

## **3.3 Viewpoint 3**

### 3.3.1 Visual Narrative

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

Continuing down Route 44 around the hairpin turn the view swings further to the east. This panoramic view is from the pull off area on the southeast side of the hairpin turn. From here the dominant view is across the valley to the landscape on the opposing face of the defining hills to the east. Residential structures are more closely clustered, relatively speaking, in the left side of this image with agricultural fields and farm structures covering the expanse left of center. Also the taller meadow grassland with a rock controlled and wooded hill defining the back edge of the foreground meadow are significant, as seen in center. The middle ground, left of center view of the golf-course with its bright green grass, cart paths, ponds, bunkers, and offsite DPW facility building situated on the valley floor, is inconsistent with the rest of the view but not dramatically so, as it appears park-like in character from this vantage point. The center background is a rural checker board pattern of multi-colored fields interspersed with red barns, white farmsteads and hedgerows and wooded hillsides as you view further to the right. In the right portion of image 3, the mountains forming the horizon and distant valley views are the dominant feature looking directly south. Approximately 50 residential, commercial and agricultural structures can be seen in this image.

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

The unmitigated white/gray building mass of C6, C7, and C8 are the most visible buildings located to the left of the central wooded knoll. They dominate the middle view in scale and color. The buildings are in the view but do not block the view of the agricultural landscape on the opposing hillside, but do detract by commanding attention.

On the right side of the central wooded knoll, a portion of Block E, F, G, H and I buildings are visible over the crest of the field in the foreground. None of these buildings block the distant views to the hills or fields beyond.

*Quantification: 2.2% 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 trees located on the west side of the knoll located in the center of the image are to remain. Additionally, this treed knoll is proposed to be extended to the north, or left, to partially screen buildings C6, C7,

and C8 and portions of other units that may have been visible in Block B. The topography of the land, with the viewpoint being 98' higher, at a minimum, than building(s) intended to be partially screened such as C7, allows for plantings to be placed below the viewpoint, but above the building being screened; and while these plantings do partially screen the buildings, they do not screen the distant views. 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.