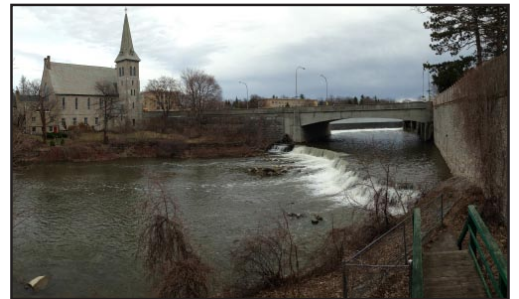


Regional Viewshed Inventory and Analysis



Cover photos, from left to right

Wyoming County - Site 1 - Bennington
Ontario County - Site 1 - Kershaw Park
Orleans County - Site 3 - Cobblestone Historic District
Livingston County - Site 1 - Hemlock Lake
Genesee County - Site 5 - Mill Street Overlook
Seneca County - Site 2 - Cayuga and Seneca Canal - East Bayard Street
Monroe County - Site 6 - Pont De Rennes Pedestrian Bridge
Wayne County - Site 2 - Blue Cut Nature Center
Yates County - Site 4 - Milo Farmstead

All photos taken by C.J. Randall and Tom Kicior

Regional Viewshed Inventory and Analysis

2015

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GTC's Commitment to the Public

The Genesee Transportation Council assures that no person shall, on the grounds of race, color, national origin, disability, age, gender, or income status, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. GTC further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not.

En Español

El Consejo Genesee del Transporte asegura completa implementación del Título VI de la Ley de Derechos Civiles de 1964, que prohíbe la discriminación por motivo de raza, color de piel, origen nacional, edad, género, discapacidad, o estado de ingresos, en la provisión de beneficios y servicios que sean resultado de programas y actividades que reciban asistencia financiera federal.

Regional Viewshed Inventory and Analysis

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Presenters:

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Joan Jurkowich, Tompkins County Planning Department
Razy Kased, Genesee/Finger Lakes Regional Planning Council
C.J. Randall, Genesee/Finger Lakes Regional Planning Council

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Shawna Bonshak, Yates County Planning Department
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sharing her viewshed expertise

Photo Credits

All report photos taken by C.J. Randall and Tom Kicior
Cover photos, from left to right
Wyoming County - Site 1 - Bennington
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1 Introduction

The Genesee-Finger Lakes Region is distinguished by roadway corridors and locations from which outstanding scenic views can be appreciated. These special views encompass agricultural lands, natural areas, forests, waterbodies, cultural assets and historic resources. Points along roadways may offer long, panoramic vistas or tighter views of finer details in the foreground, such as individual structures. Virtually everyone in the Region is within a short distance of an impressive view.

Such views provide a sense of who we are and where we came from. They are a source of personal inspiration and community pride, and can serve as the building blocks of our tourism industry. Scenic views are often indicators of the health of our environment, as well as reminders of the values we hold in common. These views deserve special attention.

Genesee/Finger Lakes Regional Planning Council worked with the nine counties of the Genesee-Finger Lakes Region, the City of Rochester, and other stake-

holders to identify and inventory selected priority examples of viewsheds. The project included fieldwork in the form of a windshield survey and photographic documentation of each site as well as a determination of viewshed boundaries and detailed mapping of viewsheds and their attributes.

Additionally the project included a basic review and consideration of potential strategies for protecting and preserving key scenic views and resources, as well as outreach and education component related to the considerations, processes, practices and methods of scenic resource and viewshed identification and protection.

The *Regional Viewshed Inventory and Analysis* serves as a starting point for future viewshed identification and protection within the Genesee-Finger Lakes Region. The methods created and completed during this project at the county level are intended to be replicable so that municipalities might choose to conduct detailed viewshed analyses in their communities.

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2 Methodology

The *Regional Viewshed Inventory and Analysis* began with a review of a number of local, regional, state and national reports (see Appendix A - Additional Resources.). These resources were utilized to create the methods that were used in order to identify and assess important views in the Genesee-Finger Lakes Region.

Identification of Sites

The *Regional Viewshed Inventory and Analysis* was discussed with the Planning Directors from the nine counties of the Genesee-Finger Lakes Region and the City of Rochester at the October 9, 2014 Genesee/Finger Lakes Regional Planning Council Planning Coordinating Committee meeting. A follow up email was sent to the Planning Directors in mid-October with a draft *Regional Viewshed Inventory and Analysis Introductory Brief + Criteria* and draft *Regional Viewshed Inventory and Analysis Site Identification Matrix* (see Appendix B) for their input. The selection criteria was adapted to local conditions based on the scenic evaluation methodology from the *New York Coastal Management Program* due to our region's numerous coastal waters and inland waterways. To be included in this inventory, viewsheds were to be on the federal-aid roadway system and should be accessible for inventory via public road and/or short public trail.

The counties were encouraged to consider a number of resources for identification and selection of sites including: relevant publications (such as comprehensive plans, open space plans, and Local Waterfront Revitalization Plans), historic photographs, recent ortho-photographs, and local guidebooks and histories. Mapping tools such as Google Earth were also recommended which can be useful in gathering information on the location and objective characteristics of the visual environment.

Based on the criteria, planners from the nine counties of the region and the City of Rochester were asked to select up to six sites per county by latitude and longitude that were located along the federal-aid roadway system in

each county, respectively. The sites were then compiled November 2014 through April of 2015.

Windshield Survey

A windshield survey for the site inventory was created based on the review and adaptation of a number of surveys from other viewshed analysis reports¹ (see *Windshield Survey* and *Windshield Survey Instructions* at the end of this chapter). A windshield survey of each of the identified sites in the region was then conducted during the spring of 2015. Each site visit included the completion of the windshield survey form, including identification of properties indispensable to the integrity of the viewshed, and photographs of the site. The ArcGIS Collector App (which is available for free download) was used to send precise coordinates from the surveyor's smart phone, back to the ArcGIS desktop software. The data from each survey is included in the site description tables in Chapter 3 - Viewshed Inventory and Analysis.

Windshield surveys are used to establish the physical limits of what can be seen from a given point, and assess the view from that point. Within the viewshed boundary are built and natural landscape features that can be seen that comprise the view which are recorded along with additional characteristics of the view.

1. • *Tompkins County New York, Scenic Resource Inventory*. peter j. smith & company, inc., 2007

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

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

• *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

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

• *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>

Generally the evaluation addresses impacts to the public viewshed rather than neighbors, abutters, or other private property owners. Aesthetic values are a valid part of the character of a community, so assessments were conducted from locations where the public can view. Standards based on this public concern bear a rational relationship to a legitimate government objective and are therefore legally defensible if incorporated into land use law/regulation.

Conducting a windshield survey with two people is ideal: one to drive and another to annotate a map. The map should preferably be a topographical base map with existing buildings, fields and forest data outlined (NLCD data or equivalent). A topographical map showing ground contours allows sightline limits to be estimated. The viewsheds generated for this project factor in an observer height offset of 6’.

After locating each designated assessment point, photographs were taken to illustrate the view including 180° panorama photographs to document each assessment point as objectively as possible (some views are more than 180°). Survey teams traversed each potential scenic road twice, once in each direction, to get the most accurate depiction.

Establishing Viewshed Boundaries for Analysis

A number of methods were utilized in order to determine viewshed boundaries geographically. Some viewsheds had easily defined boundaries, while others, for example a distant view for many miles, were much more difficult to determine. G/FLRPC utilized a combination of methods including: the windshield survey, photography, aerial imagery and ArcMap. In addition, two methods were used to assist with viewshed boundaries that estimate viewable areas at individual points based on elevation: ArcMap - ‘Viewshed Tool’, and Google Earth Pro – ‘Show Viewshed’. More information on these two methods is included in the Power Point Presentations in Appendix C.

Some locations had views that went on for many miles but for this analysis viewshed boundaries were limited to no more than five miles based on NYS DEC recommendations regarding viewshed impact analysis for SEQRA.

Creating Base Maps

Base maps were developed and created for each viewshed for inclusion in Chapter 3 - Viewshed Inventory and Analysis. The maps illustrate the following datasets, when present in the viewshed.

- Ortho-photography
- Property lines and ownership (see Appendix F – Viewshed Property Ownership)
- Road and street names
- Municipal boundaries
- Topography
- Current zoning districts
- Prime agricultural soils
- Wetlands
- Historic sites (see Appendix E – Historic Sites Within Viewsheds)
- Floodplains (not available for Seneca, Yates, or Schuyler Counties)

Training

Two training sessions were held in order to educate public municipal staff and volunteers regarding scenic resources and viewshed identification, analysis and protection. Copies of the PowerPoint presentations are included in Appendices C & D.

Protecting Scenic Resources

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

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

Protecting Scenic Resources I - Conducting a Scenic Resources Inventory: Documenting and Evaluating Tompkins County’s Scenic Resources.

This presentation illustrated the first steps in protecting a community’s scenic resources: defining, inventorying, and evaluating those resources. A 2005 study documenting and evaluating Tompkins County’s scenic resources was used as an example. The study was conducted in four parts: (a) Scenic Resources Inventory; (b) Scenic

Resources Characterization; (c) Evaluation; and (d) Prioritization.

Protecting Scenic Resources II: Tools to Safeguard Important Scenic Resources

This presentation reviewed some of the design and siting considerations that can improve the visual compatibility of development with its surroundings and the methods available to local governments for incorporating these considerations into the review process.

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

This training session explained the purpose of viewshed analysis, methods of analysis, and their relation to local land use controls. It included an explanation of identifying sites, characterization and evaluation of sites, how to work with data and mapping tools, and how G/FLRPC applied this methodology in the region. The objective was to present tools for municipal viewshed analysis that may be used in SEQRA review and site plan review criteria.

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Windshield Survey

Scenic Resource Number: _____

County of: _____

Location: _____

Geographic coordinates: _____

Photo IDs: _____

Date: _____

Scenic category:

panorama, overlook, distant view, enclosed, leaf tunnel effect

Scenic character:

agriculture, nature, groomed, rural development, urban

Scenic elements:

Cultural

farming and pasture landscapes, historic landmarks and monuments, heritage icons, hay fields, municipal uses, architecture, rare unique structures, settlements, properties indispensable to the viewshed

Natural

views of open landscapes of water, meadows, fields, beaches

Vegetation

meadows, farmland, pasture land, low wetland vegetation, lawn, woodlots, forest patterns

Landform

flat, steep, hilly, rolling terrain, rocks, cliffs, valleys, gorges

Water

ponds, lakes, rivers, streams, wetlands, working waterfronts, shoreline residential, waterfalls and cascades

Land use

parks, conservation easements, trails, airports, streets, rural roads, private parcels

Scenic composition:

framed, texture, variety, definition, vista

Scenic absorption:

H5 4 3 2 1L

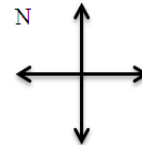
Scenic quality:

H5 4 3 2 1L

Scenic evaluation:

distinctive, noteworthy, typical

Scenic exposure:



Remarks _____

Windshield Survey Instructions

Scenic Resource Number: (designated ahead of time, in a spreadsheet for reference)

County of: _____

Location: (viewshed title and town, village, city, or hamlet of _____)

Geographic coordinates: (latitude, longitude and/or closest address)

Scenic category:

panorama, overlook, distant view, enclosed, tunnel effect

- Panorama - an expansive distant view from varied viewpoints
- Overlook - an overview from a limited viewpoint
- Distant View - a peripherally framed view from varied viewpoints
- Enclosed - a framed view from a limited viewpoint
- Tunnel Effect - a completely framed view with canopy from a limited viewpoint

Scenic character:

agriculture, nature, groomed, rural development, urban

- Agriculture - cultivated and fallow fields, vineyards, orchards, nurseries
- Nature - wetlands, woodlots, meadows
- Groomed - campus, golf course, park
- Rural Development - small rural settlement or hamlet
- Urban - densely built setting

Scenic elements:

Cultural

farming and pasture landscapes, historic landmarks and monuments, heritage icons, hay fields, municipal uses, architecture, rare unique structures, settlements, properties indispensable to the viewshed

Natural

views of open landscapes of water, meadows, fields, beaches

Vegetation

meadows, farmland, pasture land, low wetland vegetation, lawn, woodlots, forest patterns

Landform

flat, steep, hilly, rolling terrain, rocks, cliffs, valleys, gorges

Water

ponds, lakes, rivers, streams, wetlands, working waterfronts, shoreline residential, waterfalls and cascades

Land use

parks, conservation easements, trails, airports, streets, rural roads, private parcels

Scenic composition:

framed, texture, mystery, definition, vista, variety

- framed - a composition can be described as being framed or focused with a border effect
- texture - a composition can display texture or a variety of textures by the differing appearance of the components of the view
- mystery - a composition can convey mystery by offering a sightline that doesn't terminate but leads the viewer to the unknown
- vista - a composition can have no clear edges and create a vista of wide open spaces

Scenic absorption

(High) 5 4 3 2 1 (Low)

Scenic Absorption is defined as the ability of the landscape to absorb the built form and is rated high (5) to low or minimal (1). For example, the construction of a new building within a city will be more easily absorbed into scenic views of the city and have less impact on those views, while construction of the same building within a pristine wetland would not be easily absorbed into views of the wetland and would negatively impact those scenic views.

Scenic quality:

(High) 5 4 3 2 1 (Low)

Scenic Quality of the view is rated 1(low) to 5(high). Scenic resources are rated from low to high based on a comparison of a wide range of scenic resources, and reflect the evaluators' overall impression of the view from the experience of being in the field and taking in the view.

Scenic evaluation:

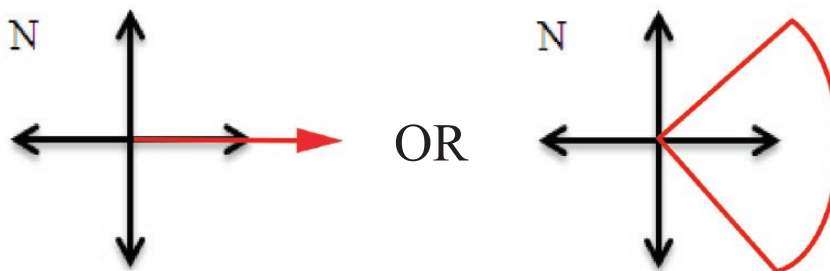
distinctive, noteworthy, typical

Distinctive views make a clear, unmistakable impression, and are distinguished as some of the best scenic views in the County. These are areas where landform, vegetation patterns, water characteristics, and cultural features combine to provide unusual, unique, or outstanding scenic quality. These landscapes have strong positive attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance.

Noteworthy views are worthy of attracting attention, and are better than many of the scenic views in the County. These are areas where landform, vegetation patterns, water characteristics, and cultural features combine to provide ordinary or common scenic quality. These landscapes have generally positive, yet common, attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance. Normally they would form the basic matrix within the ecological unit.

Typical views are highly scenic though commonly seen, and are emblematic of the scenic views and overall character of the County. These are areas where landform, vegetation patterns, water characteristics, and cultural land use have low scenic quality. Often water and rock form of any consequence are missing in typical landscapes. These landscapes have weak or missing attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance.

Scenic exposure:



The scenic exposure is the direction of the scenic area from the viewpoint. It documents the viewing perspective. The direction can be noted as north, north-northeast, northeast, east-northeast, east, etc. Many views consist of wide angles which require more description of the extent of the view. The example drawn on the compass above could be described as ‘northeast to southeast’, or the midpoint of the view and the viewing angle can be noted: ‘east - 90° view’. It is very important to note the direction and extent of the view in the field for mapping purposes later.

Remarks:

This section should be written as an objective analysis in narrative, numbered, or bulleted form that serves as a short report of visual conditions. It should also mention any details that should be pointed out specific to the viewshed (for example a significant building that is present, etc.).

Example narrative 1: “Weed Road is the northern leg of a triangle with Jericho Road (Route 15) to the south and Browns River Road (Route 128) to the west. The area around Weed Road was historically farm country and is still home to several small farms. However, the road is now primarily bordered by large new homes on large lots. The best extent and depth of view is found at the eastern end of the road where it intersects with Jericho Road just west of Whitcomb Farm. Landscaping features and architectural choices will be important to maintaining rural character as new development occurs on Weed Road.”¹

Example narrative 2:

“1. Elevated road looks down on small residential backyards. Additional screening would benefit both views of and to the road.

2. Hardwoods offer fall color and changing seasonal views as well as contrast to ordered agricultural fields.”²

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

2. Ibid

3

Viewshed Inventory and Analysis

Genesee County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

Genesee County

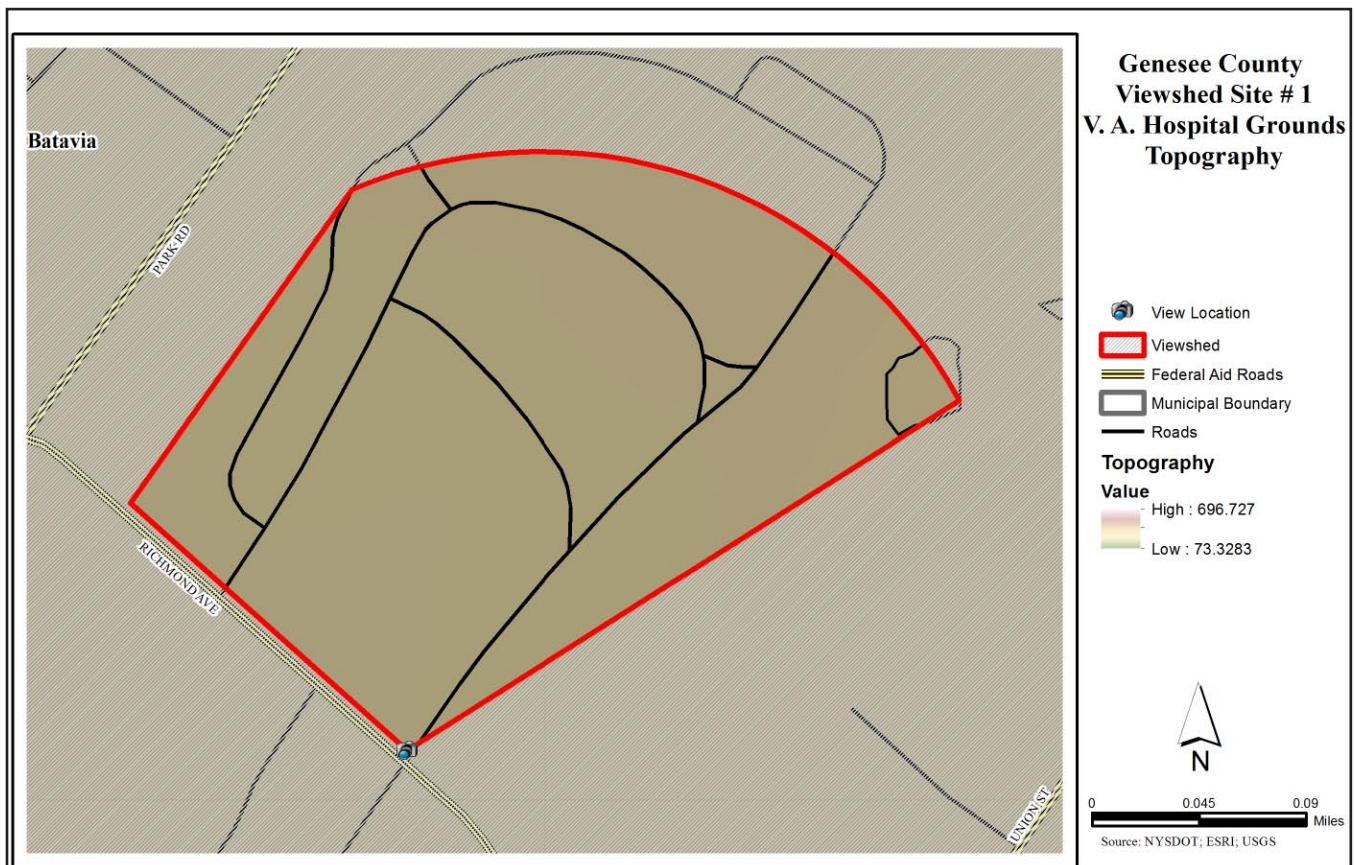
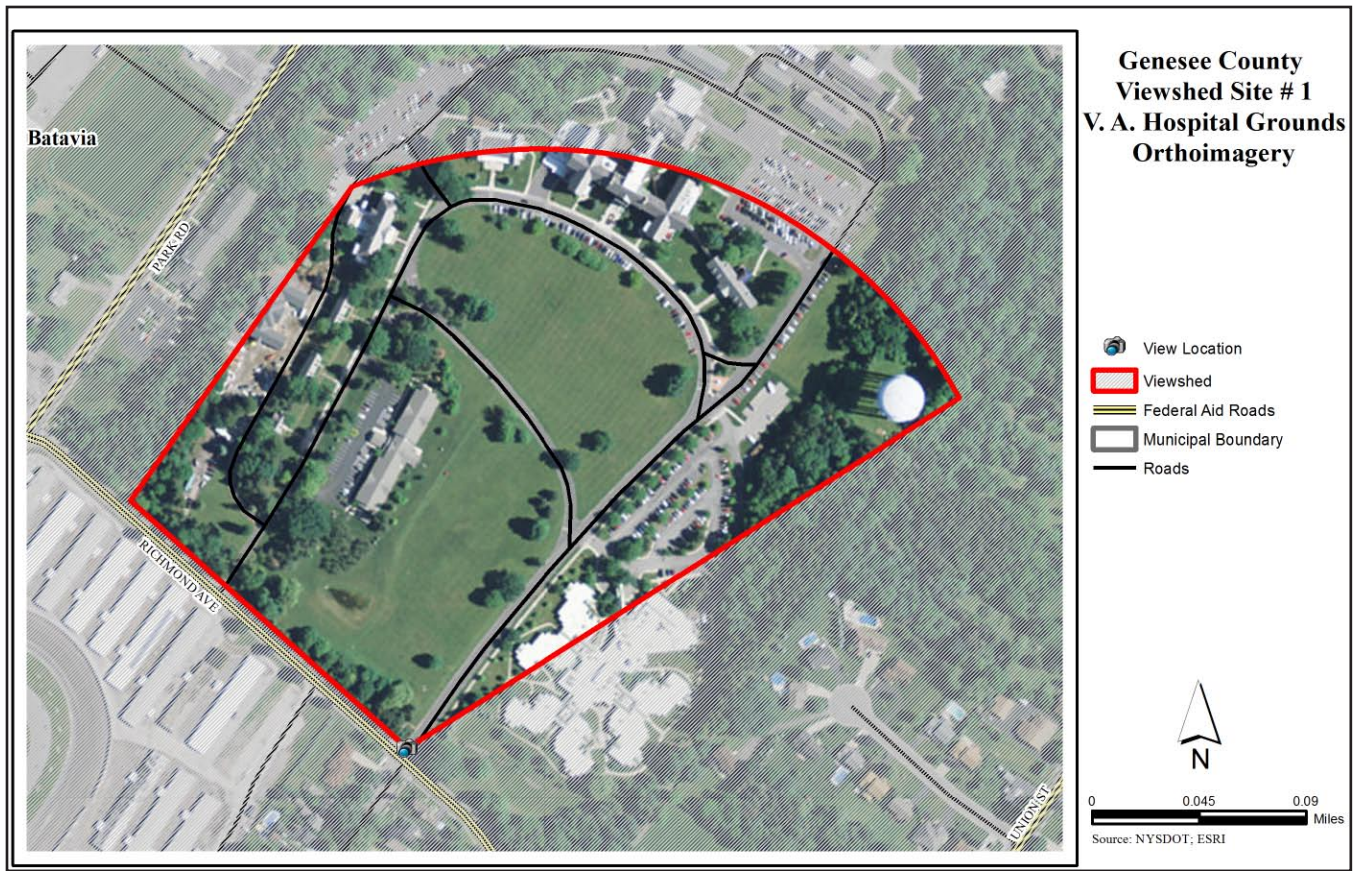
Site 1 - V.A. Hospital Grounds

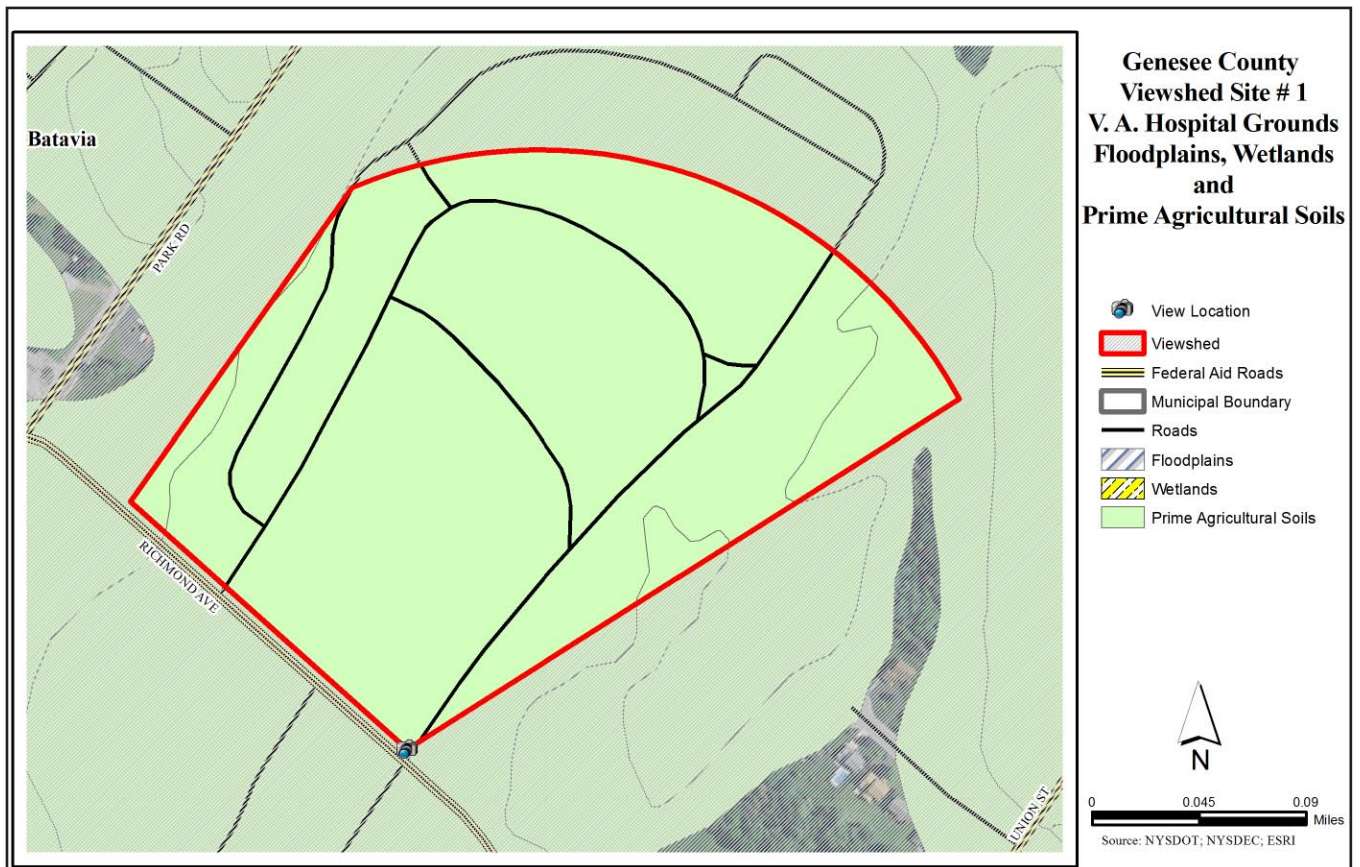
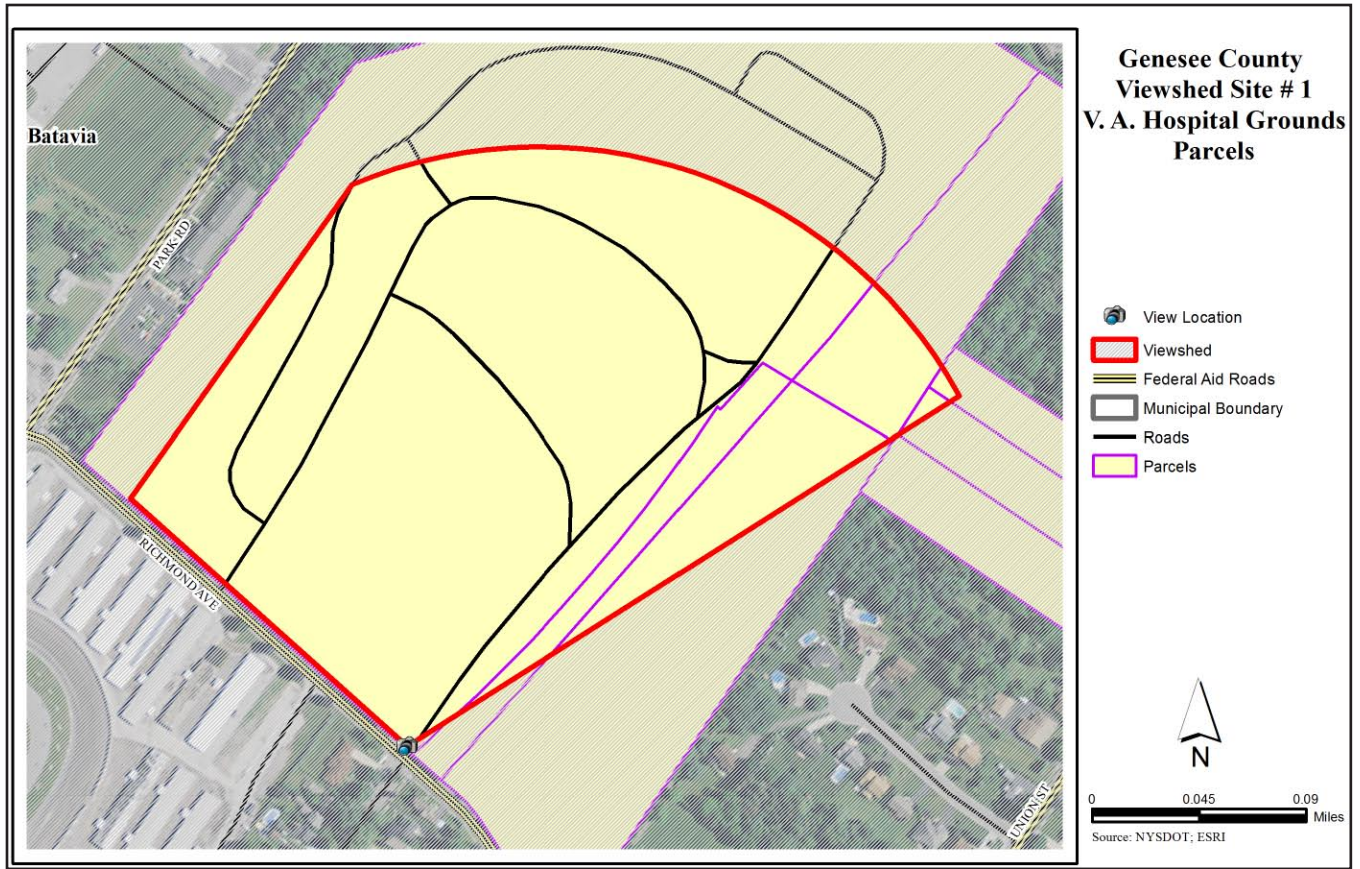
This view is of the Batavia VA Medical Center and grounds from the corner of Richmond Avenue and Redfield Parkway. The view features the historic Hospital campus buildings.

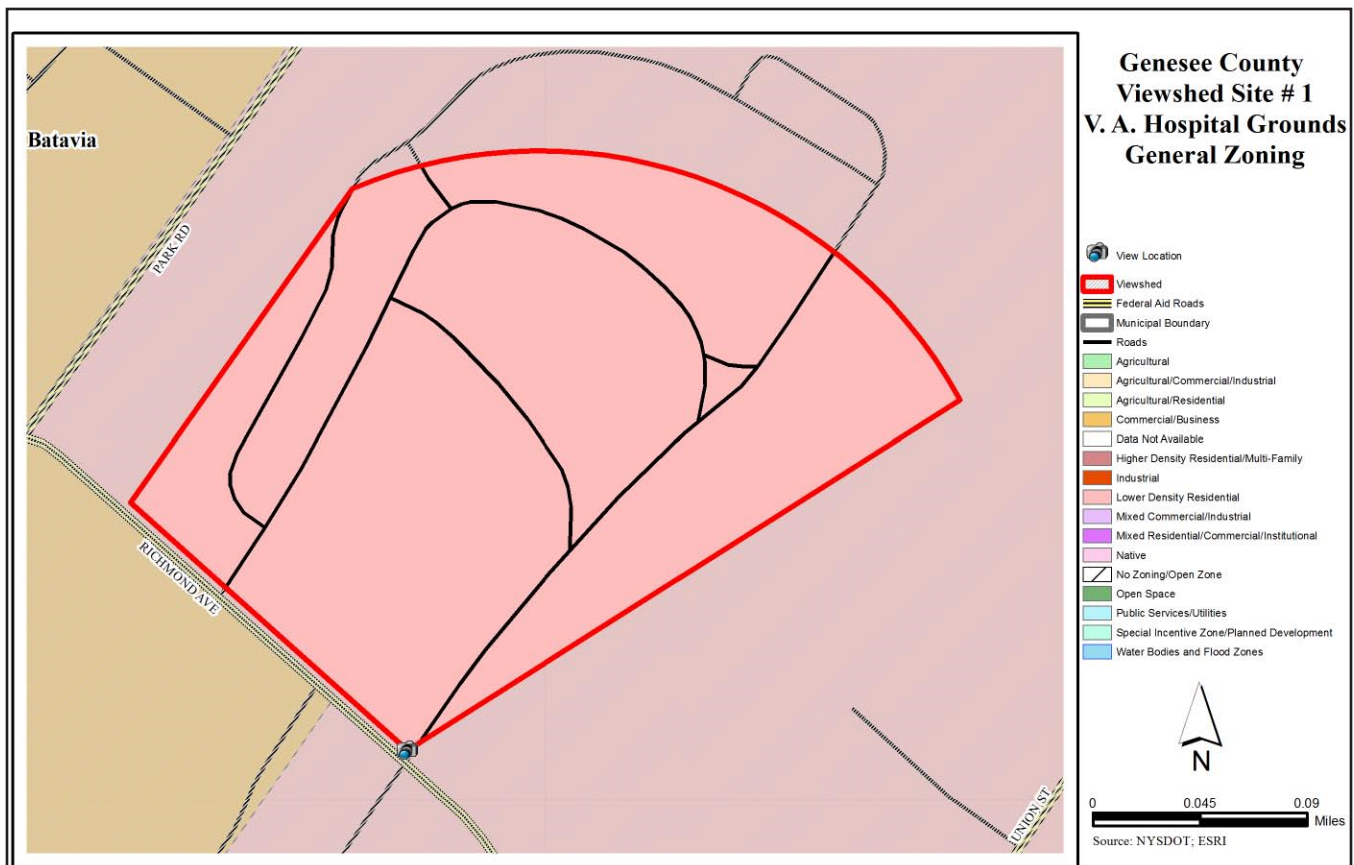
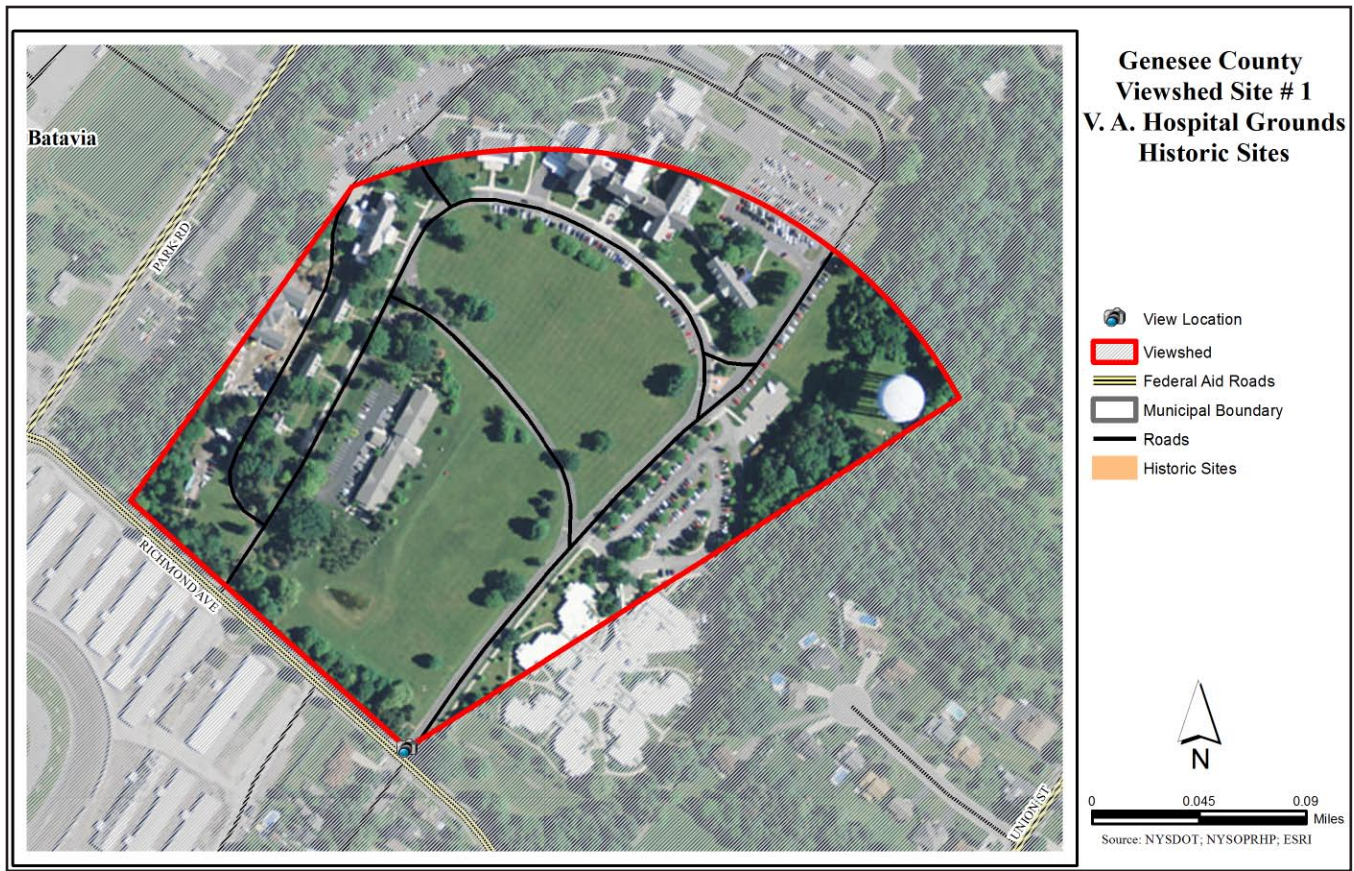


Site Description - V.A. Hospital Grounds	
Location: Address or closest intersection	Richmond Ave. / Redfield Pkwy. Batavia
Geographic Coordinates	43.009897, -78.199435
Category or Categories	cultural
Description	view of historic VA Hospital buildings and grounds
Public Value	moderate
Scenic Category	enclosed
Scenic Character	urban, nature
Scenic Elements - Cultural	heritage icons, municipal uses, architecture, settlements
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	
Scenic Elements - Land use	streets
Scenic Composition	framed
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to northeast







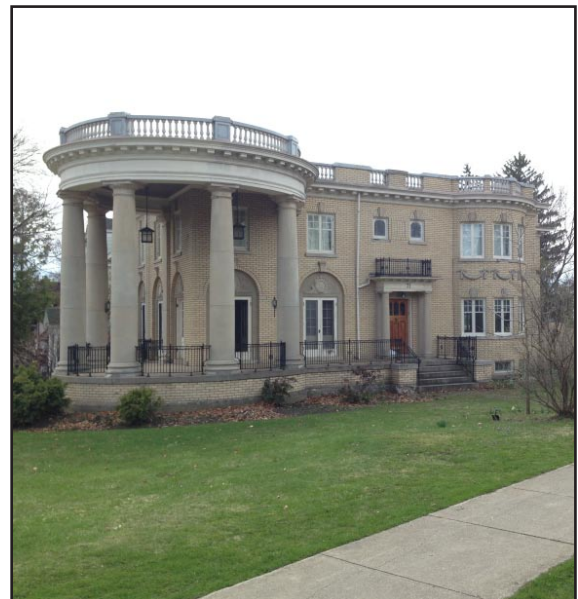


Genesee County - Site 2 - Richmond Ave

Genesee County

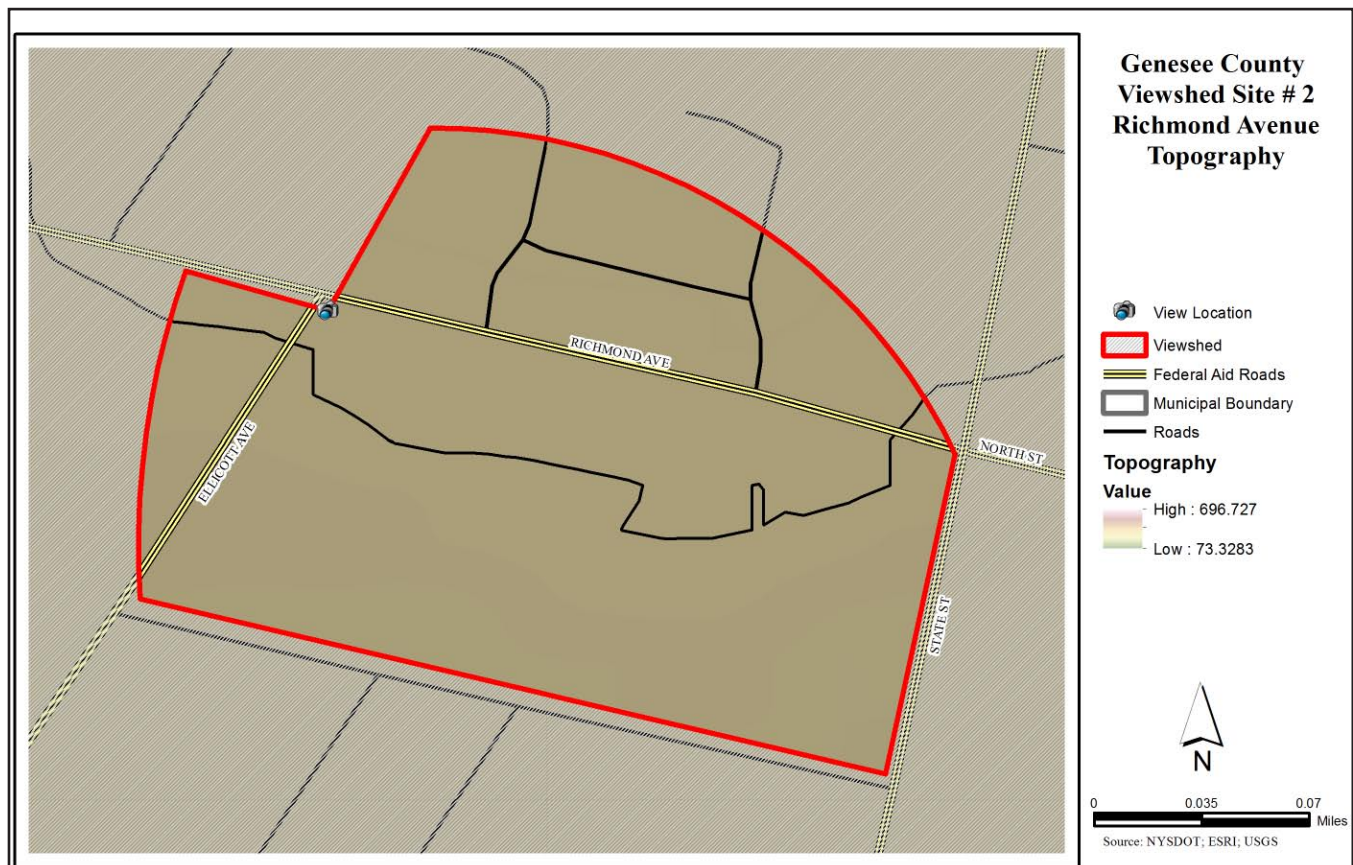
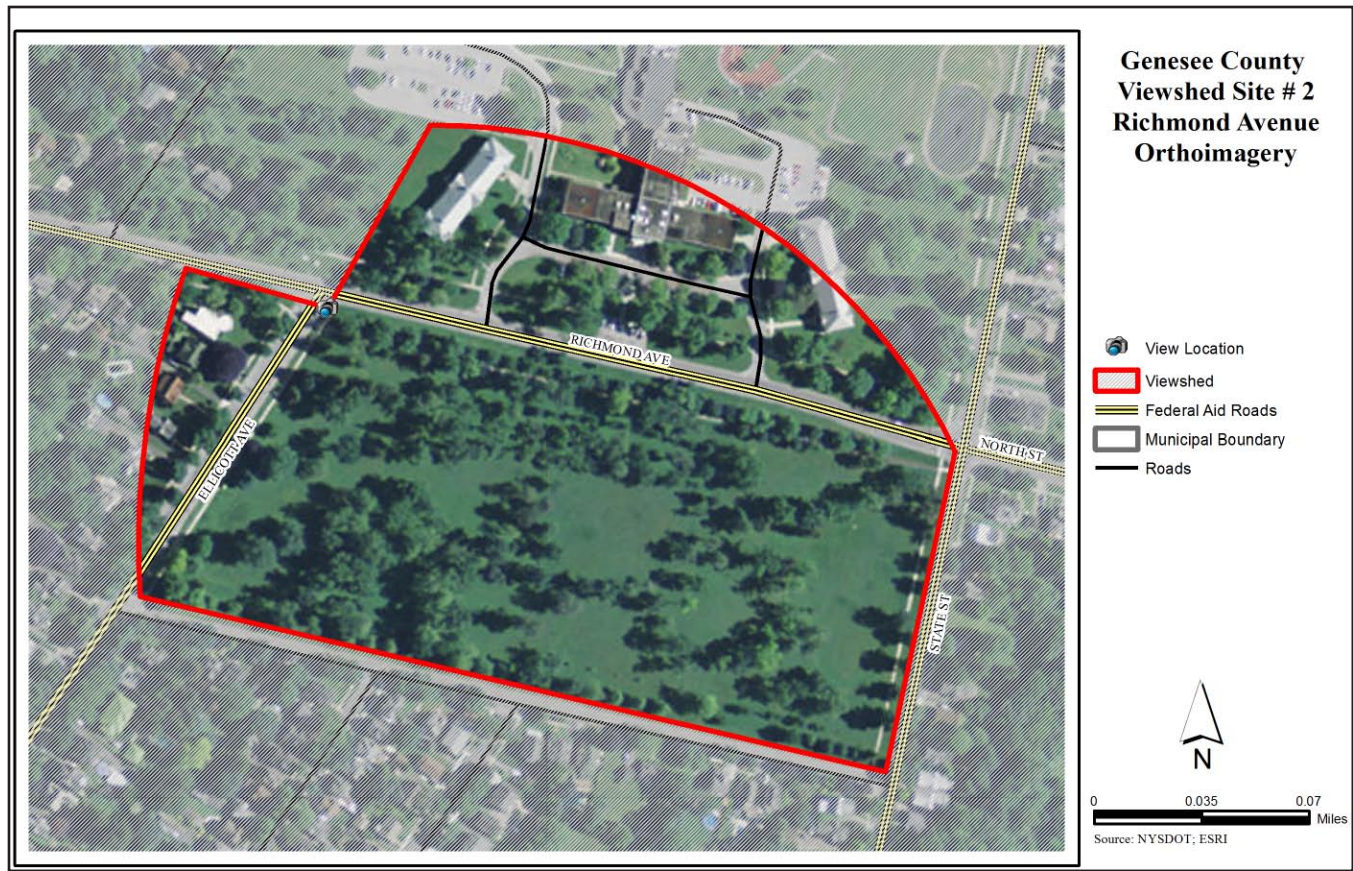
Site 2 - Richmond Ave

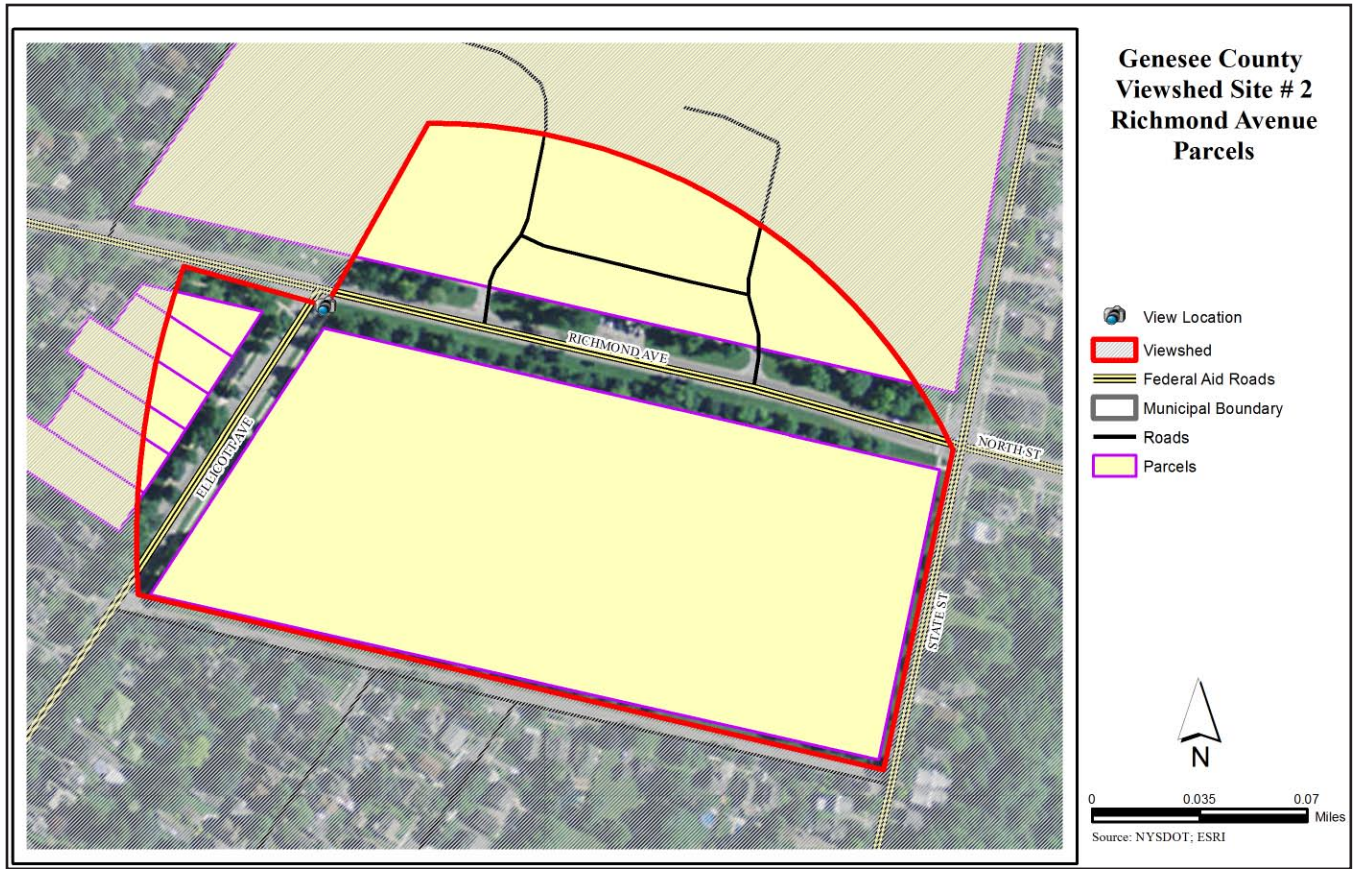
The Richmond Ave viewshed in the City of Batavia is an approximately 270 view that features historic buildings (New York State School for the Blind and a private homes), as well as Centennial Park.

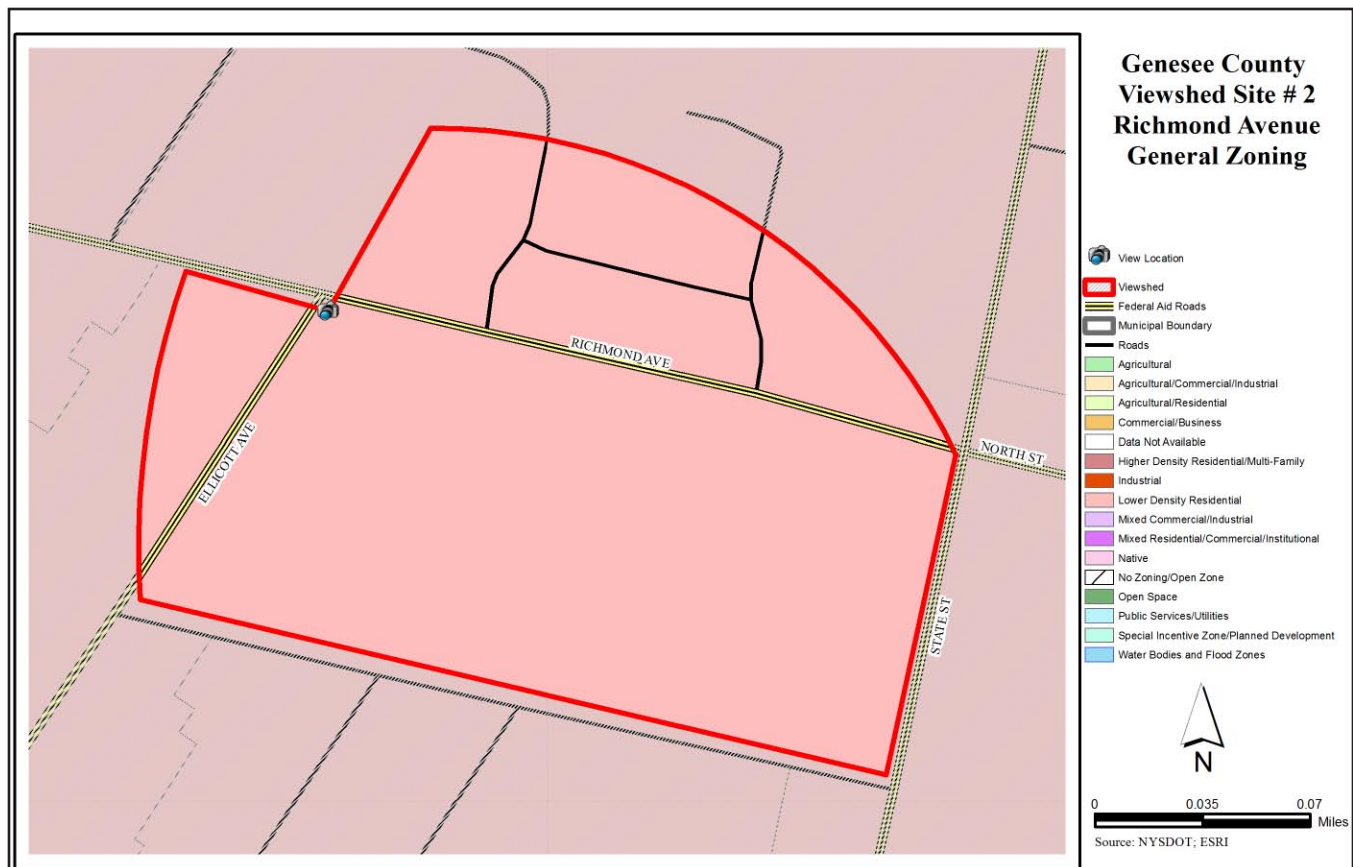
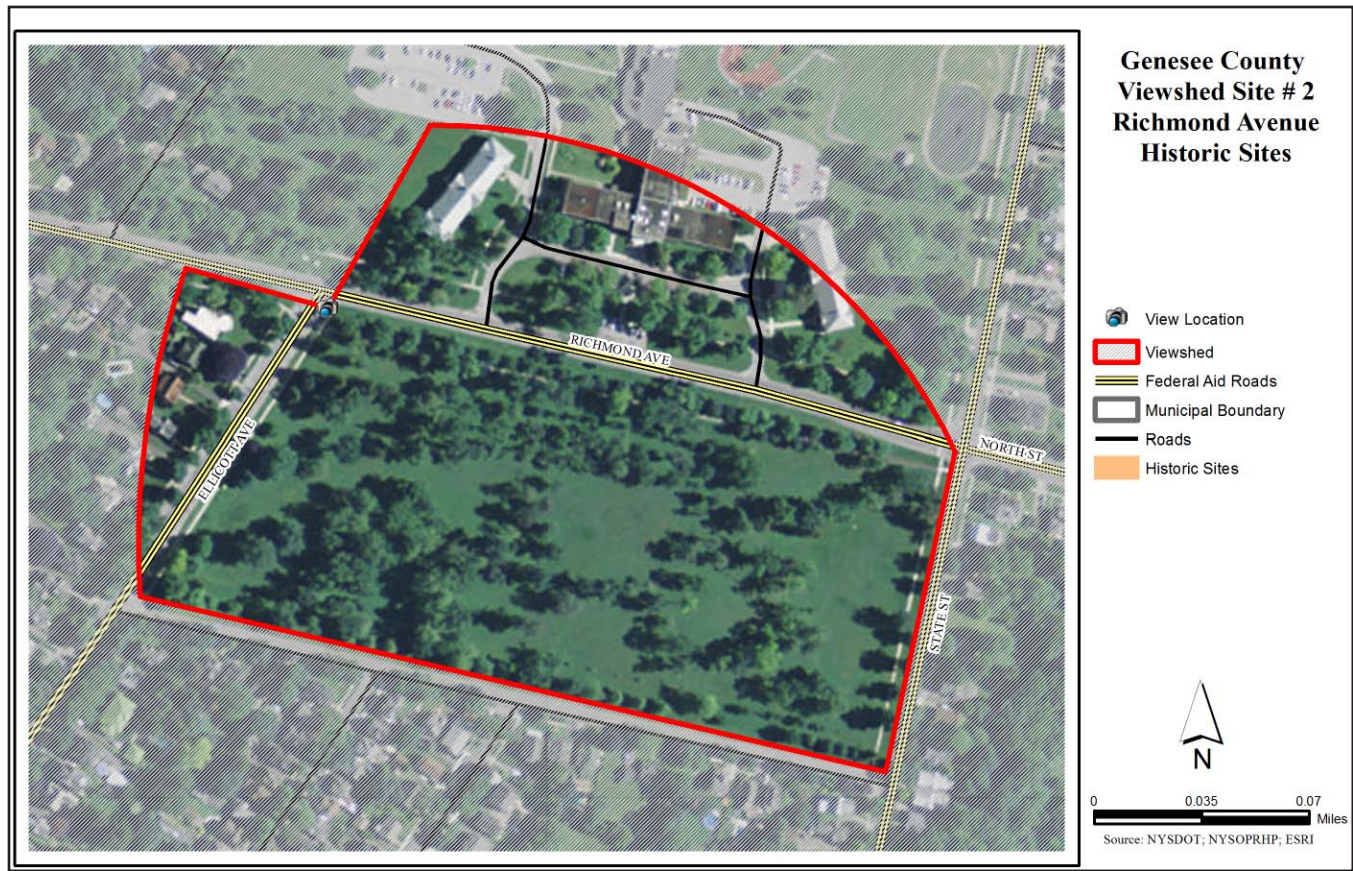


Site Description - Richmond Ave	
Location: Address or closest intersection	Richmond Ave. / Ellicott Ave. Batavia
Geographic Coordinates	43.005296, -78.186888
Category or Categories	cultural
Description	view of historic grounds and buildings, public park
Public Value	moderate
Scenic Category	enclosed
Scenic Character	urban
Scenic Elements - Cultural	historic landmarks and monuments, municipal uses, rare unique structures, settlements
Scenic Elements - Natural	
Scenic Elements - Vegetation	lawn, forest patterns
Scenic Elements - Landform	hilly, rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	park, streets, private parcels
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	northeast-School for the Blind, and southeast-Centennial Park









Genesee County - Site 3 - Main Street Batavia

Genesee County

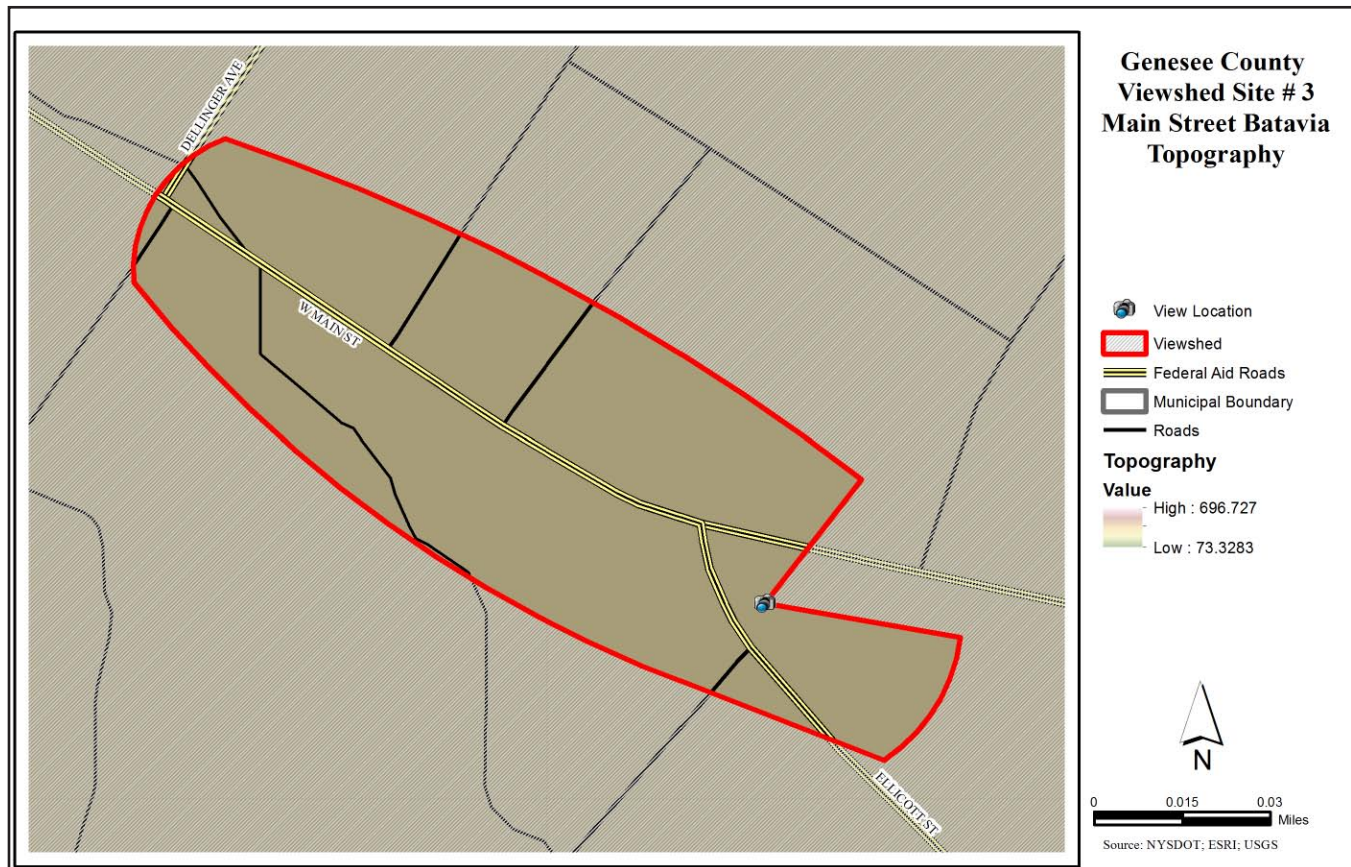
Site 3 - Main Street Batavia

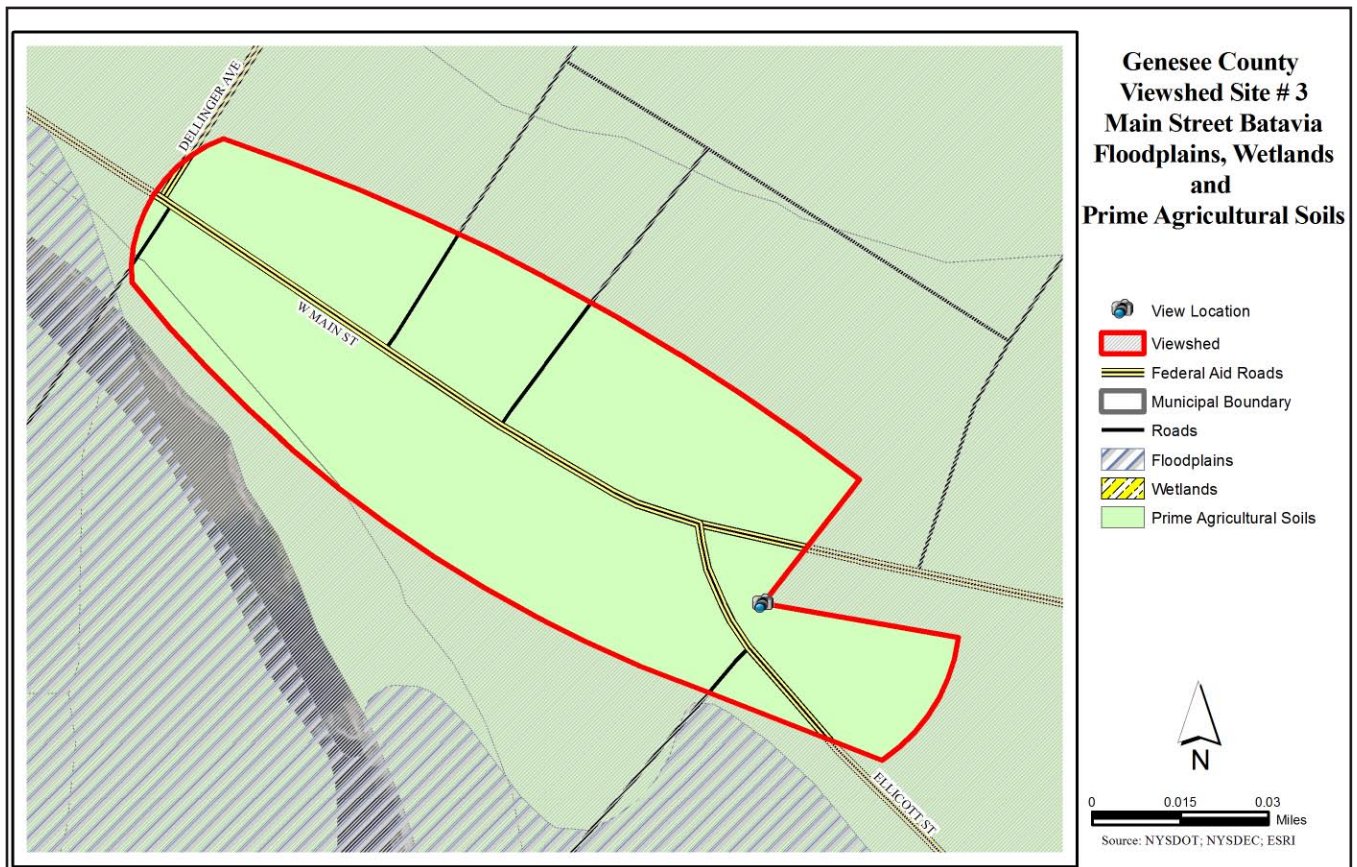
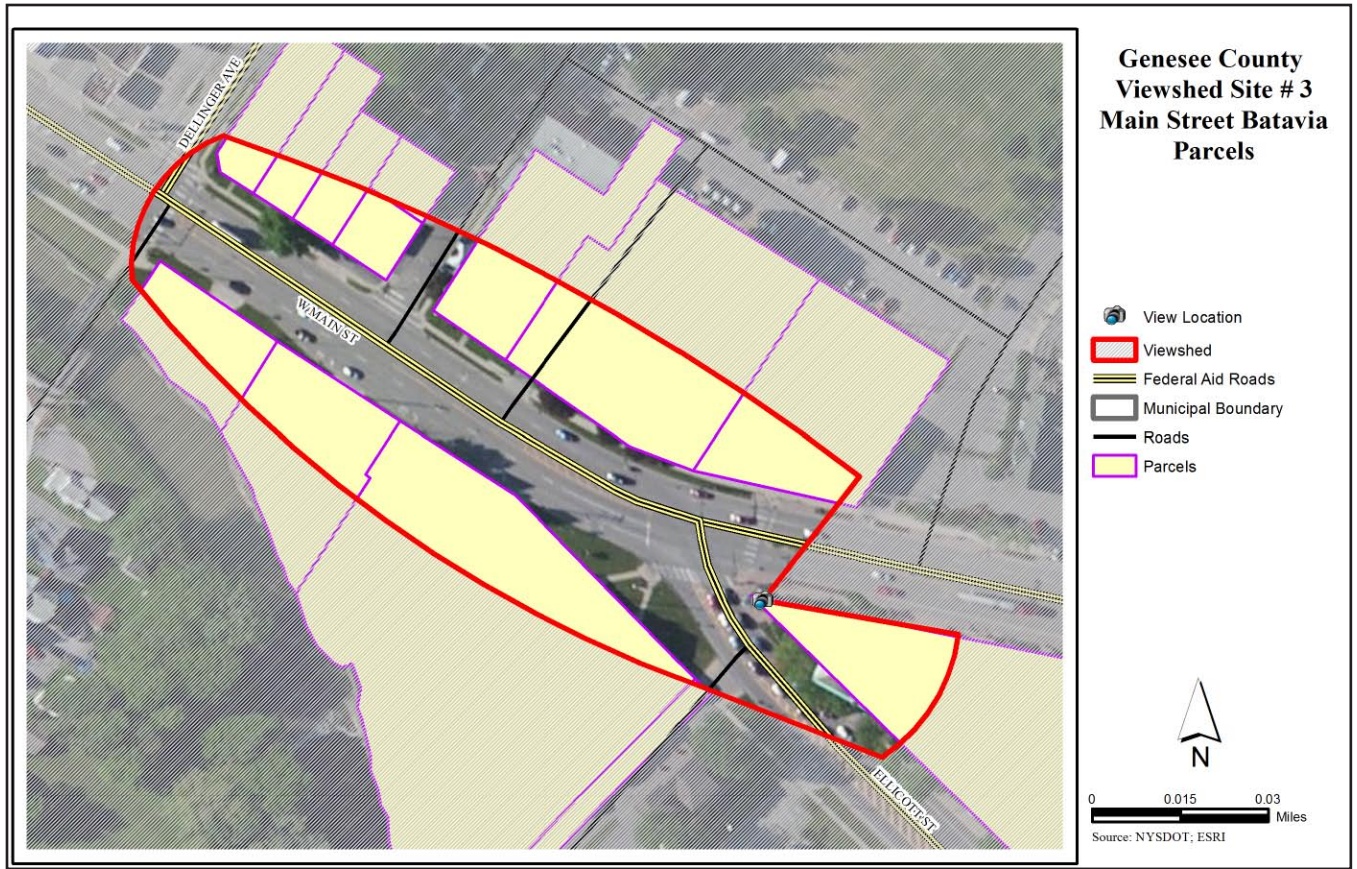
The Main Street Batavia viewshed at the intersection of Routes 63 and 5 features an approximately 270 degree view of downtown Batavia and historic structures. Significant features include the old Genesee County Courthouse (1841) and the Upton Monument.

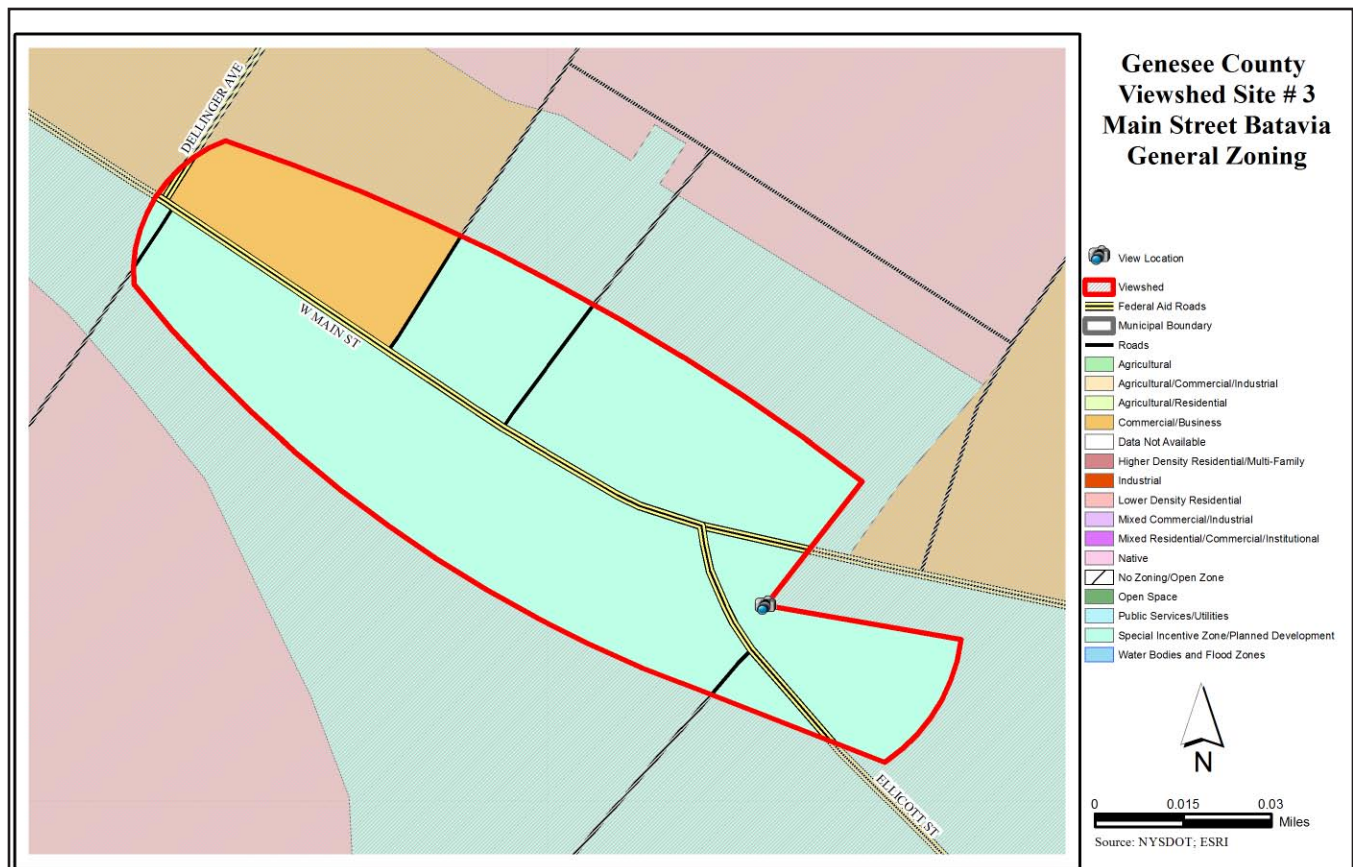
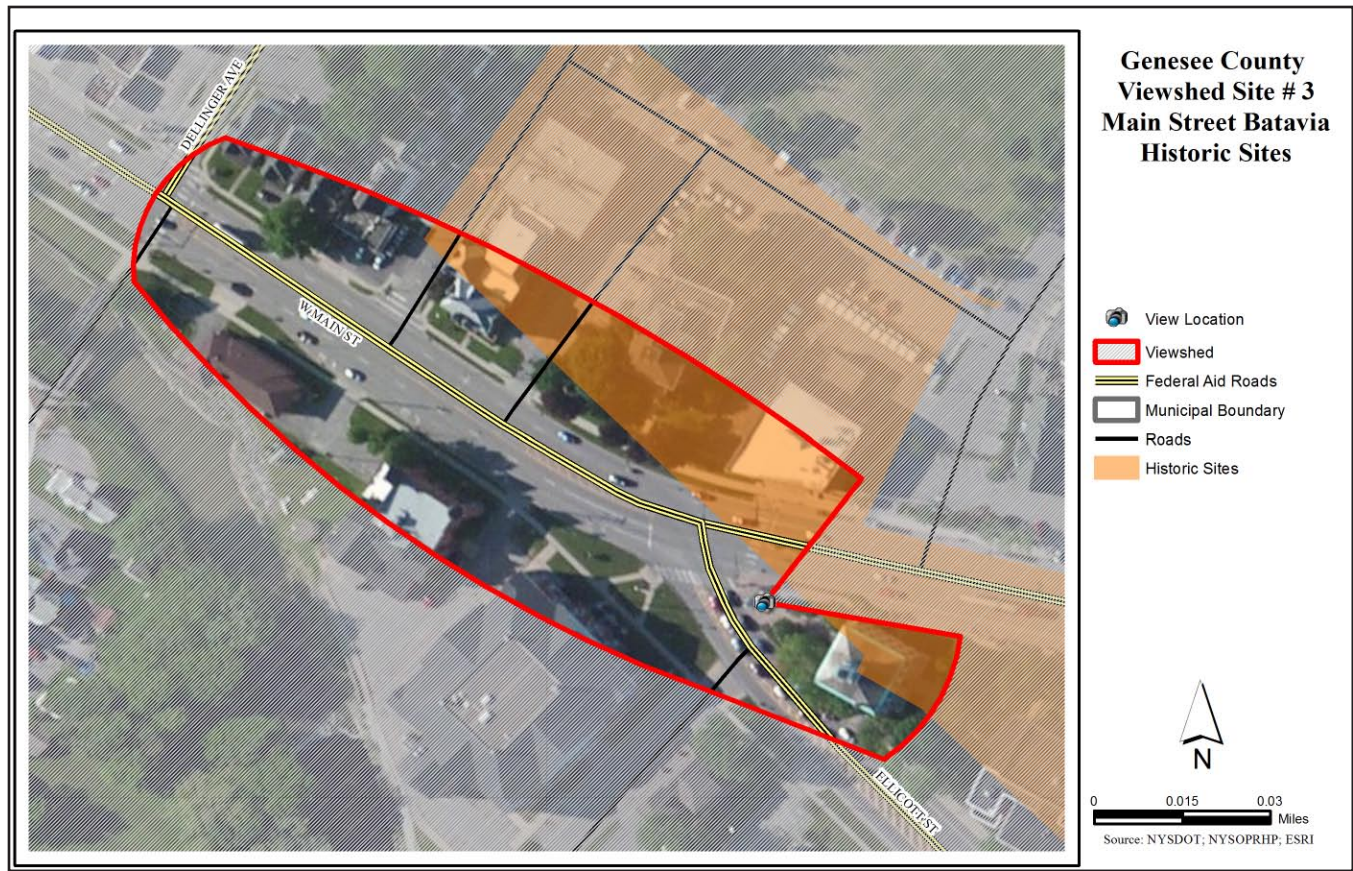


Site Description - Main Street Batavia	
Location: Address or closest intersection	Main St./Ellicott St. Batavia
Geographic Coordinates	42.997910, -78.187233
Category or Categories	cultural
Description	view of downtown historic buildings and monuments
Public Value	very high
Scenic Category	tunnel effect
Scenic Character	urban
Scenic Elements - Cultural	historic landmarks, heritage icons, settlements
Scenic Elements - Natural	
Scenic Elements - Vegetation	
Scenic Elements - Landform	
Scenic Elements - Water	
Scenic Elements - Land use	streets, private parcels
Scenic Composition	framed
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	aprox. 270 degree view from northeast to east









Genesee County - Site 4 - Tonawanda Creek

Genesee County

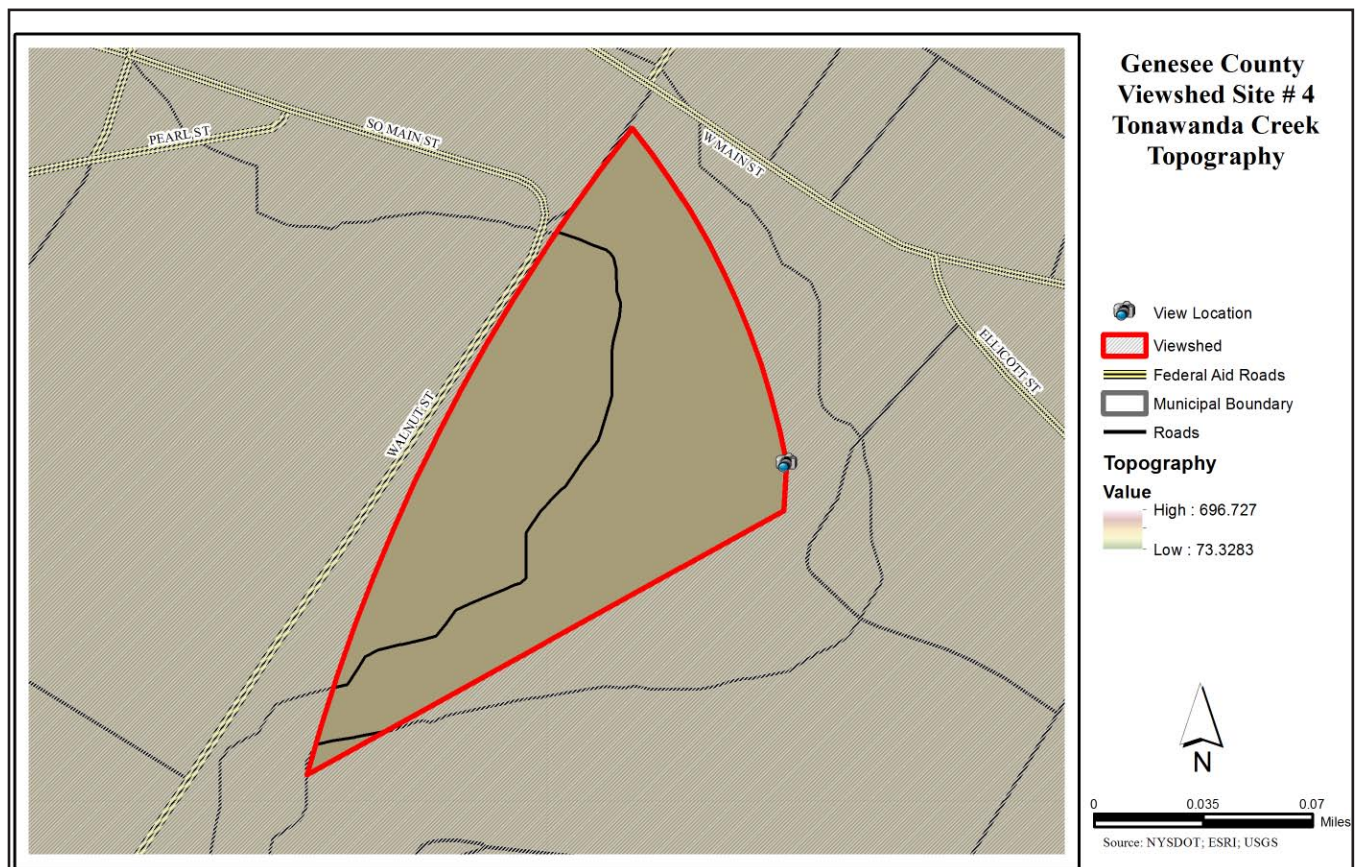
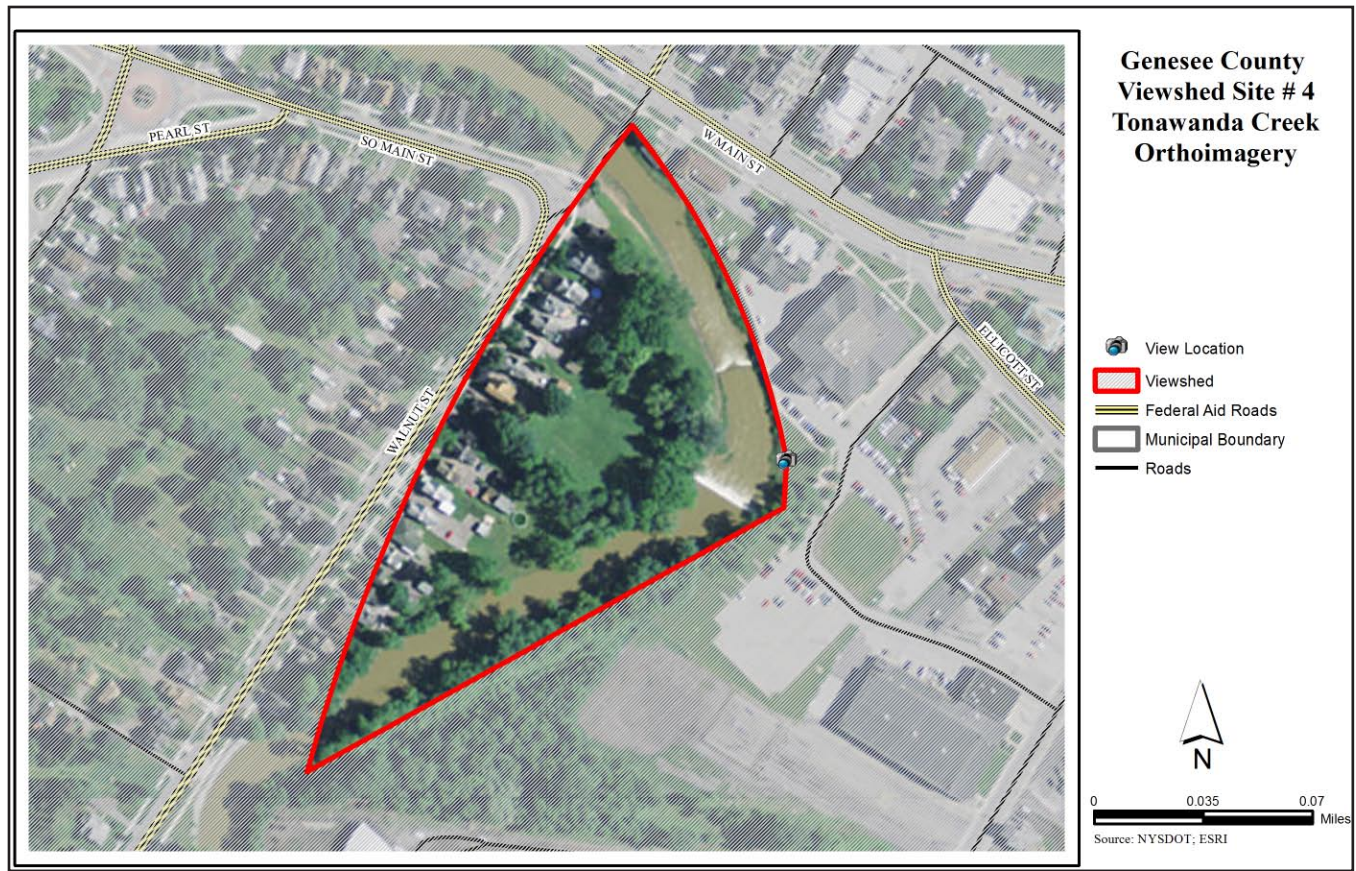
Site 4 - Tonawanda Creek

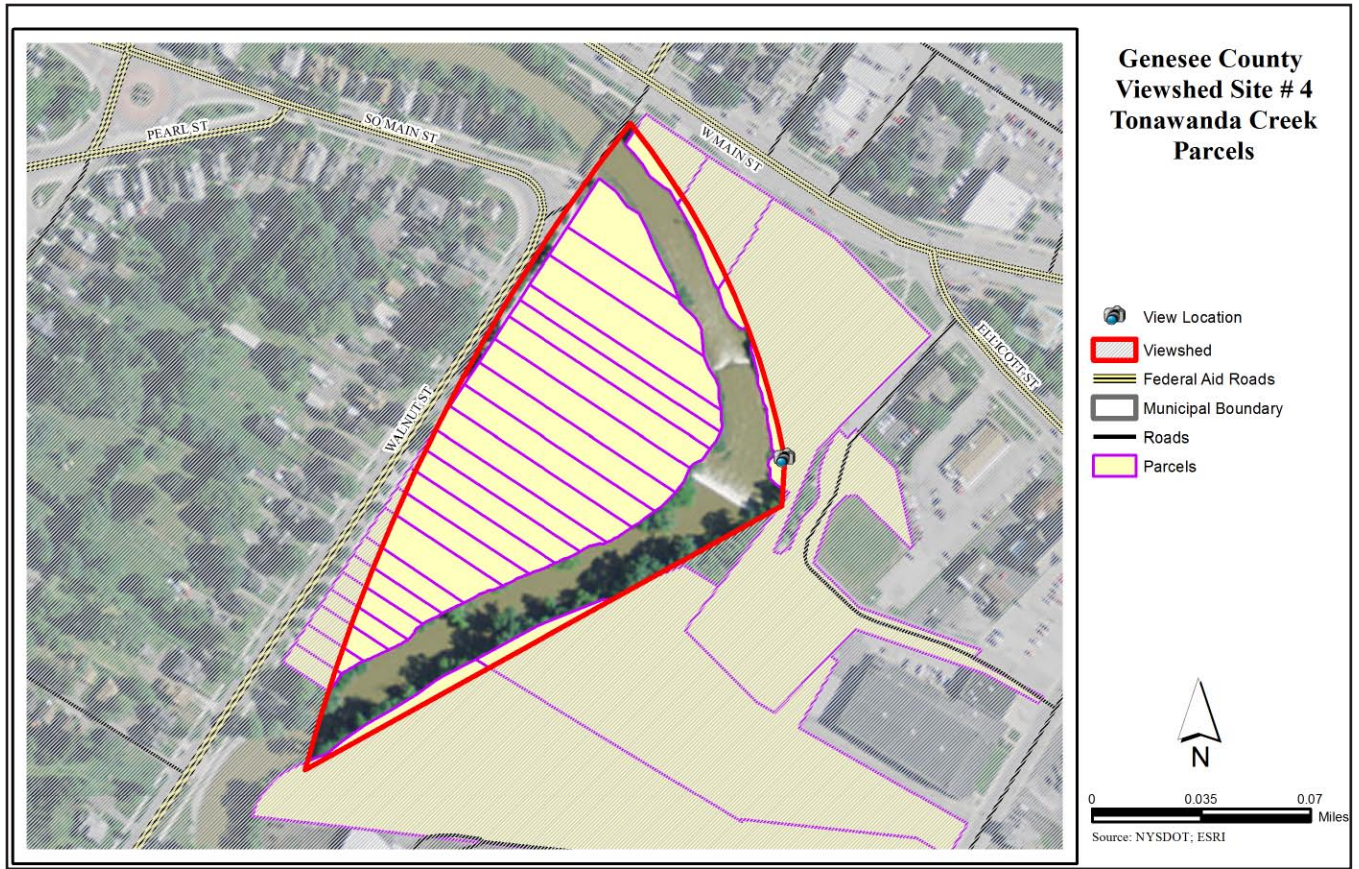
The Tonawanda Creek viewshed is located in the City of Batavia just south of the Main Street Batavia viewshed. Features include a dam, views of the old Engine House, a pedestrian bridge and the Tonawanda Creek. A USGS stream gaging station for the Tonawanda Creek is located here.

