

Visual Character -4 Existing:

View 4 is taken at the same location as Viewpoint 3 on Route 44 but turning 180 degrees to view back up DeLavernge Hill. Route 44 is at the bottom of the image. The view is from pull off looking back up and across the slope of the hill and is dominated by the tan meadow grass and cut corn stalks in the fore and mid-ground. A continuous stand of natural vegetation defines the back edge of the meadow and establishes a treetop line with the sky. Appearing to be at the high point of the meadow, on an adjacent parcel across Route 44, is a ranch style, white home with a red roof, garage and landscaped yard that establishes a rural/suburban character to the view.



Visual Character – 4 Developed/Unmitigated:

The Winery Restaurant building located right of center is shown in shades of white/gray. The building is 530+ feet north of Route 44 hairpin curve. The First Floor Elevation is - 28' +/- below the road elevation at the entry drive.



Visual Character – 4 Developed/Mitigated:

Through the use of natural stone material, natural wood timbers, natural roof colors and vines/orchard plantings and other landscaping elements, the building massing and detail is reduced in impact. A video simulation of the winery as seen while driving down Route 44 has been provided as an enclosure. Renderings have also been provided in this section. As mentioned in viewpoint 1, the trees to the right in image 4 are to remain. A cross section depicting the topography and screening from the west side of the building is provided. This cross section is located in viewpoint 1. No ridgeline is broken by the proposed structure. Quantification: 3.0% or less of the overall image contains proposed mitigated structures.

