

3.9 Visual Resources

Comment 3.9-1 (Letter to Planning Board, December 16, 2011, Fallsburg Fishing and Boating Club, James Creighton): The viewshed from Pleasure Lake is of particular concern to the members of the FF&BC. While the applicant has properly stated the NYS DEC policy and guidance require impact assessments upon viewsheds of designated aesthetic resources, the applicant failed to assess and mitigate the visual impacts of its facilities and tree cutting located in visual proximity to sensitive land uses – such as the views from beautiful Pleasure Lake. While we appreciate narratives regarding the impacts upon views from the roads, no attempts to assess and mitigate the visual impacts upon Pleasure Lake were made or discussed in the DEIS. This glaring failure requires supplementation of the DEIS, and specific mitigation measures must be discussed pursuant to SEQRA and the NYS DEC program policy and guidance memoranda.

Response 3.9-1: The SEQR visual assessment requirement is limited to views from public property. The FFBC is private property. Also the FFBC property is separated from the Raleigh and Heiden properties by approximately 1000 feet or more of woods and also topographical changes.

Comment 3.9-2 (Letter to Planning Board, December 16, 2011, Fallsburg Fishing and Boating Club, James Creighton): Pleasure Lake is blessed to have members that are courteous and respectful of their neighbors. We appreciate the applicant's comments that any exterior lighting will be proposed to be appropriately shielded to minimize the impact on the night sky. The FF&BC encourages downlighting of all exterior light fixtures so as to minimize or avoid glare and the adverse effects of exterior lighting on neighbors and across the lake and to allow all to enjoy the night sky as well. Excessive, unshielded and poorly-directed exterior lighting adversely affects the enjoyment of our lake environment. All nonessential exterior lighting should be turned off when not in use (as is the custom and practice on Pleasure Lake). Lights that are controlled by photocells and timers are encouraged. The applicant should be required to mount light fixtures at the lowest practical height, and mercury vapor lamps and other unwieldy light sources should not be permitted. Uplighting should not be permitted, except in the case of flag or tree uplighting so long as the fixture is aimed directly at the flag or tree and projects all its light above the horizontal plane.

Response 3.9-2: No street lights are planned. Other lighting associated with individual residences will typically consist of entrance lights with top hoods that will protect against potential night sky impacts.

Comment 3.9-3 (Letter to Planning Board, December 10, 2011, Jerry Chiochio): I am requesting that the Planning Board place restrictions on lighting and noise pollutions. We are very fortunate to be experiencing such beautiful sunsets and to enjoy the night time sky. We have invested so much for a family getaway and would be very disappointed not to mention, make our seasonal cabin lose value, when we have night time spot lights at these camps. Also, with the loud speakers and PA systems that are used at these camps to round up the children will make the quality of life in the surrounding neighborhood undesirable.

Response 3.9-3: The proposed development is a residential community of second homes, not a summer camp. The lights and noise associated with a camp will not be produced by this site when developed. The site will generate the level of lighting that would be expected from a residential community except that the project sponsors have further committed to not

using lights on the private roads. therefore the evening lights will be limited to lighting at entrance doors and possibly low level landscape lighting..

Comment 3.9-4 (Letter to Planning Board, December 10, 2011, Jerry Chiocchio): I know progress must continue as the ultimate goal is to build up the Town of Fallsburg. I am only requesting that we are careful on what we are actually approving. There are so many camp sites around already and to be honest, all of them seem so run down. There is a lack of maintenance on these structures and they are an eye sore. Please consider my concerns before making any final approval. I truly appreciate your time in reading and considering my concerns.

Response 3.9-4: See Response 3.9-3.

Comment 3.9-5 (Letter to Planning Board, December 12, 2011, Bob Abbott): Noise and light pollution from a project this large would greatly diminish the quality of life for all who now enjoy what this area was meant to be-a pristine recreational community.

Response 3.9-5: See Response 3.9-3.

Comment 3.9-6 (Letter to Planning Board, December 14, 2011, Larine Harr): Light pollution is another big concern: a development of that size will light up the night sky which is not fitting for the rural area where the development is proposed.

Response 3.9-6: See Response 3.9-3.