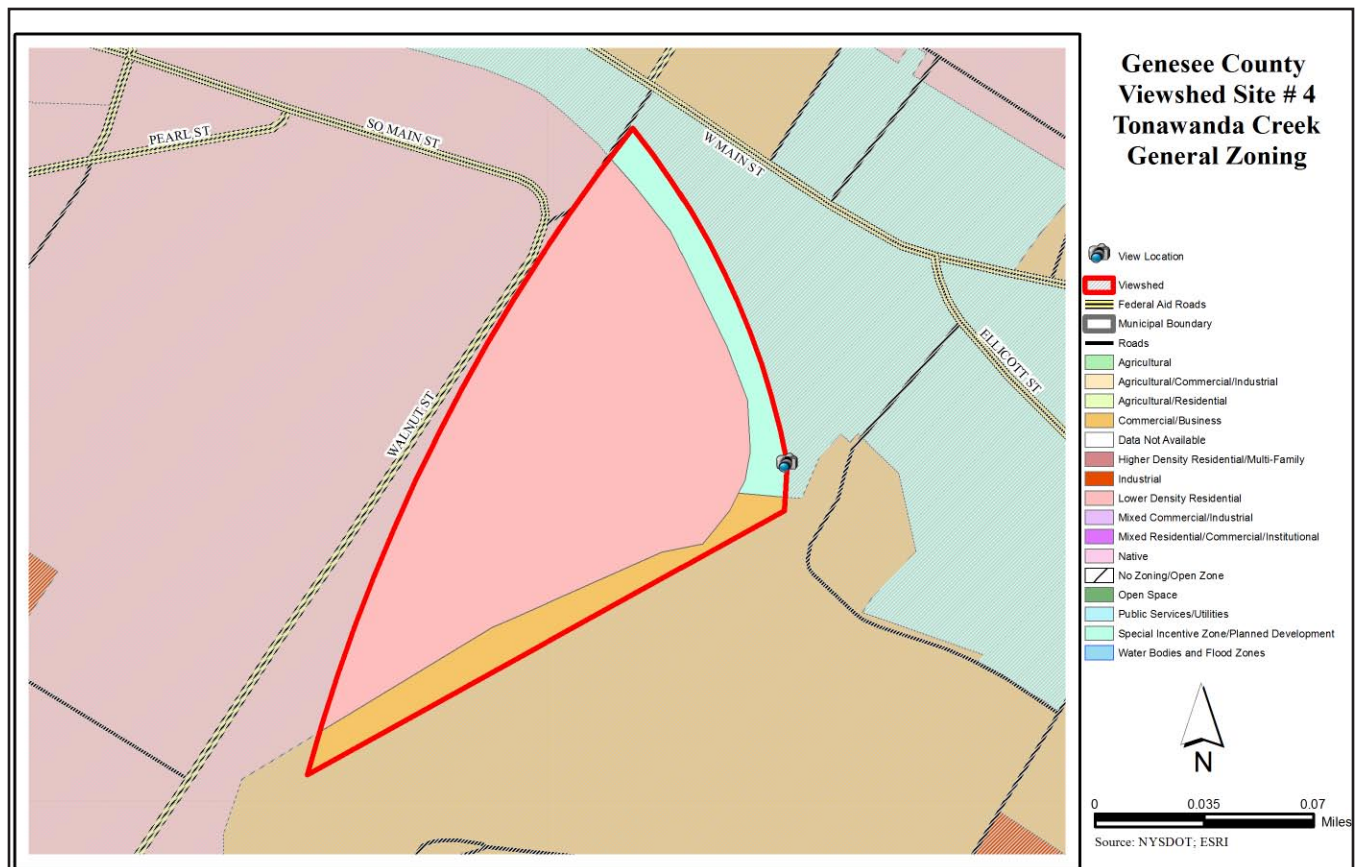
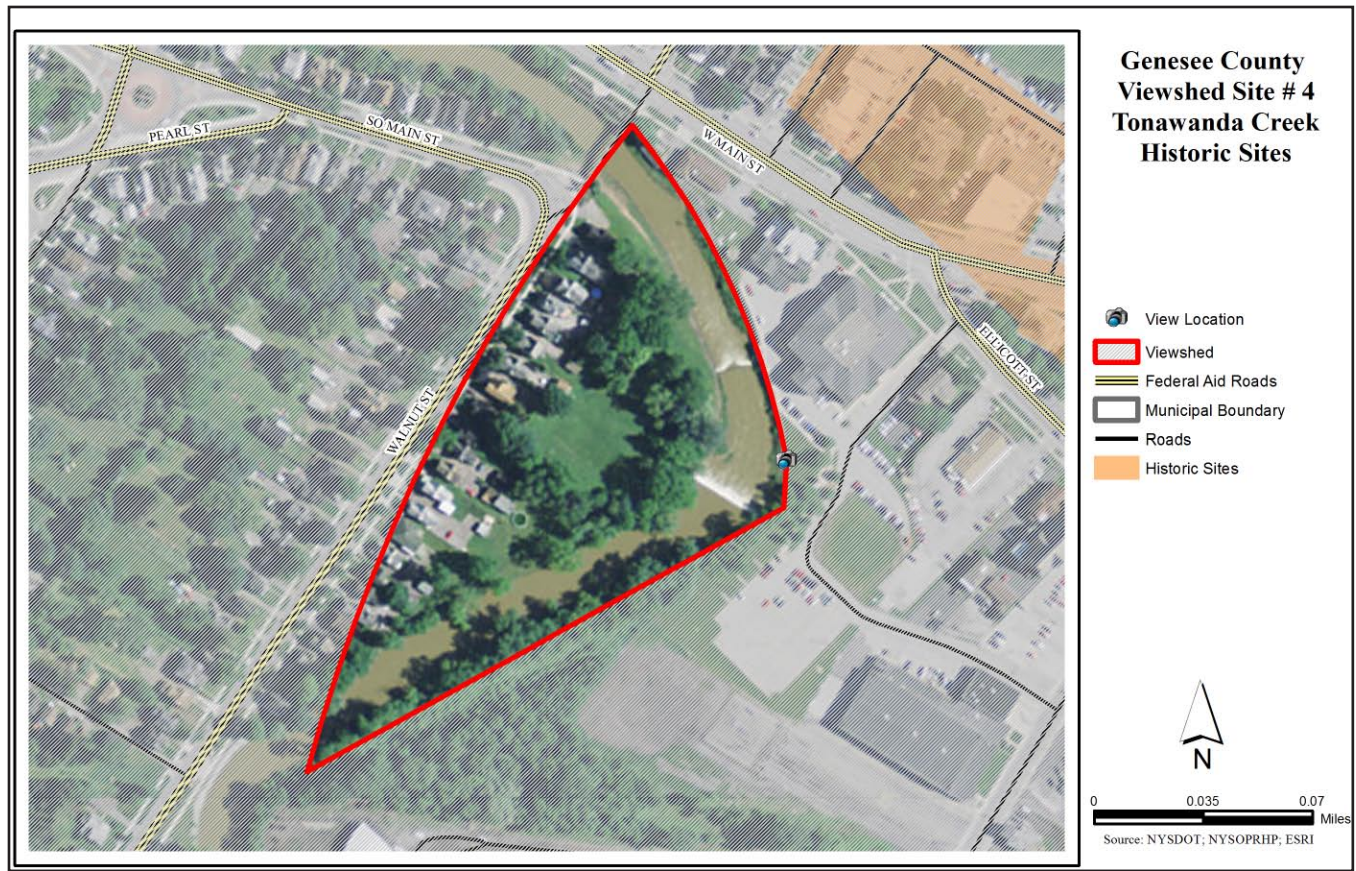


Site Description - Tonawanda Creek	
Location: Address or closest intersection	Ellicott St./ Main St. Batavia
Geographic Coordinates	42.997117, -78.188340
Category or Categories	cultural, natural, water
Description	view of Tonawanda creek and waterfall
Public Value	high
Scenic Category	leaf tunnel effect
Scenic Character	nature, groomed,
Scenic Elements - Cultural	heritage icons
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	stream/creek, waterfalls and cascades
Scenic Elements - Land use	park
Scenic Composition	variety
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	typical
Scenic Exposure	from northwest to southwest







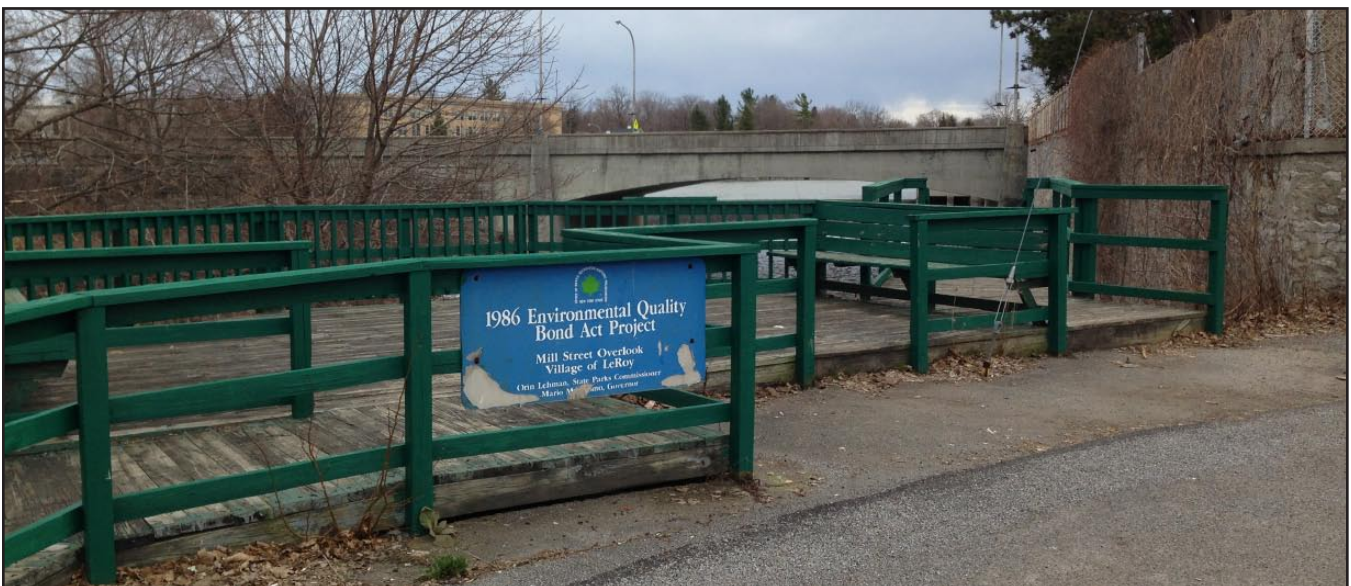


Genesee County - Site 5 - Mill Street Overlook

Genesee County

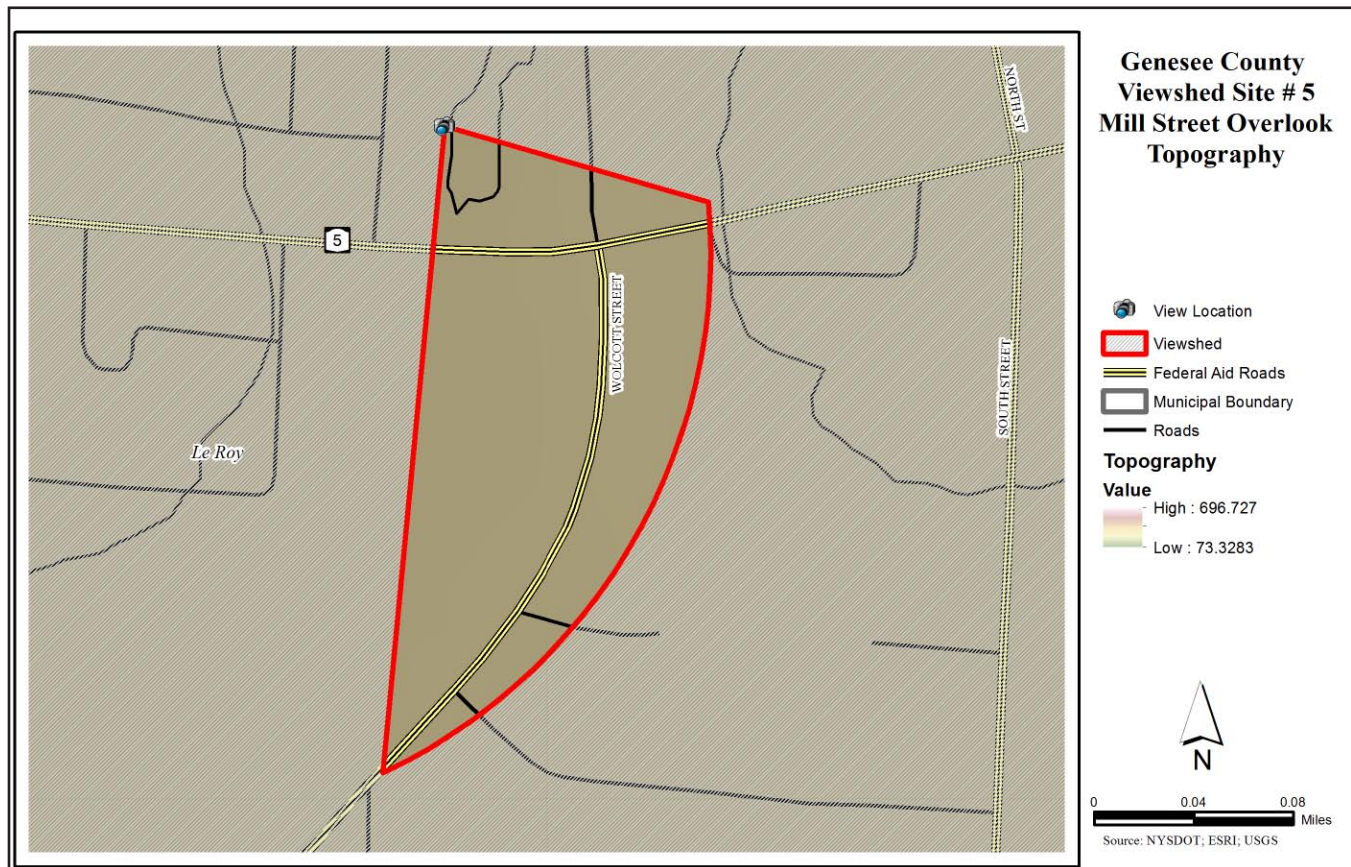
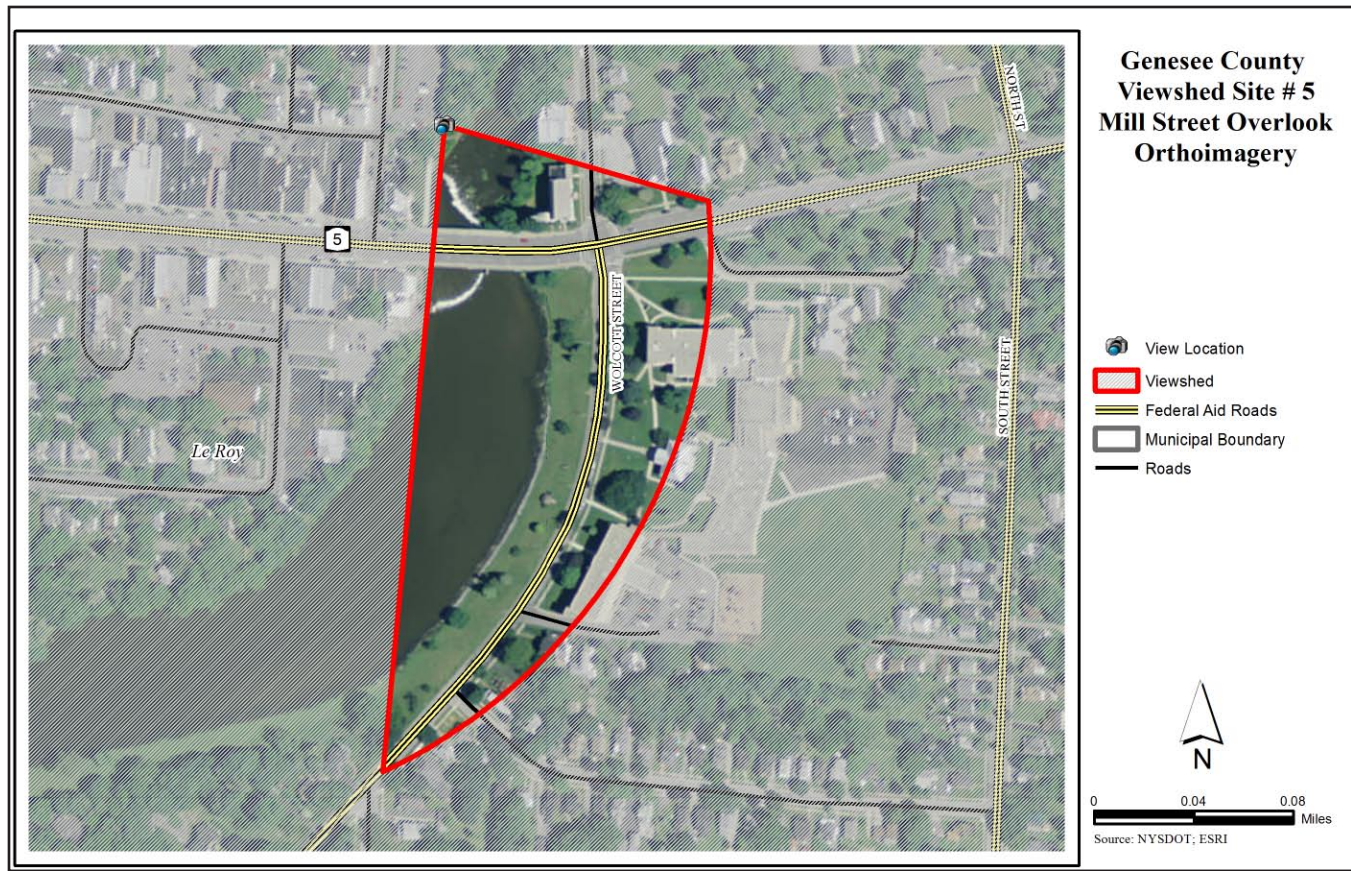
Site 5 - Mill Street Overlook

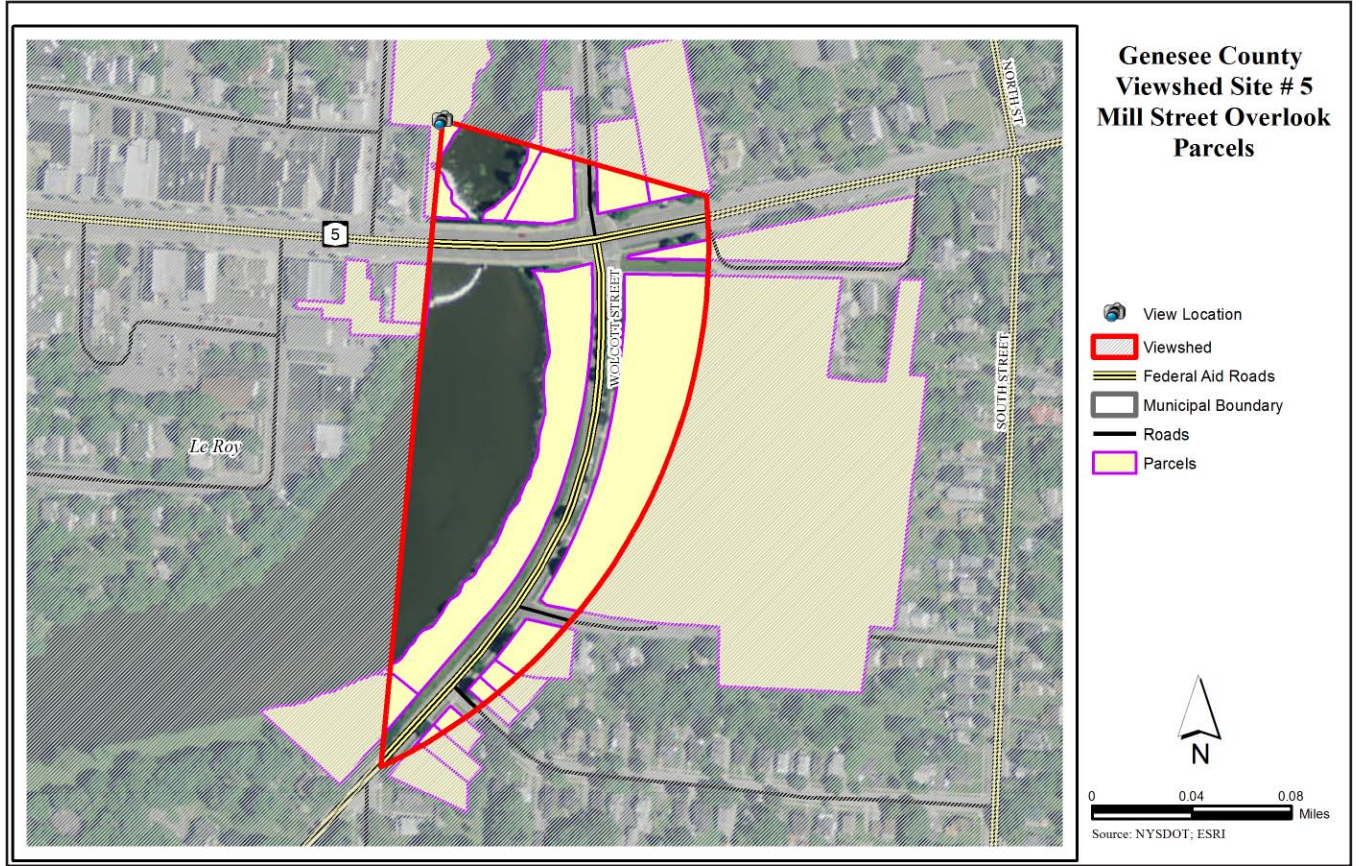
The Mill Street Overlook is a public space consisting of a wooden platform and railings overlooking the Oatka Creek in LeRoy. The site is located behind a municipal parking lot and US Post Office and features views of the Creek, bridge and some Main Street structures.

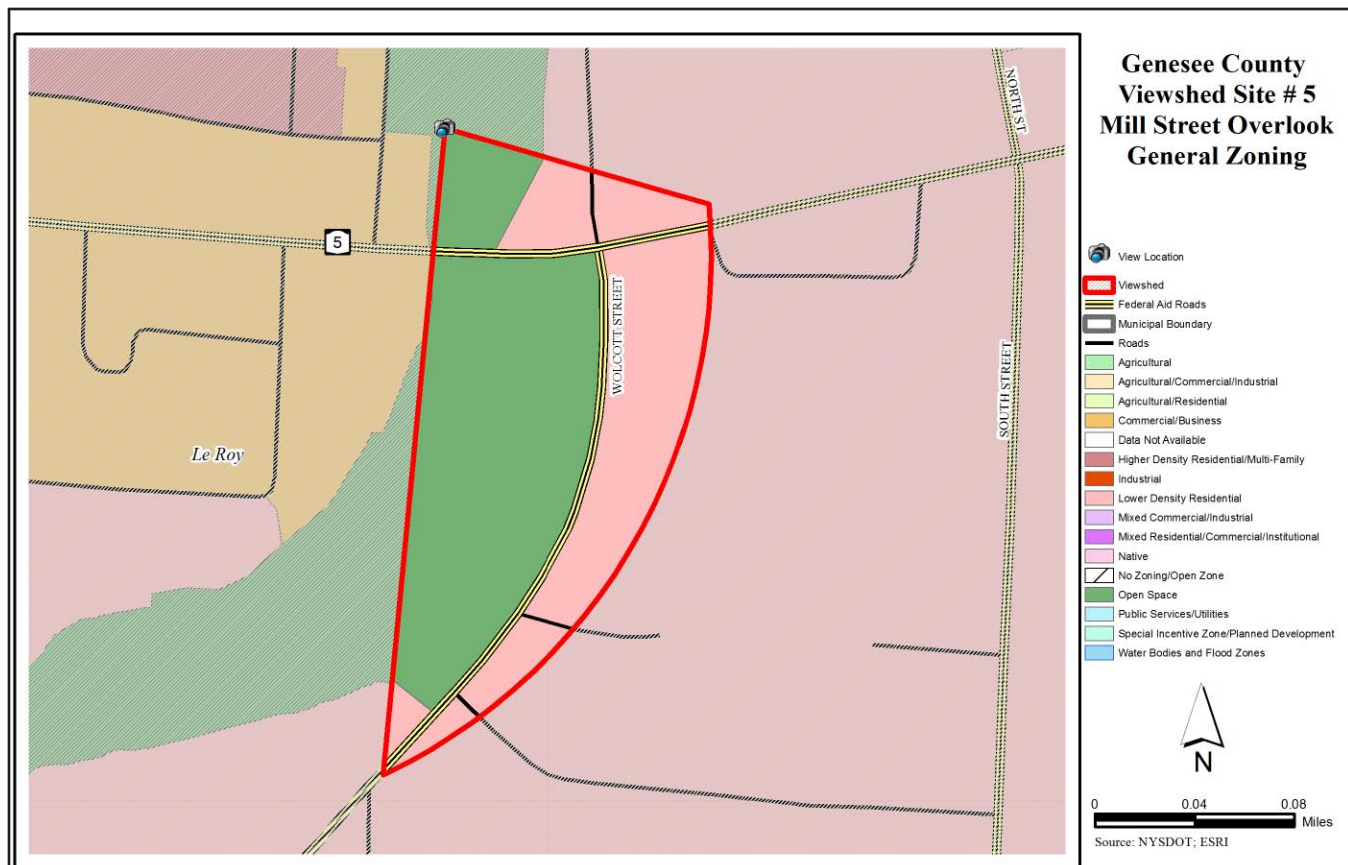
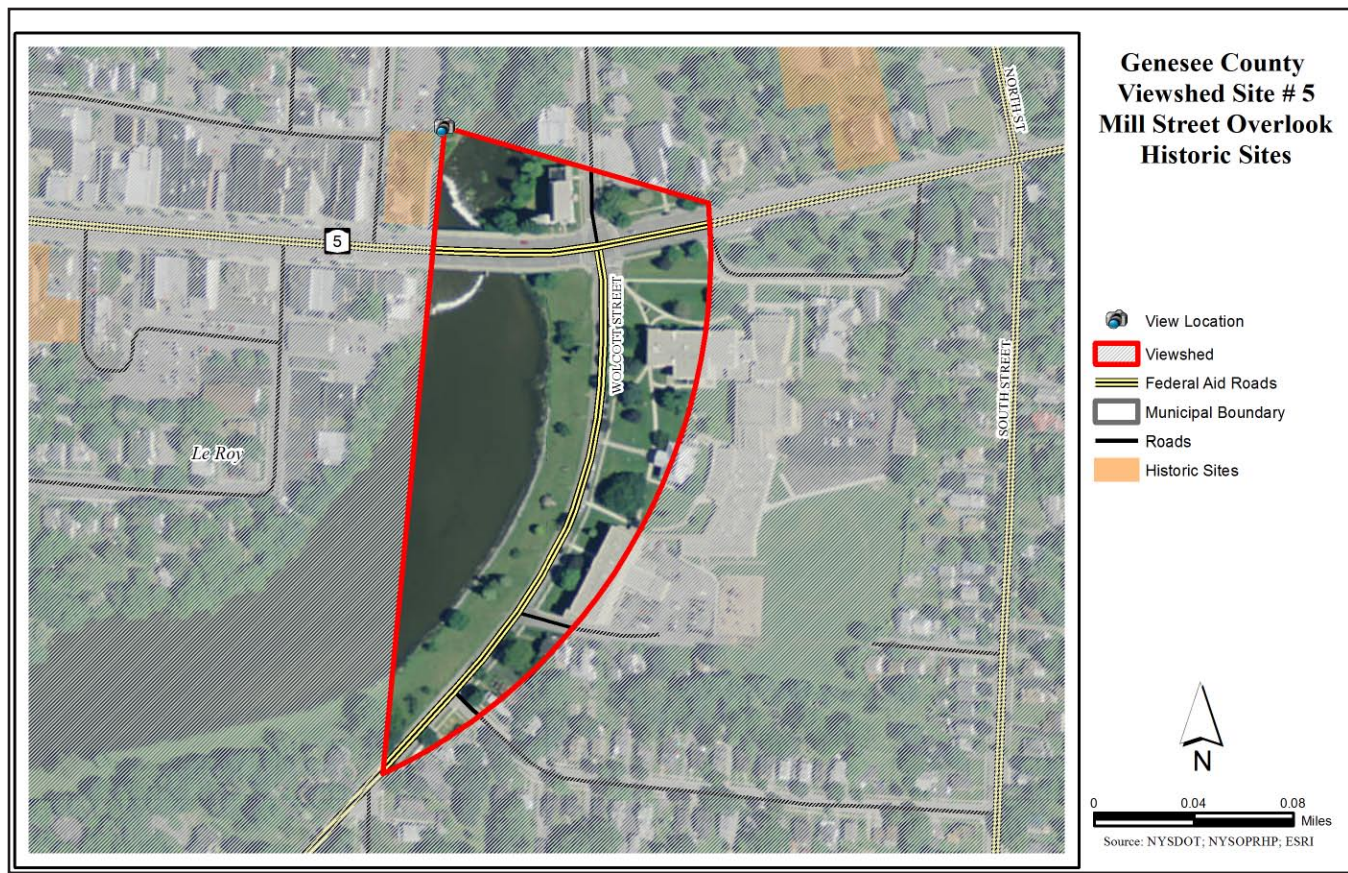


Site Description - Wolcott	
Location: Address or closest intersection	Wolcott St./Main St. LeRoy
Geographic Coordinates	42.976572, -77.987700
Category or Categories	Cultural, Natural, Water
Description	view of Oatka Creek, bridges and historic buildings
Public Value	very high
Scenic Category	tunnel effect
Scenic Character	nature, rural development, urban
Scenic Elements - Cultural	historic landmarks and monuments, municipal uses, architecture
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat/sloped
Scenic Elements - Water	creek, wetlands
Scenic Elements - Land use	park, private parcels
Scenic Composition	variety
Scenic Absorption	3
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from north to southwest









Genesee County - Site 6 - Wolcott

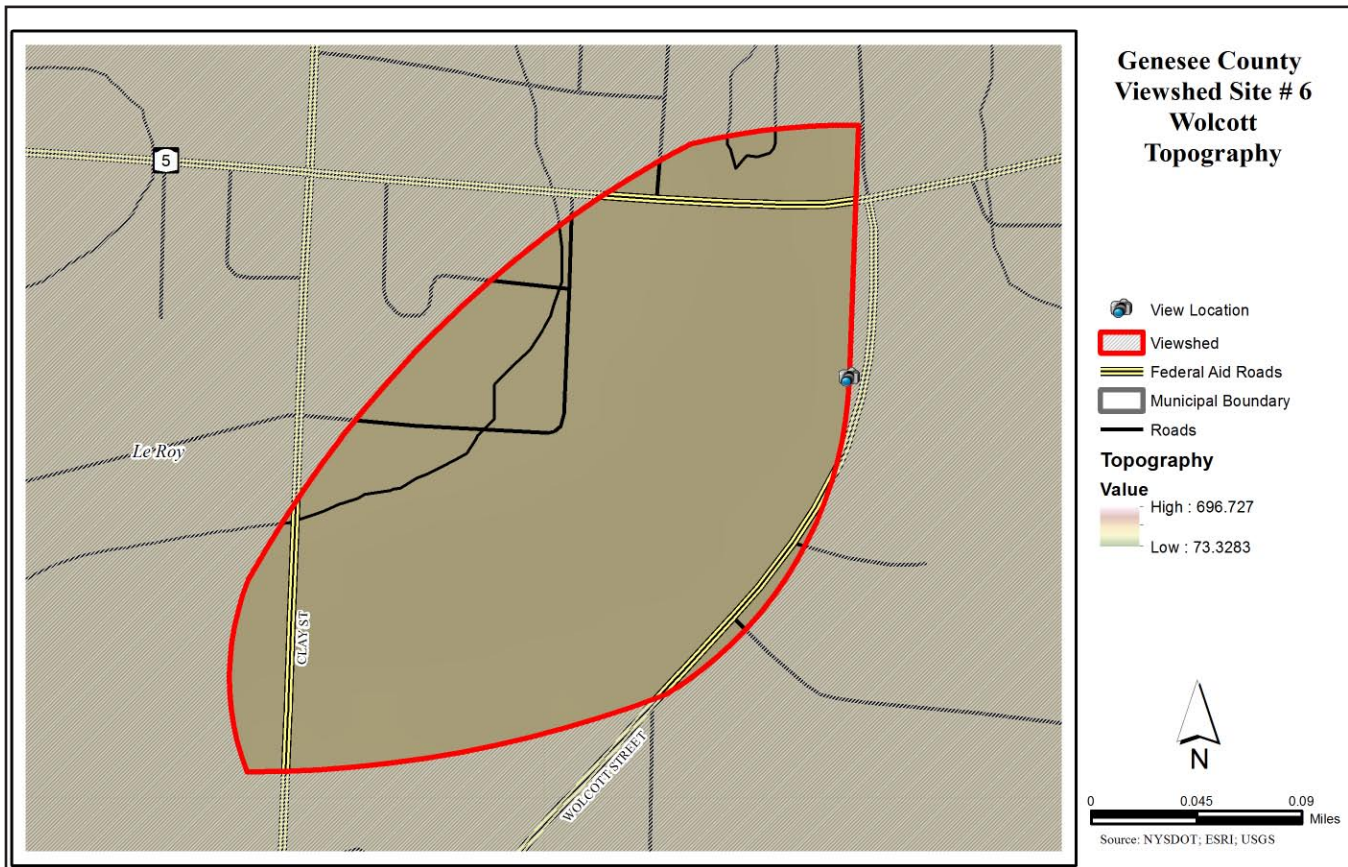
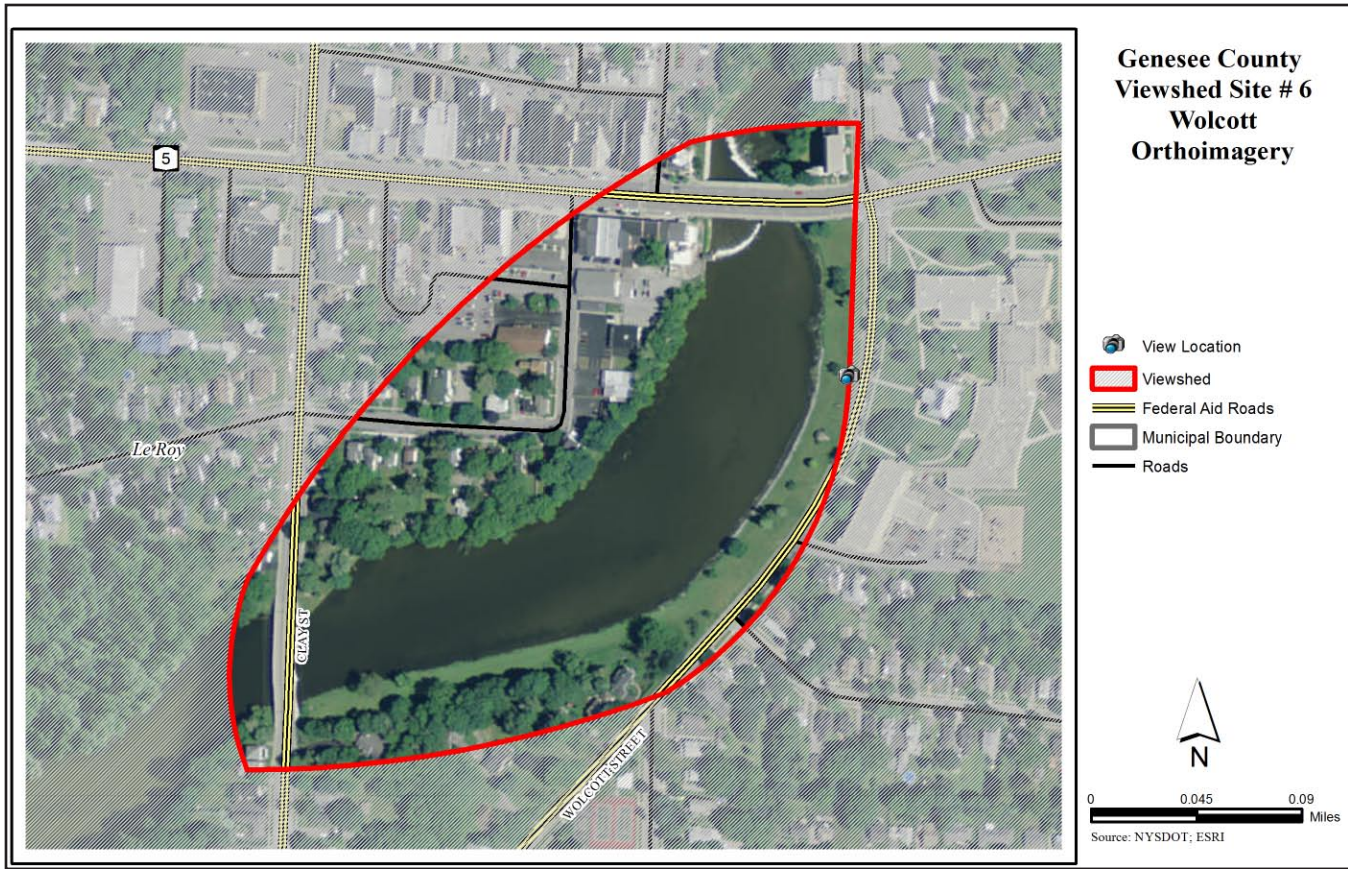
Genesee County Site 6 - Wolcott

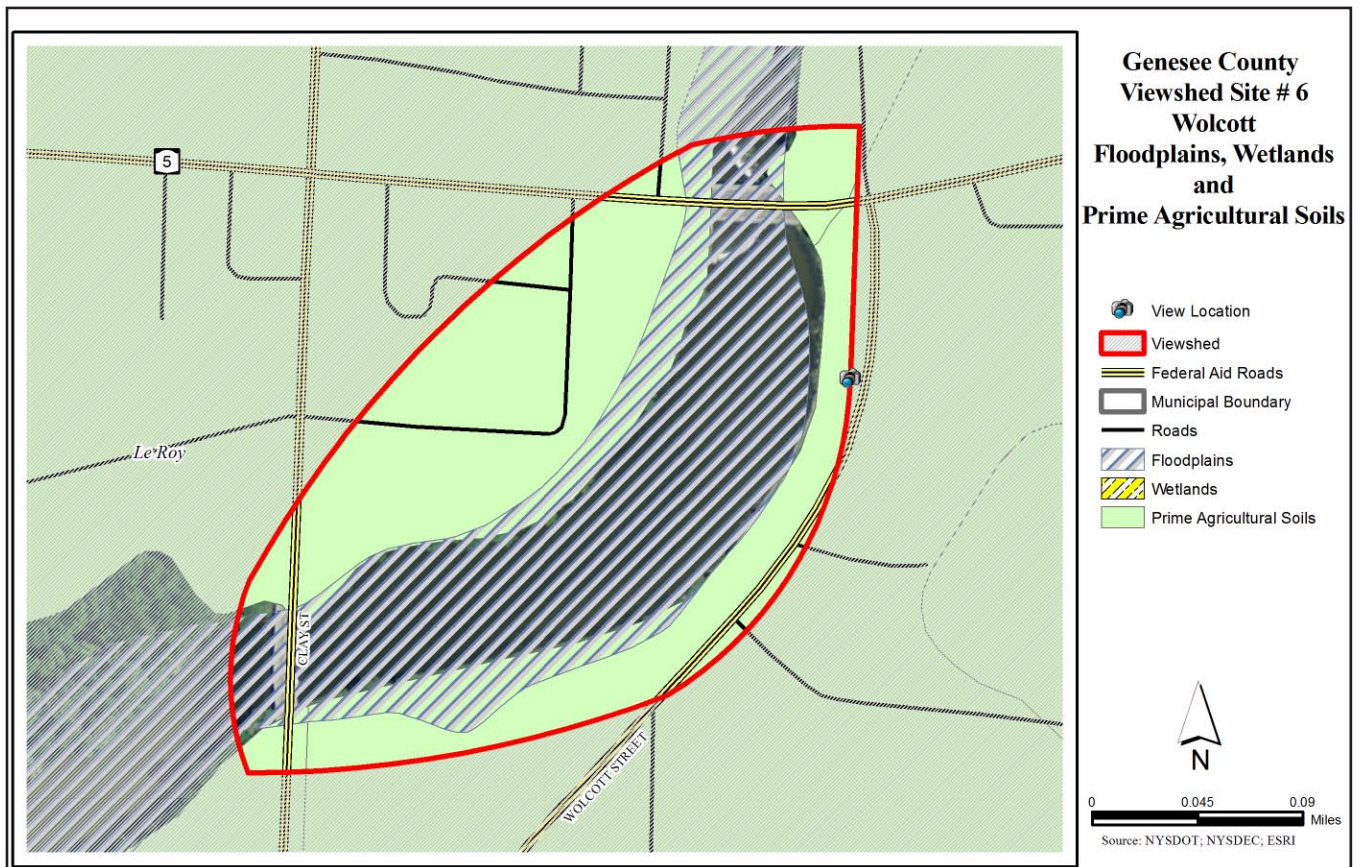
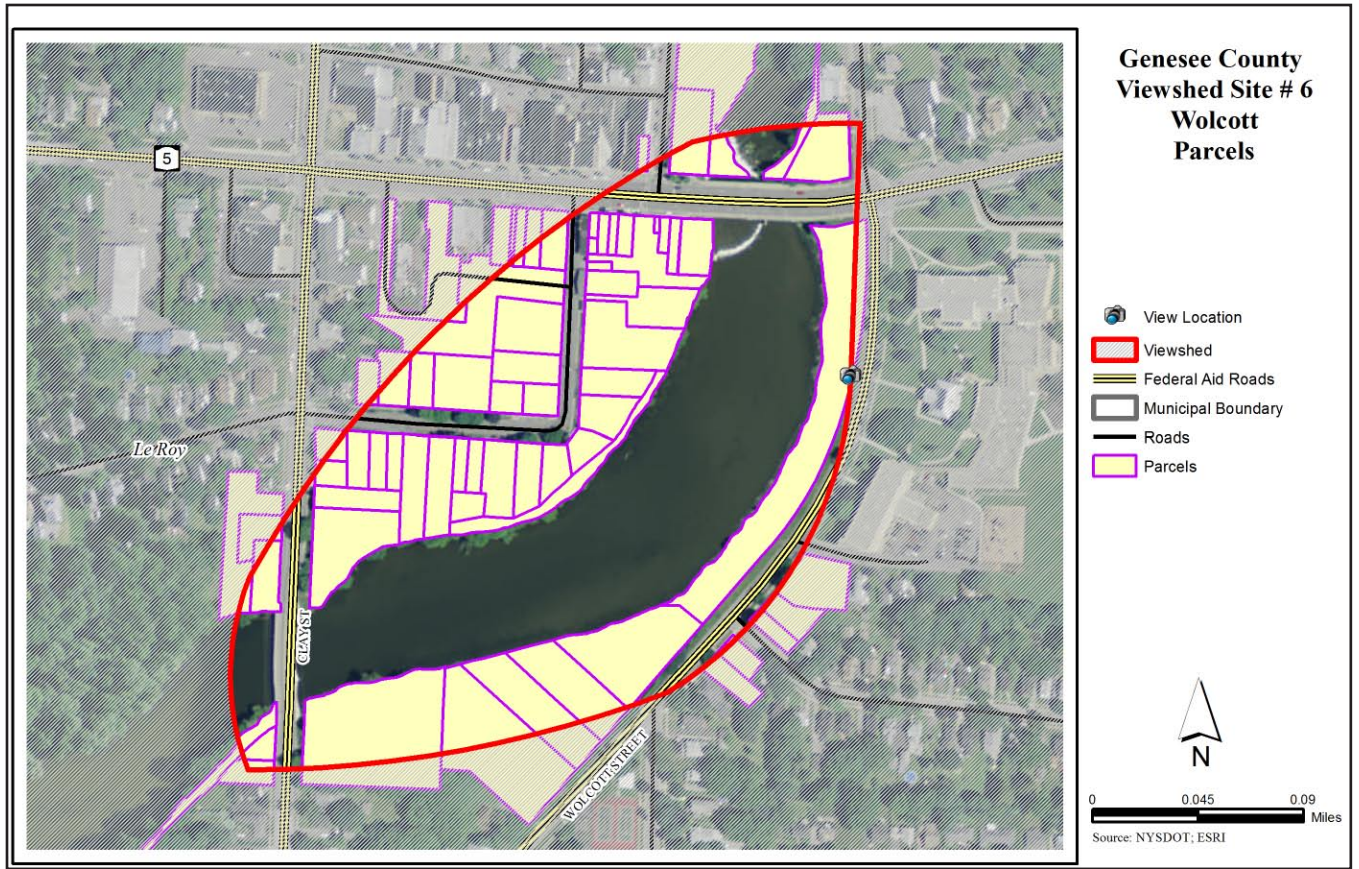
View of Oatka Creek in LeRoy from the gazebo on the creek bank in front of the Woodward Street School / Woodward Memorial Library. The view includes bridges, churches, public buildings and the former Ingham University campus.

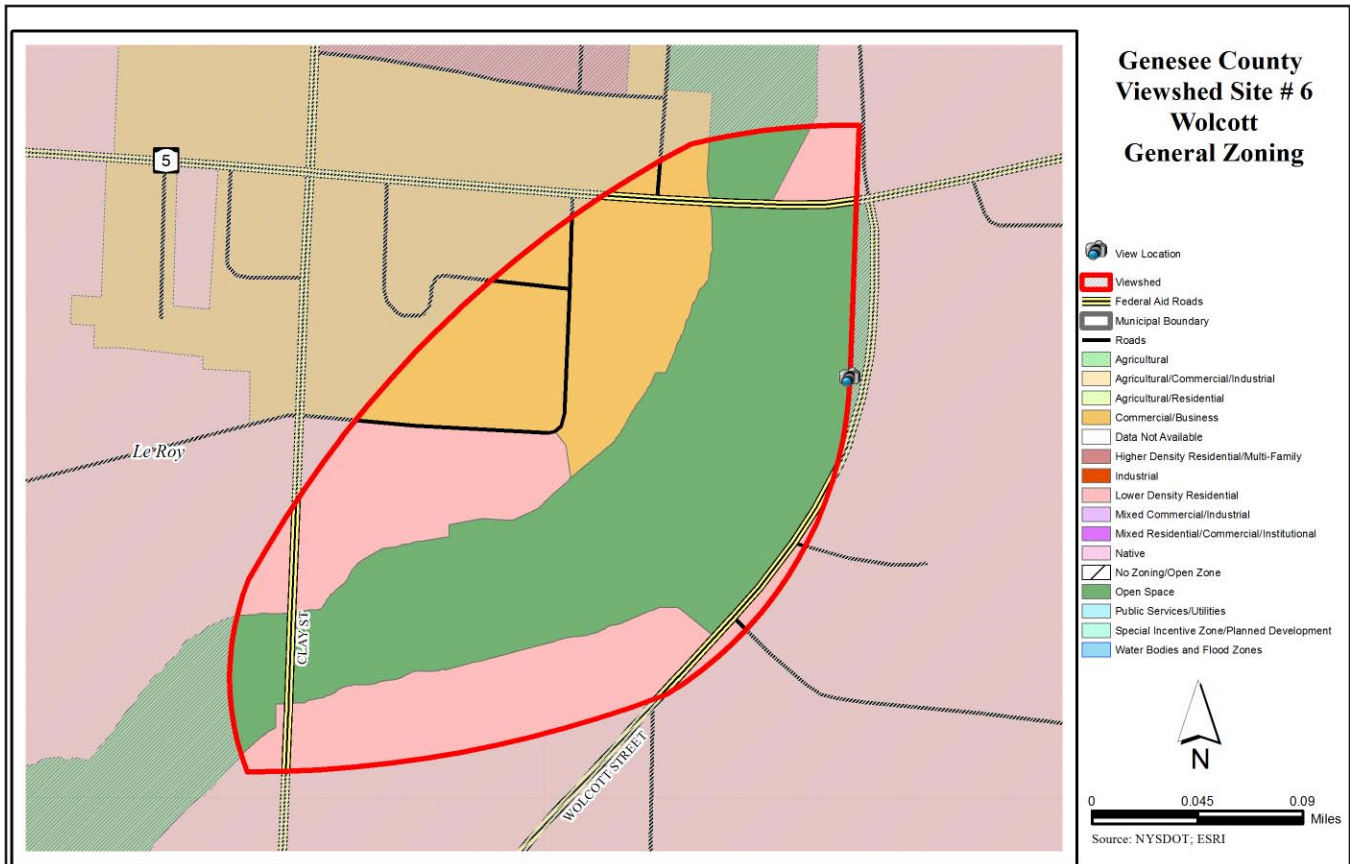
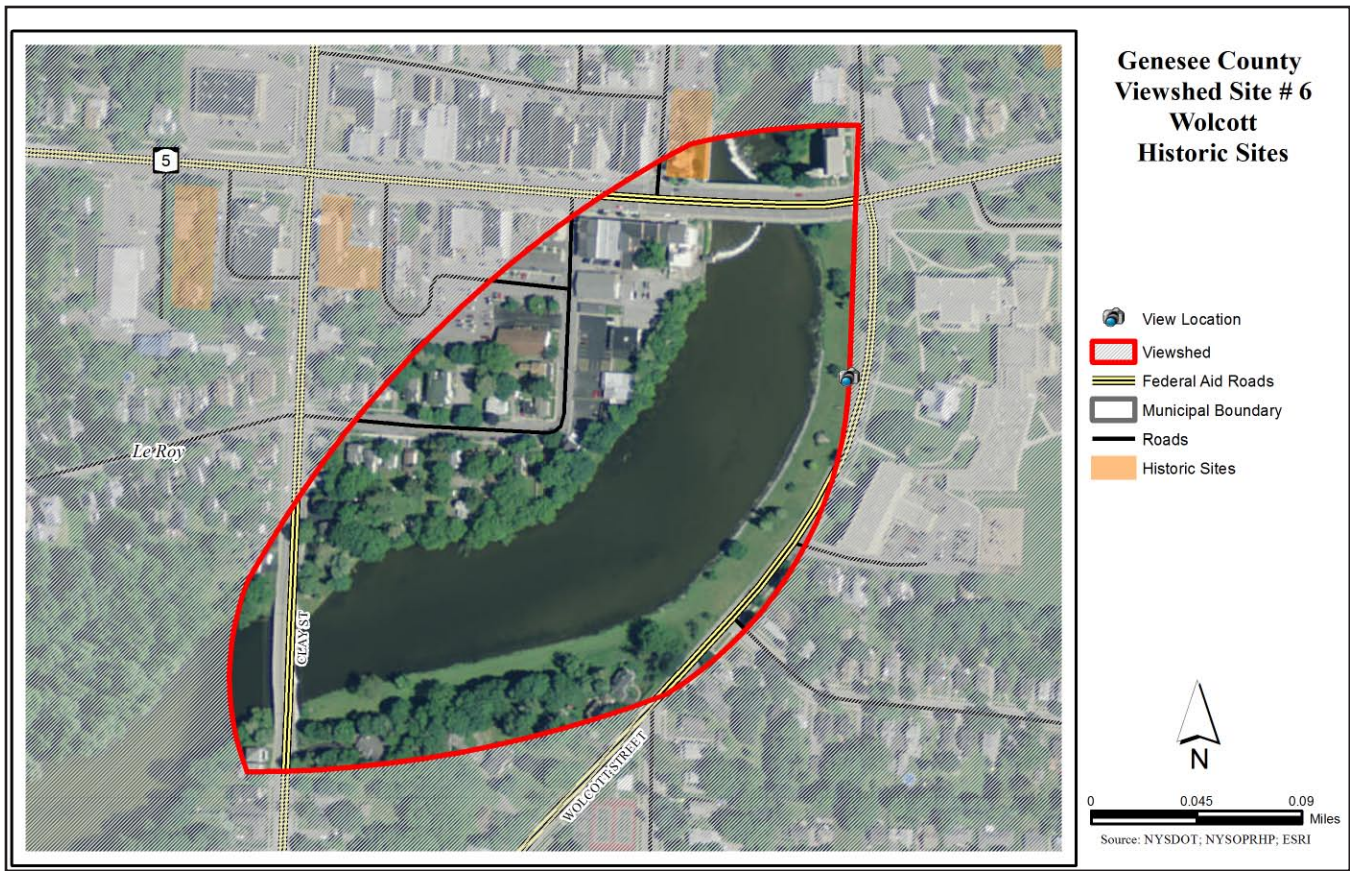


Site Description - Wolcott	
Location: Address or closest intersection	Wolcott St./Main St. LeRoy
Geographic Coordinates	42.976572, -77.987700
Category or Categories	Cultural, Natural, Water
Description	view of Oatka Creek, bridges and historic buildings
Public Value	very high
Scenic Category	tunnel effect
Scenic Character	nature, rural development, urban
Scenic Elements - Cultural	historic landmarks and monuments, municipal uses, architecture
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat/sloped
Scenic Elements - Water	creek, wetlands
Scenic Elements - Land use	park, private parcels
Scenic Composition	variety
Scenic Absorption	3
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from north to southwest









3

Viewshed Inventory and Analysis

Livingston County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

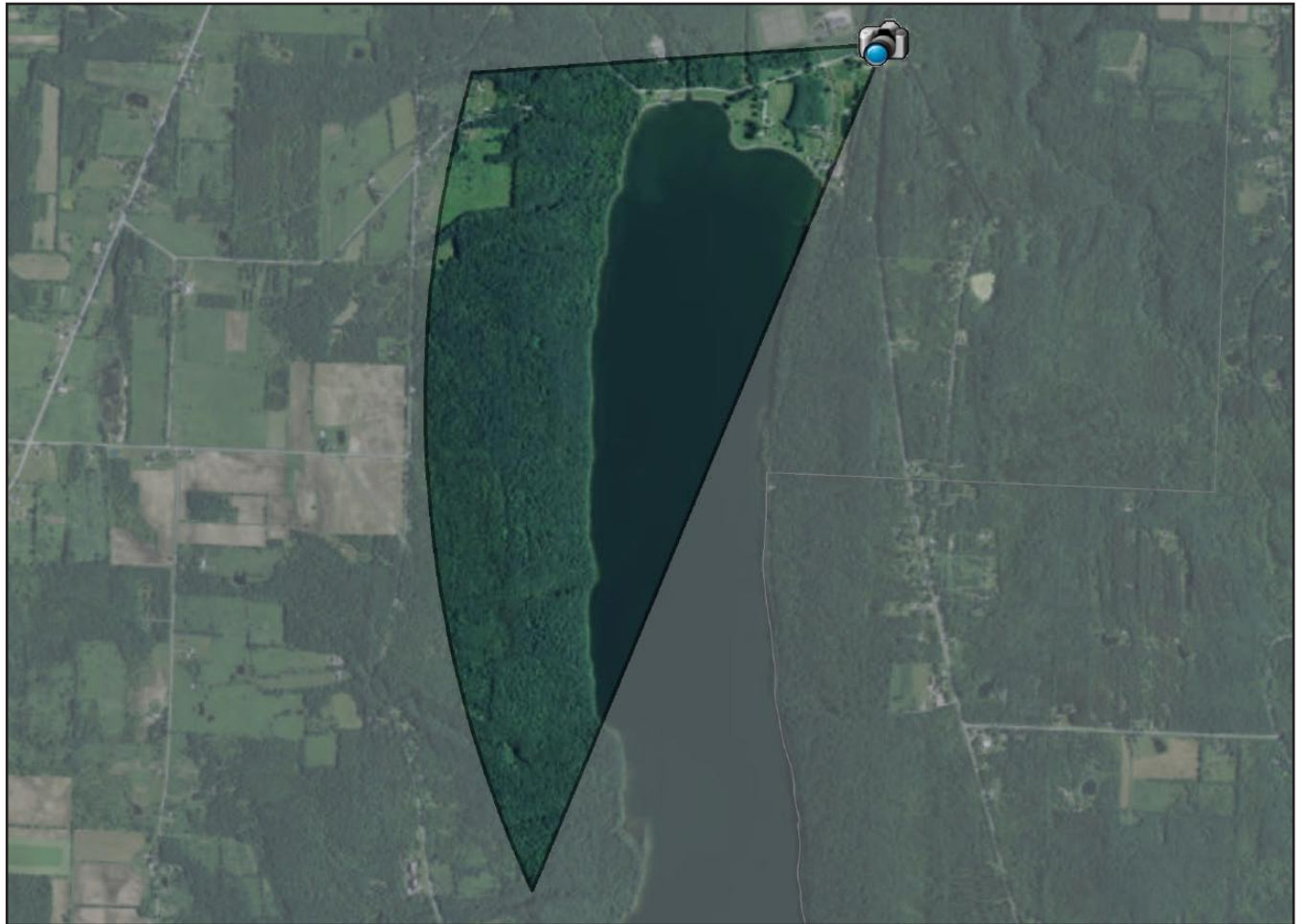
Livingston County

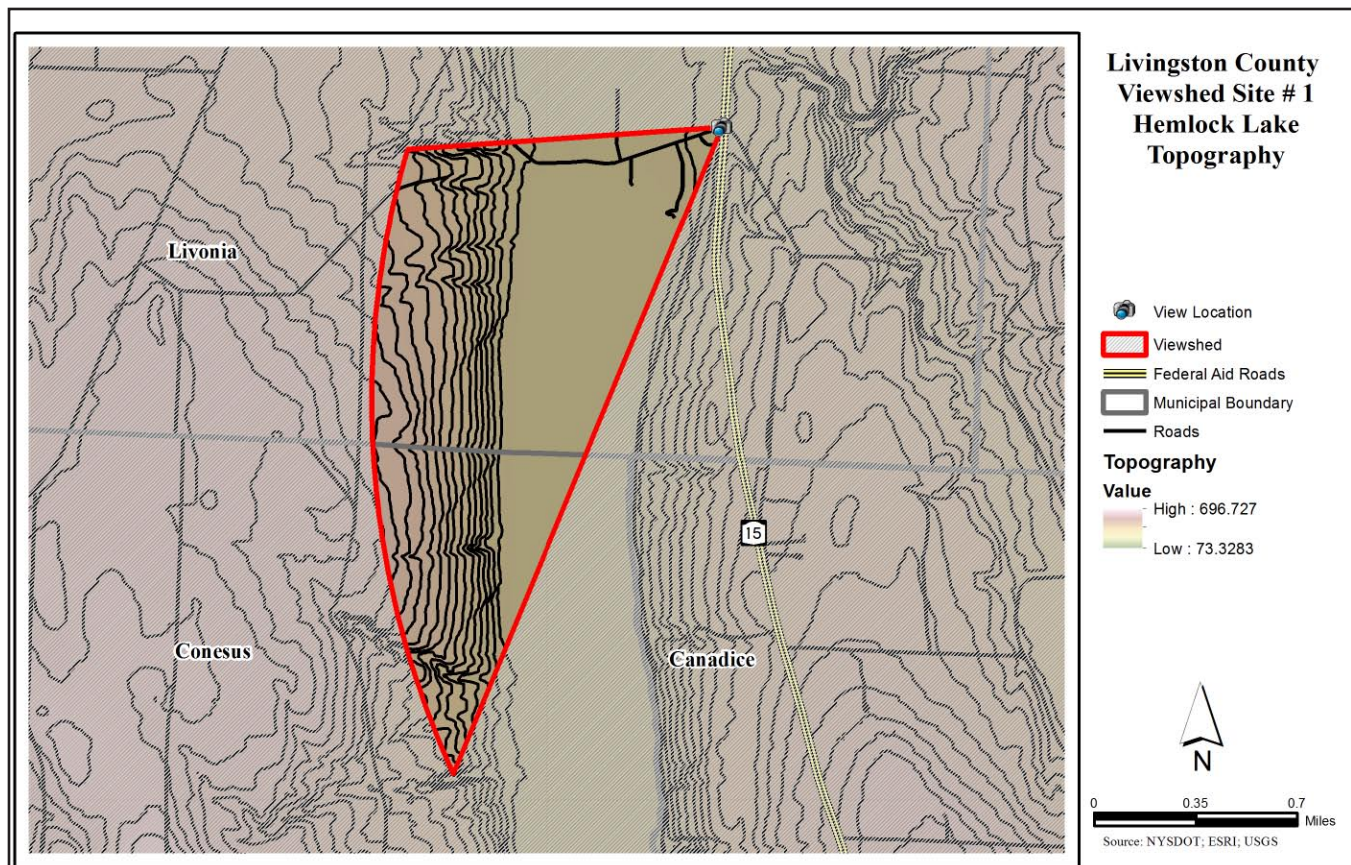
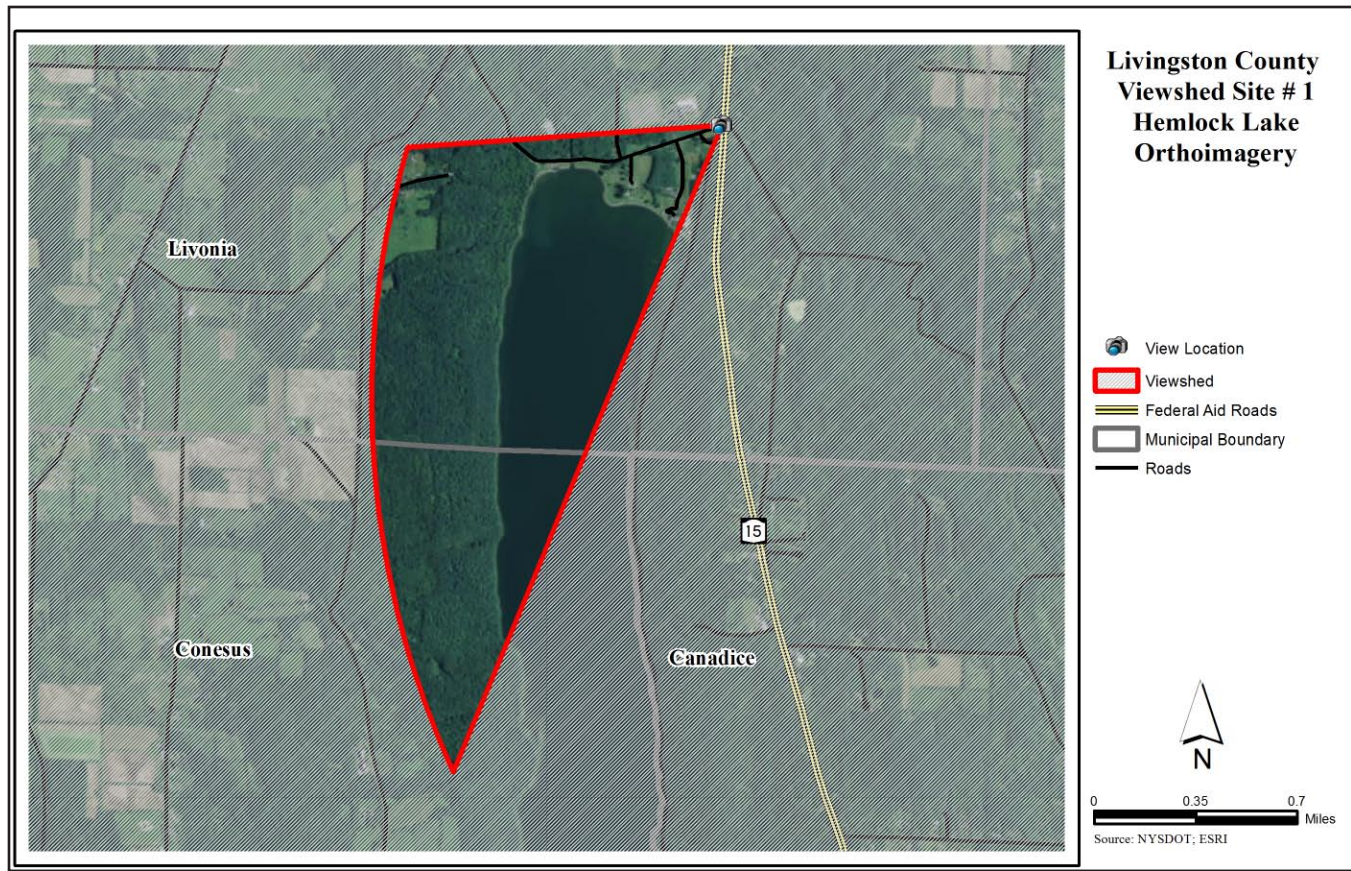
Site 1 - Hemlock Lake

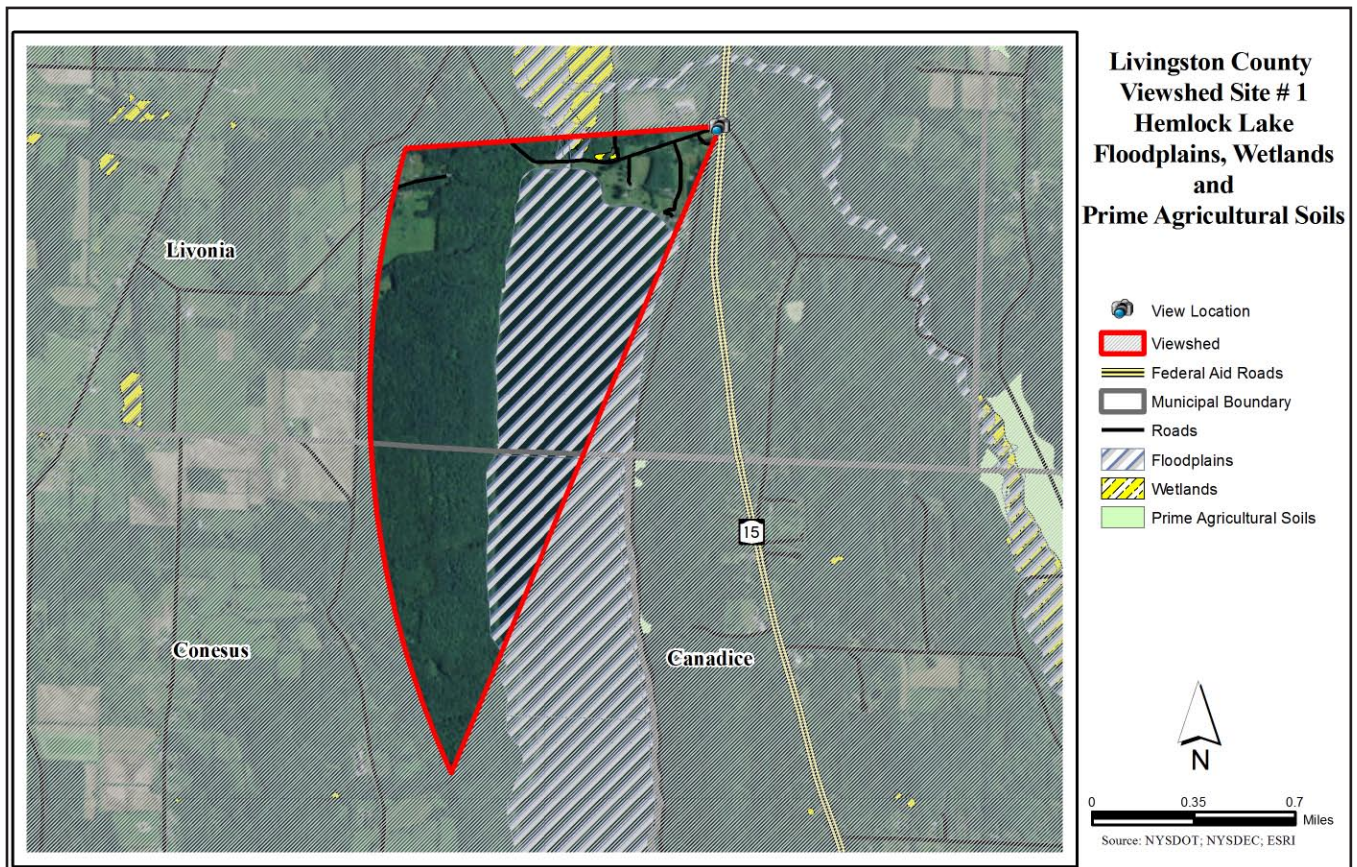
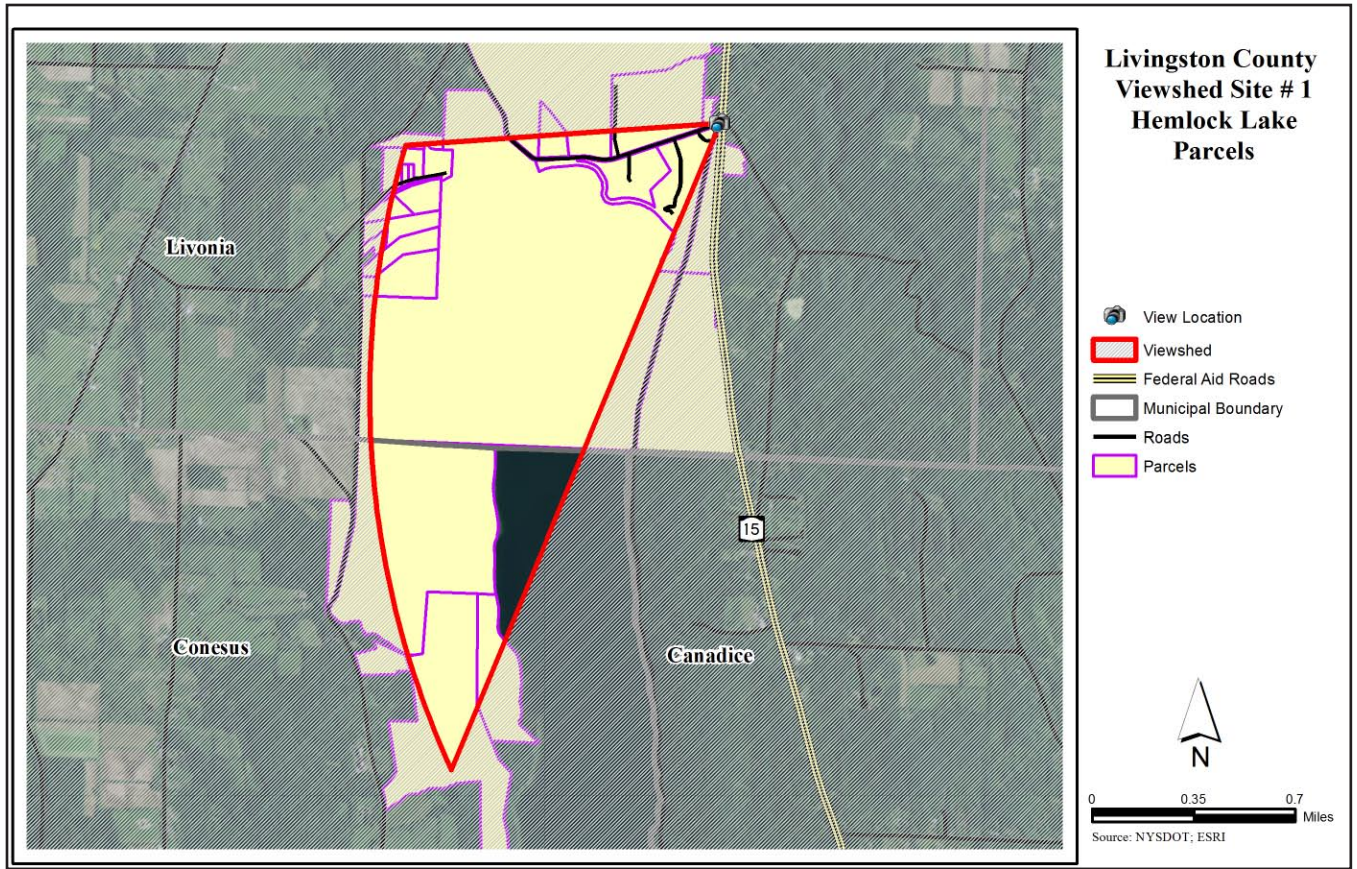
The Hemlock Lake viewshed features distant views of the Lake and hillside from within the Hemlock Lake Park. Hemlock Lake is one of two Finger Lakes (along with Canadice Lake) protected from shoreline and watershed development. Surrounded by the Hemlock-Canadice State Forest, this lake is a water supply for the City of Rochester.

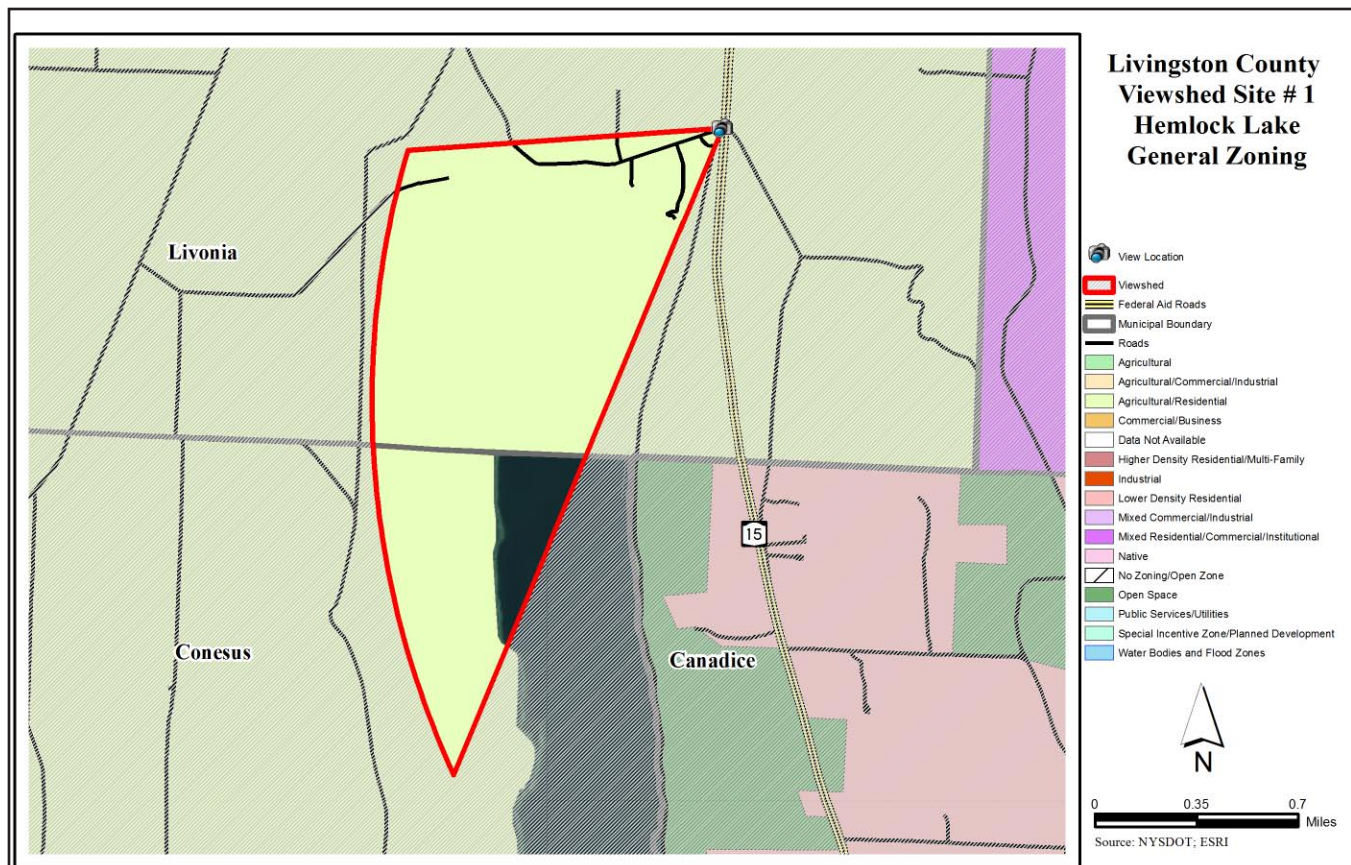
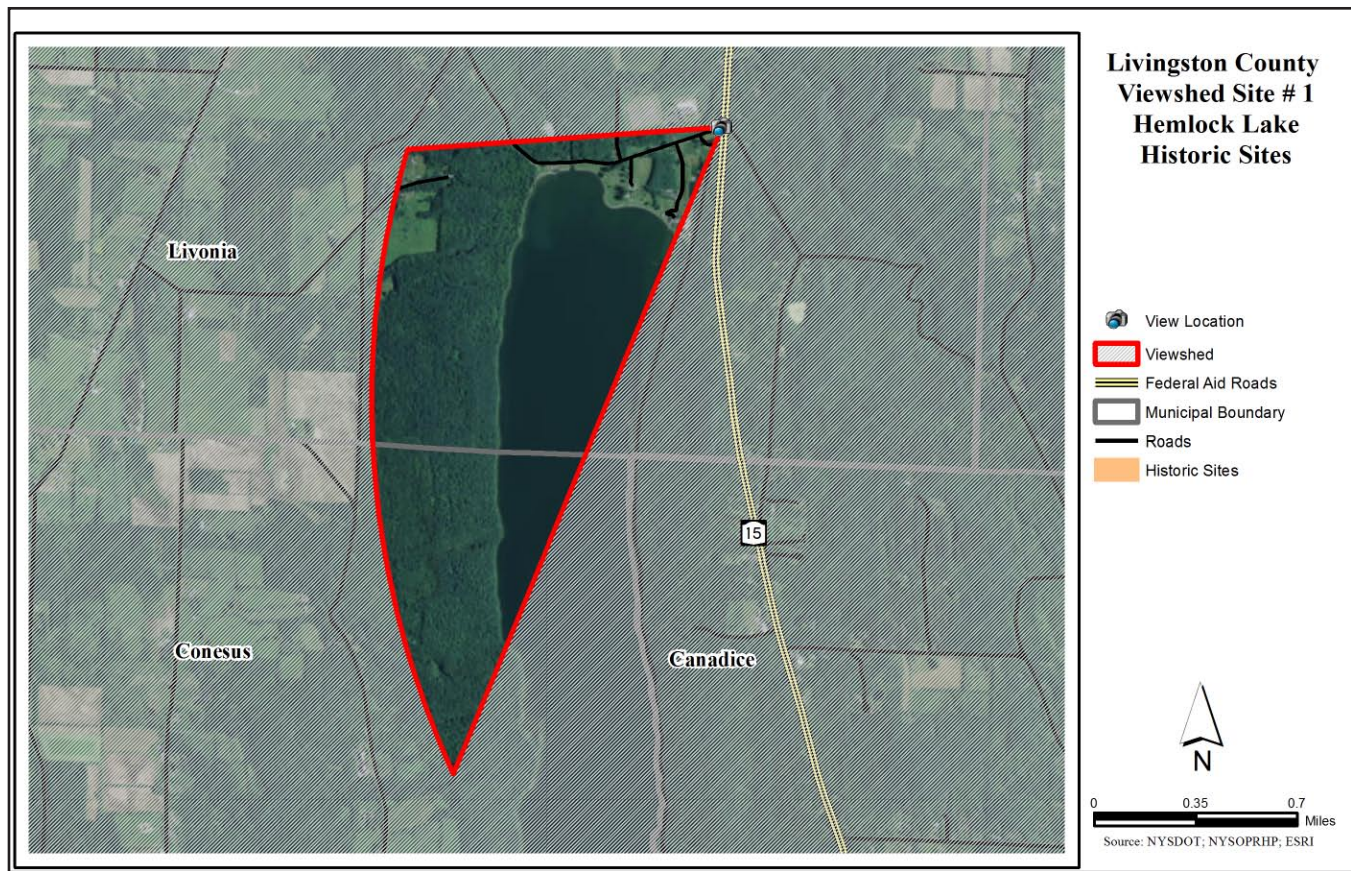


Site Description - Hemlock Lake	
Location: Address or closest intersection	Hemlock Lake, accessible off of Rix Hill Road via Route 15A
Geographic Coordinates	42.779710, -77.606131
Category or Categories	natural, water, land use
Description	view of Hemlock Lake and hillside
Public Value	very high
Scenic Category	enclosed
Scenic Character	nature
Scenic Elements - Cultural	municipal uses, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	forest patterns, lawn
Scenic Elements - Landform	cliffs, valleys
Scenic Elements - Water	lake, working waterfront
Scenic Elements - Land use	park
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	from west to southwest









3

Viewshed Inventory and Analysis

Monroe County

Genesee County
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Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

Monroe County

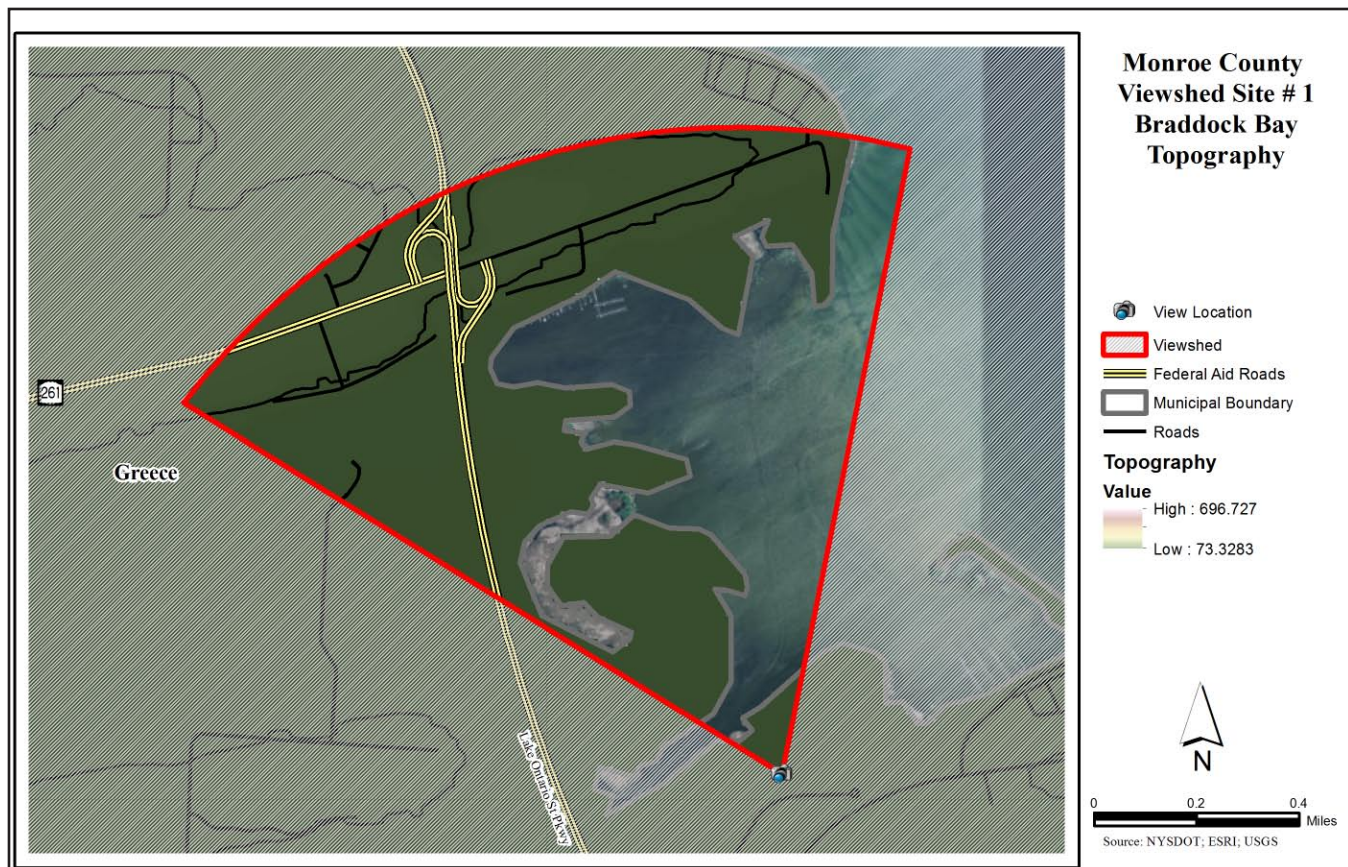
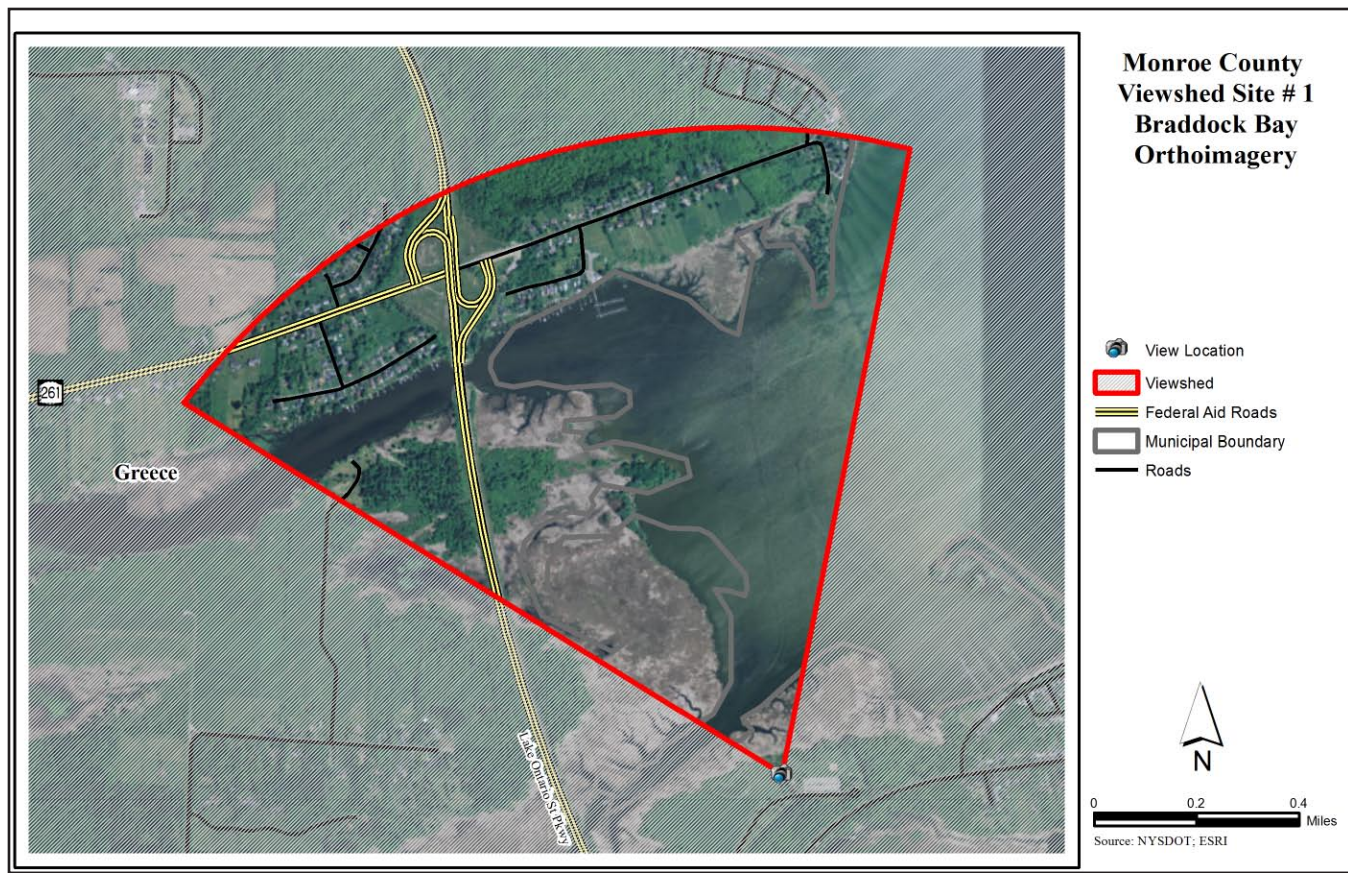
Site 1 - Braddock Bay

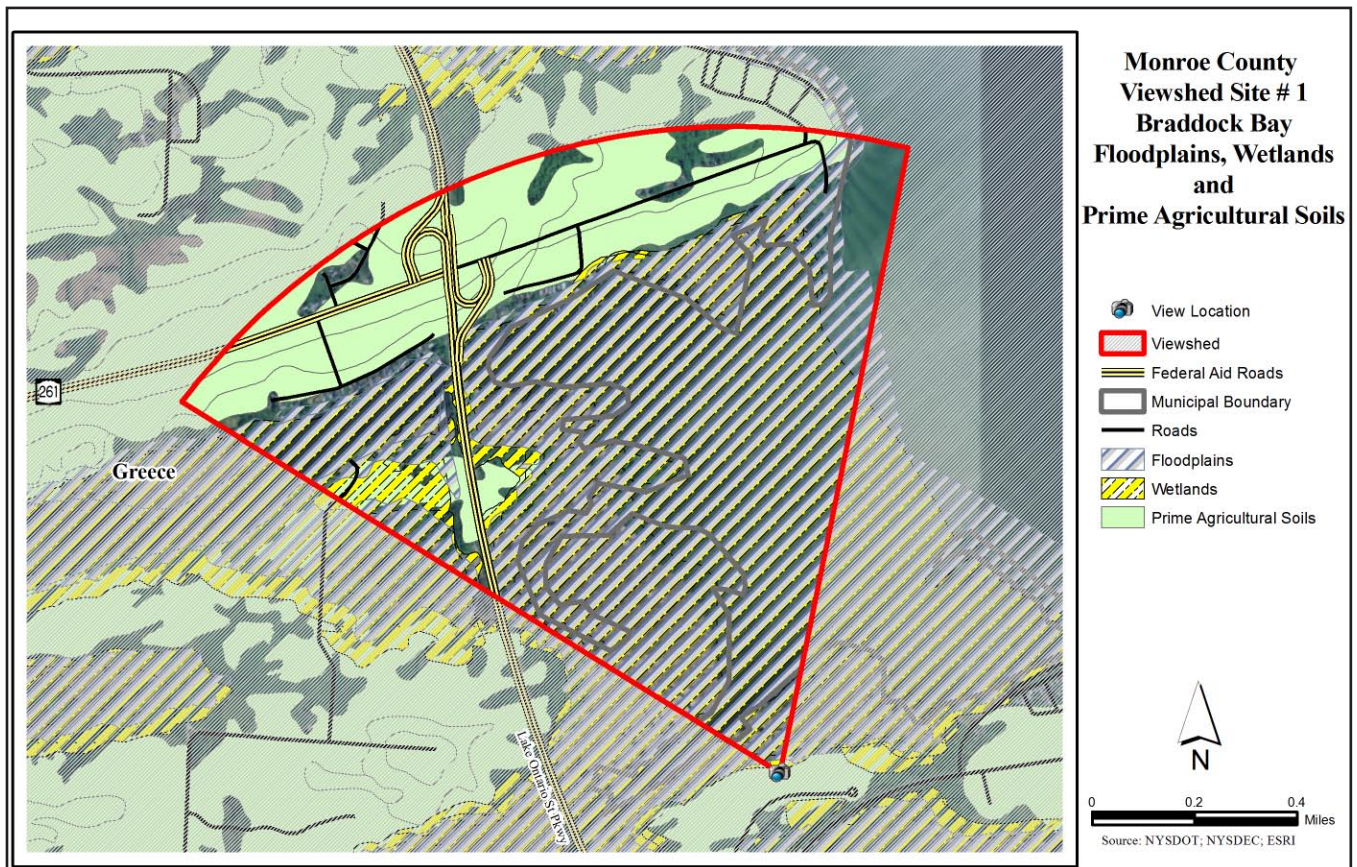
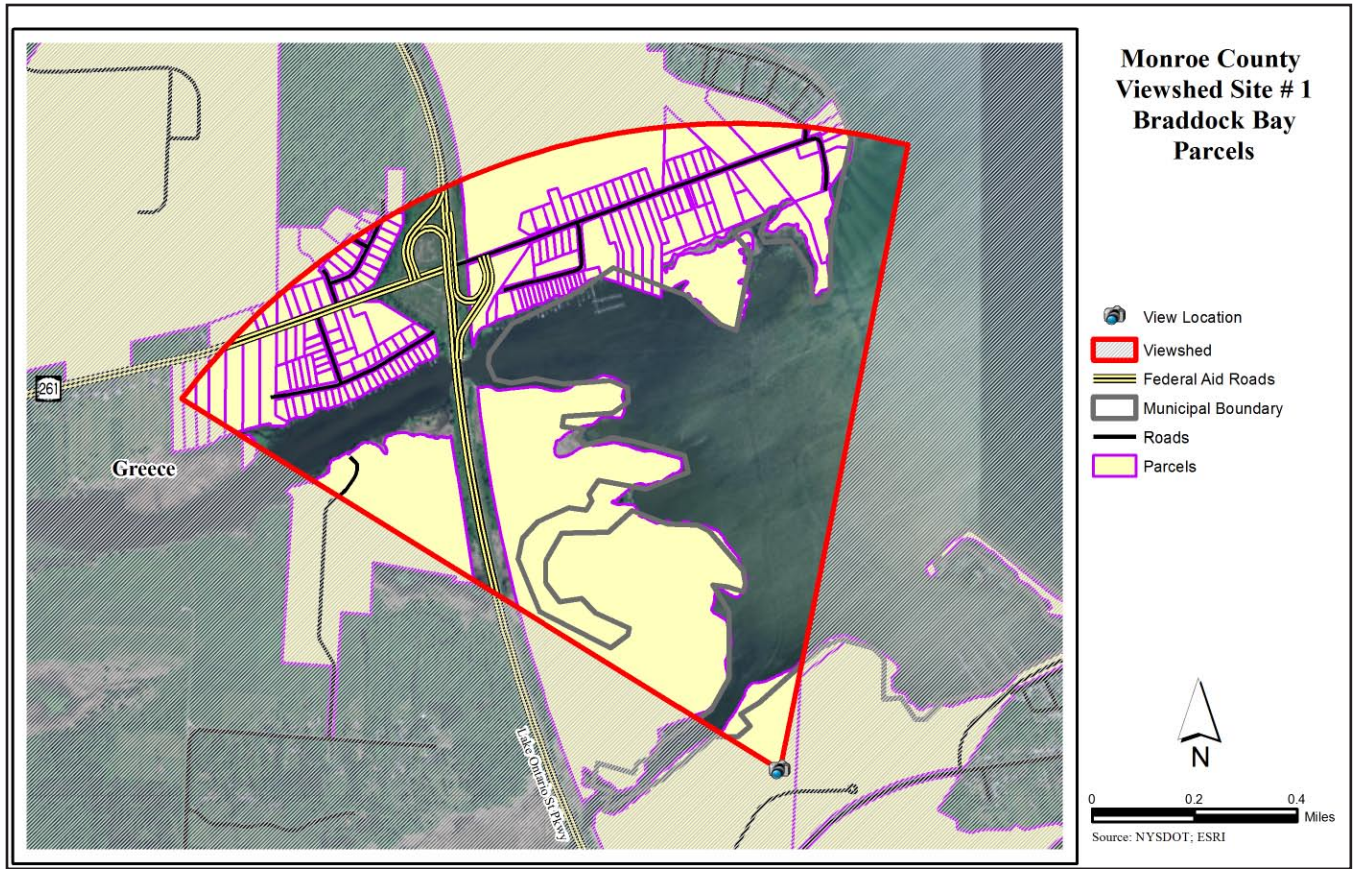
The view from the Braddock Bay Park Lodge in Greece features nature trails, a boardwalk, NYSDEC lodge, song bird raptor habitat, hawk lookout, the Lake Ontario State Parkway, Lake Ontario, and waterfront development.

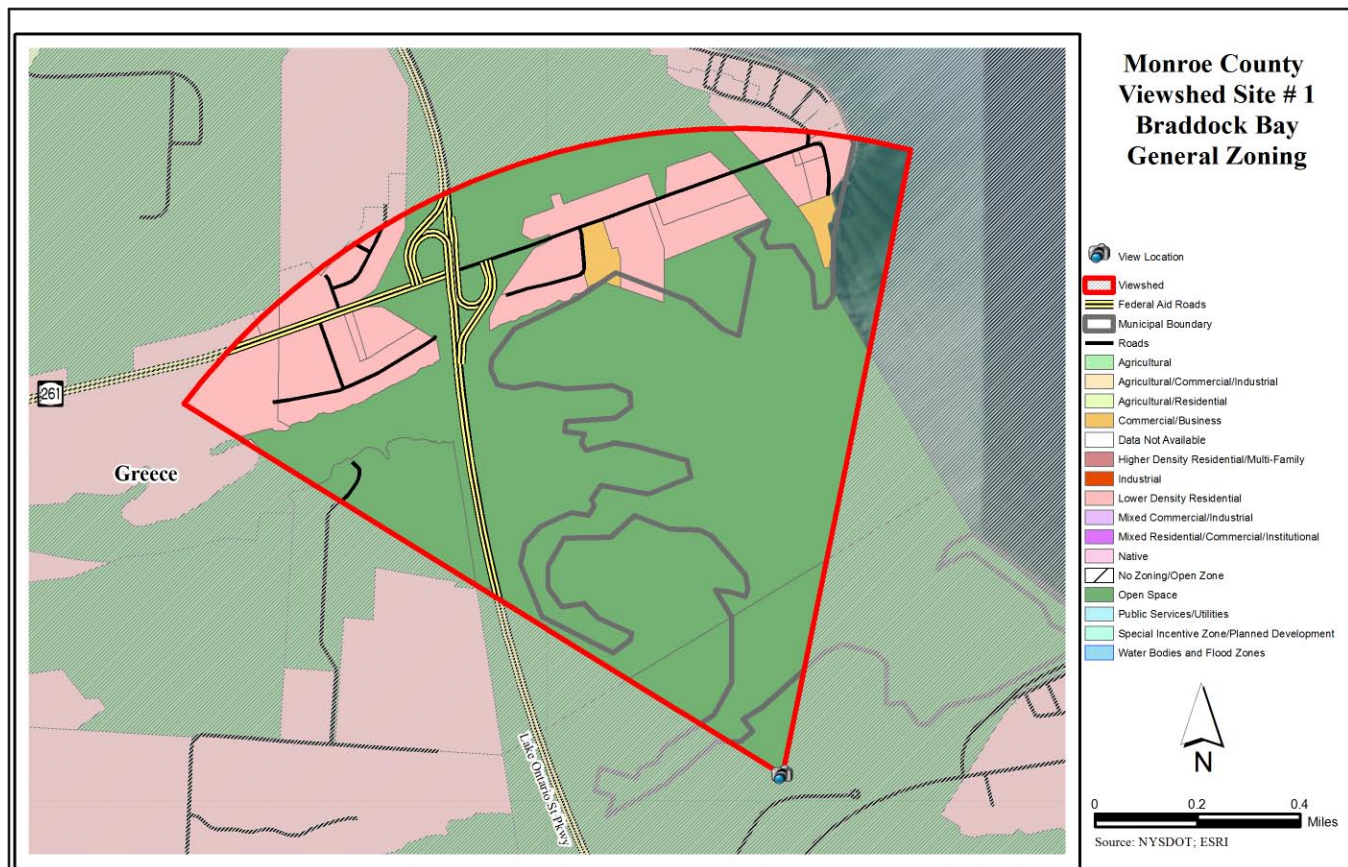
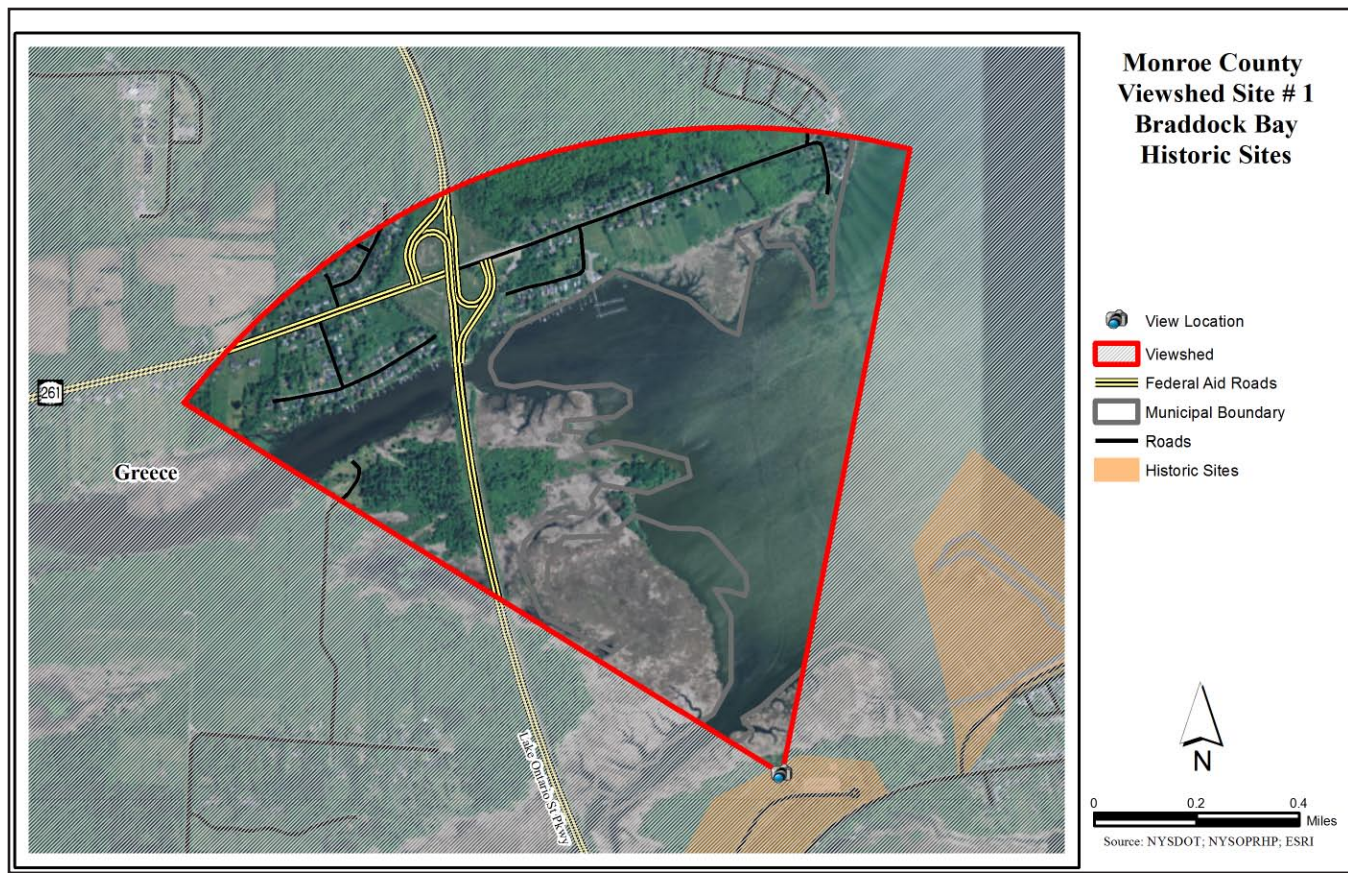


Site Description - Braddock Bay	
Location: Address or closest intersection	Braddock Bay Park Lodge on Braddock Bay State Pkwy
Geographic Coordinates	43.304190, -77.714893
Category or Categories	natural, water
Description	view of Braddock Bay, Lake Ontario and waterfront development
Public Value	high
Scenic Category	panorama
Scenic Character	nature
Scenic Elements - Cultural	properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water, meadows
Scenic Elements - Vegetation	low wetland vegetation, meadows
Scenic Elements - Landform	
Scenic Elements - Water	lakes, wetlands, embayment
Scenic Elements - Land use	park, trail
Scenic Composition	vista
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	northwest









Monroe County - Site 2 - Ontario Beach

Monroe County

Site 2 - Ontario Beach

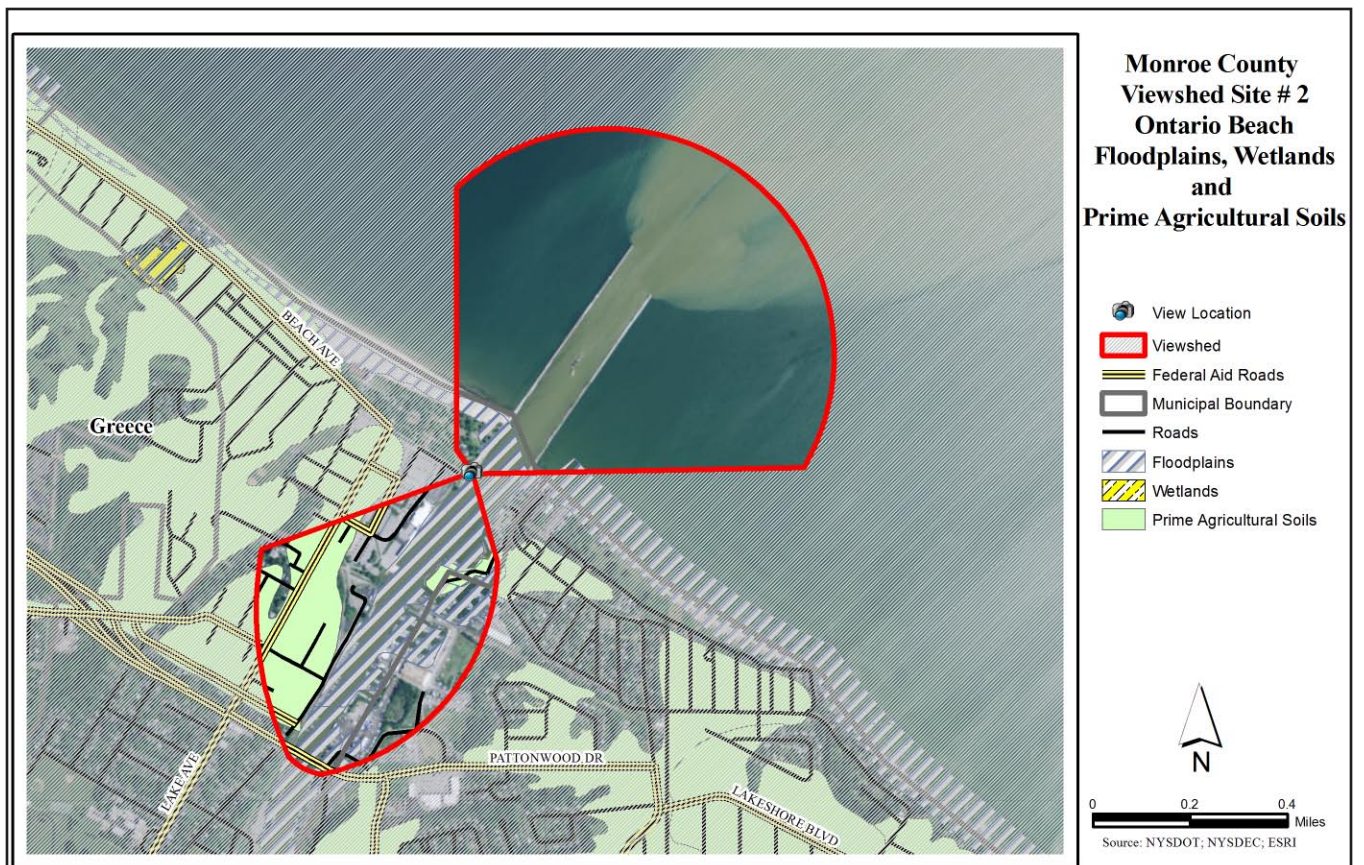
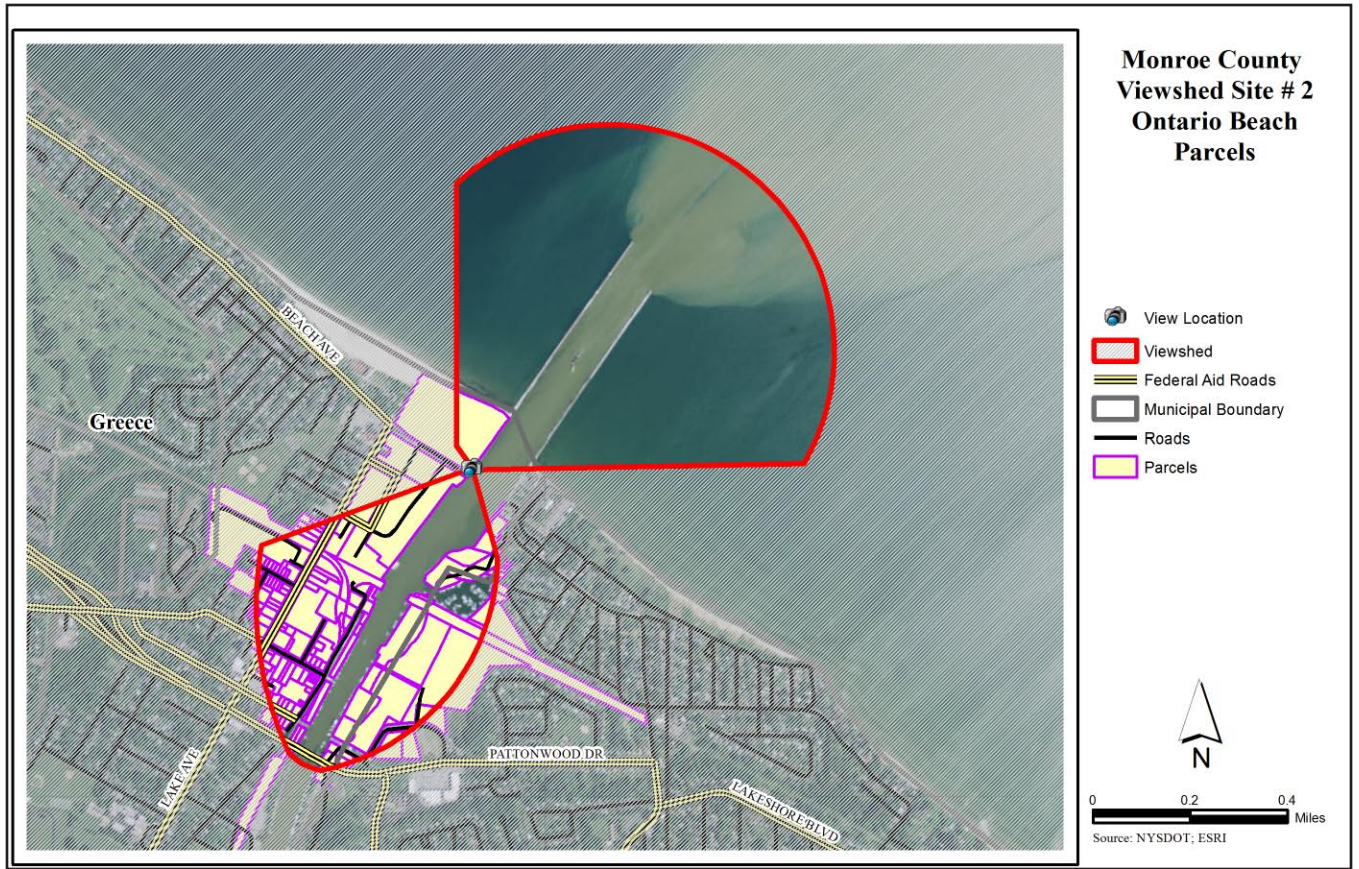
Ontario Beach Park offers a number of views. The northeast facing portion of the viewshed includes parkland, Ontario Beach, Charlotte Pier, the historic Dentzel Carousel, the mouth of the Genesee River and distant views out into Lake Ontario. The southwestern view features the Genesee River, Charlotte Pier, the Port of Rochester and other waterfront development.

