

Cloveswood Draft Environmental Impact Statement

3.14 VISUAL IMPACTS AND AESTHETICS

The potential of the Project to generate significant adverse impacts on the visual environment were analyzed through a process identified by the NYSDEC policy entitled, Assessing and Mitigating Visual Impacts, dated 31 July 2000, and in accordance with the Village of South Blooming Grove Zoning Code §235-14.4.B.(3)(c) and §235-14.4.D.(3), for the purposes of identifying potential visual impacts. The analysis concludes the Project would not result in any adverse impacts with regard to visual impacts and aesthetics.

3.14.1 Existing Conditions

The Project Site consists of combination of approximately 50 structures formerly known as the Lake Anne Country Club. The Project would involve demolition of former Lake Anne Country Club buildings that currently exist on the property from its former uses as a residential area, seasonal resort and a golf course. The Project would not have significant adverse impacts upon any structures or sites of historical or architectural significance as discussed in Section 3.5. The existing on-site structures currently visible from the road are in a state of disrepair and constitute an eyesore.

3.14.2 Potential Impacts

The Project Site and its surroundings were surveyed and photographed during off-leaf conditions by AJ Ross Creative Media staff in the winter of 2017. Nine Vantage Points (VP) locations in the vicinity of the Project Site were identified by the co-lead agencies as areas from which the Project may be visible post-construction. These nine VPs are listed in Table 3141 below.

Table 3141		
Cloveswood Vantage Point Locations		
VP No.	Location	Coordinates
VP-1	Schunnemunk Trail 1	41.368416667/-74.157866667
VP-2	End (West) of Arcadian Trail	41.382861111/- 74.149227778
VP-3	524 Clove Road (CR 27)	41.388347222/-74.165219444
VP-4	551 Clove Road (CR 27)	41.385061111/-74.170752778
VP-5	1002 NYS Route 208	41.373580556/-74.181263889
VP-6	End (South) of Hilltop Drive	41.385911111/-74.154155556
VP-7	54 Virginia Avenue	41.373883333/-74.169986111
VP-8	Schunnemunk Trail 2	41.372583333/-74.146005556
VP-9	1254 NYS Route 208	41.386527780/- 74.179344444
Source: Visual Assessment in Appendix K		

Two additional locations were added to the visual assessment by the public and approved by the co-lead agencies on January 30, 2017.

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One was defined by the Village as: “On Long Mountain Parkway (NYS Route 6) southeast of Harriman/Central Valley, where vehicular traffic headed in a westerly direction may have an unobstructed view of the project site. This occurs approximately 1,500 feet easterly of the rest stop serving the westbound traffic; and running to the rest stop.” The second was defined by the Village as, “On Route 208, looking southeastward in the vicinity of Barnes and Round Hill Roads, there may be a ground-level view of the site.”

The VPs are mapped in Figures 3141 and 3142 following and in Figures 1 and 2 of Appendix K.

A summary of the visual assessment is included in Appendix K. Potential impacts were assessed using the following visual analysis procedures or methods:

Viewshed Analysis

A viewshed analysis was performed and concluded the Project would have no significant adverse visual or aesthetic impacts upon the Appalachian Trail; Trails and mapped scenic vantage points in Goose Pond Mountain State Park, Earl Reservoir Park, Schunnemunk Mountain State Park, Gonzaga County Park; representative residences within South Blooming Grove and Mountain Lodge neighborhoods or the traveling public.

Light of Sight Profiles

Line of sight profiles were developed for views of the Project from various viewpoints to confirm views and are shown in the images below. This analysis included views during leaf-off seasons, in compliance with the Scoping Document.

Balloon Testing

The Project’s Visual Assessment and Balloon test was conducted in accordance with the multiple technical review comments and discussions between the Project and Village professionals for more than two years. The test was advertised in the *Times Herald Record* (see Figure 3143) and it took place on February 6, 2017. The test complied with Scoping Document requirements, which the Village approved. Furthermore, the balloon testing was overseen on-site by the Village Engineer to ensure compliance with Village protocol. Image 3141 shows a picture of one of the balloons.

