

3.7 Viewpoint 7

3.7.1 Visual Narrative

Visual Character 1 - Existing:

Viewpoint 7 shows a panoramic view facing west across the valley to the opposite steep faced, wooded hillside. This vantage point is from Depot Hill Road at an elevation approximately 100' higher than the grade of the resort village green and about 145' lower than viewpoint 1. The foreground view is down the rural road which is lined by utility poles, horse fencing and pastures to the south and open agricultural land to the north. The middle view, following along County Route 81, is a rural checker board pattern of multi-colored fields interspersed with red barns, white farmsteads and hedgerows. A treed knoll is visible in the mid-ground behind the telephone poles and another is visible in the middle of the field above and slightly left the white farmstead. The dark, continuous hilltops against the bright sky define the background view. Portions of the golf course can be seen both left and right of center in this image. The overall character of the view is rural and agricultural. The viewpoint is approximately 4,600' to the resort core

Visual Character 2 - Developed/Unmitigated:

Left of center, single family unmitigated white homes are visible along the western edge of the golf-course and the base of the opposite hillside. Arranged as they are, along a contour and between and behind existing vegetation along the edge, the homes appear in context with the development patterns of the region; the color of their roofs and siding provides contrast with the dark hillside background. In the central portion of the image, the Hotel, Spa and Block B buildings are positioned behind existing, onsite vegetation and in front of the meadow rise to DeLavernge Hill with portions of their unmitigated roofs visible; and right of center in the image, the winery is visible behind the trees and further right the unmitigated white vineyard cottages are visible behind the hedgerow along the north side of Route 44.

Quantification: 1.5% 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 partially screen and break-up building mass, site structures are reduced in impact.

Existing trees are intended to be saved between the golf course and the estate homes at the southern and northern portion of the estate homes road. A "limits of disturbance" will be established around these trees to protect them.

The treed knolls left and right of center will remain. 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 but will also continue between and around the units so they will be further screened. Per the HMP, the majority of the vegetated area around the vineyard cottages will be the P2 Plant Palette which is a native grass and forbs +/- 1' in height. The intent is to naturalize this area with very little maintained lawn adjacent to the homes. Therefore, from a visual simulation perspective, it is not necessary to show cut green grass at this location.

Note that the retaining walls that are represented at the vineyard cottages are not visible from this vantage point. The closest vineyard cottage is 6,000' from this viewpoint.

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