

# Regional Viewshed Inventory and Analysis

# Appendices

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# A Appendix A - Additional Resources

*I-69 Scenic Corridor Management Plan*, SmithGroup JJR, Michigan Department of Transportation, 2002

*Keuka Lake Waterfront Scenic Viewshed Protection Plan*, Cornell University, 2014,  
[http://www.stcplanning.org/usr/Program\\_Areas/Water\\_Resources/KeukaLake/Waterfront%20Revitalization%20and%20Scenic%20Viewshed%20Protection%20Plan\\_opt.pdf](http://www.stcplanning.org/usr/Program_Areas/Water_Resources/KeukaLake/Waterfront%20Revitalization%20and%20Scenic%20Viewshed%20Protection%20Plan_opt.pdf)

*Landscape Aesthetics: A Handbook for Scenery Management*, Appendix A, United States Department of Agriculture, 1995

*Preserving New York State Scenic Roads: A Guide to Designation*, New York State Department of Environmental Conservation, [https://www.dot.ny.gov/content/engineering/Scenic-Byways/Byways-repository/Preserving%20New%20York%20State%20Scenic%20Roads\\_001-030.pdf](https://www.dot.ny.gov/content/engineering/Scenic-Byways/Byways-repository/Preserving%20New%20York%20State%20Scenic%20Roads_001-030.pdf)

*Scenic Byways: A Design Guide for Roadside Improvements*, U.S. Department of Transportation Federal Highway Administration, <http://www.fs.fed.us/eng/pubs/pdf/fhwa02001.pdf>

This guide was written as a follow-up to the actual designation of a scenic byway to assist planners, landscape architects, designers, and managers of scenic byways in the maintenance and enhancement of that corridor. It includes examples of improvements, descriptions of design principles, and an outline of the planning process.

*Scenic Resources Inventory & Analysis, Town of Ithaca New York*. Town of Ithaca Planning Department, 2014

*Tennessee Valley Authority Visual Resources Scenic Value Criteria*, Appendix F: Scenic Value Criteria for Inventory and Management and Appendix I: Scenic Value Criteria for Scenery Inventory and Management, 2001

*The Roadscape Guide: Tools to Preserve Scenic Road Corridors*. Champlain Valley Greenbelt Alliance for the Vermont Forum on Sprawl, 2007, <http://vnrc.org/wp-content/uploads/2012/08/The-Roadscape-Guide.pdf>

Vermont has been cataloging scenic roadsides since 1937.

*Tompkins County New York, Scenic Resource Inventory*. peter j. smith & company, inc., 2007,  
<http://www.tompkins-co.org/planning/nri/documents/TCSRreportJan17.pdf>

This study documented 593 scenic resources in Tompkins County and generated a digital database of information pertaining to these views. It identified 25 Distinctive Views, 30 Noteworthy Views, and 10 categories of Characteristic Views. It also developed a methodology enabling municipalities to perform more detailed scenic resource inventories relating to their unique locales.

Online inventory: <http://www.tompkins-co.org/planning/ScenicResources.htm>

*Tompkins County Protecting Our Scenic Resources Toolkit*, 2010,  
<http://www.tompkins-co.org/planning/nri/documents/ScenicResourcesProtectionDec2010.pdf>

*View to the Mountains: A Scenic Protection Manual*, Smart Growth Vermont, 2012,  
<http://vnrc.org/wp-content/uploads/2012/08/view-to-the-mountains-1-60.pdf>

*Windshield Survey of Scenic Roads Designated by the New York State Department of Environmental Conservation in the Hudson River Valley*, Scenic Byways Inventory, Greenway Conservancy for the Hudson River Valley, Inc. 1996

# B Appendix B - Regional Viewshed Inventory and Analysis Introductory Brief + Criteria and Site Identification Matrix

## Introduction

A viewshed is defined as all that is contained in a view that you see from a given vantage point. Scenic resources are defined as areas of intense visual appeal. The purpose of this regional viewshed inventory and analysis Analysis was to work with the nine counties of the Genesee-Finger Lakes Region, the City of Rochester, and other stakeholders to identify and inventory selected priority example viewsheds. This includes a methodology that municipalities can use for future additional inventory, analysis and prioritization, consideration of strategies for protecting and preserving key scenic views and resources, and training for municipal officials on considerations, processes, practices, and methods of scenic resources and viewshed protection.

More specifically, this Viewshed Inventory and Analysis seeks to identify and inventory selected priority example viewsheds on the federal-aid roadway system within a specific geographic range in order to identify, catalog, and develop an analysis methodology and a matrix of regulatory and non-regulatory means of preserving views. This brief explains the criteria for identifying these viewsheds.

The Regional Viewshed Inventory and Analysis project includes three components: Inventory and Analysis, Tool Kit, and Training. The main component is Inventory and Analysis of up to six views from specific locations for each county are along the federal-aid roadway system which includes criteria development; identification of sites based on the criteria with input from county planners and municipalities; a windshield survey; site inventory, characterization and evaluation including identification of properties indispensable to the integrity of the viewshed; digital photographic record of key views; GIS base maps including ortho, topo, roads, municipal boundaries, property lines and ownership, zoning, prime agricultural soils, wetlands, floodplains, historic sites; and documentation of inventory and analysis methodology.

## Inventory

This selection criteria is adapted to local conditions based on scenic evaluation methodology from New York Coastal Management Program due to our region's numerous coastal waters and inland waterways; New York Executive Article 42 § 912 specifically includes scenic character as a key resource protected by law. (New York State is also home to the first movements to recognize American scenic landscapes, including the mid-century work of the Hudson River School of painters and the American Romantic Landscape Movement.)

For identification of sites selectors could consider the following:

- Relevant publications (such as comprehensive plans, open space plans, and Local Waterfront Revitalization Plans)
- Historic photographs
- Recent ortho-photographs
- Local guidebooks and histories
- Mapping tools like Google Earth can be a useful resource for gathering information on the location and objective characteristics of the visual environment to advance to the next step of the process

To the greatest extent possible these should be included in the information provided with each selected site.

The criteria and eventual visual inventory should include the best examples from the following categories:

- *Cultural*
  - o farming and pasture landscapes, historic landmarks and monuments, heritage icons, hay fields, municipal uses, architecture, rare unique structures, settlements*
- *Natural*
  - o views of open landscapes of water, meadows, fields, beaches*
- *Vegetation*
  - o meadows, farmland, pasture land, low wetland vegetation, lawn, woodlots*
- *Landform*
  - o flat, steep, hilly, rolling terrain, rocks, cliffs, valleys, gorges*
- *Water*
  - o ponds, lakes, rivers, streams, wetlands, working waterfronts, shoreline residential, waterfalls and cascades*
- *Land Use*
  - o parks, conservation easements, trails, airports, streets, rural roads, private parcels*

Scarcity or uniqueness could be tied to the value of the site.

A visual inventory consists of observing and documenting the visual, physical and cultural characteristics of the landscape including views, landscape composition and public accessibility.

To be included in this inventory, the scenic resource should be on the federal-aid roadway system and should be accessible for inventory via public road and/or short public trail.

Up to 6 sites per county should be identified.

When identifying sites consideration should be given to the fact that following the initial identification of sites the following will be done:

- A windshield survey
- Site inventory, characterization and evaluation including identification of properties indispensable to the integrity of the viewshed; digital photographic record of key views
- GIS base maps including ortho, topo, roads, municipal boundaries, property lines and ownership, zoning, prime agricultural soils, wetlands, floodplains, historic sites

## Regional Viewshed Inventory and Analysis Site Identification Matrix

County of \_\_\_\_\_, New York

<b>Location:</b> Address or closest intersection	<b>Geographic Coordinates:</b> (i.e., 42.4433°N, 76.5000° W)	<b>Category or Categories:</b> Cultural, Natural, Vegetation, Landform, Water, Land Use	<b>Description:</b> farm, meadow, valley, stream, etc.	<b>Public Value:</b> Very high / high / moderate / low recognition or visibility	<b>Notes</b>

Contact Person, email/phone: \_\_\_\_\_

\*Planners should consult relevant publications (such as comprehensive plans, open space plans, and Local Waterfront Revitalization Plans), historic photographs, recent orthophotographs, and local guidebooks and histories. Mapping tools like Google Earth and Bing Maps can be a useful resource for gathering information on the location and objective characteristics of the visual environment.

