is approximately 1.5 miles away. There is a cooperative recreation park on an adjacent property, but this is not a public amenity. Parcel 28.3-1-28 does encompass approximately 50% Prime farmland soil. Due to the vast tree coverage on both parcels, endangered bat and insect species have been recorded for preservation. Further information and required permits follow.

Local Zoning

This parcel is classified as Residential 3 (R3). Permitted residential uses that pertain to this project are single-family dwelling (both detached and semi-detached), two-family dwelling, and multifamily dwelling (by special use permit only). Maximum structure coverage for the parcels is 10%, with 70% minimum open space requirement and minimum lot area of 3 acres. The Floor Area Ratio is 0.25. Maximum building height is 35-ft or 2 ½ stories. The setback distances for the property are front (60-ft), rear (25-ft) and side yard (25-ft).

Site Visit Notes

A site visit was performed on January 3, 2025, for the purpose of documenting the existing condition. The site is heavily wooded and is undeveloped. The parcel does contain rock outcroppings throughout and steep changes in grade that could impact the location of site driveways.

Water and Sanitary Sewer

The site does not have access to public watermains so groundwater well(s) would be required. The site also doesn't have access to a public sanitary sewer system so onsite sewage disposal would be required.

Site Access

The site does not have any existing curb cuts but does have access to Zena Highwoods Road and Lauren Court, which are Town Highways.

Environmental Screening

USFWS (federal): Endangered species within or around the site are including but not limited to the following: Northern Long-eared Bat (Endangered), Indiana Bat (Endangered) Tricolored Bat (Proposed Endangered) and the Monarch Butterfly (Proposed Threatened). The recorded Endangered Bat species prompt the need for a determination key (d-key) should any trees need to be removed. Further consultation with USFWS may be needed.

NYS NHP & ERM (state): The DEC ERM mapper calls out parcel 38.2-1-56 to have NYS listed rare plants and animals. An initial consultation with the NY Natural Heritage Program is required. Pending the official occurrence of NYS endangered species on the site, and the impact on each habitat, further consultation and an incidental take permit may be required.



Watershed Management Plans: Woodstock is part of the Ashokan Watershed Stream Management Program (AWSMP), which aims to maintain stream health, improve stability, reduce erosion and mitigate flood damage. Aquifer Protection Area: Woodstock has a Wellhead Protection Overlay District to preserve its water supply, particularly around the Bearsville aquifer. The project should not affect the watershed management plan or aquifers but consulting with the Woodstock Water Bureau is recommended.

Conclusion

Advantages of this site include significant road frontage, lack of environmental impediments to development, and classic Woodstock rural land character. The topographic variation and dense vegetation could prove advantageous as it could be leveraged into a natural separation between housing units that blends with the typical character of residential lots in the area. The main limiting factors for this site are necessary tree and vegetation clearing (at odds with the conservation goals of the Town of Woodstock), and that it is rural, which limits easy access to essential services. Furthermore, minimum lot size and setback requirements will limit the total quantity of potential housing units.

Summary of Conclusions and Recommendations

This project's objective is to make real progress in reducing the local affordable housing crisis, and to do so in a way that limits environmental impact and maintains the rural character of the Town. Through this lens, Site 1 – Municipal Parking Lot (Mountain View) and Site 2 – Municipal Parking Lot (Rock City Road), both existing parking lots in the downtown area of Woodstock, are the two most appropriate sites to meet the project directive and goals of the Town of Woodstock. The development of either site aligns with the Town's interest in increasing density in the Town center. These sites have no apparent topographic restraints, as they are generally a constant slope without steep variations in grade compared to some of the rural sites. Additionally, they are centrally located in the Town with access to public transportation, public recreation spaces, restaurants and other cultural amenities. Site 2 – Municipal Parking Lot (Rock City Road) is additionally advantageous because of its Hamlet Commercial zoning designation, which allows for mixed use development and has the least restrictive setback requirements compared to the other sites. The greatest limiting factor for the Mountain View and Rock City Road sites is that the development of either parcel would reduce or greatly reduce prime parking spaces for Woodstock's heavily trafficked downtown area.

Of the rural parcels, Site 5 - Zena-Highwoods Road is the most desirable. When compared with the other rural sites, it has the fewest environmental limitations and has ample options for site access. Limitations are the vegetation clearing that will be required for the site's development, as well as its relative remoteness to basic amenities when compared to the other four sites.