The four Balloon Test locations were approved by the Village and included: Balloon No. 1, centralized at the elevation of 728 AMSL, with a floating ranging area from 704 – 750 AMSL; Balloon No. 2, centralized at 822 AMSL, with a floating area ranging from 802 – 842 AMSL; Balloon No. 3, centralized at 673 AMSL, with a floating area ranging from 648 – 674 AMSL; and Balloon No. 4, centralized at 702 AMSL, with a floating area ranging from 706 – 743 AMSL.

Figure 3141: Balloon Test & Vantage Point Locations

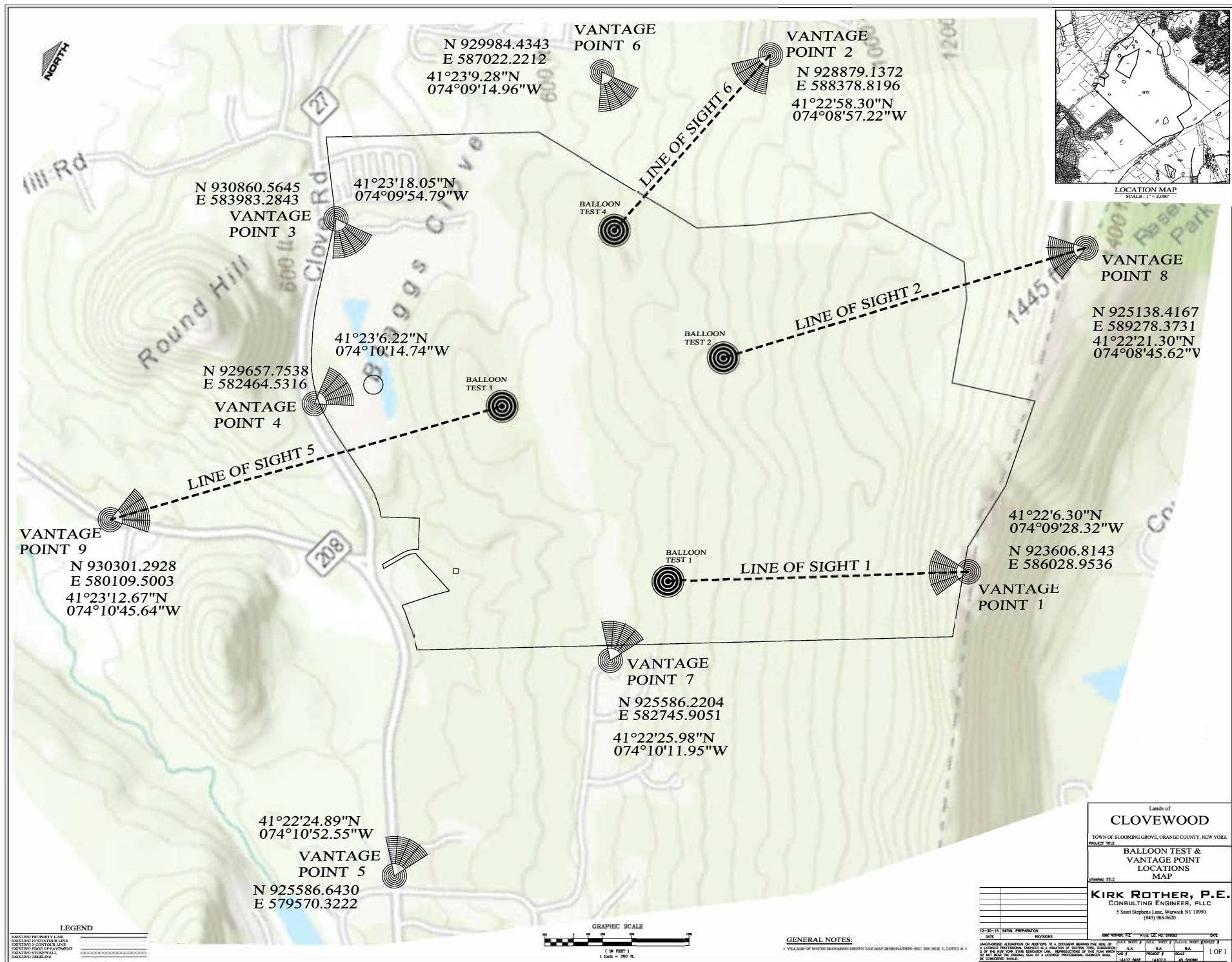
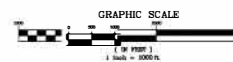
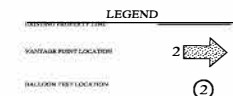
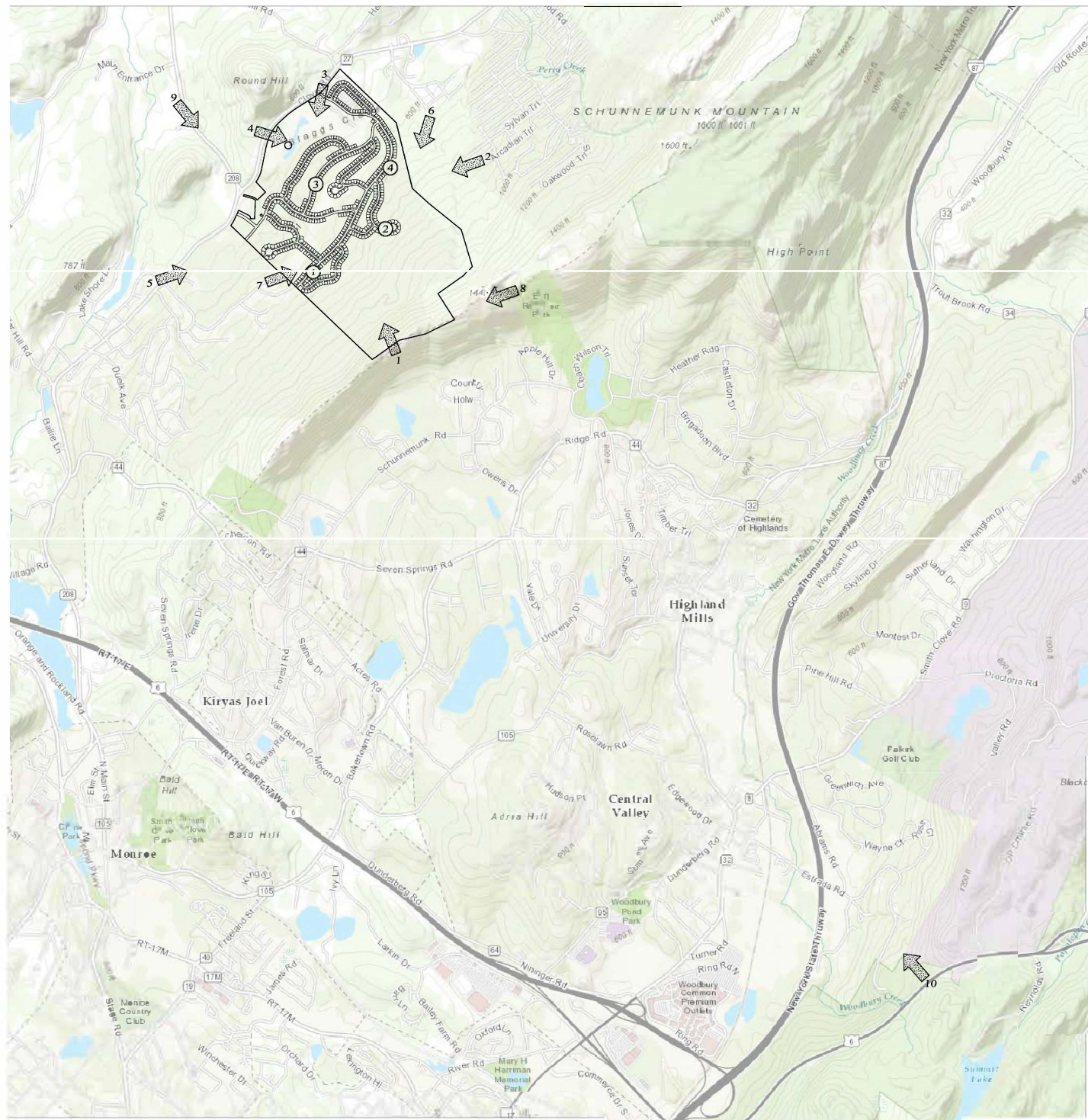