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# C Appendix C - Presentation - *Demystifying Viewsheds: How to Apply the Latest Tools and Research to Development Projects*

Demystifying Viewsheds: How to Apply the Latest Tools and Research to Development Projects

Razy Kased, GISP, Genesee/Finger Lakes Regional Planning Council  
CJ Randall, LEED-ND, Genesee/Finger Lakes Regional Planning Council

Regional Local Government Workshop, May 14th 2015, Burgundy Basin Inn

# Demystifying Viewsheds

How to Apply the Latest Tools and Research to  
Development Projects



Genesee/Finger Lakes Regional Planning Council  
Spring 2015 Local Government Workshop  
May 14, 2015

## 3 Steps

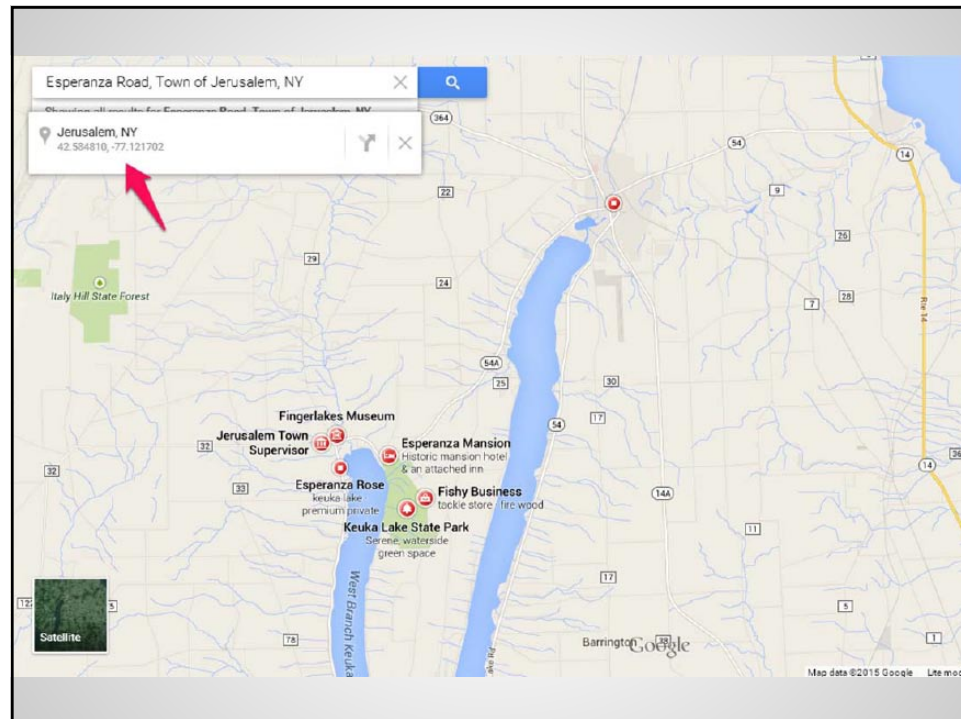
1. Formulate criteria for determining the aesthetic value of a resource
2. Inventory and map selected scenic resources
3. Protect the quality of scenic resources through regulatory and non-regulatory means

Regional Viewshed Inventory and Analysis, UPWP 2014-2015

County of \_\_\_\_\_, New York

Contact person, email/phone: \_\_\_\_\_

Location: Address or closest intersection	Geographic Coordinates: (i.e., 42.4433° N, 76.5000° W)	Category or Categories: Cultural, Natural, Vegetation, Landform, Water, Land Use	Description: farm, meadow, valley, stream, etc.	Public Value: Very high / high / moderate / low recognition or visibility	Notes



## Regional Viewshed Inventory and Analysis, UPWP 2014-2015

County of Genesee, New York

Contact person, email/phone: Felipe Oltramari, [felipe.oltramari@co.genesee.ny.us](mailto:felipe.oltramari@co.genesee.ny.us), (585) 815-7901

\*Planners should consult relevant publications (such as comprehensive plans, open space plans, and Local Waterfront Revitalization Plans), historic photographs, recent orthophotographs, and local guidebooks and histories. Mapping tools like Google Earth and Bing Maps can be a useful resource for gathering information on the location and objective characteristics of the visual environment.

Location: Address or closest intersection	Geographic Coordinates: (i.e., 42.4433° N, 76.5000° W)	Category or Categories: Cultural, Natural, Vegetation, Landform, Water, Land Use	Description: farm, meadow, valley, stream, etc.	Public Value: Very high / high / moderate / low recognition or visibility	Notes
Main St./Ellicott St. Batavia (Main Street Batavia)	42.997910, -78.187233	Cultural	Downtown historic buildings and monuments	Very high	Views of Old Courthouse, Upton Monument and other historic buildings
Wolcott St./Main St. LeRoy (Wolcott)	42.976572, -77.987700	Cultural, Natural, Water	historic buildings, water, dam, creek	Very high	Views of the bridge, churches, public buildings, former in Ingham University campus
Ellicott St./ Main St. Batavia (Tonawanda Creek)	42.997117, -78.188340	Cultural, Natural, Water	historic buildings, water, dam, creek	High	Views of Old Engine House, pedestrian bridge, dam and Tonawanda Creek
Mill St./ Main St. LeRoy (Mill LeRoy)	42.978340, -77.988839	Cultural, Natural, Water	historic buildings, water, waterfall, creek	High	Mill Street falls, Oatka Creek
Richmond Ave. / Redfield Pkwy. Batavia (V.A. Hospital)	43.009897, -78.199435	Cultural	Historic grounds and buildings	Moderate	VA Hospital and grounds
Richmond Ave. / Ellicott Ave. Batavia (Richmond Ave)	43.005296, -78.186888	Cultural	Historic grounds and buildings, public park	Moderate	Centennial Park, School for the Blind, Historic buildings on Ellicott Ave.





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Desktop Web Mobile



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- Zoom from outer space to street level
- Search for business locations
- Visualize your GPS tracks and share with others
- Fly around cities (or the entire world) in 3D
- Go back in time with historical imagery
- Dive beneath the surface of the ocean

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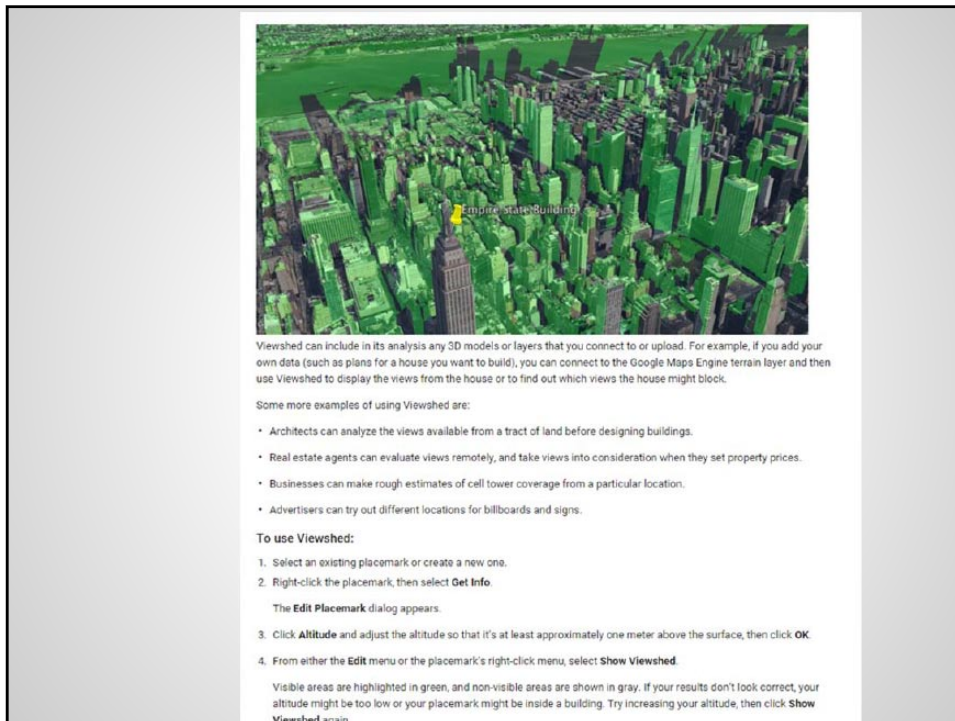
#### Google Earth Pro | now free!

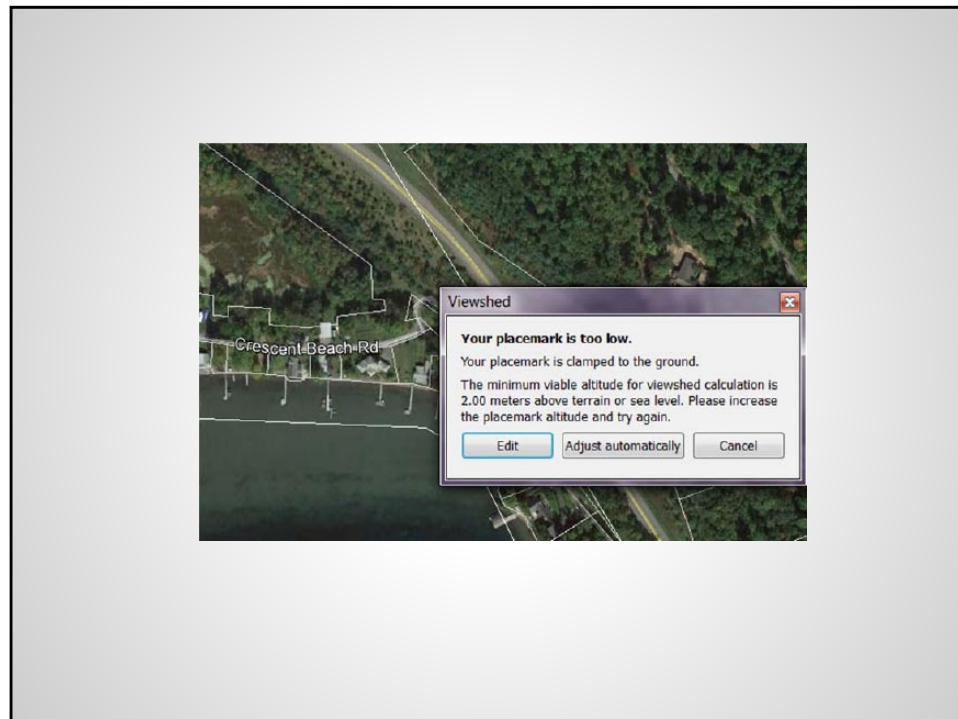
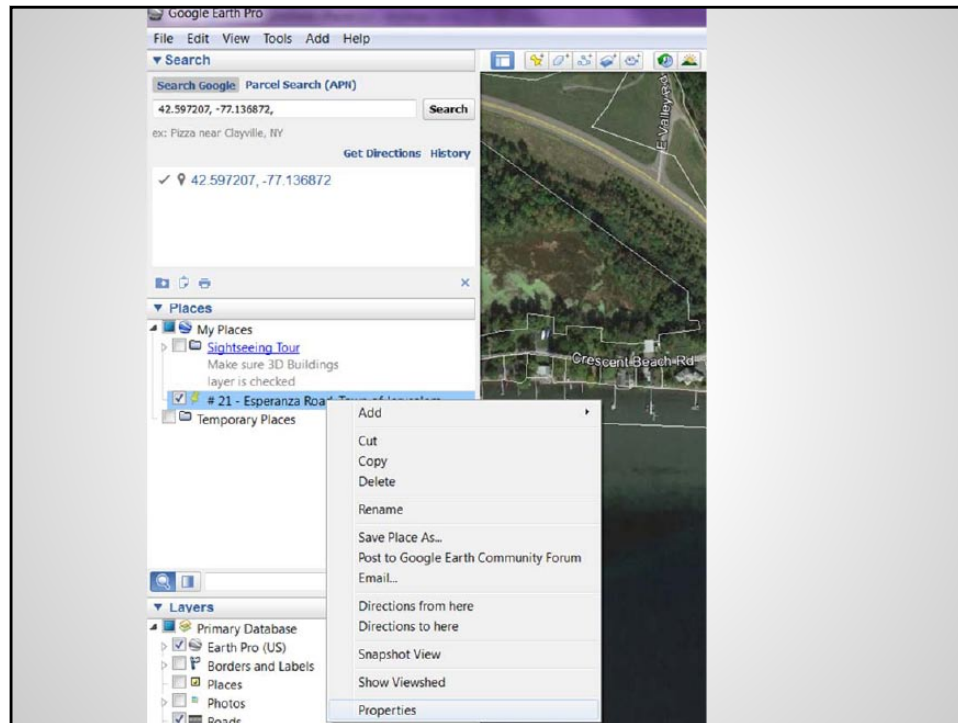
Get advanced business tools in addition to all the easy-to-use features and imagery of Google Earth.

