

3.2 Viewpoint 2

3.2.1 Visual Narrative

Visual Character 1 - Existing:

This view is from Rt. 44 west of the apex of the hairpin turn. The steel DOT guide-rail and signs, uneven roadway edge and scrubby vegetation on the left side of this image detract from the quality of the view. The south sloping field and is in the foreground middle and the wooded hillside is in the right foreground. From here the landscape around the golf-course is more evident. The character of this fore/mid-ground view is somewhat artificial and disorganized with evergreen trees aligned in a row, a pond, island and bridge, brighter and darker shades of fairways, greens, tees and rough grass and golf-cart paths appearing as lines and sand bunkers as spots within the natural hilly and wooded landscape. The contrast between the two landscapes is pronounced. The top of the roof of the existing clubhouse is visible lower left of center. The agricultural and rural development patterns of the middle ground and the natural skyline of folding hills of the background provide a tranquil and unifying element to the view.

Visual Character 2 - Developed/Unmitigated:

The roof and portions of the façade of the hotel, conference, clubhouse, golf villas and blocks E, F, G, H and L can be seen. The white building masses appear bright within the landscape. Blocks E, F, G and the golf villas appear to provide a linear pattern east and west of the golf course with the hotel and resort core to the left as an anchor. The point to where the hotel height is measured is 140' below this viewpoint elevation. The buildings are in the view but do not obstruct views to the distant hills across Route 22. The top of the buildings are visually below the top of the trees on Silo Ridge property seen behind them.

Portions of the roofs of single family homes in block L are visible in the woods in the right foreground. Single family homes are also visible in the distance, through the trees, to the right of the landfill. Please note that the single family home closest in the right foreground is proposed to be shifted to the southern end of the single family road to provide for an increased buffer to Wetlands J (Please refer to figure 3.4-2 of the FEIS Response Section – Volume I – Section 3). This proposed shift would increase the distance of this particular house to the viewpoint; which would subsequently reduce its visual impact from this viewpoint.

Quantification: 3.1% 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. The treed knoll, visible mid-ground left above the guard rail, will remain and is proposed to be extended to the right, to partially screen the hotel, conference, clubhouse and golf villas. Additional landscape screening is proposed for the area north of the golf villas.

As depicted in the cross section, included in the assessment for this viewpoint, the topography of the land, with the viewpoint being 140' higher, at a minimum, than building(s) intended to be partially screened such as the hotel, allows for plantings to be placed below the viewpoint, but above the building(s) intended to be partially screened; and while these plantings do partially screen the buildings, they do not screen the views to the distant hills. This elevation difference also allows the landscaping to provide partial screening without having to reach full maturity.

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

Additionally, the trees in the right foreground of this image will remain due to a buffer established for this area.