

## **3.5 Viewpoint 5**

### 3.5.1 Visual Narrative

#### *Visual Character 1 - Existing:*

This view is taken from Route 22 standing in front of the Dutchess County's DPW site viewing south to northwest. This 150' +/- break in the roadside trees creates a view corridor through to the golf course at the entrance of the DPW facility. The foreground of the view is dominated by Route 22, large trees along Amenia-Cascade Brook, and the DPW crushed stone work yard with a chain link fence, and stock piles. Traveling north in a vehicle on Route 22 a driver looking to capture a view up to DeLavergne Hill would have to turn their head slightly more than 100 degrees to the left. Traveling south a driver would have to turn their head slightly less than 80 degrees, duck down and look to the right out the passenger window to capture a view up to DeLavergne Hill. Traveling at 35 MPH a driver would have less than 3 seconds to capture this view. The middle ground view is of the brighter green, maintained golf-course with the rolling base hills, meadow grass, and hedgerows. The tree defined skyline of DeLavergne Hill provides a backdrop in more subdued tones right of center. The foreground road and fence detracts from the rest of the more pastoral image. The white "Miller" house can be seen in the upper right area of the picture.

#### *Visual Character 2 - Developed/Unmitigated:*

New development is not visible from left of center due to the screening afforded by existing vegetation on the west side of Route 22 and on site vegetation and topography. Buildings C7 and C8 are visible in the middle ground in the center of the image. They are positioned in the seam between the golf-course and the rise to DeLavergne Hill in the background. The vineyard cottages are visible north of Route 44 behind a hedgerow in the right side of the image. While the unmitigated white color of the cottage units is in contrast with the wooded background, the quality of the view is also disrupted by the foreground chain link fence and stockpiles of the DPW facility.

*Quantification: 1.7% 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, which follow the color palette proposed by Robert A. M. Stern Architects (RAMSA), and planting materials that both partially screen and break-up building mass, site structures are reduced in impact.

The proposed treed knoll extension can be seen behind buildings C7 and C8. It does not block distant views.

Existing trees along Route 44 will be saved at the vineyard cottages area, which is in keeping with the required 30' DOT R.O.W, with the exception of the vineyard cottages road entrance off Route 44. A "limits of disturbance" will be established around these trees to protect them. Additionally the area surrounding the vineyard cottages is proposed to have trees that will not only occur in the 100' green buffer, included on the "alternate vineyard cottage response/mitigation plan" in the FEIS, but will also continue between and around the units so they will be further screened. This increased vegetative buffer is a mitigation measure.

A rendered image of the vineyard cottages has been provided including retaining walls, landscaping and architectural details. These features are included in the panoramic images as well.

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