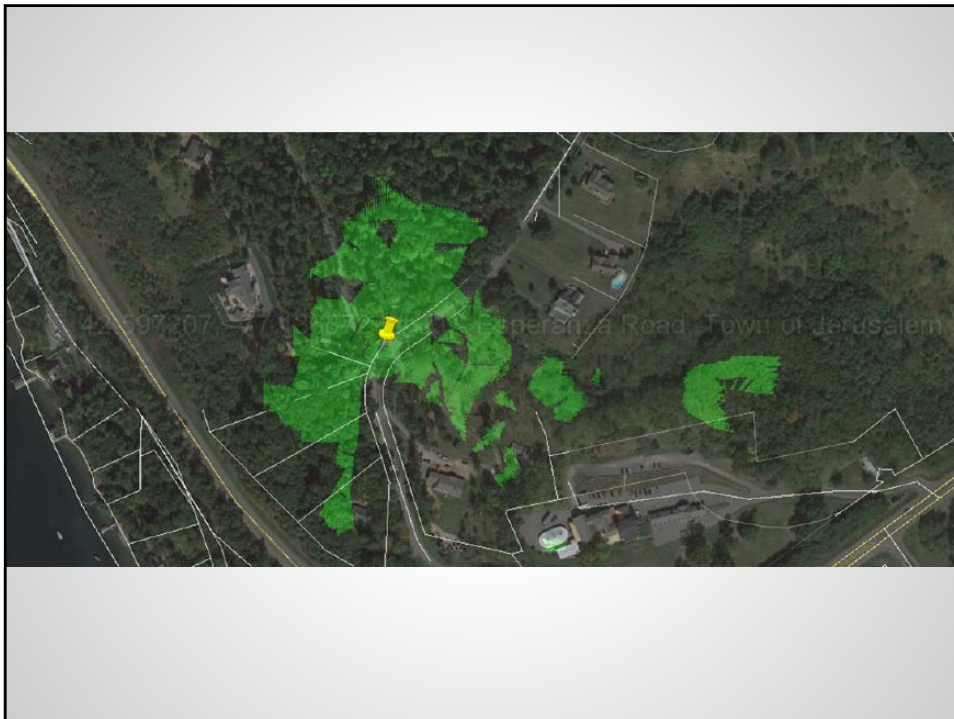
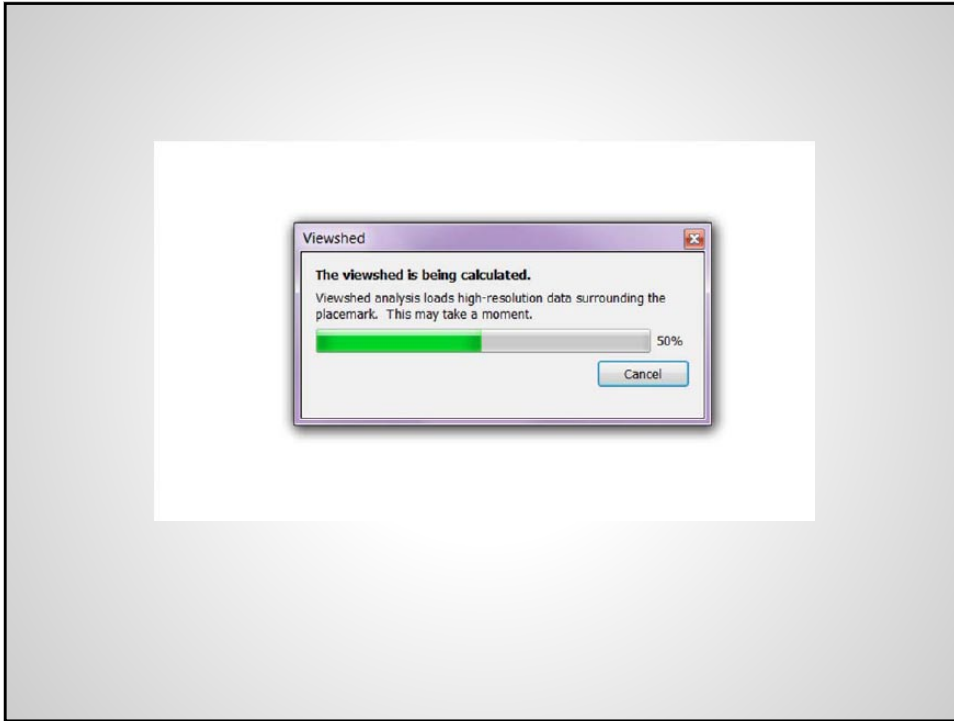
- Utilize data layers to locate your target demographic
- Compute distances and areas using measurement tools
- Use Movie Maker to produce media collateral
- Print high-resolution images for presentations and reports
- Import large vector image files to quickly map GIS data
- Map addresses with the Spreadsheet Importer

[Download Google Earth Pro](#)

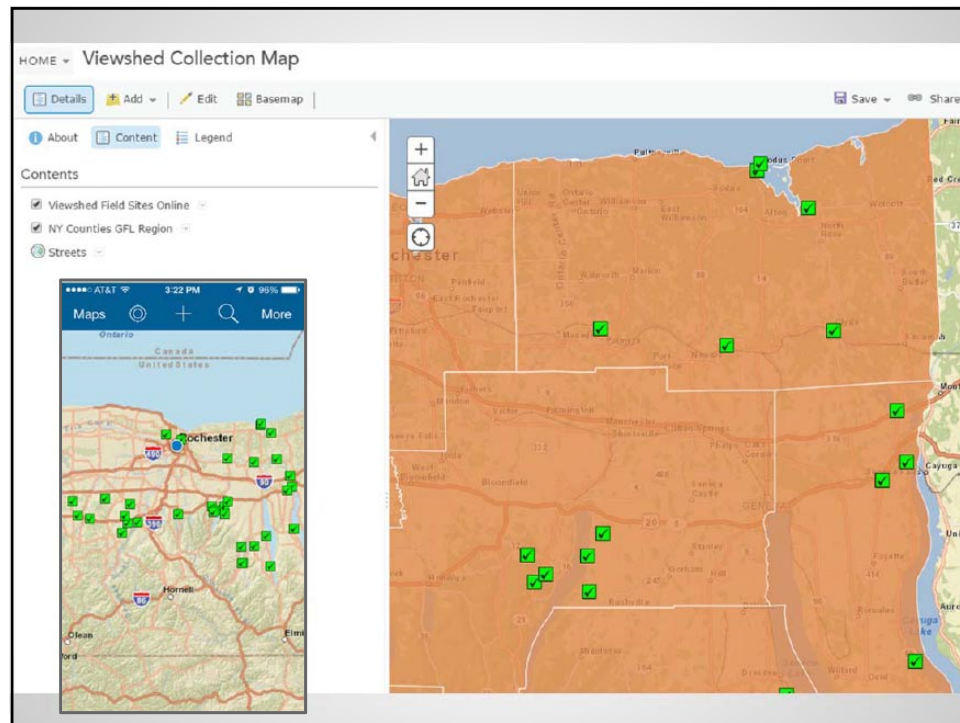












## Digital Elevation Data

### A Short Review

- Raster data (evenly spaced, gridded data)
- Cells hold values for the height of a feature or site referenced to a common vertical datum
- Resolution refers to the size of the pixels in the data
  - A DEM with 30 meter resolution is composed of all cells being 30 meters x 30 meters in the x and y directions and each cell holds a single elevation value (z)
- Elevation value (z) could be stored in a variety of units