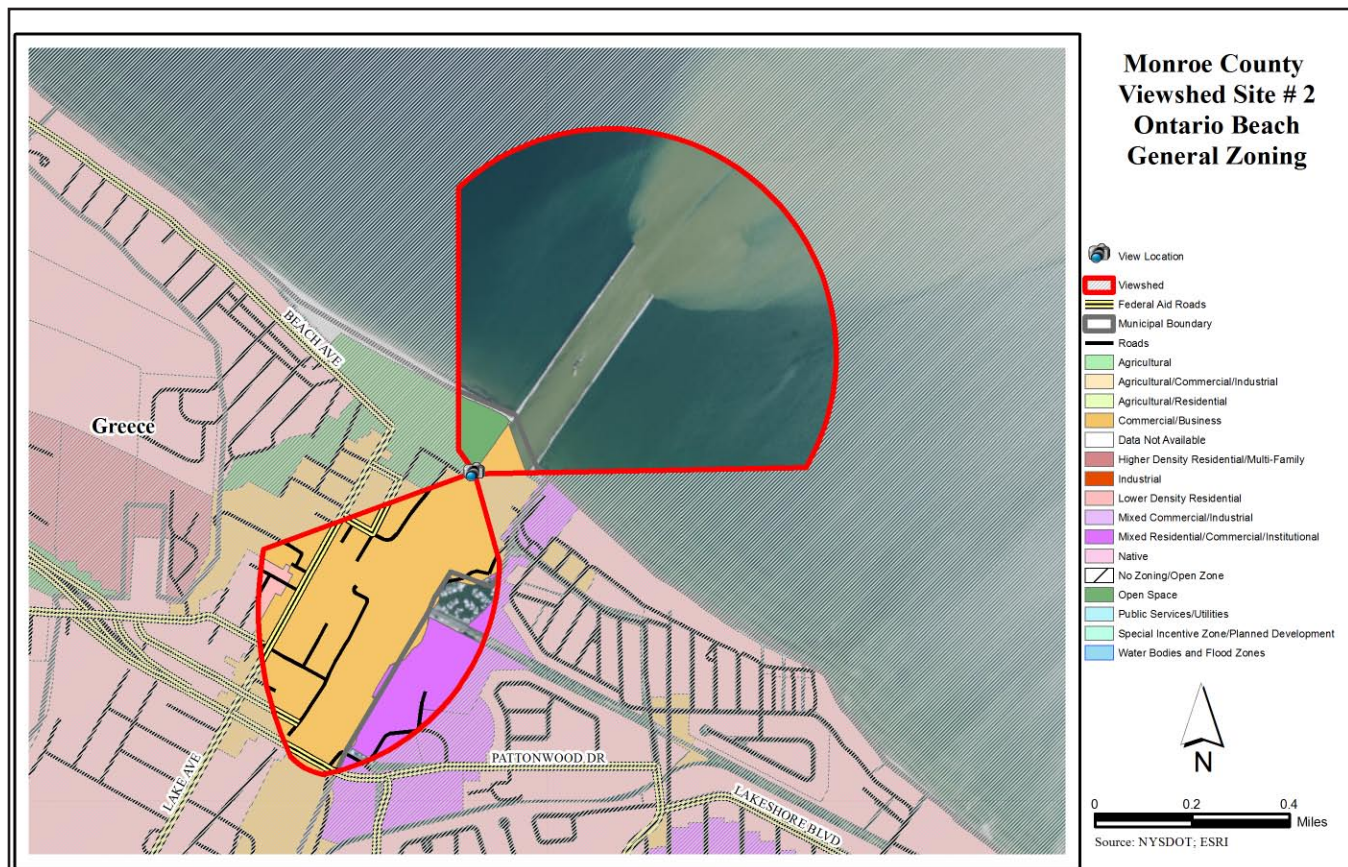
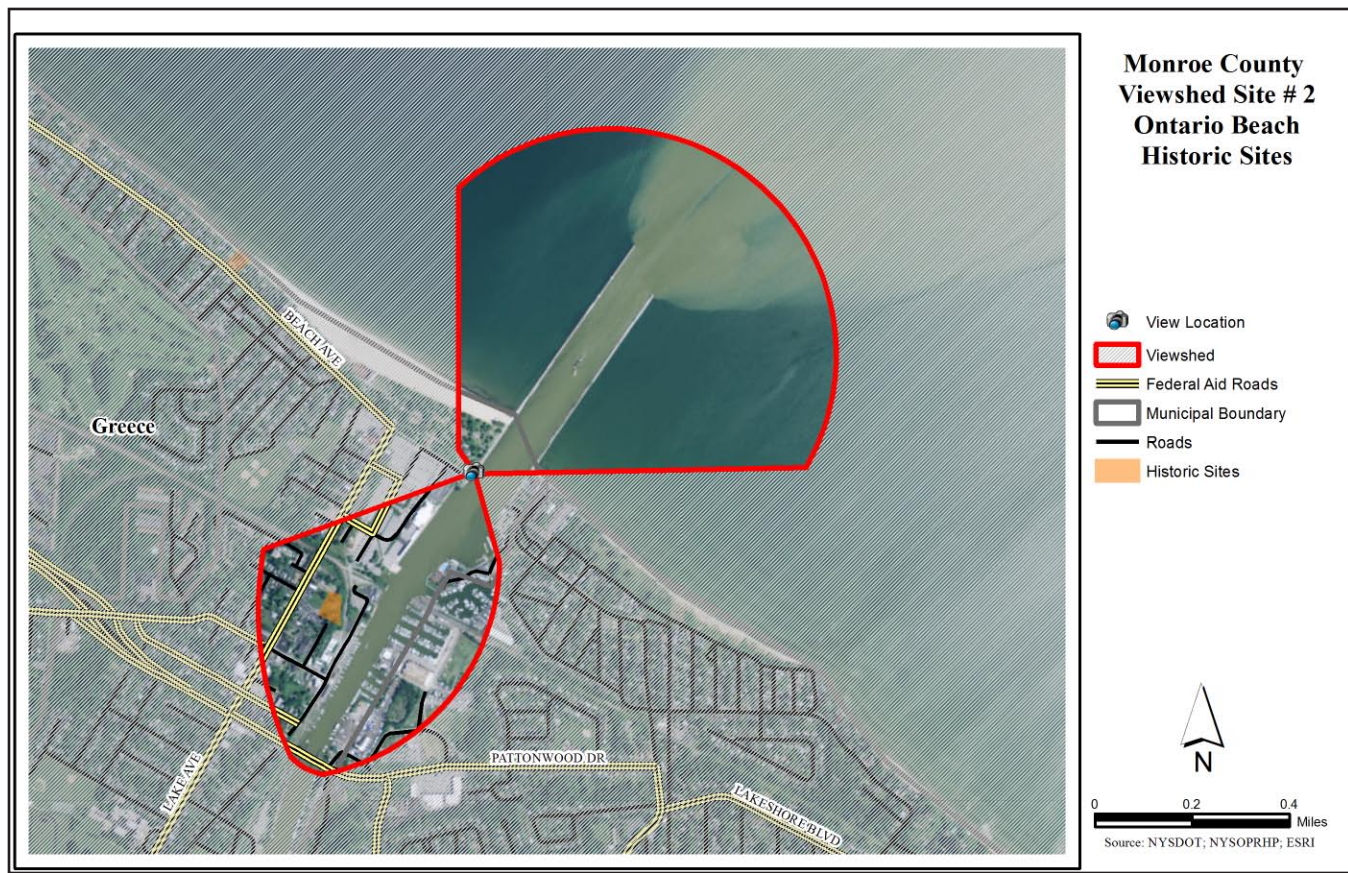


Site Description - Ontario Beach	
Location: Address or closest intersection	Ontario Beach Park from the Charlotte Pier
Geographic Coordinates	43.257141, -77.605147
Category or Categories	natural, water, land use
Description	view of Ontario Beach Park, Lake Ontario and the Genesee River
Public Value	high
Scenic Category	panorama
Scenic Character	nature
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, rare unique structures, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water, beaches
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	lakes, river, working waterfronts
Scenic Elements - Land use	park
Scenic Composition	vista
Scenic Absorption	4
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	Northeast view includes the park, lake, beach, river and pier; southwest view is of the river, port, and surrounding development







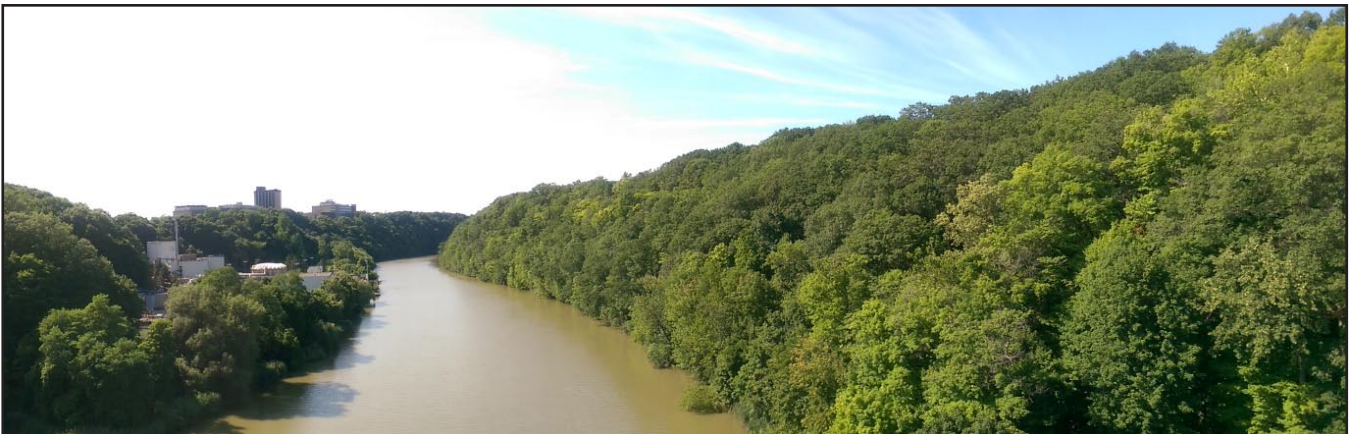


Monroe County - Site 3 - Seneca Park

Monroe County

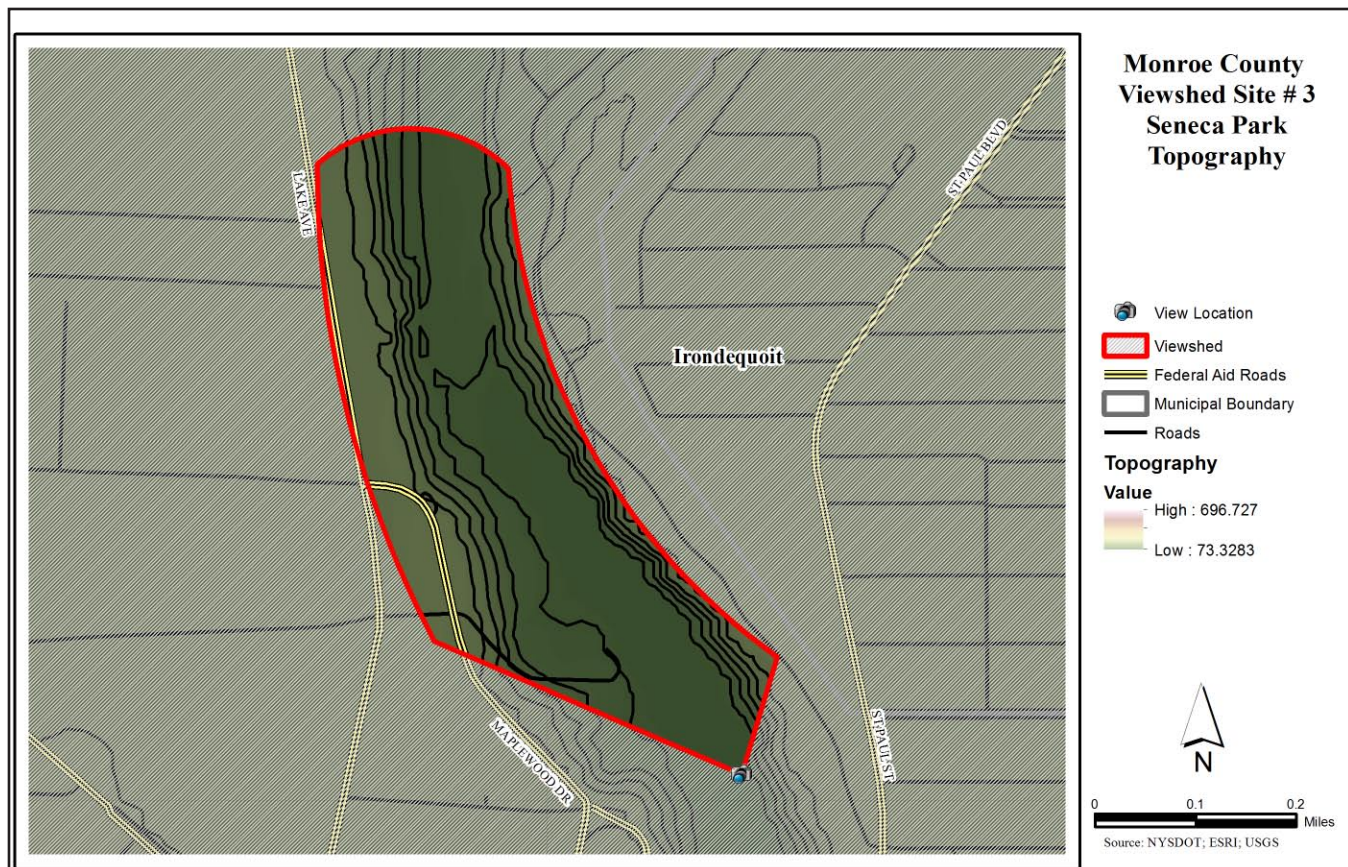
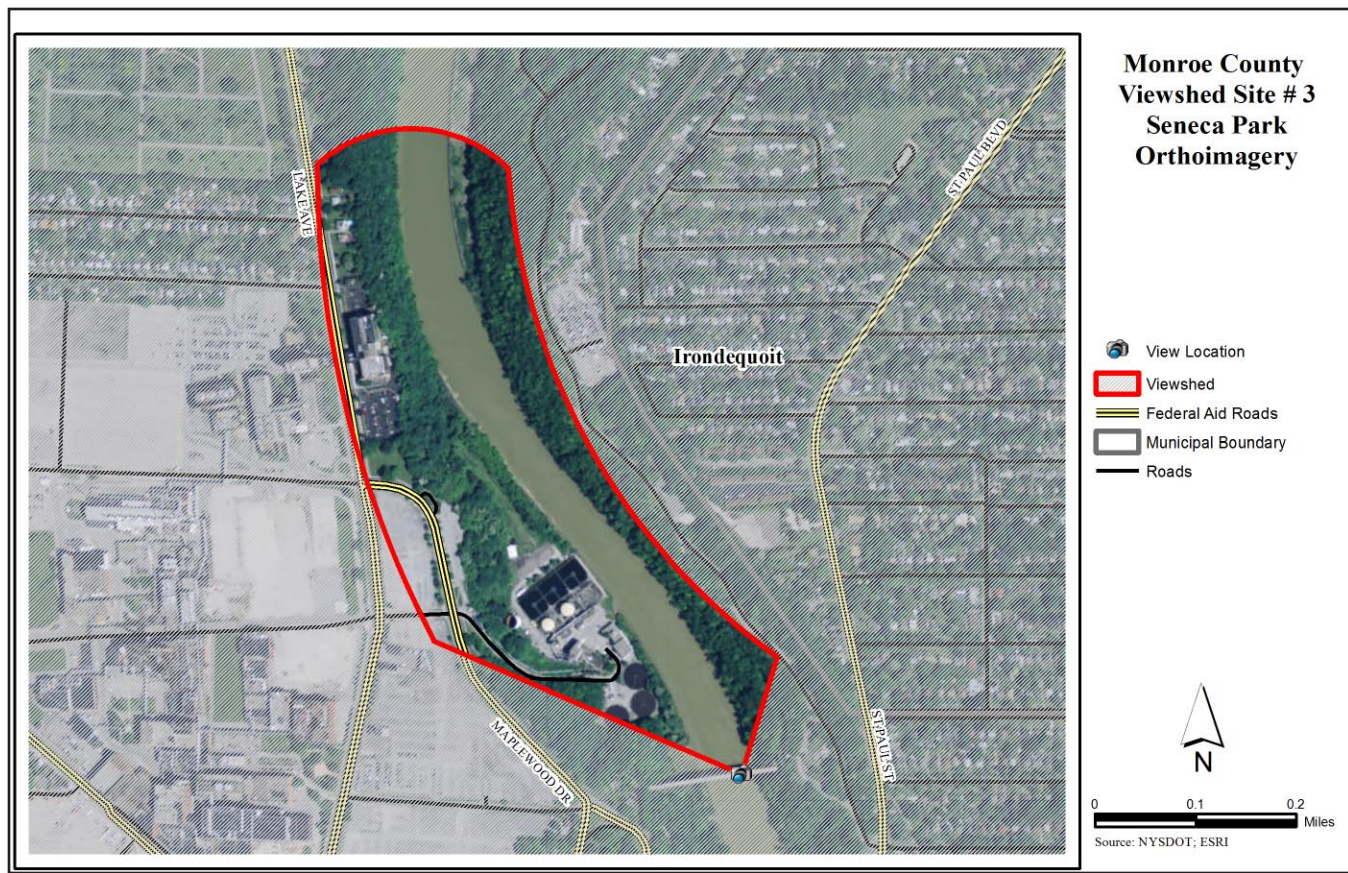
Site 3 - Seneca Park

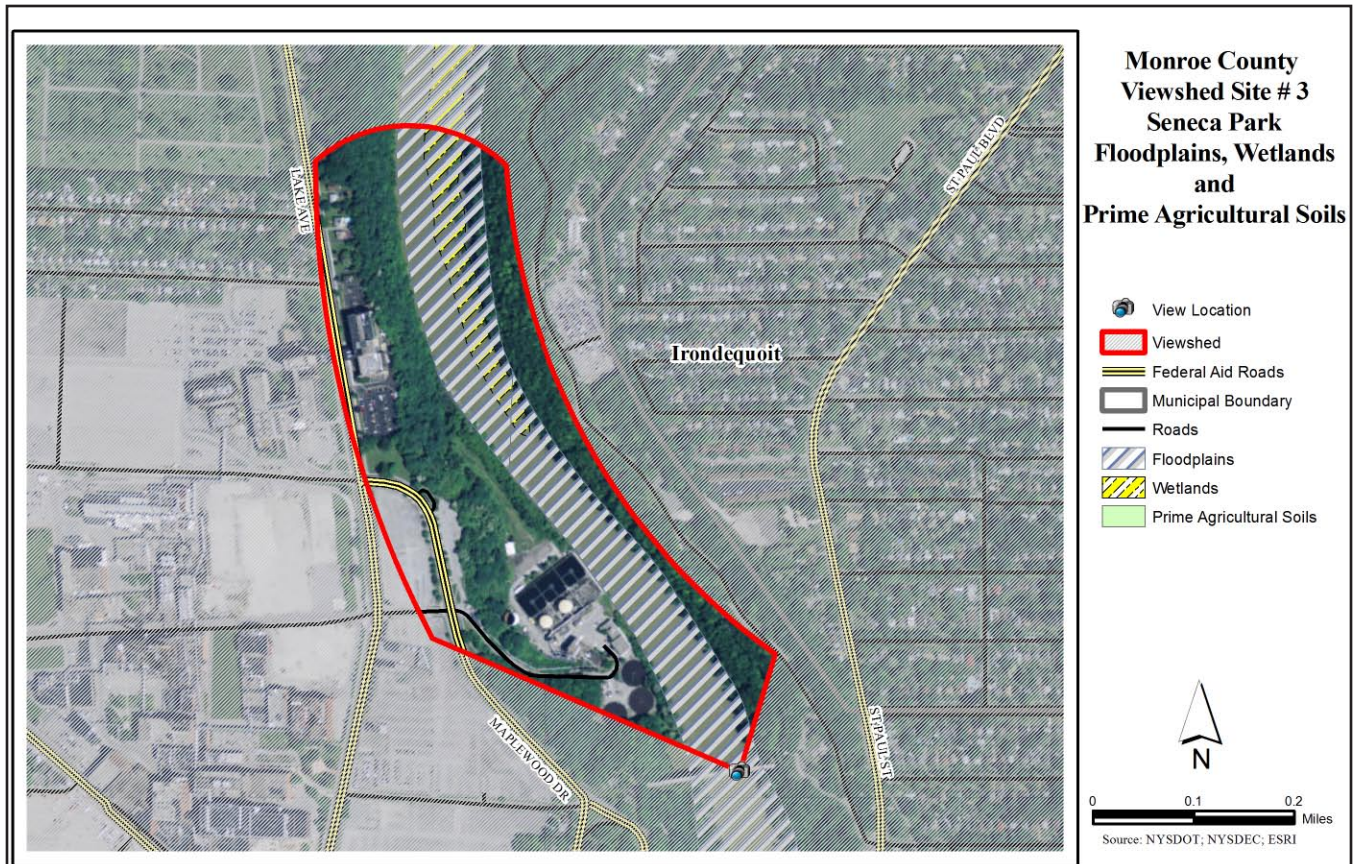
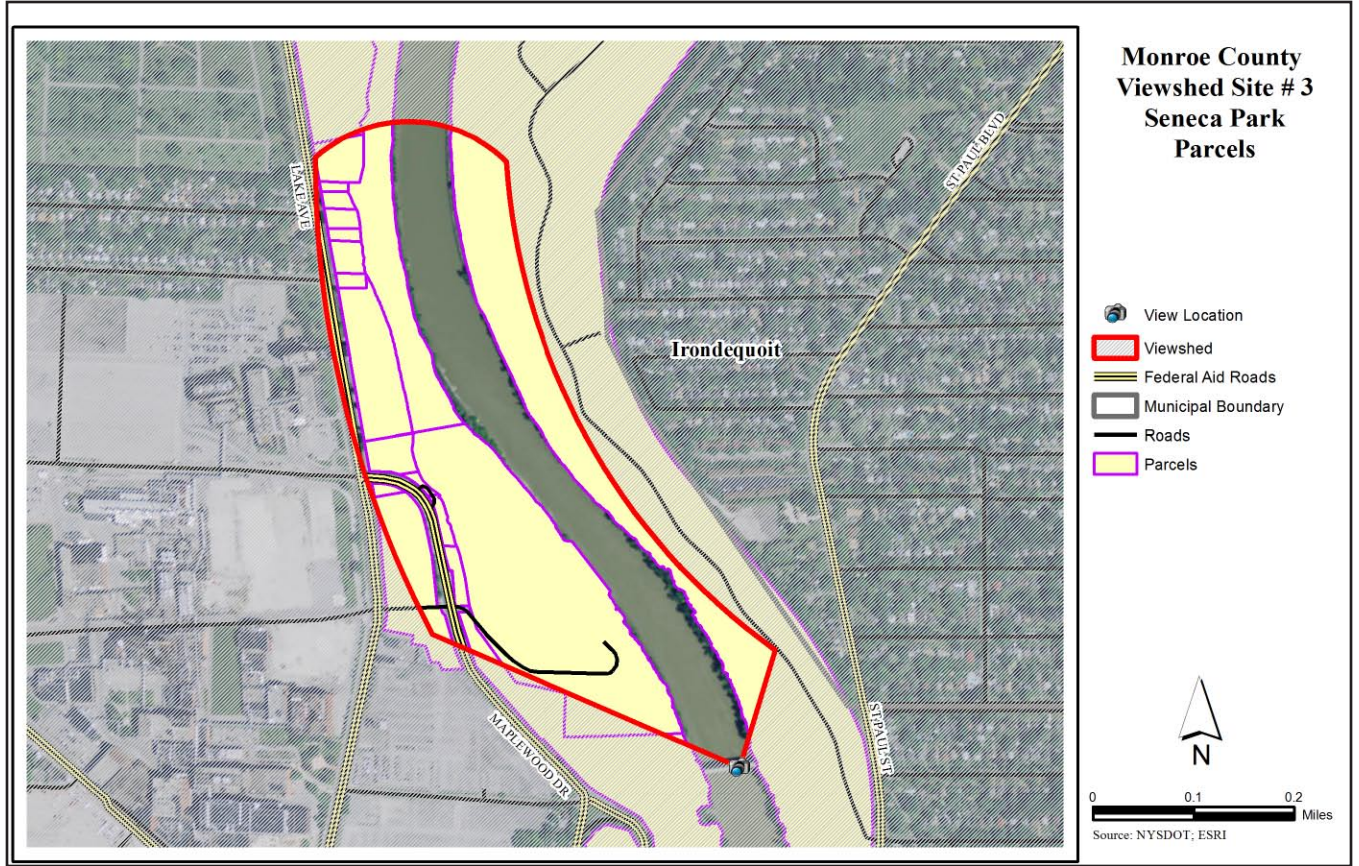
Seneca Park features the Genesee Riverway Trail along the western side of the park. The trail includes a pedestrian bridge that crosses high above the Genesee River connecting Seneca Park to Maplewood Park. The pedestrian bridge, where this viewpoint is located, offers views overlooking the river and gorge.

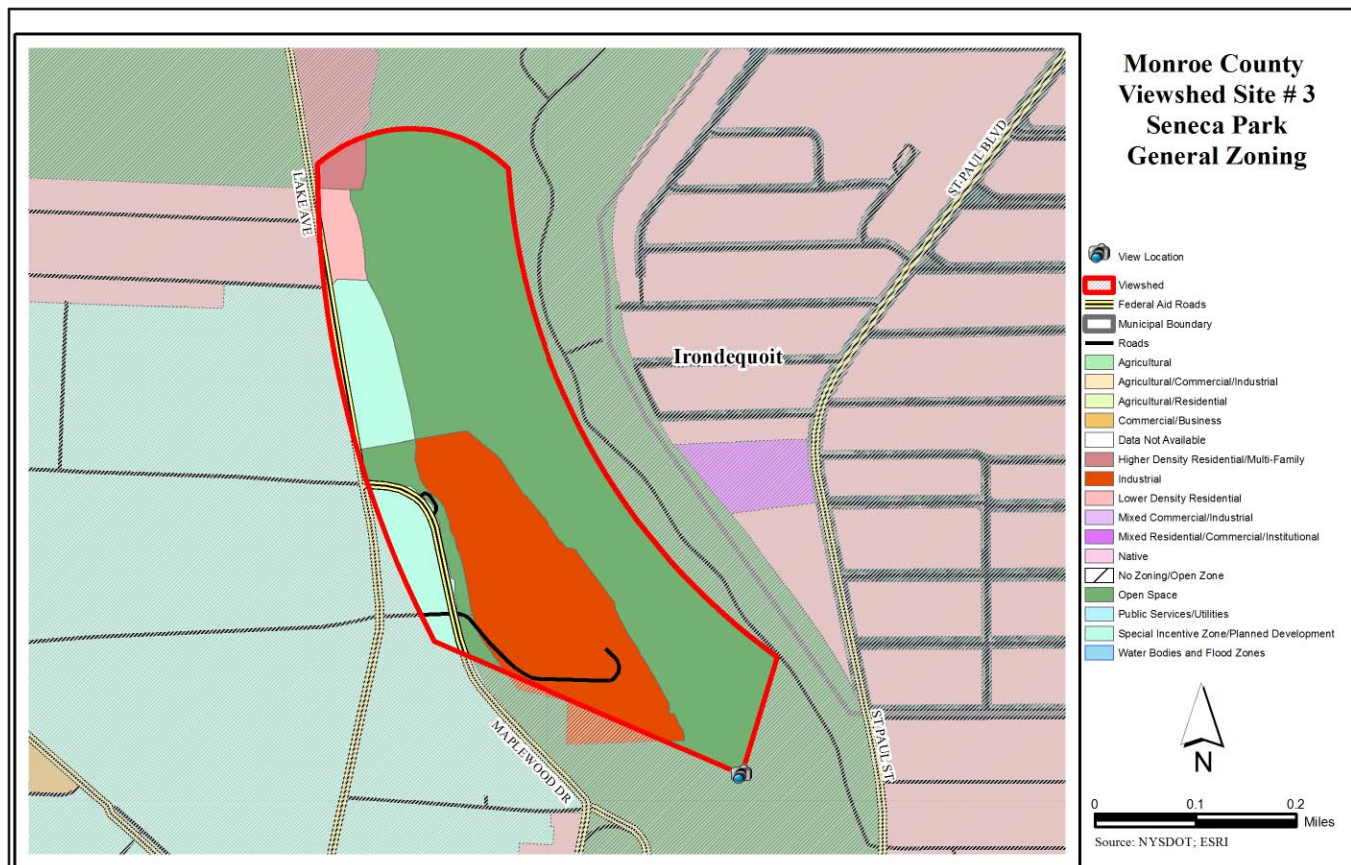
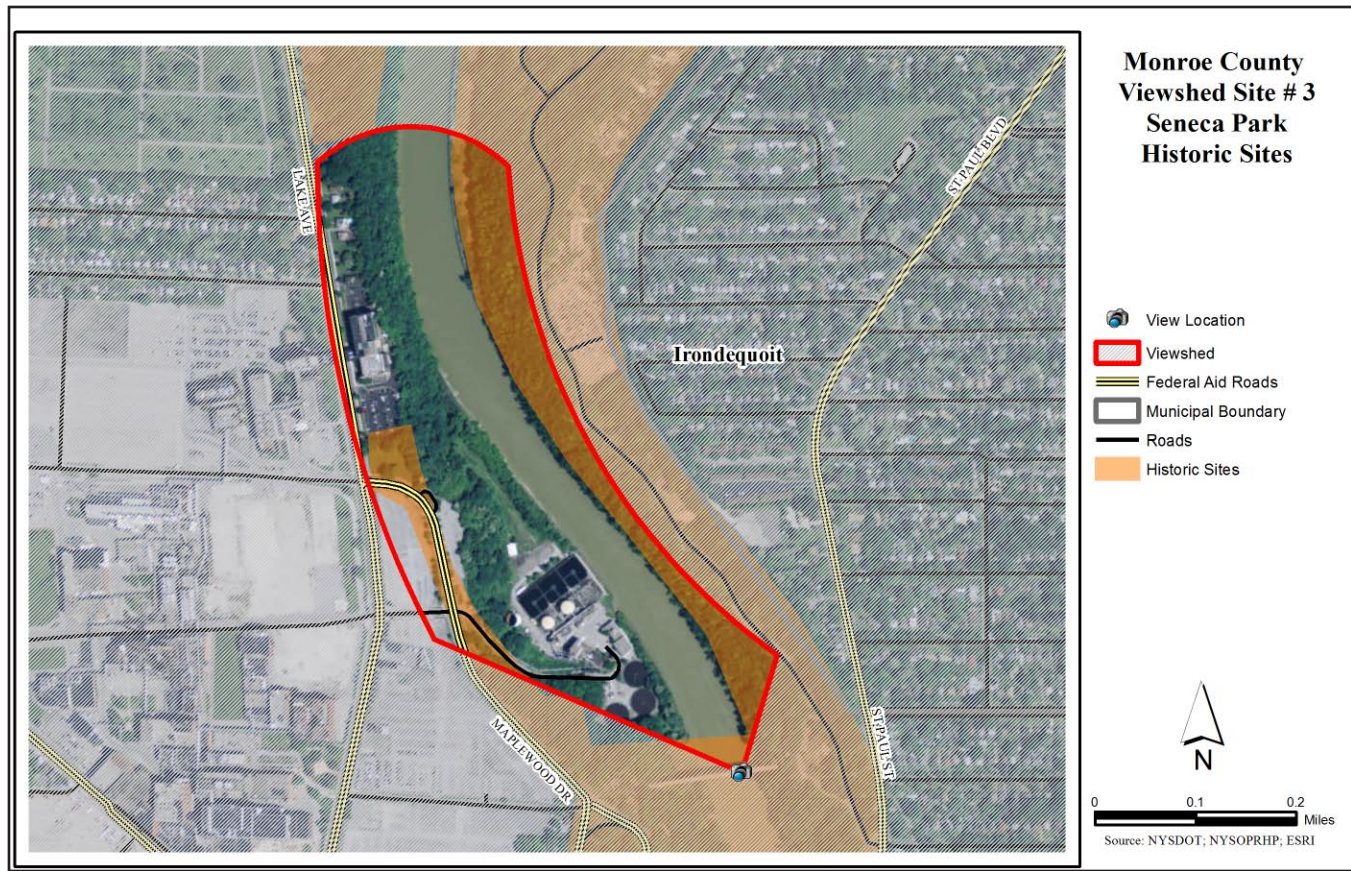


Site Description - Seneca Park	
Location: Address or closest intersection	Seneca Park - pedestrian bridge along the Genesee River trail
Geographic Coordinates	43.197922, -77.620289
Category or Categories	natural, water, land use, industrial
Description	view of Genesee River from the pedestrian bridge in Seneca Park
Public Value	high
Scenic Category	overlook
Scenic Character	nature, urban
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, architecture
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	low wetland vegetation, forest patterns
Scenic Elements - Landform	steep, gorges
Scenic Elements - Water	ponds, river
Scenic Elements - Land use	park, trail, private parcels
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	northwest









Monroe County - Site 4 - Irondequoit Bay Marine Park

Monroe County

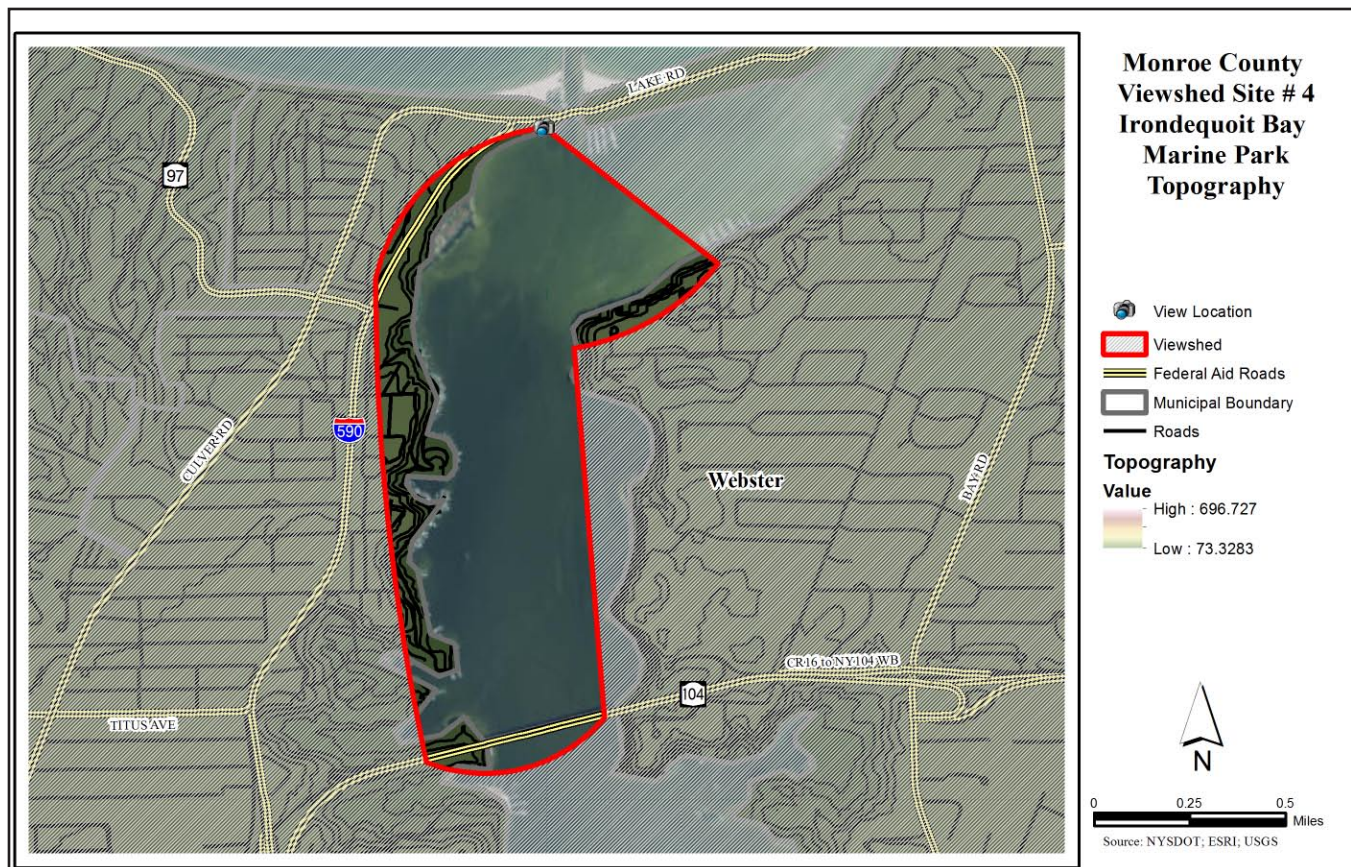
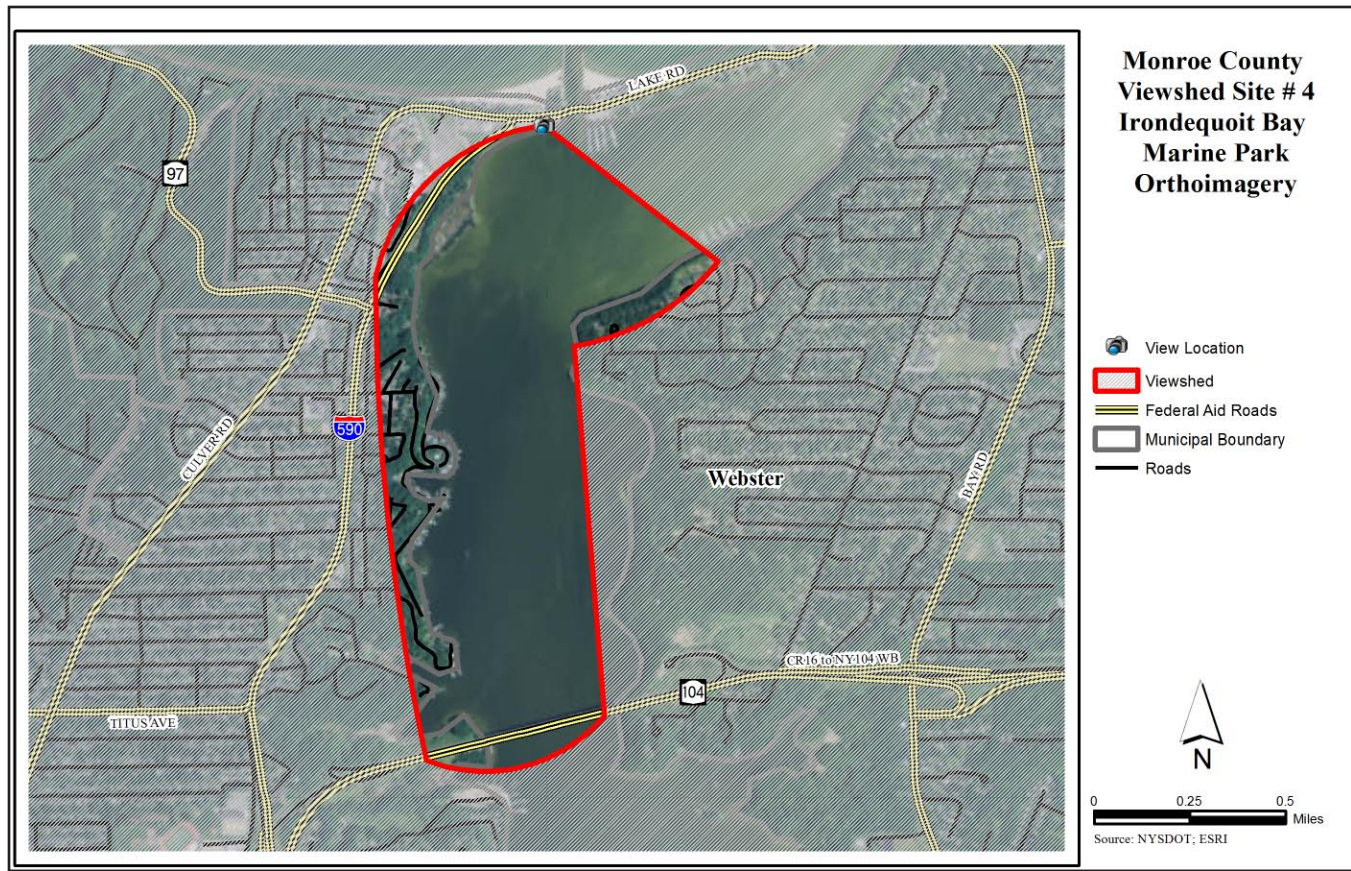
Site 4 - Irondequoit Bay Marine Park

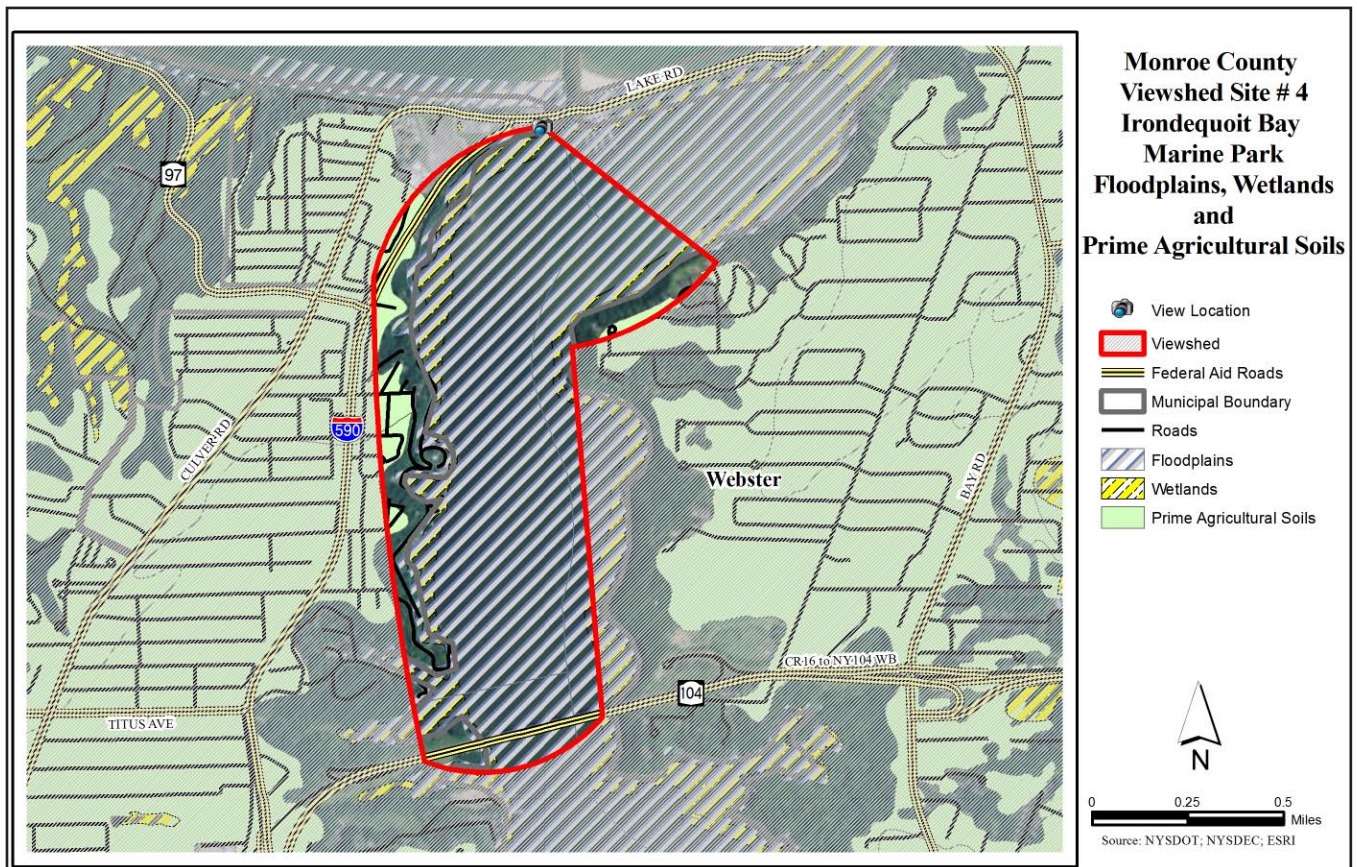
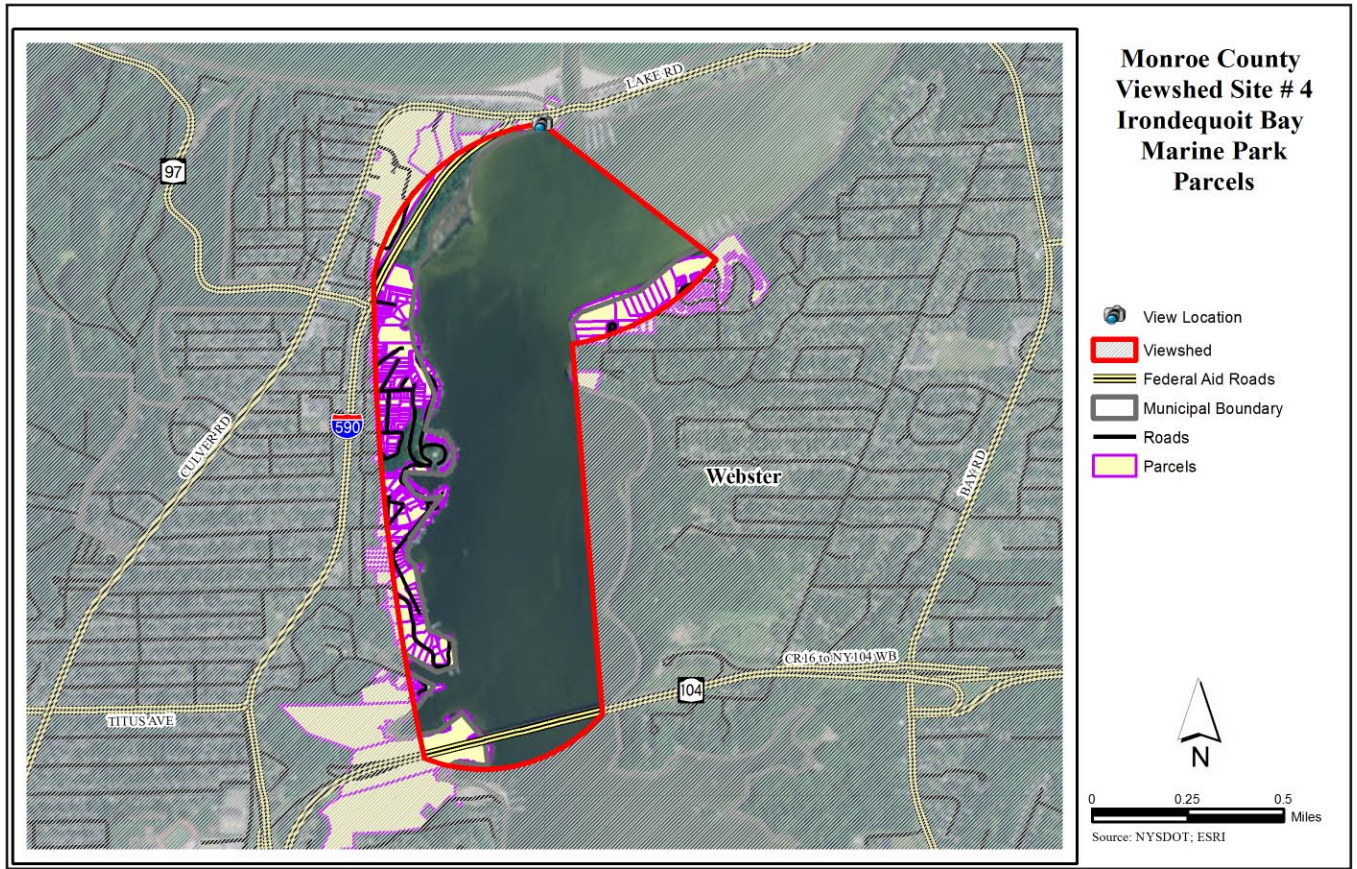
The Irondequoit Bay Marine Park offers distant views of the northern portion of Irondequoit Bay near the area where the bay meets Lake Ontario. The view includes Irondequoit Bay and hillsides, bluffs, the Route 104 Bridge and waterfront development.

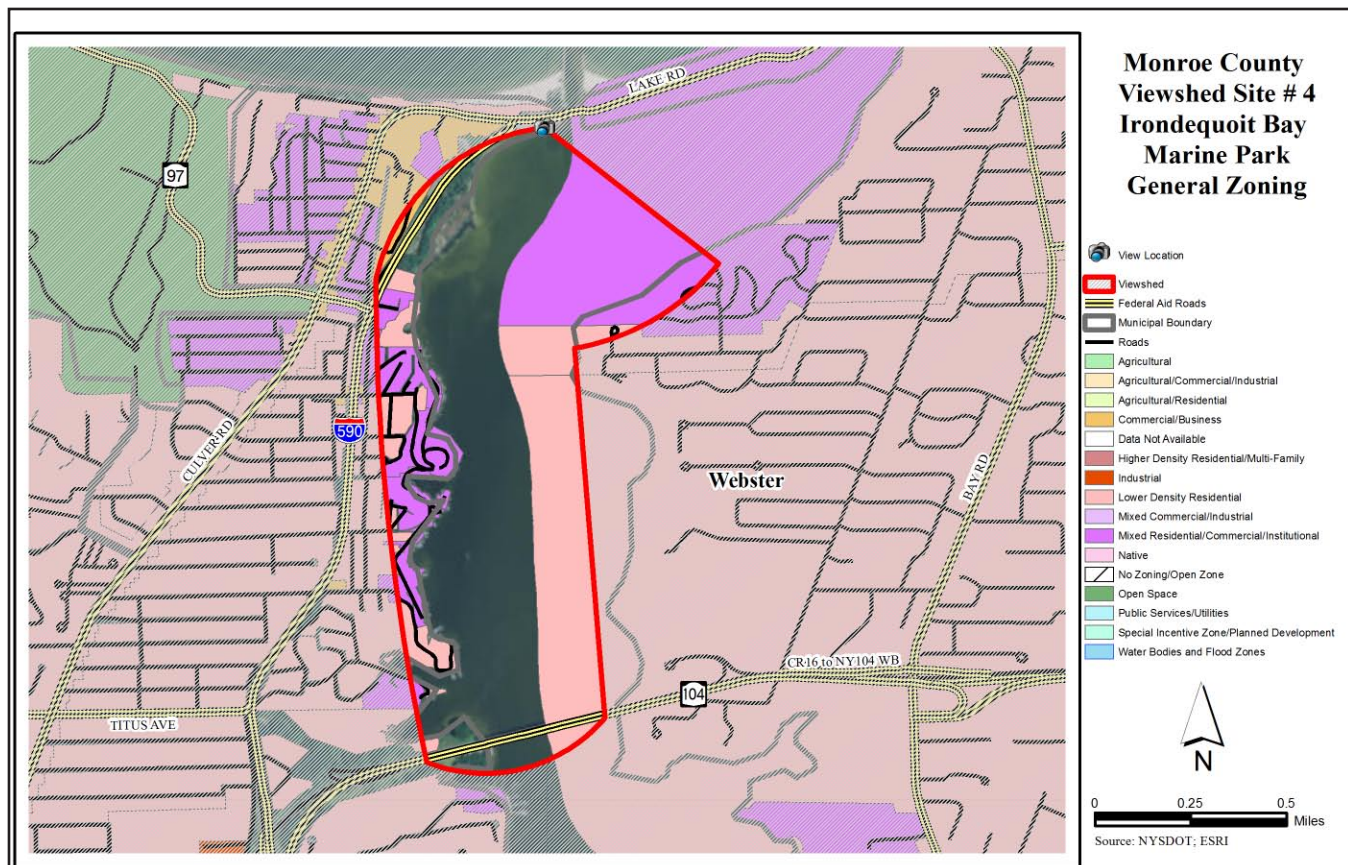
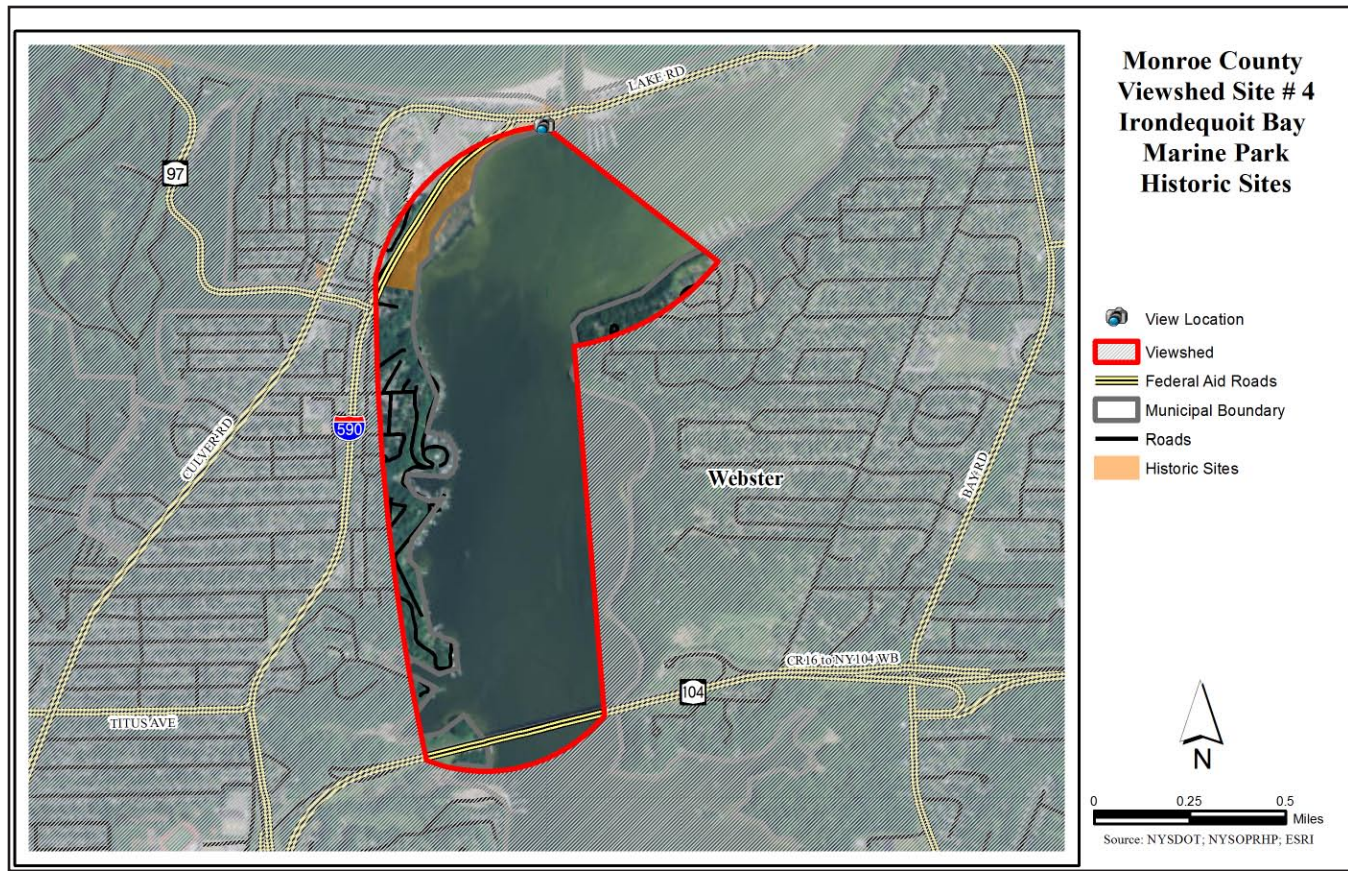


Site Description - Irondequoit Bay Marine Park	
Location: Address or closest intersection	Irondequoit Bay Marine Park from pier and looking south.
Geographic Coordinates	43.234268, -77.535412
Category or Categories	natural, water, land use
Description	view of the norther portion of Irondequoit Bay
Public Value	high
Scenic Category	distant view
Scenic Character	nature, urban
Scenic Elements - Cultural	settlements
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	low wetland vegetation
Scenic Elements - Landform	cliffs, bluffs
Scenic Elements - Water	lake, wetlands, working waterfronts, shoreline residential
Scenic Elements - Land use	park, streets, private parcels
Scenic Composition	texture, variety
Scenic Absorption	4
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	south







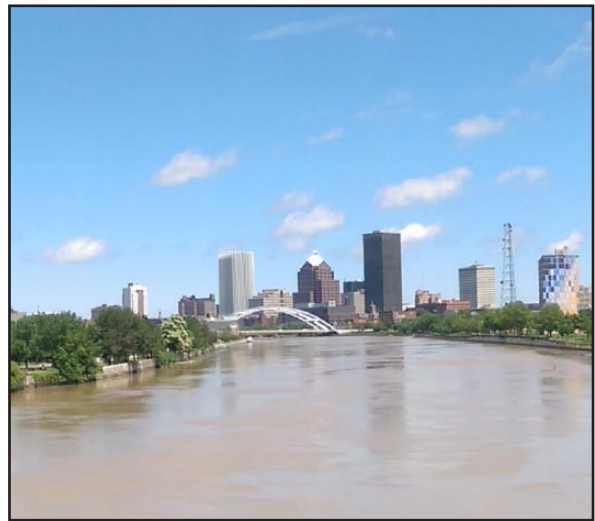
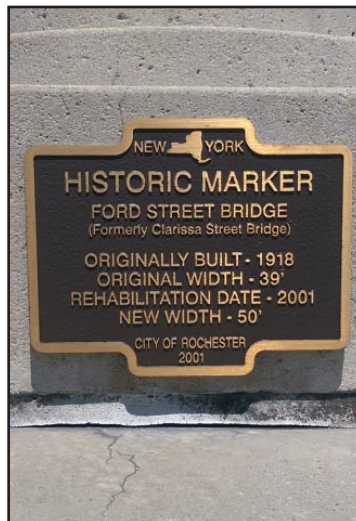


Monroe County - Site 5 - Ford Street Bridge

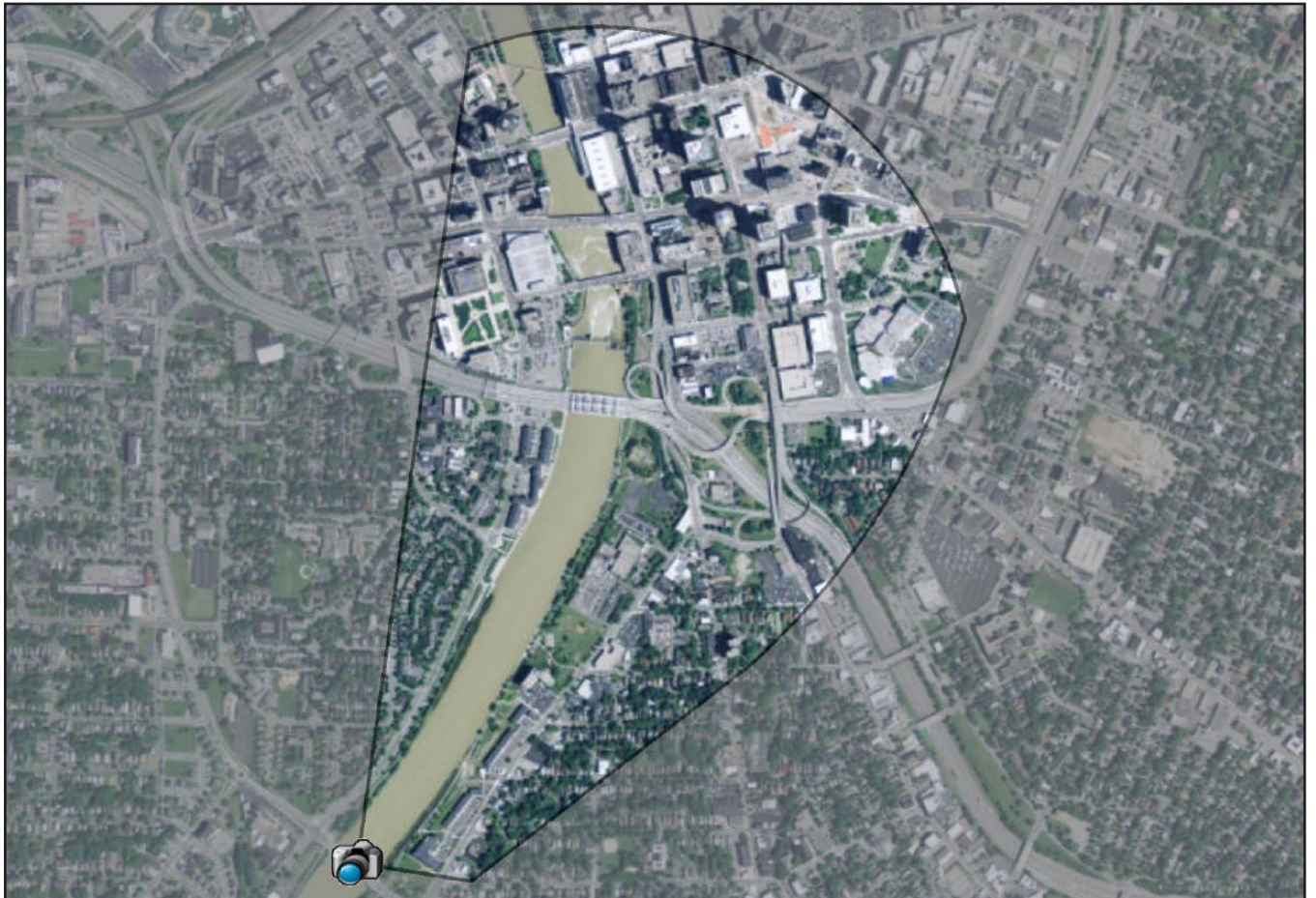
Monroe County

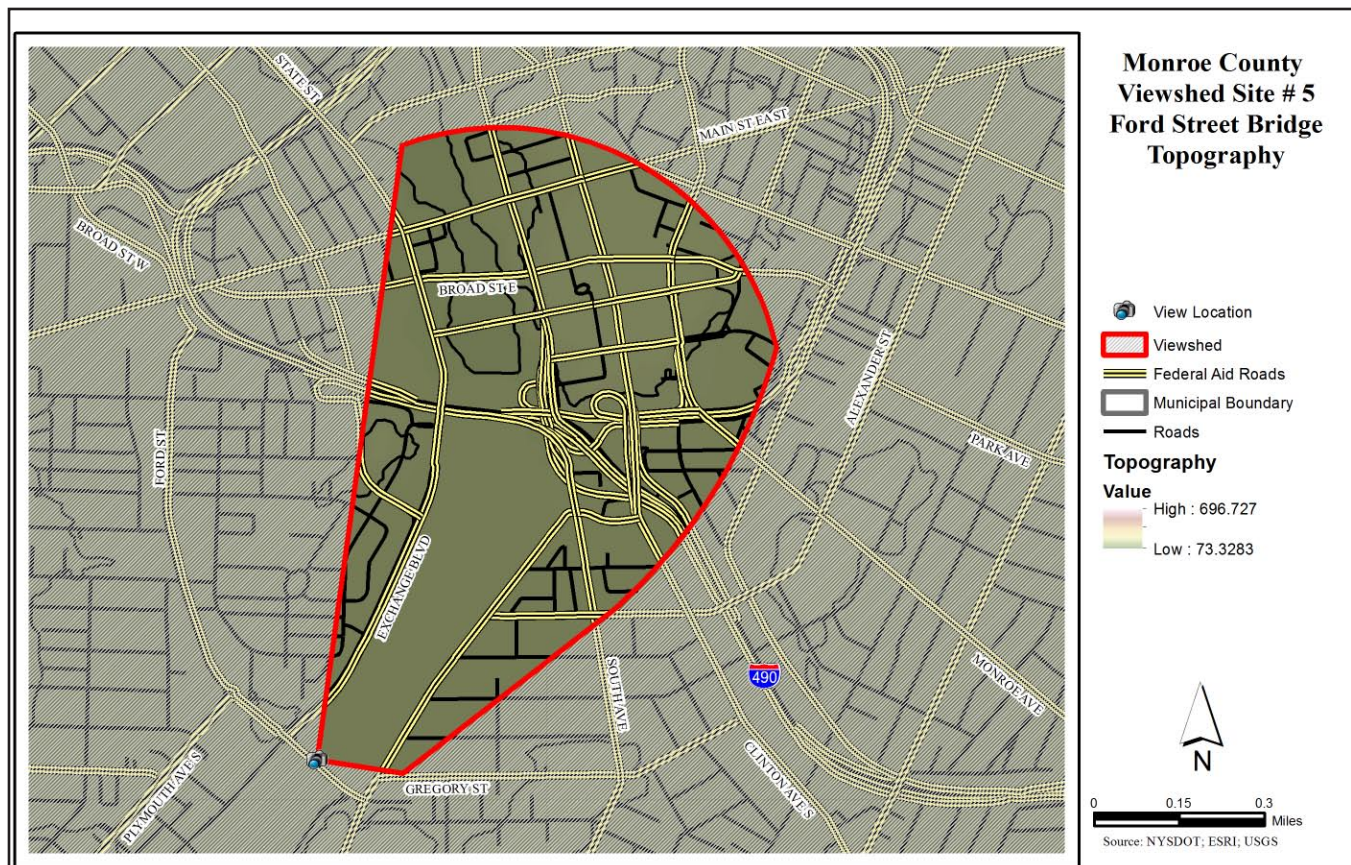
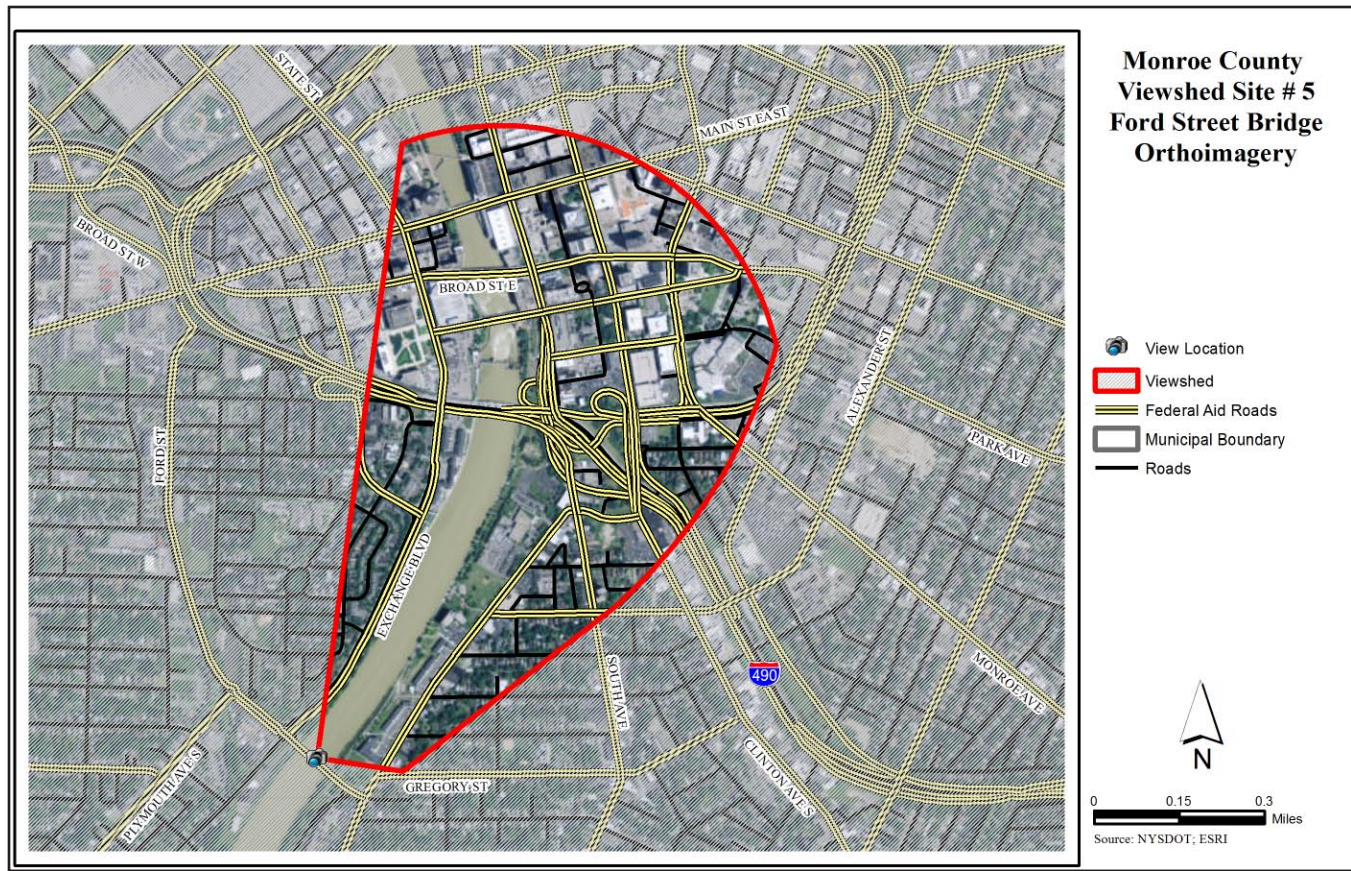
Site 5 - Ford Street Bridge

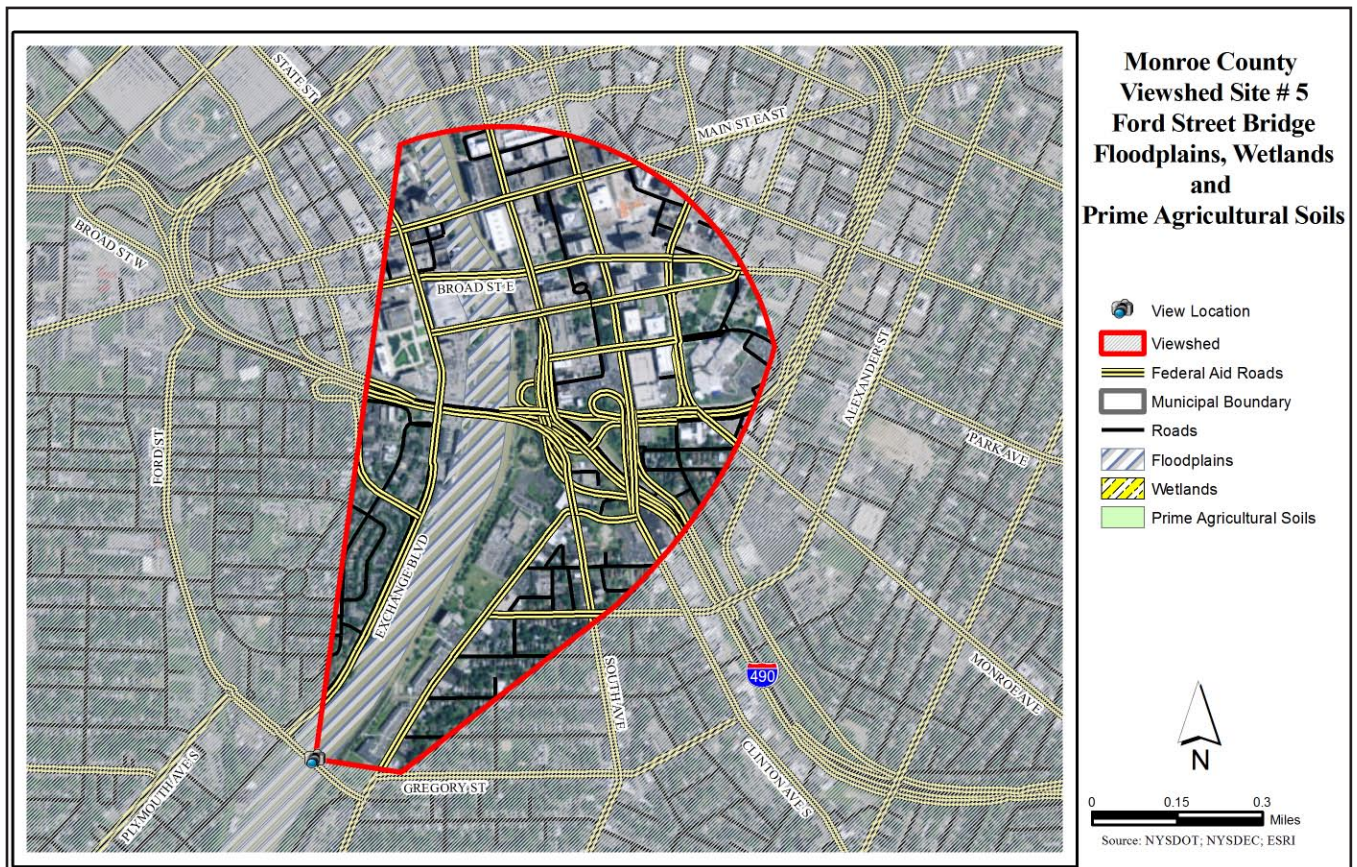
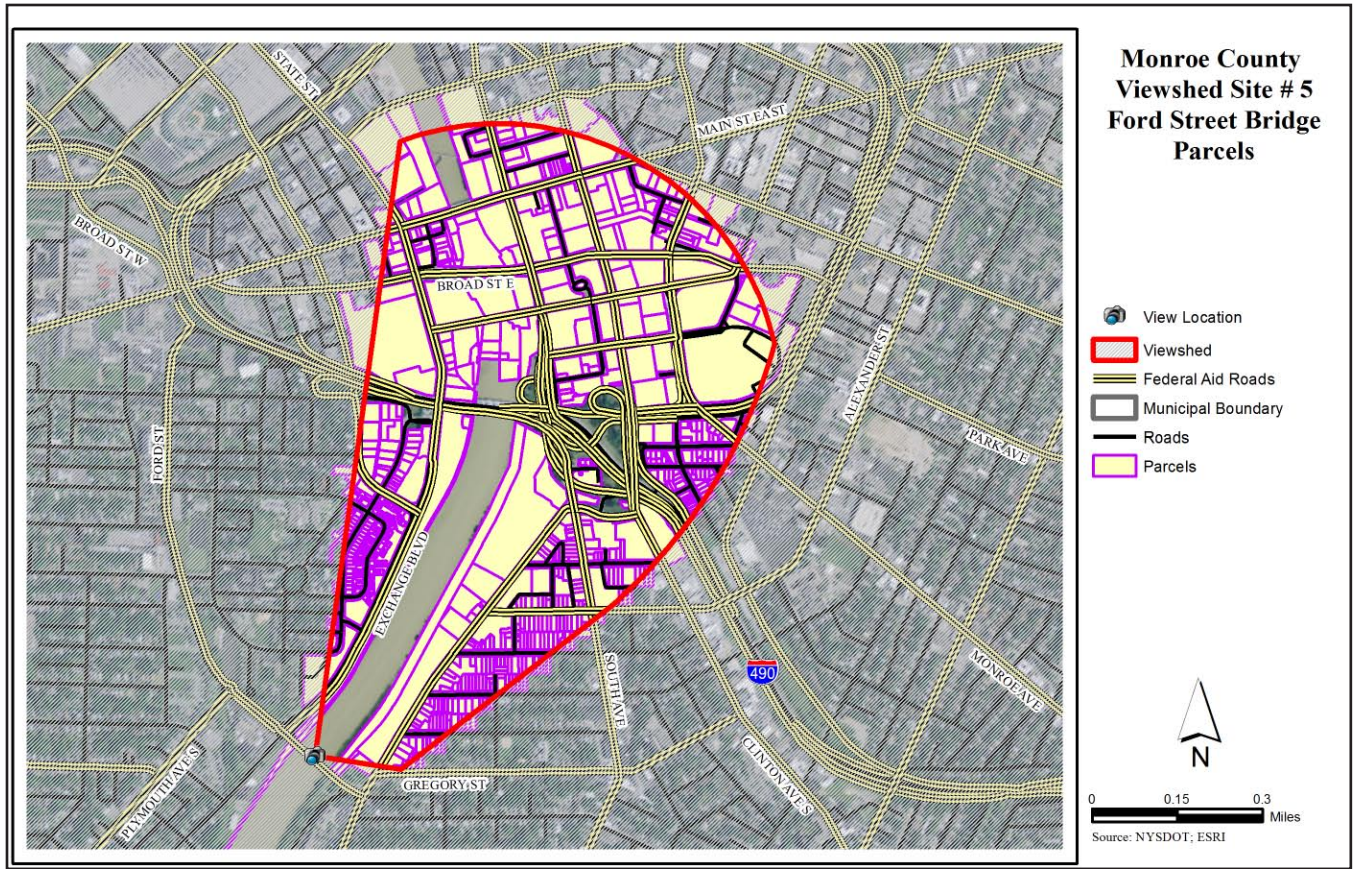
The Ford Street Bridge offers excellent views of the Genesee River, Rochester's signature bridge the *Frederick Douglass-Susan B. Anthony Memorial Bridge* and Downtown Rochester. This view point also includes unique residential development on the riverfront as well as the Genesee River Trail parkland on both sides of the river.

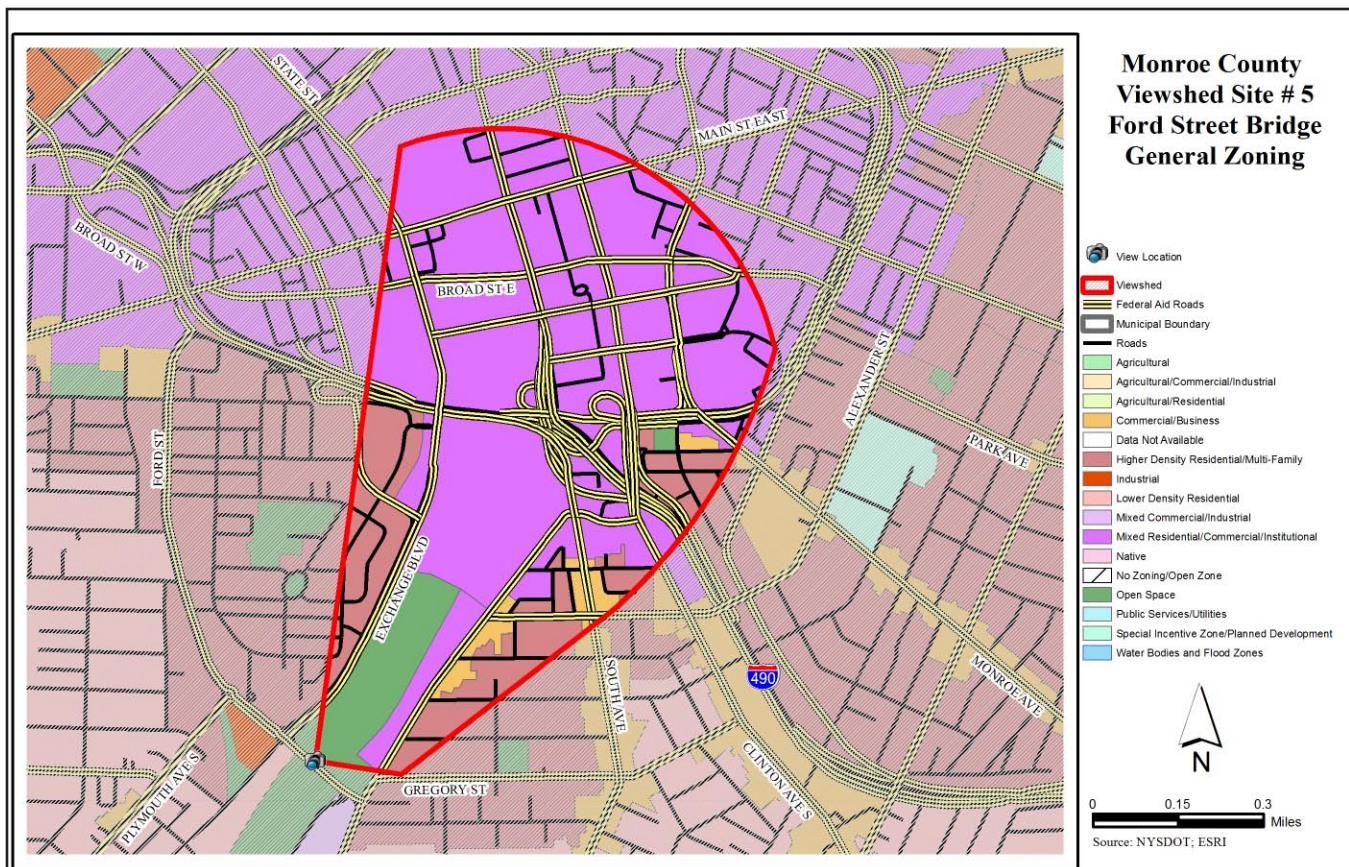
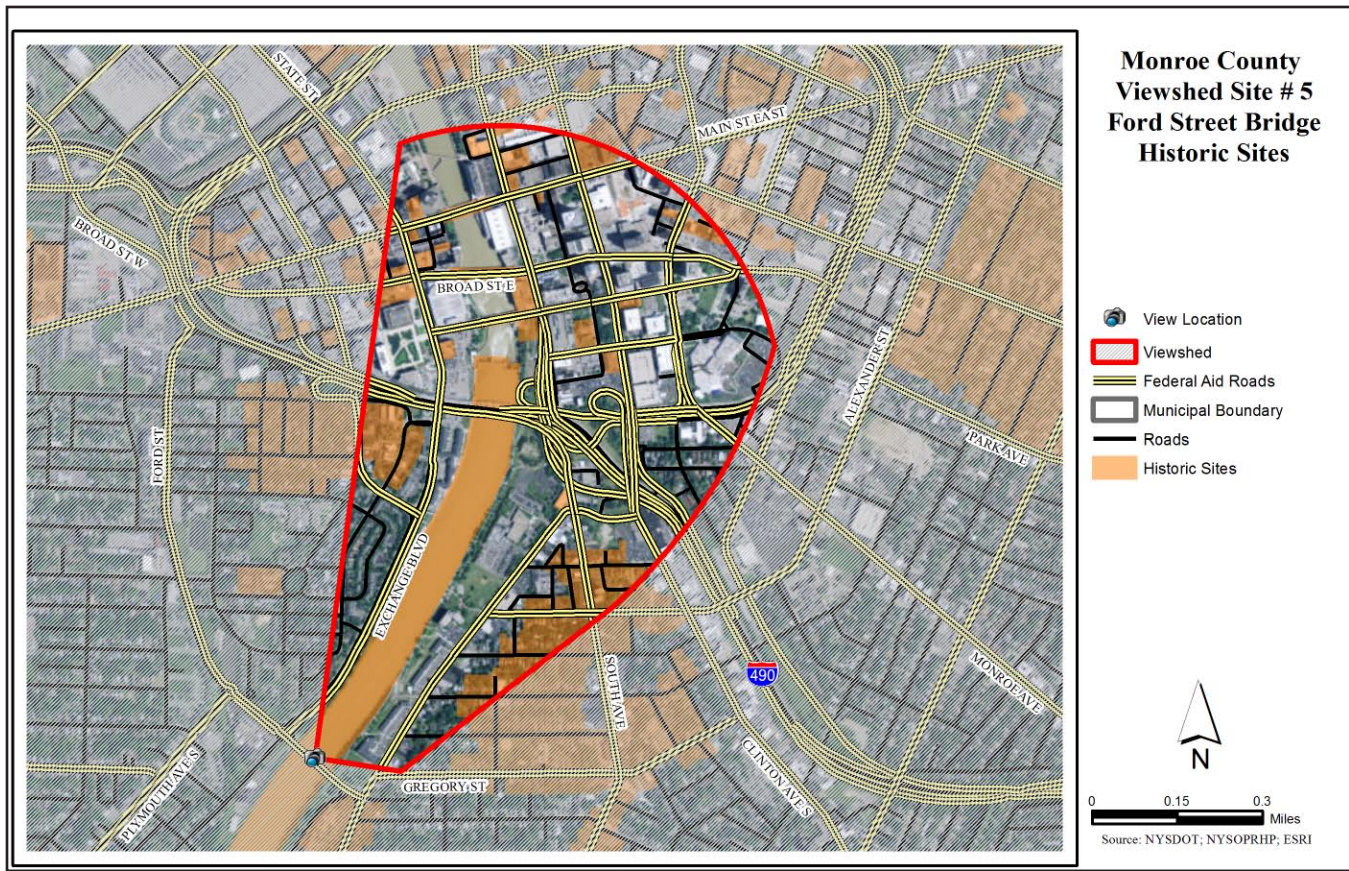


Site Description - Ford Street Bridge	
Location: Address or closest intersection	Ford Street Bridge at Mount Hope Ave.
Geographic Coordinates	43.142145, -77.614987
Category or Categories	natural, water, urban development
Description	view from Ford Street Bridge of the Genesee River and Downtown Rochester
Public Value	high
Scenic Category	panorama
Scenic Character	urban
Scenic Elements - Cultural	historic landmarks/monuments, heritage icons, municipal uses, architecture, rare unique structures, settlements, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	river, working waterfront, shoreline residential
Scenic Elements - Land use	park, trails, streets, private parcels
Scenic Composition	framed
Scenic Absorption	5
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	from north to northeast







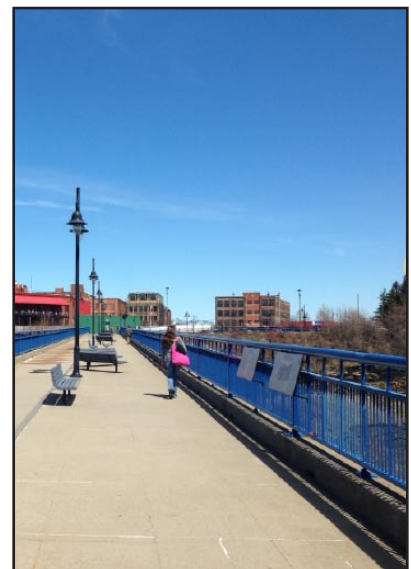
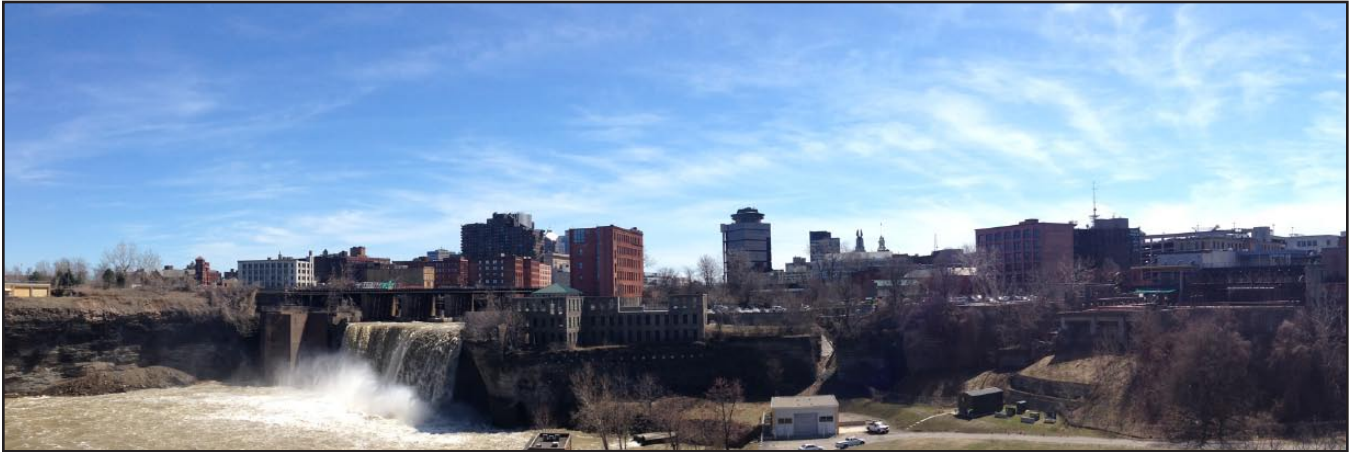


Monroe County - Site 6 - Pont De Rennes Pedestrian Bridge

Monroe County

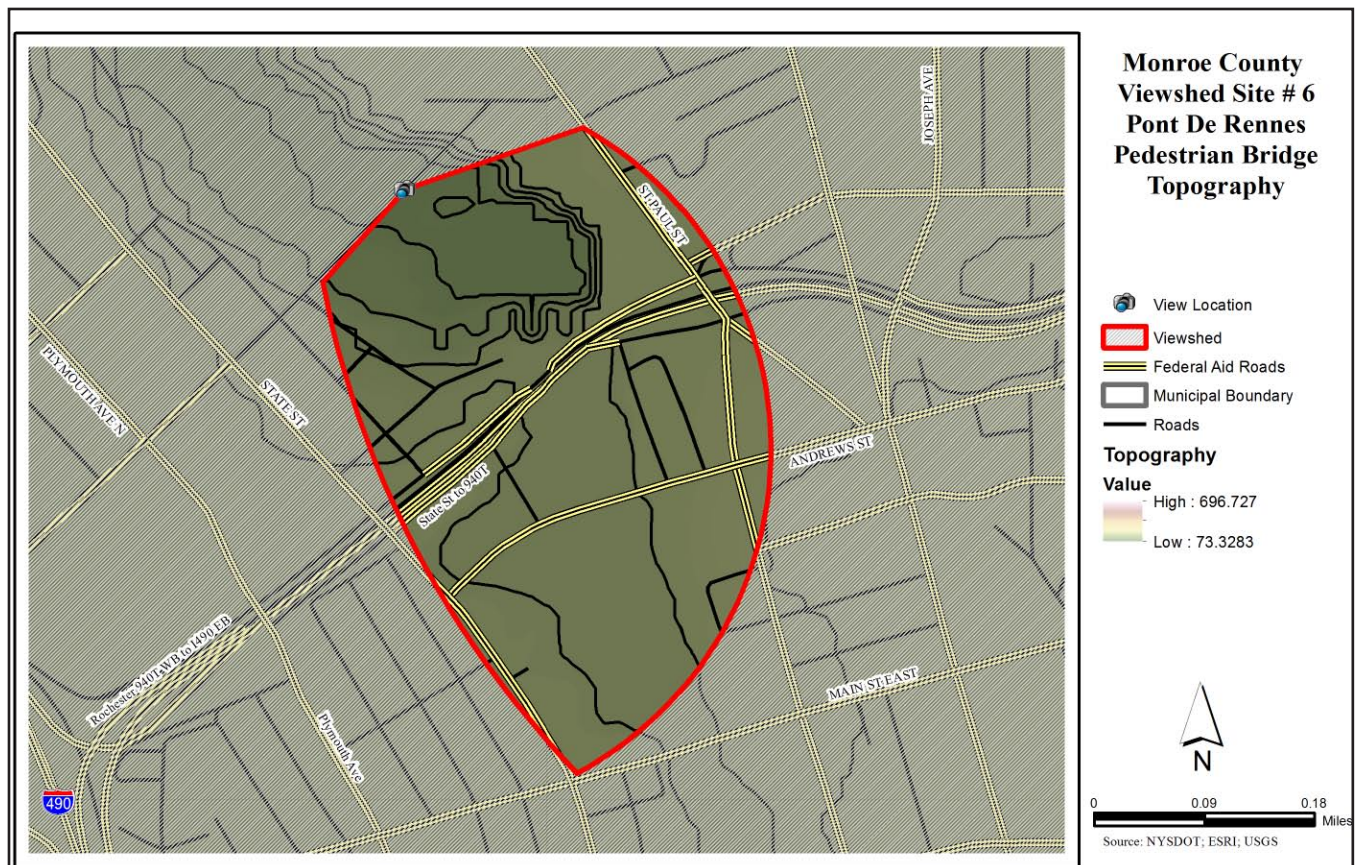
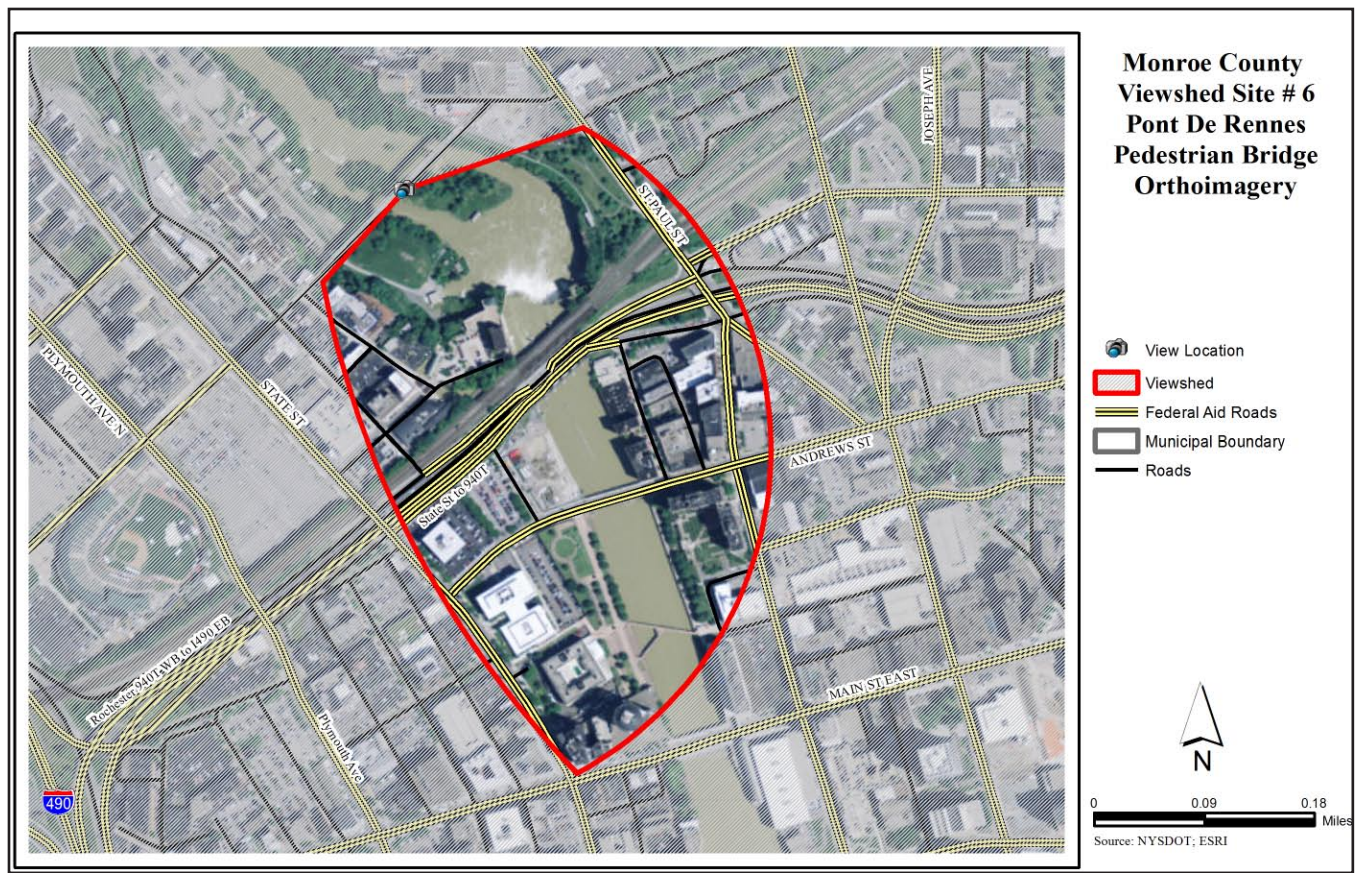
Site 6 - Pont De Rennes Pedestrian Bridge

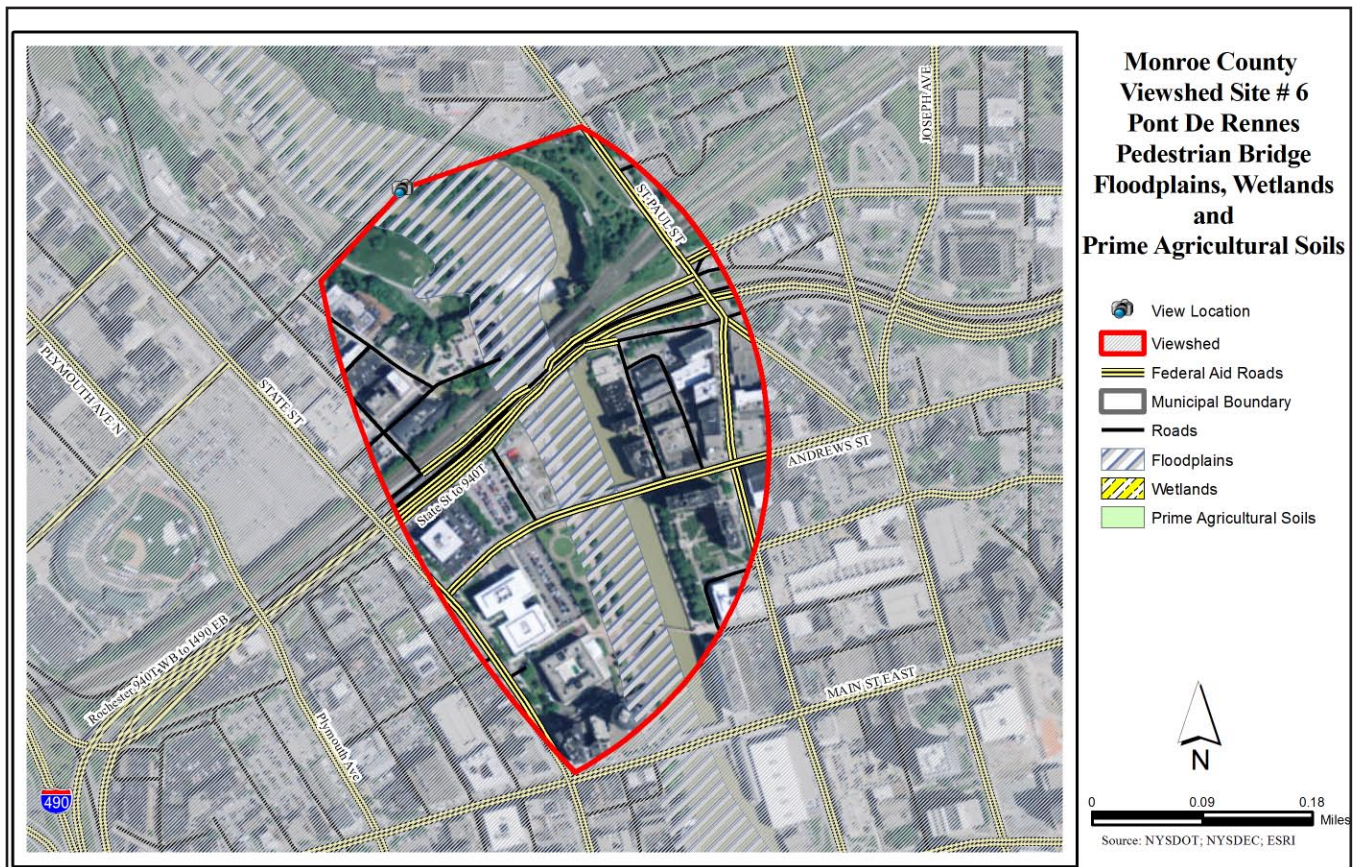
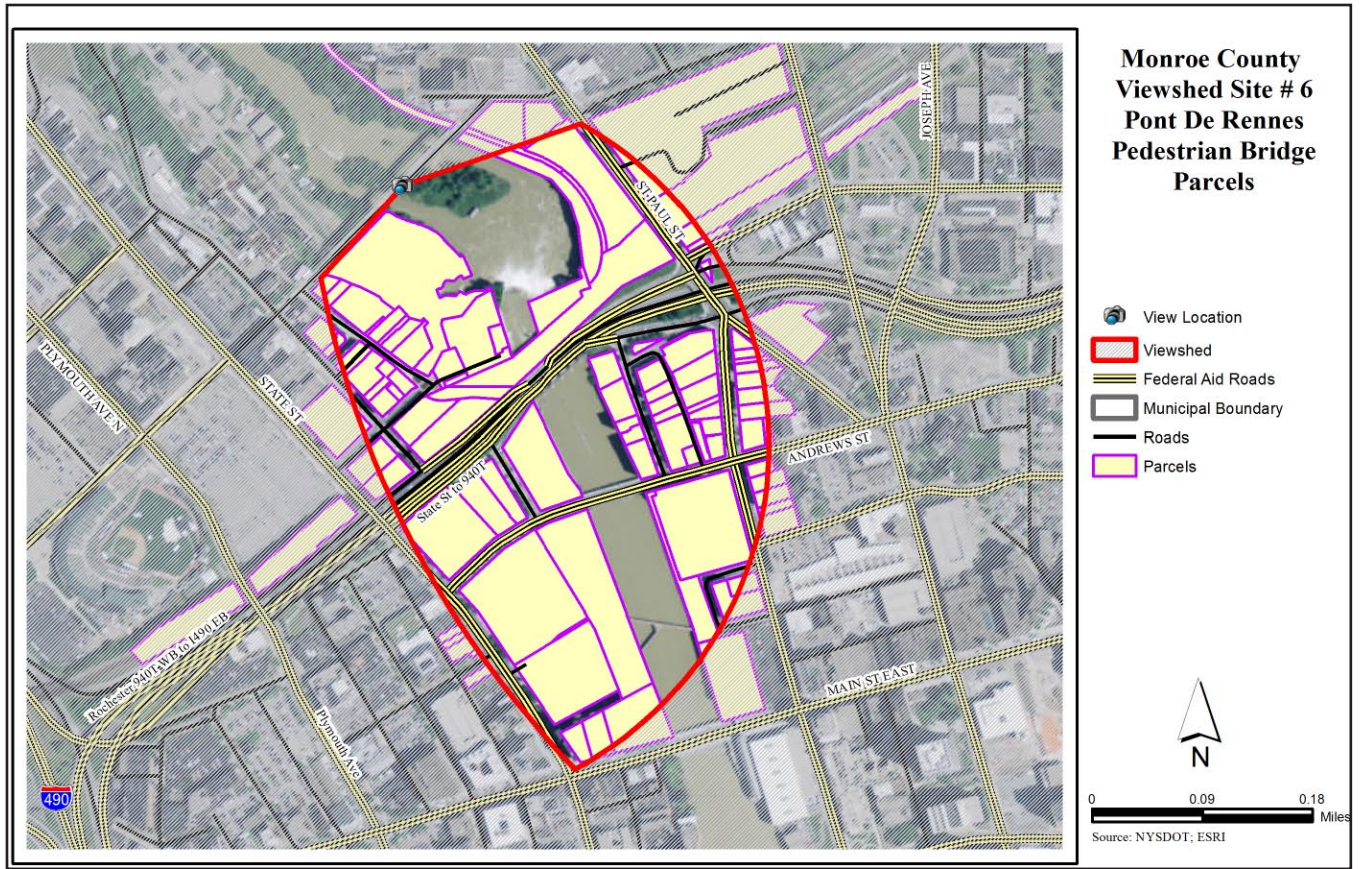
The Pont De Rennes Bridge is a pedestrian walkway across the Genesee River Gorge. The bridge features an excellent view of the High Falls waterfall, the Genesee River, and views of Downtown Rochester in the background.

