

3.12.4 Visual Resources Comments and Responses

Comment 3.12-1 (Letter 4, CT Male Associates, July 1, 2010): Figures 3.12-3 through 3.12-6 are predicated upon full “leaf on” conditions only and do not assess the potential visibility scenarios associated with “leaf off” conditions. In particular, along St. Joseph’s Road (County Route 108), the proposed 100-foot buffer may not fully screen certain aspects of the proposed development during “leaf off” conditions.

Response 3.12-1: *The DEIS visual analysis examines the existing topography and identifies the limits of potential "sight lines" based on topography alone (assuming no vegetation), as stated in section 3.12. Utilization of sight line techniques following the NYSDEC guidance provides an evaluation unbiased by "leaf on" conditions. The figures demonstrate and text describes the following visual conditions:*

- *from Melody Lake Hamlet area and Cold Spring Road in vicinity of the project main entrance - 1,000 feet of woods will buffer potential views from the hamlet year-round; entrance buildings including the sales office will be visible from Cold Spring Road year-round, nearest proposed house site is 650 feet from the public road and beyond view through the tree cover year-round.*
- *from St. Joseph's Lake - 1,500 feet of woods and the rising topography will block any view of the developed site from the lake area year-round.*
- *from Cold Spring Road / Neversink River Unique Area - 1,000 feet or more of woods will buffer any view of the developed site from the public road year-round. 300 feet or more of woods will buffer any view through the trees from the UA land adjoining the project site year-round.*

From St. Joseph's Road portions of Lost Lake Resort will be visible through the 100-foot vegetated buffer on both sides of the road, as the proposed buffer will not fully screen (block) the view. The project proposal does not intend to screen these views entirely but includes provisions to retain the existing vegetation and natural features wherever possible in the buffers and dictates the architectural treatment of new buildings and limitations on lot clearing to minimize the effect of any view from the public road.

Comment 3.12-2 (Letter 4, CT Male Associates, July 1, 2010): Under Visual Assessment Methodology (in Section 3.12.1) “the distance of a scenic viewpoint from a project” is cited as a variable associated with the actual visual experience of a proposed project. Yet no such distances are offered in the report, or in the figures.

Response 3.12-2: *Refer to the distances cited in Response 3.12-1. The DEIS text includes additional dimensional distances in relation to potential visibility. Each of the DEIS cross-section figures also includes a scale bar to show viewing distances.*

Comment 3.12-3 (Letter 4, CT Male Associates, July 1, 2010): A notable omission from the visual impact assessment is an analysis of the water tower height increase from previous proposed master plan schemes. This height increase, above the surrounding treetops, has the potential to impact views from several off-site vantage points. At a minimum, line-of-sight profile drawings through the proposed water tank location should be provided for several representative cross sections that take into consideration the surrounding viewshed. Consideration should be given to providing one or more visual renderings of the proposed water tank from one or more potential off-site prominent viewing locations.

Response 3.12-3: *DEIS cross-section Figure 3.12-6 illustrates the currently proposed water tank height, to scale, in relation to the land around it. The DEIS analysis was revisited after the tank height increased from the previous height and no change resulted relative to its visibility from any vantage point in the study area. As stated in the DEIS, the remote position of the three proposed water tanks will result in no impact to any views into the property. There is no off-site prominent viewing location identified in the DEIS from which view of the water tanks will be possible.*