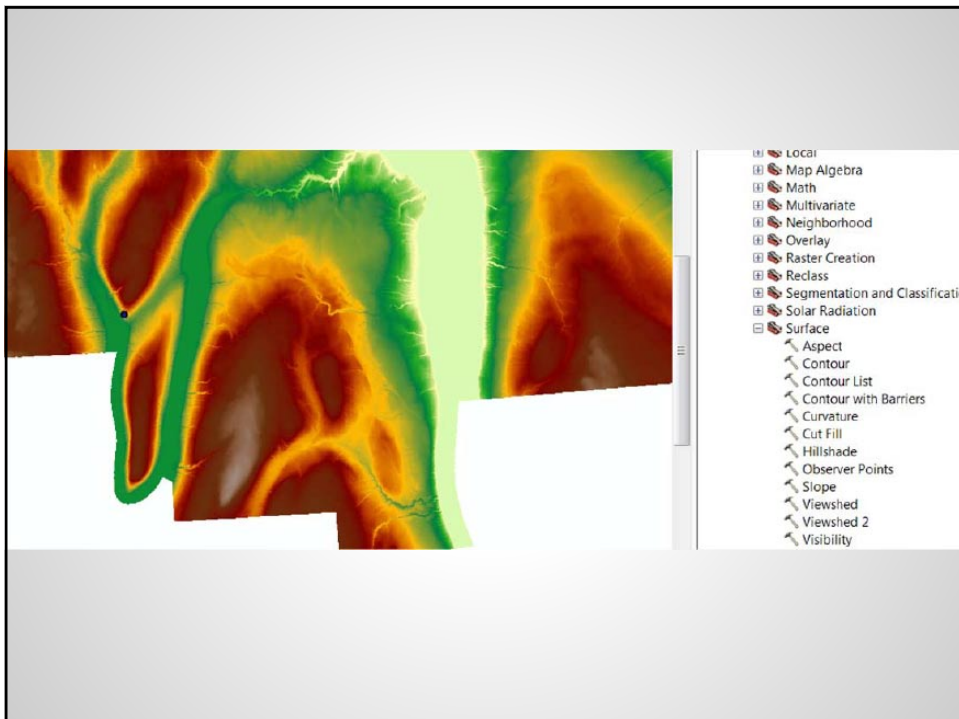
## Digital Elevation Data

Common Resolutions, locally (not all resolutions are available in all areas)

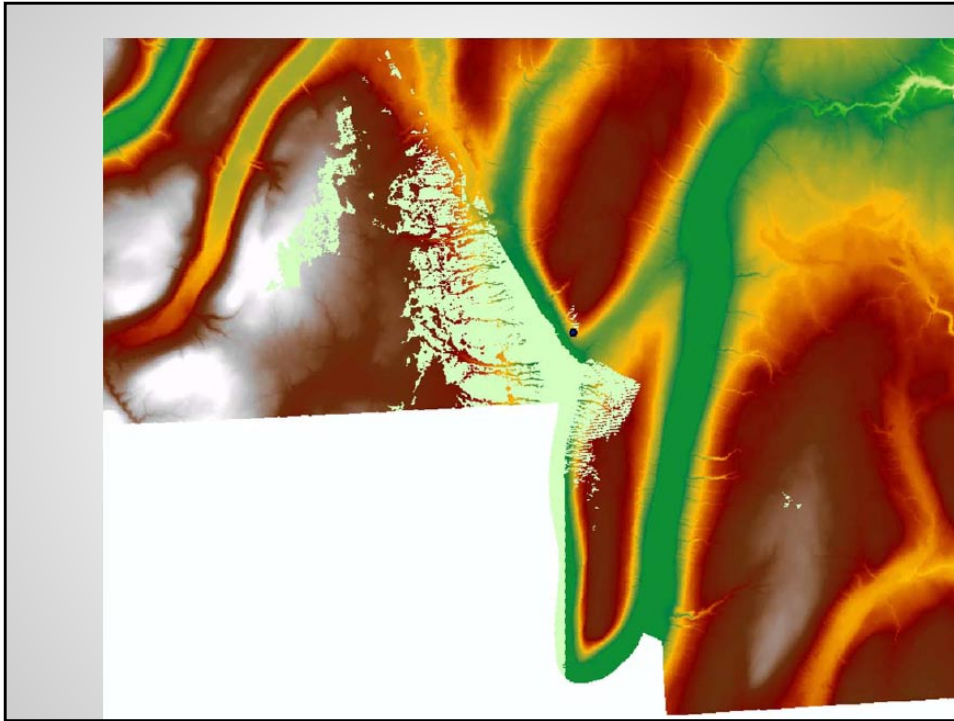
➤USGS primarily 30 meter, 10 meter; some 3 meter



Helping People Help the Land  
USDA is an equal opportunity provider and employer.







## LiDAR Data

- LiDAR = ***L**ight **D**etection **A**nd **R**anging*
- Uses an active sensor to emit energy (light) and detect returned energy
- Can be collected day or night)

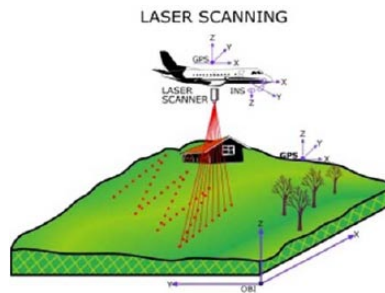


Image from State of Indiana Orthophotography and LiDAR Program, presentation by R.N. Wilkinson

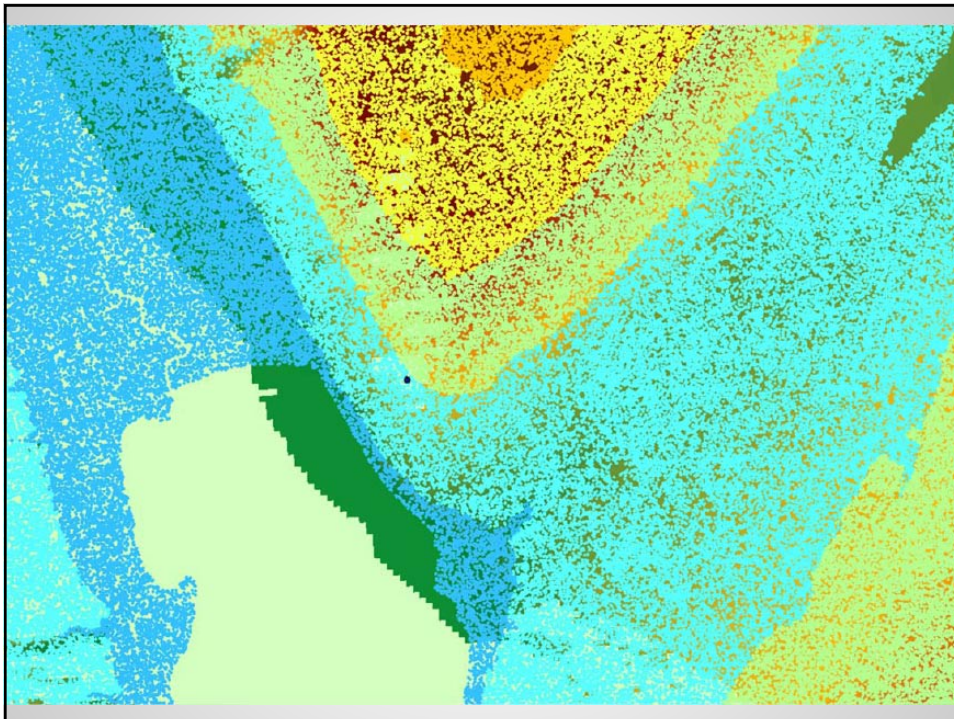
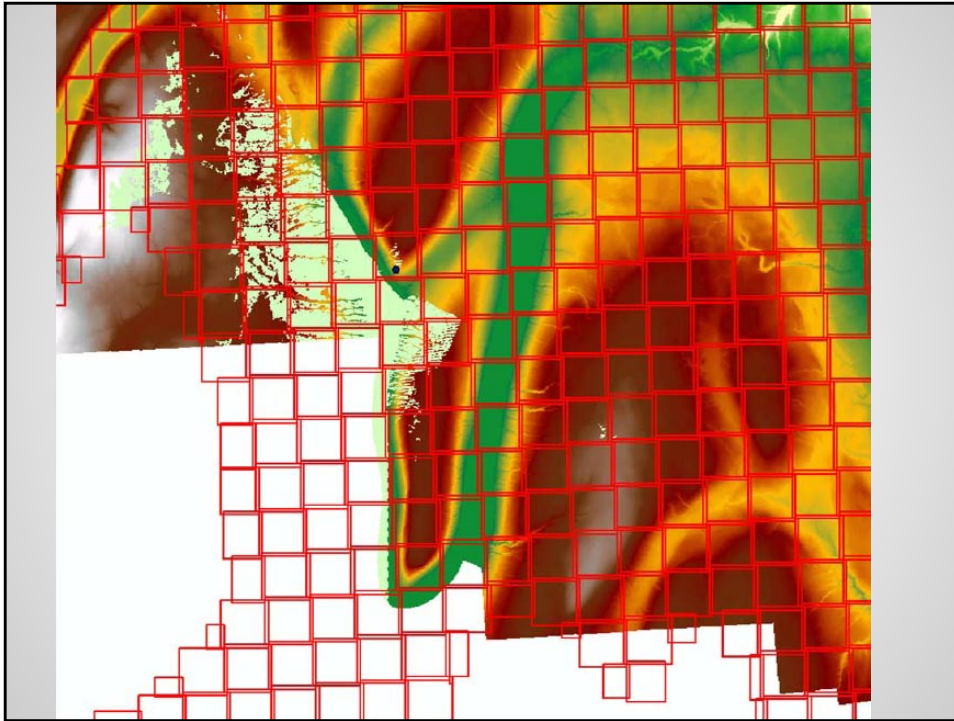
## LiDAR Data