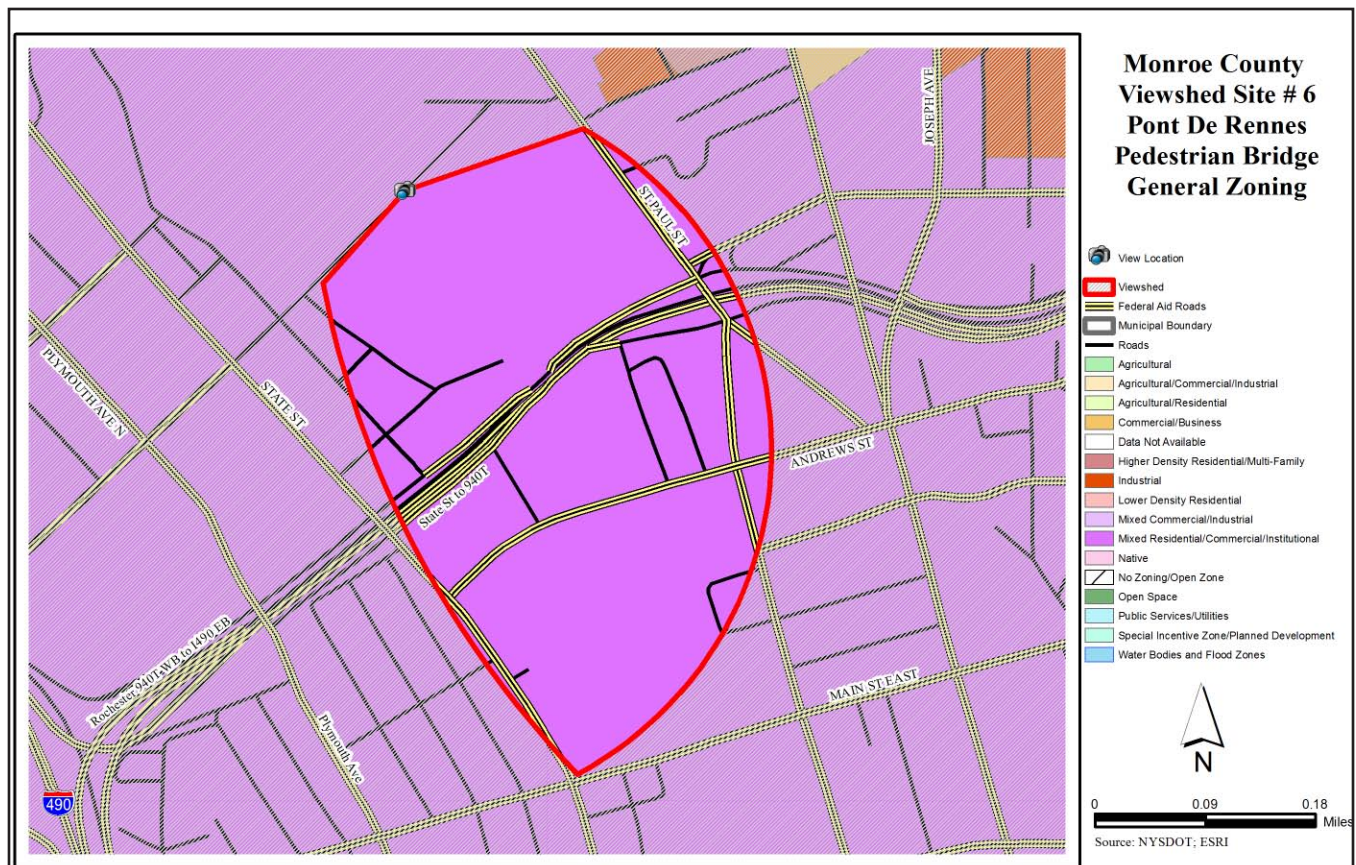
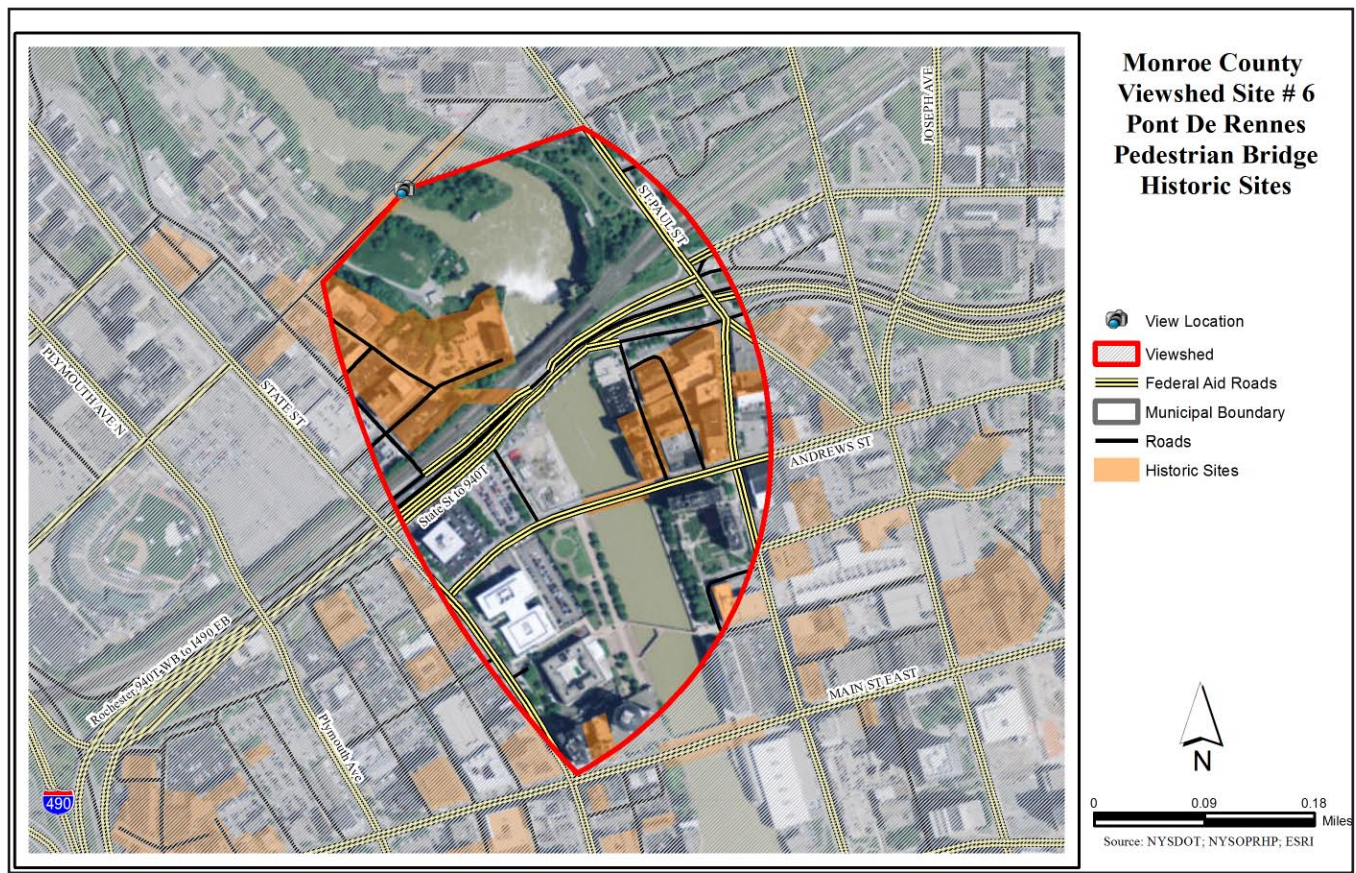


Site Description - Pont De Rennes Pedestrian Bridge	
Location: Address or closest intersection	Pont De Rennes Pedestrian Bridge crossing Genesee River Gorge between Saint Paul St. and Browns Race
Geographic Coordinates	43.162390, 77.615154
Category or Categories	natural, urban development
Description	view from Pont De Rennes pedestrian bridge of High Falls waterfall, Genesee River and Downtown Rochester
Public Value	very high
Scenic Category	overlook
Scenic Character	nature, urban
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, municipal uses, architecture, rare unique structures, settlements, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	
Scenic Elements - Landform	rocks, cliffs, gorges
Scenic Elements - Water	river, working waterfront, waterfalls and cascades
Scenic Elements - Land use	parks, private parcels
Scenic Composition	vista
Scenic Absorption	4
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	from northeast to southeast (approximately)









3

Viewshed Inventory and Analysis

Ontario County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

Ontario County

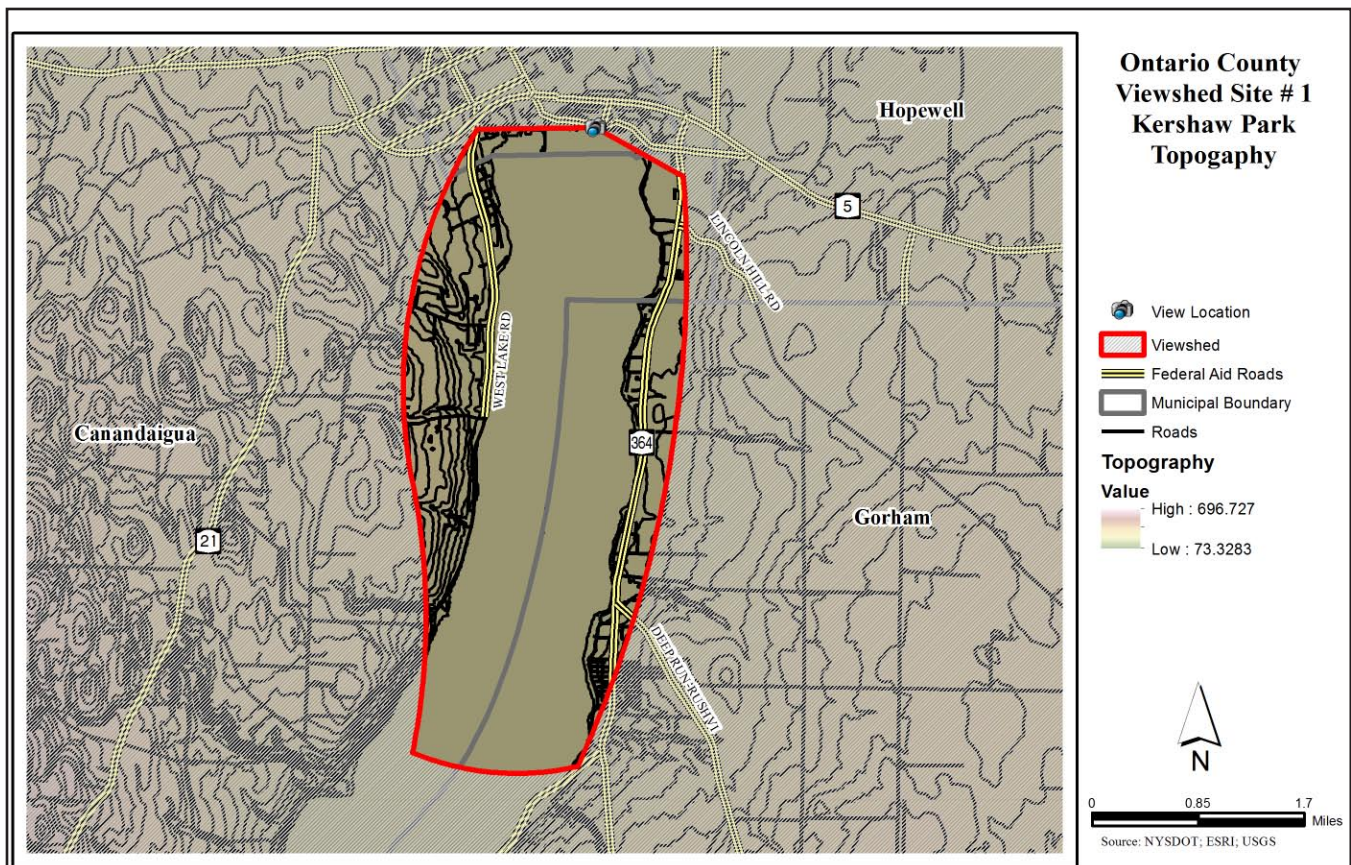
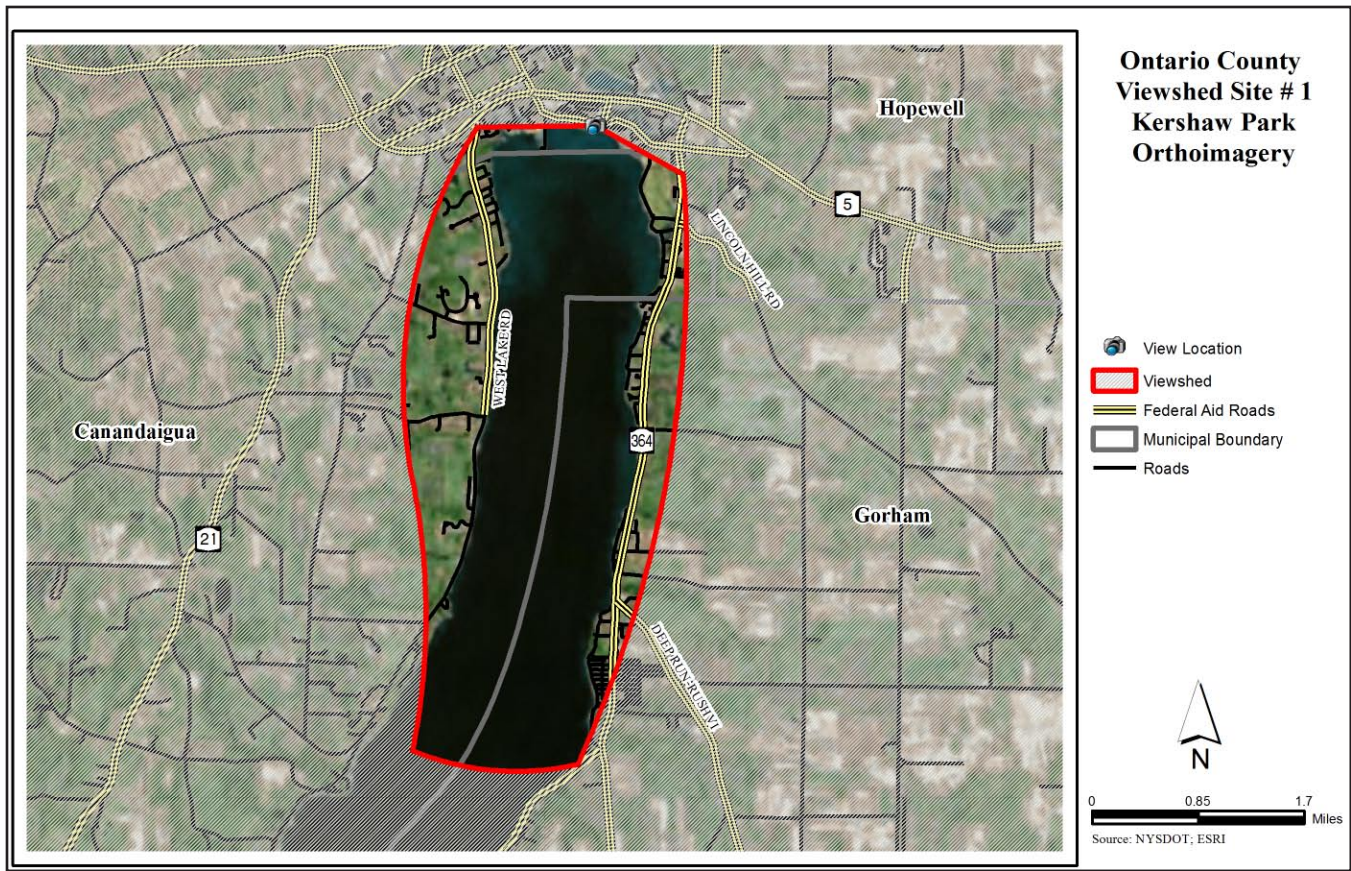
Site 1 - Kershaw Park

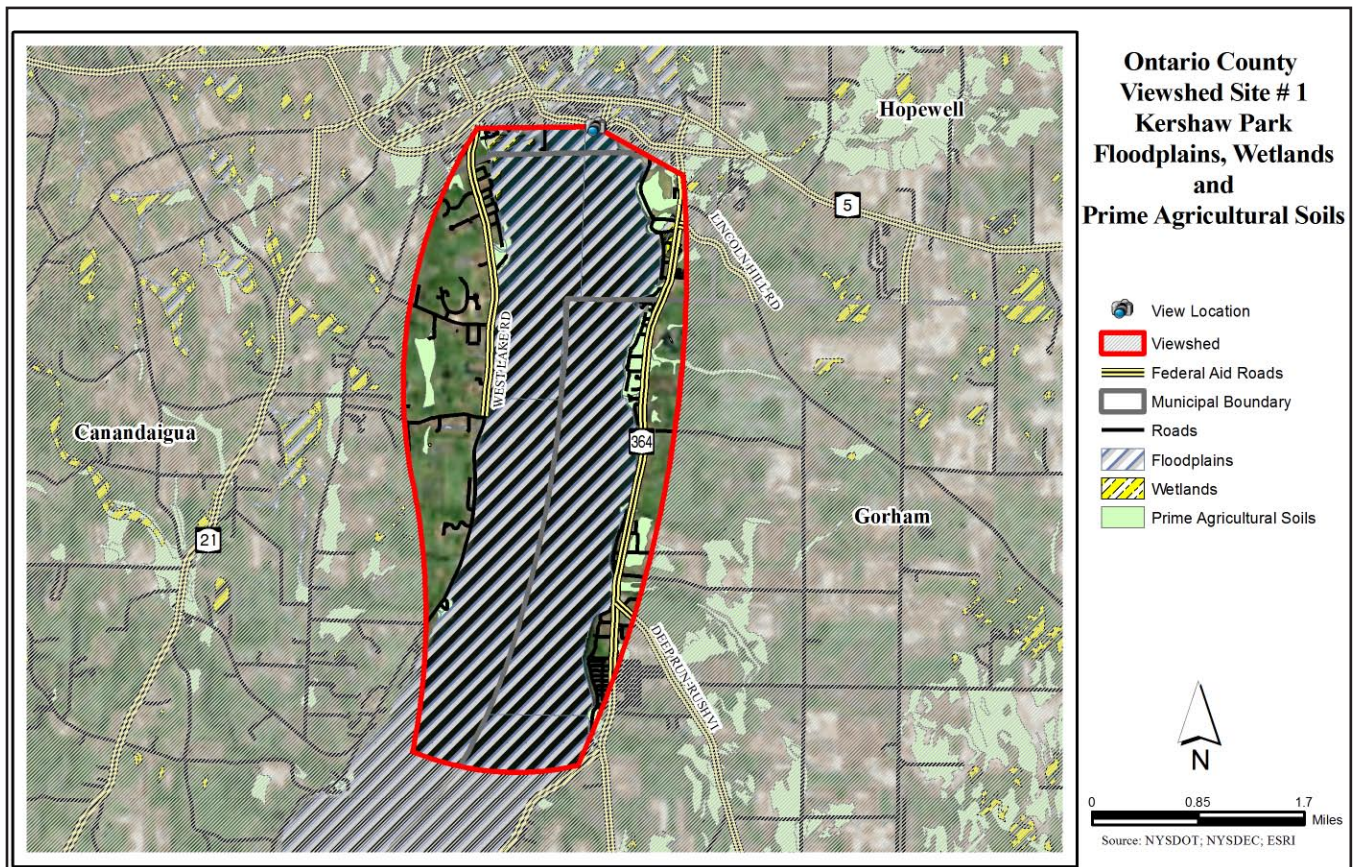
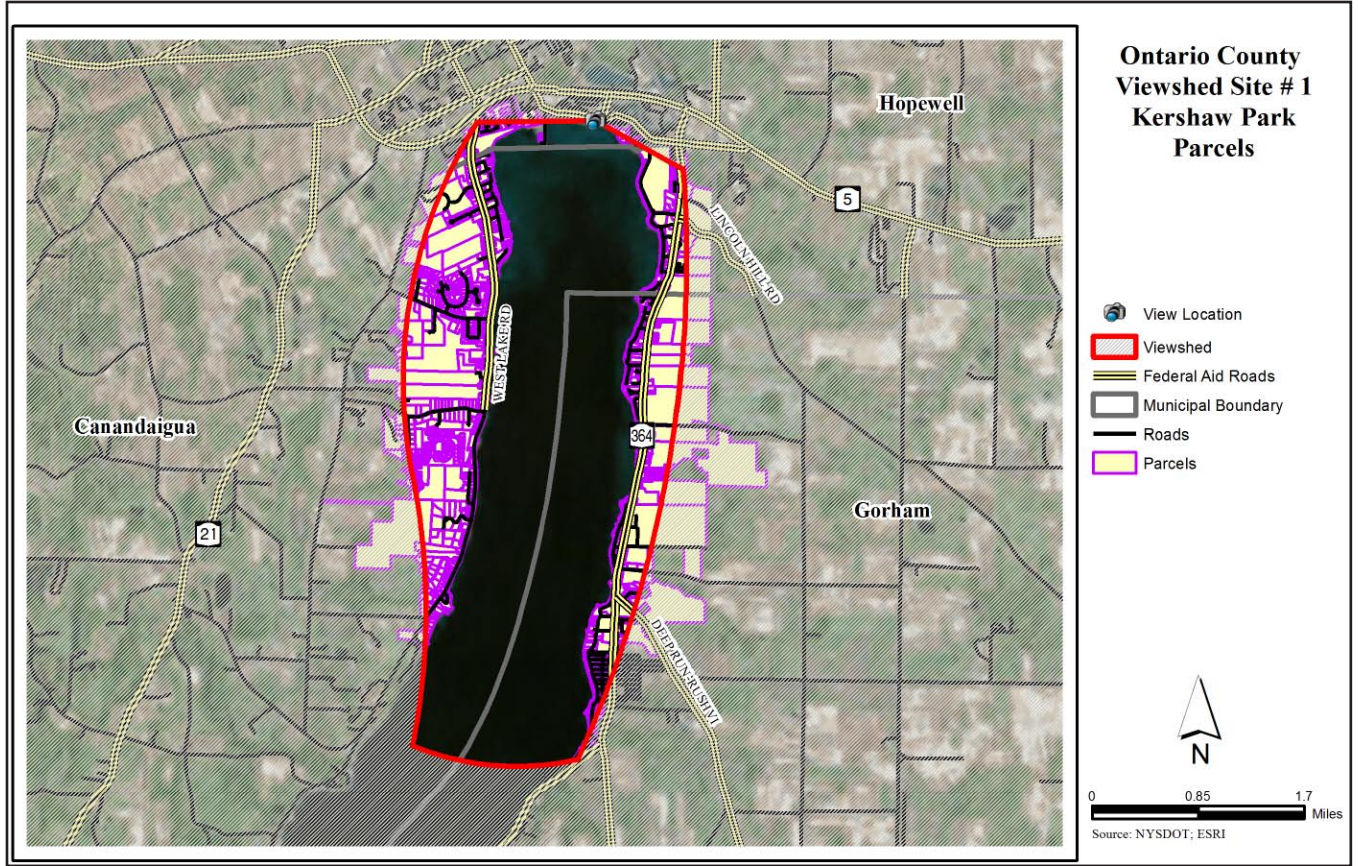
Kershaw Park in the City of Canandaigua features wide open views of the northern portion of Canandaigua Lake. This viewpoint, just east of the Park gazebo, features the historic City Pier to the west, historic Steamboat Landing to the southeast, and distant views of the lake, shoreline and hillsides.

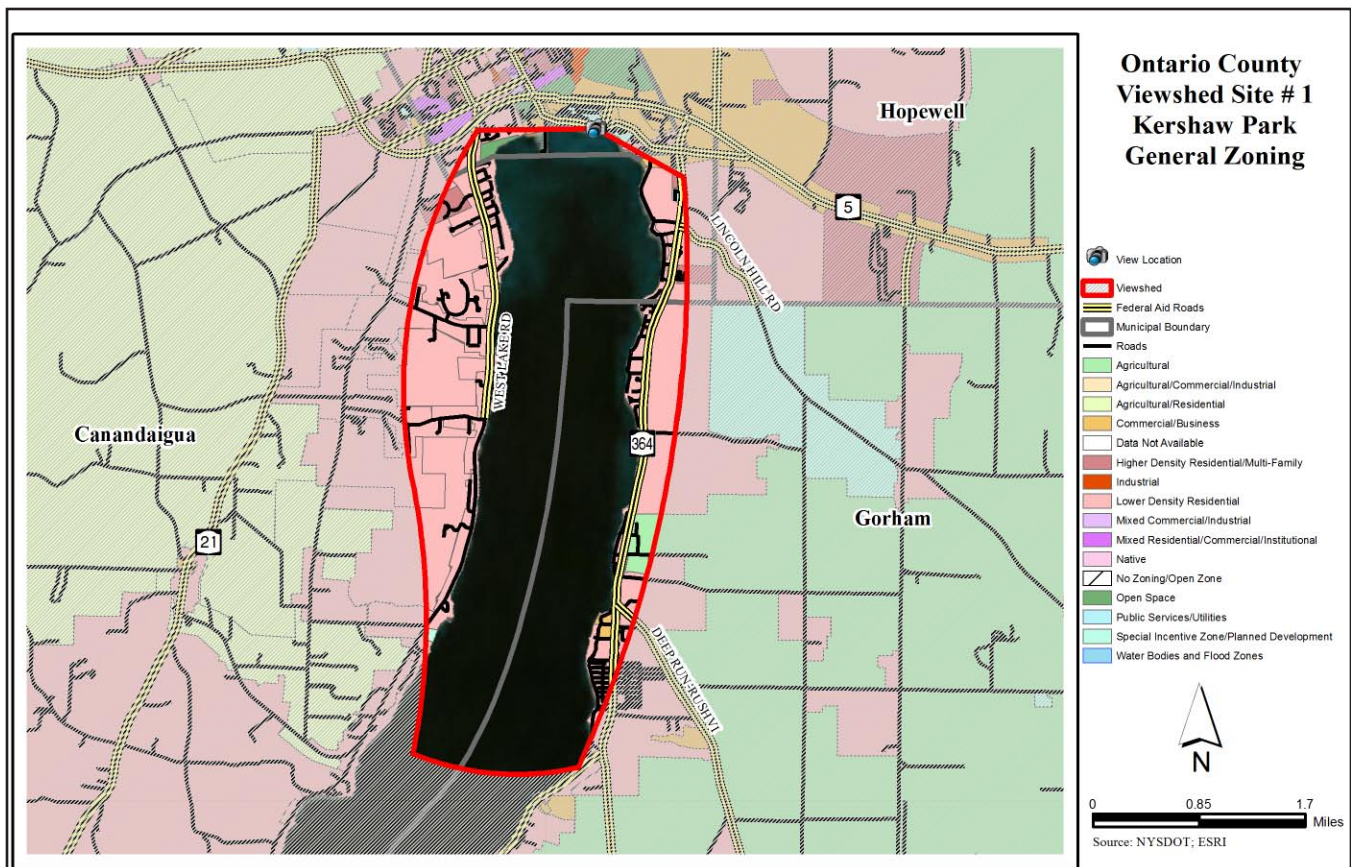
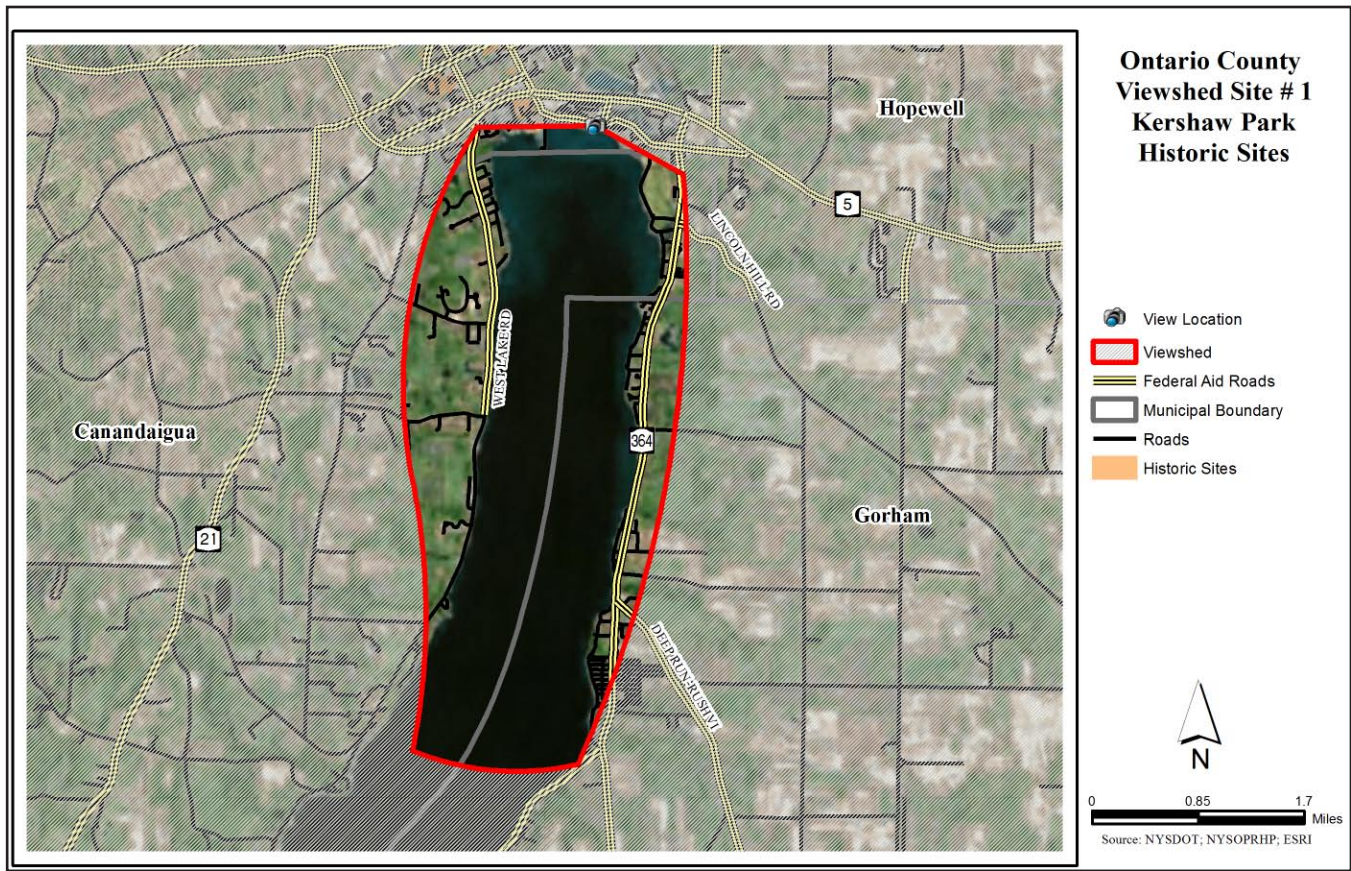


Site Description - Kershaw Park	
Location: Address or closest intersection	Kershaw Park - Lakeshore Drive between Booth St. and Muar St (just south of US Rte. 20)
Geographic Coordinates	42.874747, -77.264397
Category or Categories	natural, water, historical, waterfront development
Description	view of the northern end of Canandaigua Lake
Public Value	very high
Scenic Category	panorama
Scenic Character	nature, rural development
Scenic Elements - Cultural	historic landmarks and monuments, municipal uses, rare unique structures, settlements, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water, beach
Scenic Elements - Vegetation	forest patterns
Scenic Elements - Landform	hilly, rolling terrain
Scenic Elements - Water	lake, working waterfronts, shoreline residential
Scenic Elements - Land use	parks, trails, rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	3
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	approximately 135 degree distant views from west to southeast









Ontario County - Site 2 - NYS Route 21

Ontario County

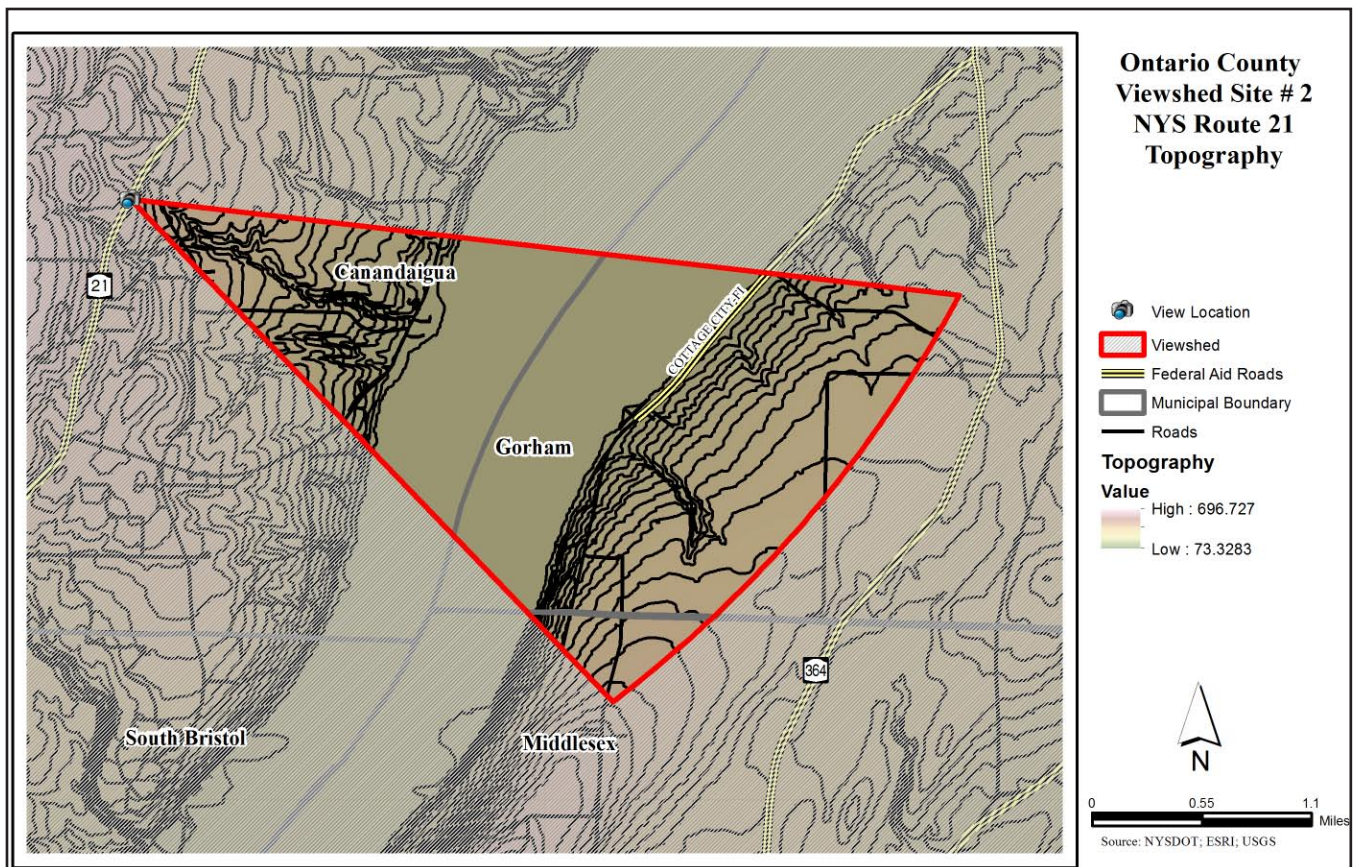
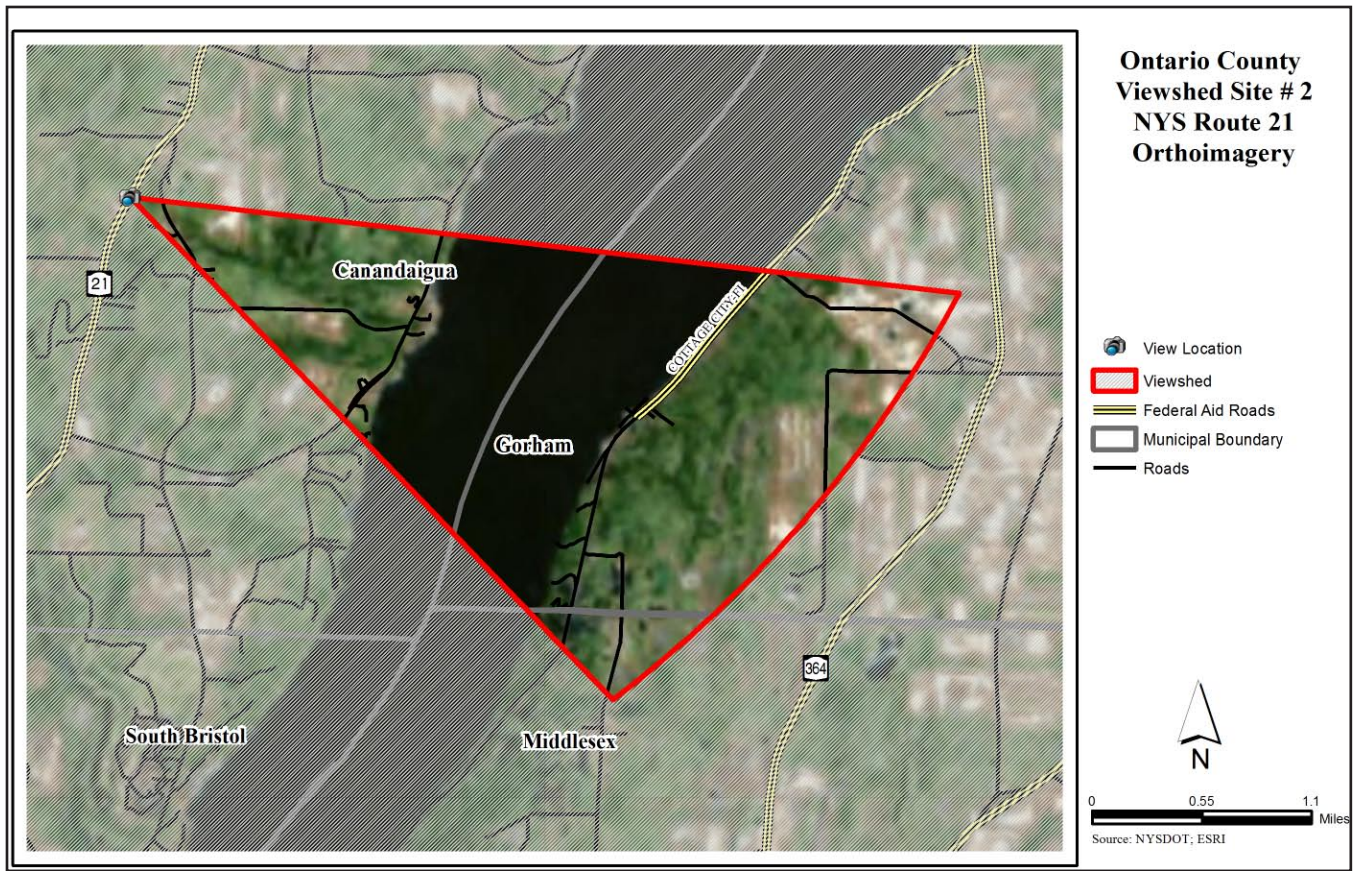
Site 2 - NYS Route 21

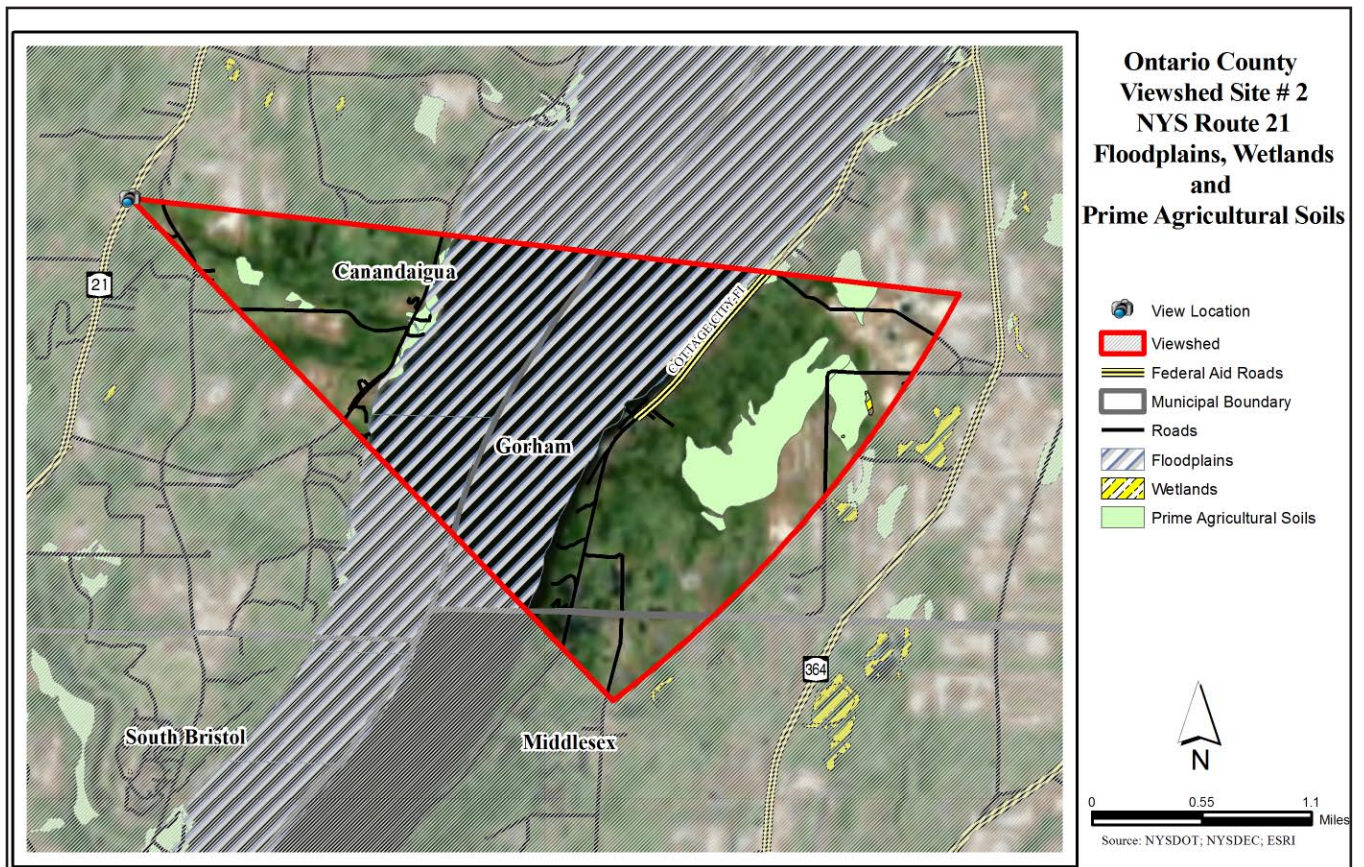
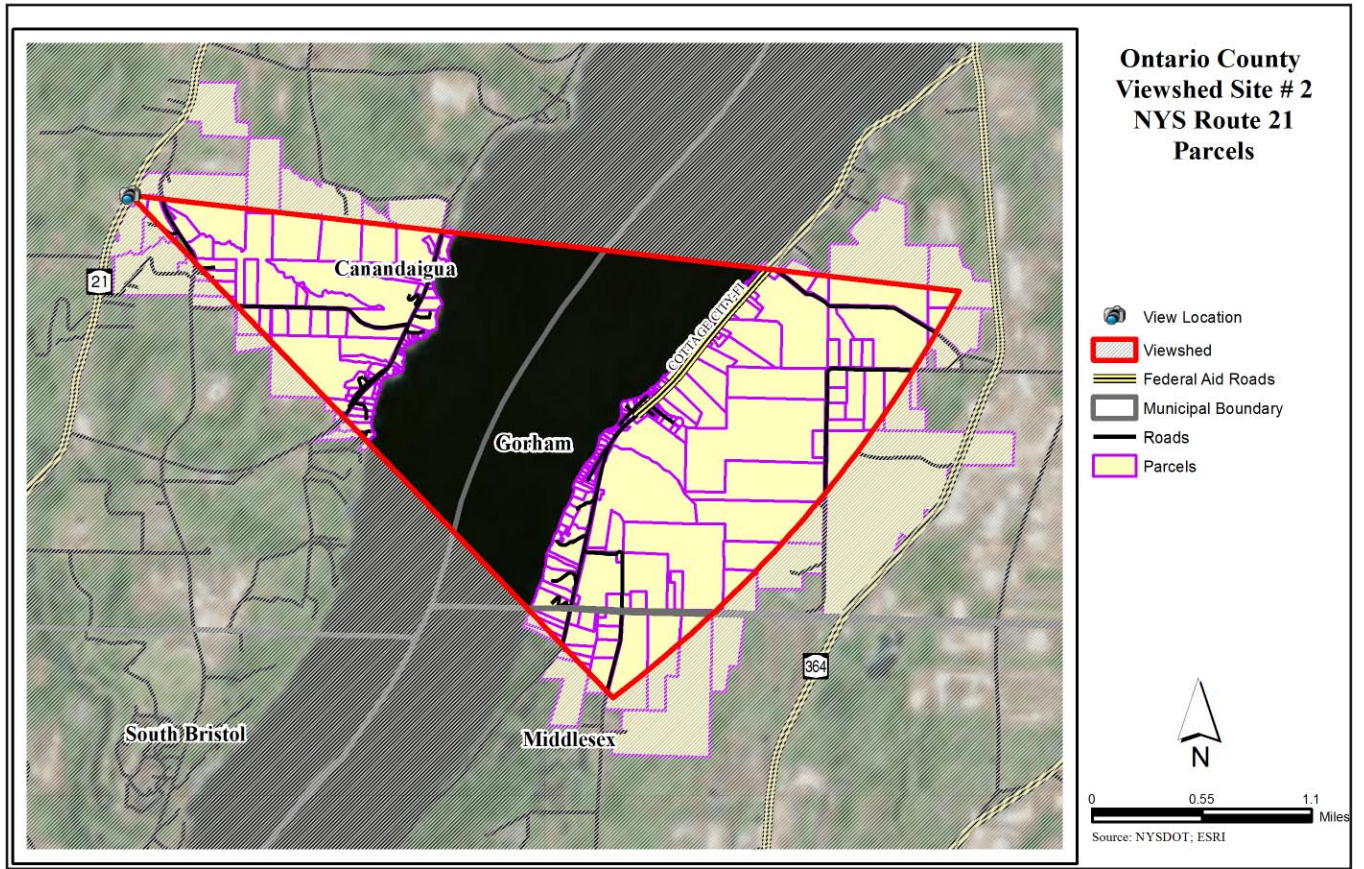
McJannett Park located on NYS Route 21 is a small roadside pulloff that features wide distant views of Canandaigua Lake and both of the lake's eastern and western hillsides. This view was also identified in the prioritizing Farmland & Scenic Views in the Town of Canandaigua (2006) report.

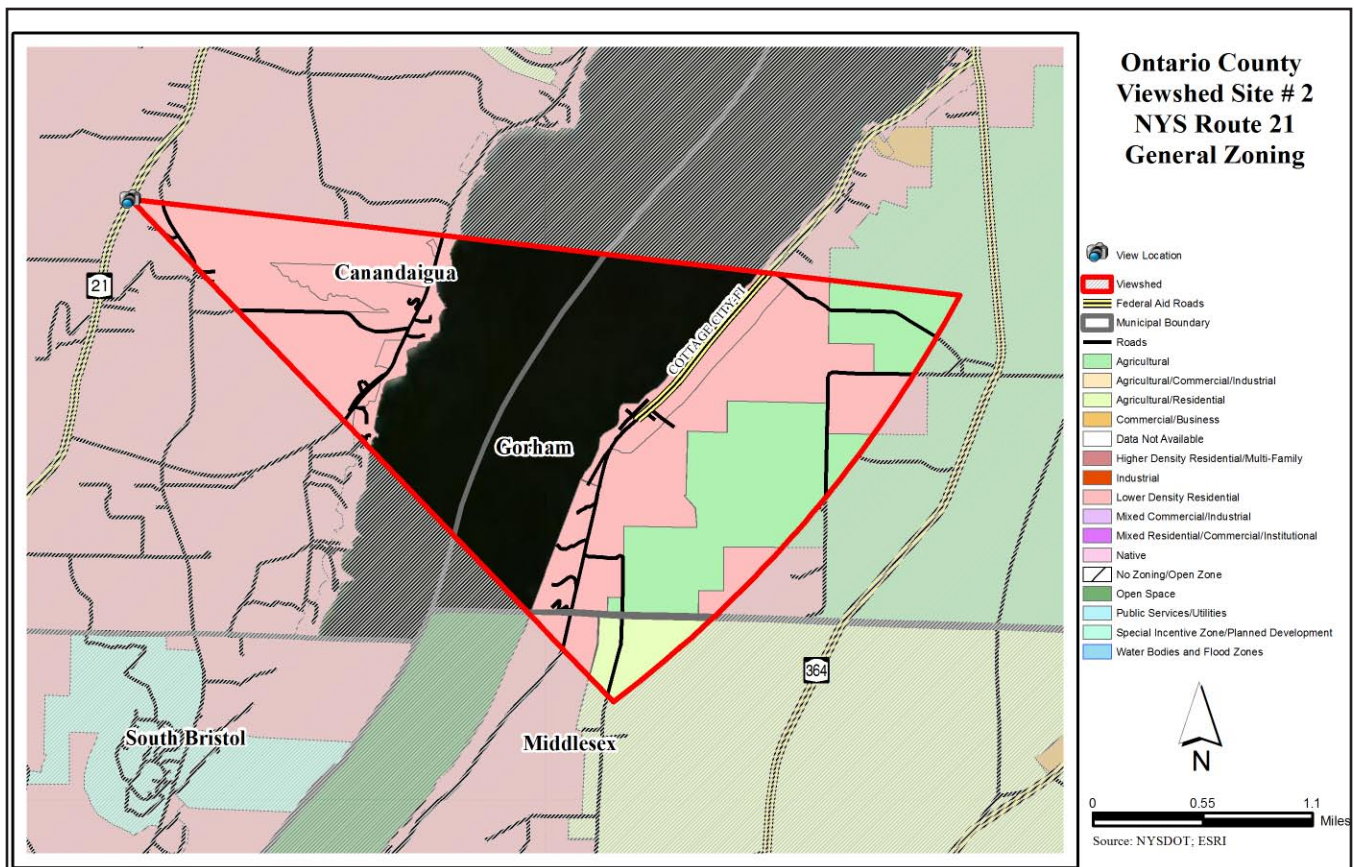
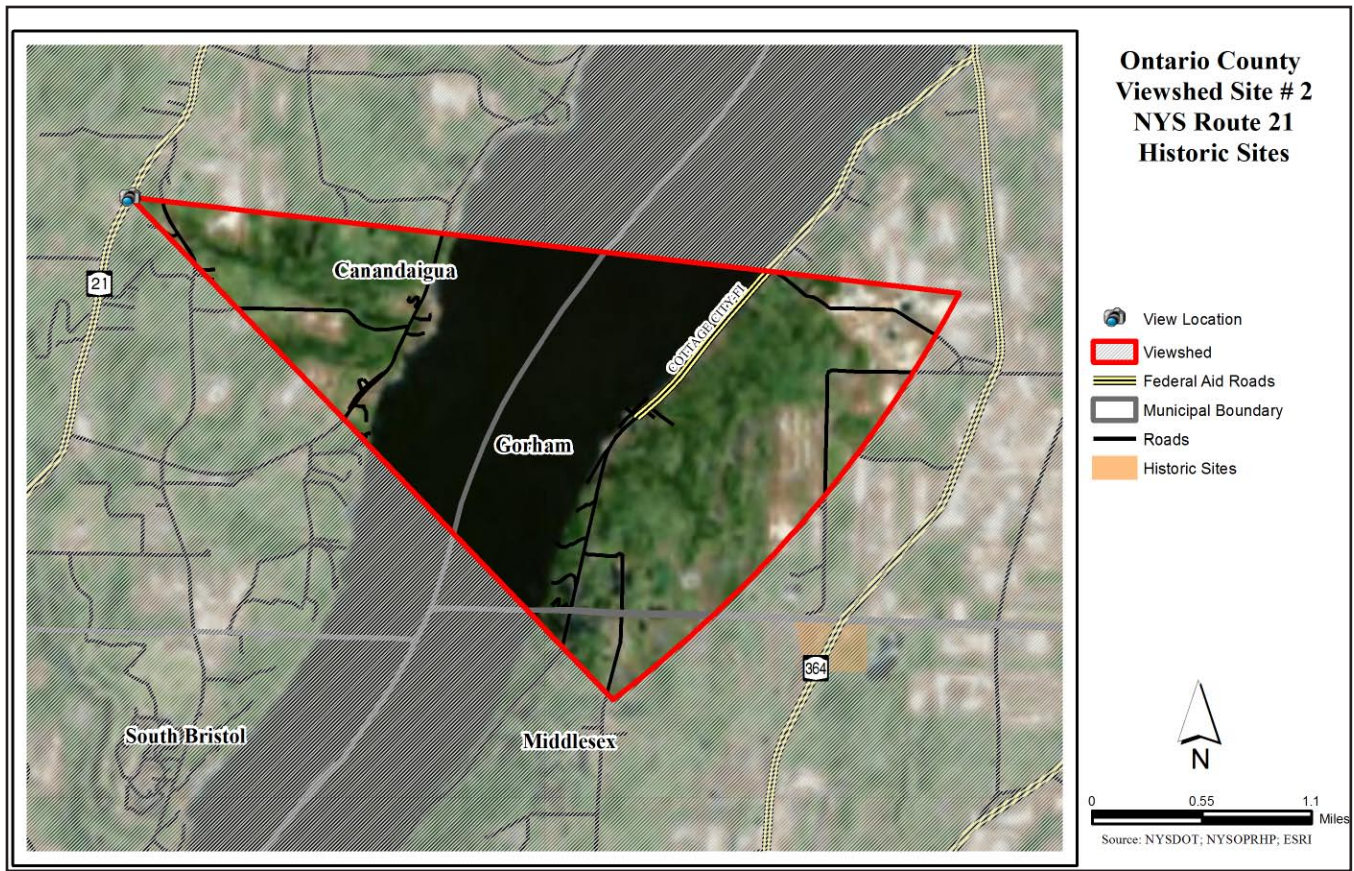


Site Description - NYS Route 21	
Location: Address or closest intersection	NYS Route 21 at McJannett Park - south of Seneca Point Rd.
Geographic Coordinates	42.7906, -77.3437
Category or Categories	cultural, landform, vegetation, water
Description	distant view from McJannett Park of Canandaigua Lake
Public Value	very high
Scenic Category	overlook
Scenic Character	nature
Scenic Elements - Cultural	municipal uses, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	farmland, forest patterns
Scenic Elements - Landform	hilly, valleys
Scenic Elements - Water	lake
Scenic Elements - Land use	park, rural roads, private parcels
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	distinctive
Scenic Exposure	from east to southeast









Ontario County - Site 3 - County Road 18

Ontario County

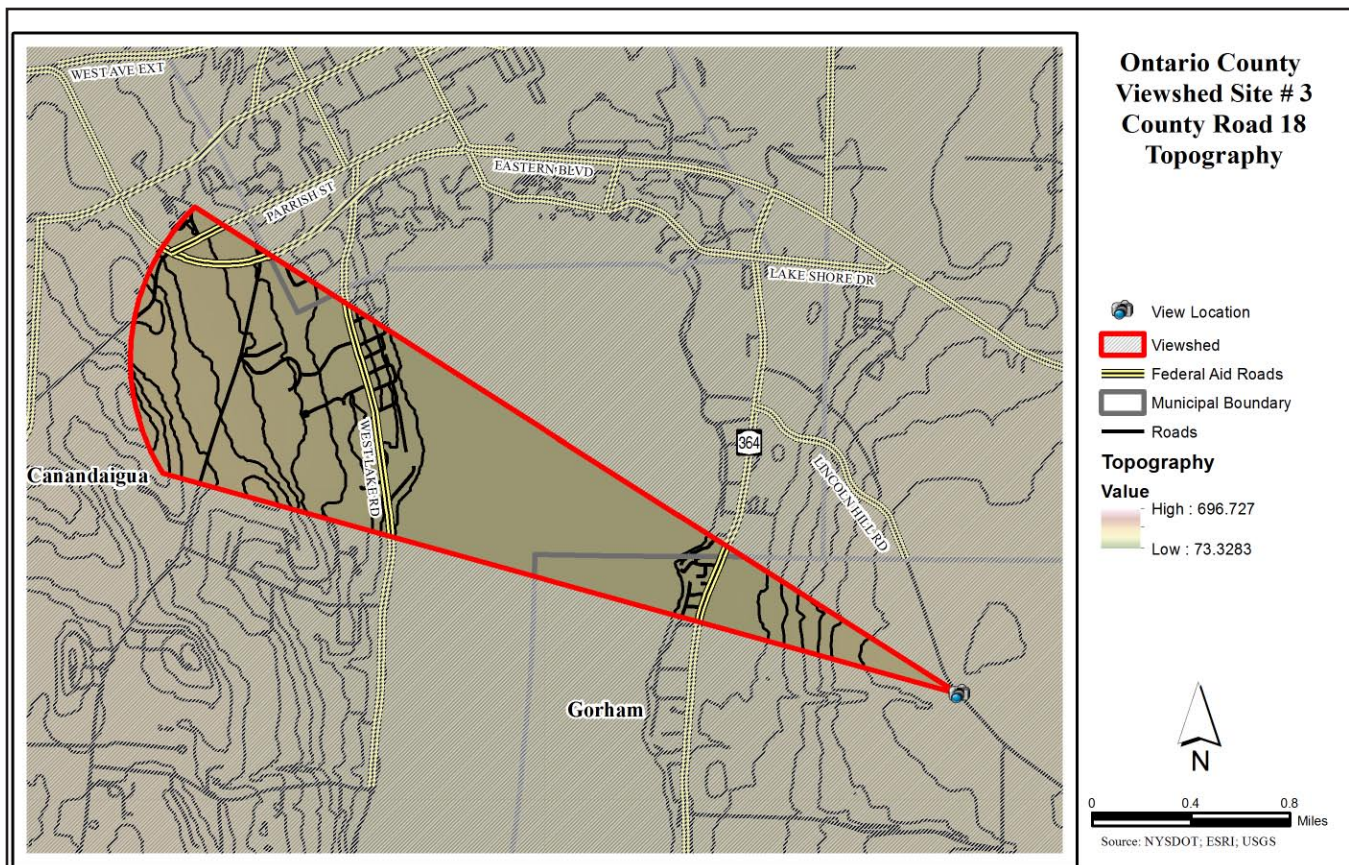
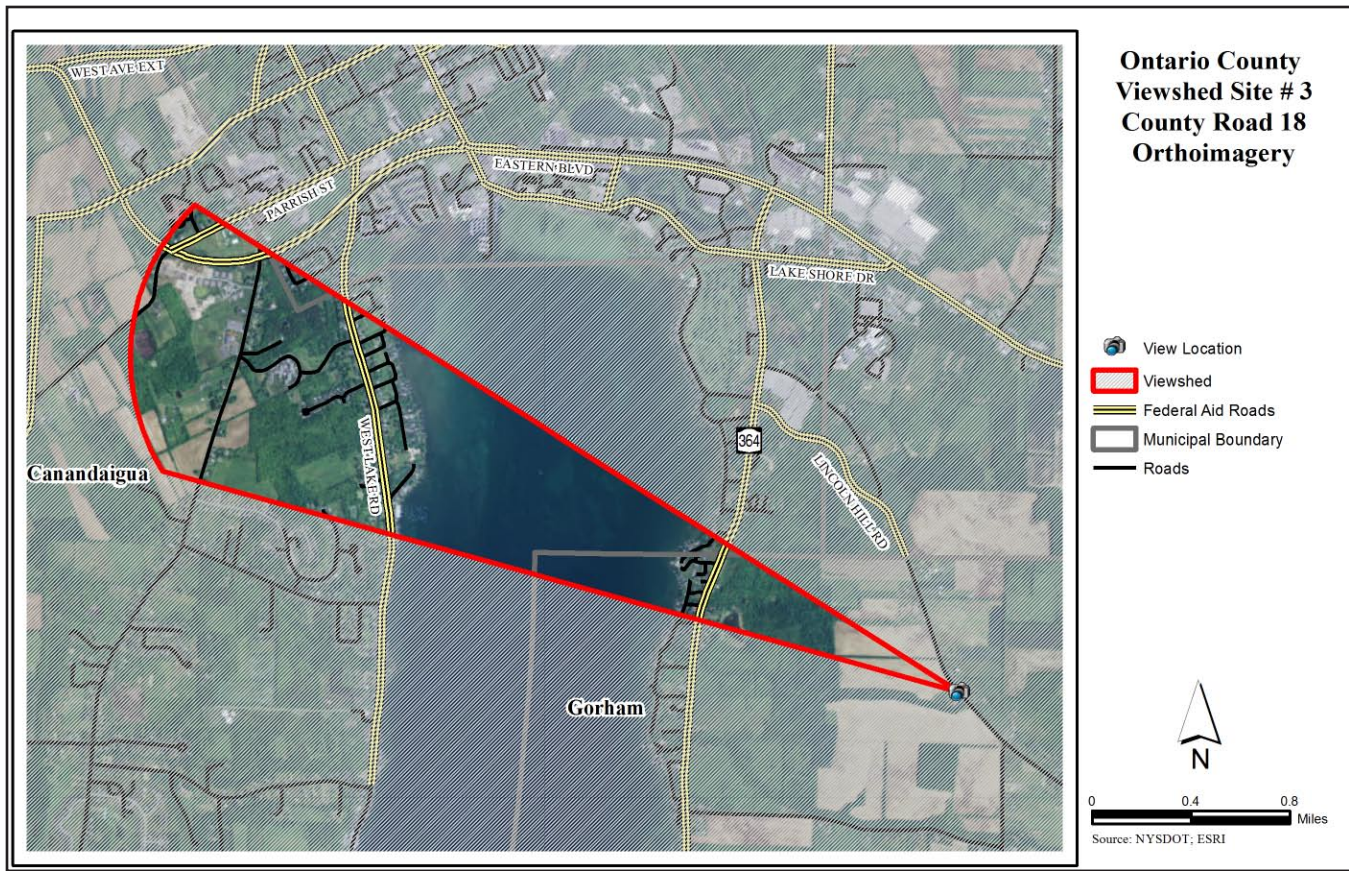
Site 3 - County Road 18

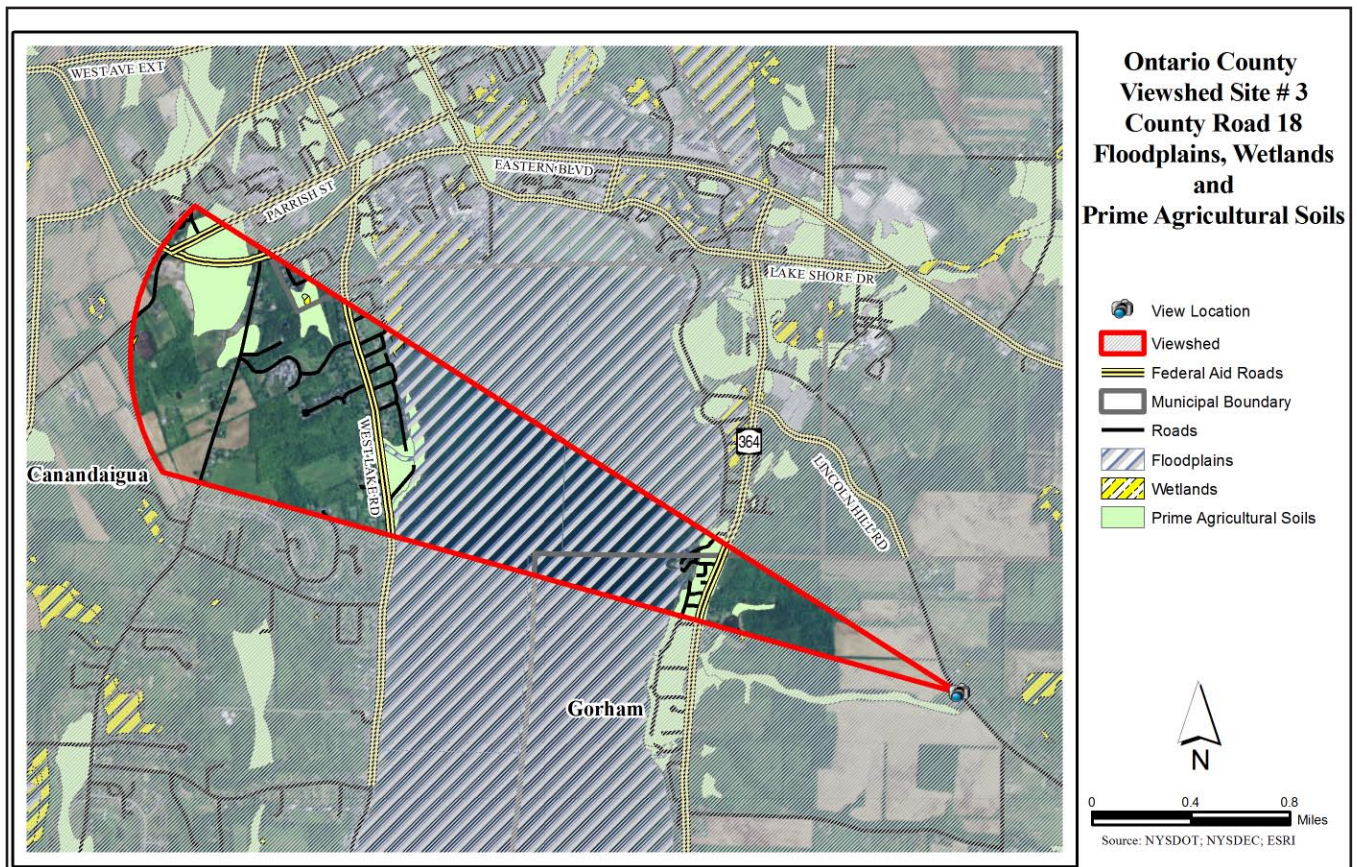
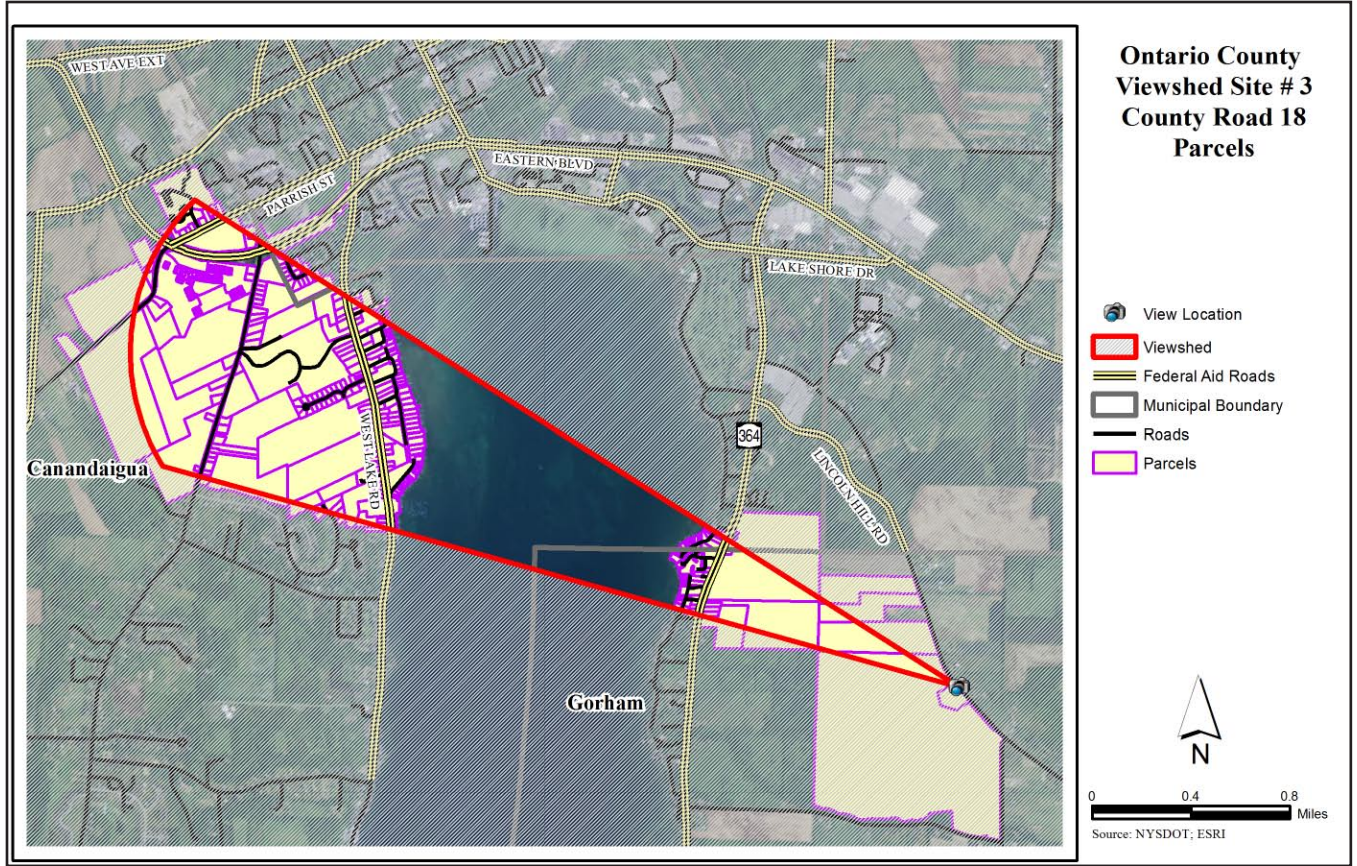
County Road 18 west of Middle Road features close views of agricultural land as well as a distant view of the Canandaigua Lake hillside. This site was identified in the Town of Gorham Farmland, Open Space, and Resource Conservation Plan (2005).

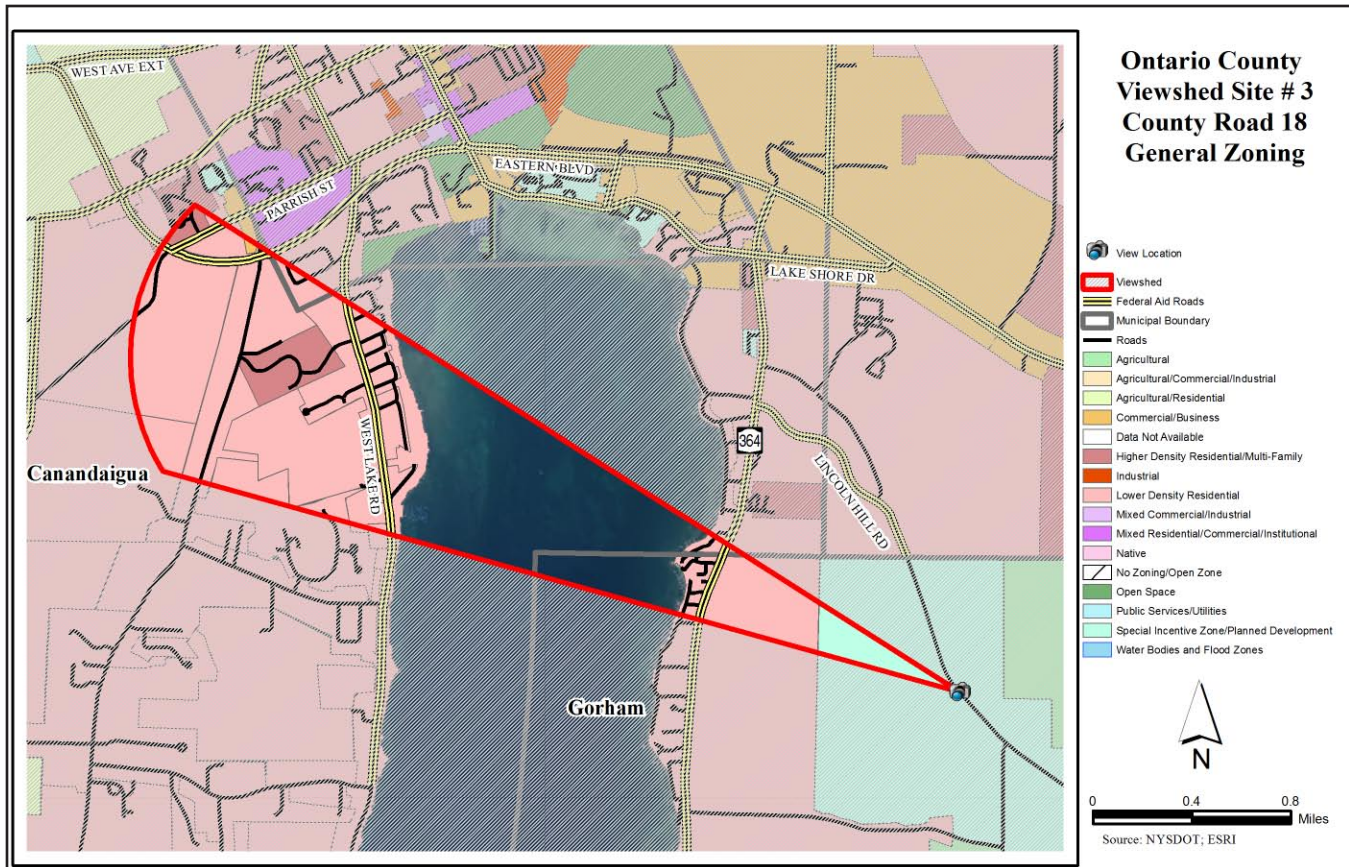
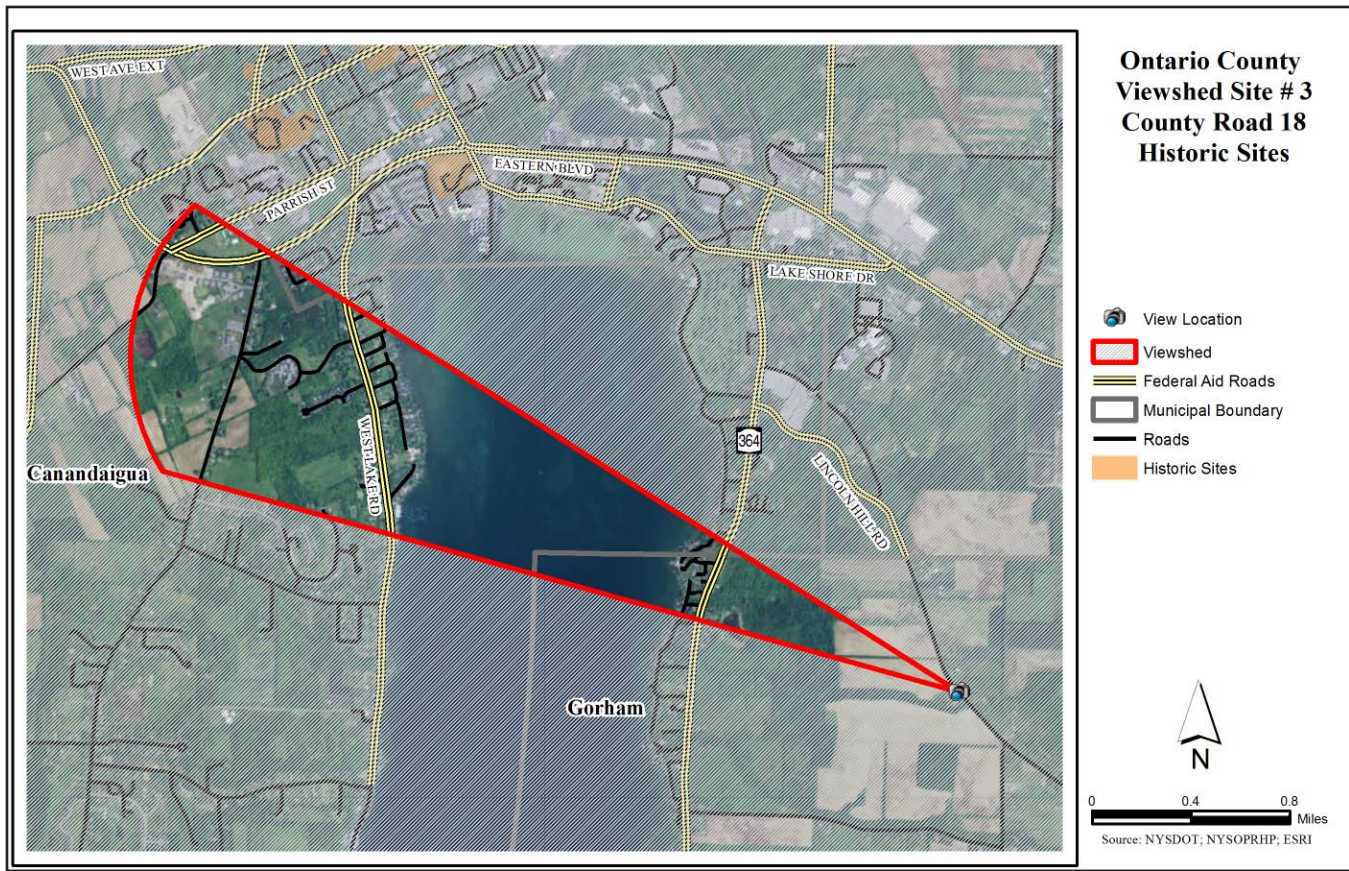


Site Description - County Road 18	
Location: Address or closest intersection	County Rd. 18, west of Middle Rd.
Geographic Coordinates	42.8472, -77.2341
Category or Categories	vegetation, agriculture, landform, cultural, water
Description	close view of agricultural land and distant view of Canandaigua Lake hillside
Public Value	high
Scenic Category	enclosed
Scenic Character	agriculture
Scenic Elements - Cultural	farming and pasture landscapes, properties indispensable to the viewshed
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	hilly
Scenic Elements - Water	lake (limited view)
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	3
Scenic Evaluation	typical
Scenic Exposure	northwest









Ontario County - Site 4 - NYS Route 364 at Deep Run Park

Ontario County

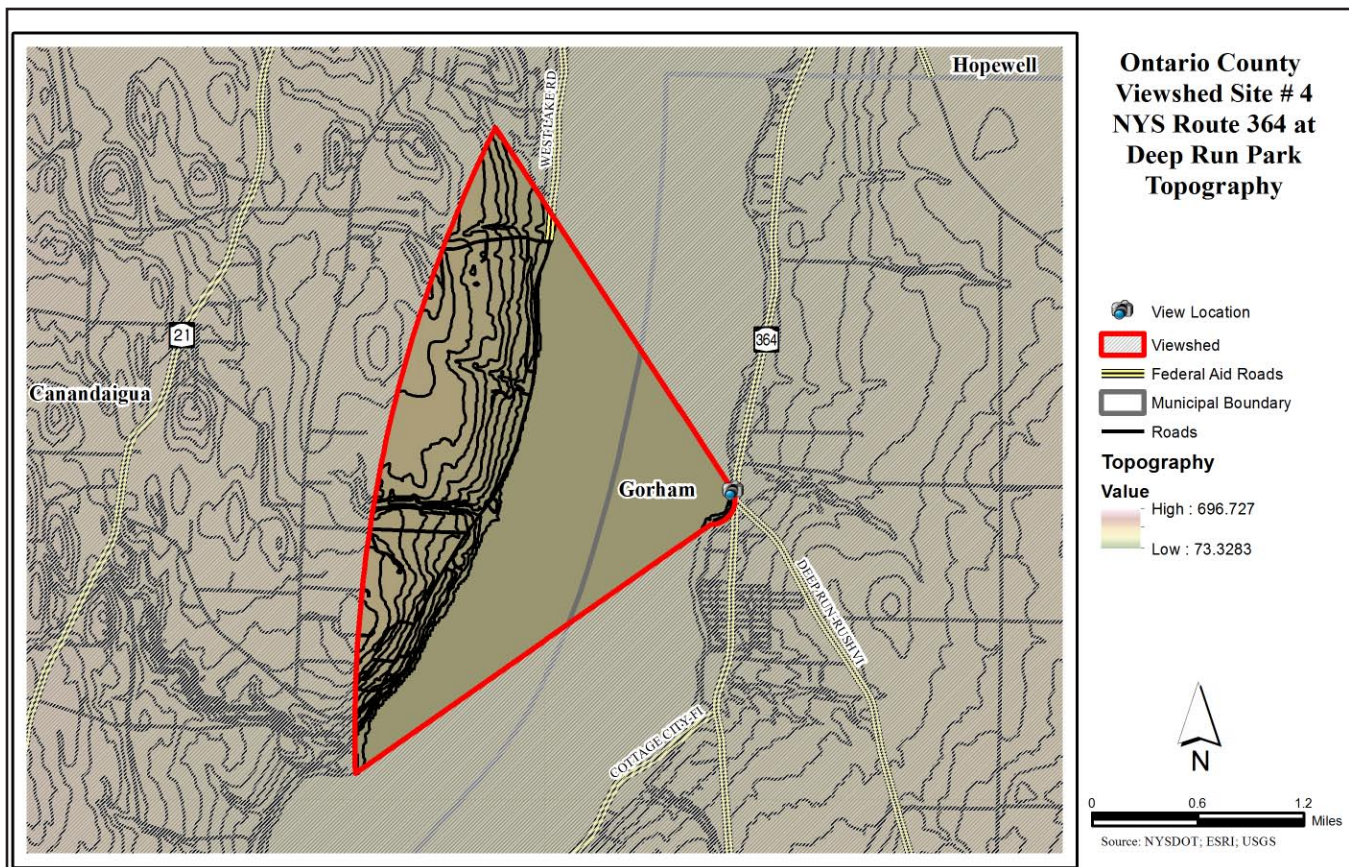
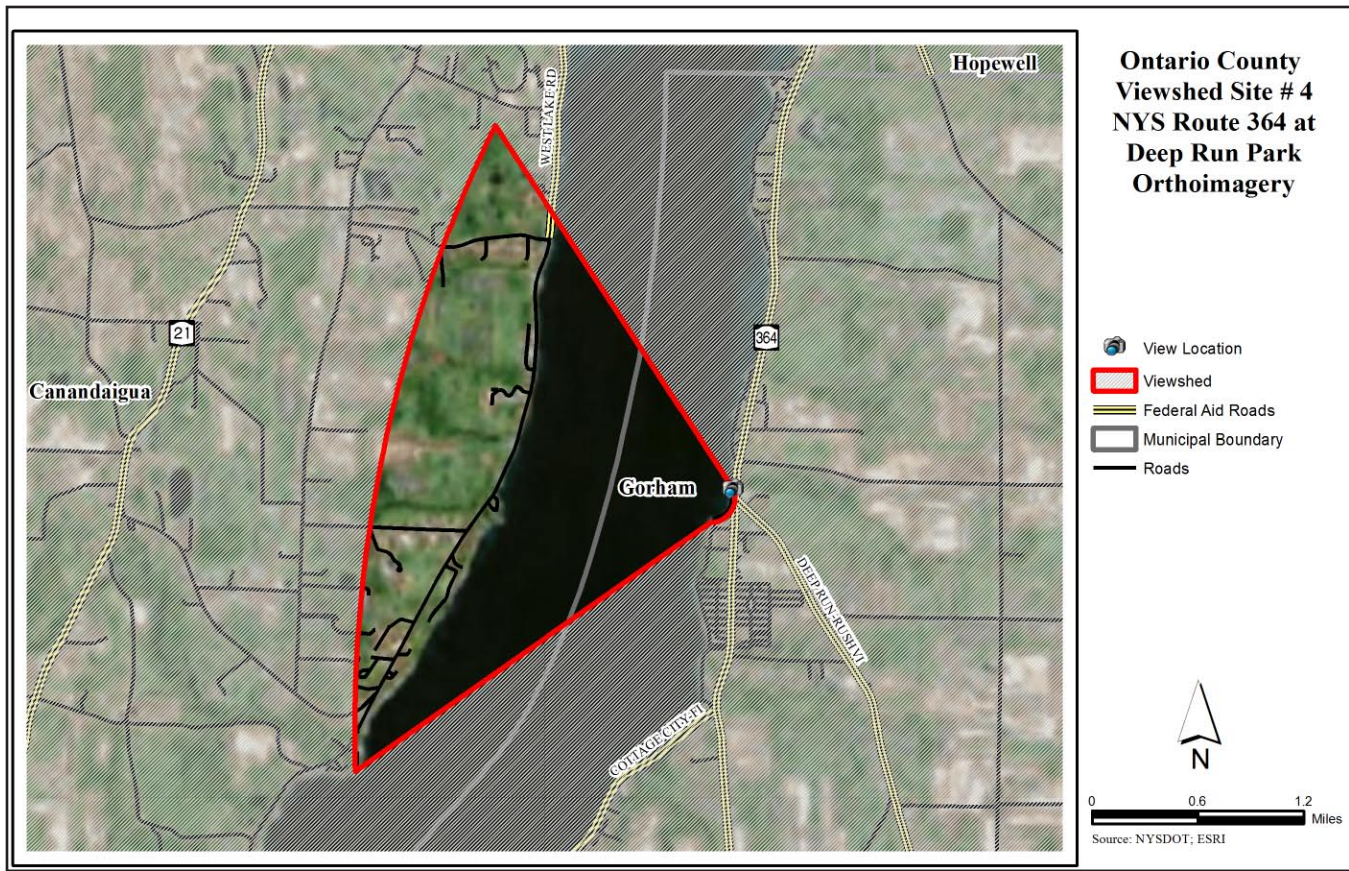
Site 4 - NYS Route 364 at Deep Run Park

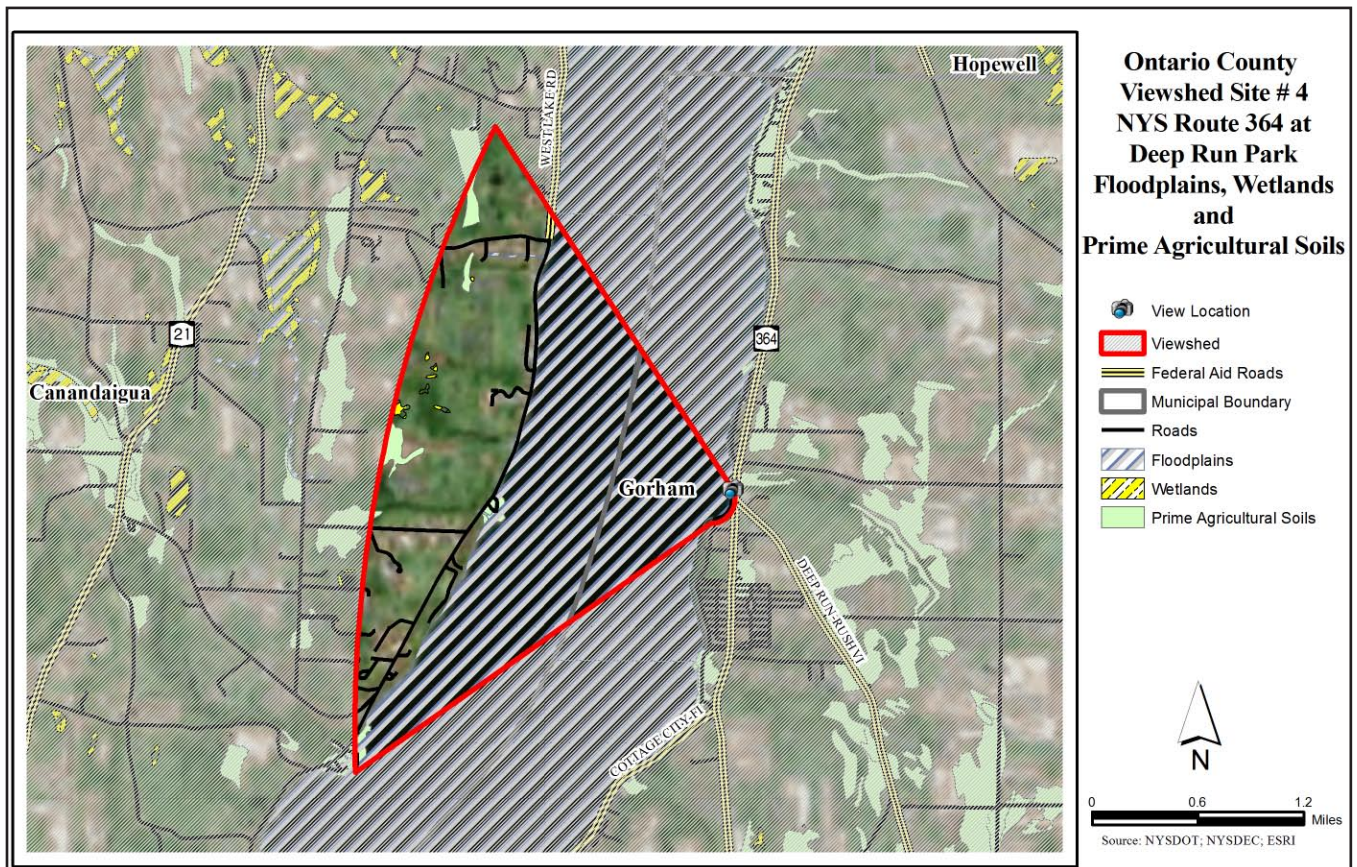
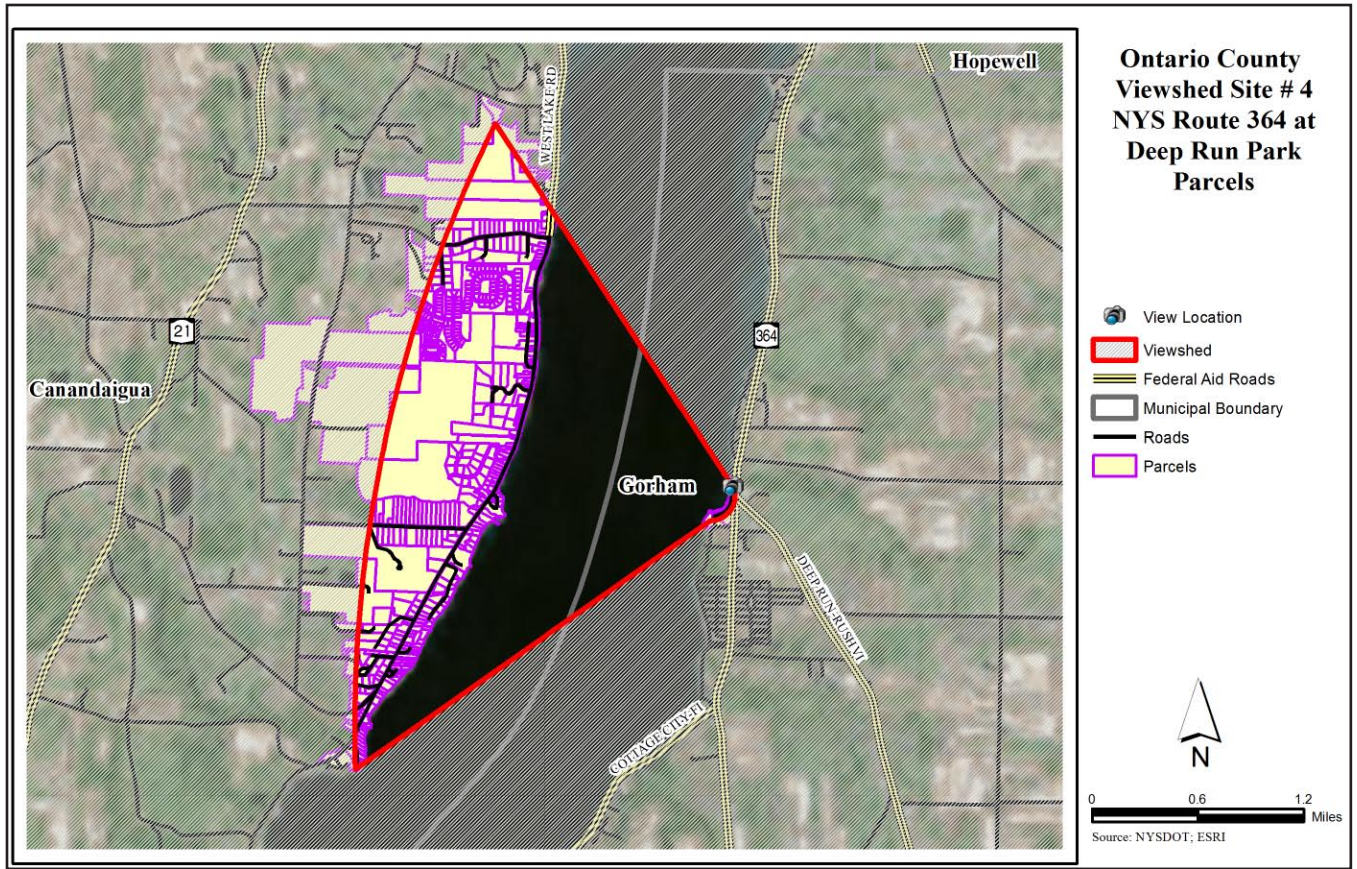
Deep Run Park features vast and distant views of Canandaigua Lake including the opposing shoreline, lakefront development and hillsides. The area was identified in the Town of Gorham Farmland, Open Space, and Resource Conservation Plan (2005).