Figure 3142: GIS Area Map - Balloon Test & Vantage Point Locations



GENERAL NOTES:

1. VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 28, BLK. 1, LOTS 2 & 3

2. AREA OF PARCELS FOR SURVEY BY LANE & TULLY

3. BOUNDARY FEATURES AND DISTANCES: DOWN BOUNDARY HAS BEEN COLLECTED FROM VARIOUS

<p>Land of CLOVEWOOD VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK</p>			
<p>PROJECT TITLE GIS AREA MAP BALLOON TEST & VANTAGE POINT LOCATIONS</p>			
<p>DRAWING TITLE KIRK ROTHER, P.E. CONSULTING ENGINEER, PLLC 5 Saint Stephens Lane, Warwick NY 10990 (845) 988-0620</p>			
<p>DATE 04-12-18</p>	<p>DESIGNED BY JGAL</p>	<p>CHECKED BY JGAL</p>	<p>DATE 04-12-18</p>
<p>PROJECT # 14107.00</p>	<p>SHEET # 1</p>	<p>TOTAL SHEETS 1</p>	<p>DATE 04-12-18</p>

Figure 3143: Balloon Test Advertisement

TIMES HERALD-RECORD

(845)341-1100, Option 5
hudsonvalley.com recordonline.com

Disclaimer:

ADVERTISING CONDITIONS: Rates quoted are for requested days. Please read your ad the first day and bring any error to our attention immediately. Credit, for any errors, will be allowed only for the first insertion. You agree the Times Herald-Record is not liable for any error in any advertisement (whether or not the fault of the Times Herald-Record) except for the cost of space actually occupied by the error. Placing of ads, oral or written, will be construed as acceptance of all rates and conditions. You agree the Times Herald-Record is not liable for its failure, for any reason, to insert an advertisement. No substitutions or refunds will be given for early cancellations of ads. The Times Herald-Record reserves the right to reject any or discontinue at any time without notice any advertising which in the opinion of its publisher is offensive or which in the opinion of its counsel may expose it to legal action. Advertisements are the property of the Times Herald-Record and/or its advertisers and are subject to contracts between them. The classified listings and individual advertisements are subject to the copyright in this edition owned by the Times Herald-Record and/or to copyright interest owned by its advertisers and/or the Times Herald-Record. Reproduction, display, transmission or distribution of the listing or individual advertisements in any format without express permission of the Times Herald-Record and/or its advertisers are prohibited.

Order Confirmation

Ad Order Number 0000491820	Customer KIRK ROTHER, P.E.
Sales Rep. rapaloe	Customer Account 500094256
PO Number Balloon Testing	Customer Address 5 ST. STEPHANS LANE WARWICK NY 10990 USA
Ordered By Kirk	Customer Phone 845-988-0620
	Customer Fax
	Customer EMail
	Payer Customer KIRK ROTHER, P.E.
	Payer Address 5 ST. STEPHANS LANE WARWICK NY 10990 USA

Notice of Rescheduled Balloon Test
Village of South Blooming Grove
Clovewood Subdivision.