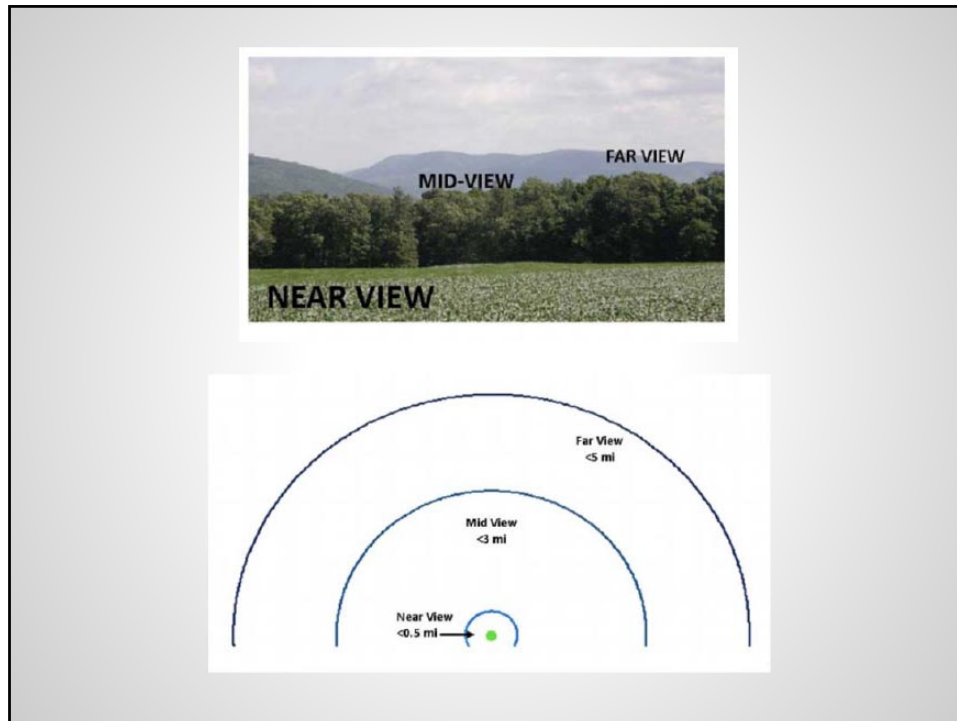
- Airborne and Terrestrial capabilities
- Combines GPS and an Inertial Measurement device to compute x,y,z positions
- Every point recorded has an x,y,z, and intensity value

## LiDAR Data

- All reflections of emitted energy are returned, generating a point cloud of the data
- The point cloud contains data points for scan hits at multiple heights on objects, as well as some noise due to atmospheric conditions.
- These hits are referred to as returns and are referenced in ascending order from highest elevation to lowest elevation for a set of returns
  - Top of a building or tree is the 1<sup>st</sup> return
  - Canopy of a tree or side of a building is 2<sup>nd</sup> or 3<sup>rd</sup> return, and so on as the returned hits descend in elevation



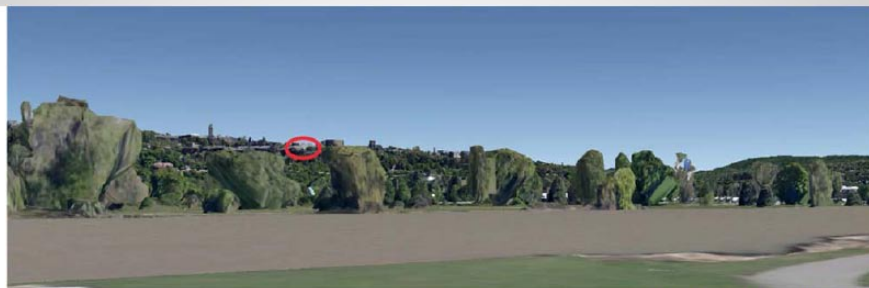
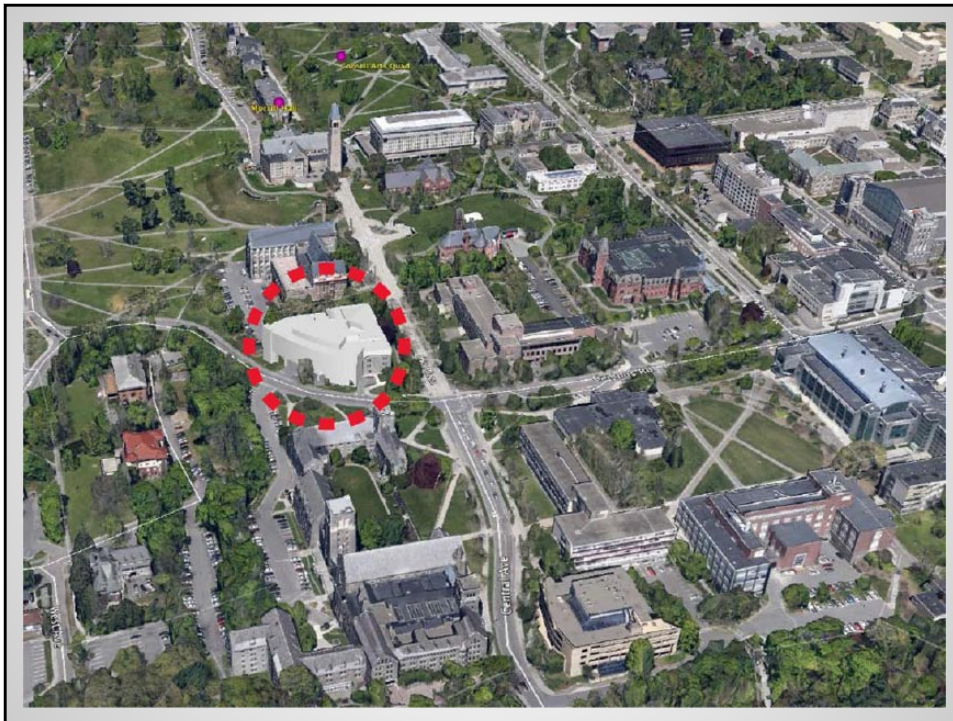




## Protecting the views

- Comprehensive Plan: articulate intent
- SEQR: figures into determining significant impact
- Site Plan Review: include impact analysis and visual impact mitigation strategies
- Zoning: Scenic Protection Overlay
- Subdivision: cluster development
- Conservation Boards and Councils: develop conservation objectives, assist in negotiating easements, TDR, PDR





Google Earth View with Building



View from Allen Treman State Park

Photograph from Park





Google Earth View with Building



View from roof of Boardman House

Photograph from roof of Boardman



Google Earth View with Building



Photograph from Park

The eleven GREENPRINT properties protected thus far cover 679 acres. They are shown below.

**Chutister Farm** - 90-acre farm on Salt Road

**Eldern Farm** - 180-acre farm on Salt Road

**Laubacher Preserve** - a 20-acre preserve on Parker Road

**Speth Farm** - a 100-acre farm on Lepp Road

**Owen Farm** - 90-acre farm on Ragids Road

**Frey Preserve** - 16-acre preserve on Greiber and Goodrich Roads

**Mosher Farm** - 24 acres of farmland with 17 acres of forest adjacent to Memorial Park

**Krueger Preserve** - a 20-acre preserve on Ragids Road

**Naggio Preserve** - a 21-acre preserve on Gunville Road

**Ribbeck Farm** - a 51-acre farm on Roll Road

**Ball Farm** - a 120-acre farm on Greiber Road

**CLARENCE GREENPRINT PROPERTIES**

Speth Farm  
Ribbeck Farm  
Frey Preserve  
Mosher Farm  
Christner Farm  
Ball Farm  
Eldern Farm

Speth Farm  
Krueger Preserve  
Laubacher Preserve  
Mosher Farm  
Christner Farm  
Ball Farm  
Eldern Farm

"I learned about farming from my dad, who learned from his dad. Today, much of their land has been developed. Because of the continued efforts of the Town of Clarence, the Western New York Land Conservancy, and the State and Federal governments, the farmstead that we now own will be preserved — my hope is that if my children and grandchildren are drawn to farm, they will be able to." — Greg Speth

# D Appendix D - Presentation - *Protecting Scenic Resources*

Protecting Scenic Resources I: Conducting a Scenic Resources Inventory

Protecting Scenic Resources II: Tools to Safeguard Important Scenic Resources

Andrew Schrauth, Peter J. Smith & Company, Inc.  
Joan Jurkovich, Tompkins County Planning Department

Regional Local Government Workshop, May 14th 2015, Burgundy Basin Inn





## Quick Definitions

- Scenic Resources – natural & cultural assets, unique to place, enriching, valuable, combination of features that give identity to a community/place
- Viewshed – the environment visible from one or more viewpoints

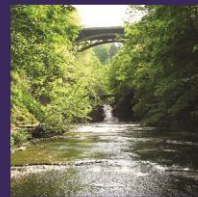


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## Views / Viewsheds

- Why Protect? – it defines who we are & is economically and aesthetically important
- Various ways to identify, describe, rank, map viewpoints/viewsheds
- Be consistent & objective
- USFS 1995 Scenery Management Handbook
- Example – Tompkins County Scenic Resources