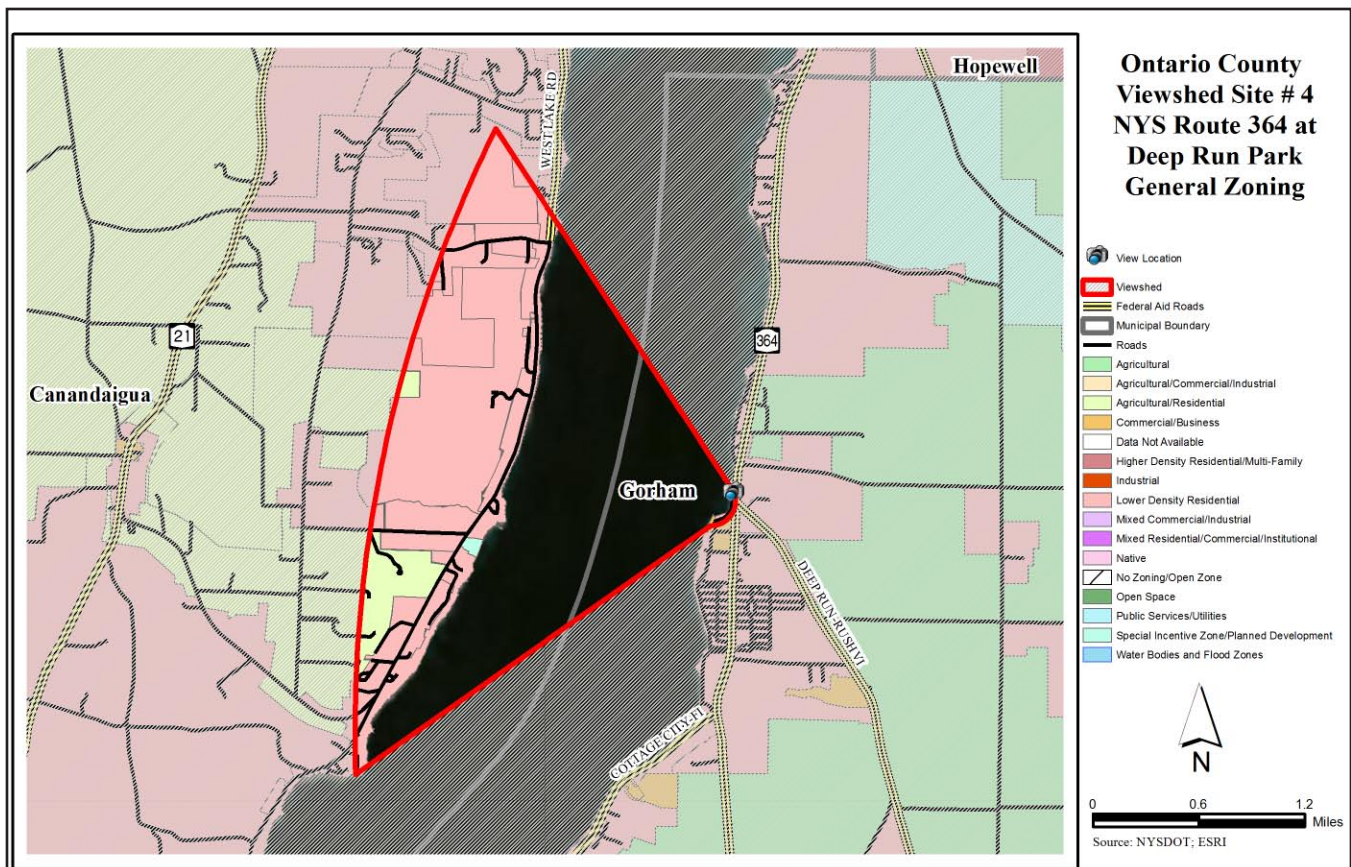
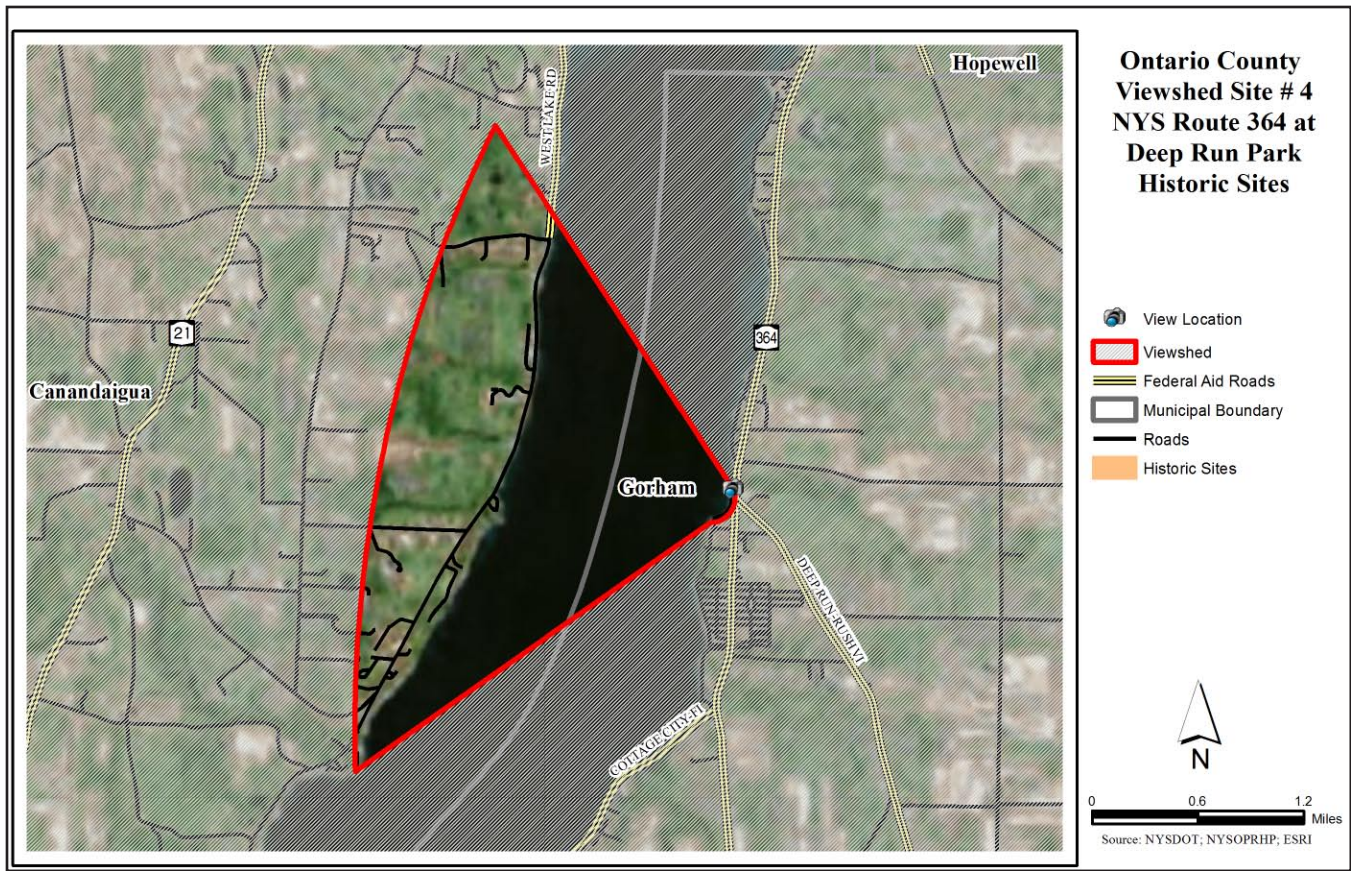


Site Description - NYS Route 364 at Deep Run Park	
Location: Address or closest intersection	NYS Route 364/Deep Run Cove at Deep Run Park
Geographic Coordinates	42.8207, -77.2596
Category or Categories	water, cultural, landform, vegetation
Description	view of Canandaigua Lake
Public Value	very high
Scenic Category	panorama
Scenic Character	nature, rural development
Scenic Elements - Cultural	settlements, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water, beach
Scenic Elements - Vegetation	
Scenic Elements - Landform	valleys
Scenic Elements - Water	lake, shoreline residential
Scenic Elements - Land use	park, private parcels
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	from northwest to southwest









Ontario County - Site 5 - NYS Route 364

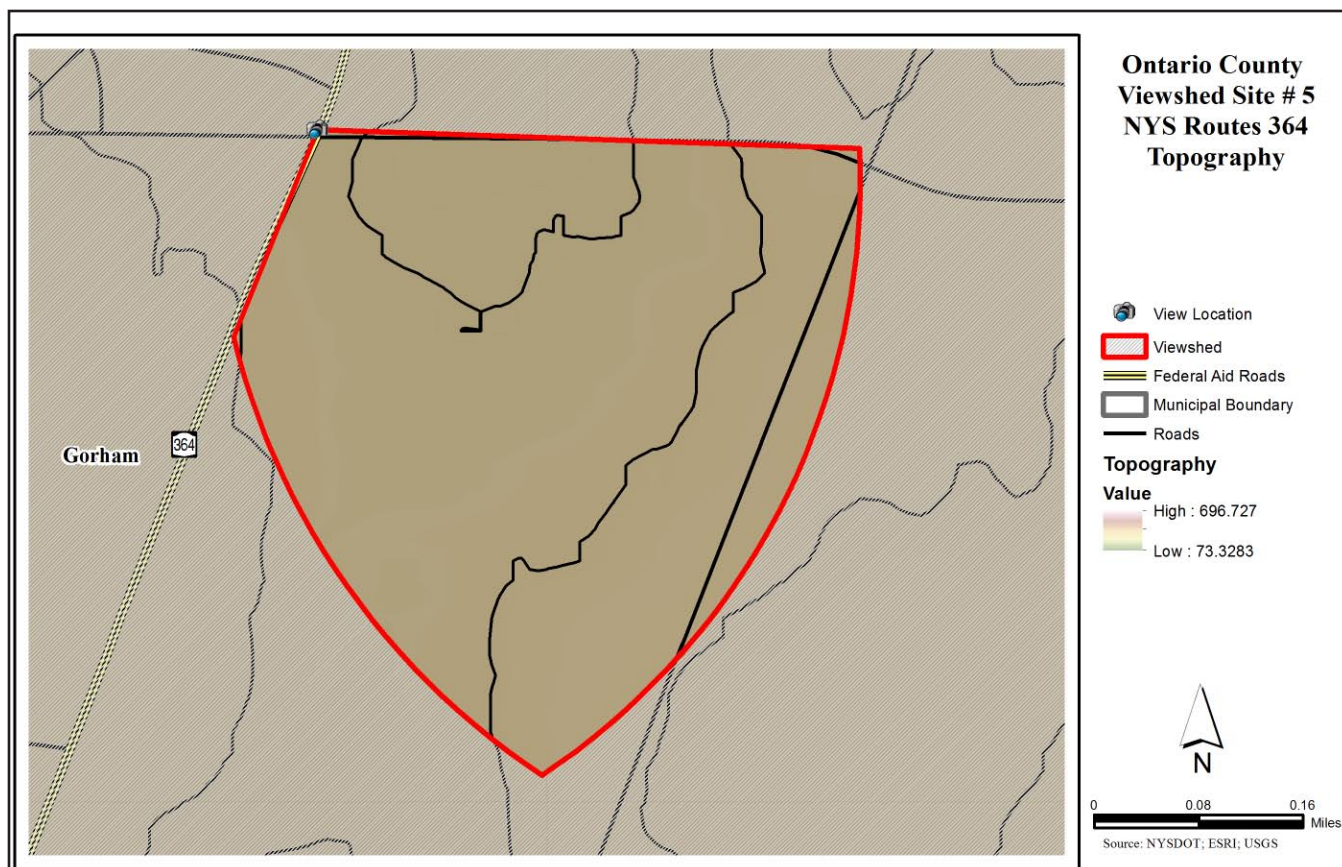
Ontario County
Site 5 - NYS Route 364

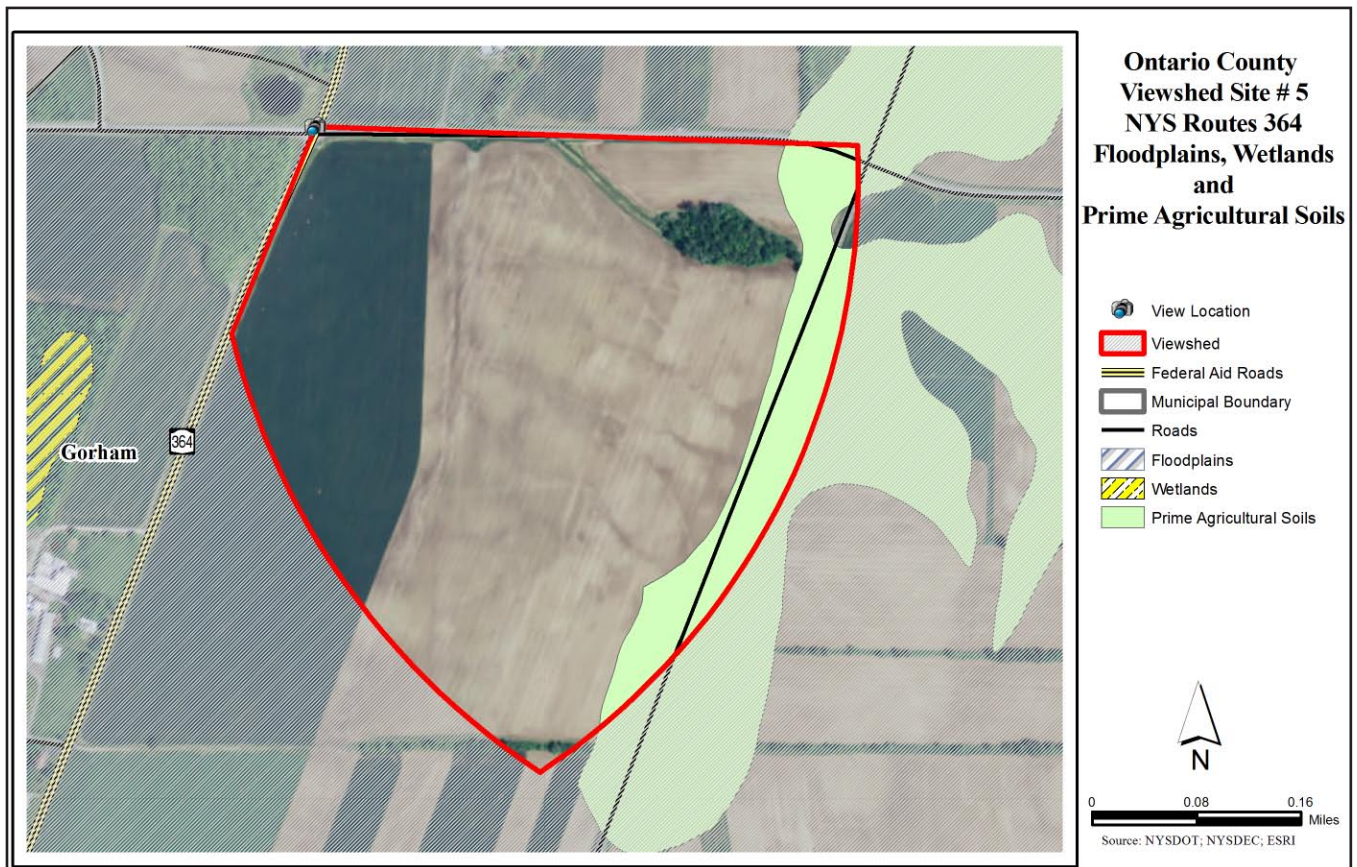
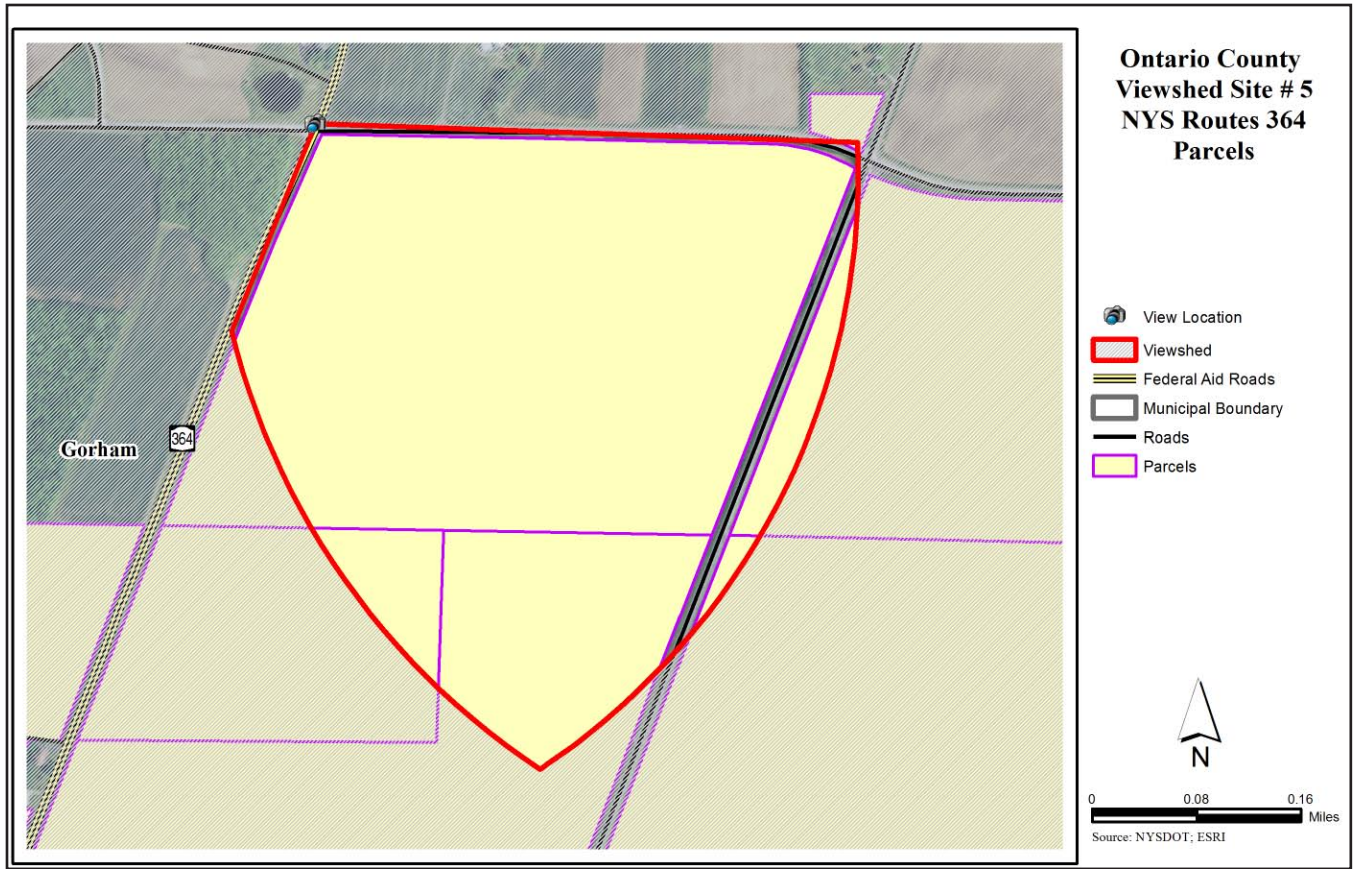
Site 6 is a view of agricultural land in the Town of Gorham. The area was identified in the Town of Gorham Farmland, Open Space, and Resource Conservation Plan (2005).

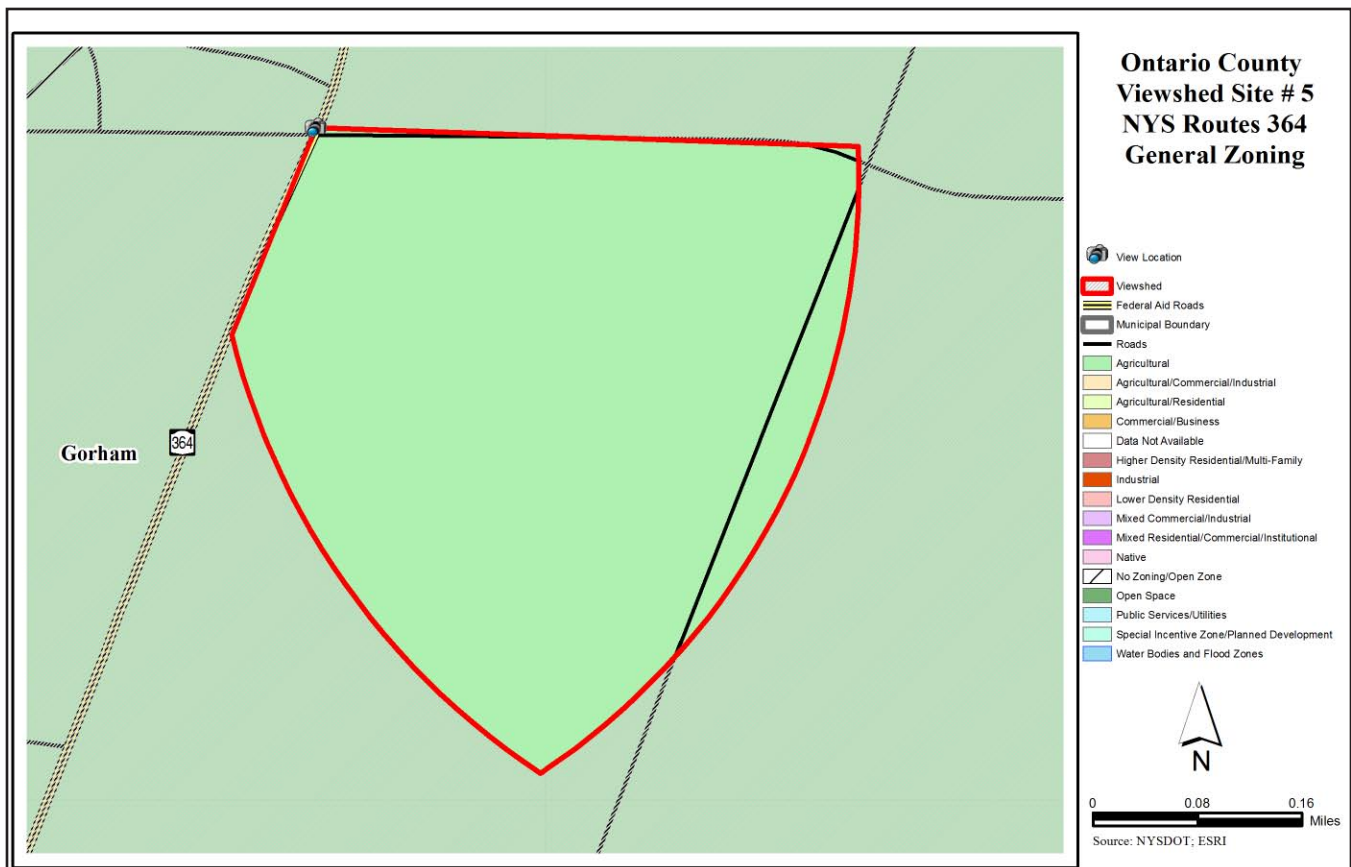


Site Description - NYS Route 364	
Location: Address or closest intersection	NYS Route 364 intersection of Twitchell Rd.
Geographic Coordinates	42.7796, -77.2580
Category or Categories	vegetation, cultural, landform, agriculture
Description	view of agricultural land
Public Value	moderate
Scenic Category	distant view
Scenic Character	agriculture
Scenic Elements - Cultural	farming and pasture landscapes, properties indispensable to the viewshed
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	farmland, forest patterns
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	southeast









3

Viewshed Inventory and Analysis

Orleans County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

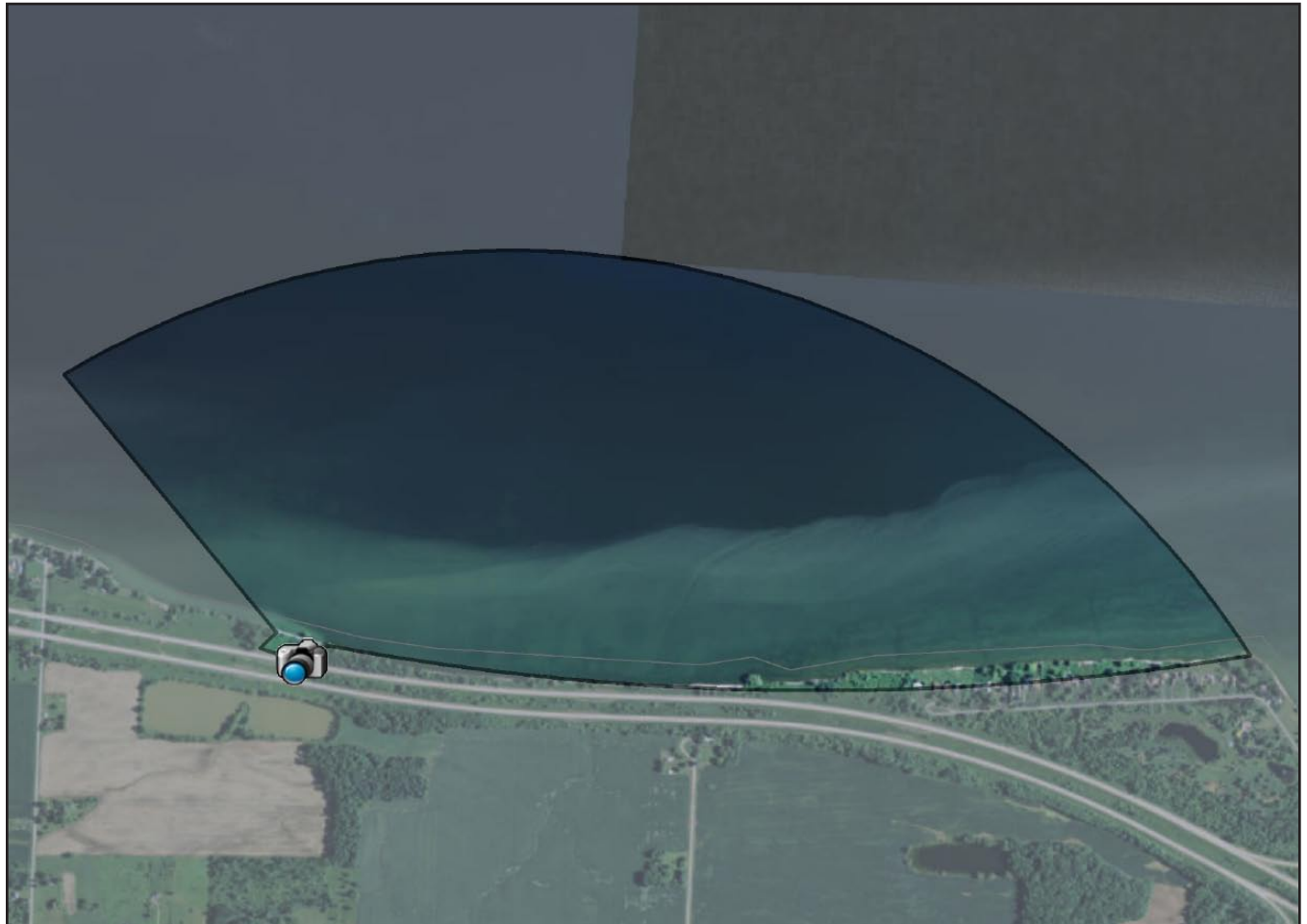
Orleans County

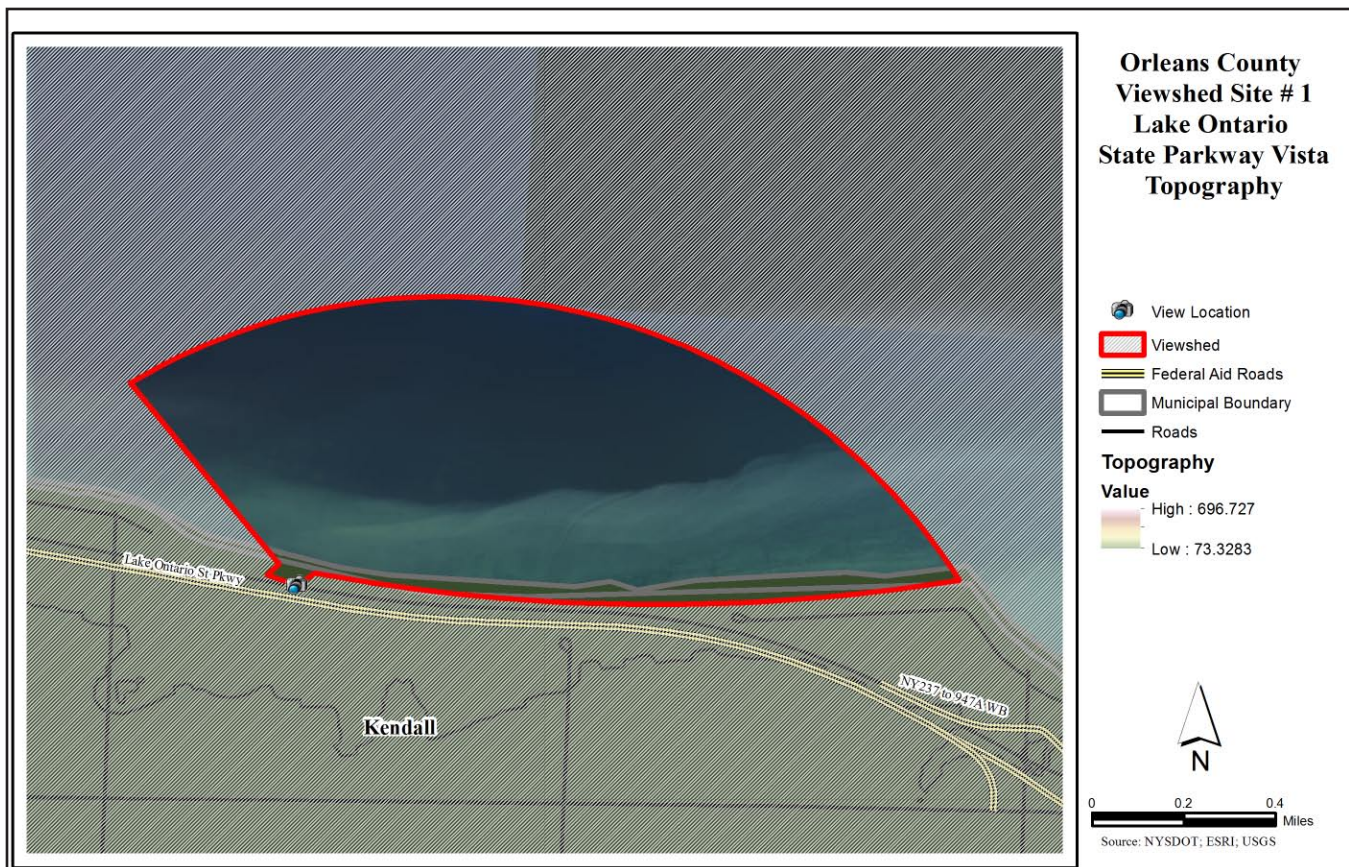
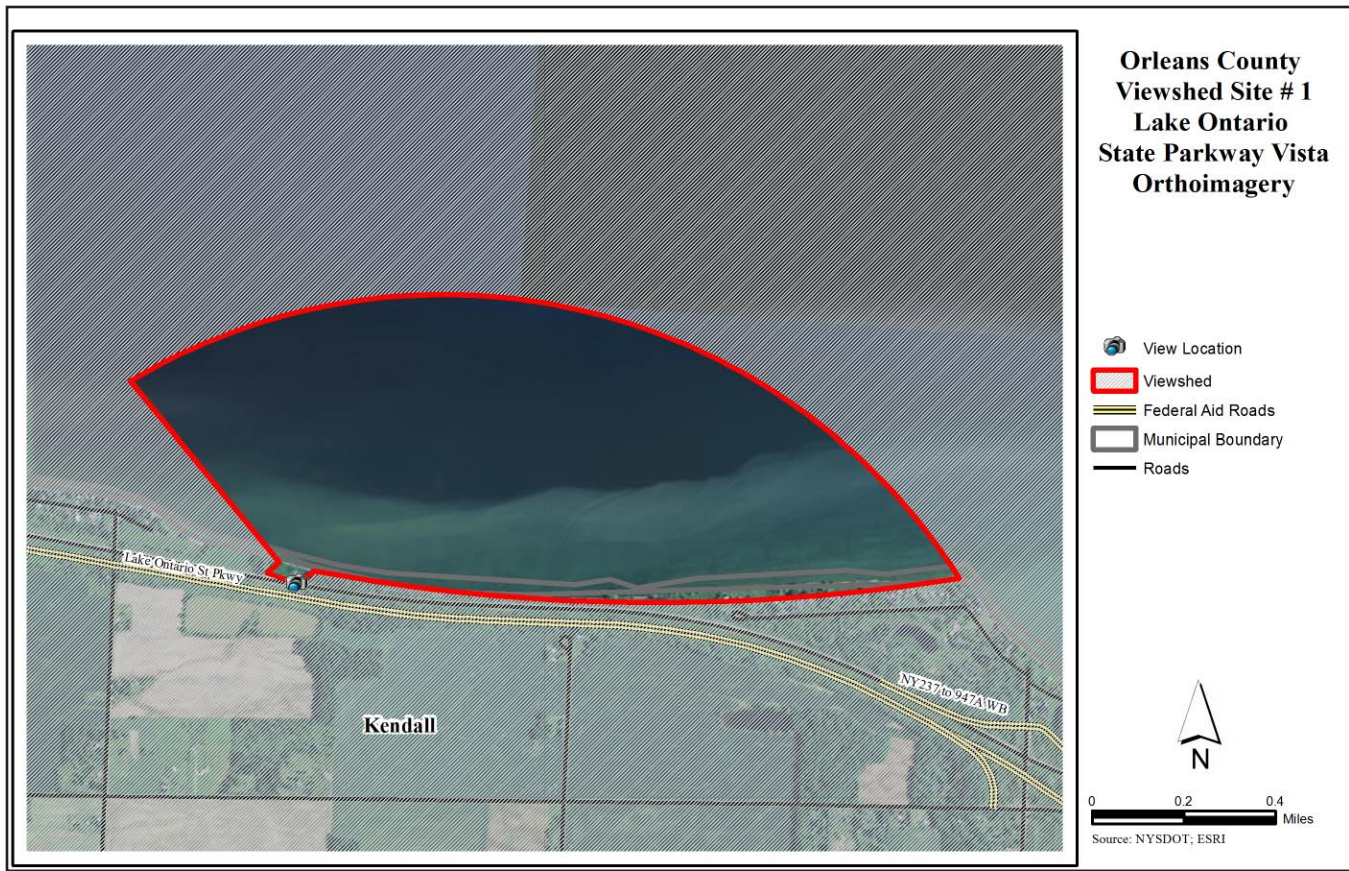
Site 1 - Lake Ontario State Parkway Vista

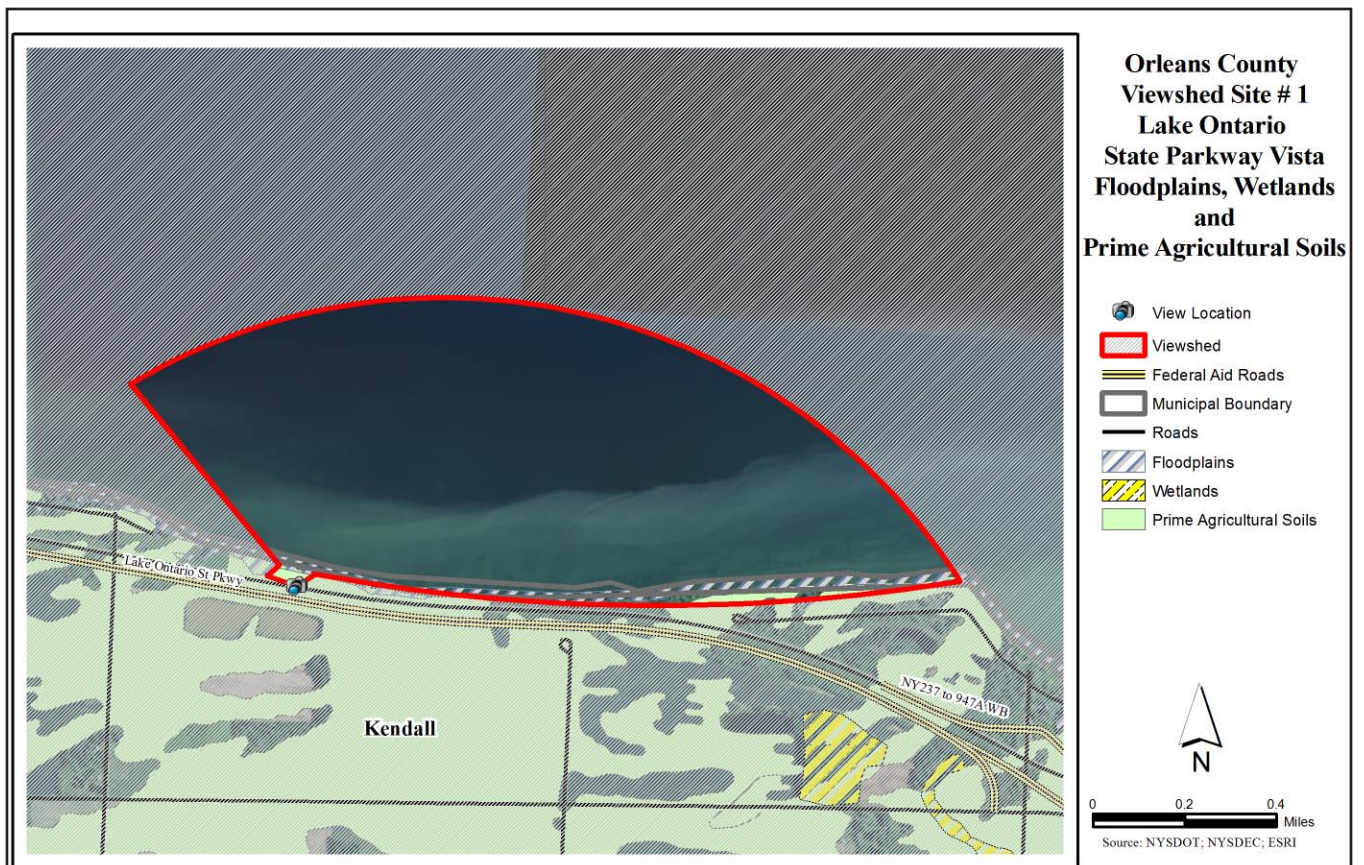
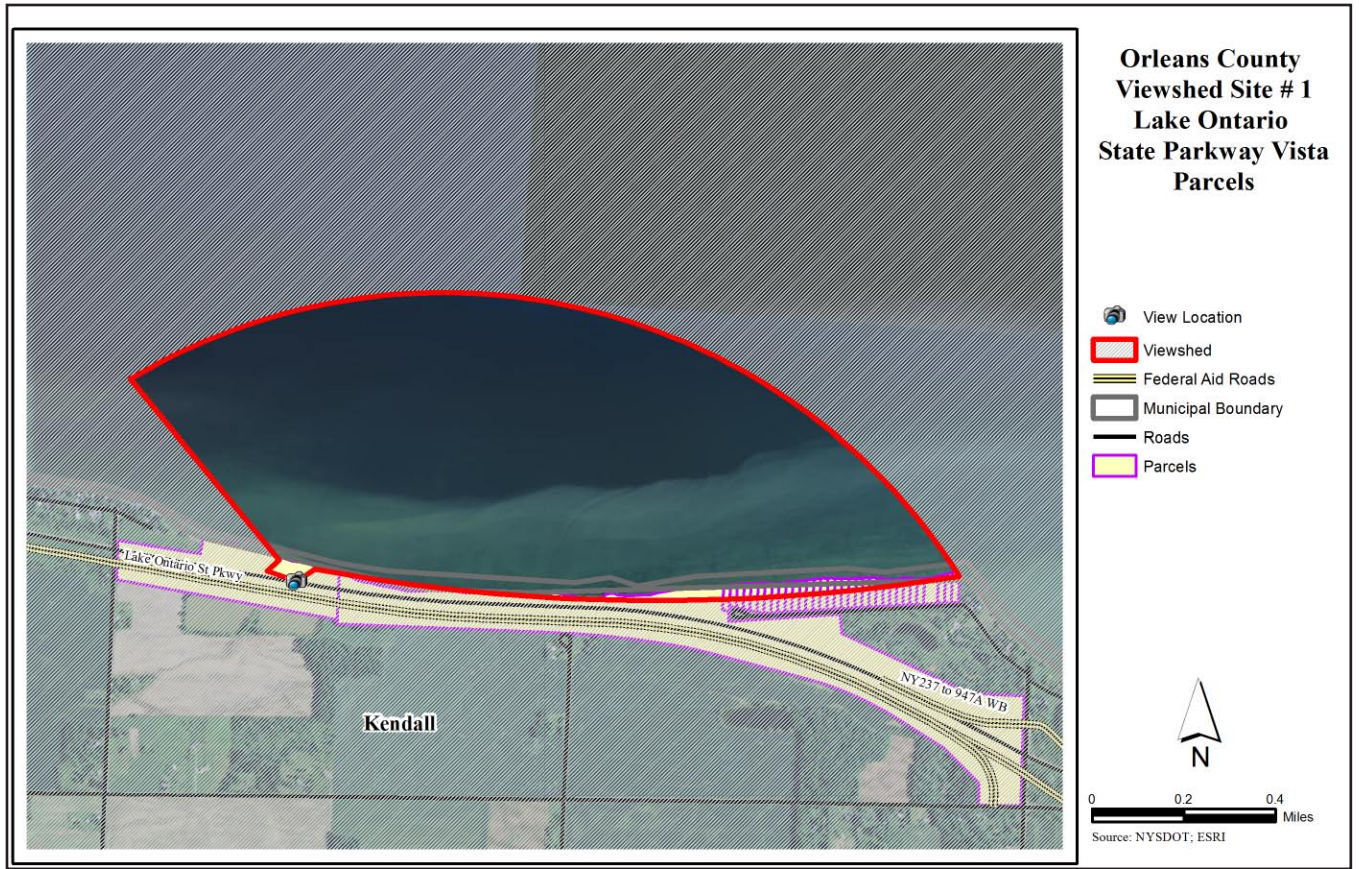
The Lake Ontario State Parkway Vista is one of few locations in the County with panoramic views of Lake Ontario and public access available directly adjacent to the Seaway Trail. The area is undeveloped open land with a pull-off accessible from the west-bound lane only. This site was also identified as a scenic resource in the Kendall Yates Carlton Local Waterfront Revitalization Program.

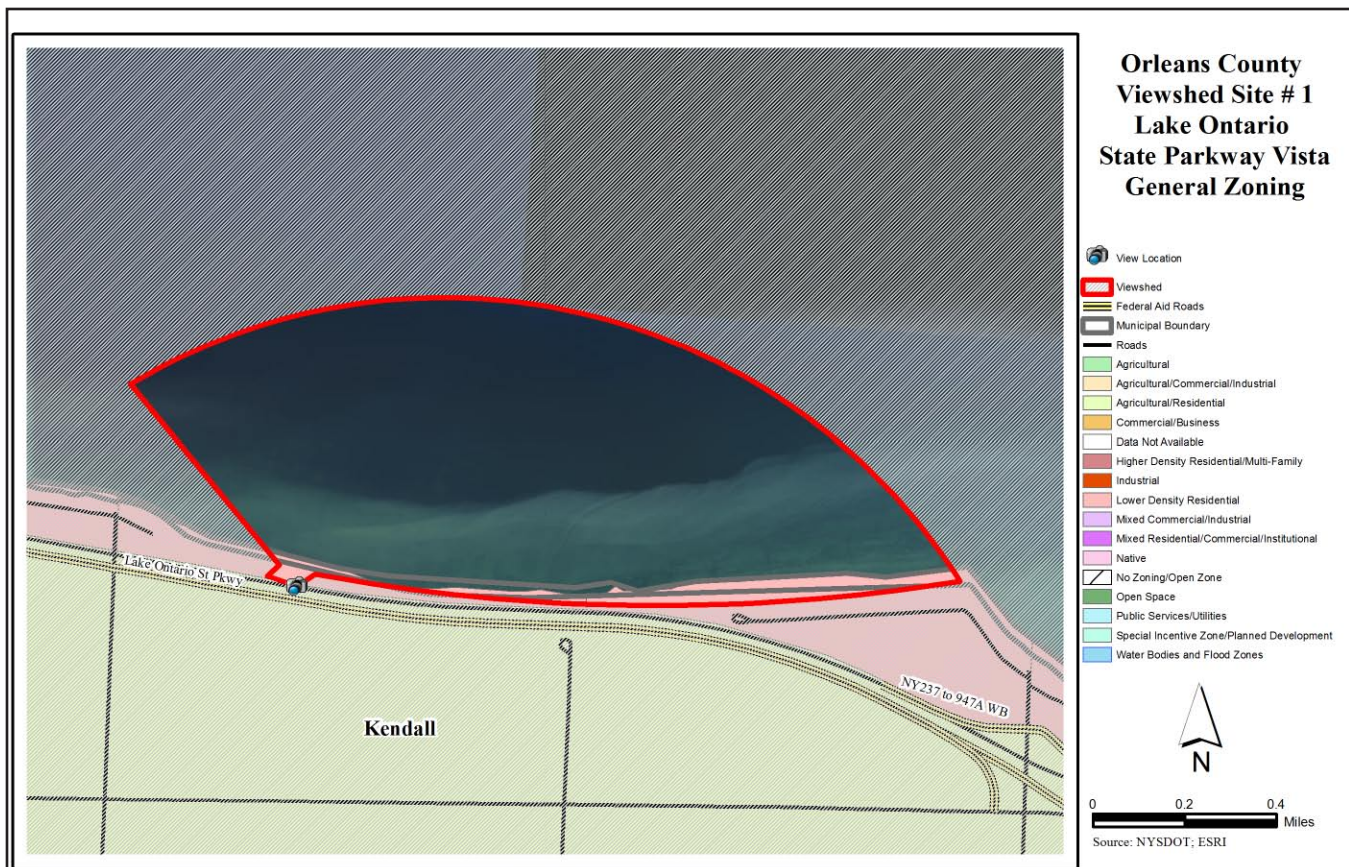
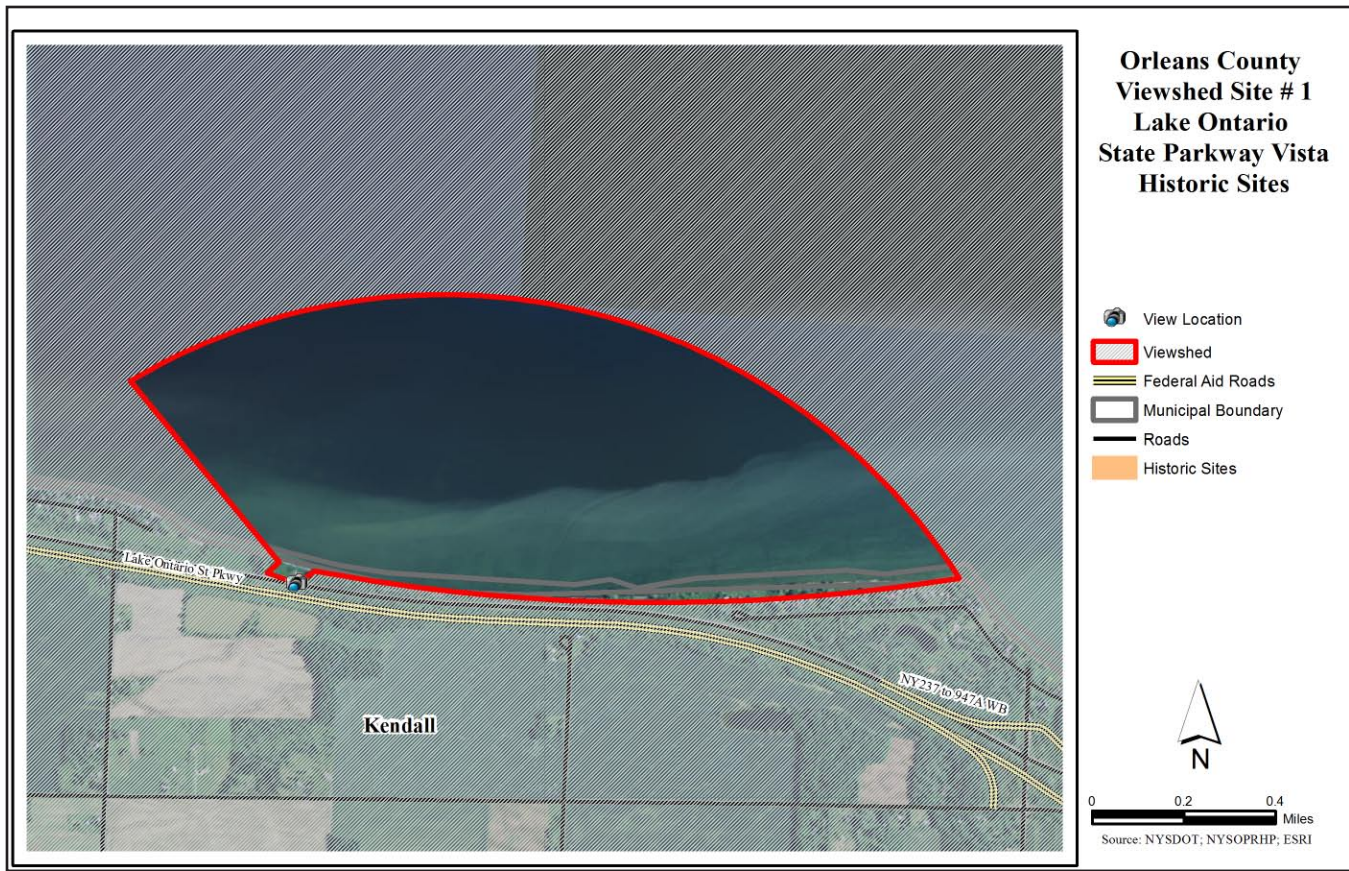


Site Description - Lake Ontario State Parkway Vista	
Location: Address or closest intersection	Lake Ontario State Parkway Vista - 2,180 ft. east of West Kendall Rd.
Geographic Coordinates	43.3701, -78.0678
Category or Categories	water
Description	wide view of Lake Ontario
Public Value	very high
Scenic Category	panorama
Scenic Character	nature
Scenic Elements - Cultural	properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	lawn, forest patterns
Scenic Elements - Landform	
Scenic Elements - Water	lake
Scenic Elements - Land use	park
Scenic Composition	vista
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to east







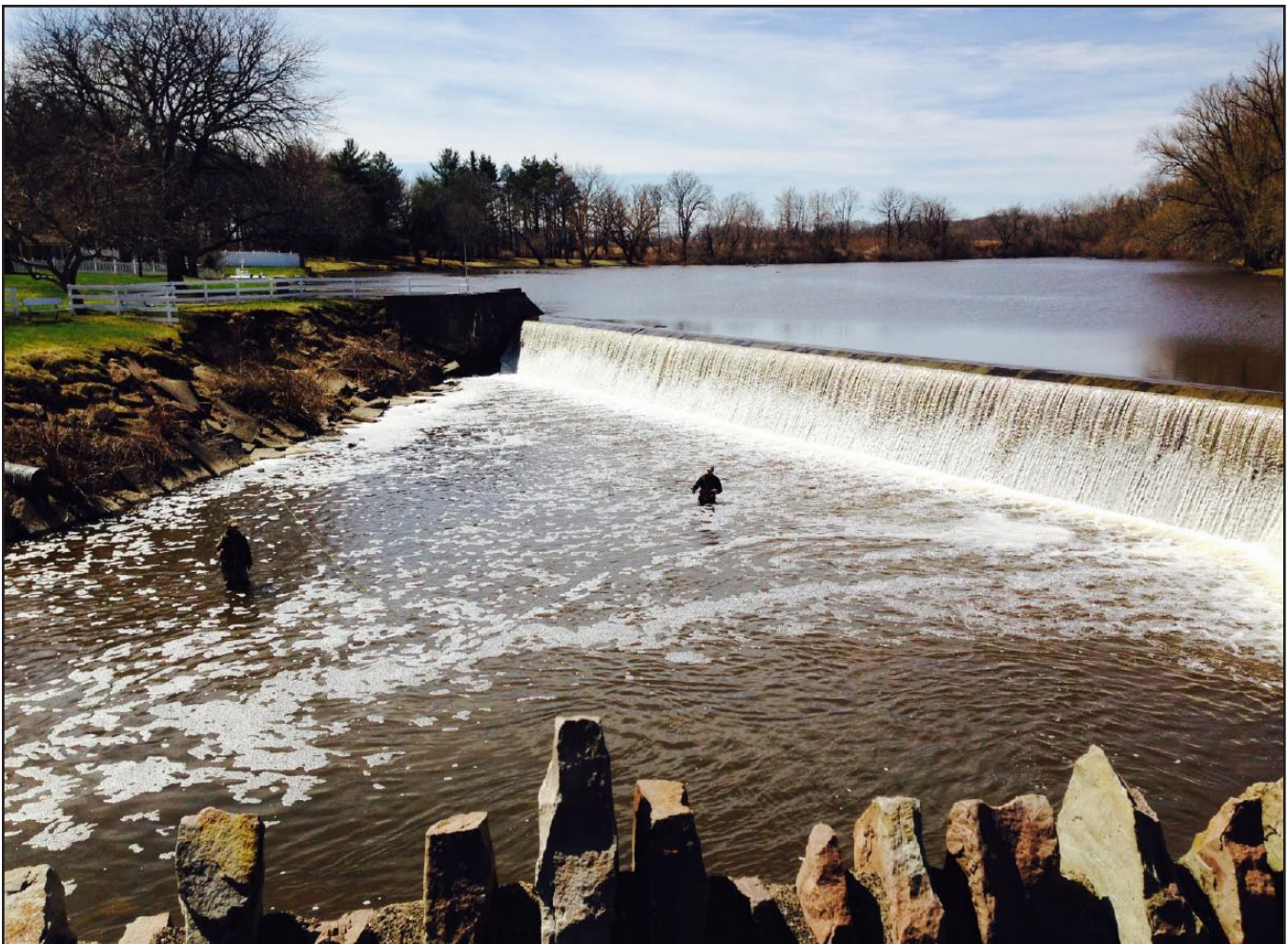


Orleans County - Site 2 - Lyndonville Dam Falls

Orleans County

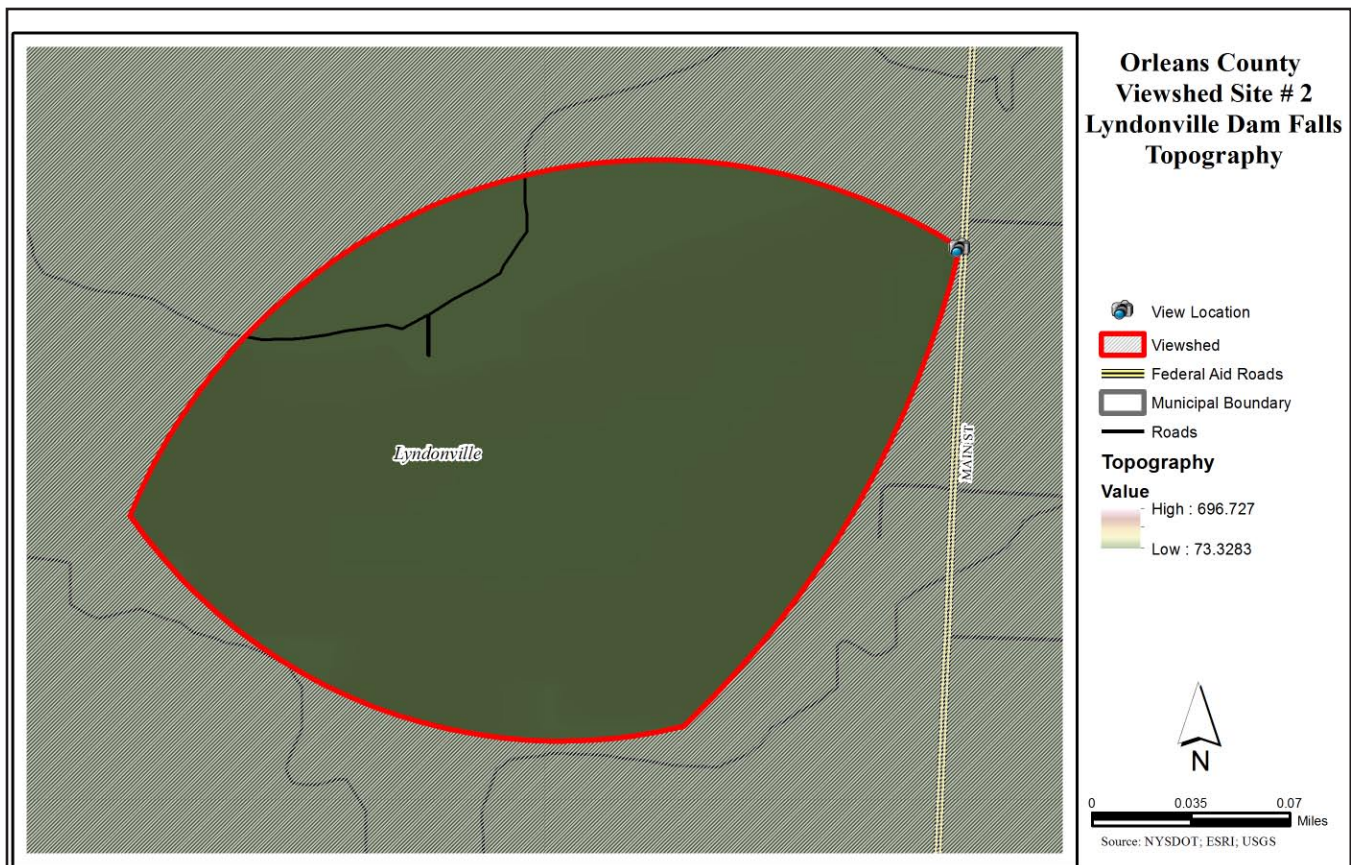
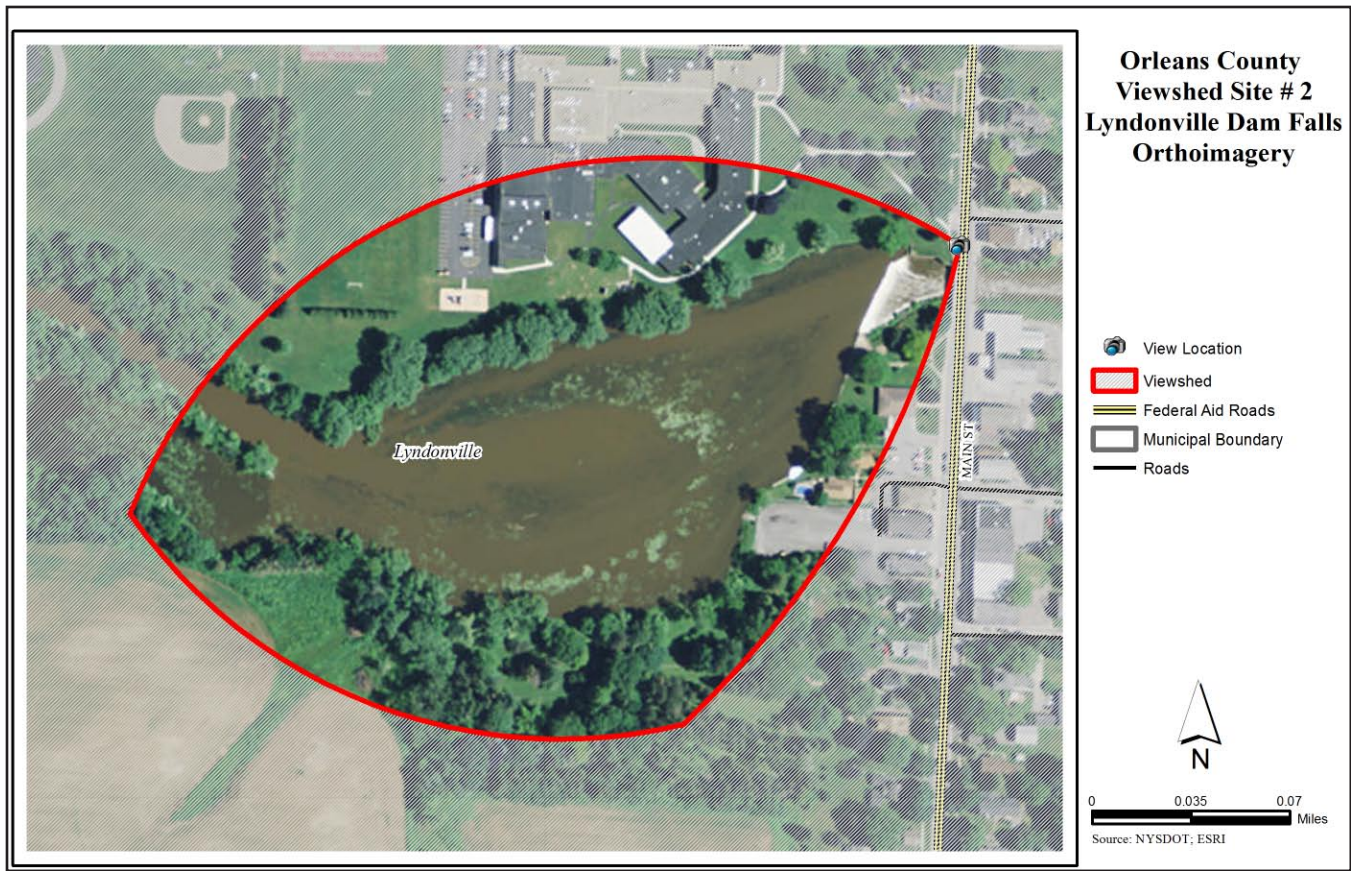
Site 2 - Lyndonville Dam Falls

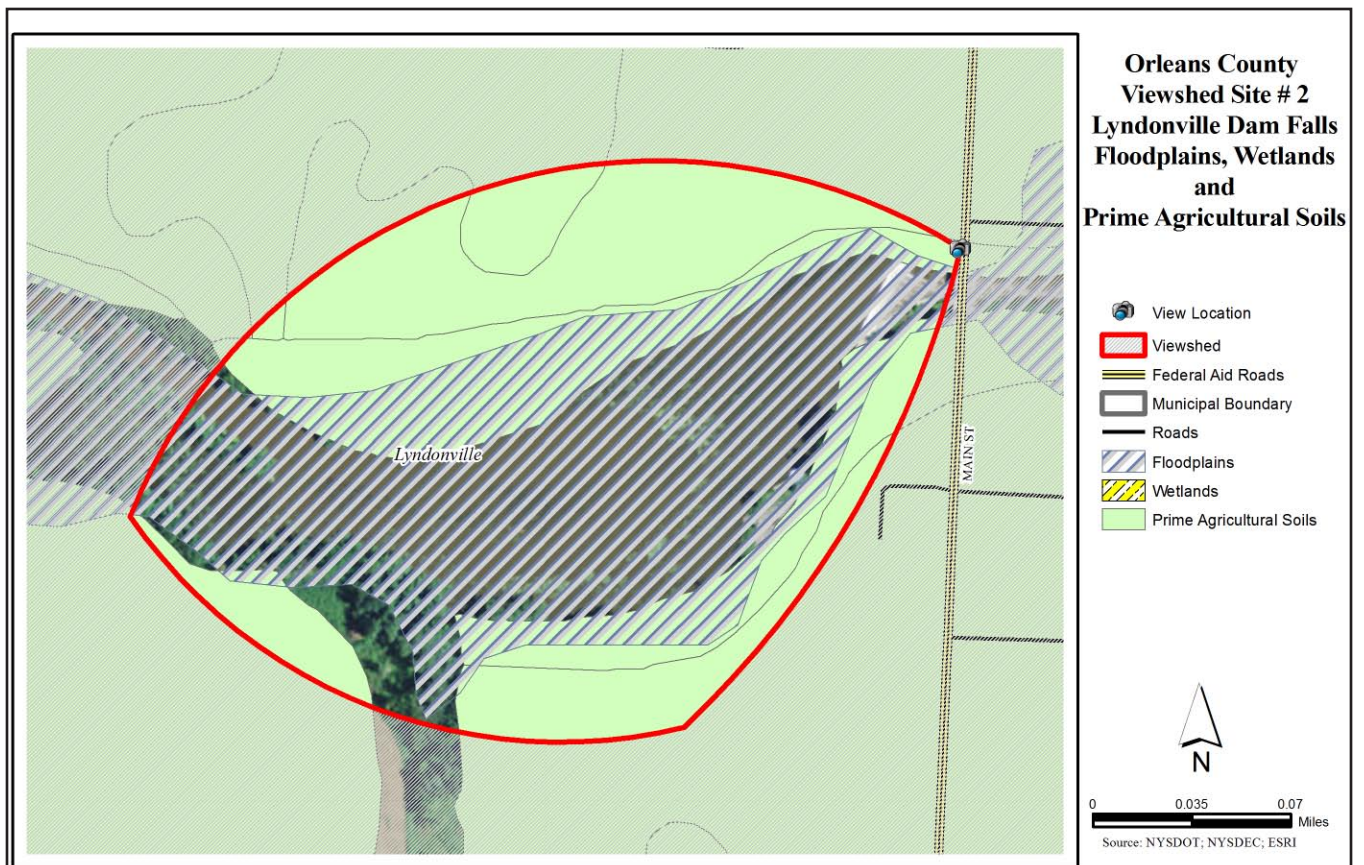
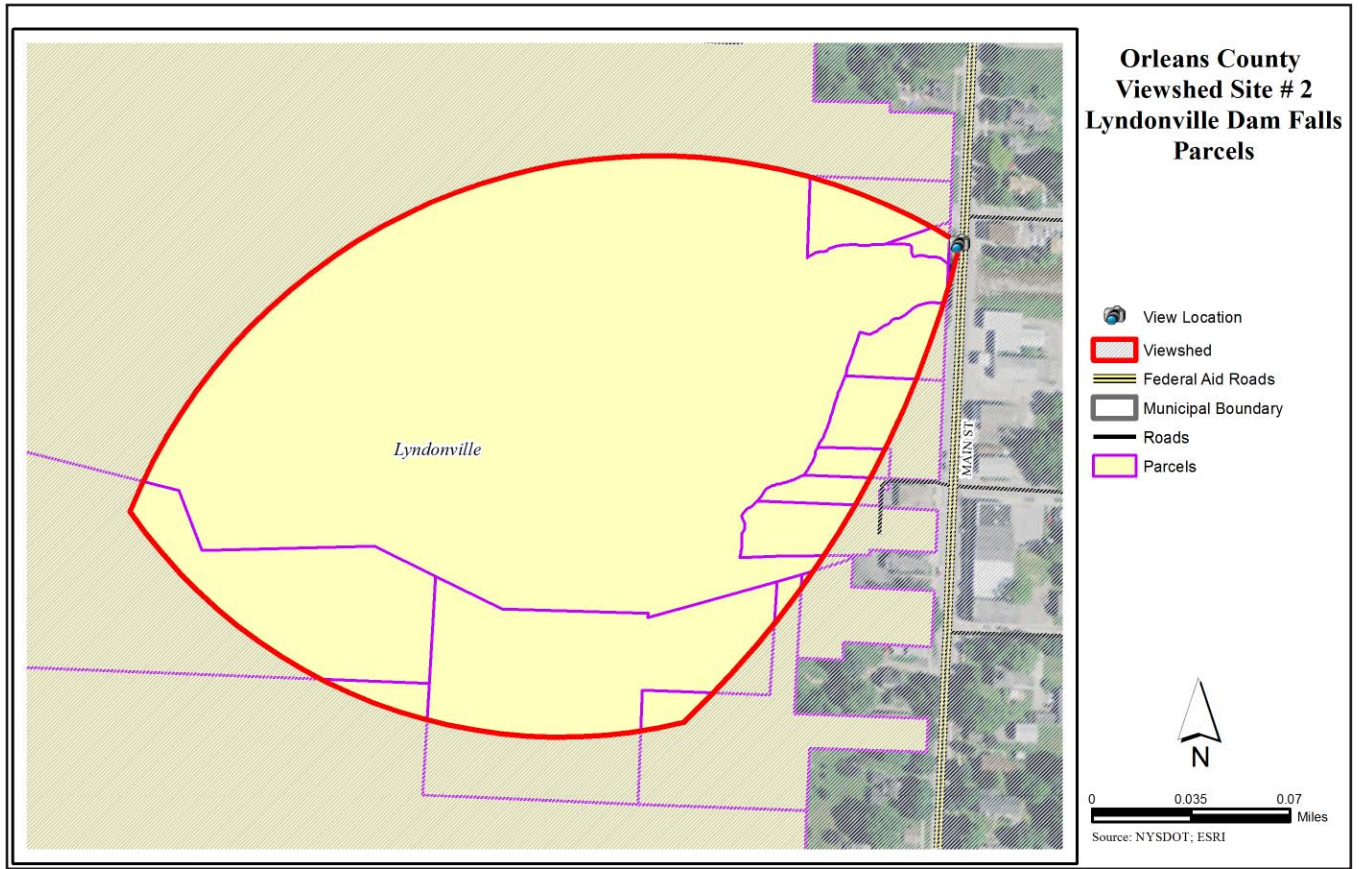
Lyndonville Dam Falls features a view of a gentle waterfall straddled by a small park and public school campus. The view includes a tree lined pond with lush greenery within the Village. The rock pool below the dam makes this an established fishing hole, with some casting from bridge.

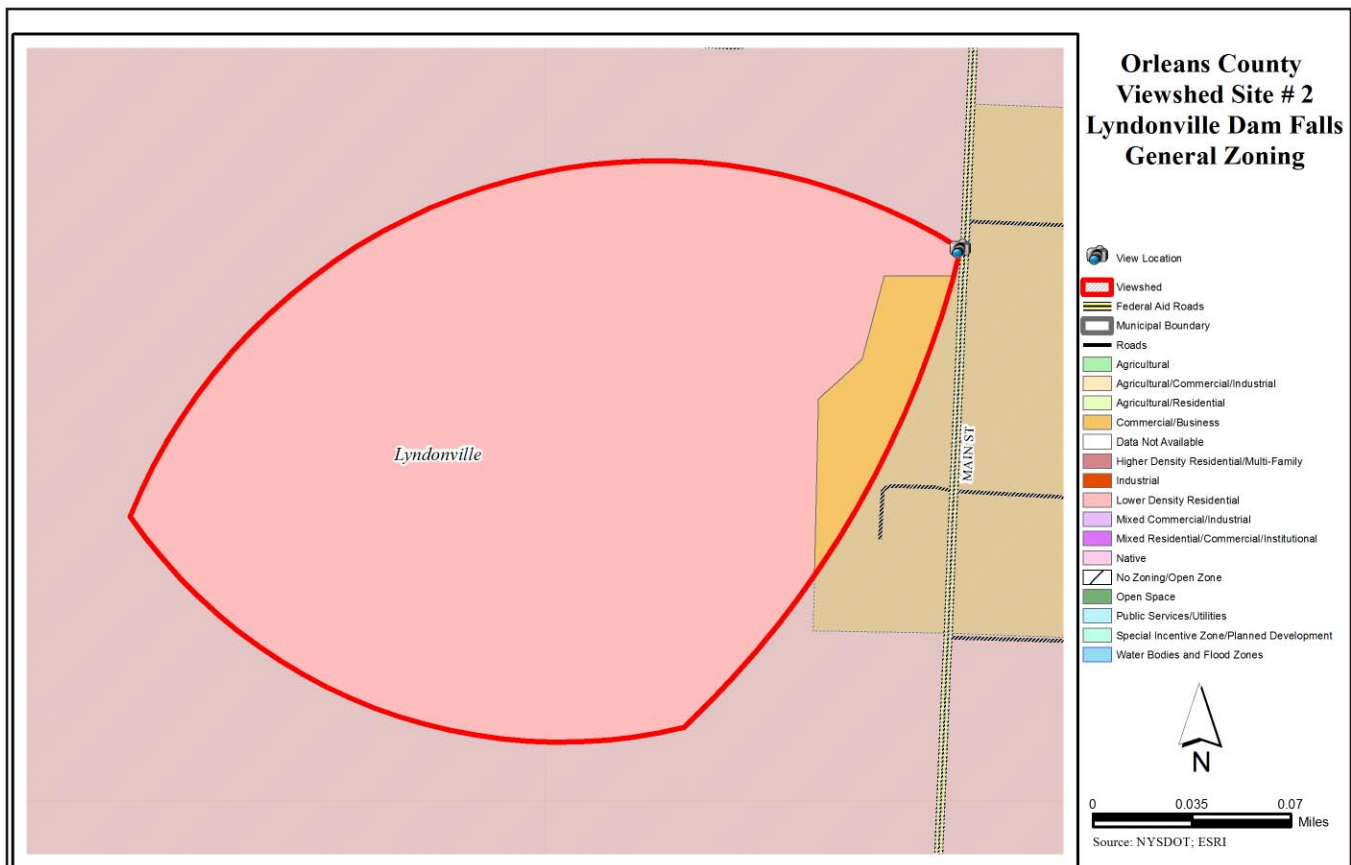
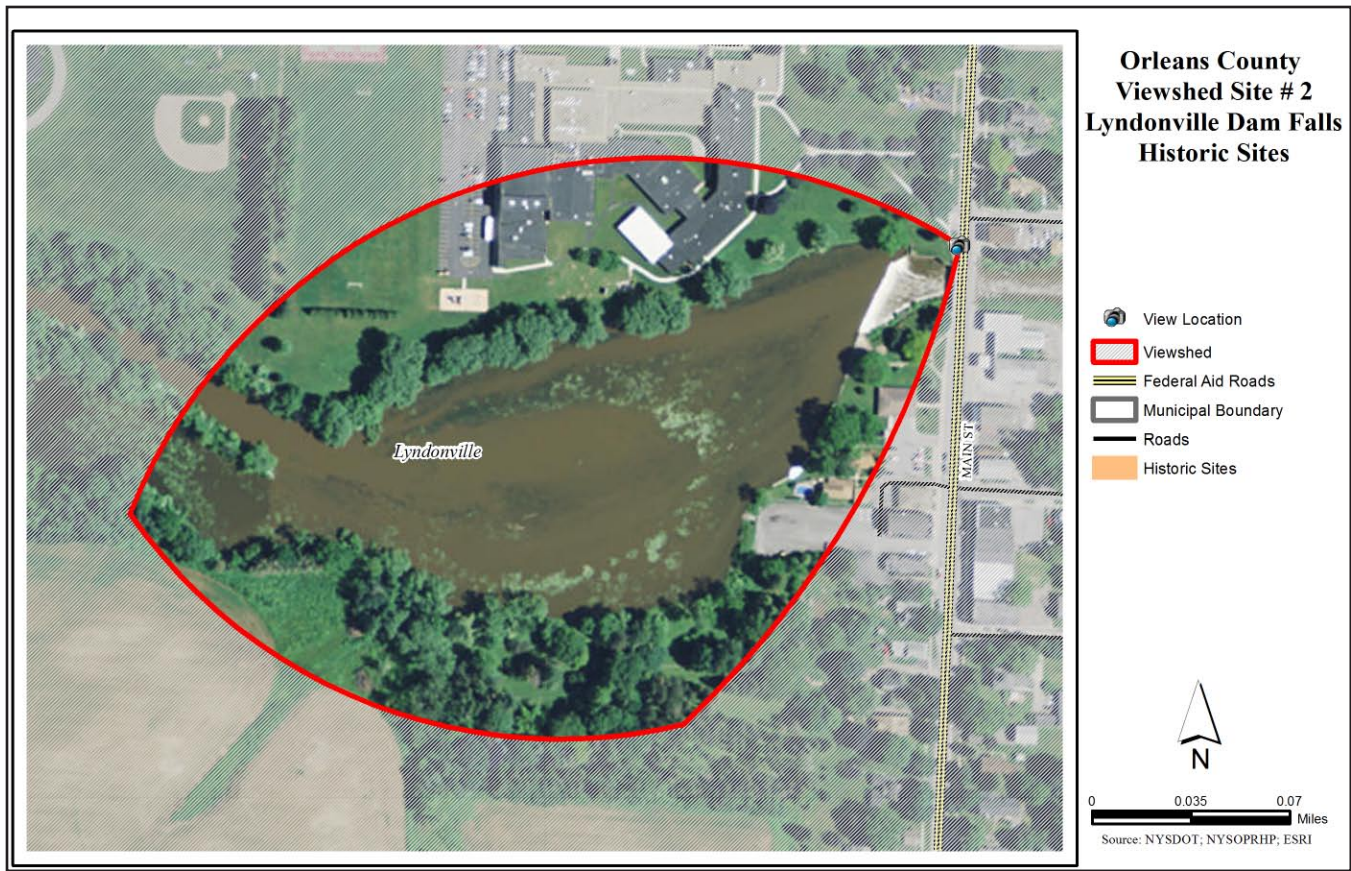


Site Description - Lyndonville Dam Falls	
Location: Address or closest intersection	Rte. 63 and Johnson Creek
Geographic Coordinates	43.3225, -78.3888
Category or Categories	cultural, water, land use
Description	view of gentle waterfall, park land and public school
Public Value	very high
Scenic Category	overlook
Scenic Character	nature, rural development
Scenic Elements - Cultural	heritage icons, rare unique structures, settlements
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	forest patterns
Scenic Elements - Landform	rocks
Scenic Elements - Water	ponds, streams
Scenic Elements - Land use	park
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	from northwest to southwest









Orleans County - Site 3 - Cobblestone Historic District

Orleans County

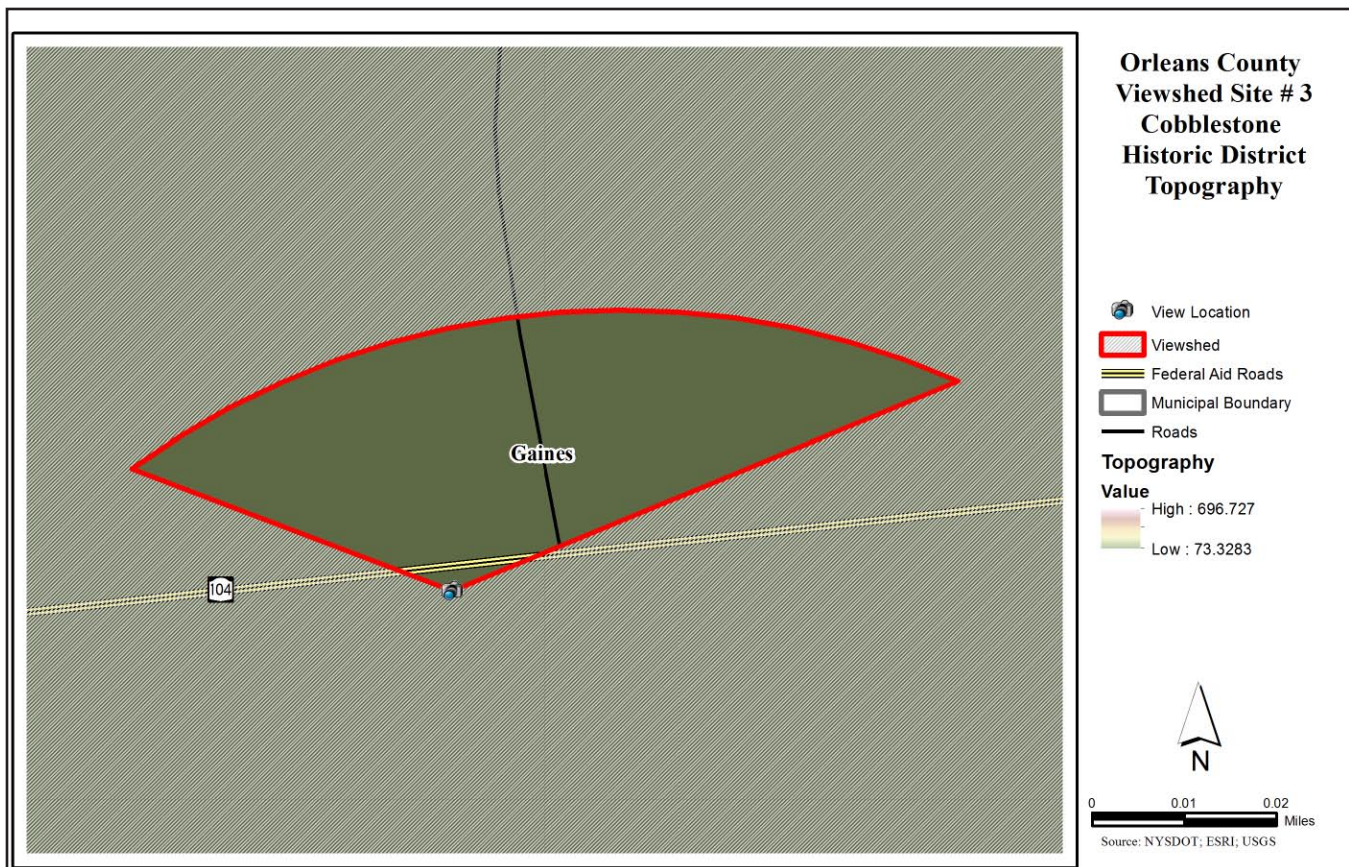
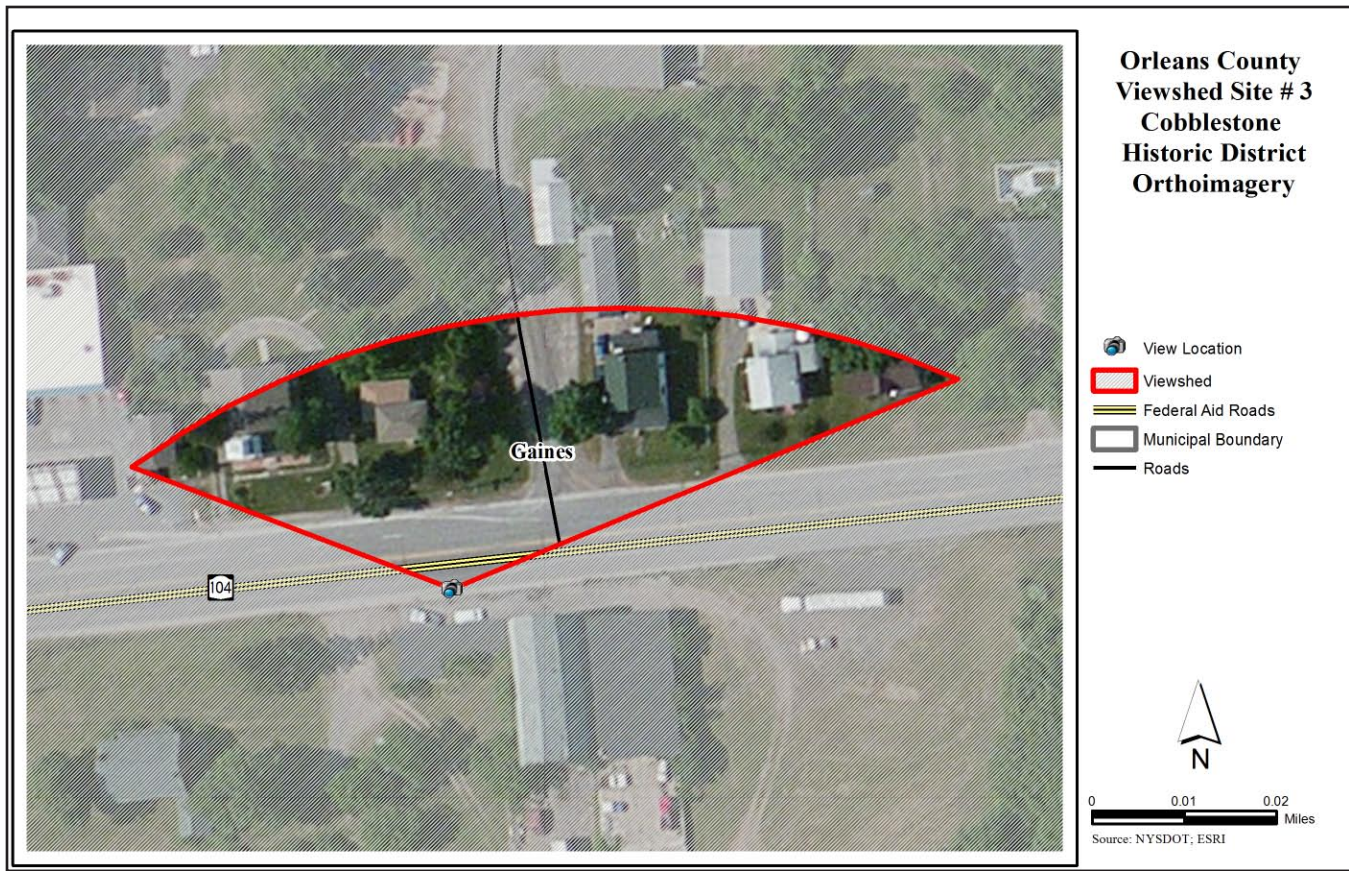
Site 3 - Cobblestone Historic District

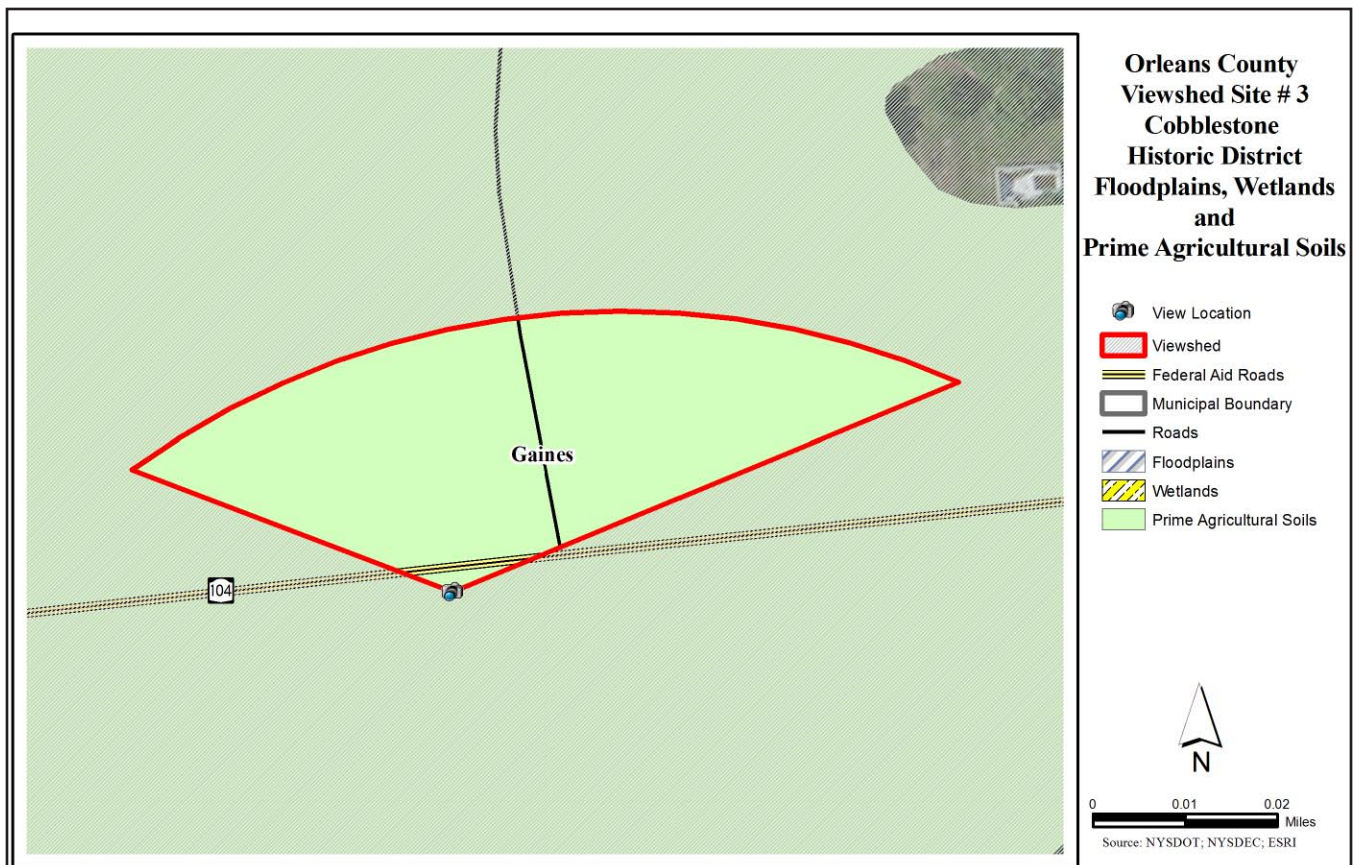
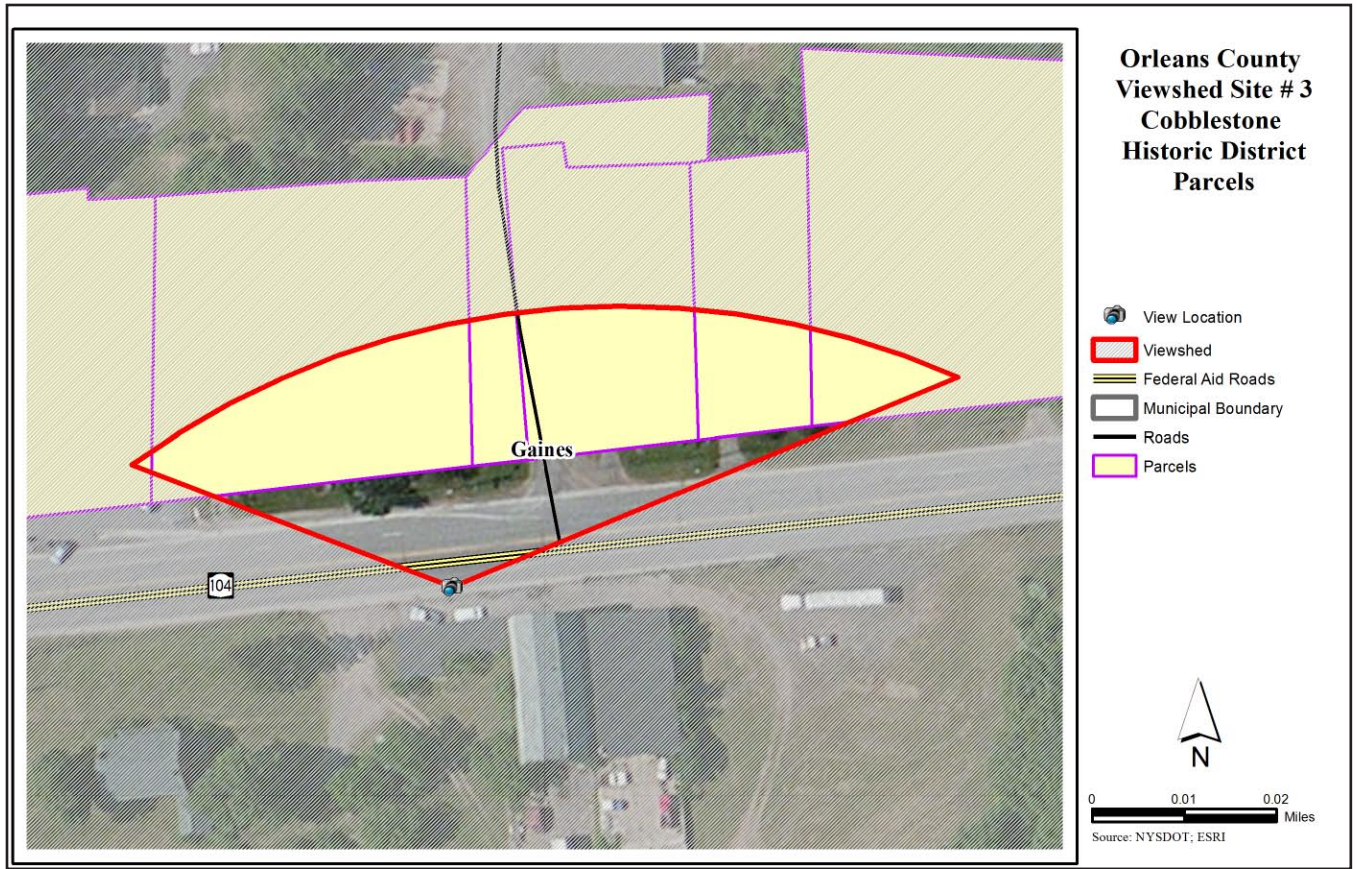
The Cobblestone Historic District has a concentration of rare structures featuring cobble-stone masonry. Three of the structures in the complex are designated National Historic Landmarks. Aesthetic protections are provided by town zoning.