PLEASE TAKE NOTICE that the balloon test scheduled take place on January 23, 2017 in the Village of South Blooming Grove, New York has been rescheduled to February 6, 2017 due to inclement weather. Project: Clovewood Subdivision. The purpose of the test is to verify the height of buildings proposed within the Clovewood development which is currently under review by the Village of South Blooming Grove. Four balloon locations will be flown. The property fronts on County Route 27 (a/k/a Clove Road) and is identified as Village of South Blooming Grove tax parcels Section 208, Block 1, Lot 2 and Lot 3, commonly referred to as Lake Anne. A map depicting the locations of the balloon test and corresponding vantage points is on file with the Village of South Blooming Grove Village Clerk and can be viewed at Village Hall, 811 Route 208, Monroe NY 10950.

Tear Sheets

1

Affidavits

1

Blind Box

Payment Method

Invoice Text

Total Amount

\$47.40

Payment Amount

\$0.00

Amount Due

\$47.40

Ad Number

0000491820-01

Placement

Legals - CLS

Pick Up

Position

Legal Ads-Legal

Run Dates

1/27/2017

Times Herald Record
40 Mulberry Street, PO Box 2046
Middletown, NY 10940

Sales Rep:
Elizabeth Rapalo
845-341-1100
lrapalo@th-record.com

1/26/2017 11:00:29AM

1

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These locations accurately analyze potential visual impacts from the Project's subdivision layout, including those homes located at the highest elevations on Road L, adjacent to Balloon No. 3 and analyzed from Vantage Point No. 8. In addition, the proposed water storage tank would be less than 25 feet high and not visible, as the trees in the area are over 30 feet high.

Image 3141: Balloon from Test



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Image 3142 is the prospective view from VP-1, which illustrates that, even during leaf-off conditions, the view from the eastern ridge of the Project Site is one of very distant buildings that would blend into the landscape in a manner not significantly different than the character of other settlements visible elsewhere on the ridge

Image 3142: View from Vantage Point No. 1



The Project would not be visible from VP-2

From Vantage Points No. 3 and No. 4, located along CR 27, Clove Road, the Project would be visible during off leaf conditions. The visual impact from these Vantage Points would include largely obscured views of a single row of the proposed homes. Views of the Project would likely be concealed from these Vantage Points during on leaf conditions; however, it is expected some visibility would still occur from these Vantage Point locations. Nonetheless, as shown in Image 3143 following, the Project would blend in with the natural surroundings and would be more visually aesthetic than the current decrepit structures seen from the road.

