

Visual Character -6 Existing:

This view is looking southwest, west and northwest from County Route 81 across a large expansive cornfield towards the western slope mountains, to the left and center in image, and to DeLavergne Hill hairpin curve toward the right in the image. The dominant foreground agricultural landscape combines with the hilltop skyline to define a vast and open character. The tree defined skyline of DeLavergne Hill, with the distant green open field to the south of the bend, provides a backdrop in more subdued tones slightly right of center. Route 44 cuts diagonally up from the right to left between the green grass and tan field beyond. As a point of reference the white "Miller" house is seen right of center. A much closer white house is seen to the far right with wooded hills as a backdrop. The overall character of the view is pastoral and agricultural.



Visual Character – 6 Developed/Unmitigated:

New development is not visible in the view anywhere south, left of center, in the image due to the substantial screening afforded by the existing landscape and topography. In the center right portion of the image, up from Route 44, the winery restaurant is partially visible behind the trees. Further to the right, the unmitigated, white vineyard cottages are visible behind the hedgerow along Route 44, in the tan field below the Miller house.



Visual Character – 6 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, the winery and vineyard cottages are reduced in impact. The existing topography and landscape obstructs the other resort buildings. Existing trees along Route 44 will be saved at the vineyard cottages area, which is in keeping with the required 30' D.O.T. R.O.W. with the exception of the vineyard cottages road entrance off Route 44. A "limits of disturbance" will be established around these trees to protect them. Additionally, a 100' vegetated buffer will be established between the D.O.T. right of way and the cottages that will include native trees, shrubs and grasses.

Per the HMP, the majority of the vegetated grass area around the vineyard cottages will be the P2 Plant Palette which is a native grass and forbs +/- 1' in height. A limited maintained lawn area is proposed adjacent to these cottages. Therefore, from a visual simulation perspective, it is not necessary to show cut green grass at this location. The ridgeline remains continuous and the current unobstructed view to the distant hills remains unobstructed from this vantage point. Quantification: 1.0 % or less of the overall image contains proposed mitigated structures.