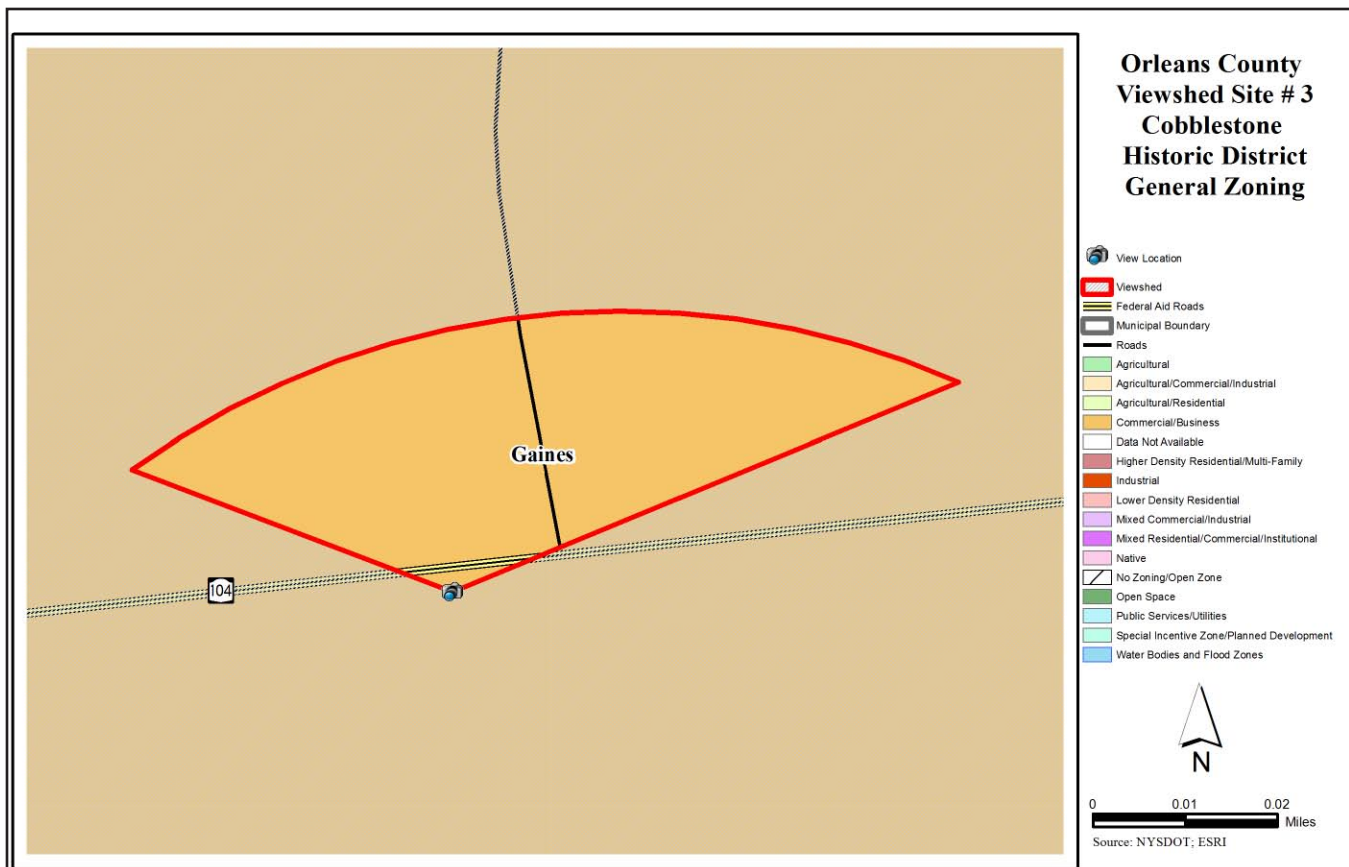
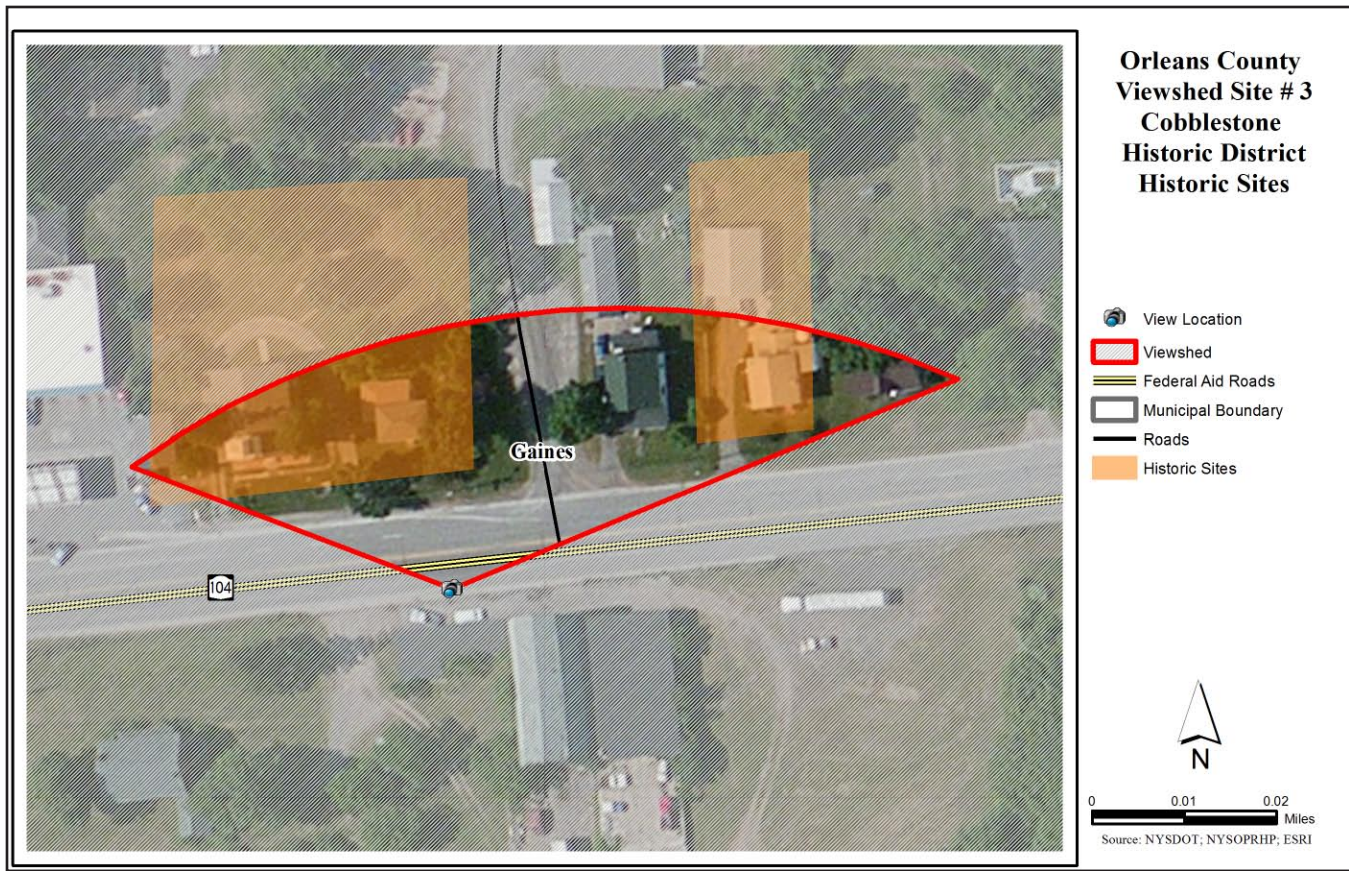


Site Description - Cobblestone Historic District	
Location: Address or closest intersection	NYS Rte. 104 and NYS Rte. 98 in Childs
Geographic Coordinates	43.286864, -78.190706
Category or Categories	cultural, land use - historic structures
Description	view of rare cobble-stone masonry structures
Public Value	very high
Scenic Category	enclosed
Scenic Character	rural development
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, architecture, rare unique structures, settlements
Scenic Elements - Natural	
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	definition
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to northeast









Orleans County - Site 4 - Court House District

Orleans County

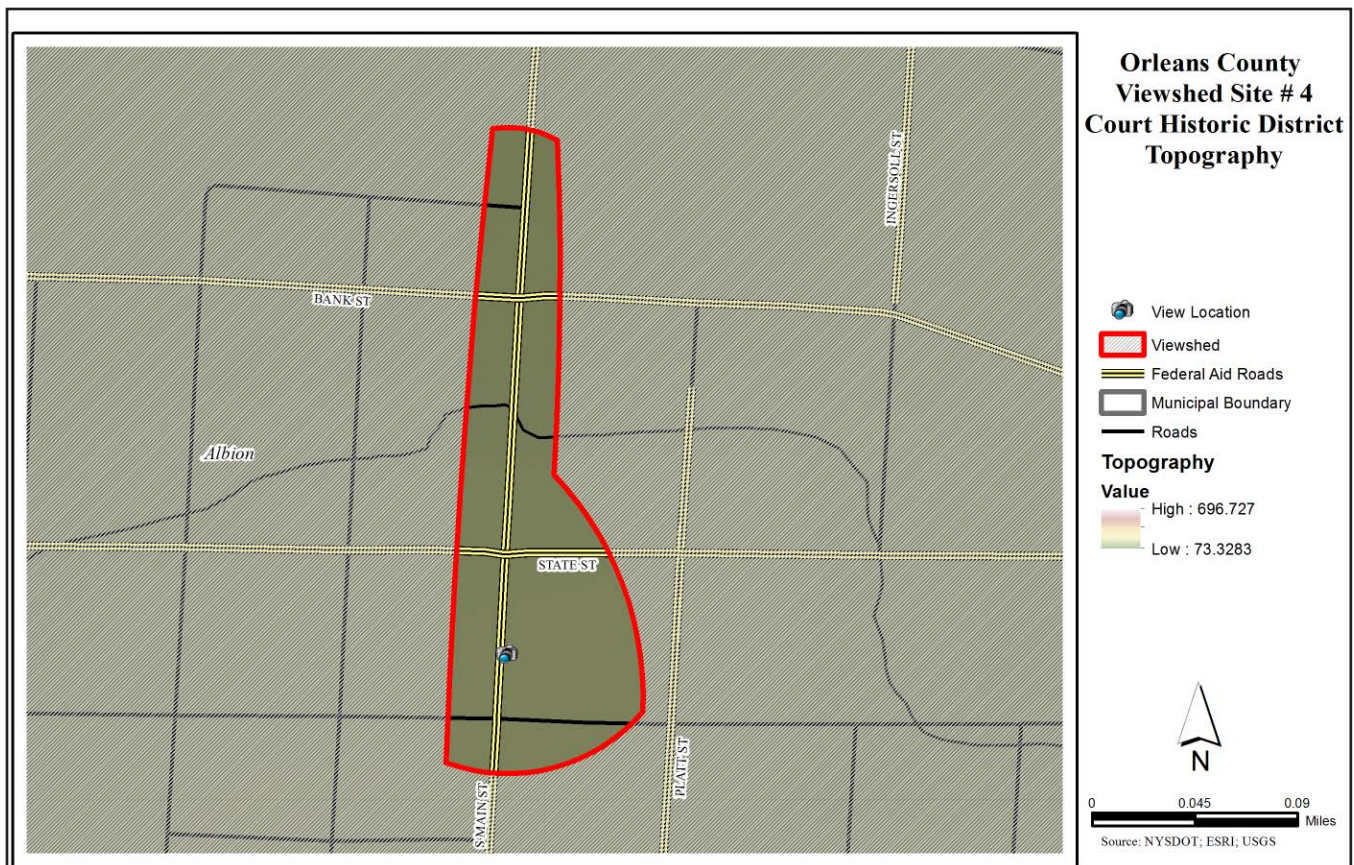
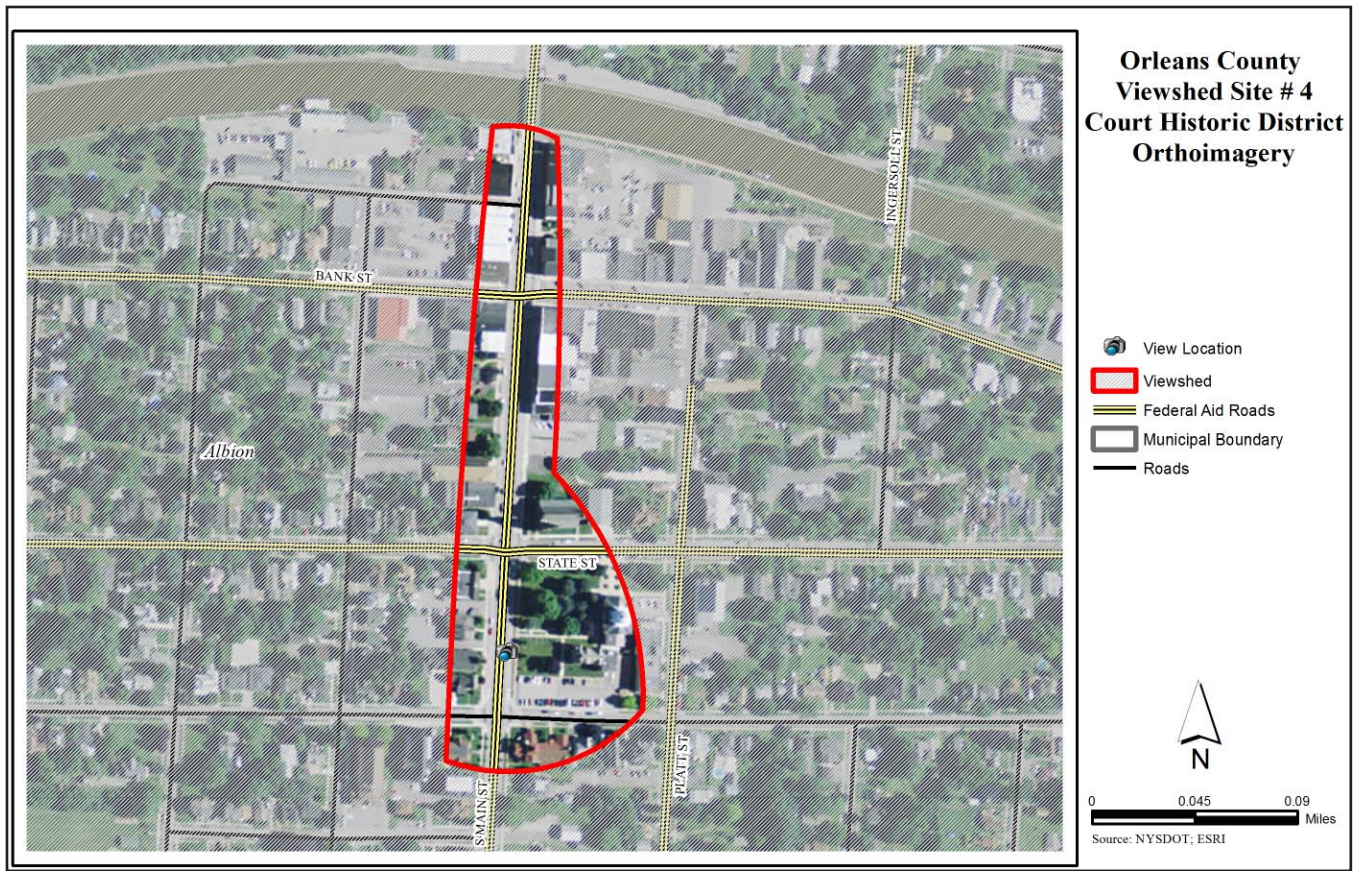
Site 4 - Court House District

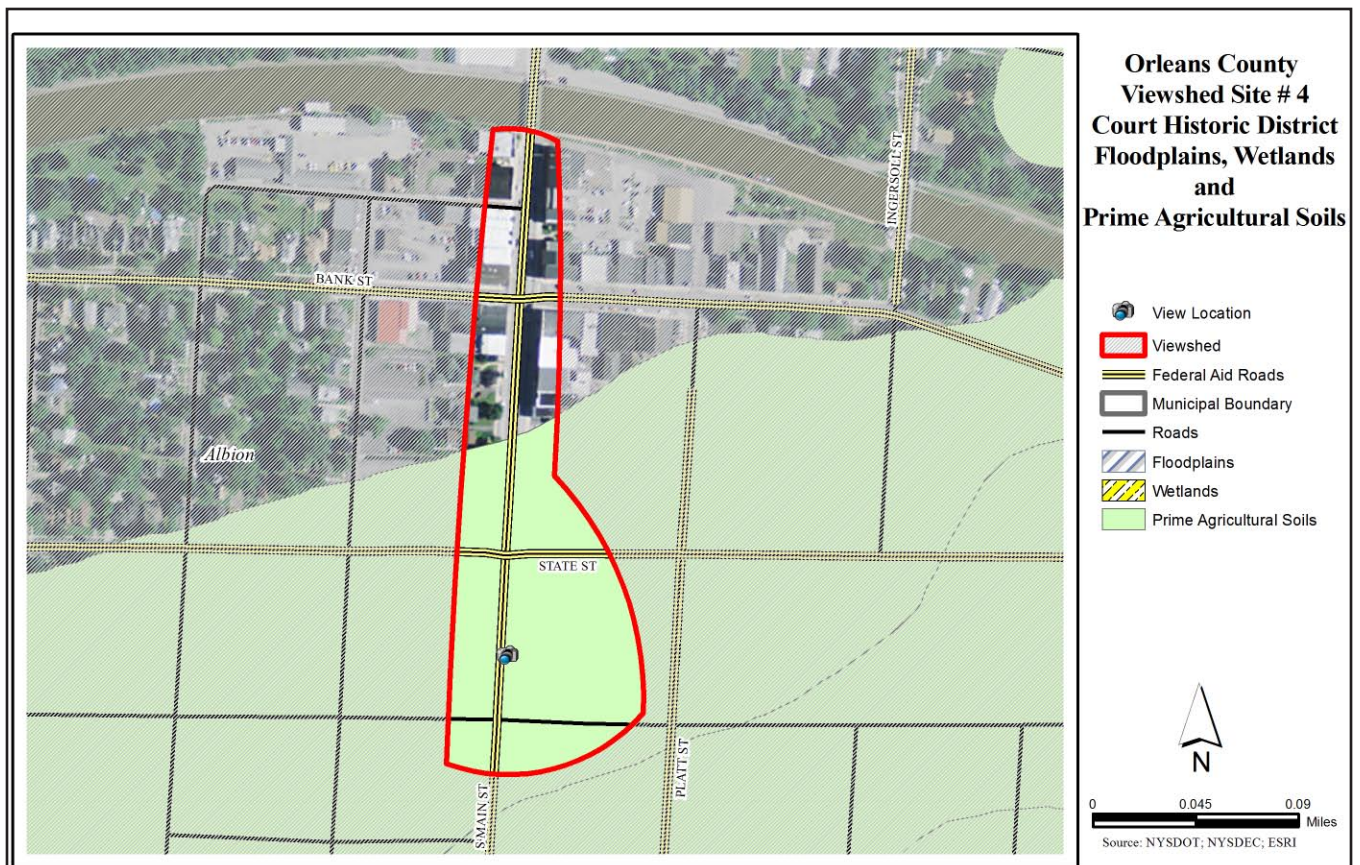
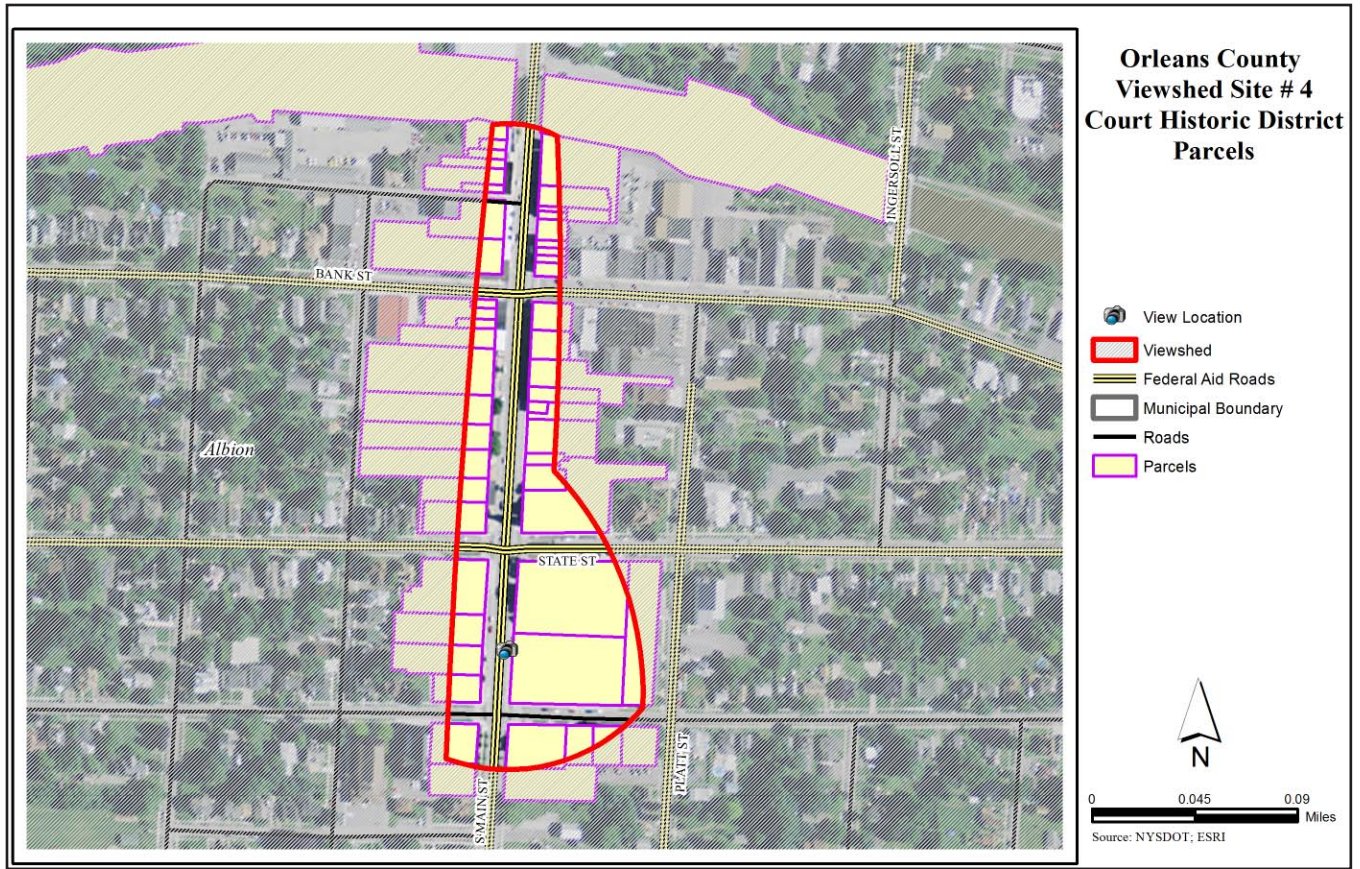
The Court House District in the Village of Albion includes historic architecture such as civic buildings, churches and private structures on Main Street. Architecturally significant structures include 1858 Greek Revival Court House which is on the National Register of Historic Places. The nearby Pullman Universalist Church features Tiffany windows.

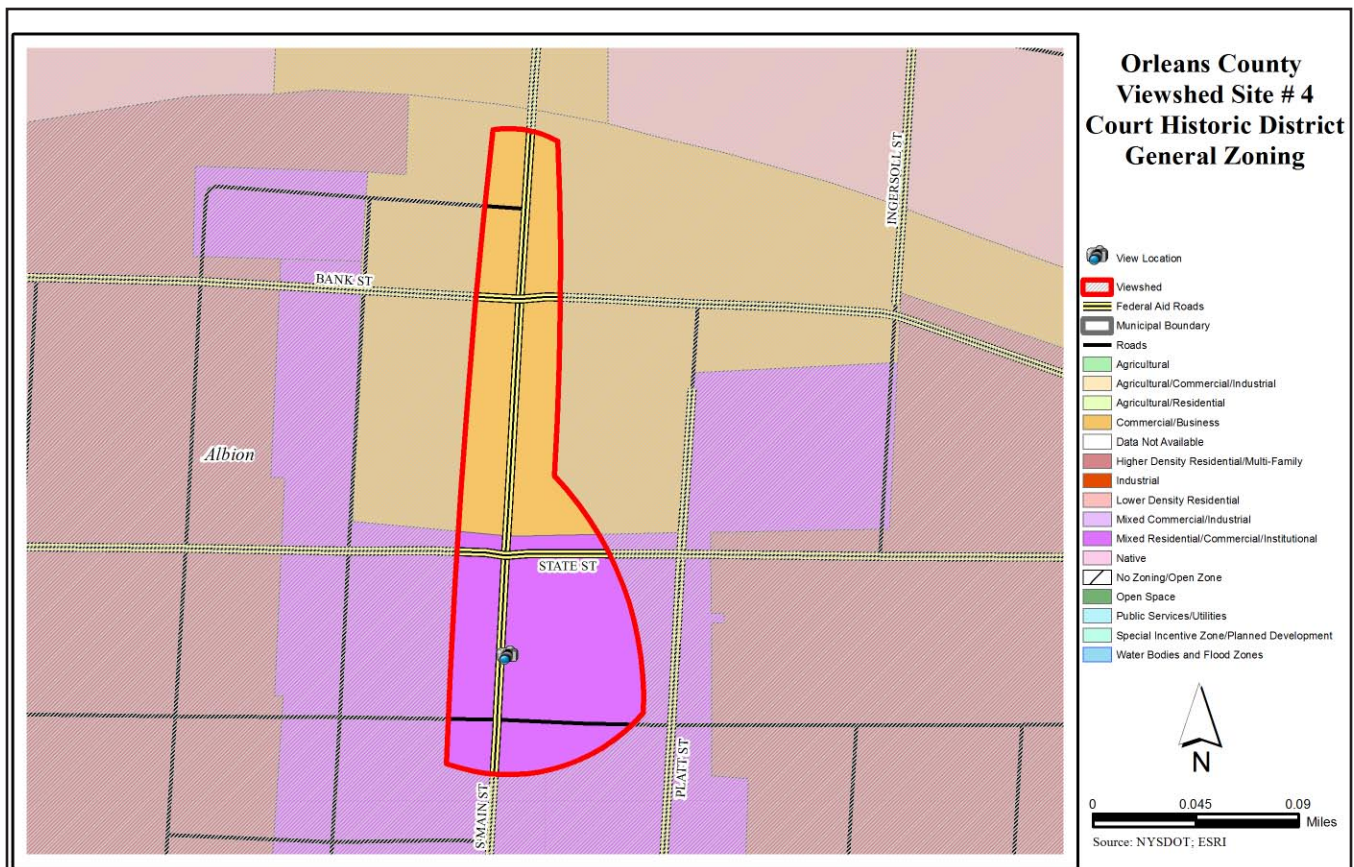
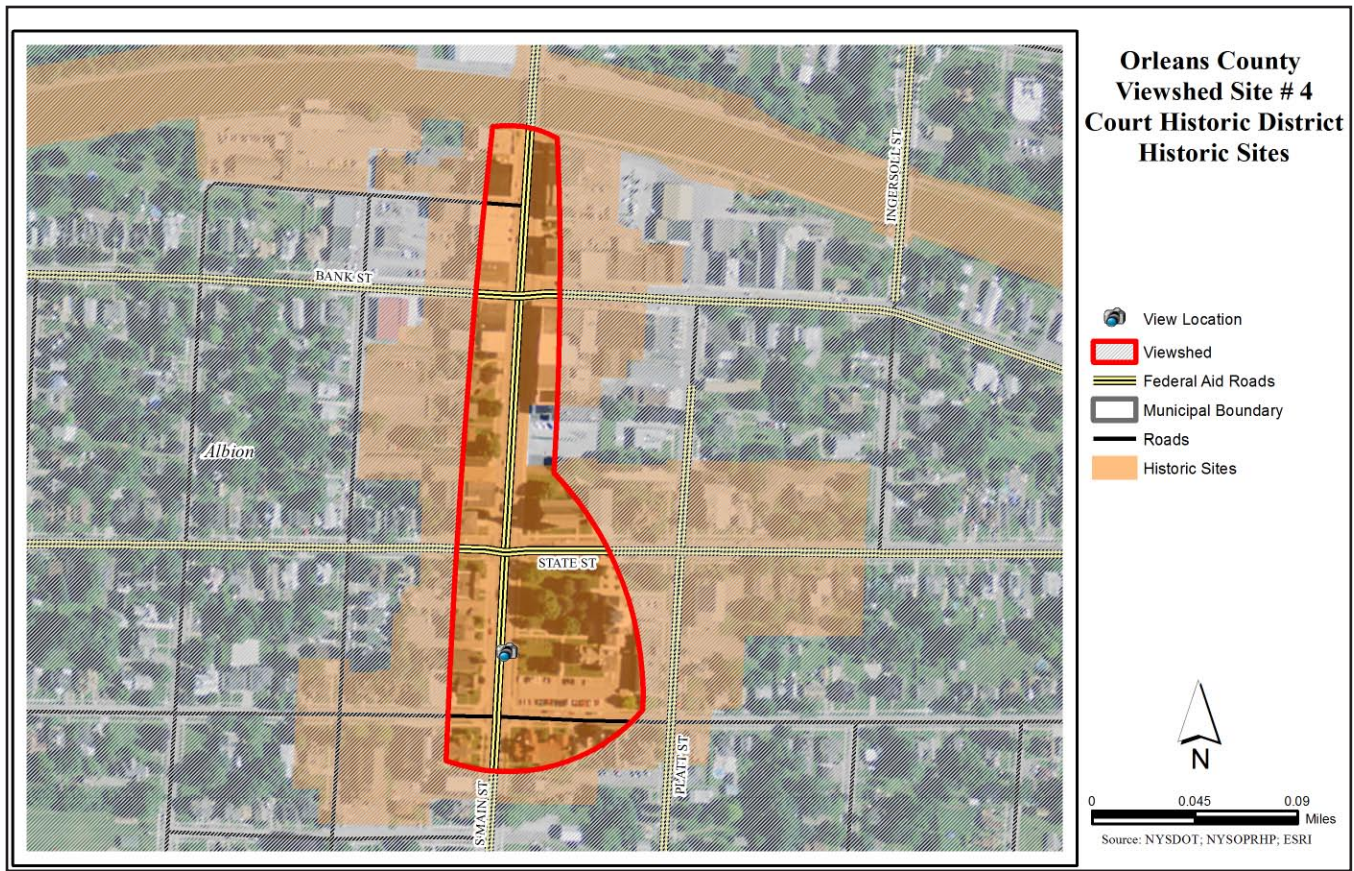


Site Description - Court House District	
Location: Address or closest intersection	3 South Main St. (NYS Rte. 98) Village of Albion
Geographic Coordinates	43.2456, -78.1937
Category or Categories	cultural, land use
Description	View of historic village blocks occupied by civic buildings, churches and private buildings.
Public Value	very high
Scenic Category	enclosed
Scenic Character	rural development, urban
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, architecture, rare unique structures
Scenic Elements - Natural	
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	flat
Scenic Elements - Water	
Scenic Elements - Land use	streets, private parcels
Scenic Composition	variety
Scenic Absorption	4
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	360 degree view of Main Street Buildings







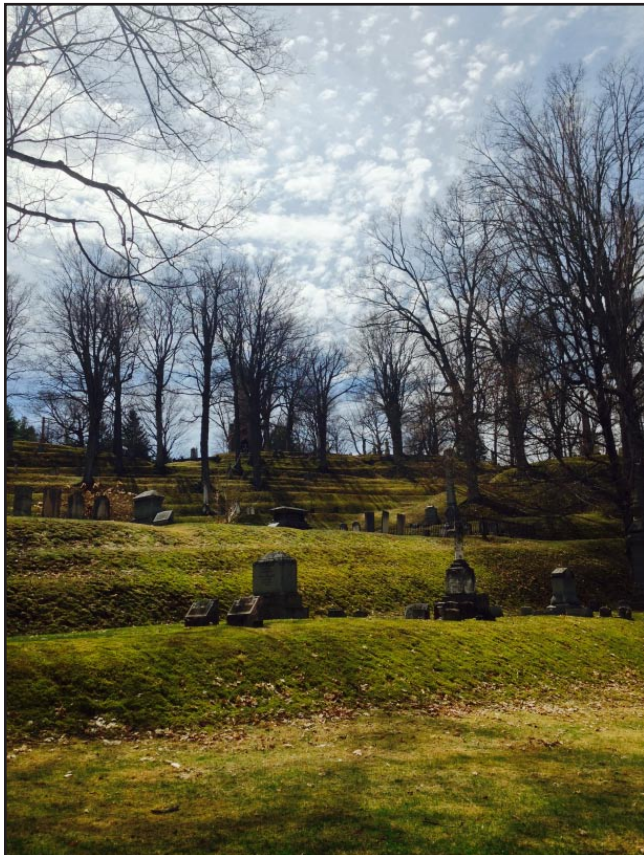


Orleans County - Site 5 - Mount Albion Cemetery

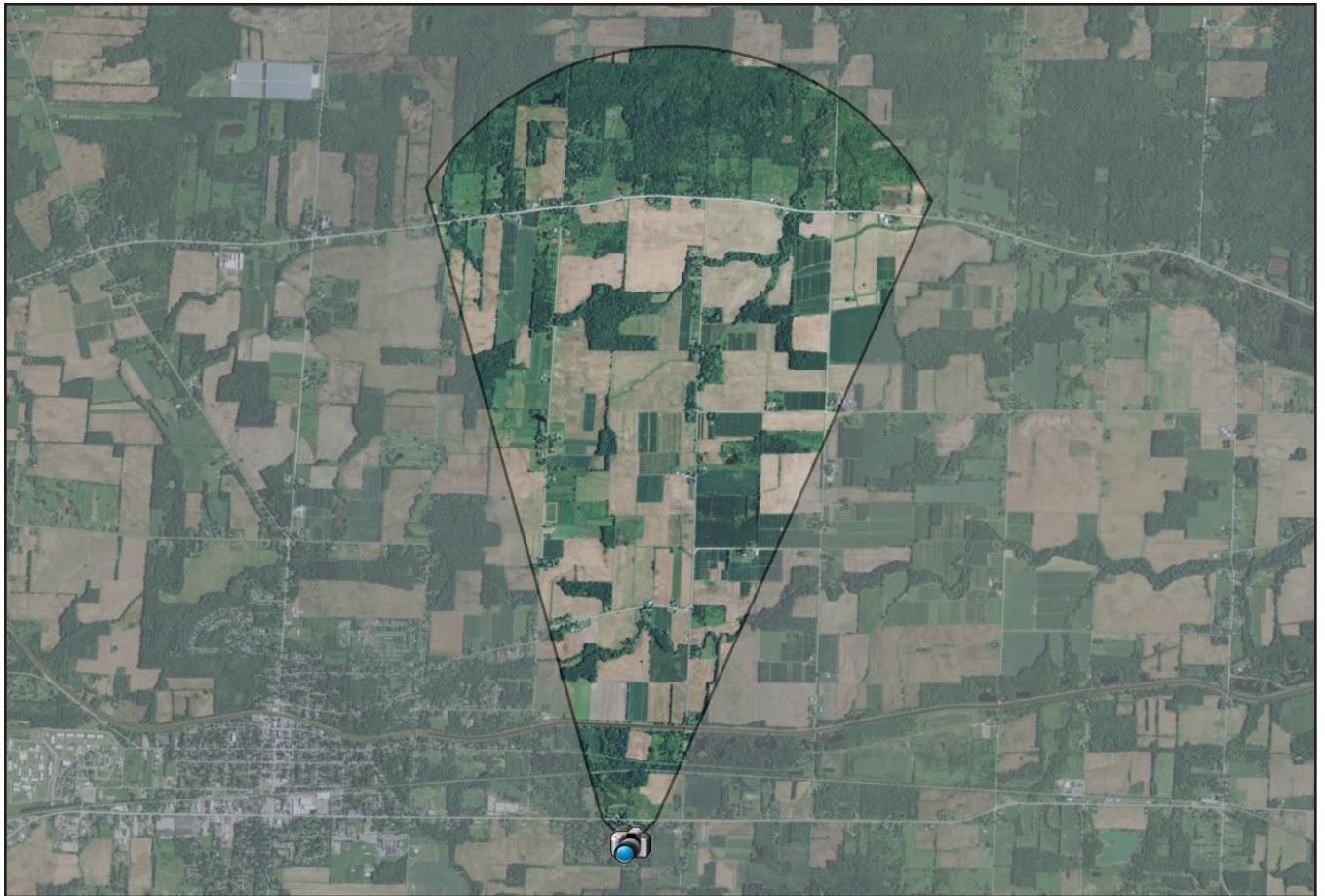
Orleans County

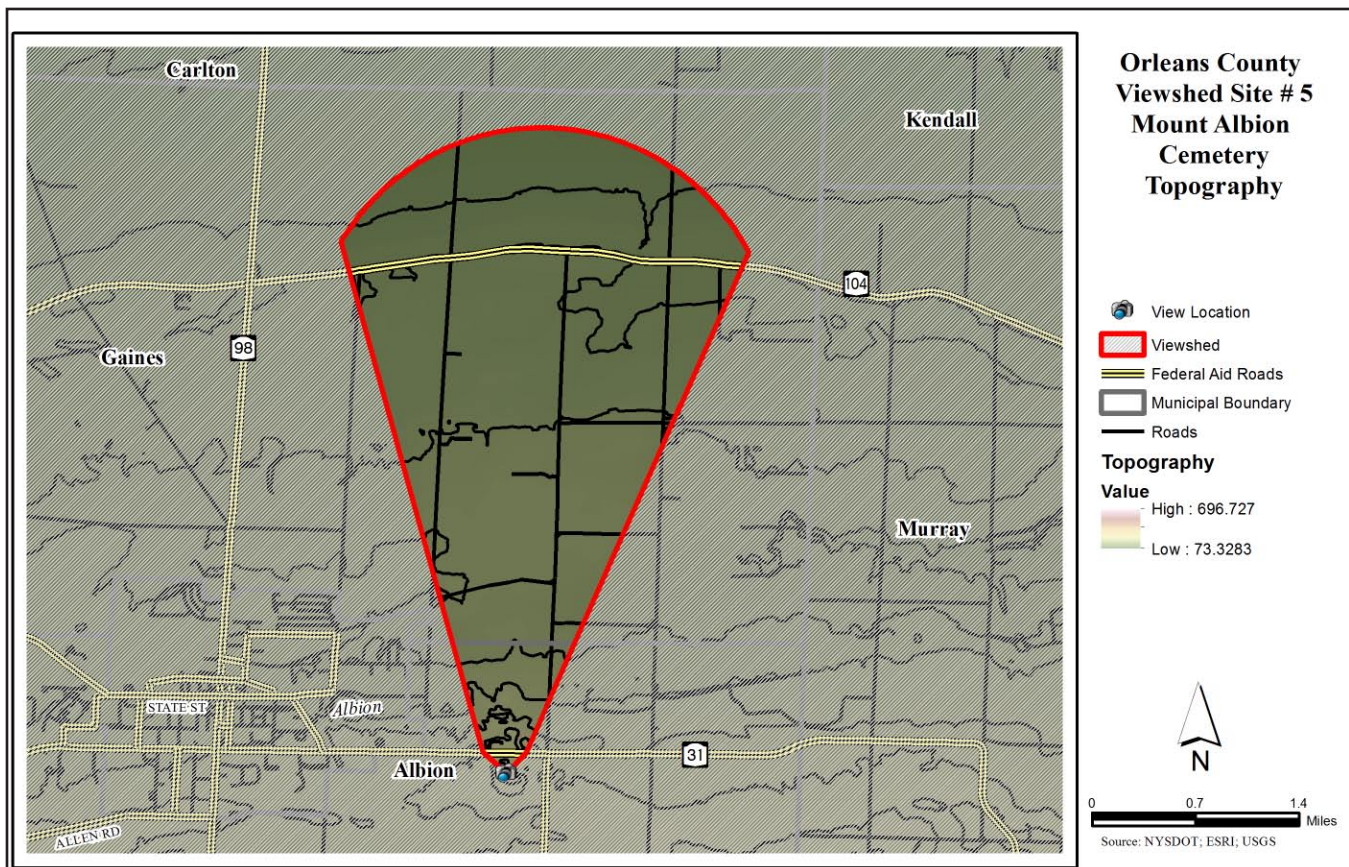
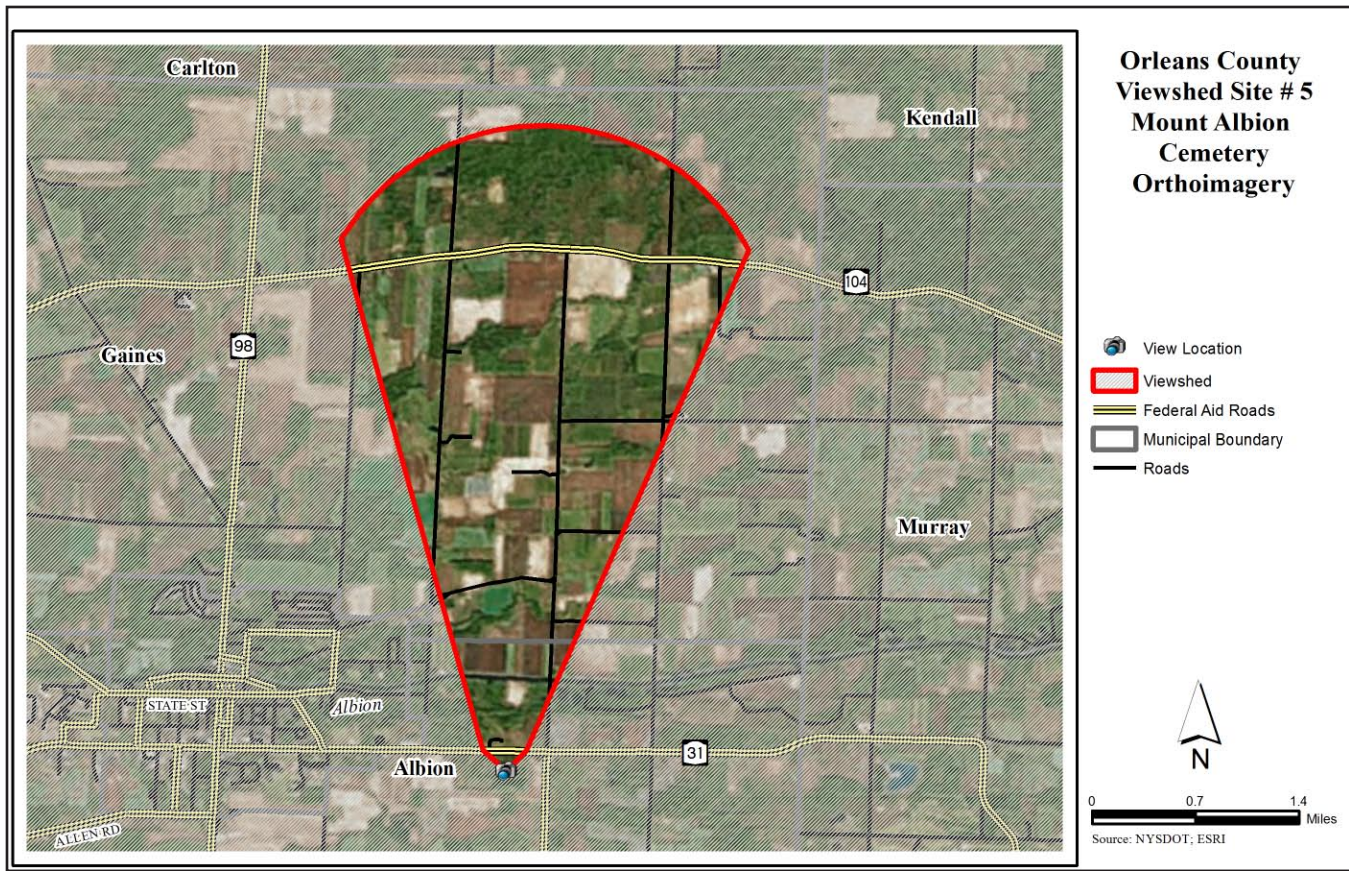
Site 5 - Mount Albion Cemetery

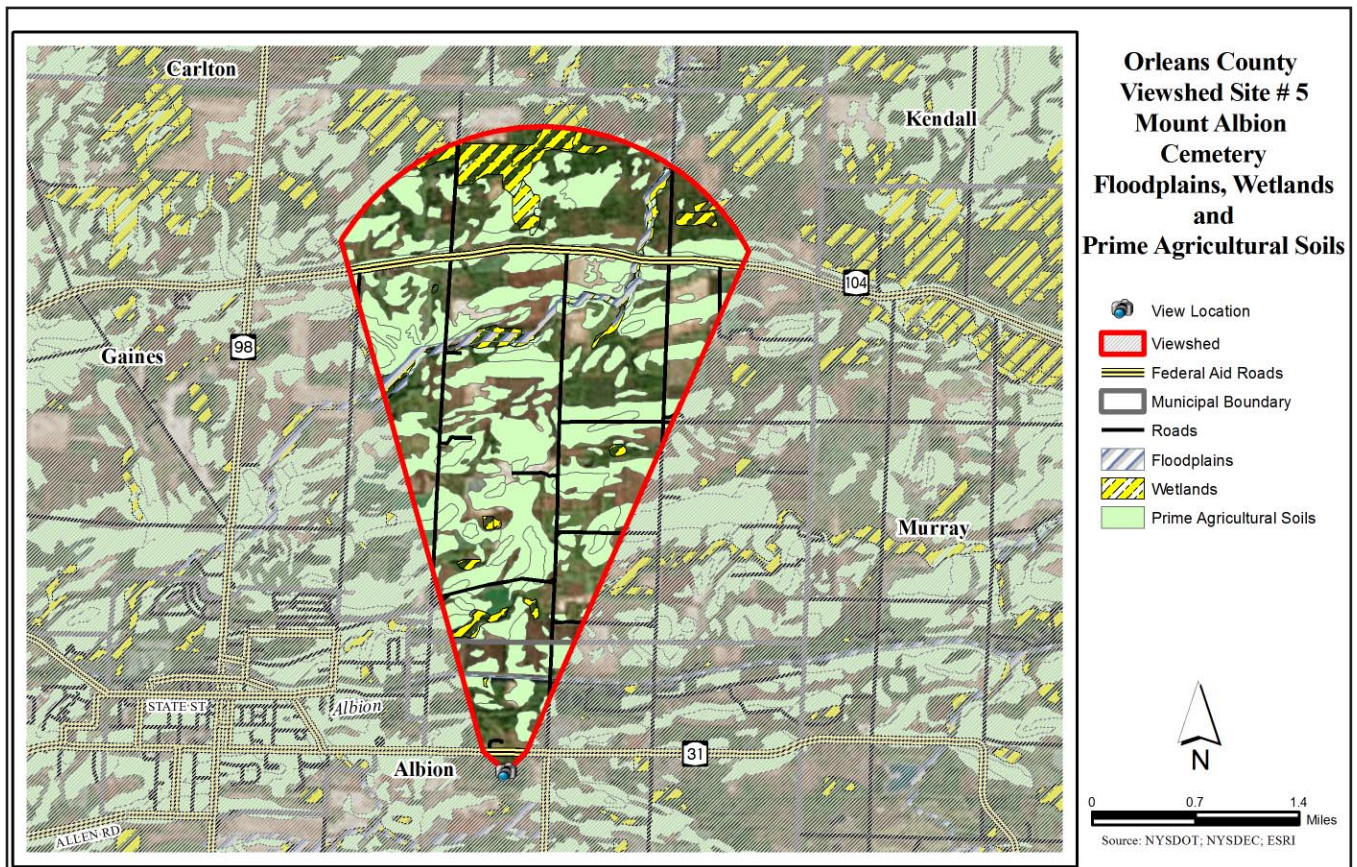
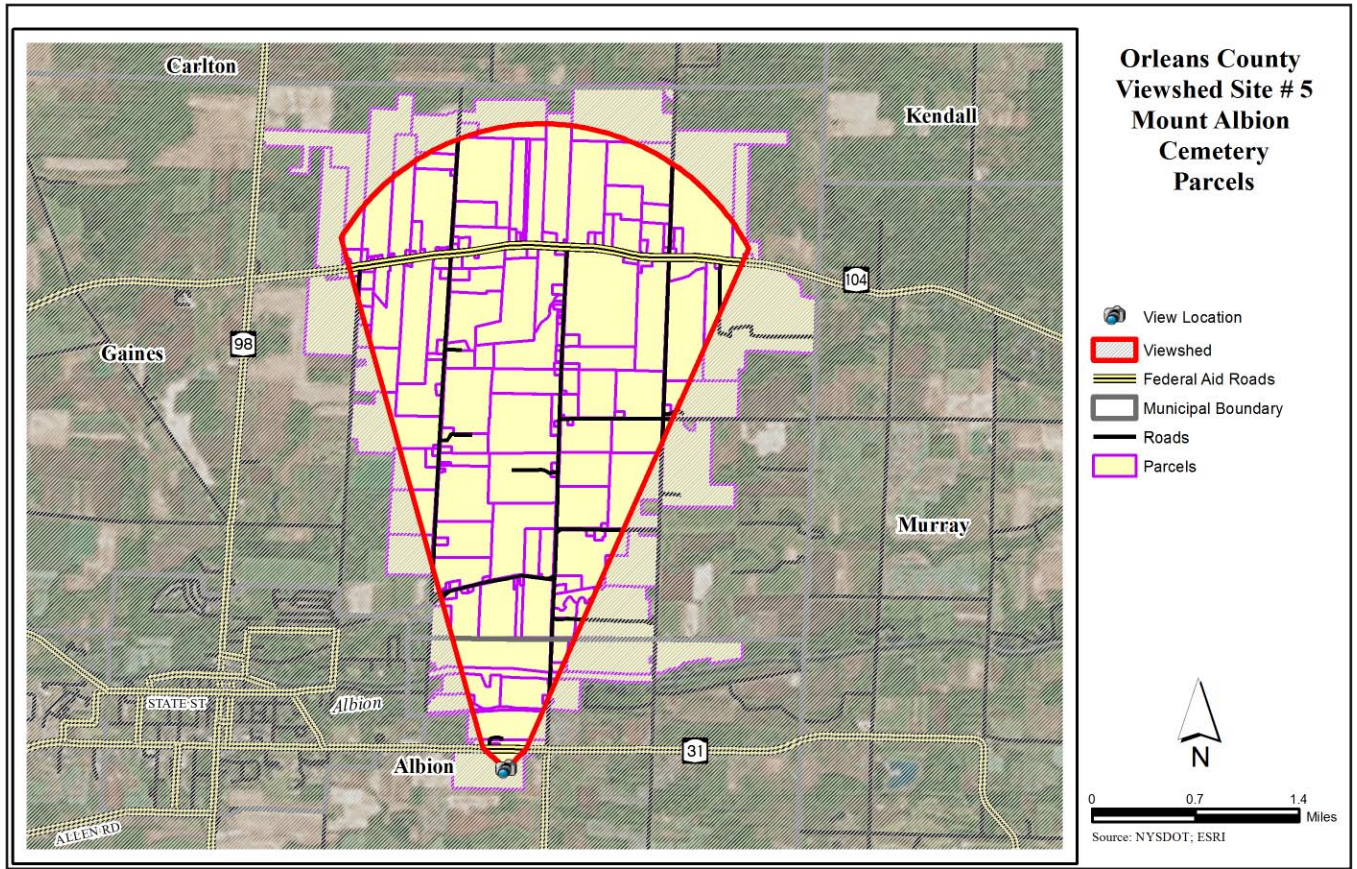
The Mount Albion Cemetery is built upon a drumlin with terraced rows of gravestones. The site includes distant views to the north, and even better views from inside the cemetery monument. This was the first site in the County to be listed on the National Register of Historic Places. The Cemetery includes a Medina sandstone chapel, entry arch and other accents.

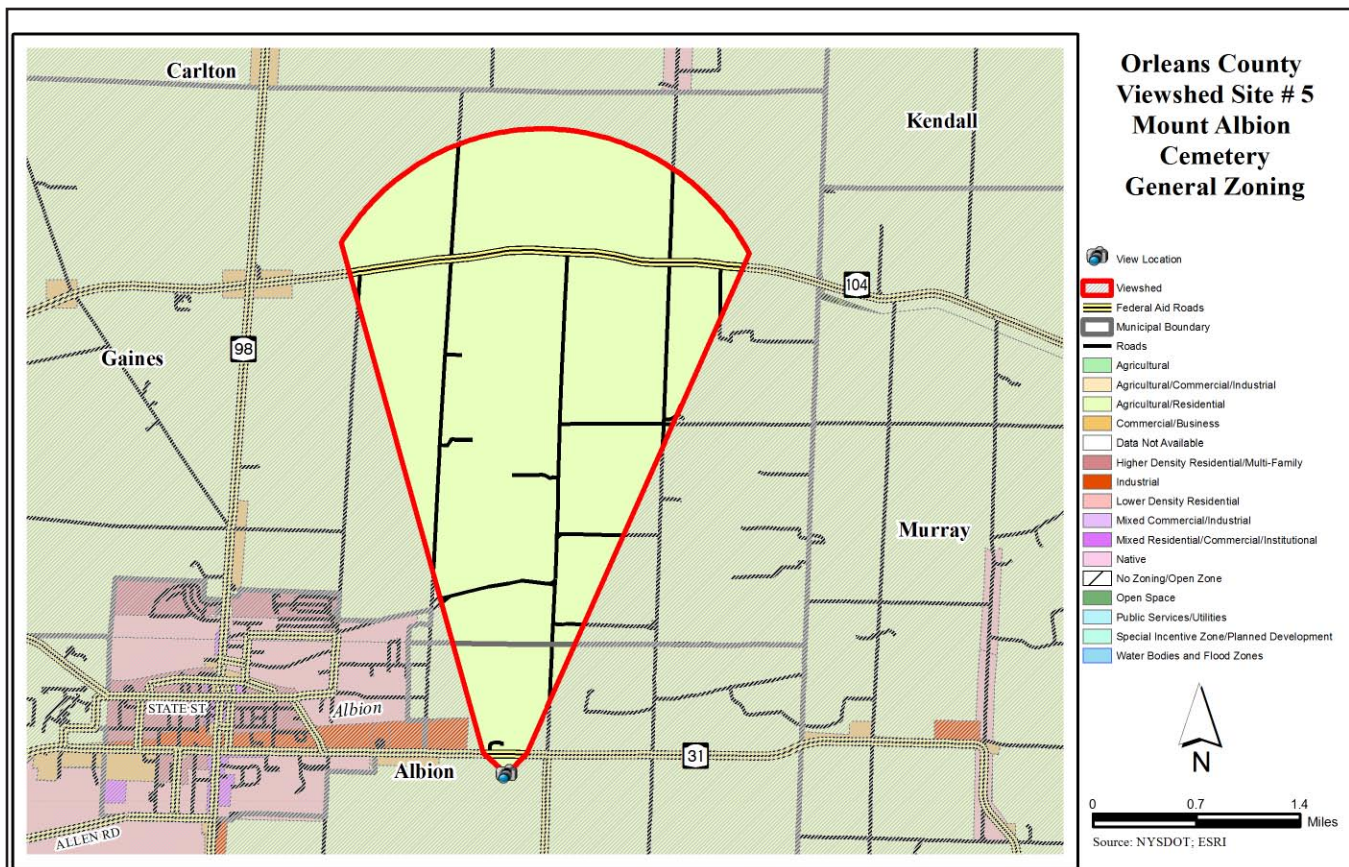
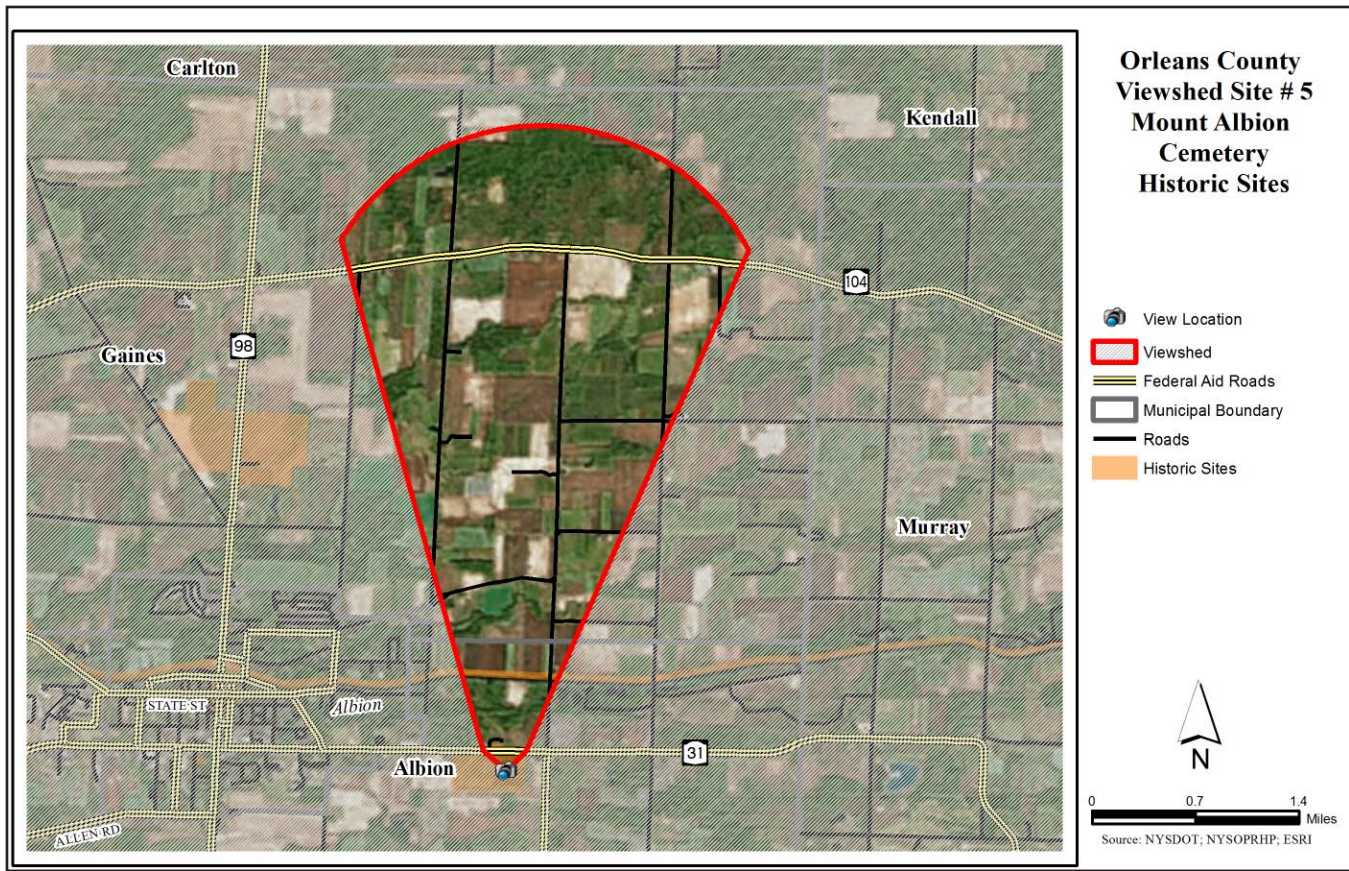


Site Description - Mount Albion Cemetery	
Location: Address or closest intersection	NYS Rte. 31 - 860 ft. west of Rich's Corners Rd.
Geographic Coordinates	43.239725, -78.154894
Category or Categories	cultural, landform, land use
Description	Public cemetery including views of
Public Value	very high
Scenic Category	overlook, distant view
Scenic Character	nature, groomed
Scenic Elements - Cultural	historic landmarks and monuments, rare unique structures
Scenic Elements - Natural	views of open landscapes of water, meadows, fields
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	steep, hilly
Scenic Elements - Water	lake
Scenic Elements - Land use	parks
Scenic Composition	mystery
Scenic Absorption	1 (inside cemetery)
Scenic Quality	4
Scenic Evaluation	distinctive
Scenic Exposure	north - from road and inside the monument; south - from the road into the cemetery.









Orleans County - Site 6 - Clarendon Falls

Orleans County

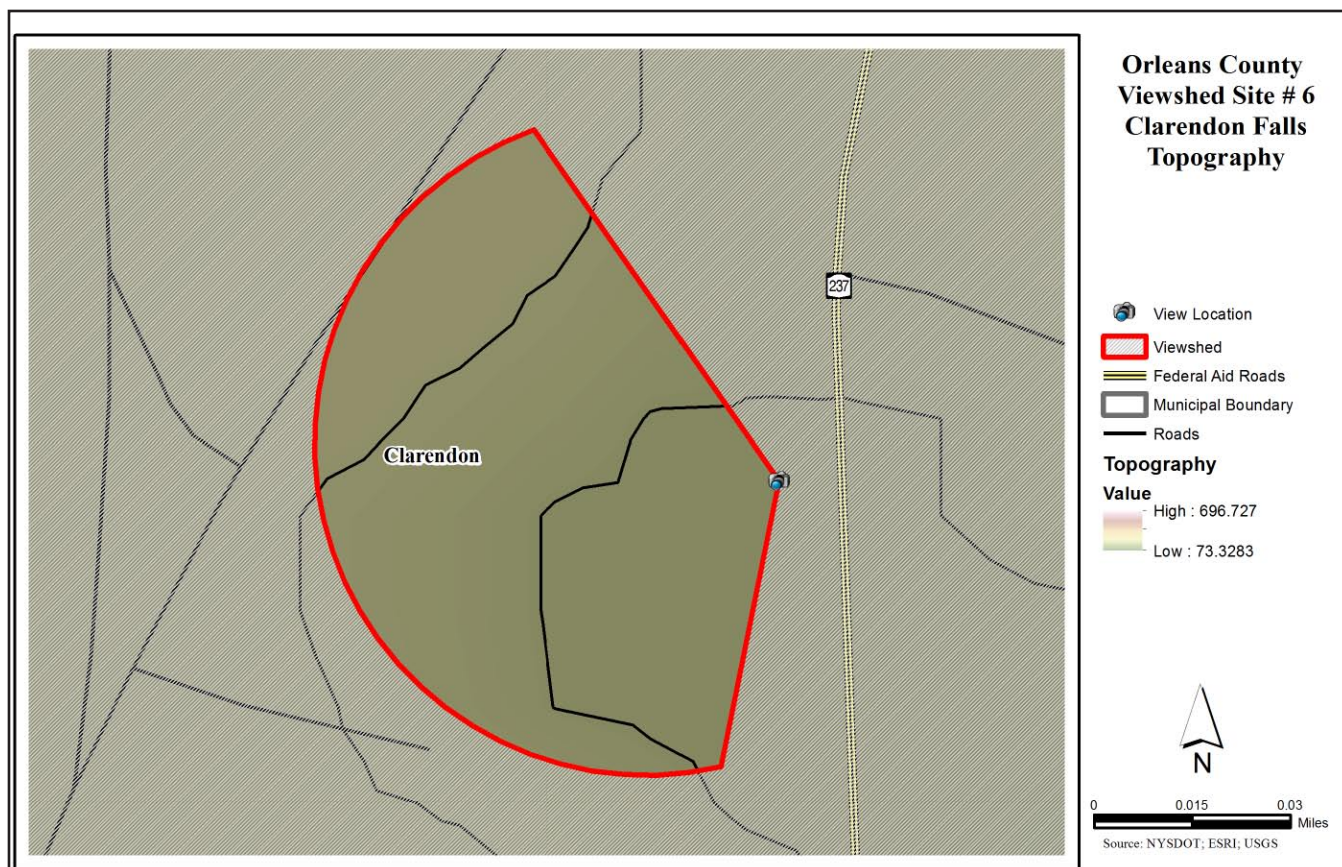
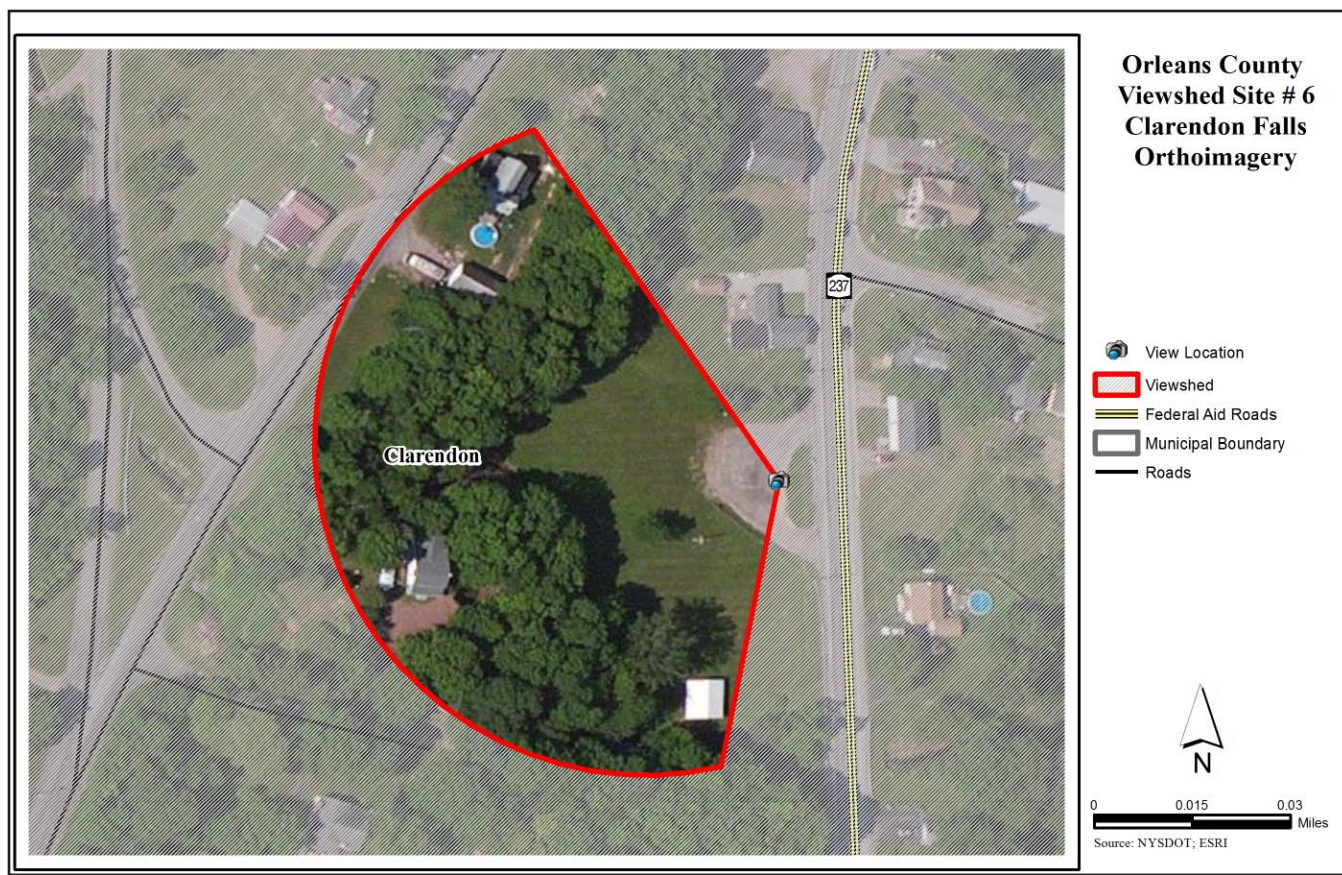
Site 6 - Clarendon Falls

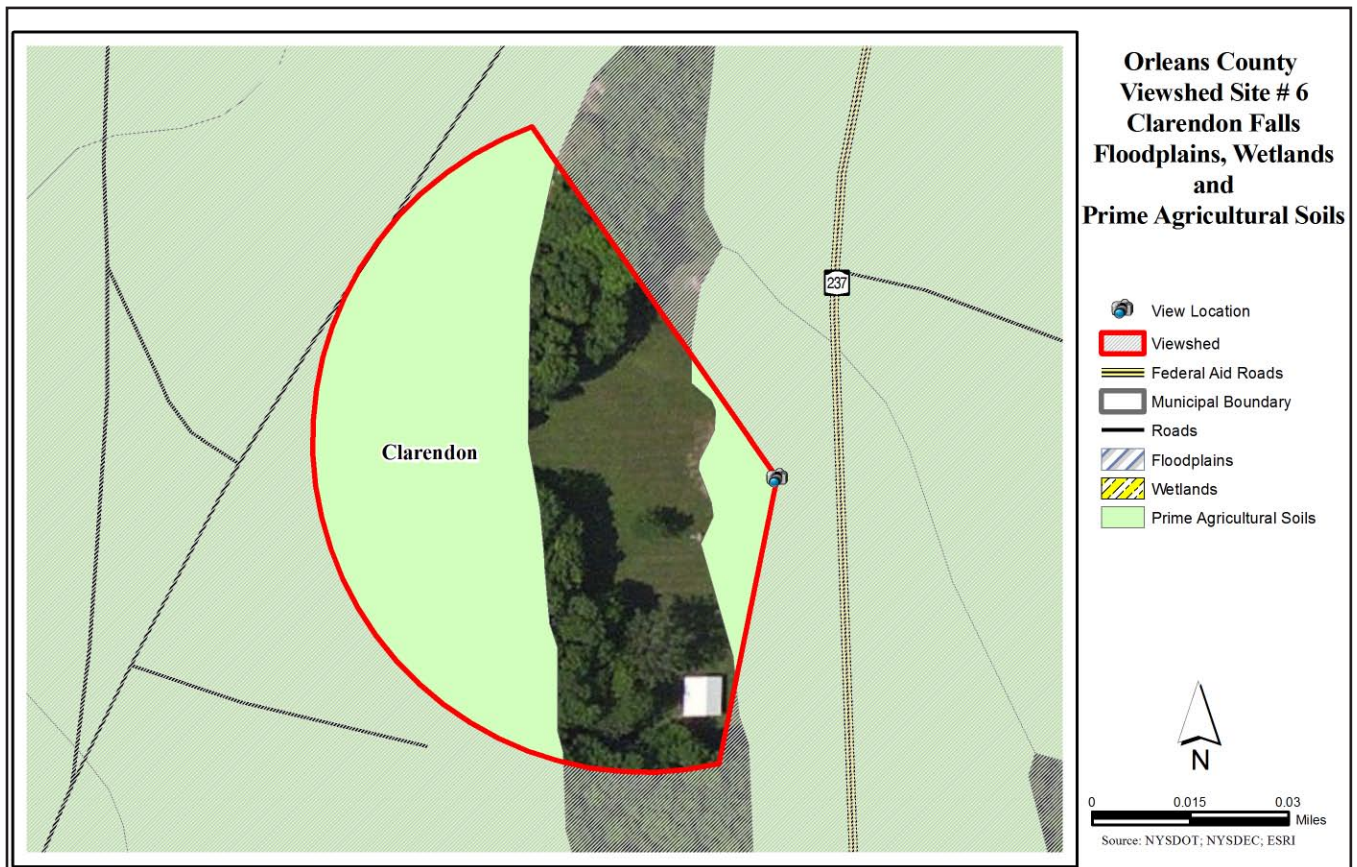
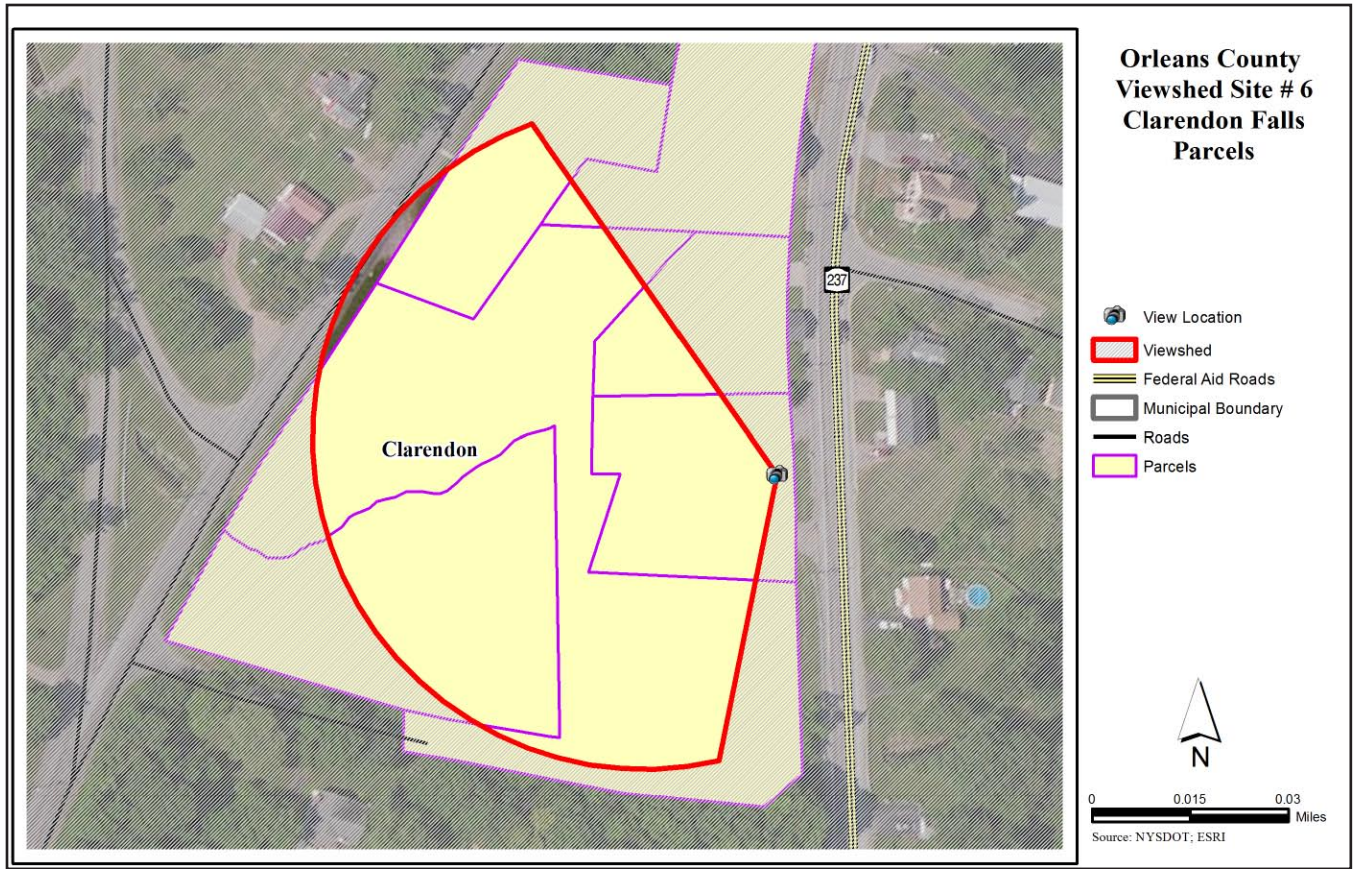
The view of Clarendon Falls, a cascading waterfall (25 ft. drop) within Clarendon Town Park, is characterized by shale outcroppings of rock on Sandy Creek. The site is designated with a historical marker. The Falls which are located within the hamlet are illuminated at night.

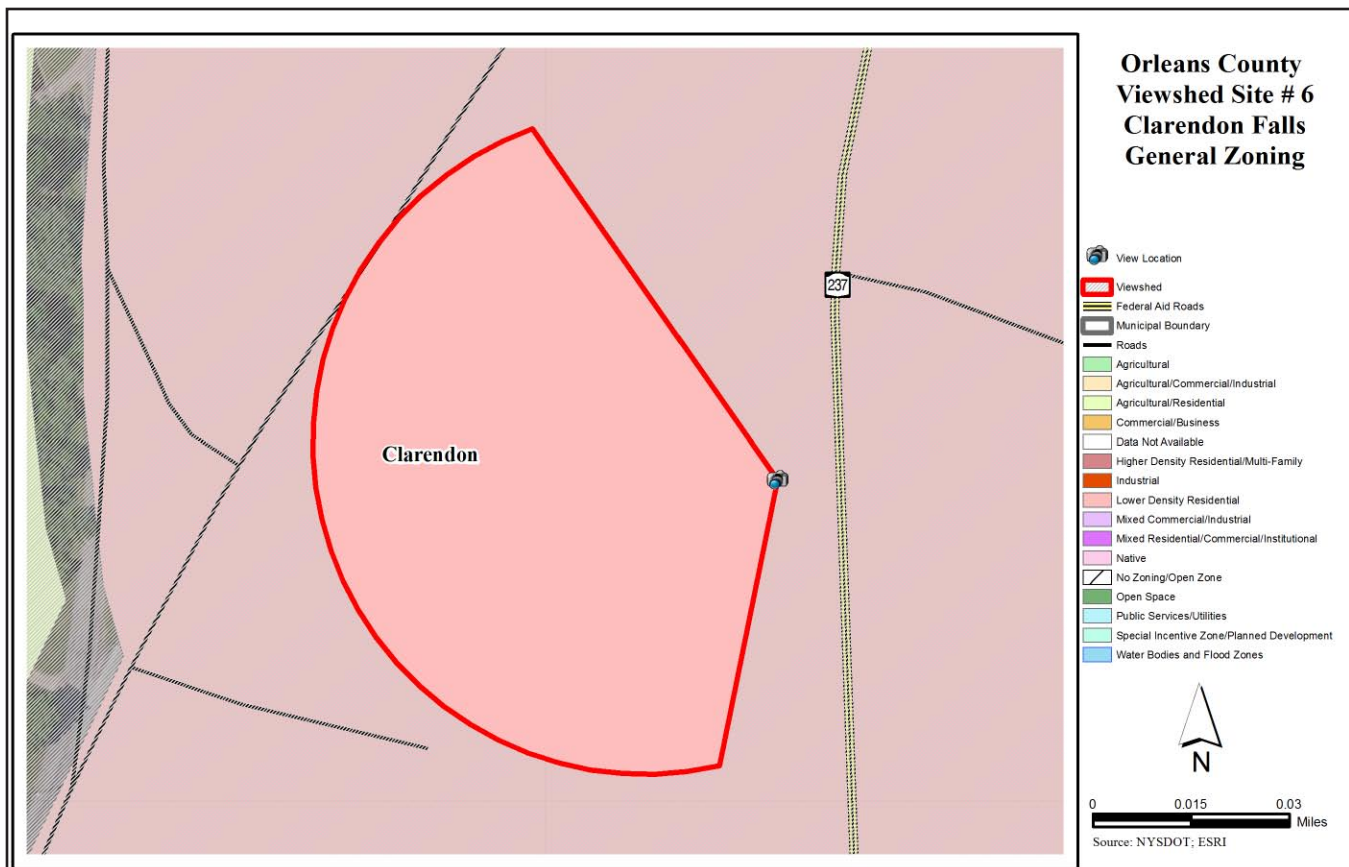
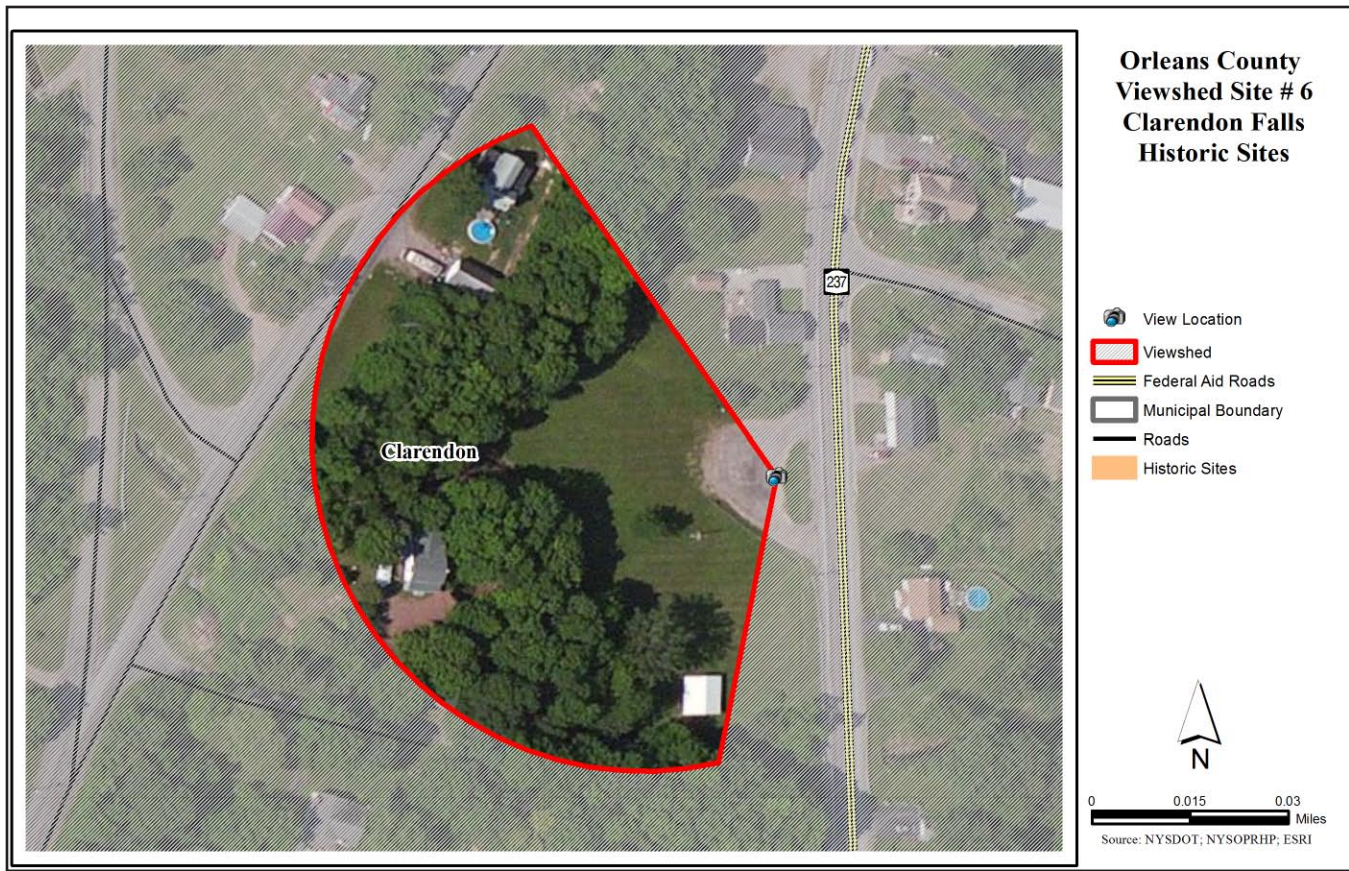


Site Description - Clarendon Falls	
Location: Address or closest intersection	NYS Rte. 237 - 560 ft. south of Rte. 31A
Geographic Coordinates	43.191917, -78.0652
Category or Categories	water, landform, land use
Description	View of waterfall within Clarendon Town Park
Public Value	very high
Scenic Category	enclosed
Scenic Character	nature, hamlet
Scenic Elements - Cultural	historic landmarks and monuments
Scenic Elements - Natural	views of open landscapes of water, fields
Scenic Elements - Vegetation	lawn
Scenic Elements - Landform	gorges
Scenic Elements - Water	streams, waterfalls and cascades
Scenic Elements - Land use	park, private parcels
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to southwest









3

Viewshed Inventory and Analysis

Seneca County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

Seneca County

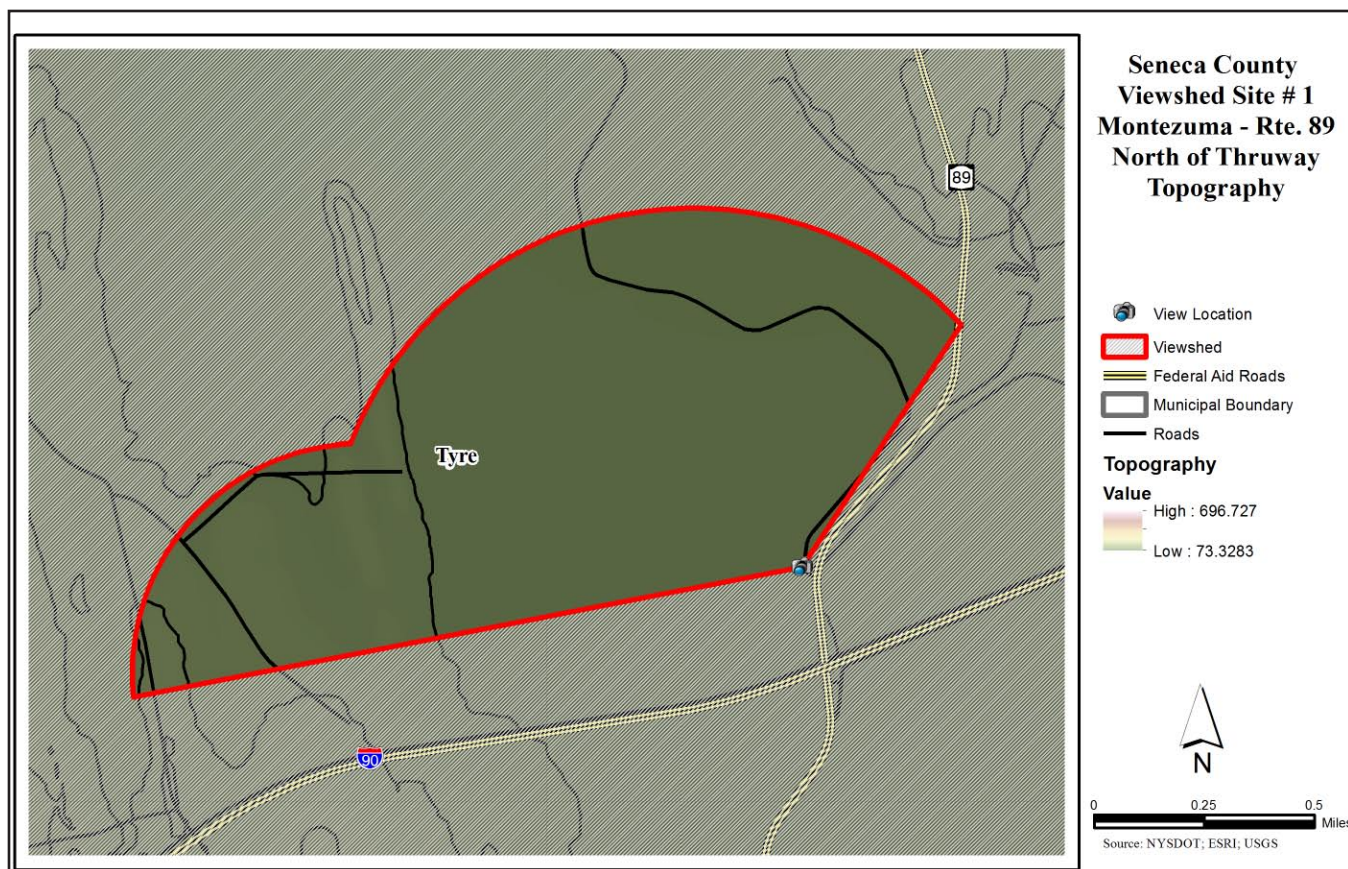
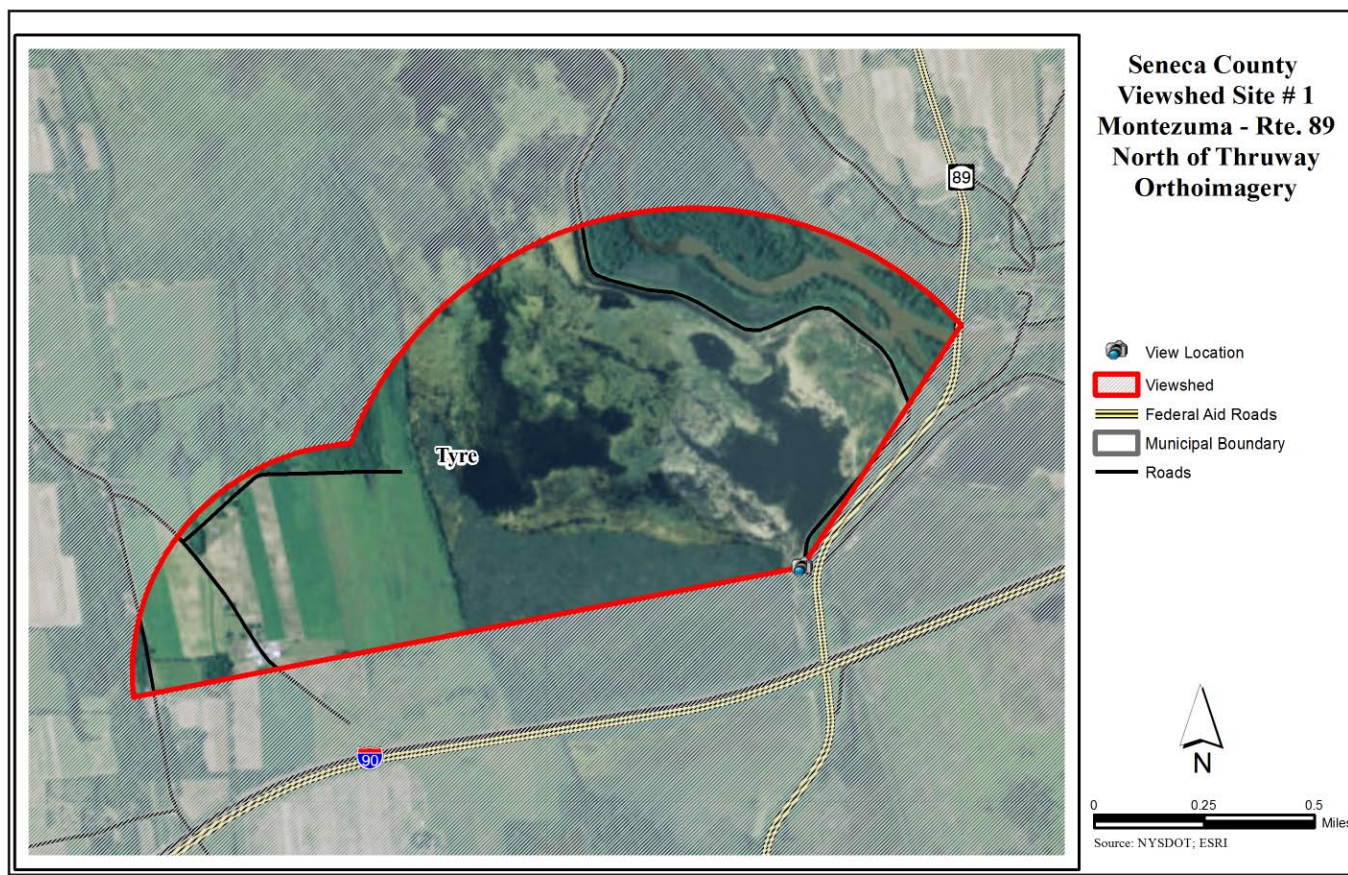
Site 1 - Montezuma - Route 89 North of Thruway

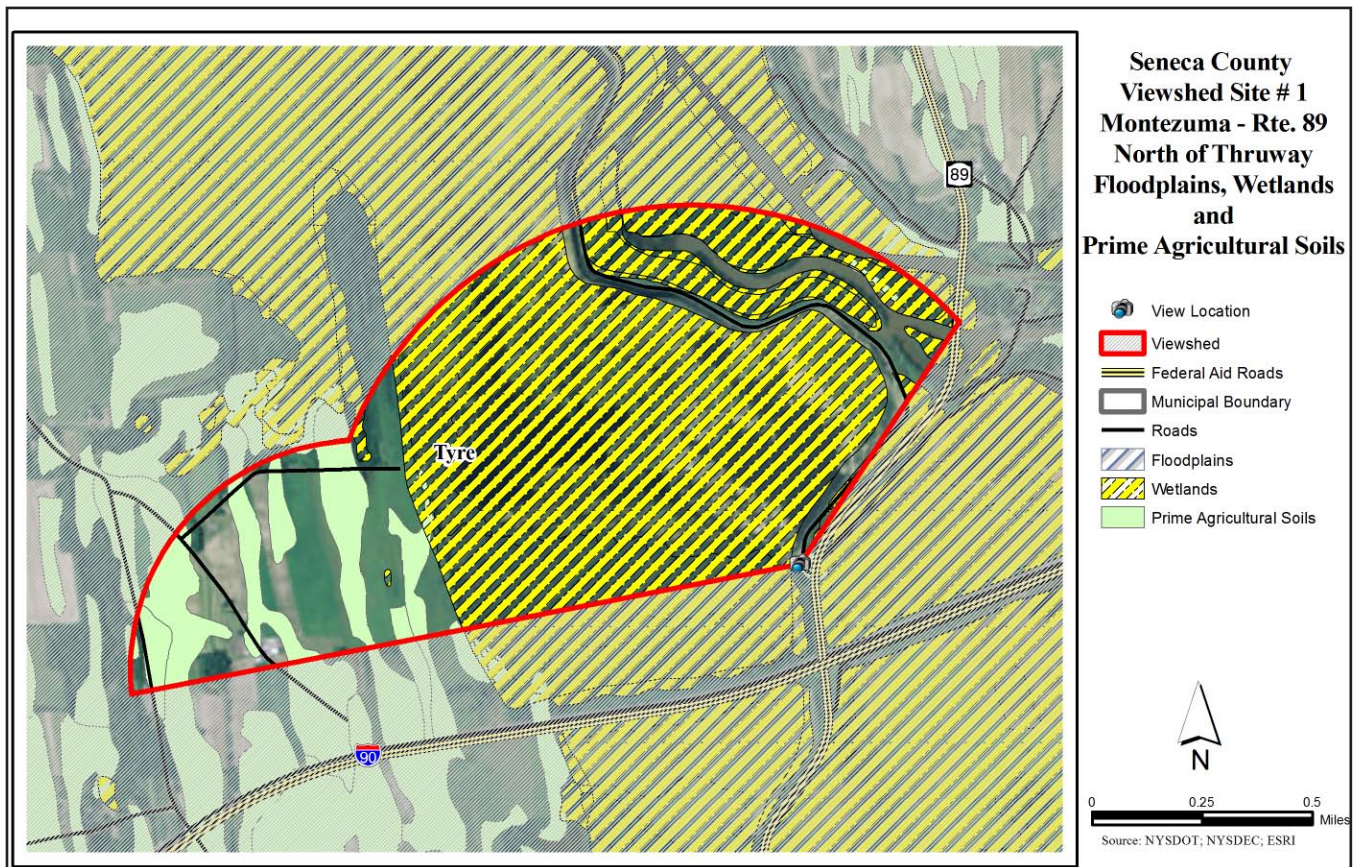
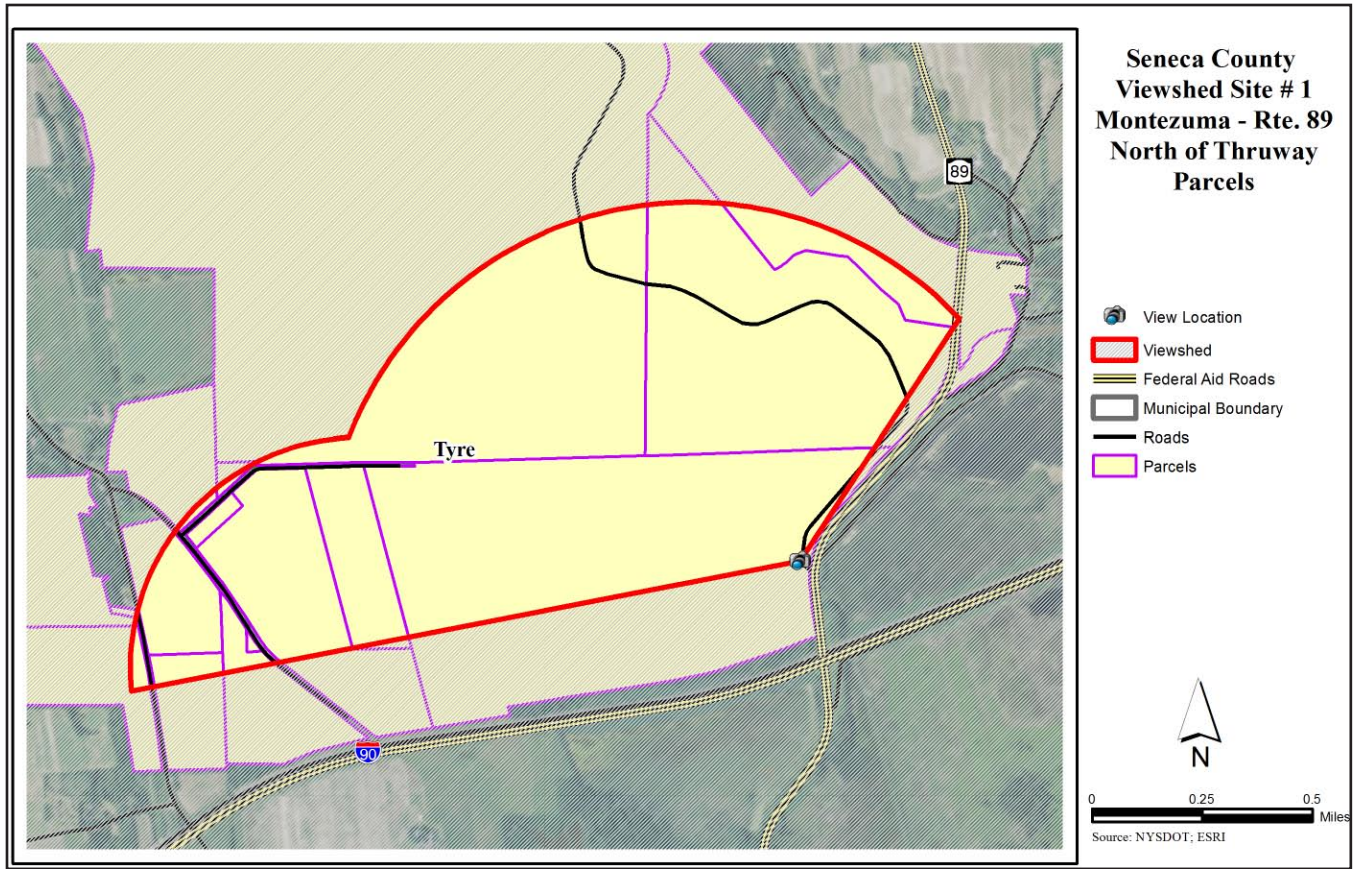
This view of the Montezuma National Wildlife Refuge includes views of Montezuma's wetlands as well as the Tchache Pool. This site offers a unique perspective of the Refuge from its viewing tower.