Image 3143: View from Vantage Point No. 4

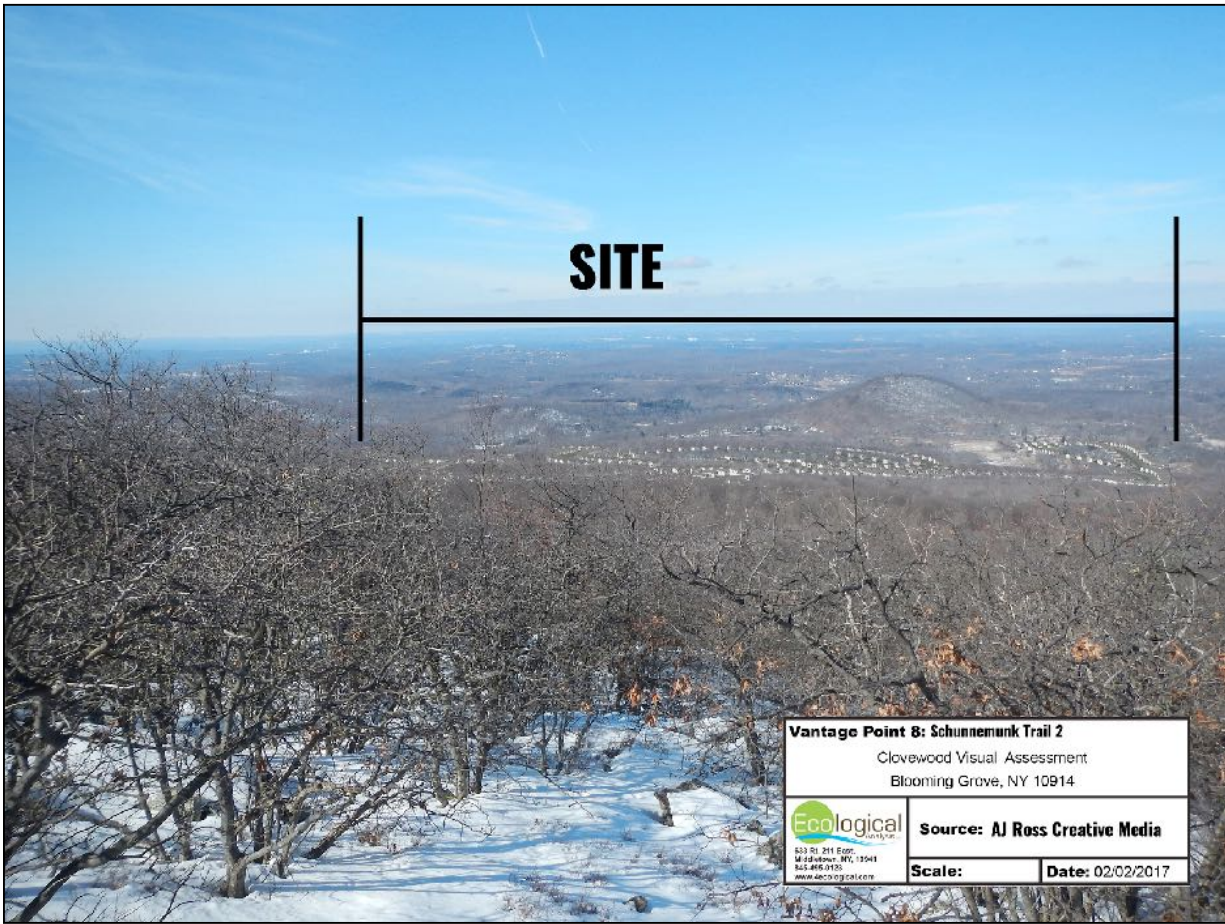


The Project would be located behind multiple hills and invisible from VP- 5. The Project would not be visible from VP-6.

The Project would be partially visible from VP- 7, which is an existing single-family development located on Virginia Avenue. The post-construction views of the Project from the public road, Virginia Avenue, would likely be hidden by the Project Site's topography and the existing private homes and associated landscaping, within which the Project would blend.

This second Project view in Image 3144 from the eastern ridge of the Project Site is at VP-8 is one of very distant buildings that would blend into the landscape in a manner not significantly different than the character of other settlements visible elsewhere on the ridge and more aesthetically pleasing than the current, decrepit structures on the Project Site that constitute an eyesore.

Image 3144: View from Vantage Point No. 8



The Project would not be visible from VP-9.

With regard to VP-10, the Project would be located on the opposite of the hill visible from the Route 94/Round Hill Road intersection and invisible.

An additional close-up perspective related to this Vantage Point is provided in Image 3145, and illustrates the Project would not be visible from this Vantage Point.

