

3.8 Viewpoint 8

3.8.1 Visual Narrative

Visual Character 1 - Existing:

Viewpoint 8 is from the front yard of a farmstead along County Route 81 facing west. The focus of the view is commanded by the two-story, white, colonial style home with black shutters and a grey roof, which sits on a slight, residentially landscaped knoll and is surrounded by large shade trees. To the right and behind the home, the agricultural fields can be seen. The background view is defined by the dark, continuous facing hills and hilltops against the bright sky that define the valley. The character of this view is that of a rural farmstead within a defined valley.

Visual Character 2 - Developed/Unmitigated:

Left of center, the single family 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 are less visible than viewpoint 7 due to the screening afforded by existing vegetation. The unmitigated color of roofs and facades provides contrast. Right of center in the image, the winery is visible behind the trees on the hill and about half the vineyard cottages are visible.

Quantification: 0.5% 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.

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.

The winery restaurant is 5,000' from this viewpoint.

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