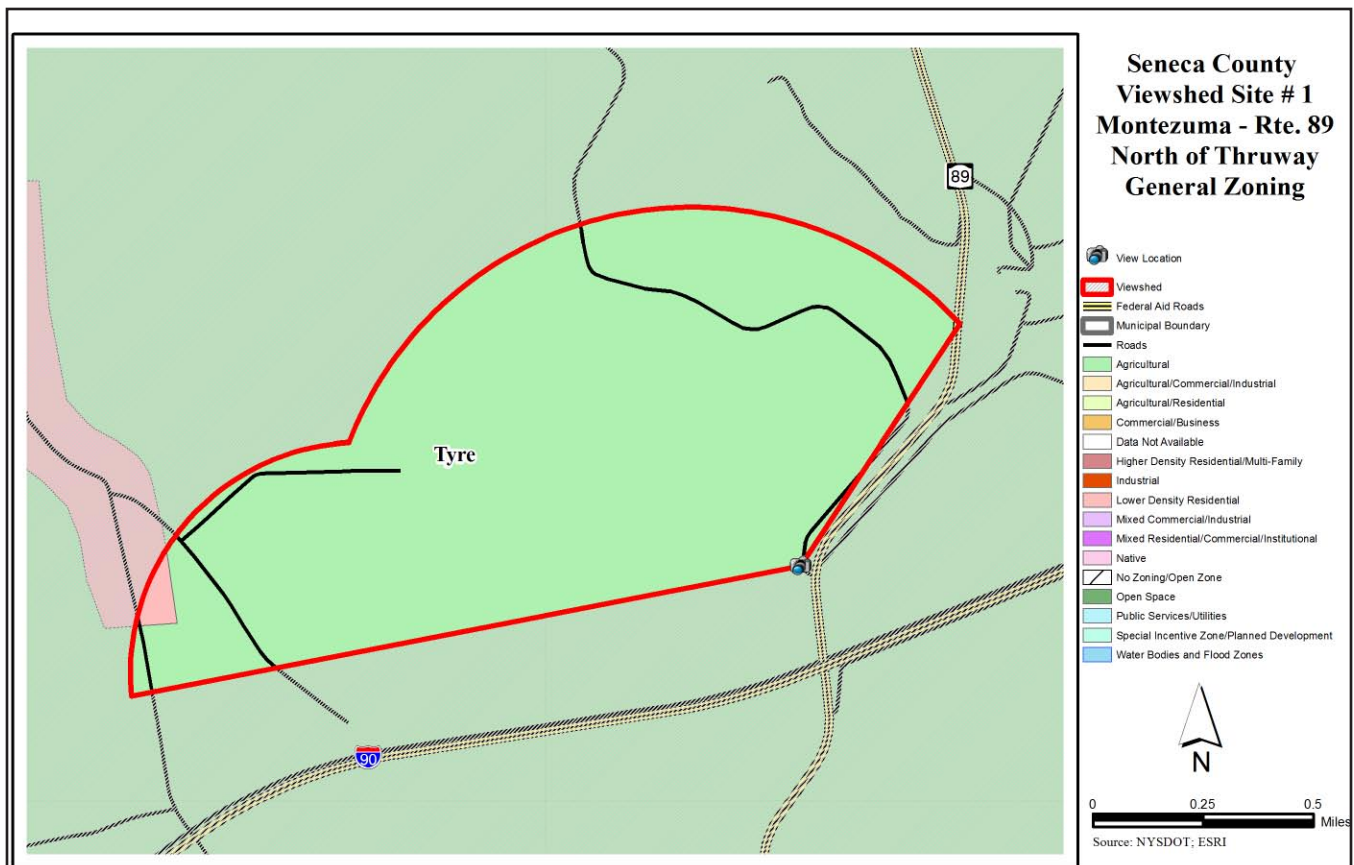
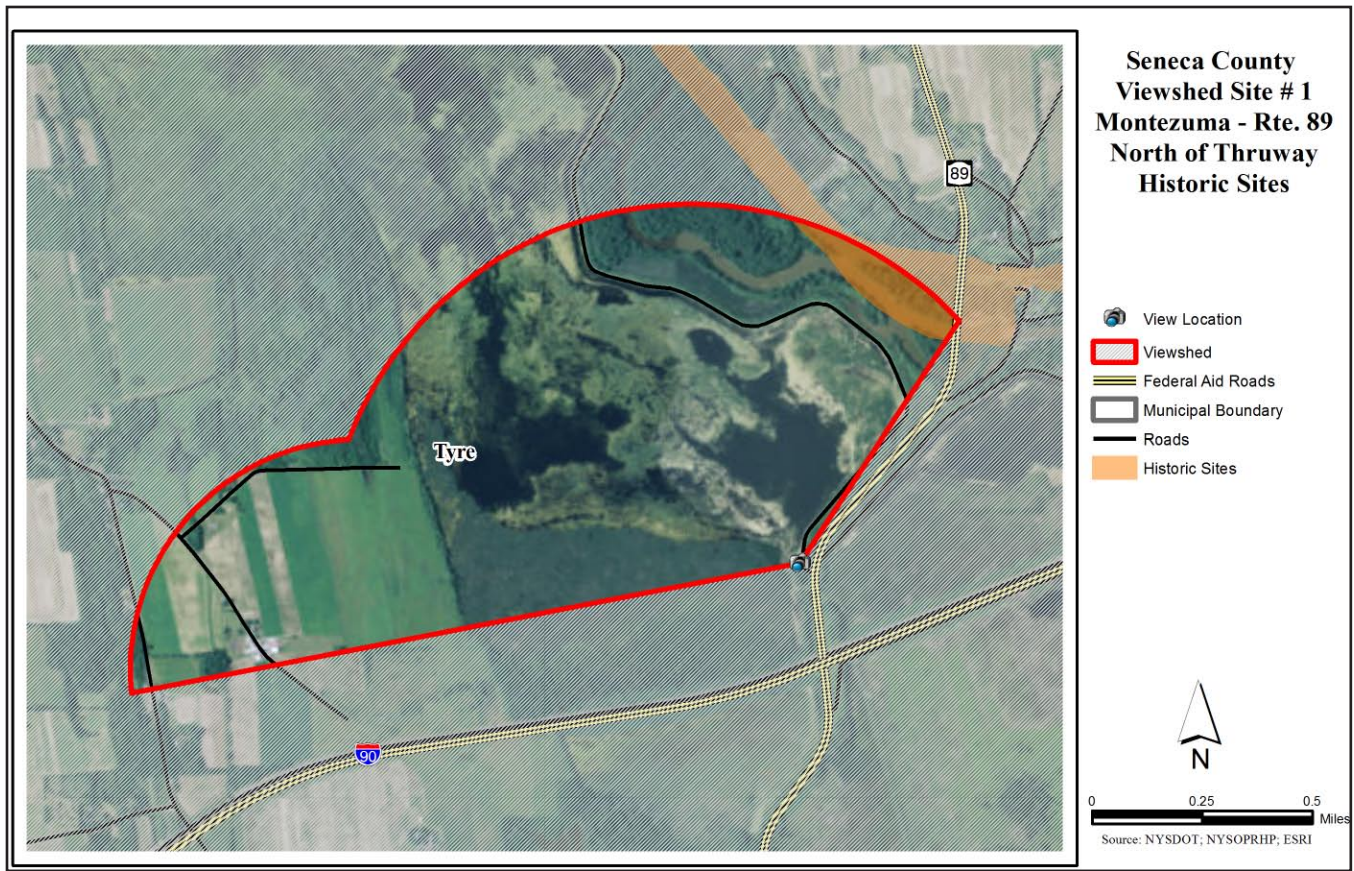


Site Description - Montezuma - Rte. 89 North of Thruway	
Location: Address or closest intersection	NYS Rte. 89 north of Thruway
Geographic Coordinates	42.989214, -76.771144
Category or Categories	water ,vegetation, natural, cultural
Description	view across Montezuma wetlands
Public Value	high
Scenic Category	panorama
Scenic Character	nature
Scenic Elements - Cultural	heritage icons, properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	low wetland vegetation, forest patterns
Scenic Elements - Landform	flat
Scenic Elements - Water	wetlands, river, canal
Scenic Elements - Land use	park
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from west to northeast







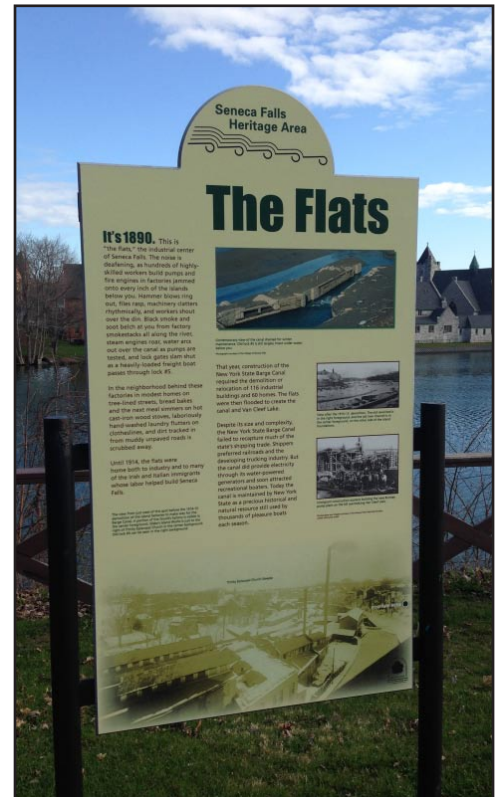


Seneca County - Site 2 - Cayuga and Seneca Canal - East Bayard Street

Seneca County

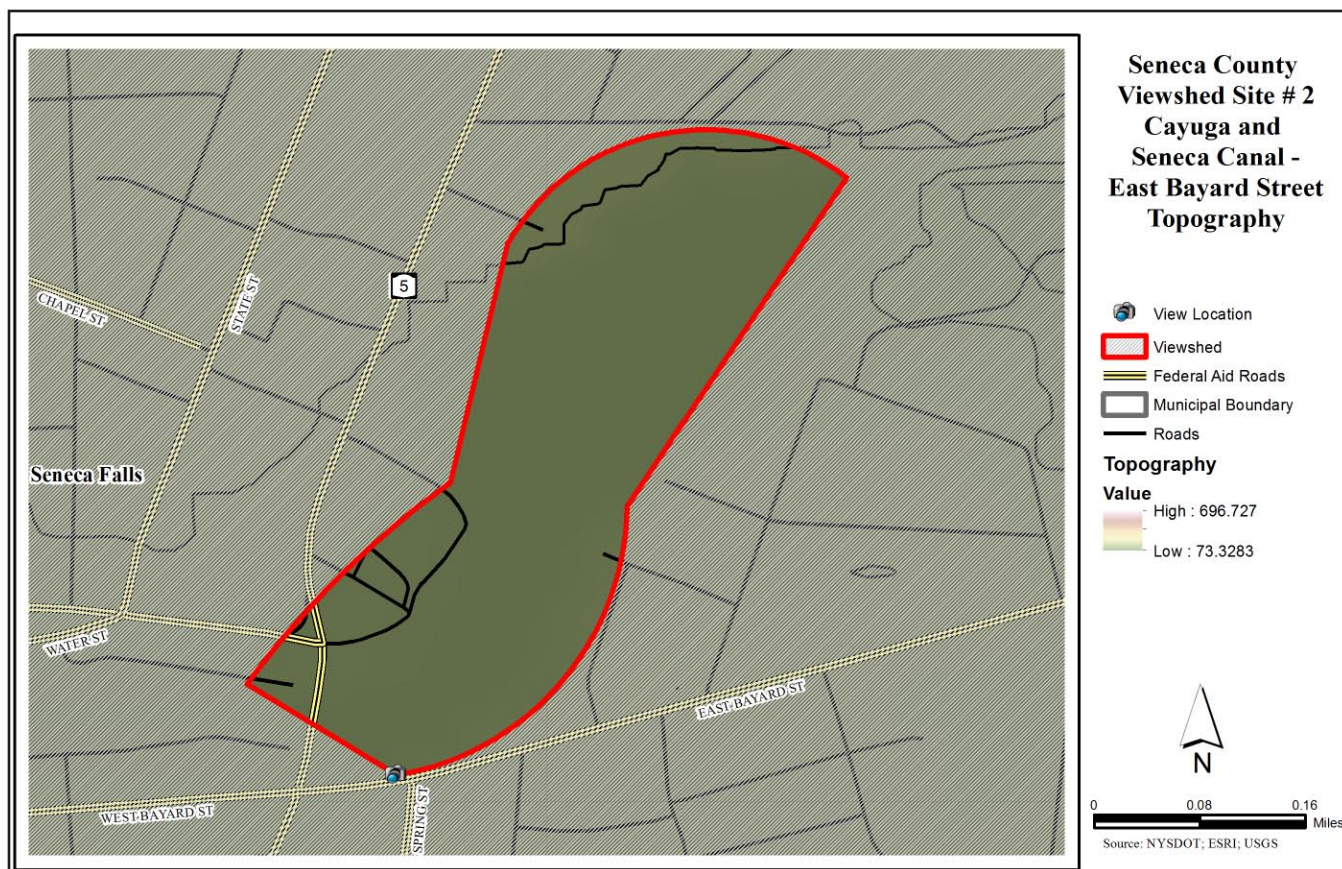
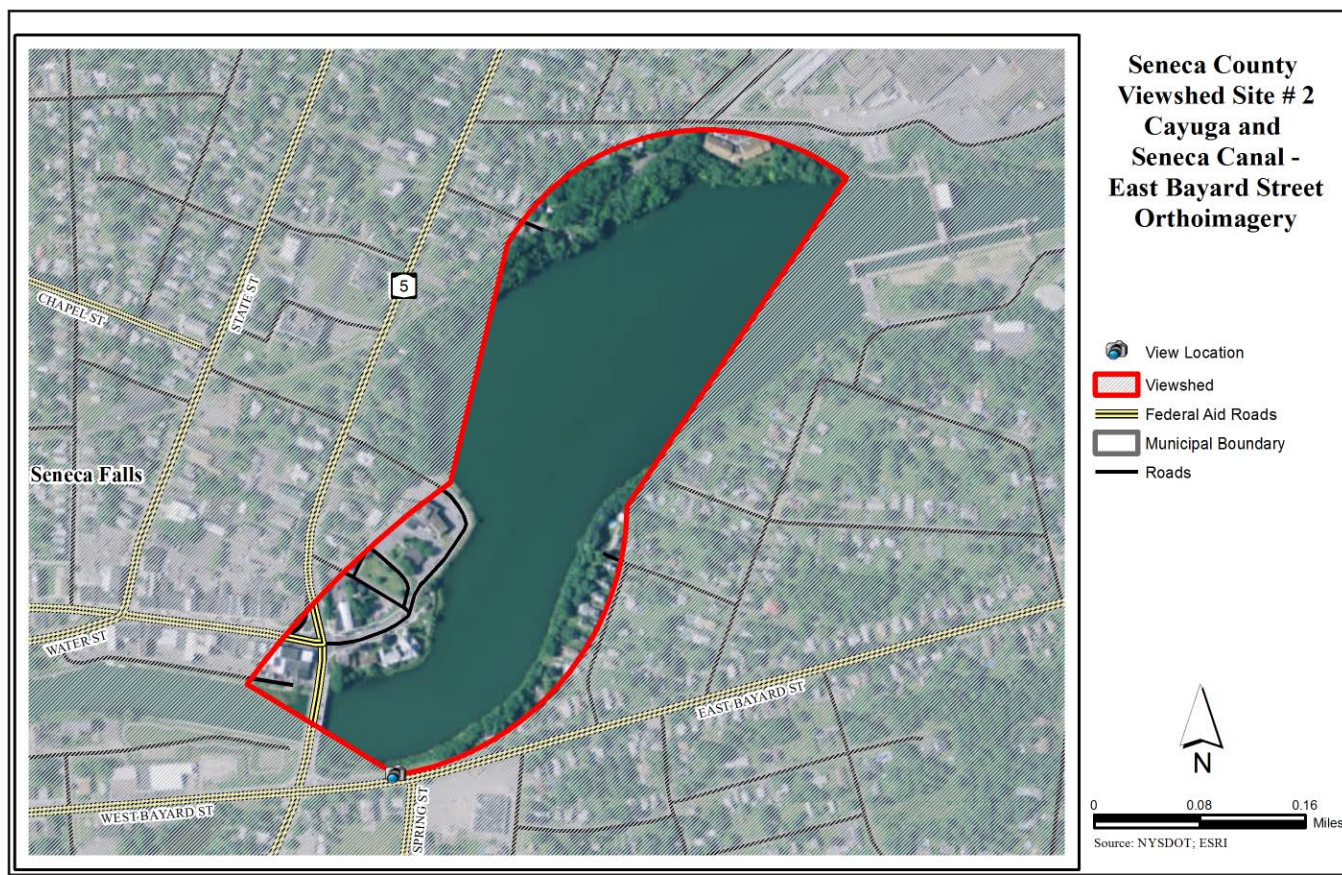
Site 2 - Cayuga and Seneca Canal - East Bayard Street

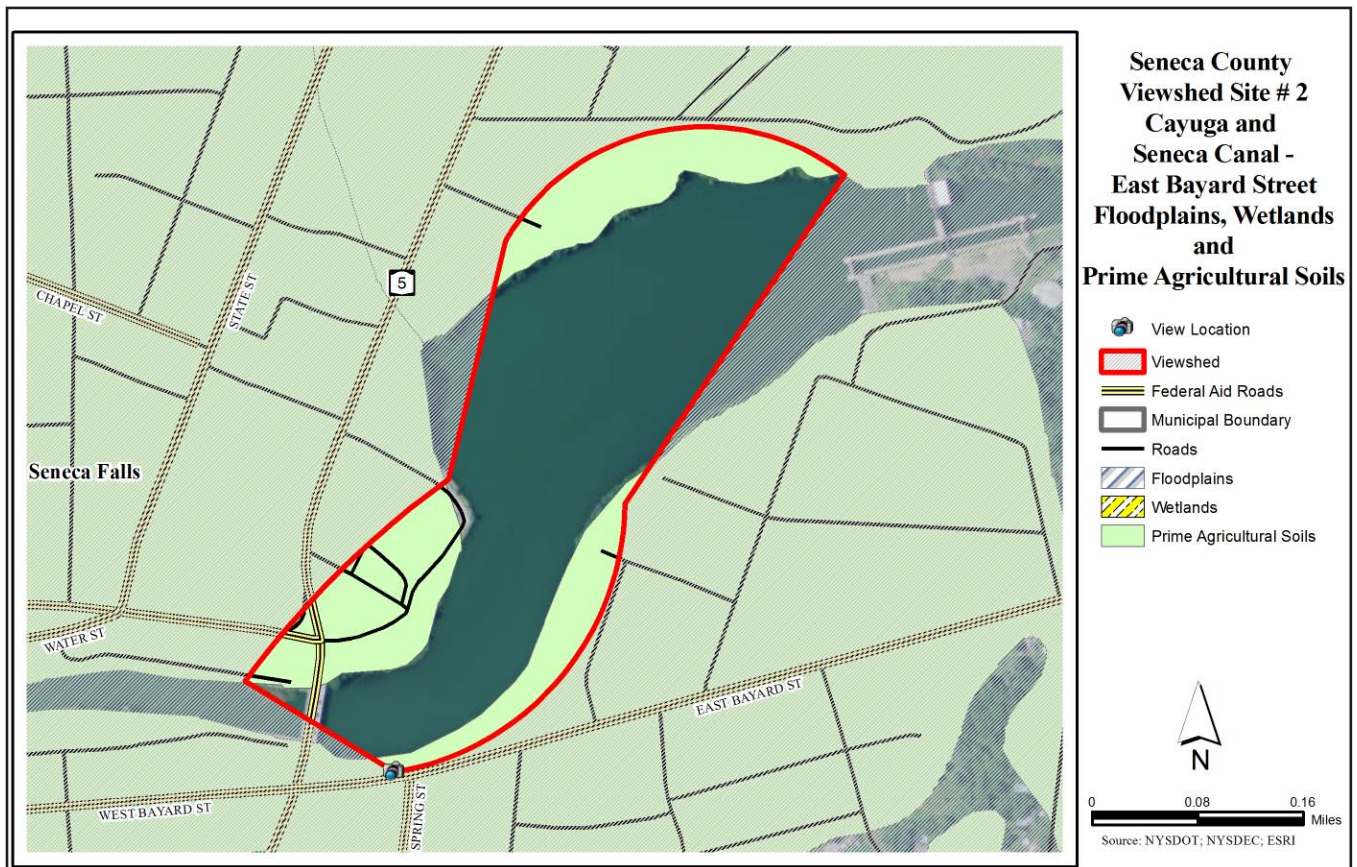
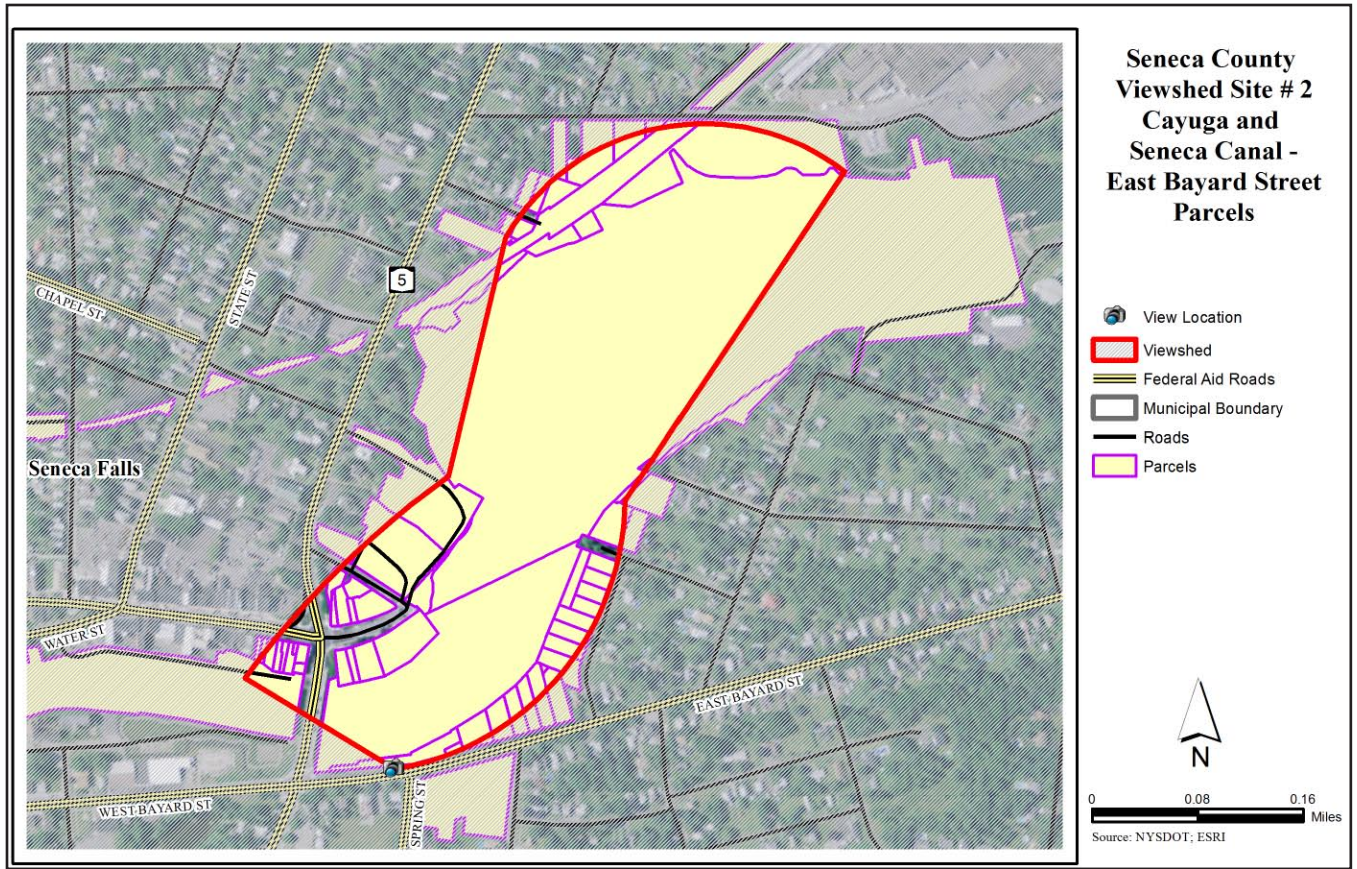
This location which features views of the Cayuga and Seneca Canal is also the site of the *When Anthony Met Stanton* monument commemorating the day when woman's suffrage leaders Susan B. Anthony and Elizabeth Cady Stanton met for the first time in 1851. This is also the site of *The Flats* - an industrial area from the late 1800's early 1900s. The area was flooded in 1914 to create the NYS Barge Canal that can be seen there today.

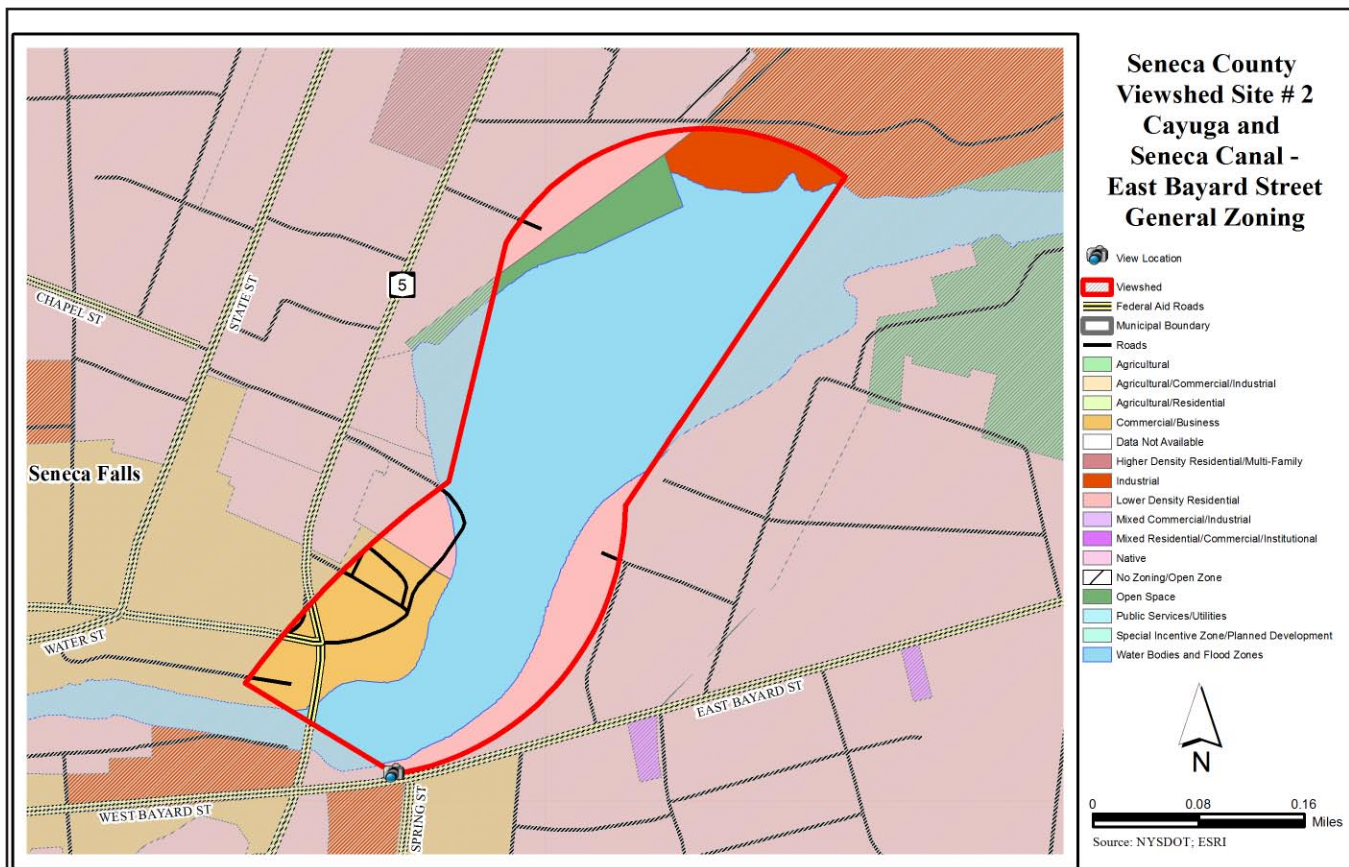
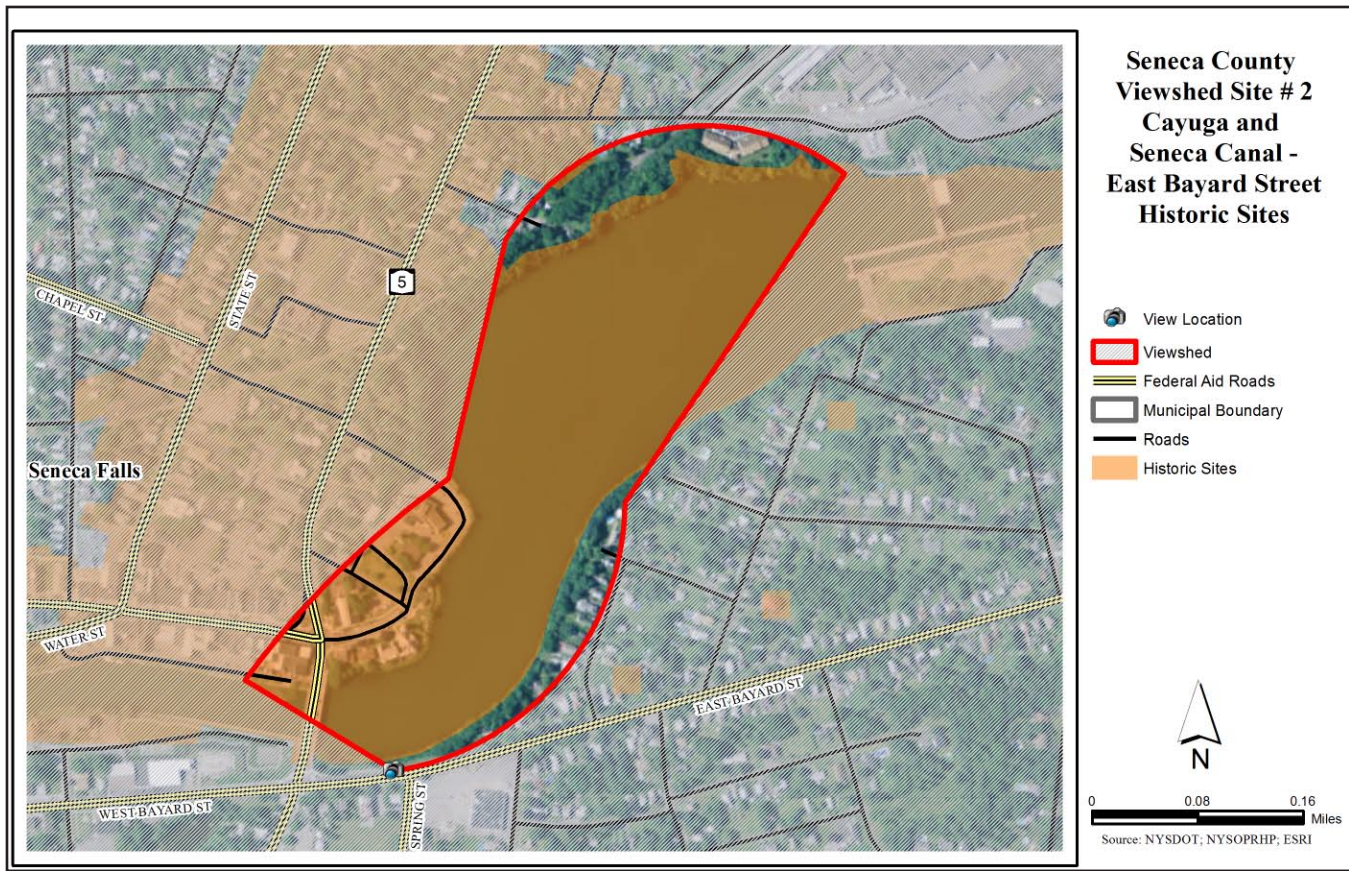


Site Description - Cayuga and Seneca Canal - East Bayard Street	
Location: Address or closest intersection	E. Bayard St., Seneca Falls – east of Rte. 414 on south side of the Canal
Geographic Coordinates	42.908811, -76.7946
Category or Categories	cultural, water, land use, historic
Description	view of the Cayuga and Seneca Canal and the When Anthony Met Stanton monument
Public Value	high
Scenic Category	panorama
Scenic Character	nature, rural development
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, municipal uses, architecture
Scenic Elements - Natural	landscapes of water
Scenic Elements - Vegetation	
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	canal, working waterfront, shoreline residential
Scenic Elements - Land use	streets, private parcels
Scenic Composition	variety
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	typical (of canal views)
Scenic Exposure	from northwest to northeast









Seneca County - Site 3 - Cayuga Lake - 1975 Route 89

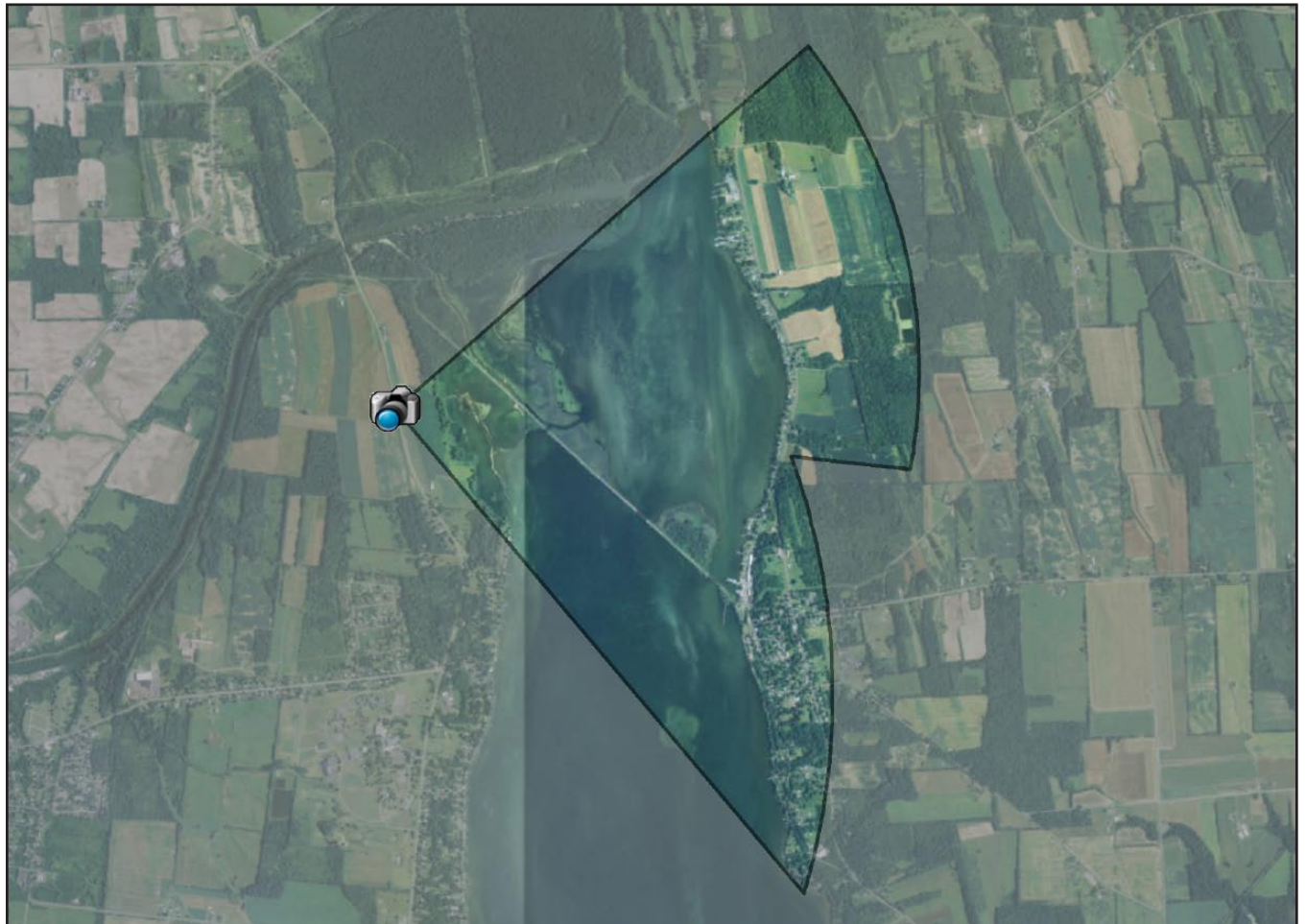
Seneca County

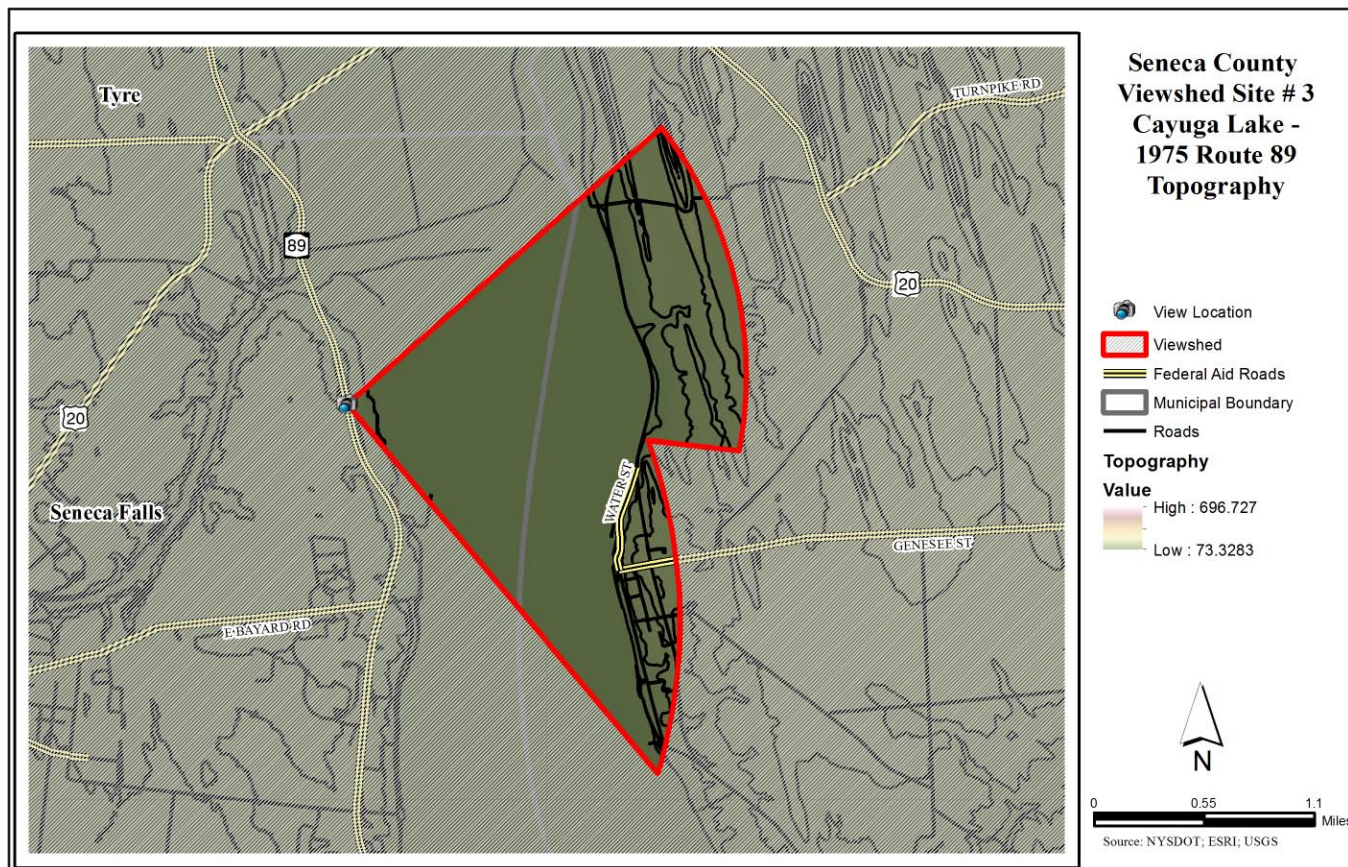
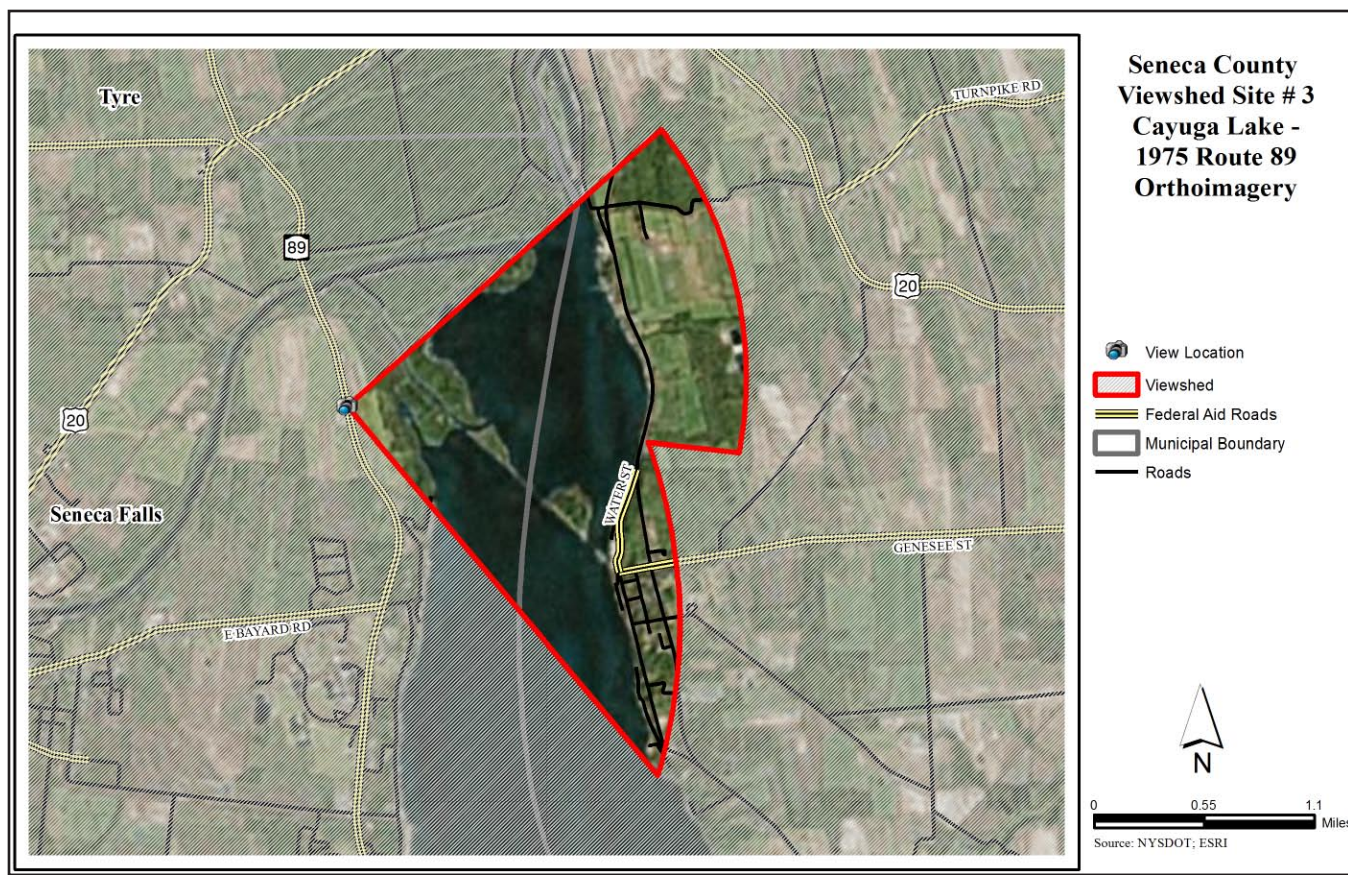
Site 3 - Cayuga Lake - 1975 Route 89

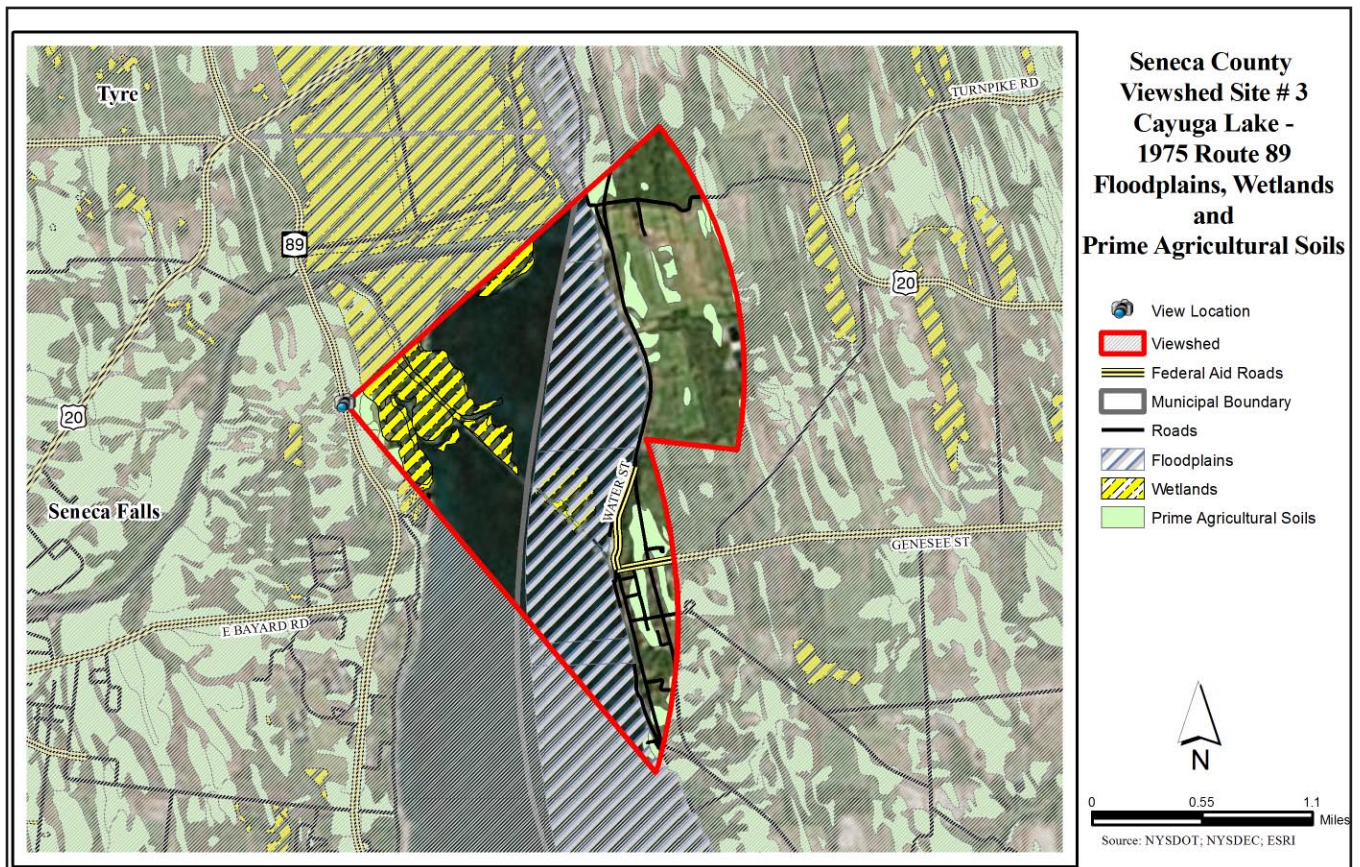
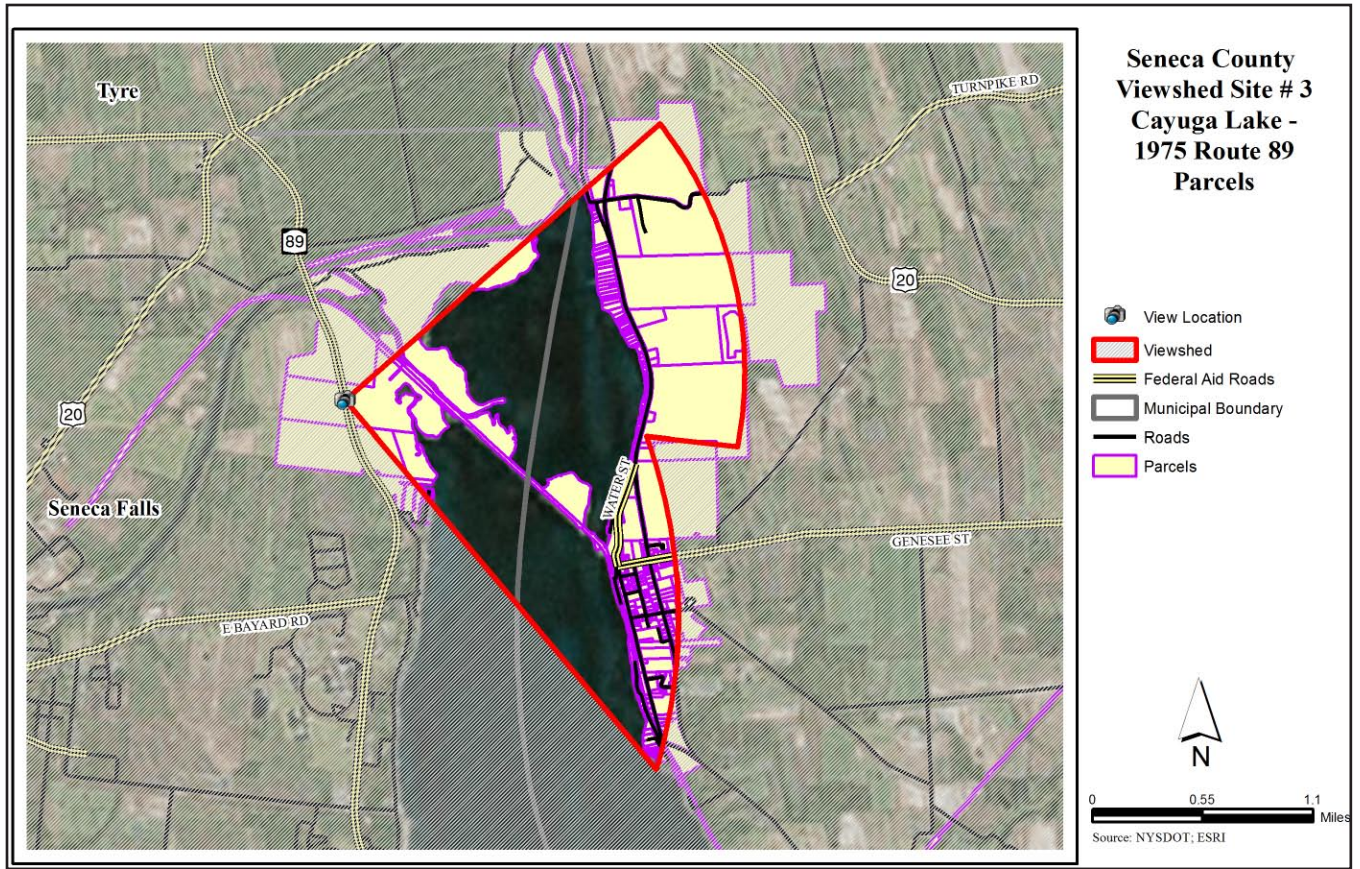
This location at 1975 Route 89 offers the best view of the topography and water formations at the north end of Cayuga Lake demonstrating the drop off from drumlins to wetlands to the Lake.

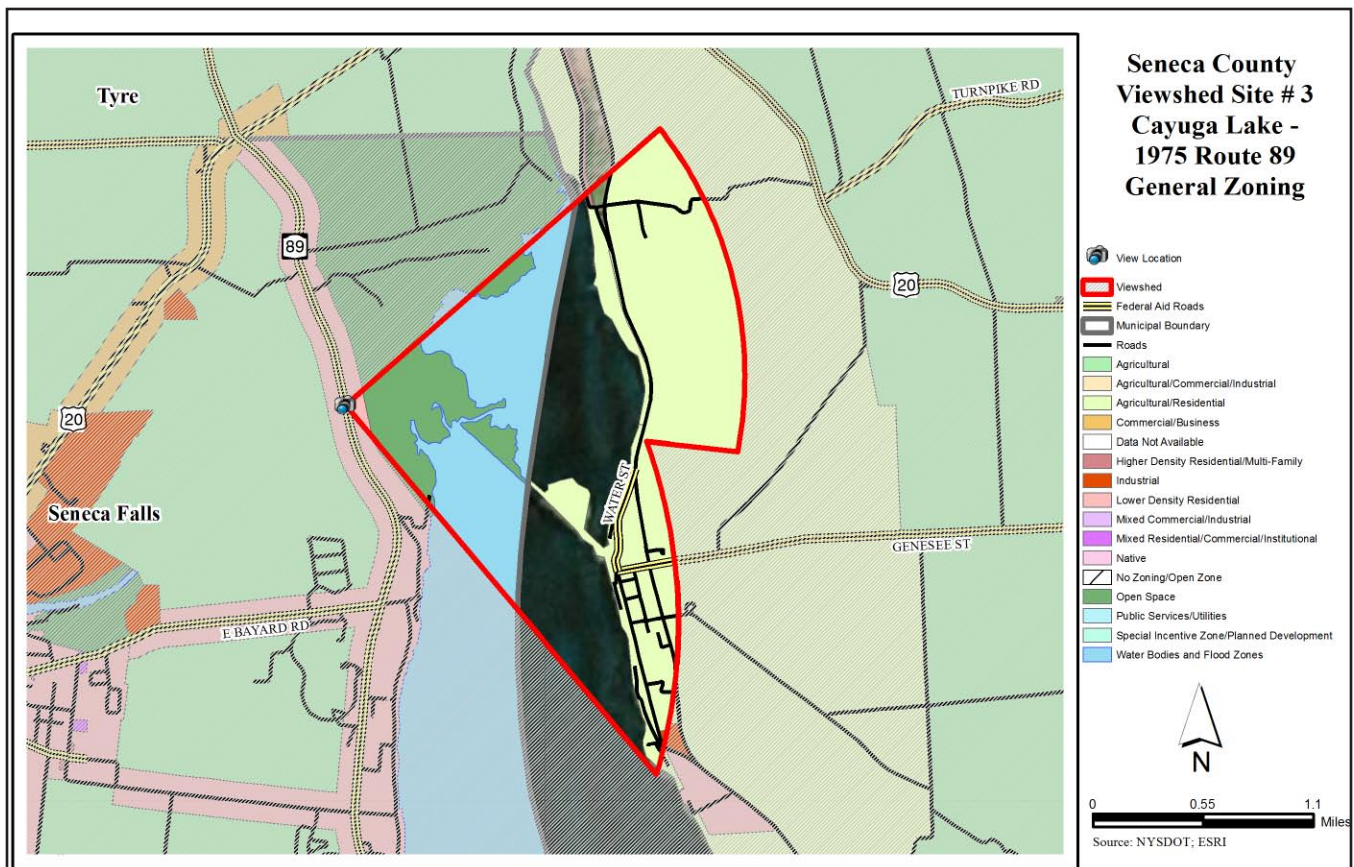
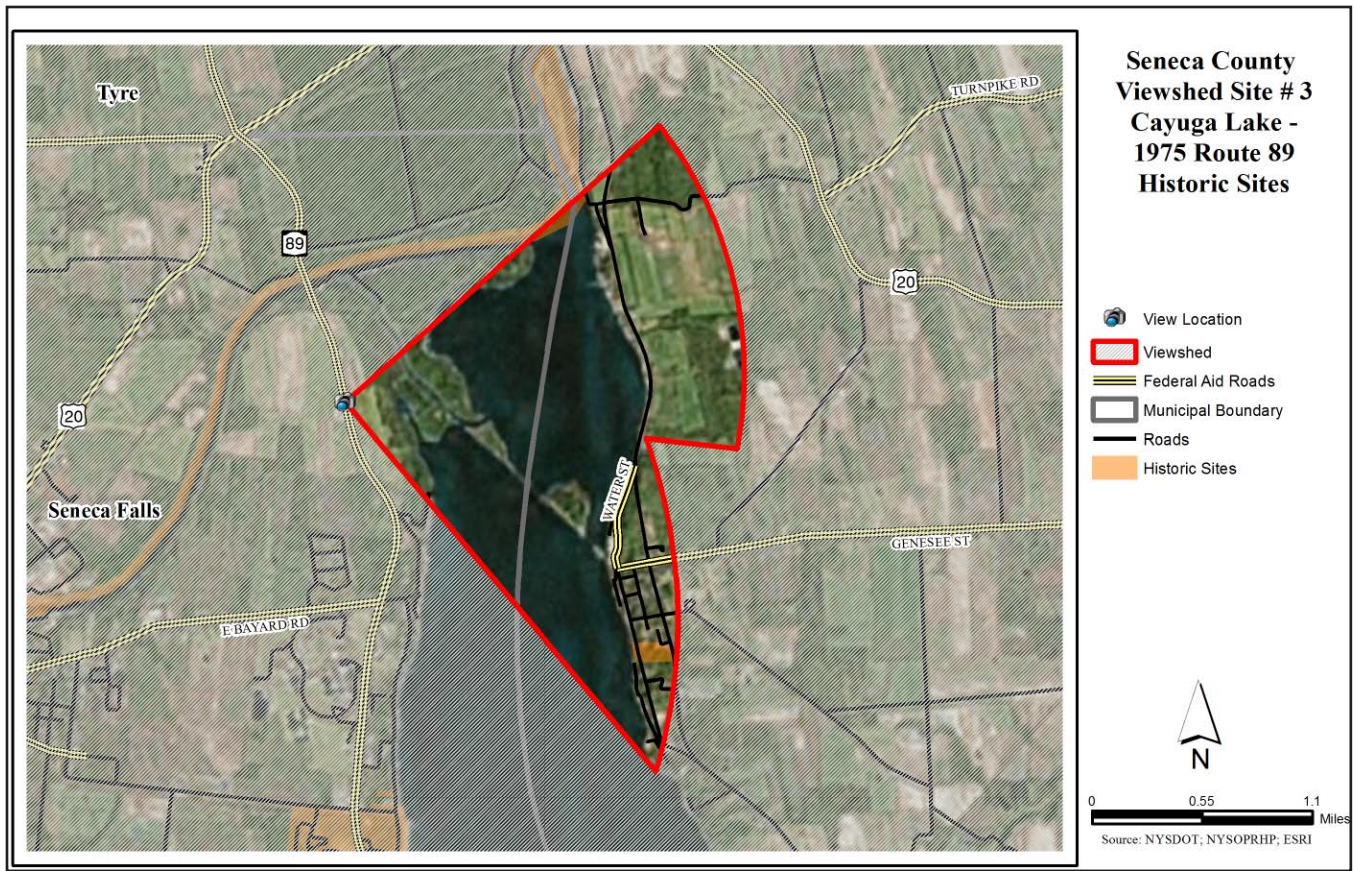


Site Description - Cayuga Lake - 1975 Rte. 89	
Location: Address or closest intersection	1975 Rte. 89 south of Demont Rd. / Cayuga and Seneca Canal
Geographic Coordinates	42.9301, -76.7565
Category or Categories	natural, water, landform, cultural
Description	view of Cayuga Lake, wetlands and drumlins
Public Value	high
Scenic Category	panorama
Scenic Character	agriculture, nature
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	hilly, rolling terrain
Scenic Elements - Water	lakes, wetlands
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from northeast to southeast









Seneca County - Site 4 - Willard Waterfront

Seneca County

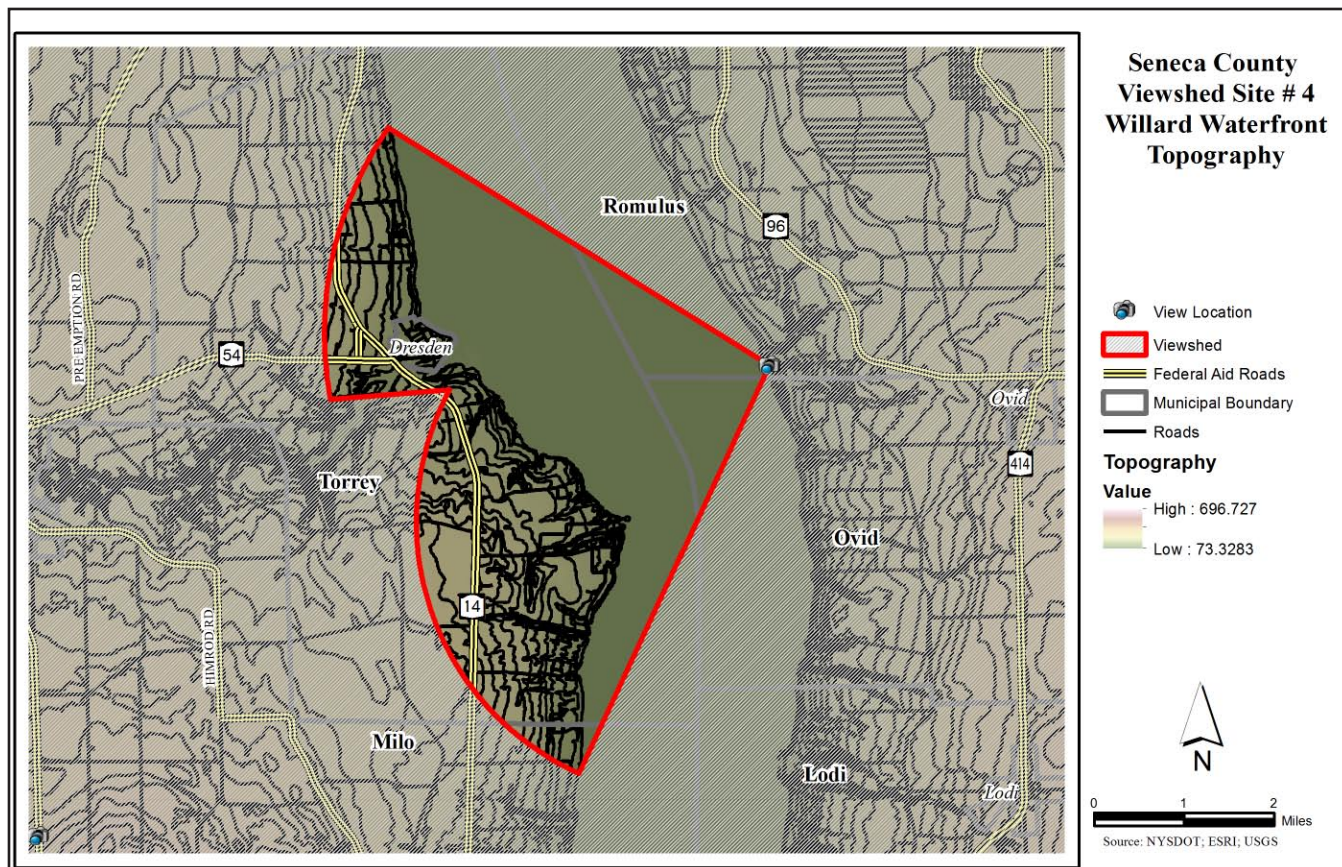
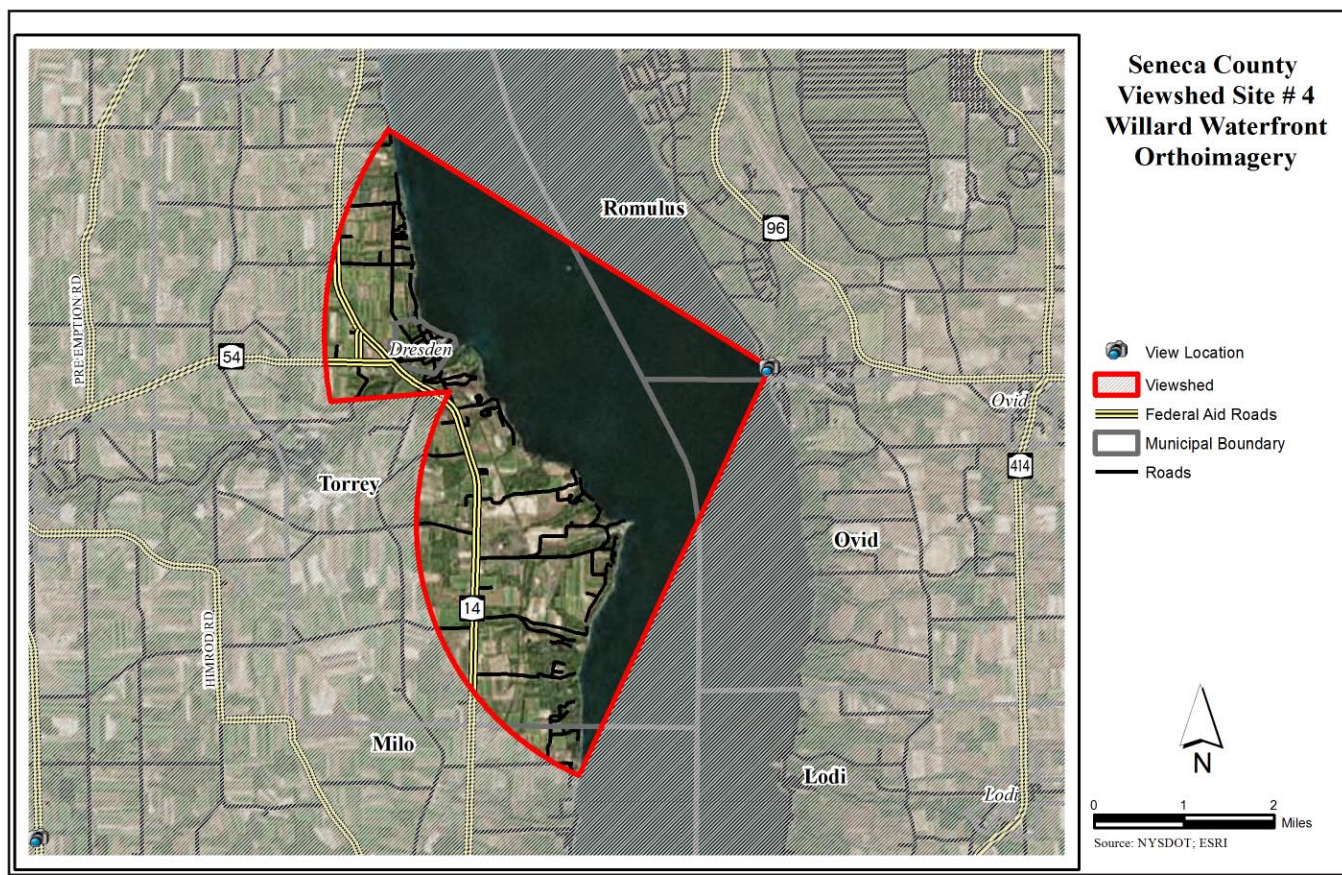
Site 4 - Willard Waterfront

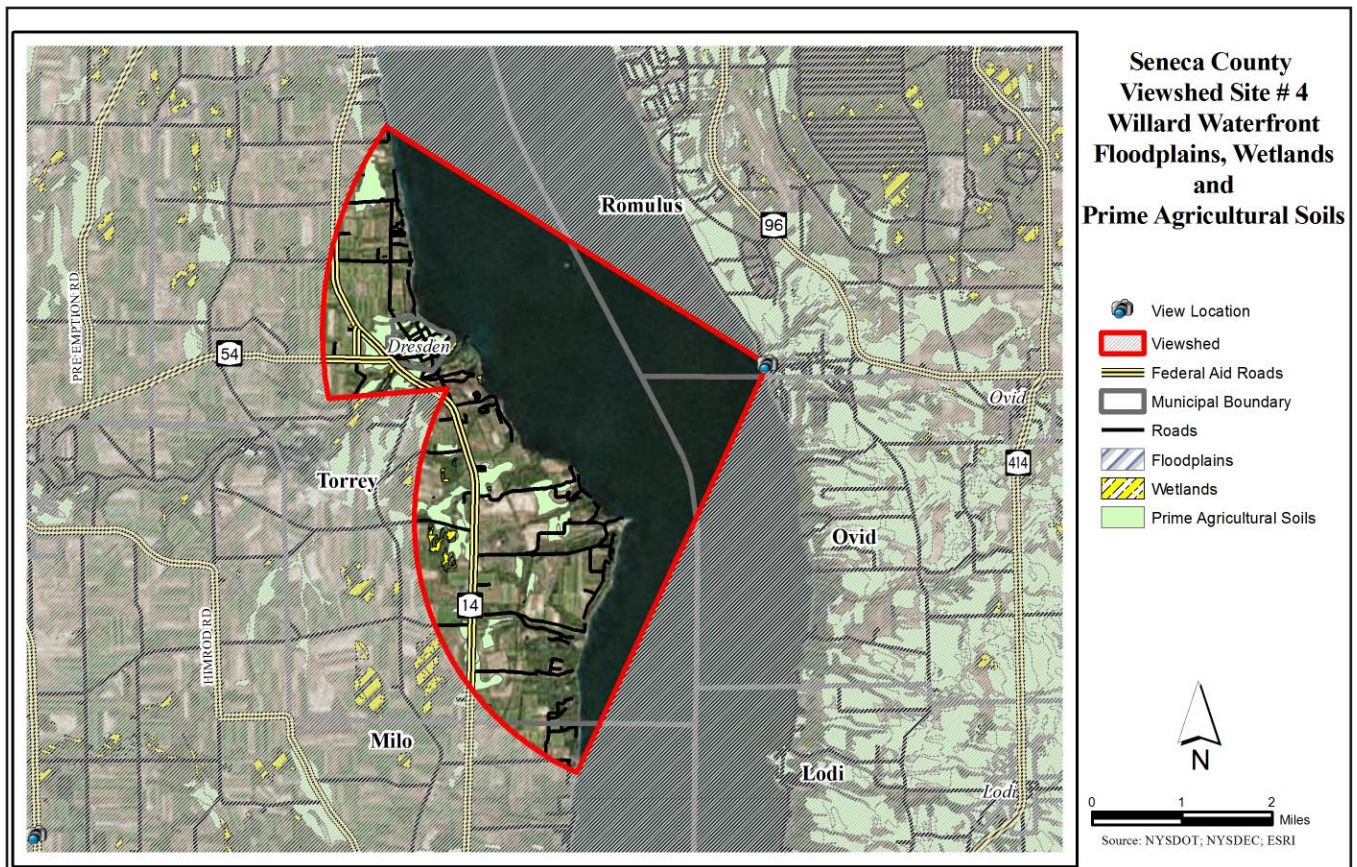
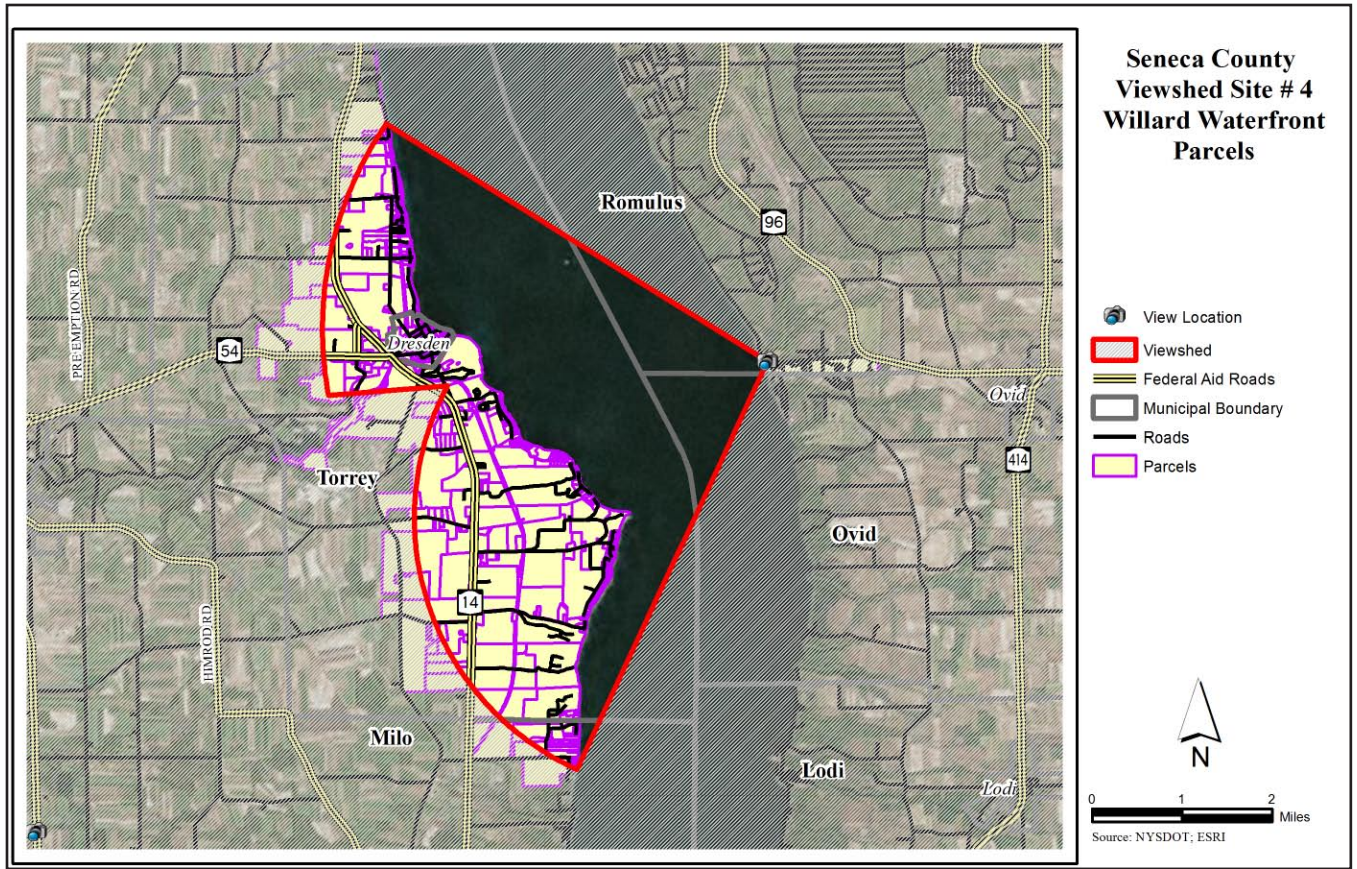
The Willard Waterfront site features views of Seneca Lake and the distant opposing shoreline. The site is an old boat landing that was turned into a town park. This location offers rare public access to the Lake that is not a State Park. The Town of Romulus has completed a Local Waterfront Revitalization Program for this area.

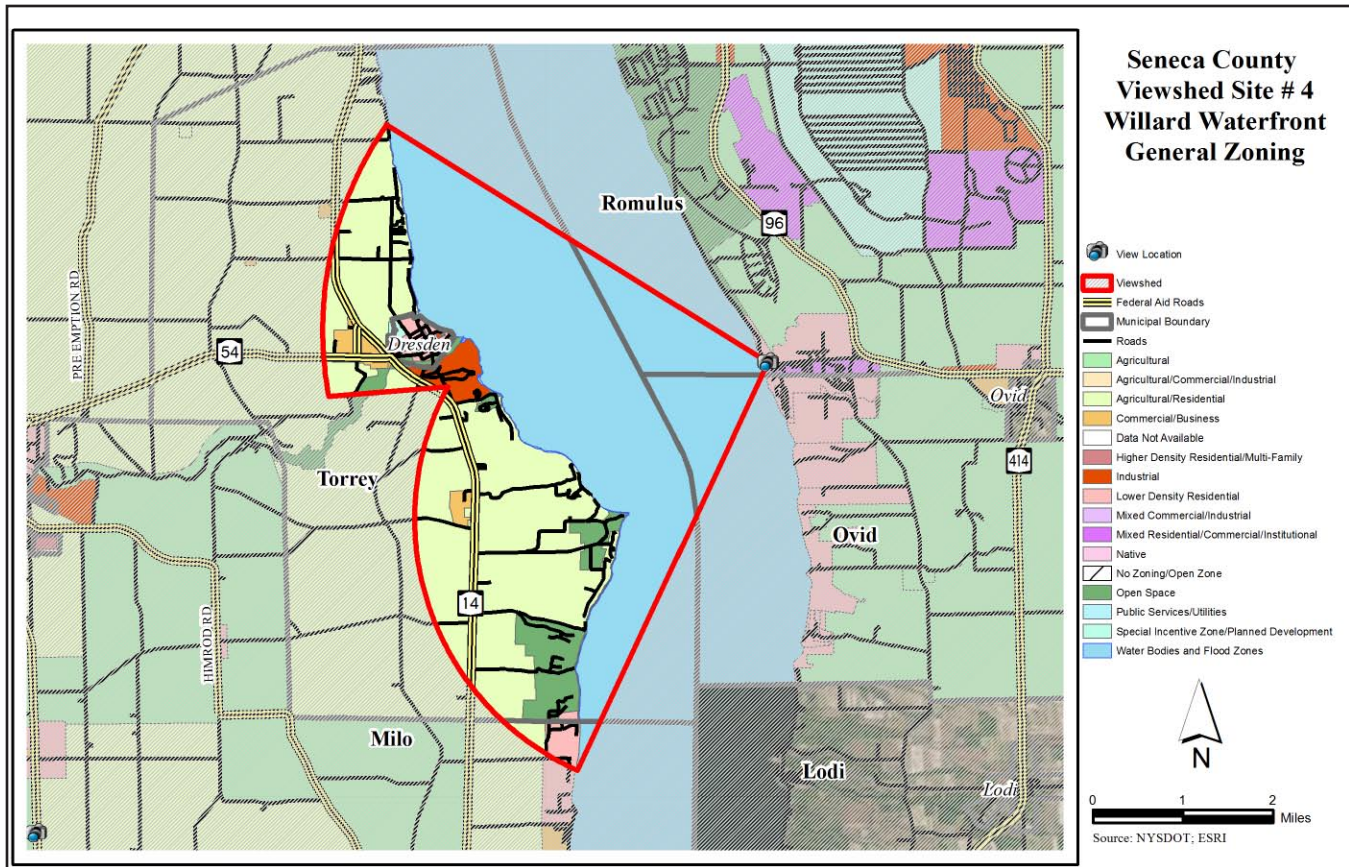
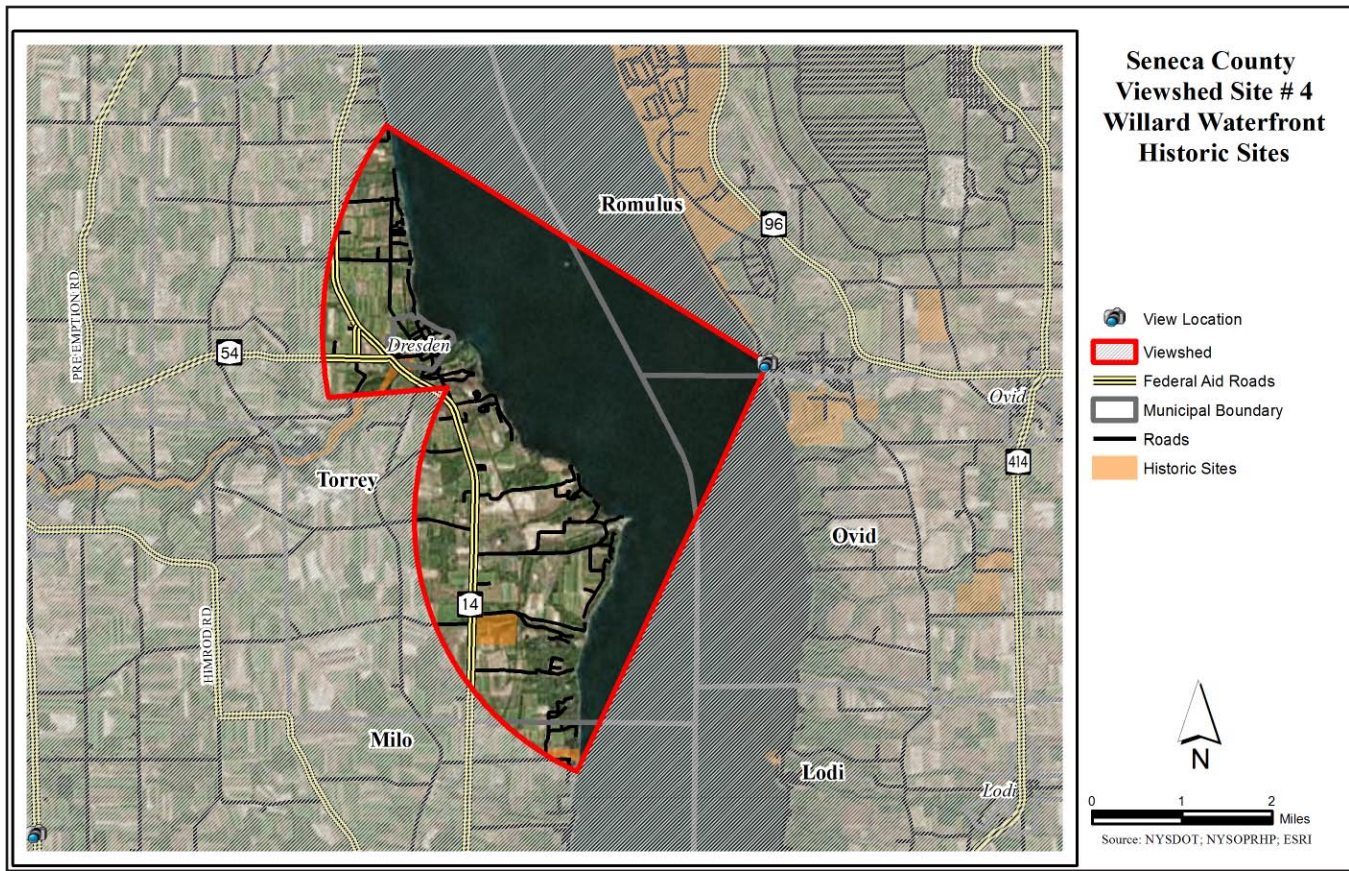


Site Description - Willard Waterfront	
Location: Address or closest intersection	County Rd. 132 at the bend at the bottom of the hill at Seneca Lake
Geographic Coordinates	42.681436, -76.880642
Category or Categories	water, historic, park, cultural
Description	view of Seneca Lake
Public Value	high
Scenic Category	distant view
Scenic Character	nature
Scenic Elements - Cultural	
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	lakefront
Scenic Elements - Land use	private parcels, state land
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	5
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to southwest









Seneca County - Site 5 - Seneca Lake - County Road 137

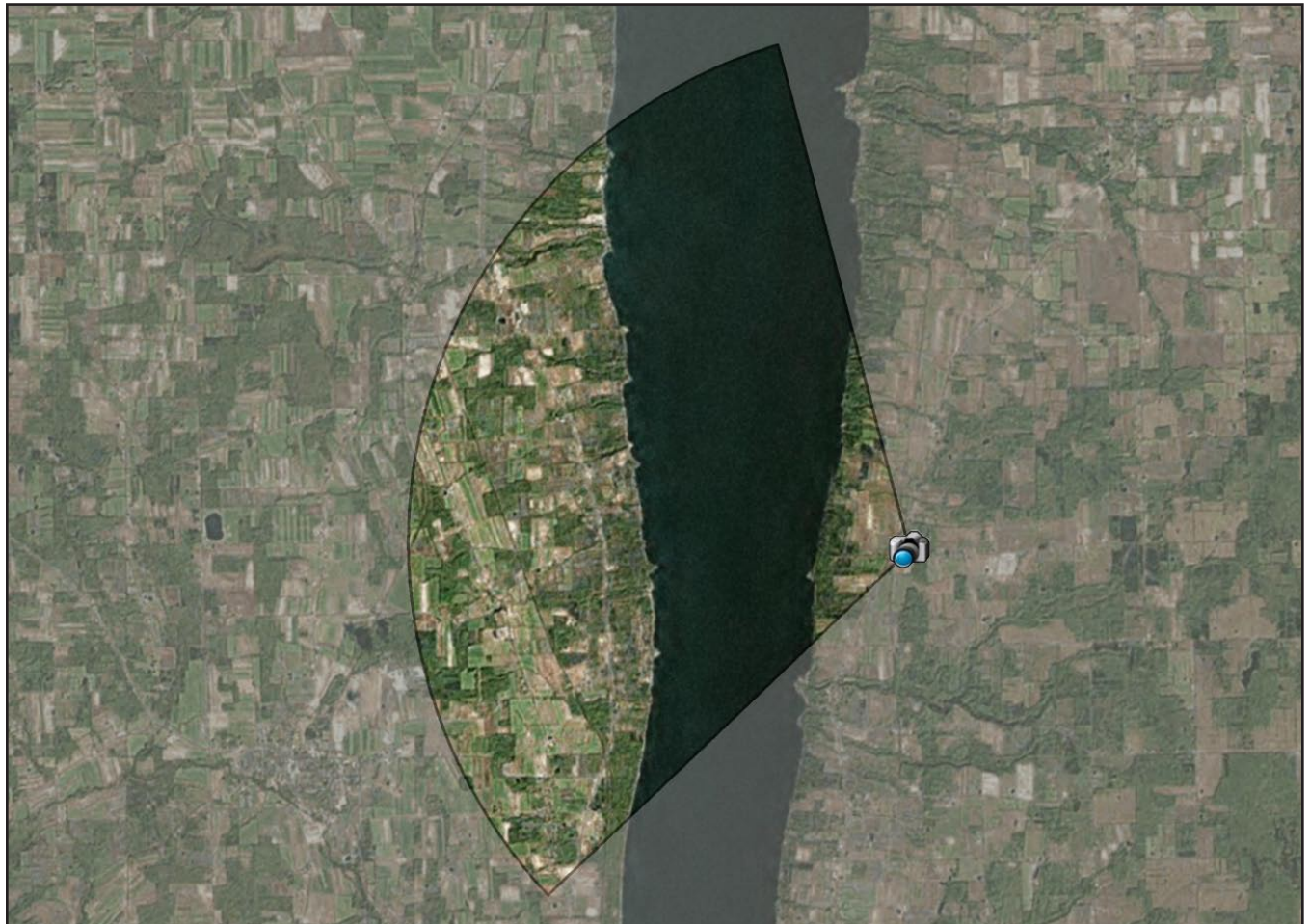
Seneca County

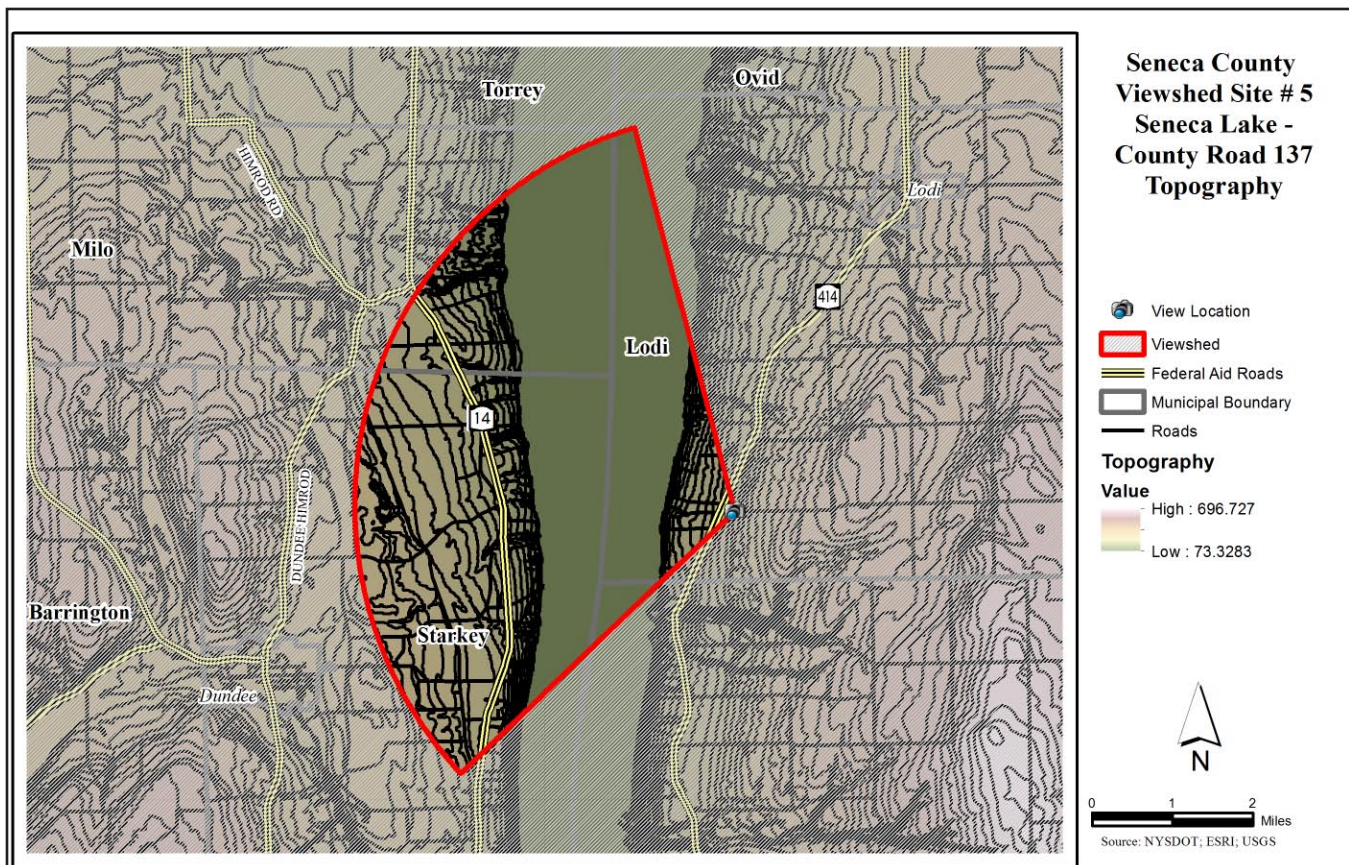
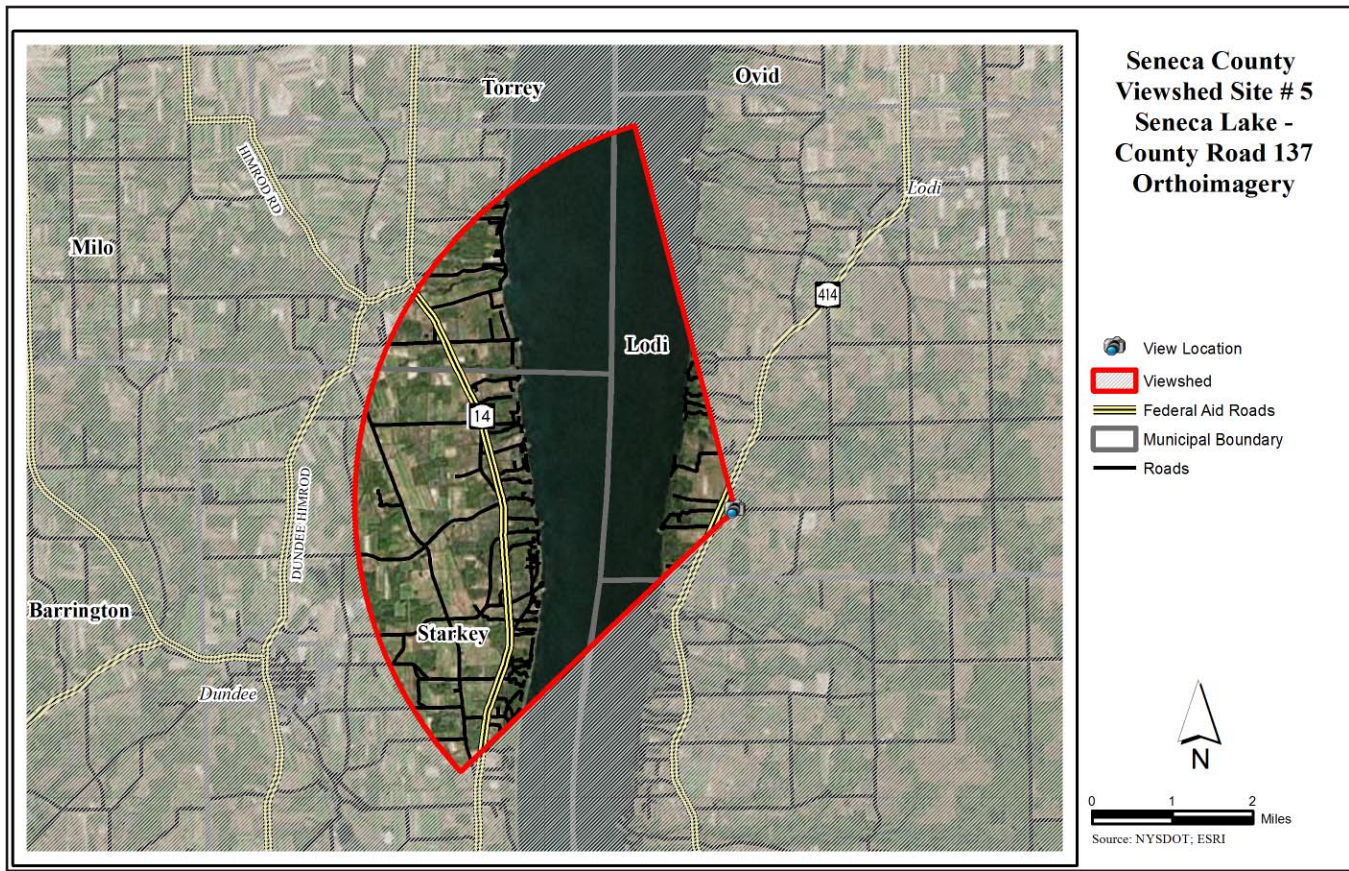
Site 5 - Seneca Lake - County Road 137

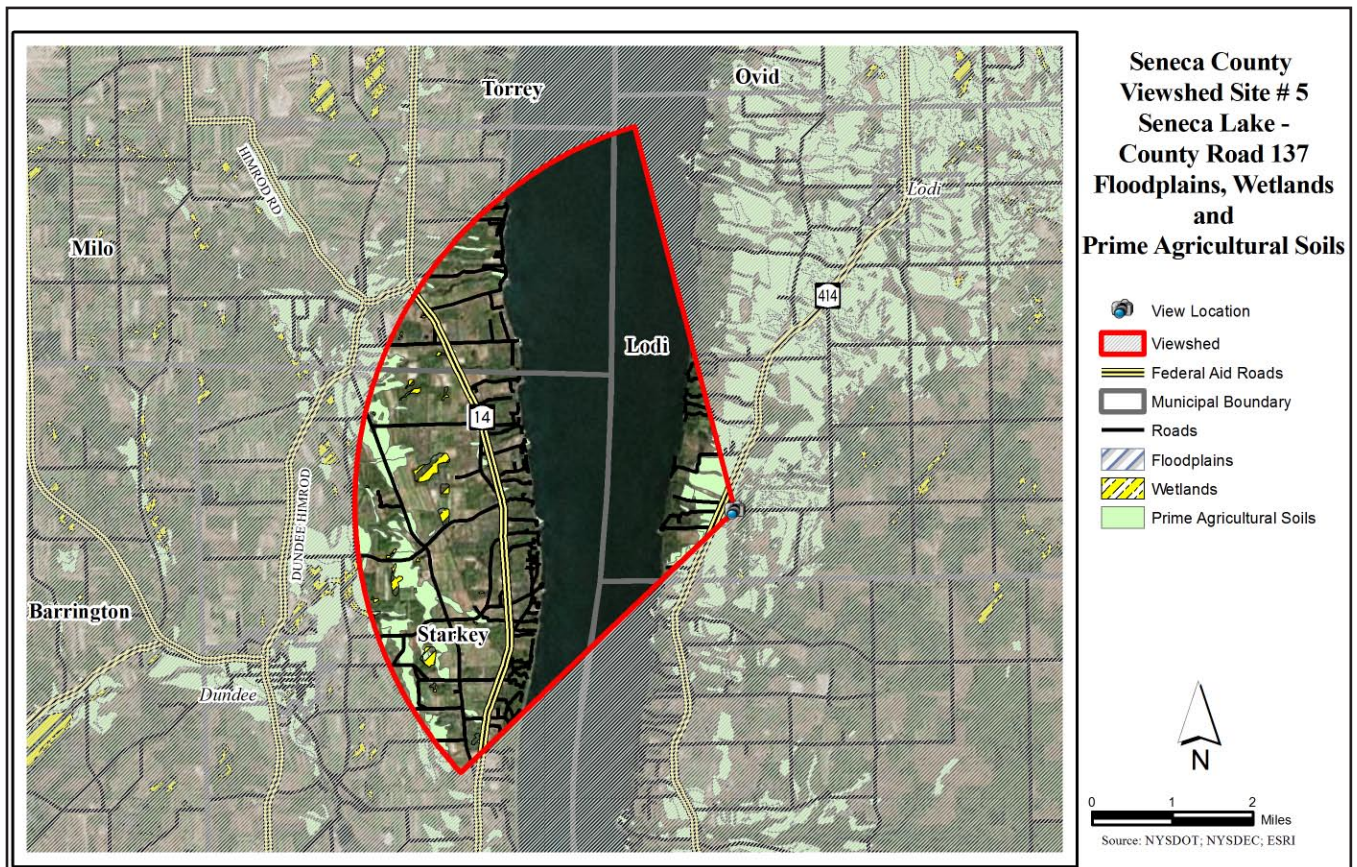
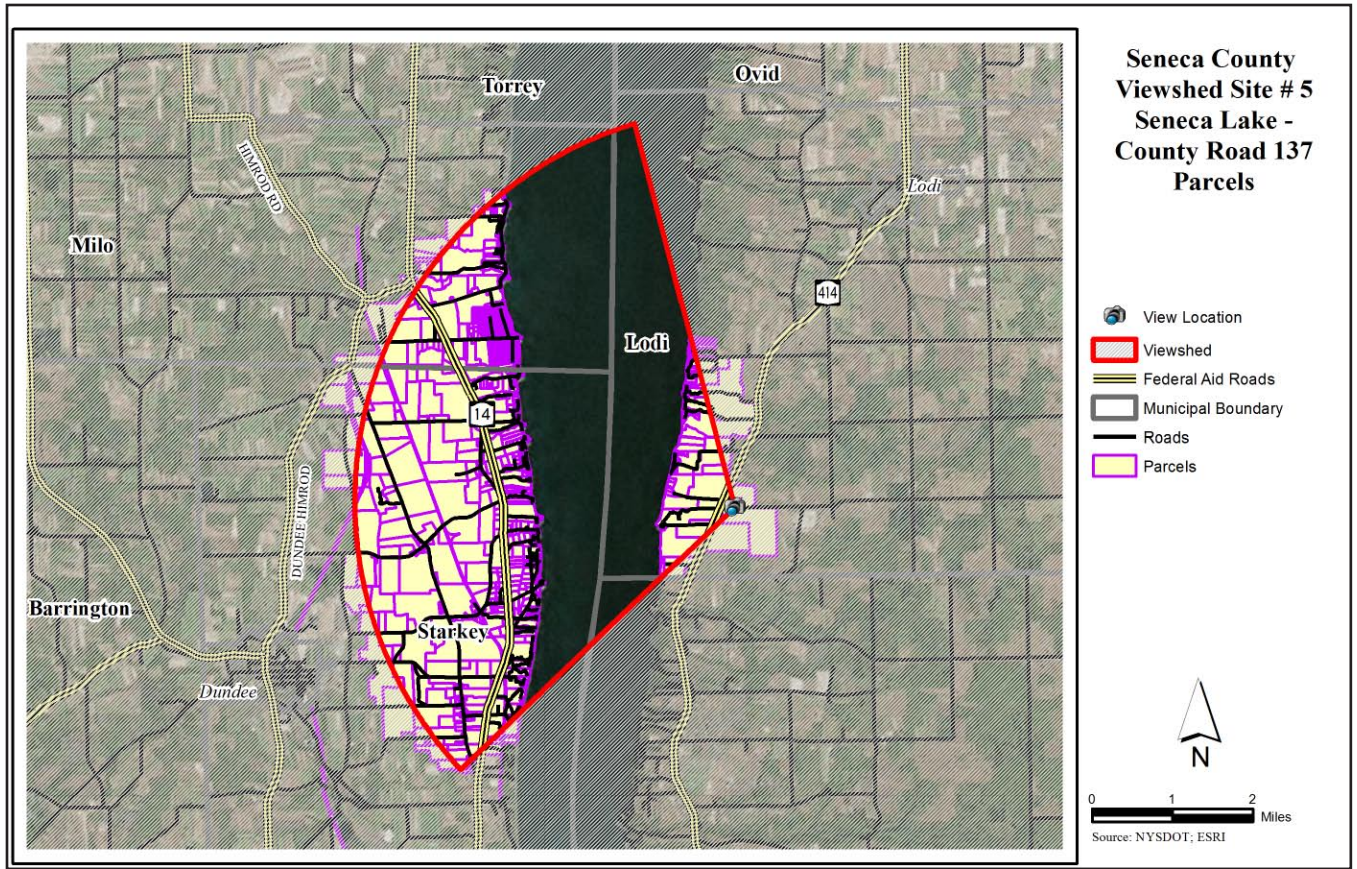
The view from County Road 137 near Roue 414 includes close views of vineyards and wineries, and wide distant views of Seneca Lake. Both the near shore and far shore of Seneca Lake and lakefront development can be seen from this vantage point. Looking to the northwest you can see miles and miles down Seneca Lake. Similar views are also available along Route 414 in this area which is part of the Seneca Lake Scenic ByWay.