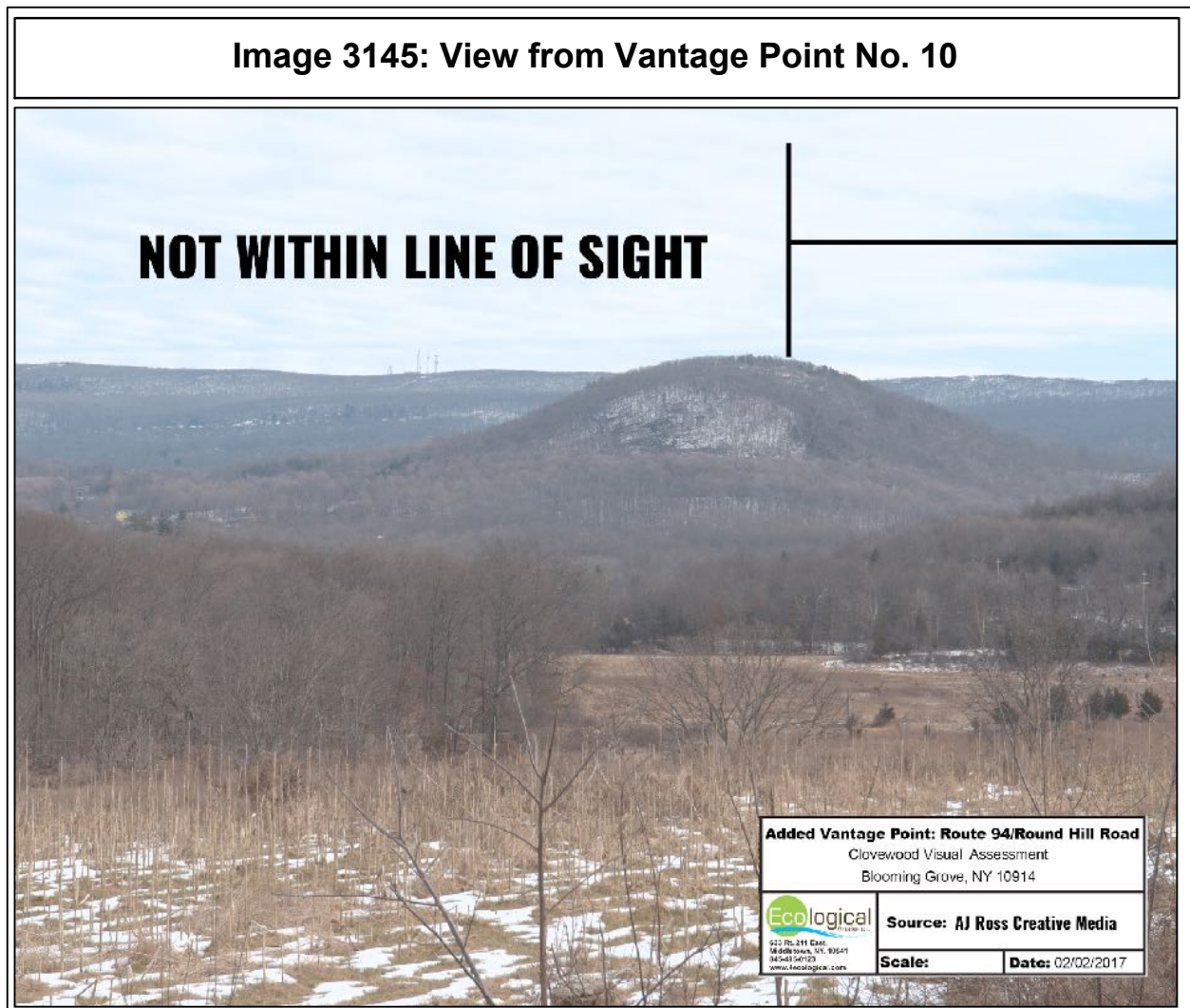
Summary

Overall, the Project would be visible during both leaf and off-leaf conditions from VP-1 and VP- 8, Schunnemunk Trail 1 and Schunnemunk Trail 2, respectively.

These Vantage Points are located east of the Project Site along the elevated Western Ridge Trail (WR) in the Schunnemunk Mountain State Park, Cornwall, New York. Since the Schunnemunk

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State Park is only in operation during daylight hours, visibility of Project from Vantage Point No. 1 and Vantage Point No. 8 would only occur during those operational hours.



VP-3 and VP- 4, located along CR 27, Clove Road, in the Village, would have visibility of the Project during off leaf conditions and possibly during on leaf conditions; however, the Project would blend in with the surrounding natural landscape and be more aesthetically pleasing than the current decrepit structures on the Project Site that constitute an eyesore.

The Project would be partially visible from VP-7, which is an existing single-family development located on Virginia Avenue. The post-construction views of the development from the public road, Virginia Avenue, would likely be hidden by the Project Site's topography and the existing private homes and associated landscaping.

The Project would not be visible from the following Vantage Points: VP-2, VP-5, VP-6, VP-9,

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VP-10 and VP-11 due to either distance from the Project Site, current surrounding area topography or Project Site topography or a combination thereof. These renderings indicate a lack of any significant adverse environmental impact from the standpoint of visual perspectives.

