

3.1 Viewpoint 1

3.1.1 Visual Narrative

Visual Character 1 - Existing:

This is the dramatic, unfolding, panoramic and historic view that defines entry into Amenia along Route 44 from the west; and this view shed has been identified as a priority for protection by the Town. The low domed form of DeLavernge Hill, covered in meadow grass with Route 44 snaking around its base, controls the foreground view. The golf-course landscape in the middle ground, right of center, is visible. The yellow/brown, grass covered landfill is visible above the golf course. The background is dominated by the natural skyline of folding hills with their interface of dark hued hilltops defined against the bright sky to the south and the agricultural landscape on the opposing face of the defining hills to the east and southeast. Approximately 40 structures including homes, farmsteads and agricultural buildings, are visible on the face of the opposite hills. This view is full of the visual characteristics and patterns that define this region.

Visual Character 2 - Developed/Unmitigated:

The winery restaurant roof, depicted in the unmitigated white/gray color, is evident and discordant against the wooded backdrop. The winery restaurant is in the view but does not obscure the view of the fields to the east/southeast. The south face of the winery building is 530+ feet from the inside apex of Route 44 hairpin curve. This building location is an additional 145' further north than what was presented in the October 4, 2007 DEIS. The winery building location is north (left) of the guard rail in the foreground and north of the front edge of the trees behind the building; these trees partially screen the existing homes, hills and fields beyond. The First Floor Elevation (FFE) of the Winery Restaurant is 28 +/- feet below the road elevation at the entry drive. The FFE places the main façade of the building physically and visually below the road from this viewpoint leaving the roof and cupola visible.

Buildings C6, C7 and C8 are visible, in the unmitigated white color, slightly left of center in the picture. The point to where the heights of the above buildings are measured to is 167', 164' and 158', respectively, below the viewpoint elevation of 830'. The unmitigated white buildings are within the view but are visually below the mid-ground tree line and do not block the view of the fields and hills in the distance.

The Block G buildings in the distance, visible just over the foreground field slightly right of center, can be compared to other existing structures within the view shed, which have white aspects to them, but Block G is lower in elevation visually from this viewpoint than the buildings on the opposing hillside. The point to where

the tallest height of any building in Block G is measured is 277' below the viewpoint 1 elevation of 830'.

In the distance to the right of the landfill, 4 white colored unmitigated single family homes are visible. These homes are approximately 6,000' away from the viewpoint. The point to where the tallest height of these homes is measured to is 143' below the viewpoint elevation. These can be compared to other structures within the landscape relative to scale and color. These 4 homes were previously more centrally located visually below the landfill and to the right of Block G in the DEIS plan but have been relocated off center of the view down the valley into the woods to the west in the April 3, 2008 MDP.

Quantification: 3.8% or less of the overall image contains proposed unmitigated structures. These percentages would be further reduced through proposed mitigation.

Visual Character 3 - Developed/Mitigated:

Through the use of subdued tones for architectural roofs and facades and planting materials that both screen and break-up building mass, site structures are reduced in impact. The view is still dramatic, unfolding, panoramic and defining of the region.

The winery restaurant is partially screened due to landscaping placed between the guard rail and the building. As depicted in the cross section, included in the assessment for this viewpoint, the landscaping is placed such that the height of the landscaping from a visual perspective does not break the existing tree line directly behind the winery to the east. The trees behind the winery building are to remain.

Buildings C6, C7 and C8 are not visible in the image due to the natural building colors and landscaping. The existing treed knoll to the right of these buildings is proposed to be extended to the left to provide screening. The proposed extension of the wooded knoll will not block views to the distant hills, due to the drop in elevation of the topography. The approximate average elevation that these trees are proposed to be planted is 160' below the viewpoint elevation. All of the trees on the western portion of the existing treed knoll are intended to remain. A "limits of disturbance" will be established around these trees to protect them.

The 4 single family homes at the southern end of the site are reduced in impact in this image.

The ridgeline remains continuous and the current unobstructed view to the distant hills remains unobstructed from this vantage point.