*A comprehensive inventory of  
the most picturesque views in  
Tompkins County*



TOMPKINS COUNTY  
SCENIC RESOURCES  
INVENTORY

JANUARY 2007

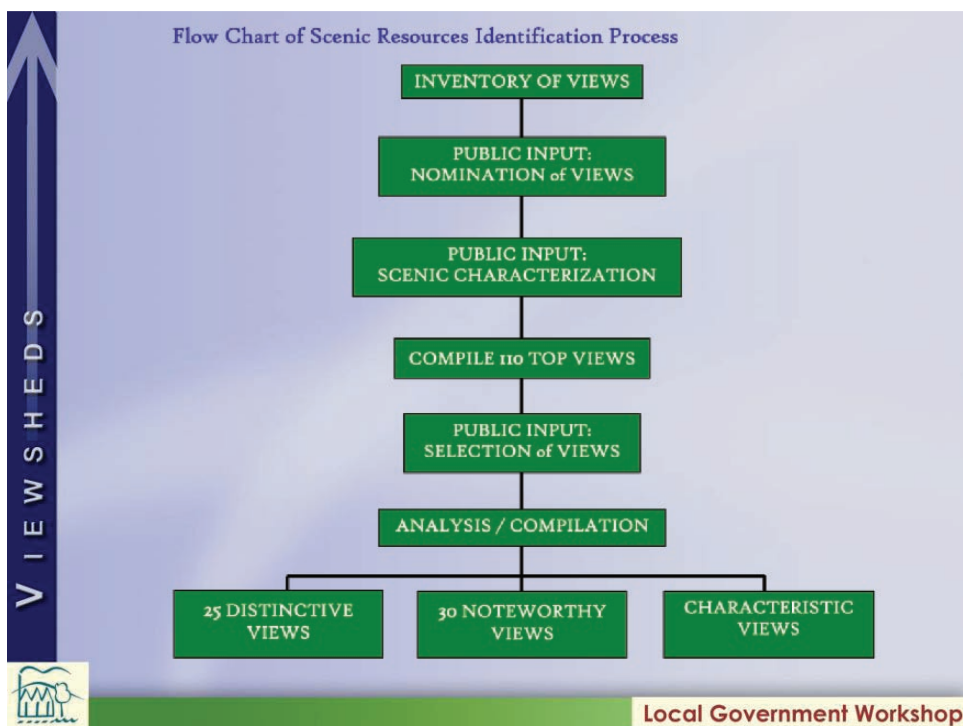
prepared by:  
peter j. smith & company, inc.

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**Methodology**

- Find, describe, analyze & rank views/viewsheds
- Inventory – evaluation form to systematically examine public views, public outreach
- Scenic Characterization – gauge values, public input
- Analysis – public/private evaluations
- Compilation – sorting & ranking

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VIEWSHEDS

# Inventory

- Drive Public Roads/Selected City Streets
- Walk public trails
- Photograph view (min. of 2) & GPS Locate Viewpoint
- Fill Out Scenic Resource Evaluation Form for each view

### Tompkins County, NY, Scenic Resource Inventory

Scenic Resource Number: \_\_\_\_\_ Location: \_\_\_\_\_

Scenic Quality:      H 5      4      3      2      1L

Scenic Category:

panorama      overlook      distant view      enclosed      tunnel effect

Scenic Character:

agriculture      fruit      nature      groomed      hamlet      urban

Scenic Elements:

Water	Feature	Vegetation	Topography	Society
lake	barn/silo	edge	ridgeline	history
river	house	tree	hills	ethnicity
stream	church	woods	rocks/cliffs	culture
waterfall	building	wetland	valley	habitat

Scenic Composition:

framed      fore/middle/back      texture      variety      definition      vista

Scenic Absorption:      H 5      4      3      2      1L

Scenic Evaluation:

Distinctive      Noteworthy      Typical

Scenic Exposure:

Notes:

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VIEWSHEDS

# Create Digital Database

The screenshot shows the ArcView GIS 3.2a interface. The main window displays a map of Tompkins County, NY, with a list of scenic resources. The list includes columns for Viewpoint, Location, Scenic Quality, Scenic Category, Scenic Character, Scenic Elements, Scenic Composition, Scenic Absorption, Scenic Evaluation, and Scenic Exposure. A photo of a scenic view is shown in the top right corner. The map shows the county's boundaries and major roads.

## Scenic Characterization

VIEWSHEDS

- Way to objectively quantify views in order to rate them

**PHOTO #18** Rating: 1 2 3 4 5  
Low High

**Compositions appealing to you:**  
Fore/Mid/Back Framed Mystery Texture Vista

**Elements appealing to you:**  
Culture Feature Landform Vegetation Water

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## Public Input

VIEWSHEDS

- Nominating Views
- Identifying Evaluation Criteria
- Ranking Views

**Ballot Form**

**Tompkins County Scenic Resources Evaluation**

The Tompkins County Planning Department is developing a list of the most valued scenic resources in the county.

A scenic resource, as we define it, is a unique, intrinsic view that is appreciated, aesthetically pleasing and stimulates sensory and emotional responses. It is a view that speaks of the essential nature of this area. It is the most valued view of the landscape that best defines the character of Tompkins County. We need your participation in forming this list.

Your task is to view a series of photographs and based on a comparative analysis, record your opinion as to which exhibit a better scenic quality.

For each slide, circle the **RATING**, **COMPOSITIONS** and **ELEMENTS** under the corresponding photo # on the inside and back cover of this handout as follows:

**RATING** 1 2 3 4 5  
Low High

**COMPOSITIONS** Fore/Mid/Background Framed Mystery Texture Vista

**ELEMENTS** Culture Feature Landform Vegetation Water

**PHOTO #1**

**SAFETY**


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VIEWSHEDS

## Nominating Views

- General public outreach
- Special outreach to arts community
- 77 nominations received - examples
  - “the view of the city at night from City Lights on Route 79”
  - “most everyone knows that the view on from the top floor of the Johnson Museum is spectacular”
  - “view looking north ...this is mostly a farm view, showing the precise geometry and differing textures, colors and patterns of fields worked by four generations of Smiths.”





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VIEWSHEDS

## Identifying Evaluation Criteria

- Public rating of 35 different types of views
  - Mix of types of scenic character
  - Mix of types of scenic categories
- Most valued by public:
  - Scenic Elements
  - Scenic Compositions

### SHARPEN YOUR PENCILS


Now open up your handout ...

40 photographs of representative scenic resources

30 seconds to circle your answers for each view.

An Example:

PHOTO #18	Rating:	1	2	3	4	5
		Low				High
Compositions:						
	Core/Mid/Back	Framed	Mystery	Texture	Vista	
Elements:						
Culture	Landform	Vegetation	Water			


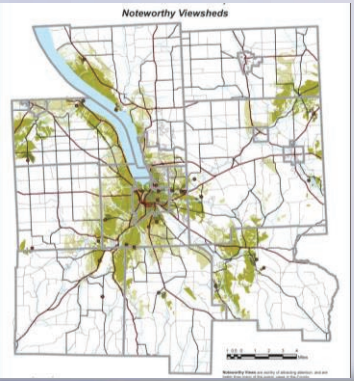


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VIEWSHEDS

## Ranking Views

- 110 views presented for public voting
- 25 distinctive views identified
- 30 noteworthy views identified