Scenic Vantage Points

The Project would not be visible from any scenic Vantage Points aside from Schunnemunk State Park (Vantage Points No. 1 and No. 2). It is not expected that the Project would be visible from Bear Mountain State Park, Goosepond Mountain State Park, Earl Reservoir Park, Gonzaga County Park or the Appalachian Trail because of the surrounding area topography and distance from the Project Site. Photographs and Line of Sight Profiles for those locations are found in Appendix K.

Historic Sites

The Project would include buffers around the N. H. Howell Farm and Clove Road Precontact Site and would not impact these sites as discussed in Section 3.5. These locations would be buffered as per NYSOPRHP and the Project would be more aesthetically pleasing than the structures currently existing on the Project Site and seen from these locations as well as from the Round Hill Cemetery. In addition, the Schunnemunk Precontact Site would not be visible from the Project and therefore there would be no potential for visual impacts upon this site.

Project Design

The Project was designed so as to place the development area in the lower elevations of the Project Site, which would preserve views of the Schunnemunk Ridge, while also avoiding sensitive wetland features that lie at the lowest extremities of the Project Site.

The road design has been designed so the primary roads run parallel to the land contours to the greatest extent possible. The Project layout constitutes a conservation design that preserves approximately 80% of the Project Site parcel as open space. In addition, the Project would include a 100' foot buffer on Clove Road, which would maintain the natural landscape and visual appearance of the area.

The layout of the lots is such that 'bands' of preserved forested land, generally having depths of 250 feet or more, are preserved and limit or obscure visual impact of the Project's development. Likewise, HVAC equipment will be either on the side or rear of the dwelling units, out of sight from the public road network and existing electricity/telephone/cable lines are already present at the Project Site. Substantial improvements to the existing overhead lines are not anticipated.

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Roadway improvements would include the addition of turning lanes into the Project Site at the Project Site's entrances. Street lights are proposed at all intersections and the dead-end cul-de-sacs. Street lighting would be shoebox type, downward facing, dark sky compliant LED lighting with a color temperature of 2700 kelvin or lower, using Fixture model ALED3T150Y as manufactured by RAB electric. Pole height would be 15 feet. Building mounted lights would consist of wall mounted porch lights using maximum 60-watt equivalent bulbs having a color temperature of 2700 degrees Kelvin, or equal, as manufactured by Franklin Iron Works, Model 09559.

Landscaping of dwelling units (north exposure and south exposure) would include street trees, including a mix of red oak, pin oak, red maple, sugar maple and greenspire linden, along with a landscaped entrance as shown in the Landscaping Plans in Appendix A. The Project would use exterior materials and color to reduce apparent building mass and blend with the surrounding area as required by the Village Zoning Code, discussed in Section 3.1 and shown in the renderings of the Project Plans included in Section 2.20.

Daytime/Nighttime Lighting

The exterior lighting proposed for the Project has been designed to prevent any significant adverse impact on immediate existing neighborhoods through light pollution during the nighttime hours. The exterior lighting plan prepared and included in the Lighting Plans in Appendix A would minimize the amount of light trespass. As such, the exterior lighting of the Project is not expected to create a significant visual impact on existing neighborhoods or any of the Vantage Point locations evaluated.

3.14.3 Mitigation

No significant adverse visual or aesthetic environmental impacts would be generated by the Project. Demolition of existing deteriorating structures and property cleanup, as well as the construction of attractive entrances and overall adherence to the Village Zoning Code requirements, would greatly improve the visual and aesthetic condition of the Project Site. The Project would not create a visual appearance out of character with the existing landscapes of the Village or adjacent communities, with the Project largely hidden from view from the majority of Vantage Points, including those from neighboring properties in the Village and Town, and the small view from trails would be very distant and slight even during leaf-off conditions. Therefore, the Project would not result in any significant adverse impacts upon visual resources and aesthetics and no mitigation would be necessary.