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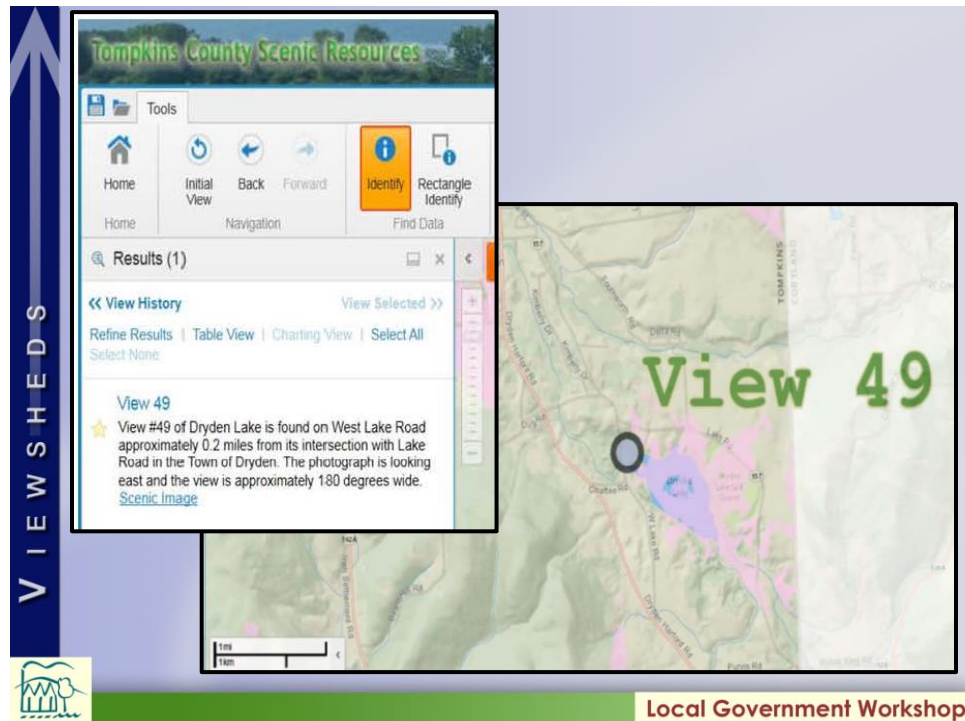
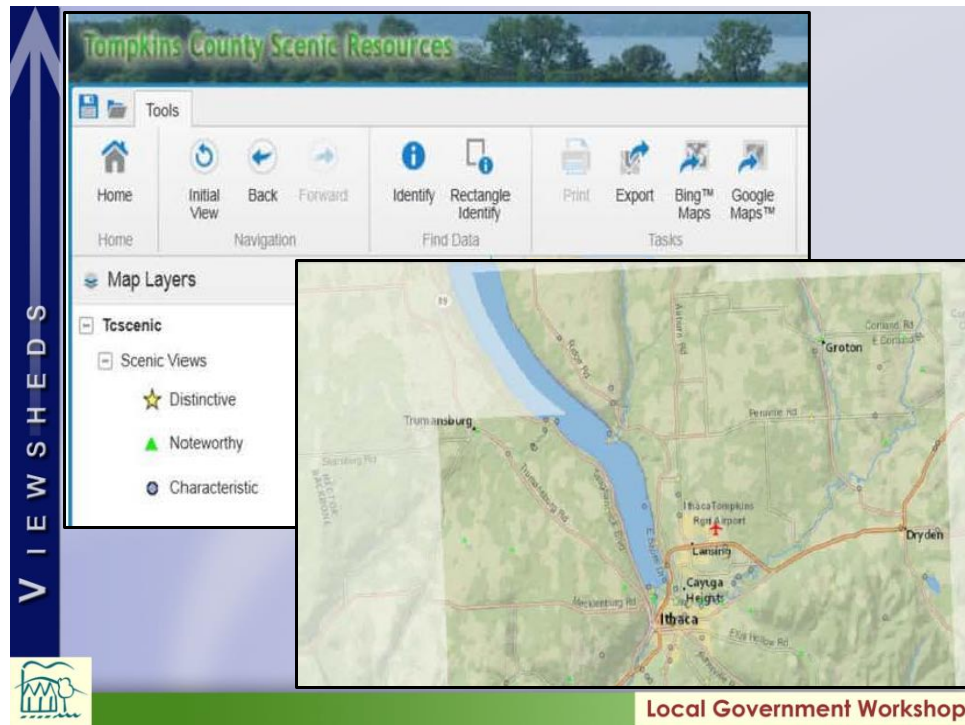
VIEWSHEDS

## Some Tools

- Interactive mapping website
  - Viewpoints
  - Brief Description
  - Viewsheds
  - Photos



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## Characteristic Views

- Settlements
- Farms and fields
- Distant hillsides
- Cayuga Lake
- Cascades
- Ponds & wetlands
- Rural roads
- Heritage qualities
- Streams
- Trails

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**Protecting Scenic Resources II:  
Tools to Safeguard Important Scenic Resources**



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**Define Terms**

- Scenic Absorption – the amount of development a landscape can manage without losing integrity
- Visual Compatibility – built/natural forms that co-exist without conflict
- Building Massing – a building's proportions







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VIEWSHEDS

## Views / Viewsheds

- What to protect, what is critical, what is extent of protection?
- What triggers protection mechanisms?
- Community education
- Visual Resource Protection Techniques




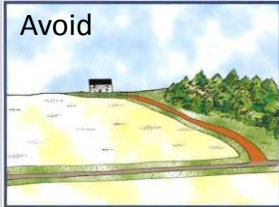

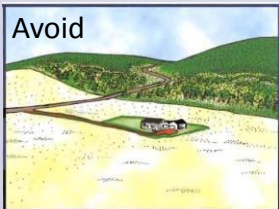


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VIEWSHEDS

## SITING

visual resource protection techniques

<p><b>Development on Hills</b></p>	<p><b>Preferred</b></p> 	<p><b>Avoid</b></p> 
<p><b>Development in Fields</b></p>	<p><b>Preferred</b></p> 	<p><b>Avoid</b></p> 

Graphics courtesy of  
Dutchess Land  
Conservancy


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**SITING**  
visual resource protection techniques

**Development on Hills**

**Preferred**

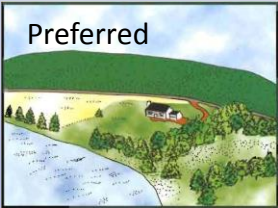


**Avoid**

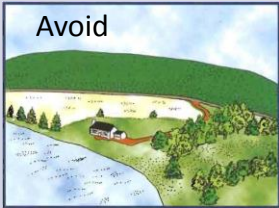


**Development in Fields**

**Preferred**




**Avoid**



Graphics courtesy of Dutchess Land Conservancy

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VIEWSHEDS

## DESIGN

### visual resource protection techniques



Photoism of proposed new building,  
Georgetown, Maryland



Seongsu Gate Hills project  
in Seoul, South Korea



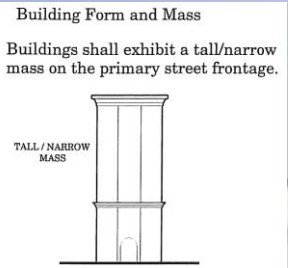
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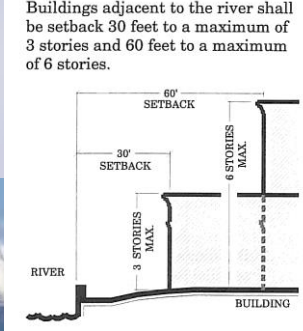
## Same Contents /Different Package


**Building Form and Mass**


Buildings shall exhibit a tall/narrow mass on the primary street frontage.



Buildings adjacent to the river shall be setback 30 feet to a maximum of 3 stories and 60 feet to a maximum of 6 stories.







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**Community Plans**

- Comprehensive Plan
- Scenic Resources Protection Plan
- Small Area Plan




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**Community Plans**

- Scenic Resources Preservation Plan




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## Community Plans

- Small Area Plan



Block A

Block B

Block A





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## Local Regulations: Zoning

- Site plan review
- Scenic area overlay district
- Dimensional standards
- Clustering

**Viewshed (or Scenic Resource) Overlay District**

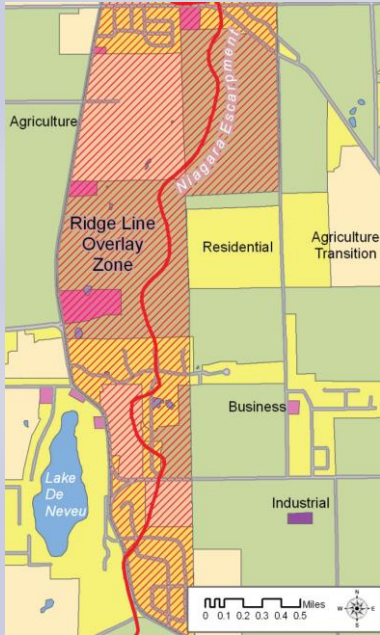
<b>What?</b>	An overlay district (within a zoning ordinance) to protect scenic views by imposing specific requirements that include landscaping and site design, the preservation of native vegetation, and the design of buildings and structures.
<b>Why?</b>	Scenic views are an important resource in Tompkins County and can be protected by limiting certain uses along ridgelines and in viewsheds.
<b>How?</b>	Determine where scenic views are located. Adopt an overlay district regulation that requires a visual assessment review.
<b>Resources</b>	See example from the Town of Blooming Grove. Tompkins County Scenic Resources Inventory and Guide at <a href="http://www.tompkinscounty.gov/planning-nr/Scenic_Resources">www.tompkinscounty.gov/planning-nr/Scenic_Resources</a>
<b>NYS DEC Reference</b>	Visual Mitigation Measures addressed in Revised Draft SGEIS 2011, Section 7.9.



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**Local Regulations:  
Zoning**

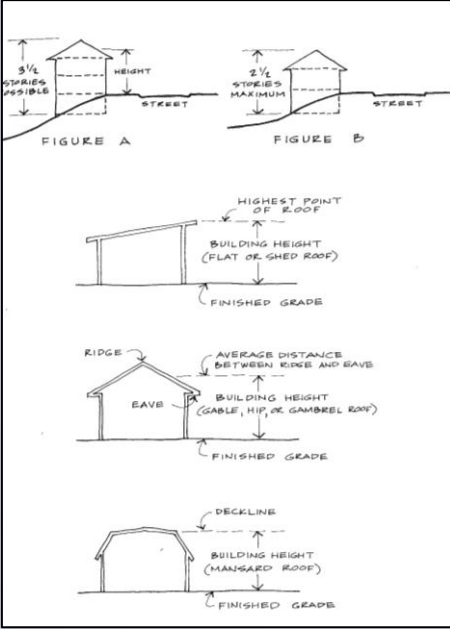
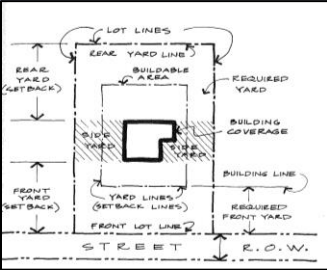
- Scenic area overlay district



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**Local Regulations:  
Zoning**


- Dimensional standards
  - height limitations
  - setbacks
  - building spacing

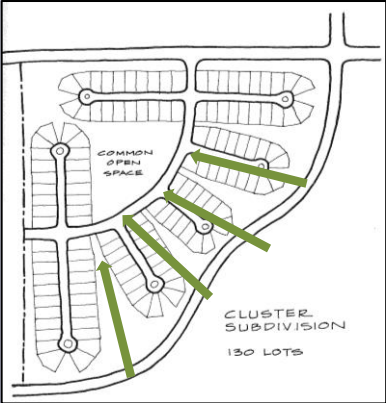
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**Local Regulations: Zoning**

- Traditional lot layout vs. clustering



CURVILINEAR  
PATTERN  
130 LOTS




COMMON  
OPEN  
SPACE

CLUSTER  
SUBDIVISION  
130 LOTS

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**Local Regulations:  
Subdivision Review**

- Siting and Design considerations
- Characteristic Views
  - Farms and fields
  - Forested landscapes
  - Distant hillsides
  - Streams and lakes



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## Farms and Fields

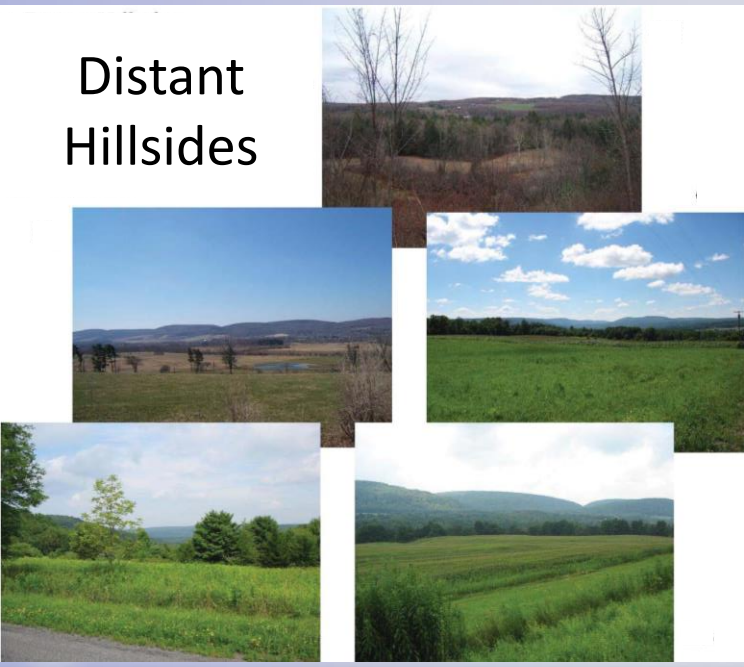


Four photographs showing rural landscapes with farms and fields. The top-left photo shows a wide view of a valley with a small farm and distant hills. The top-right photo shows a dirt road winding through a field towards a small cluster of trees. The bottom-left photo shows a green field with hay bales and a line of trees. The bottom-right photo shows a dirt road curving through a field with hills in the background.

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## Distant Hillsides



Five photographs showing distant hillsides and fields. The top-right photo shows a hillside with bare trees and a cloudy sky. The middle-left photo shows a wide view of a valley with a small farm and distant hills. The middle-right photo shows a green field with a line of trees and distant hills. The bottom-left photo shows a green field with a line of trees and distant hills. The bottom-right photo shows a green field with a line of trees and distant hills.

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## Rural Roads




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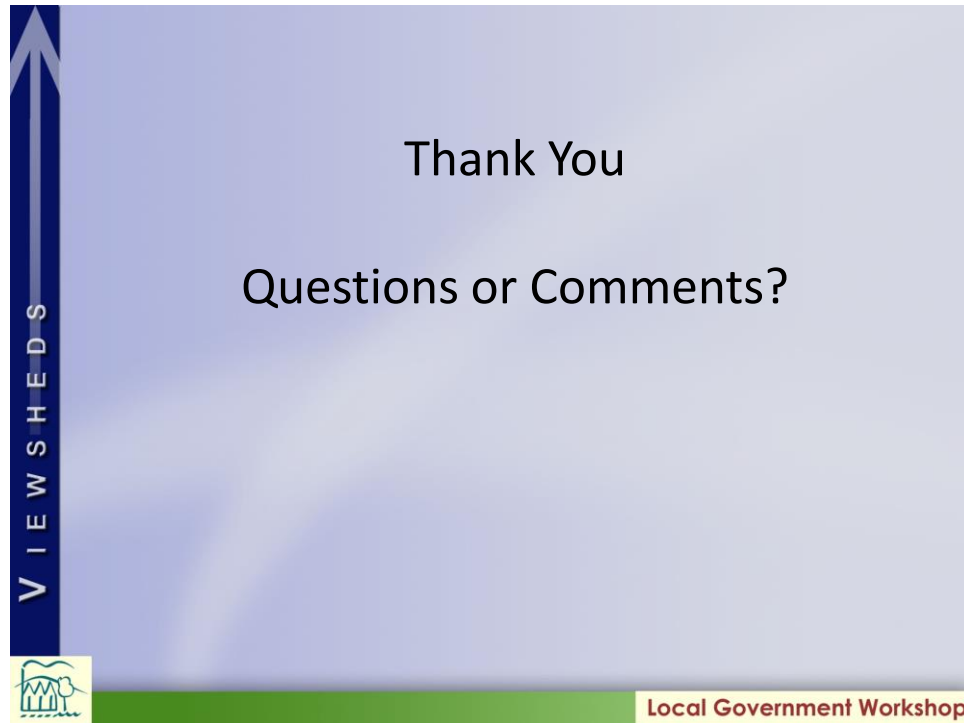
## State/Federal Designation

- NYS Scenic Byways Program
- NYS Wild, Scenic, and Recreational River System Act
- State Historic Preservation Act of 1980 and the Federal Act of 1966






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# E Appendix E - Historic Sites Within Viewsheds

Genesee County Viewsheds	
View ID	Historic Sites Within Viewsheds
G3	Genesee County Courthouse
G3	Genesee County Courthouse Historic District
G6	US Post Office-Le Roy

Monroe County Viewsheds	
View ID	Historic Sites Within Viewsheds
M1	Braddock Bay State Park
M2	Genesee Lighthouse
M3	Seneca Park East and West
M4	Irondequoit Bay Marine Park
M5	Arcade Mill
M5	Campbell-Whittlesey House
M5	Central Trent Bank Building
M5	Chamber of Commerce
M5	City Hall Historic District
M5	Court Exchange Building-National Casket Company
M5	Court Street Bridge
M5	Cox Building
M5	Eastman Historic District
M5	Edwards Building
M5	Erie Barge Canal
M5	Erie Canal: Second Genesee Aqueduct
M5	First Universalist Church
M5	Gannett Building
M5	Granite Building
M5	H. H Warner Building
M5	Lehigh Valley Railroad Station
M5	Lindsay & Curr Sibley Building

M5	Main Street Bridge
M5	National Company Building
M5	Naval Armory-Convention Hall
M5	Nazareth House
M5	Old Stone Warehouse
M5	Powers Building
M5	Reynolds Arcade
M5	Reynolds Arcade
M5	Rundel Memorial Library
M5	South Wedge Historic District
M5	St. Mary's Roman Catholic Church and Rectory
M5	The Times Square Building
M5	Third Ward Historic District
M5	Wilder Building
M5	Yawman and Erbe Building
M6	Andrews Street Bridge
M6	Brown's Race Historic District
M6	Chamber of Commerce
M6	German United Evangelical Church Complex
M6	Reynolds Arcade
M6	St. Paul-North Water Streets Historic District
M6	State Street Historic District

Orleans County Viewsheds	
View ID	Historic Sites Within Viewsheds
Or3	Cobblestone Historic District
Or4	Erie Barge Canal
Or4	North Main/Bank Streets Historic District
Or4	Orleans County Courthouse Historic District
Or4	US Post Office-Albion
Or5	Erie Barge Canal
Or5	Mt. Albion Cemetery

Seneca County Viewsheds	
View ID	Historic Sites Within Viewsheds
S1	Erie Barge Canal
S2	Erie Barge Canal
S2	Seneca Falls Village Historic District
S3	Erie Barge Canal
S3	Hutchinson Homestead
S4	Christopher Willis House
S4	Crooked Lake Outlet Historic District
S4	Miles Raplee House
S4	Robert Ingersoll Birthplace
S4	Young-Leach Cobblestone Farmhouse and Barn Complex
S5	Dr. Henry Spence Cobblestone Farmhouse and Barn Complex
S5	John Noyes House
S5	Queen's Castle
S5	Starkey Corners Methodist Church
S5	Thomas Bennett Curtis House

Wayne County Viewsheds	
View ID	Historic Sites
Wa3	Erie Barge Canal
Wa5	Lotus - Trestle Landing Marina
Wy2	Thomas Coverdale Cobblestone House
Wy4	Letchworth State Park
Wy4	Letchworth State Park
Wy5	Silver Lake State Park
Wy5	Silver Lake State Park

Yates County Viewsheds	
View ID	Historic Sites Within Viewsheds
Y2	Esperanza - John Rose House
Y2	Keuka Lake State Park
Y2	Rose Beddoe Family Cemetery
Y3	Abraham Wagener House
Y3	Cottages at Central Point
Y3	Garrett Memorial Chapel
Y3	Gold Seal Winery
Y3	Western New York Wine Co. (Philip Argus House & Winery)
Y4	Allen H. Wagener House
Y4	George Hays House
Y4	Sherman Williams House and Fruit Barn
Y4	Uriah Hanford House
Y4	William Swartout Farm
Y6	Sampson State Park



# F

## Appendix F - Viewshed Properties Ownership

**Available upon request. Contact G/FLRPC for detailed tables showing all of the parcels included in each view, which include: parcel IDs, acres, and property class type.**