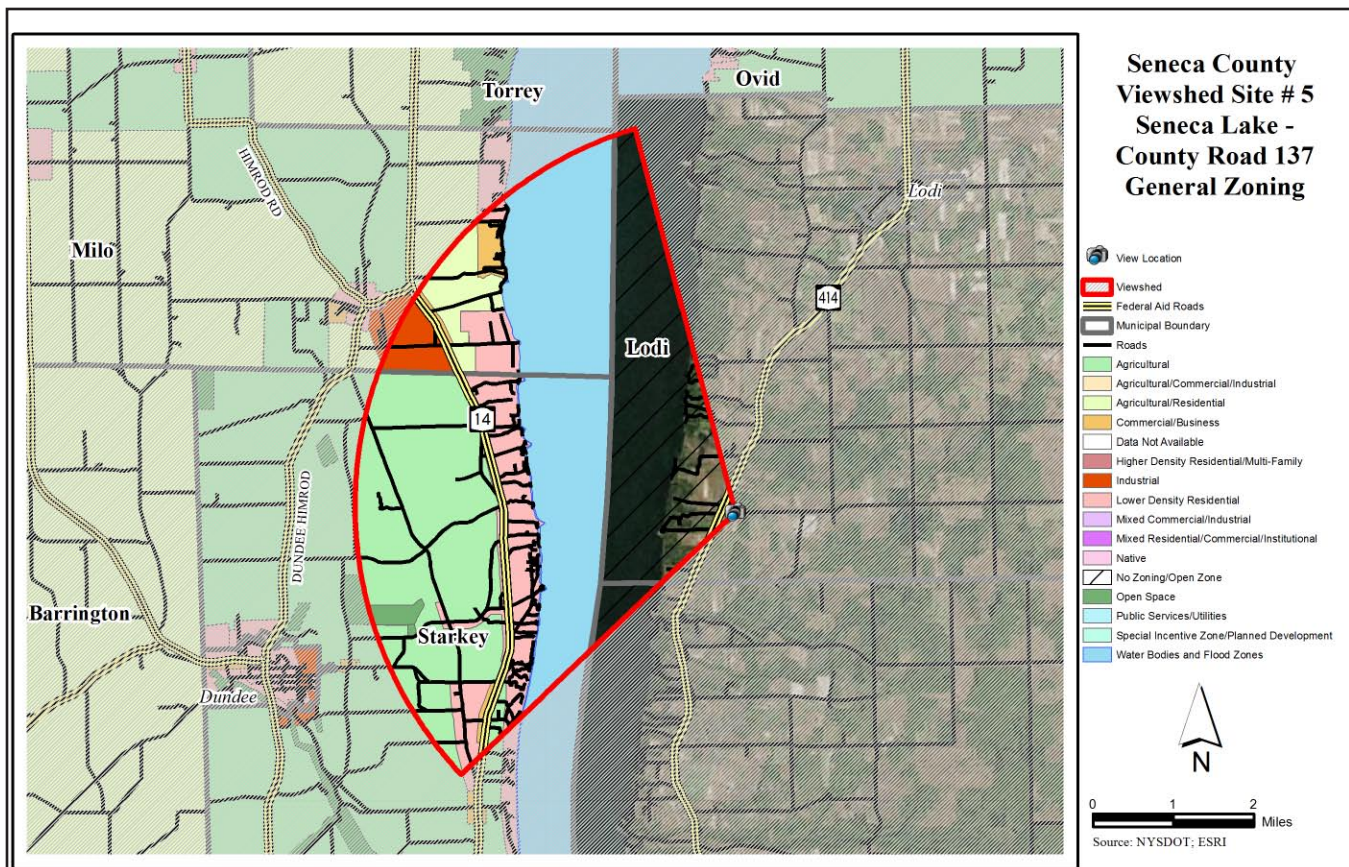
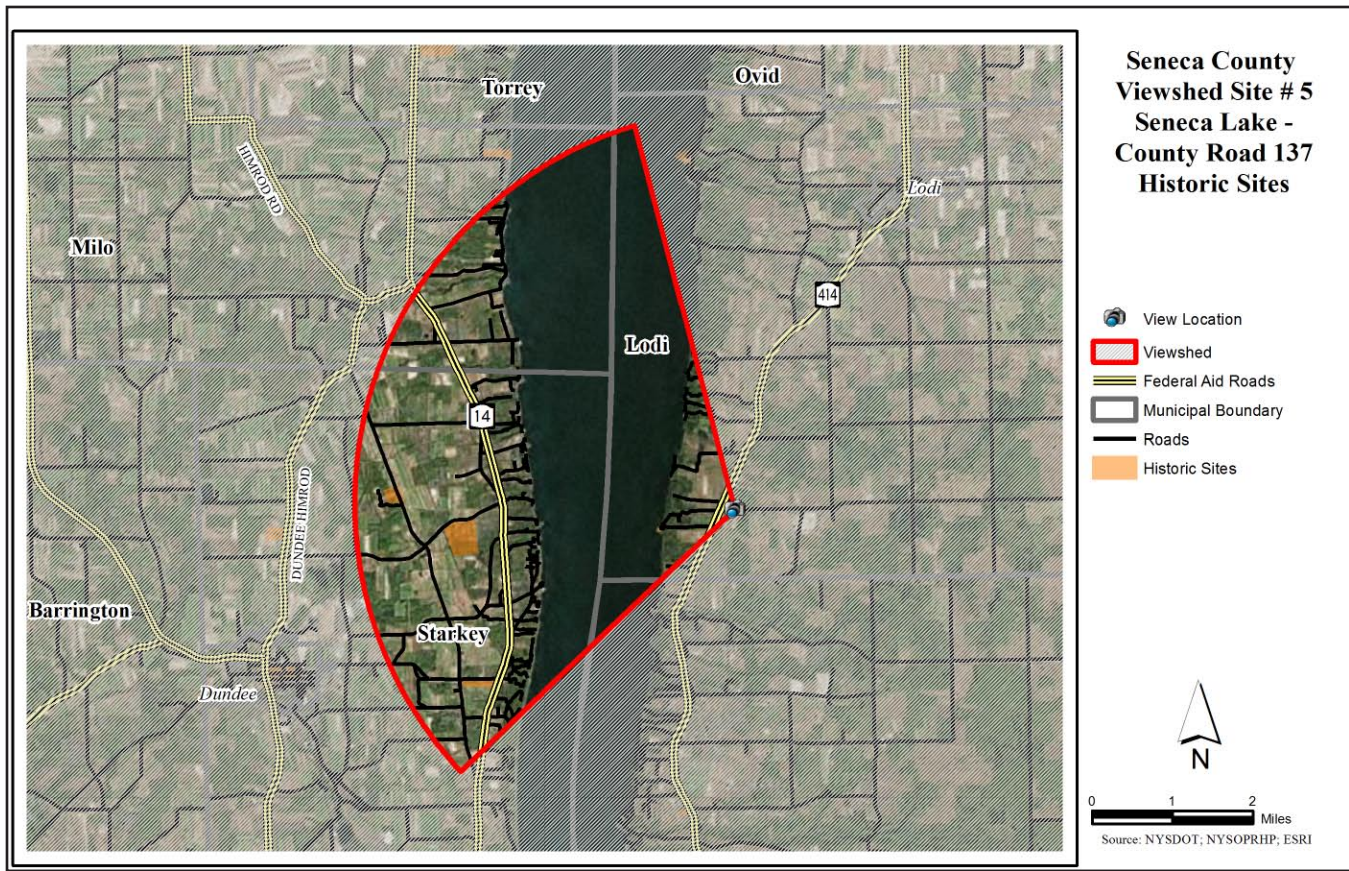


Site Description - Seneca Lake - County Road 137	
Location: Address or closest intersection	County Rd. 137, where the road bends to the north to meet Rte. 414
Geographic Coordinates	42.554836, -76.863208
Category or Categories	water, vegetation, natural
Description	wide view of Seneca Lake and vineyards
Public Value	high
Scenic Category	panorama
Scenic Character	nature, agriculture, rural development
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	views of open landscapes of water, fields
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	lake, working waterfront, shoreline residential
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	2
Scenic Quality	5
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to southwest









3

Viewshed Inventory and Analysis

Wayne County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

Wayne County

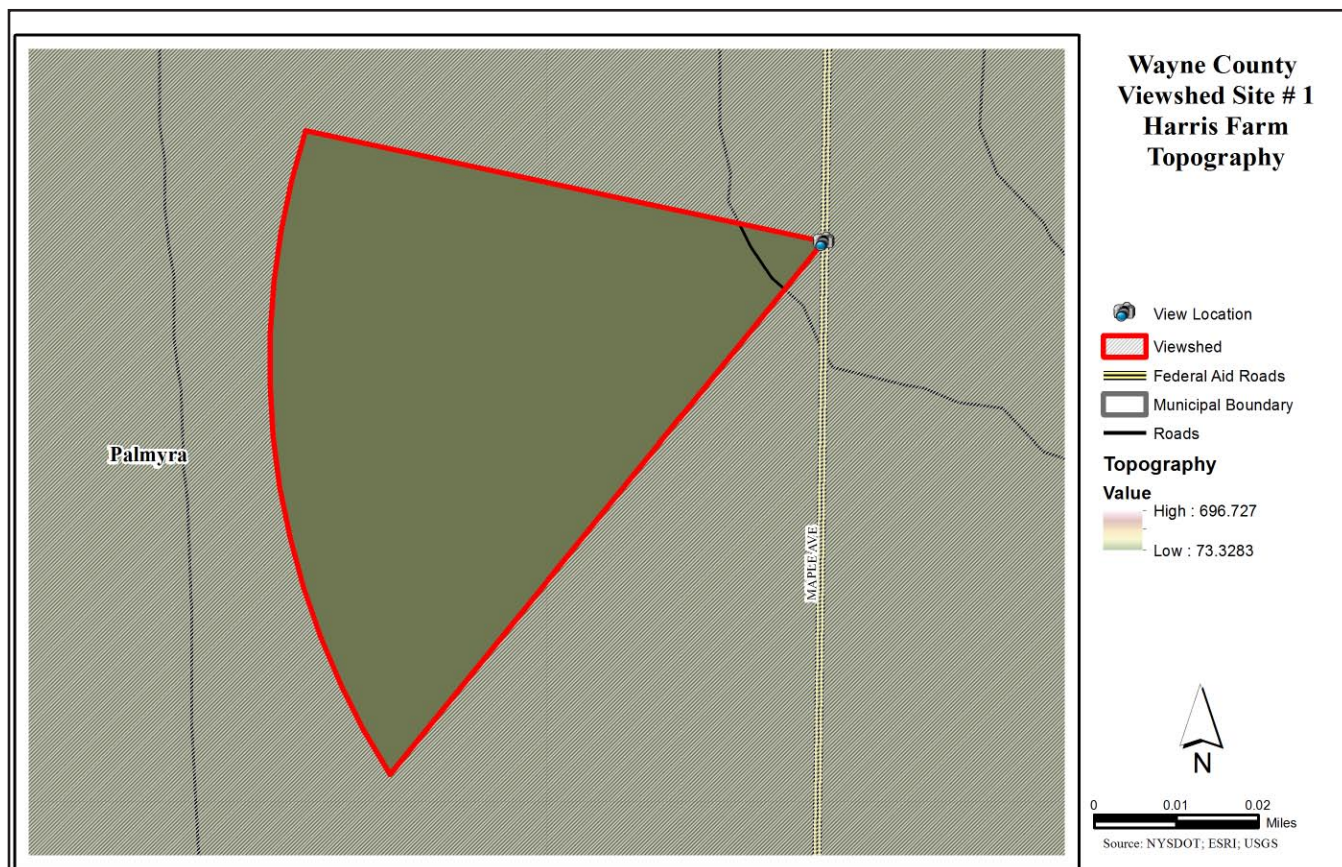
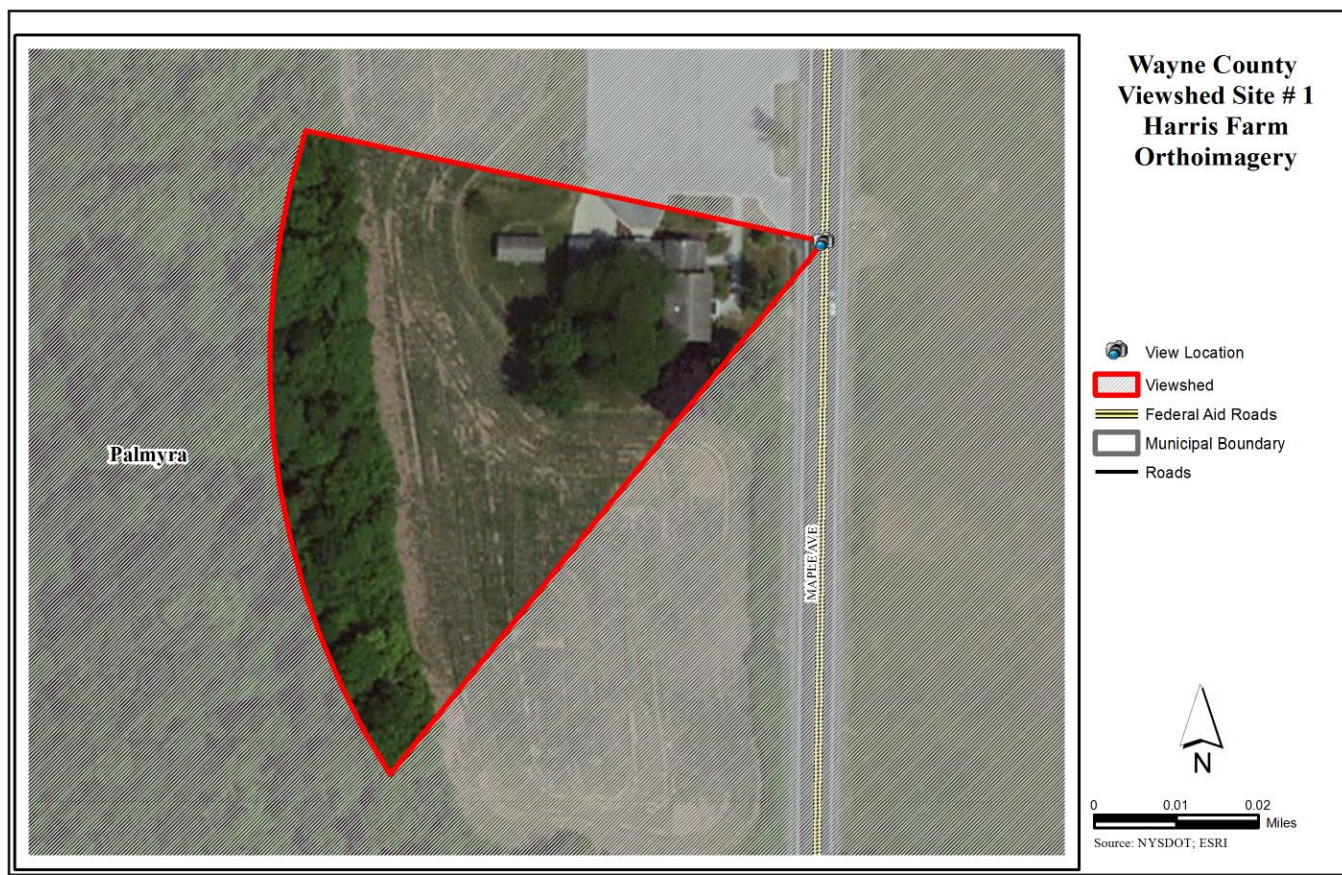
Site 1 - Harris Farm

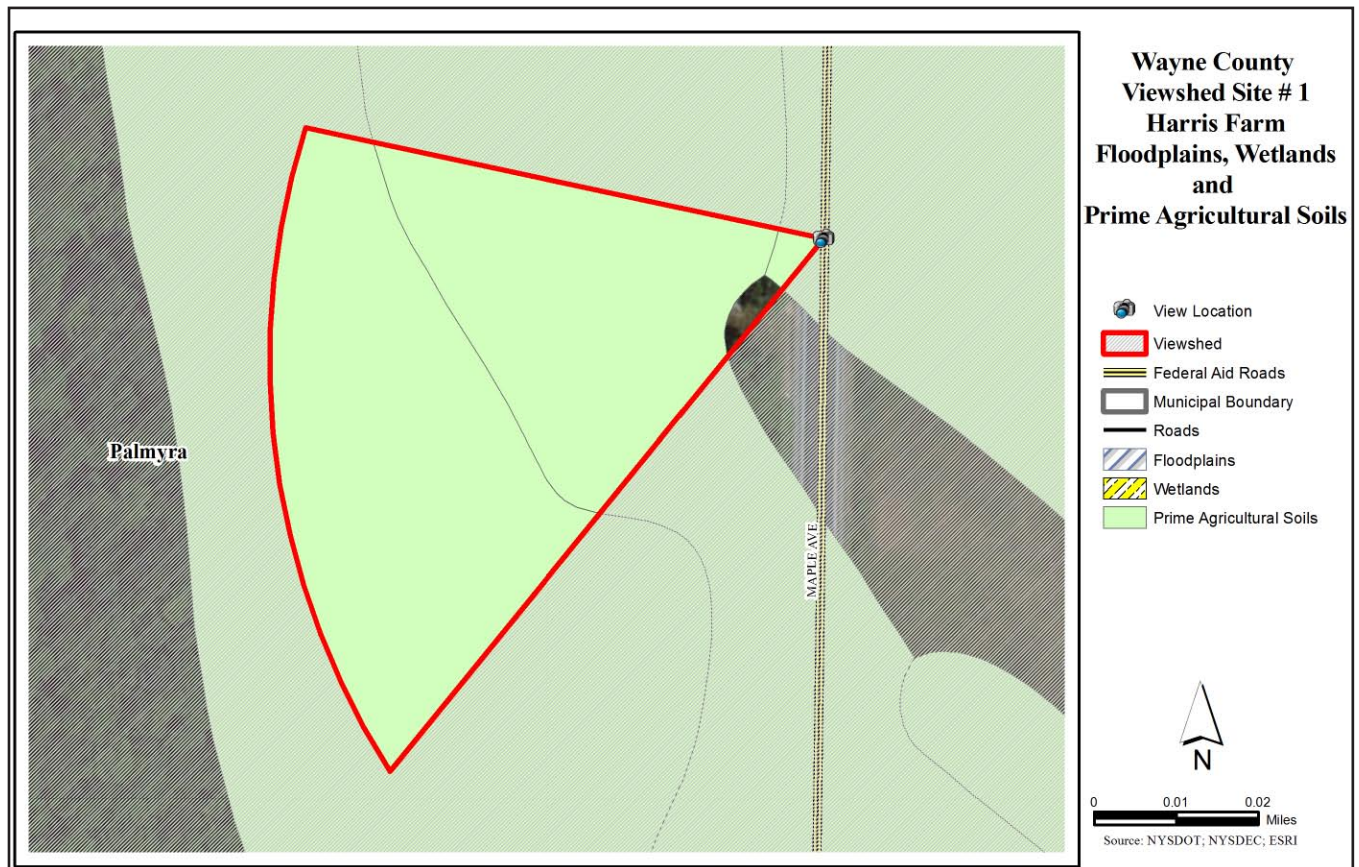
The Harris Farm site was home to Martin Harris in the late 18th early 19th centuries, who was important in the founding of the Mormon Religion. Presently the site features the Lake Stone House which is an historic home built in 1850 with lake stones many of which were transported from Lake Ontario. Only 700 homes were estimated to be built with lake stones in this part of the state.

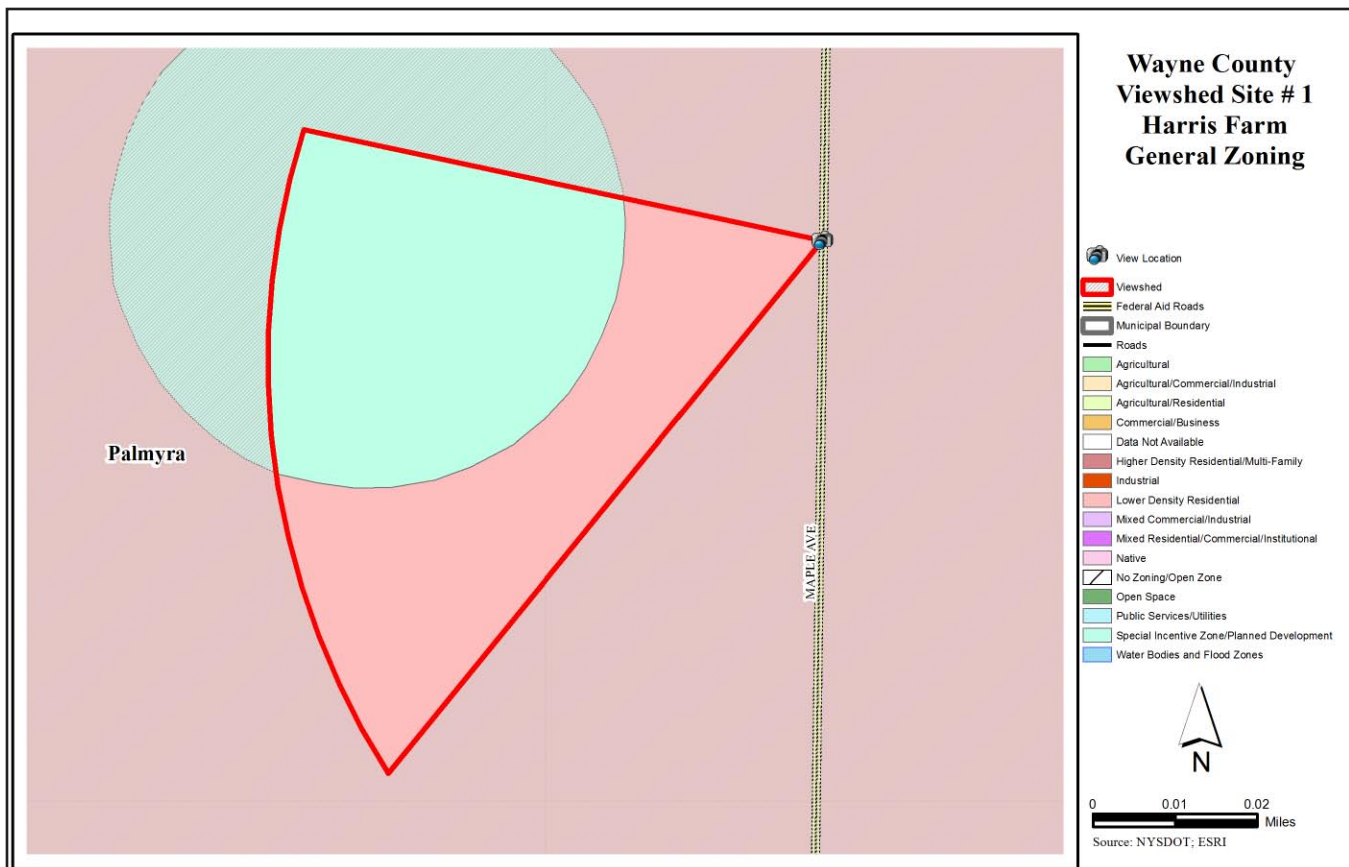
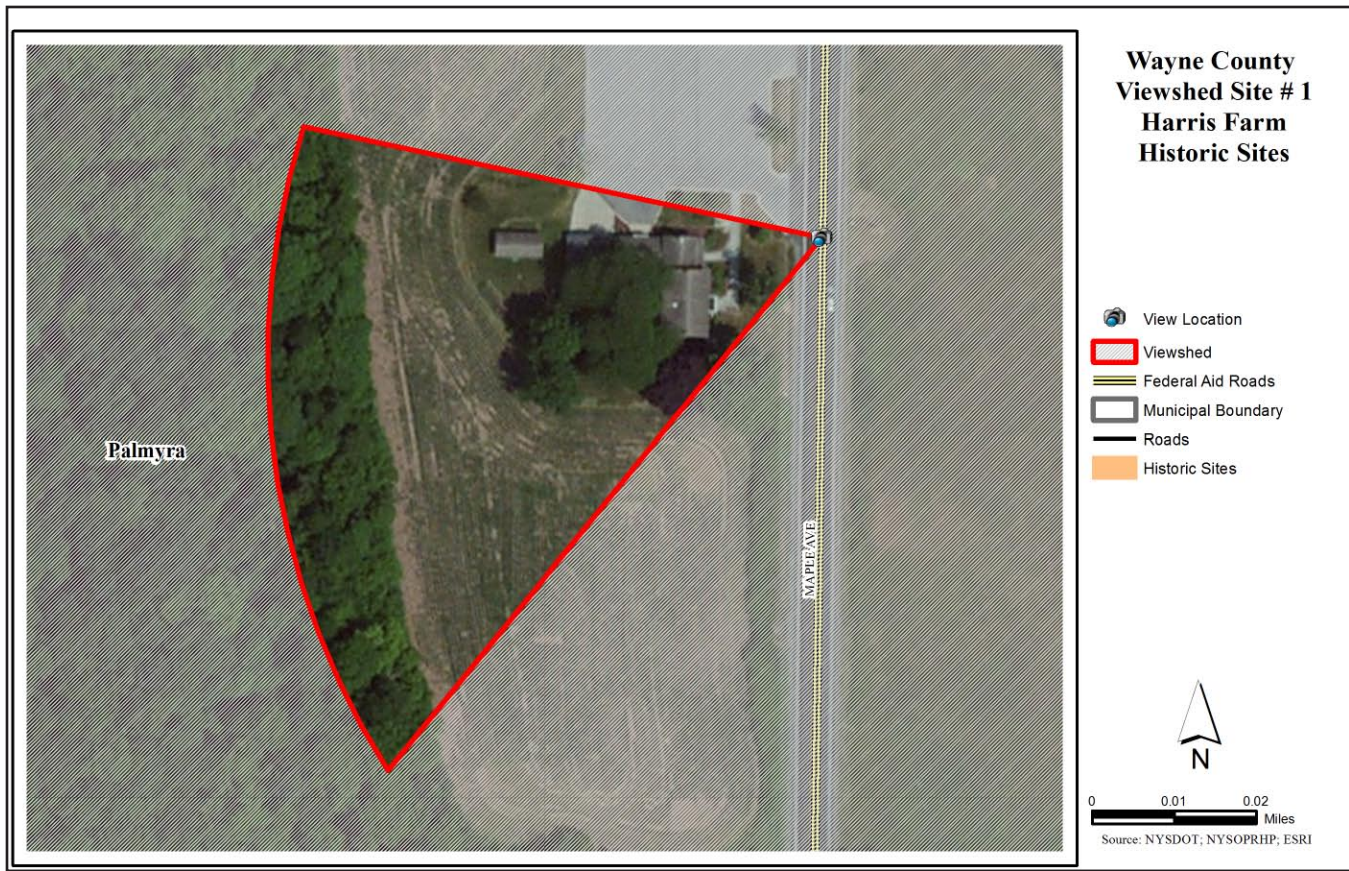


Site Description - Harris Farm	
Location: Address or closest intersection	2095 Maple Ave. south of Division St., Town of Palmyra
Geographic Coordinates	43.0836421, -77.239393
Category or Categories	historic, cultural
Description	Martin Harris Farm; Lake Stone House
Public Value	high
Scenic Category	enclosed
Scenic Character	rural development, agriculture
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, rare unique structures, farming and pasture landscapes
Scenic Elements - Natural	meadows
Scenic Elements - Vegetation	meadows, farmlands
Scenic Elements - Landform	rolling terrain, drumlins
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	distinctive
Scenic Exposure	west









Wayne County - Site 2 - Blue Cut Nature Center

Wayne County

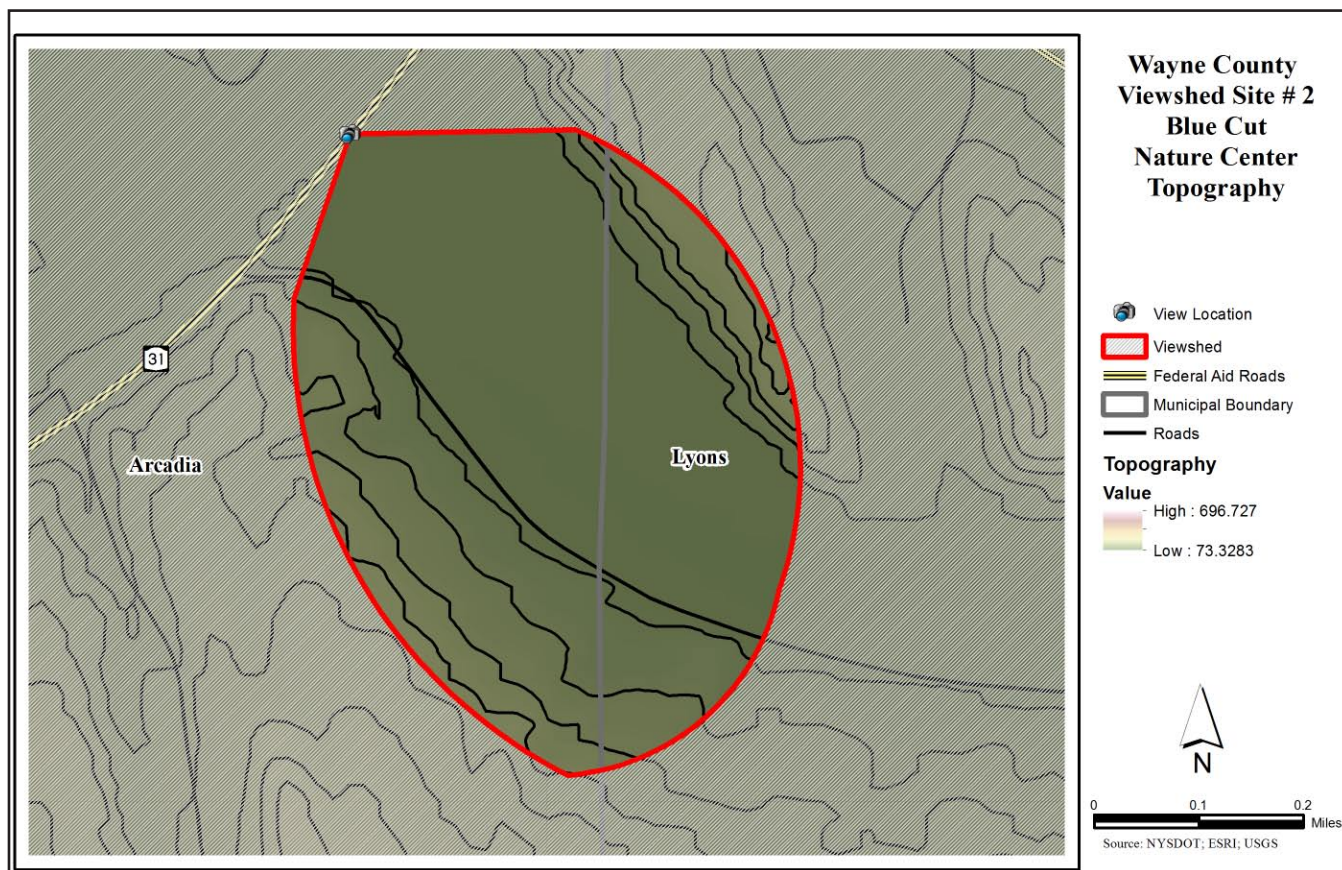
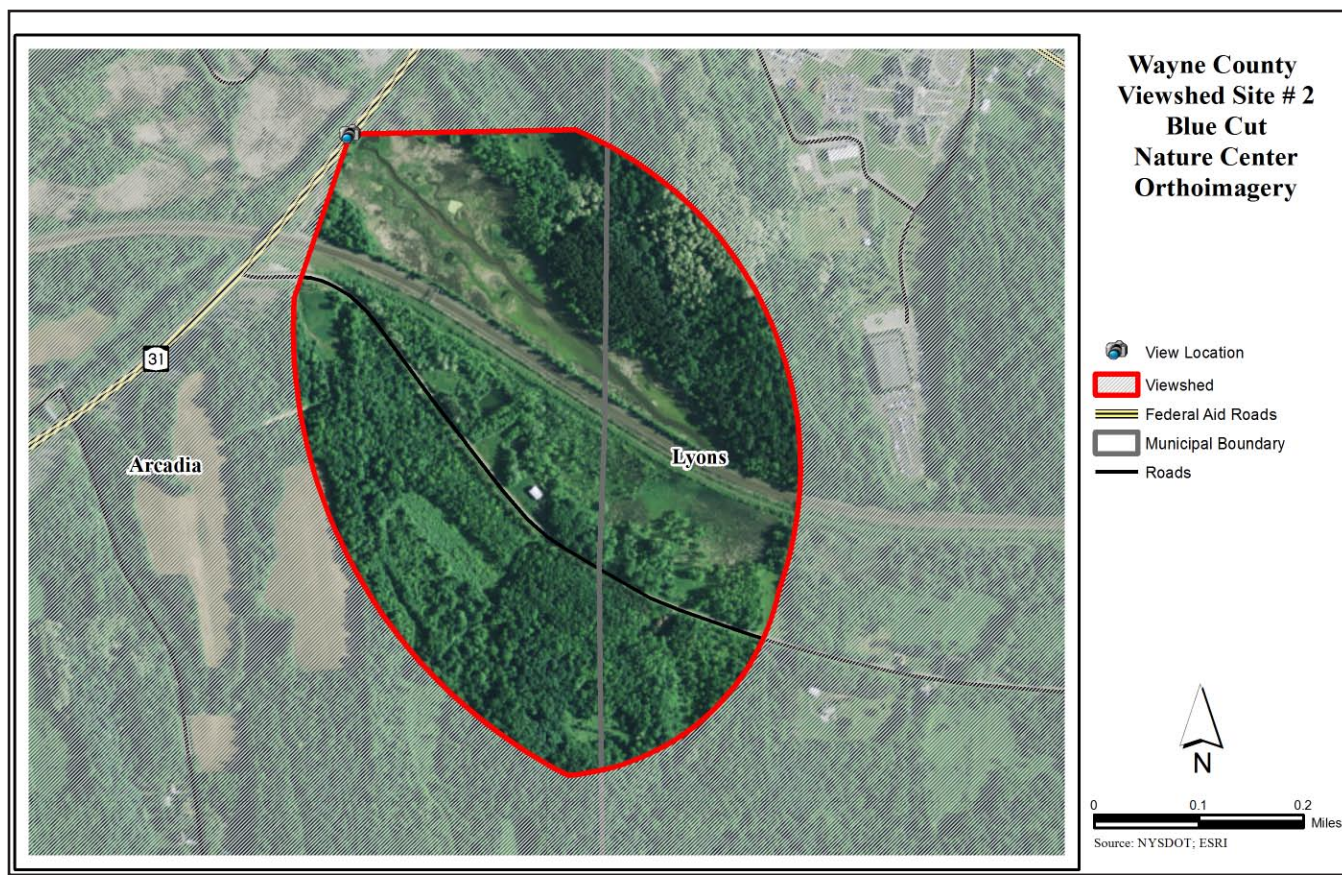
Site 2 - Blue Cut Nature Center

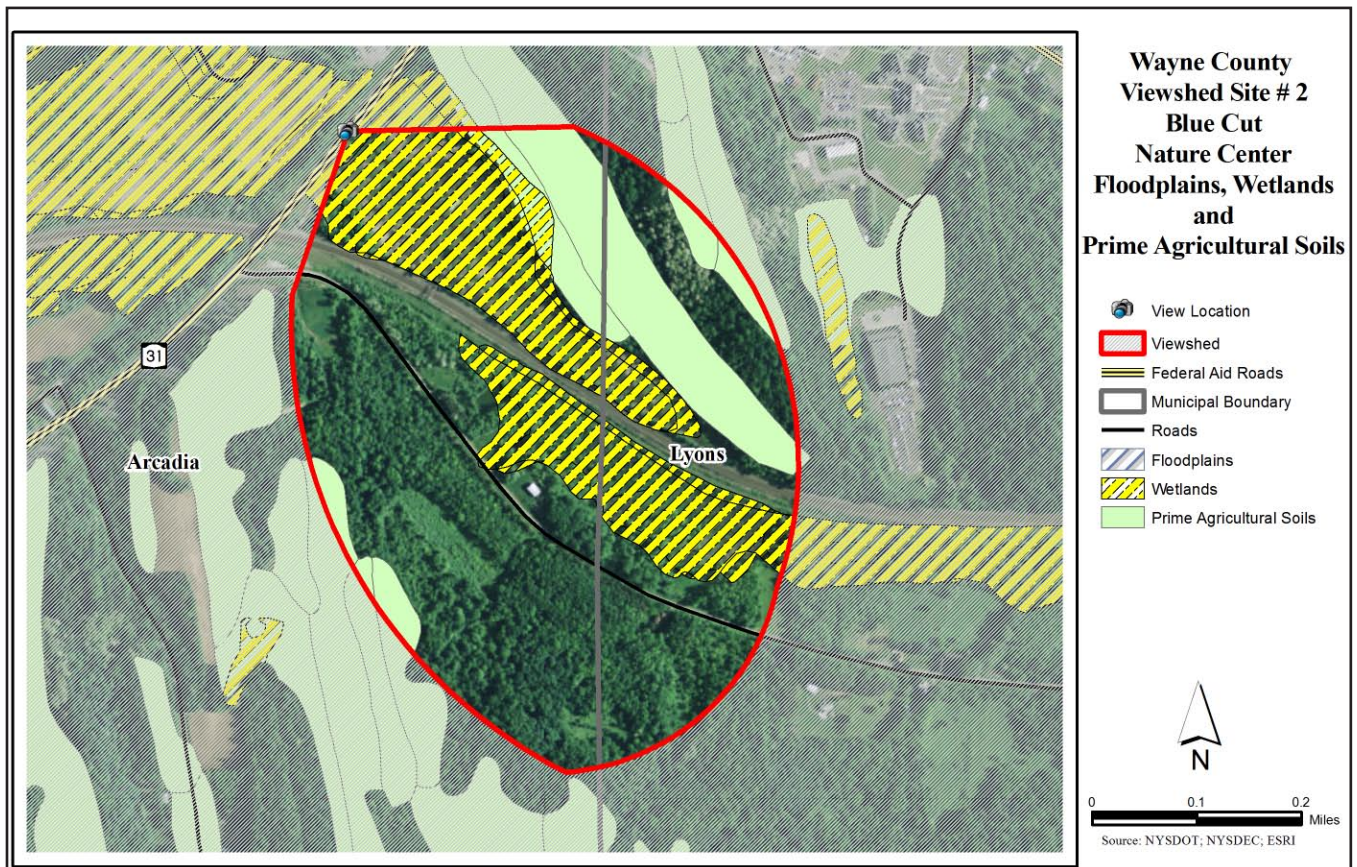
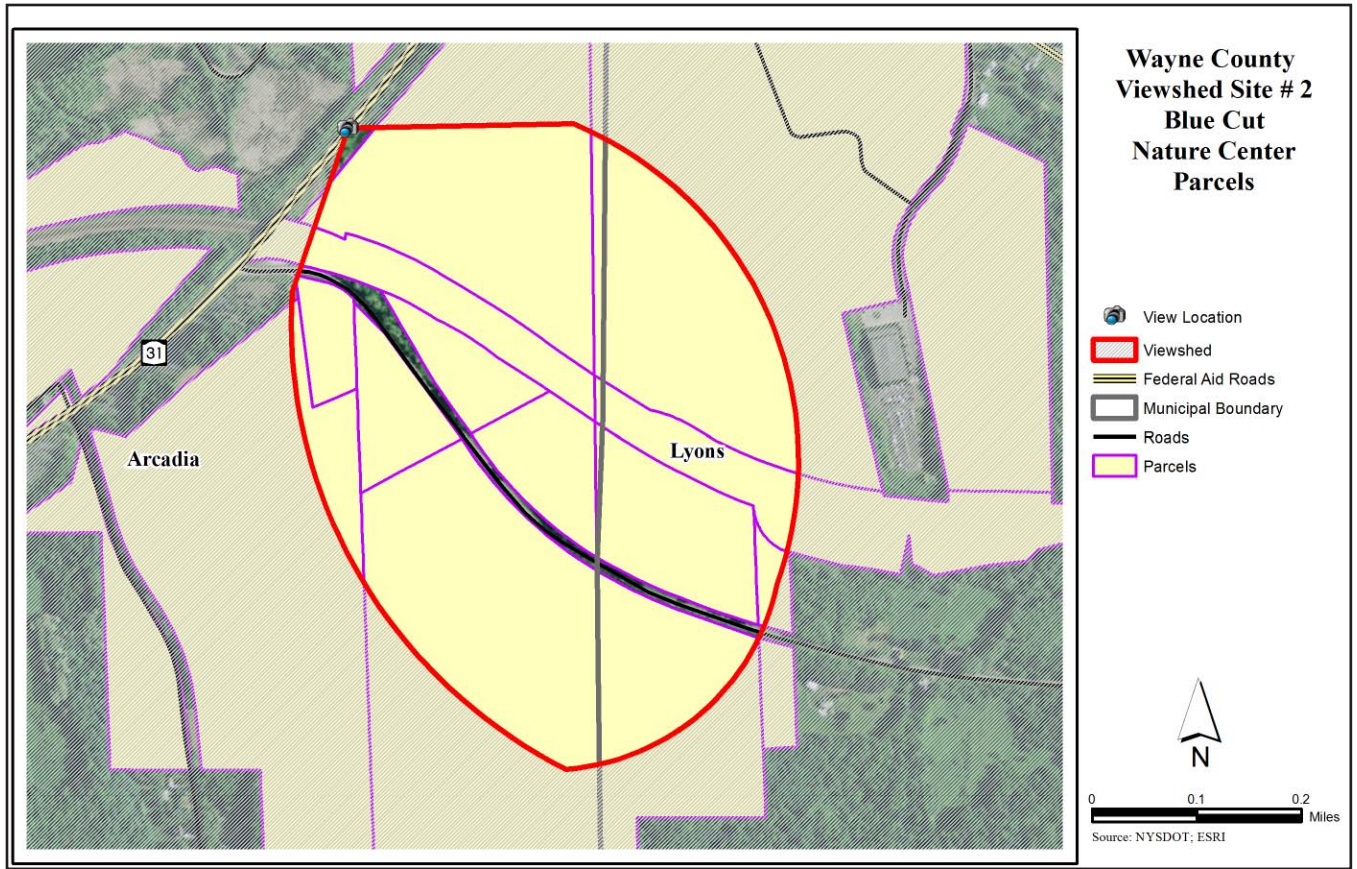
Blue Cut Nature Center features views of freshwater wetlands and vegetation along with distant hills and forested land.

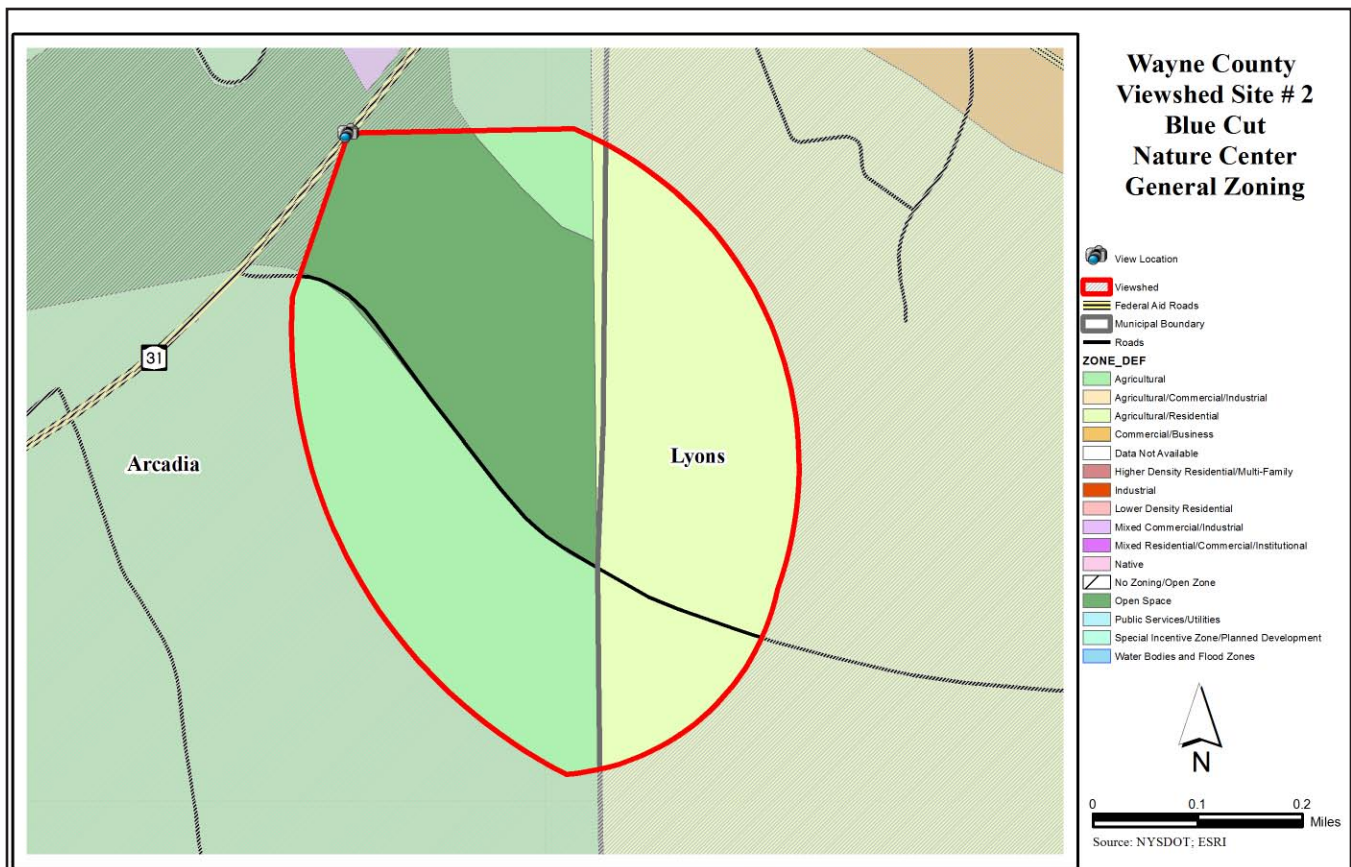
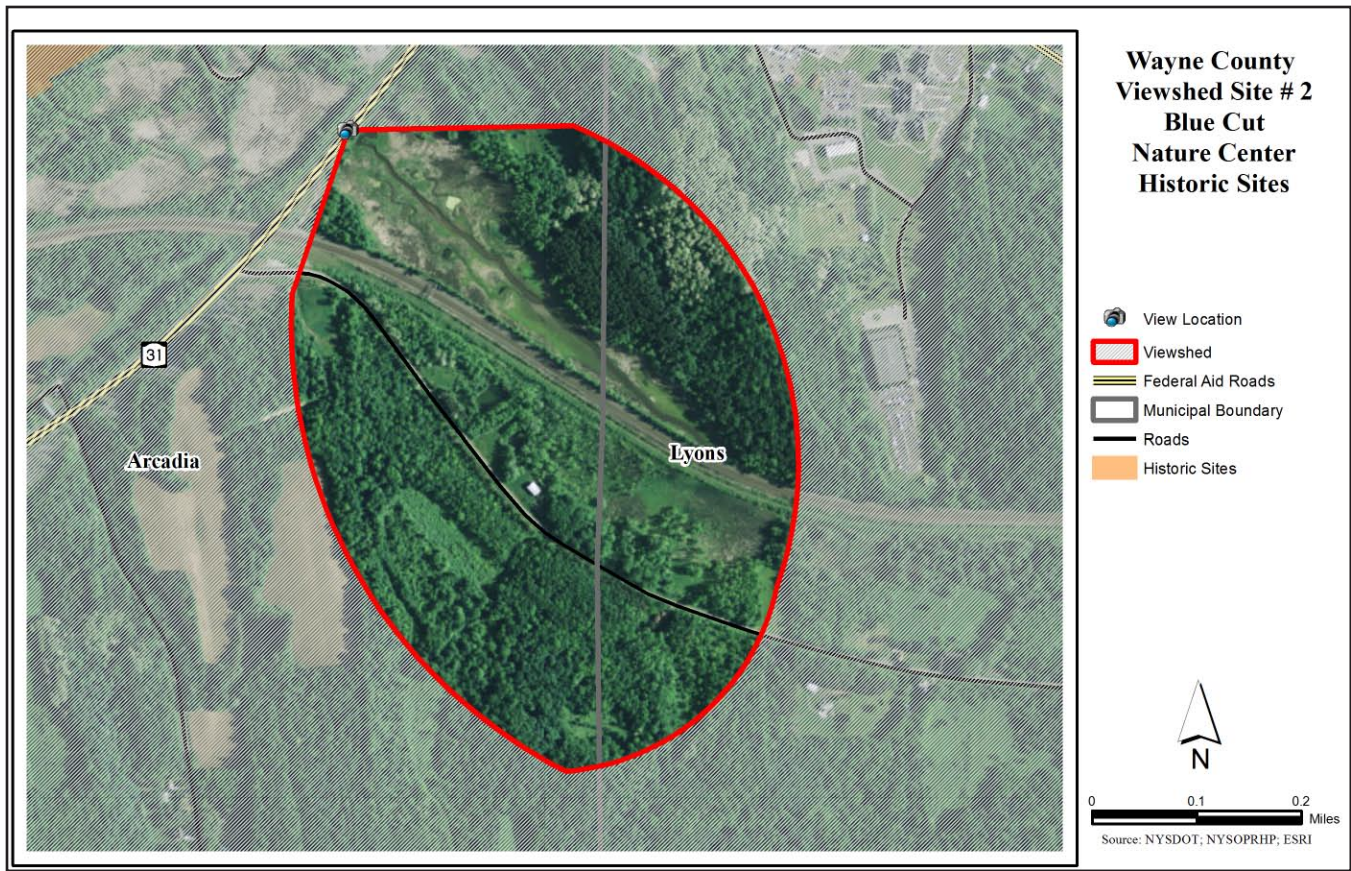


Site Description - Blue Cut Nature Center	
Location: Address or closest intersection	South side of NYS Rte. 31 north of the railroad tracks, Town of Arcadia
Geographic Coordinates	43.0641166, -77.0403833
Category or Categories	vegetation
Description	Blue Cut Nature Center - County park
Public Value	high
Scenic Category	overlook
Scenic Character	nature
Scenic Elements - Cultural	properties indispensable to the viewshed
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	low wetlands vegetation
Scenic Elements - Landform	hilly
Scenic Elements - Water	streams, wetlands
Scenic Elements - Land use	park, nature center
Scenic Composition	framed
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	distinctive
Scenic Exposure	from southwest to east (approximately)









Wayne County - Site 3 - Clyde - Erie Canal

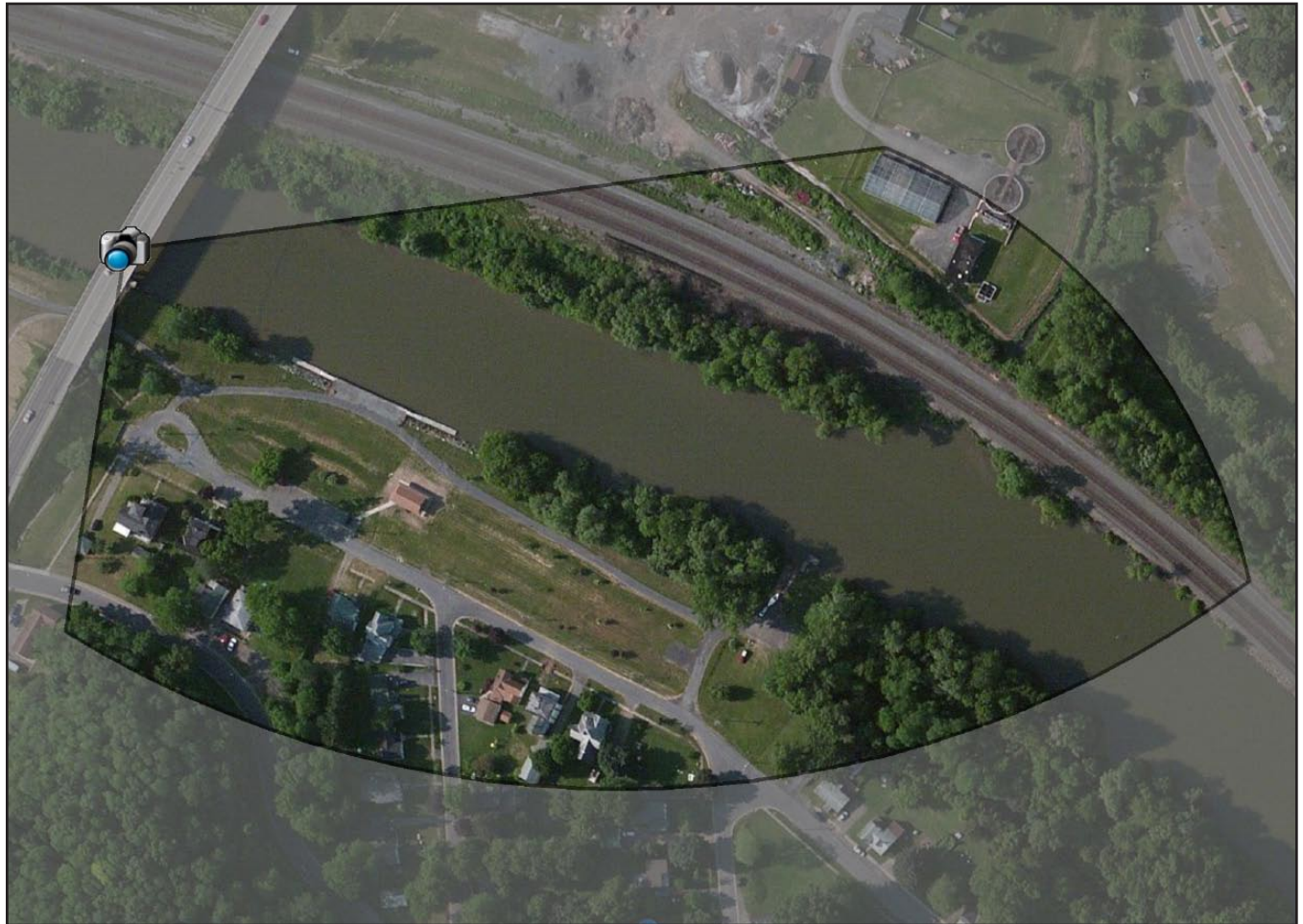
Wayne County

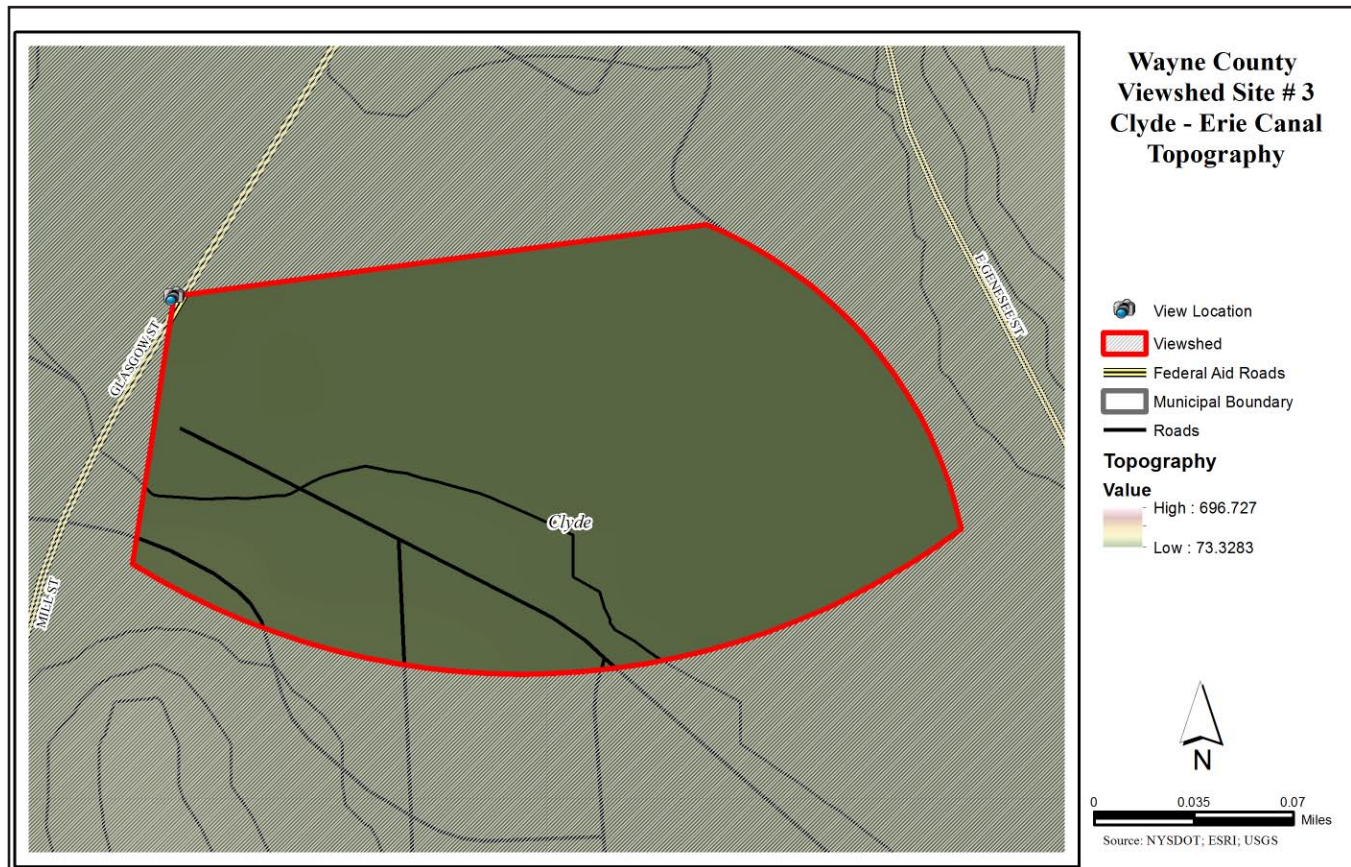
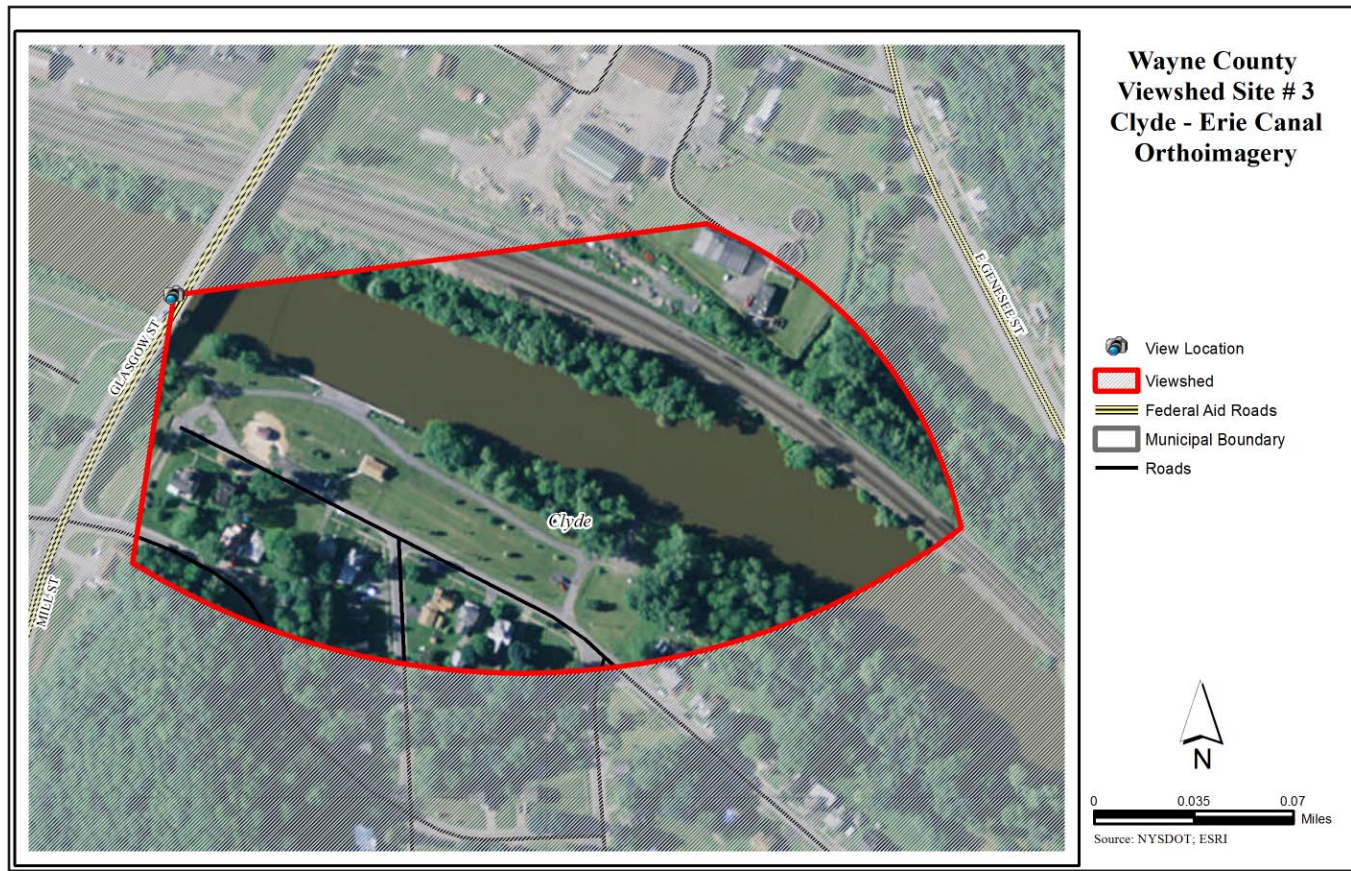
Site 3 - Clyde - Erie Canal

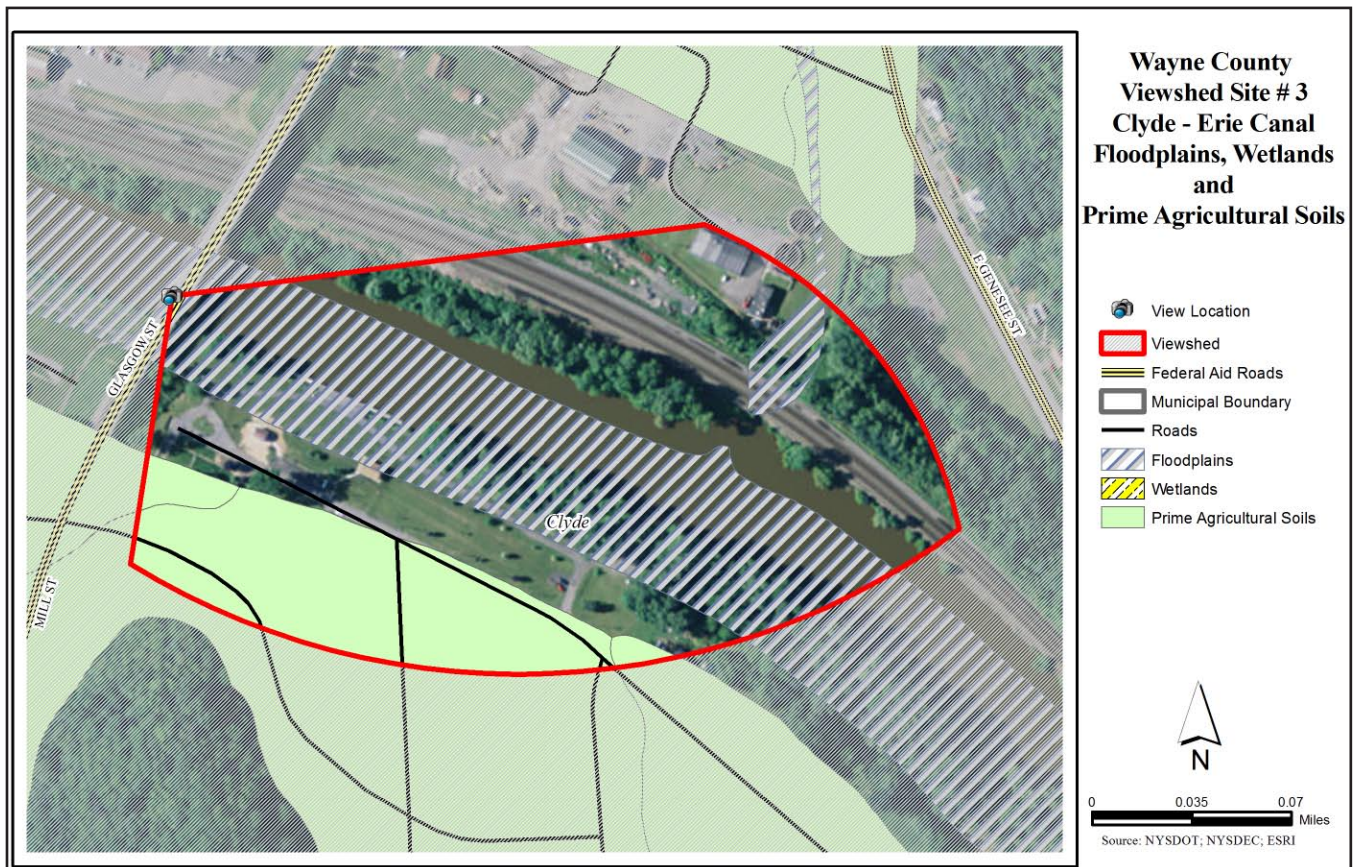
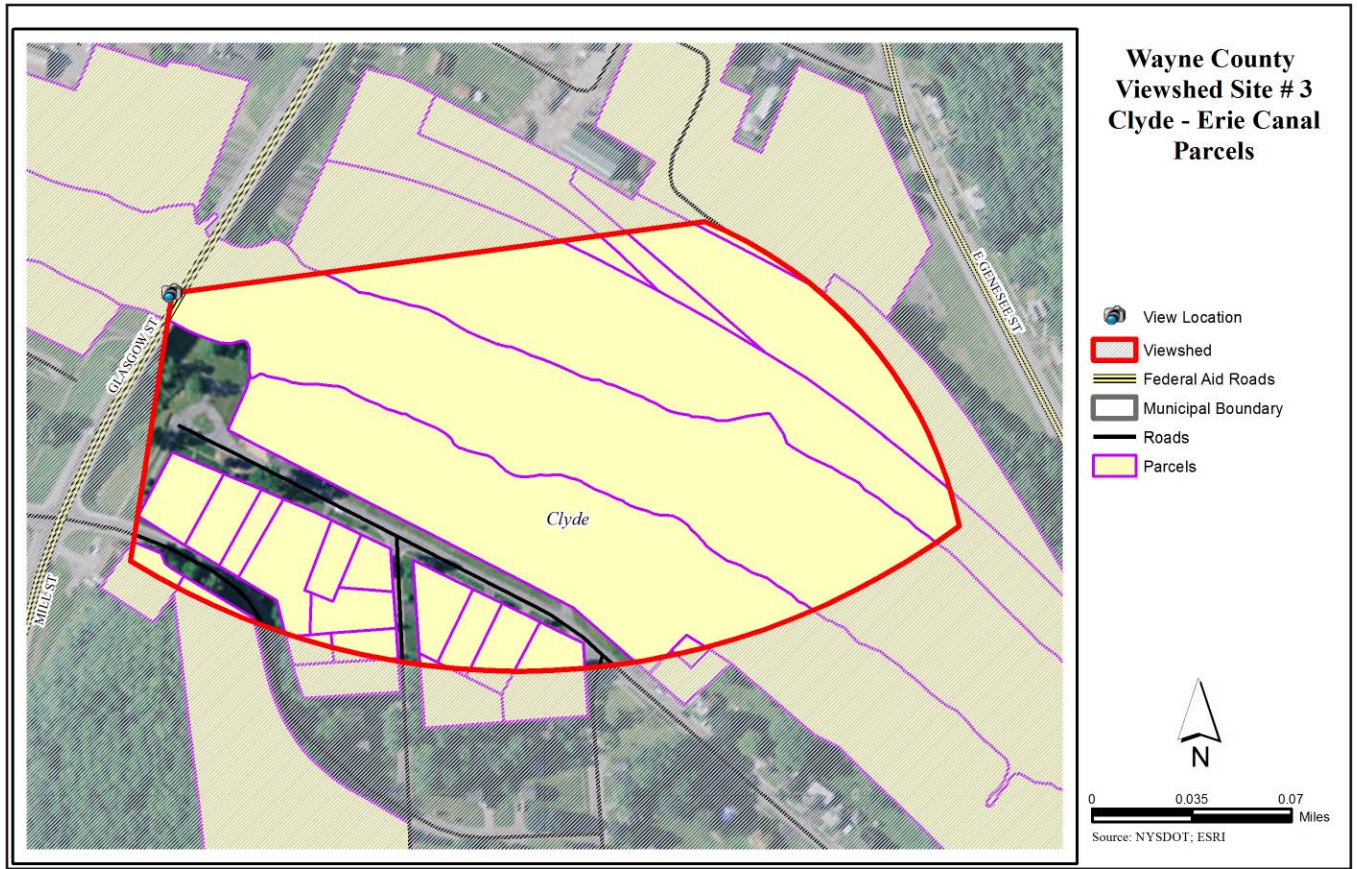
This site features views from the Route 414 bridge of the Erie Canal, Erie Canal Trail, railroad tracks, and the Village park and boat launch. President-elect Abraham Lincoln made a visit near this site on February 18, 1861 on his “Whistle-Stop” trip to Washington.

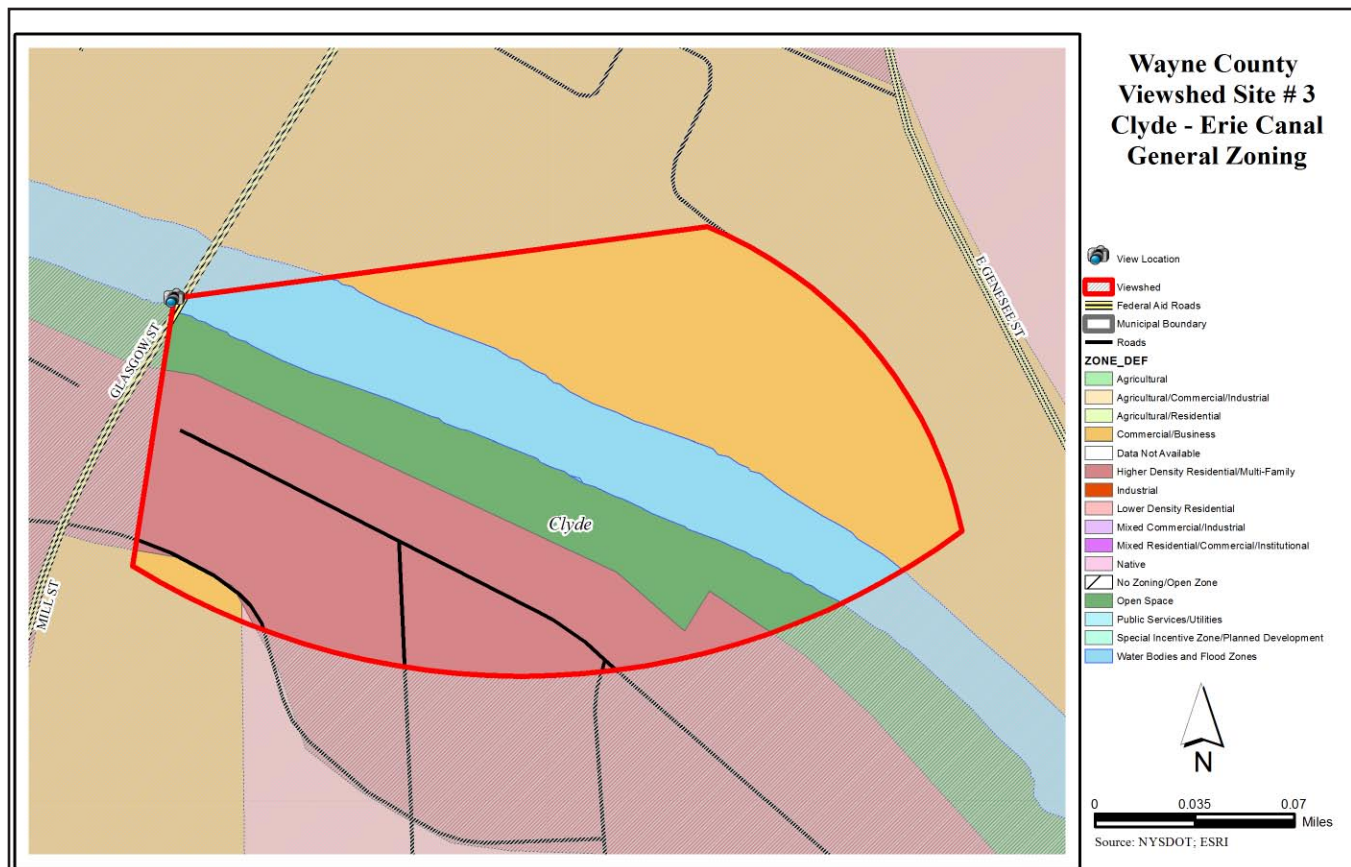
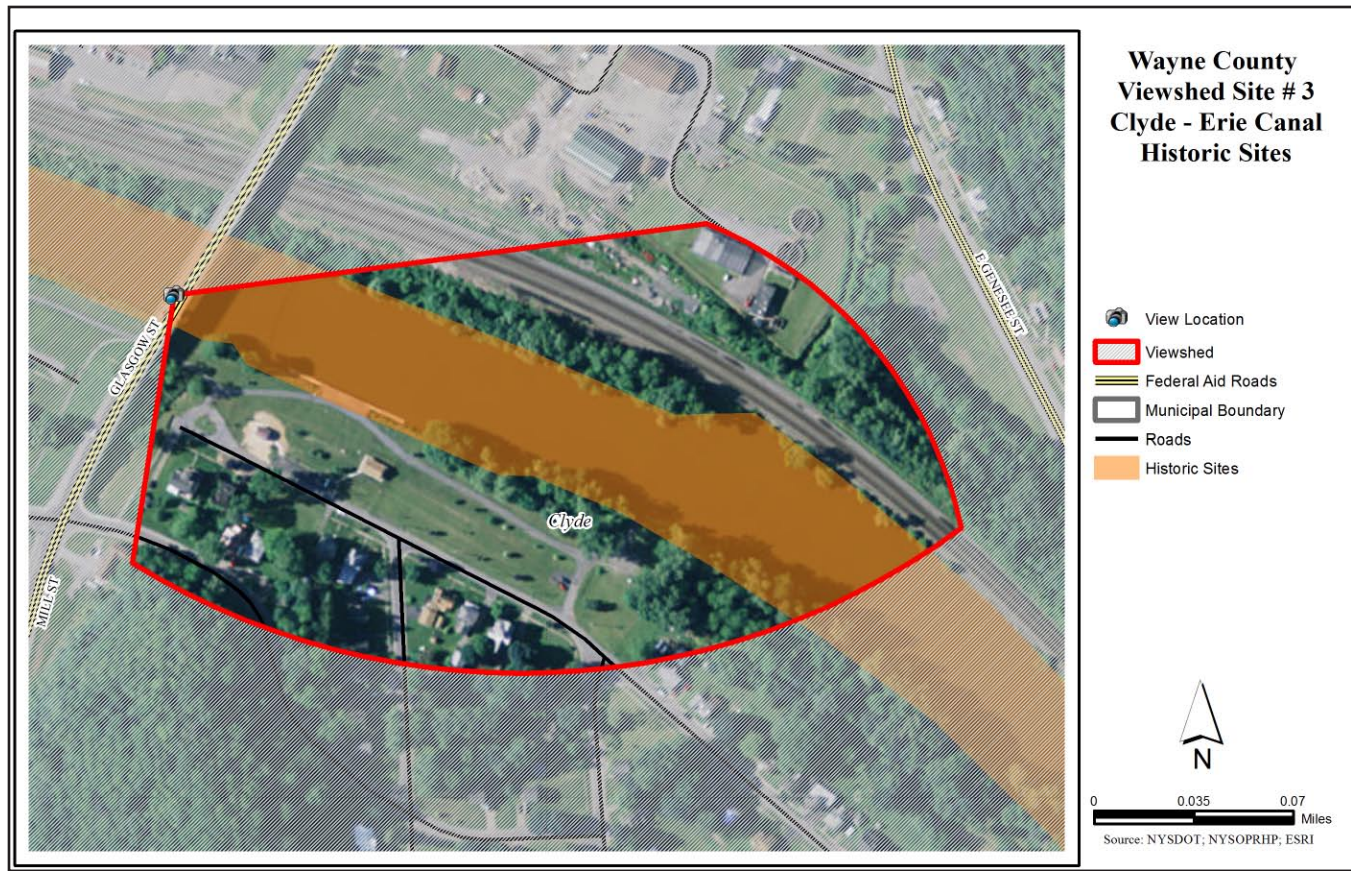


Site Description - Clyde - Erie Canal	
Location: Address or closest intersection	NYS Rte. 414 over the NYS Canal, Village of Clyde
Geographic Coordinates	43.0810508, -76.8717263
Category or Categories	land use, water
Description	view of the Erie Canal from Rte. 414 bridge
Public Value	high
Scenic Category	enclosed
Scenic Character	nature, rural development
Scenic Elements - Cultural	historic landmarks and monuments, heritage icons, settlements
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	
Scenic Elements - Landform	
Scenic Elements - Water	canal, working waterfronts, shoreline residential
Scenic Elements - Land use	parks
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	from east to south (approximately)









Wayne County - Site 4 - Seaway Trail

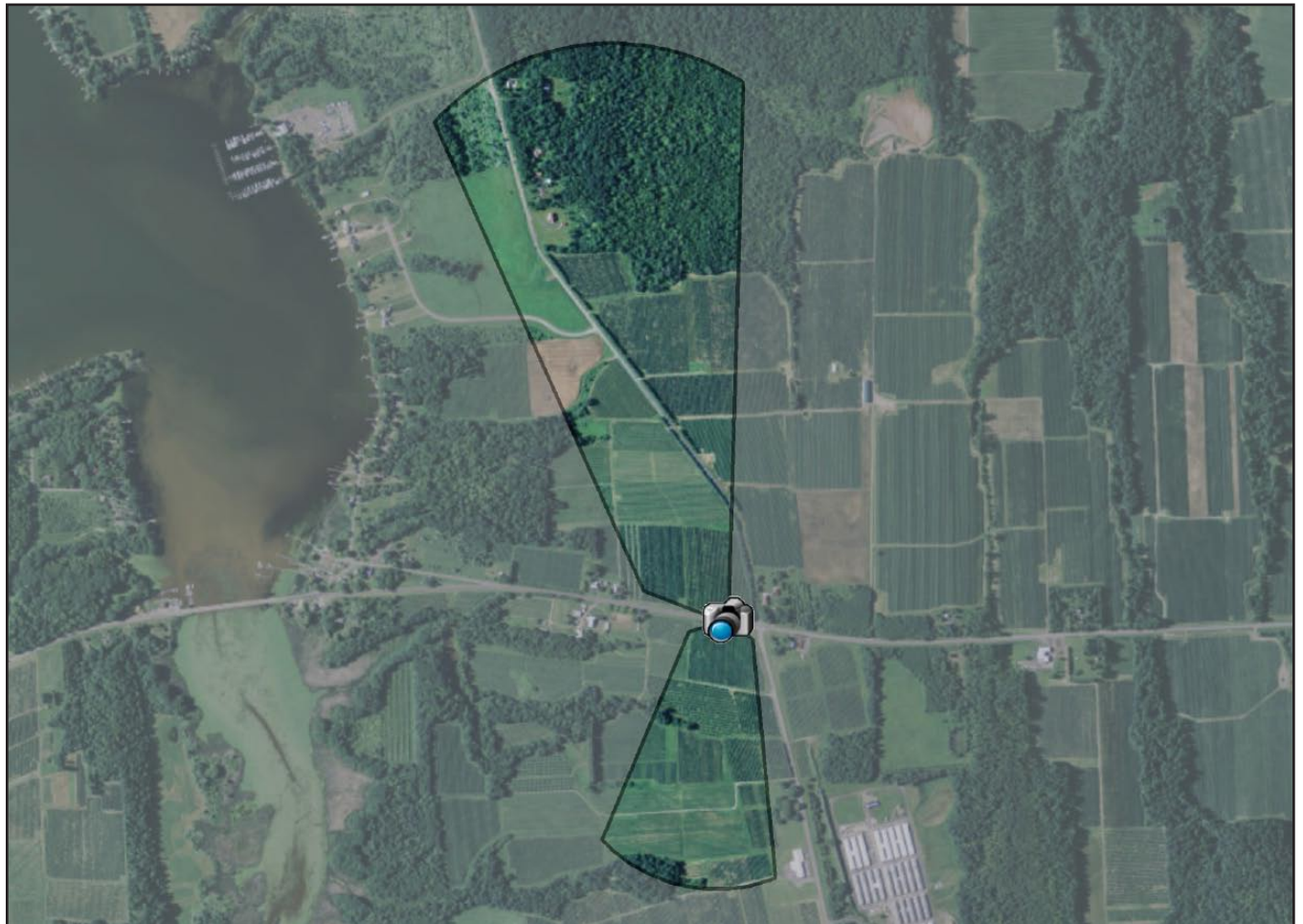
Wayne County

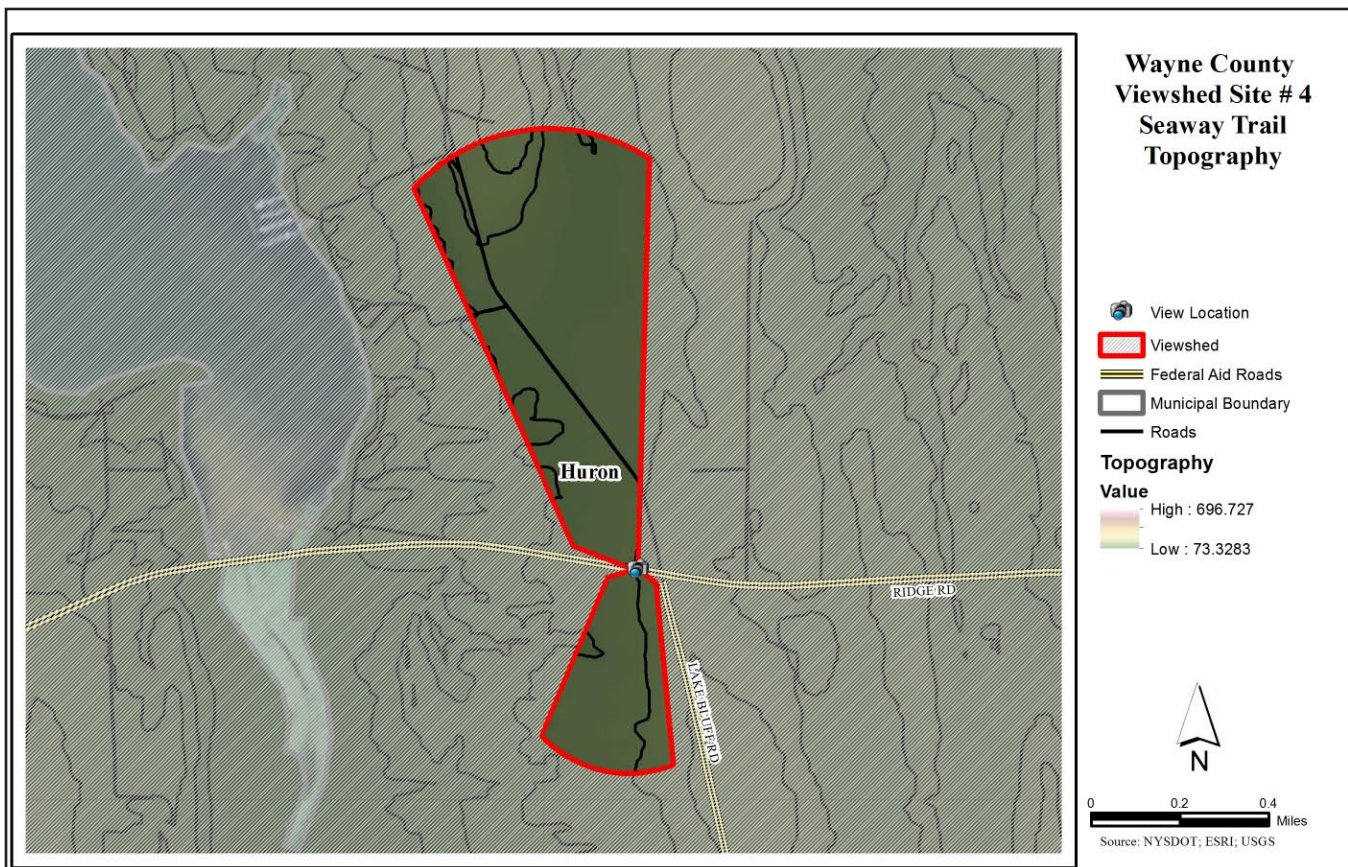
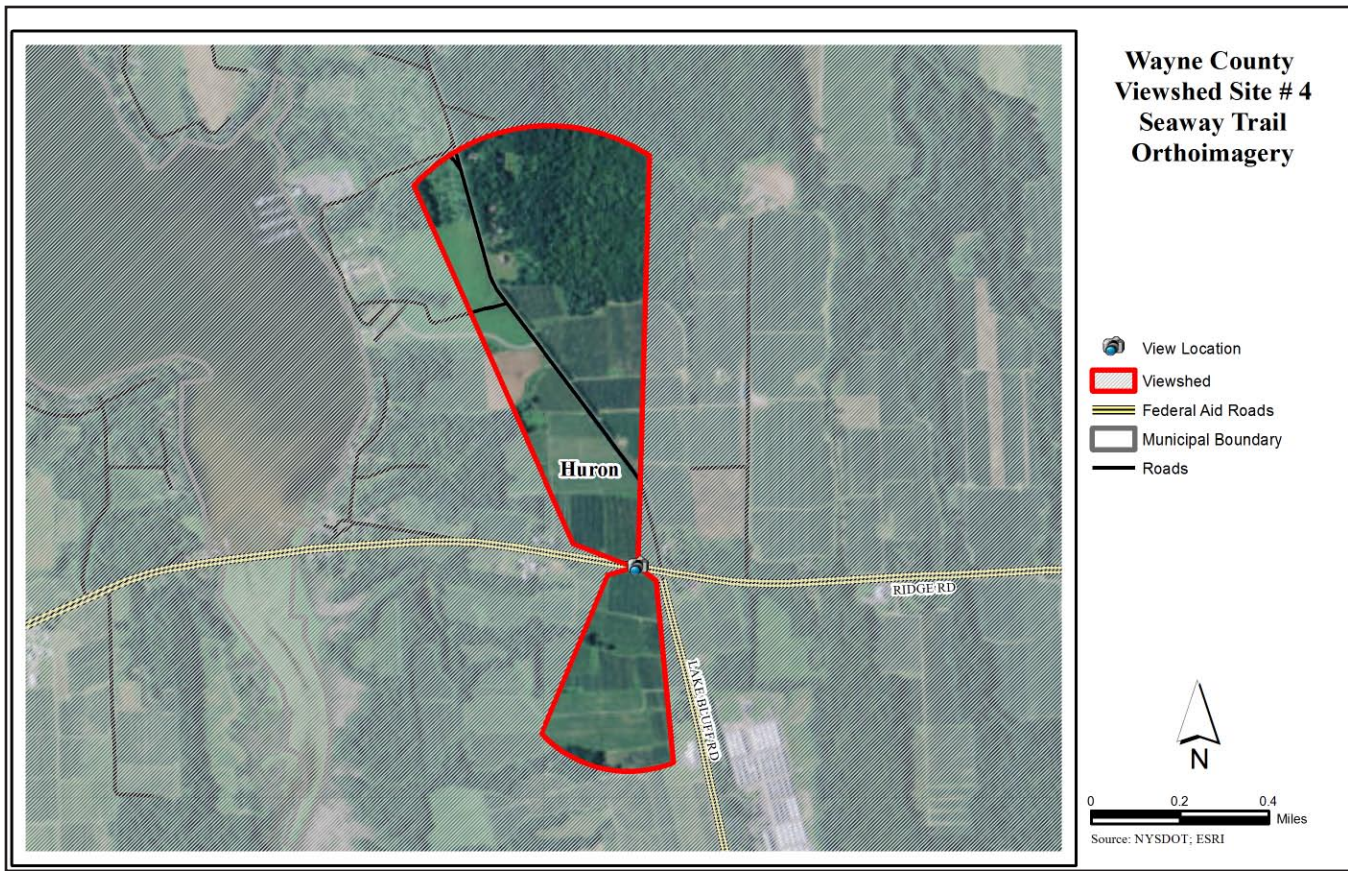
Site 4 - Seaway Trail

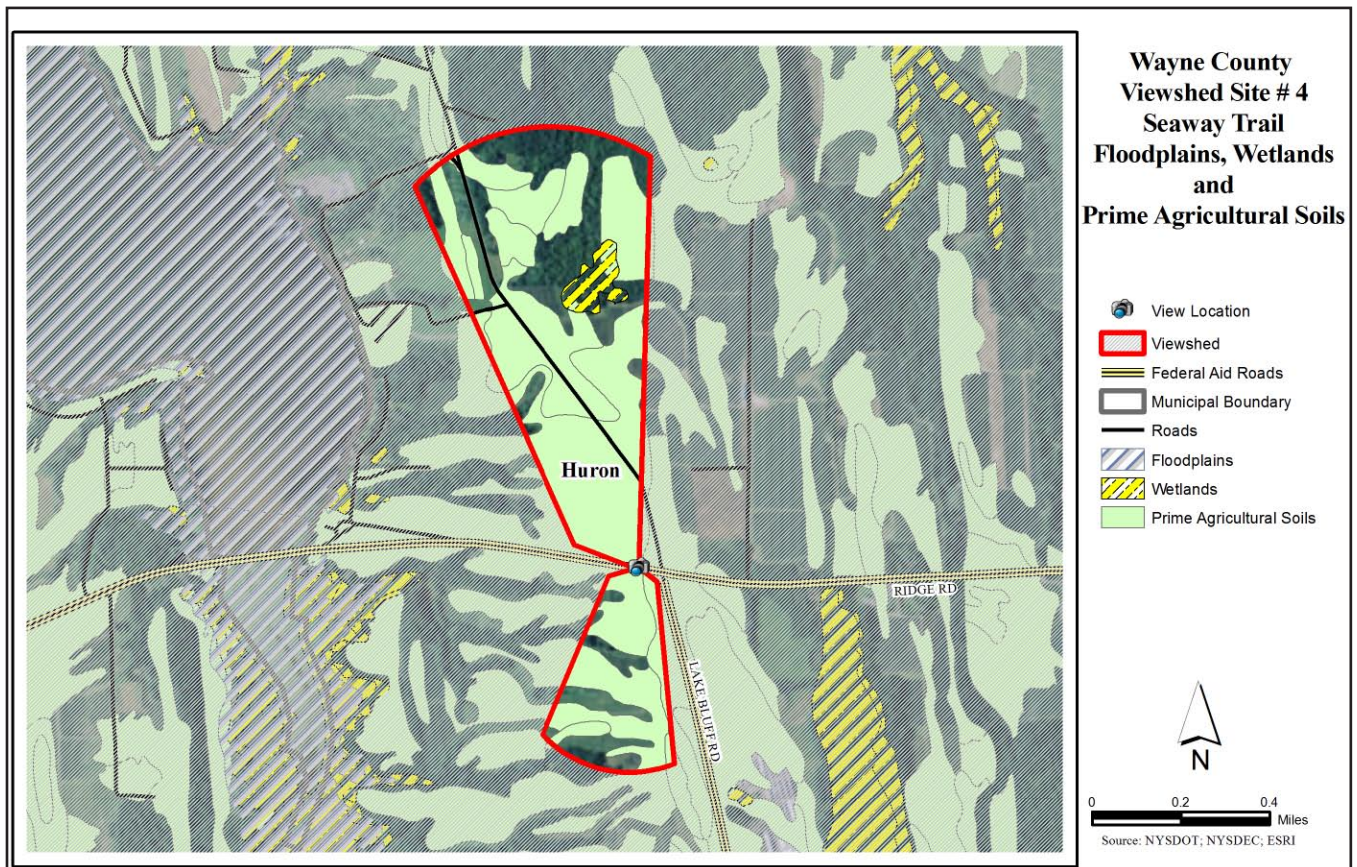
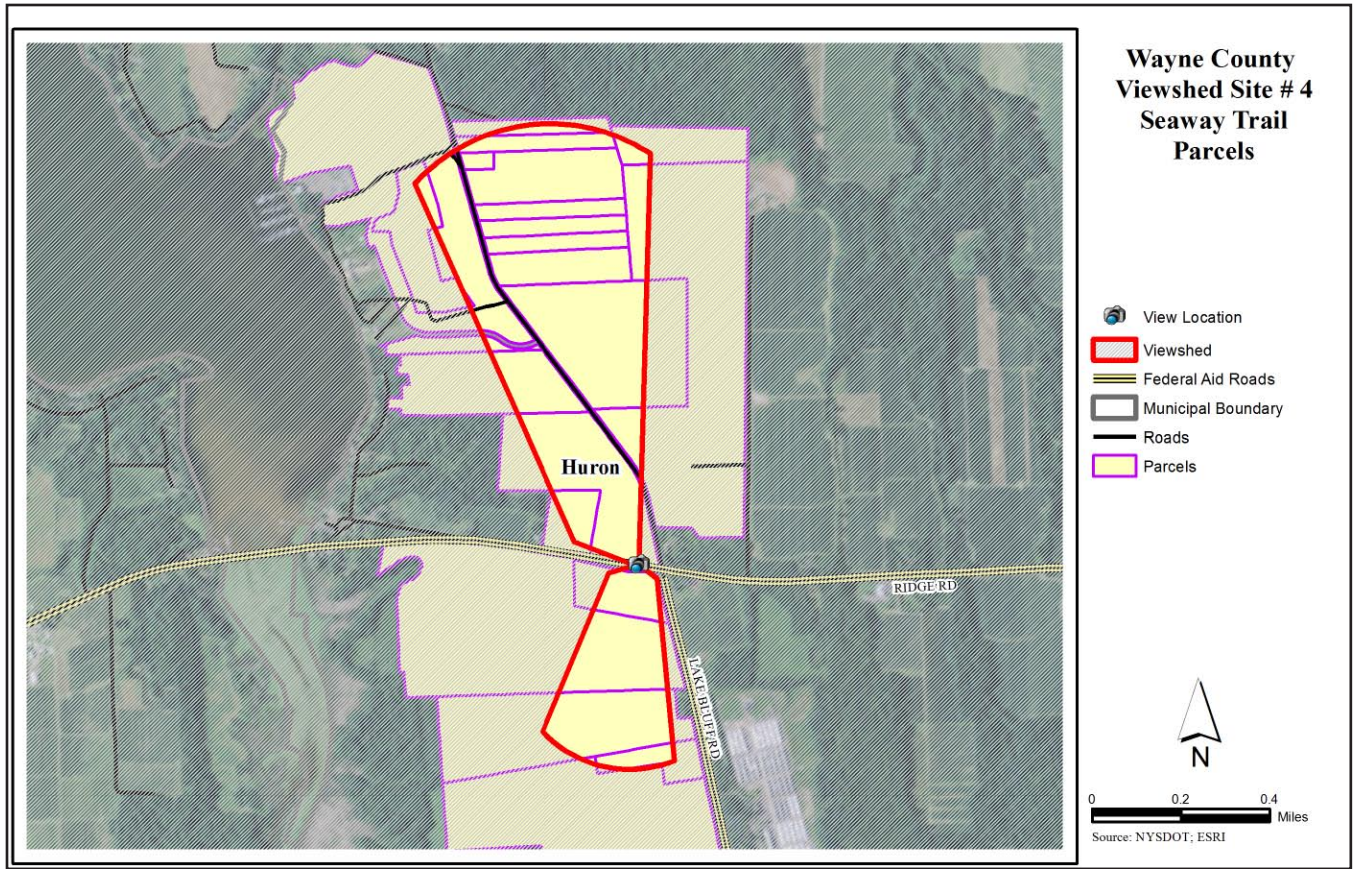
This site features views of an apple farm (Thomas Farms) and a rural agricultural landscape along the Seaway Trail.

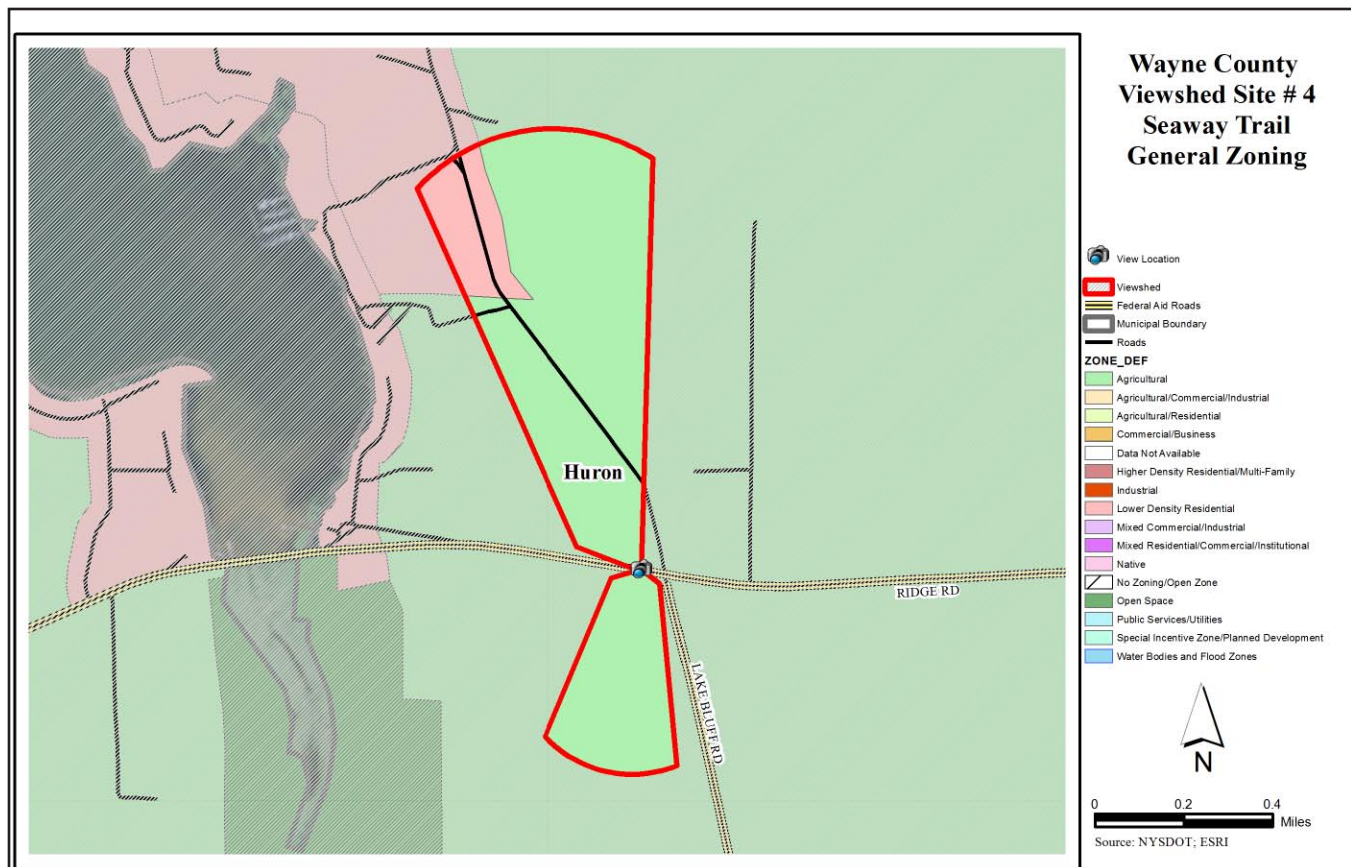
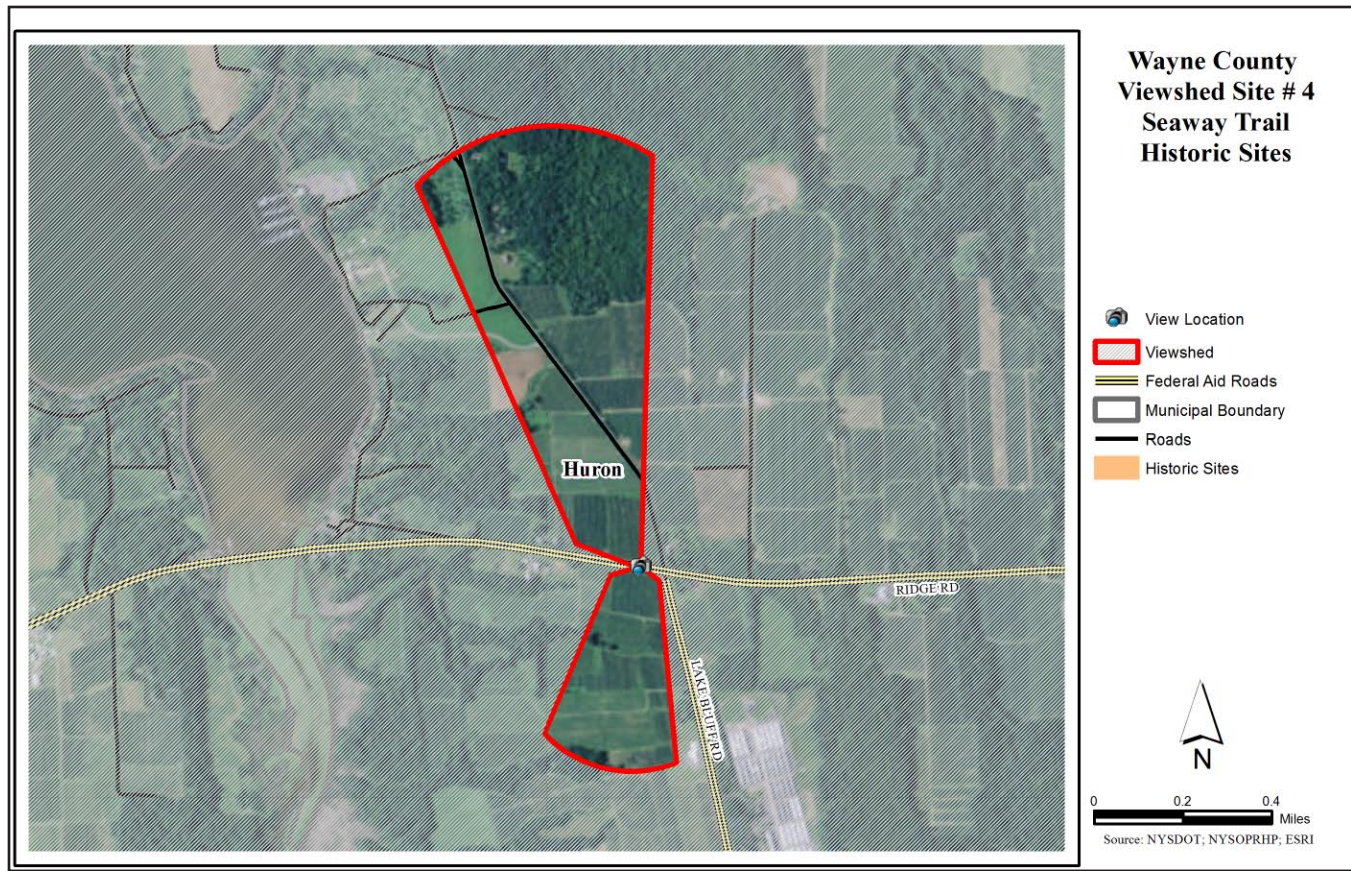


Site Description - Seaway Trail	
Location: Address or closest intersection	Ridge Rd. approx. 250 ft. west of Lake Bluff Rd., Town of Huron
Geographic Coordinates	43.2233212, -76.9111455
Category or Categories	natural
Description	view of apple farm and rural landscape
Public Value	moderate
Scenic Category	panorama
Scenic Character	agriculture, nature, groomed
Scenic Elements - Cultural	farming and pasture landscapes, orchard
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	texture
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	two views - one from south to southwest, the other from north to northwest









Wayne County - Site 5 - Sodus Point

Wayne County

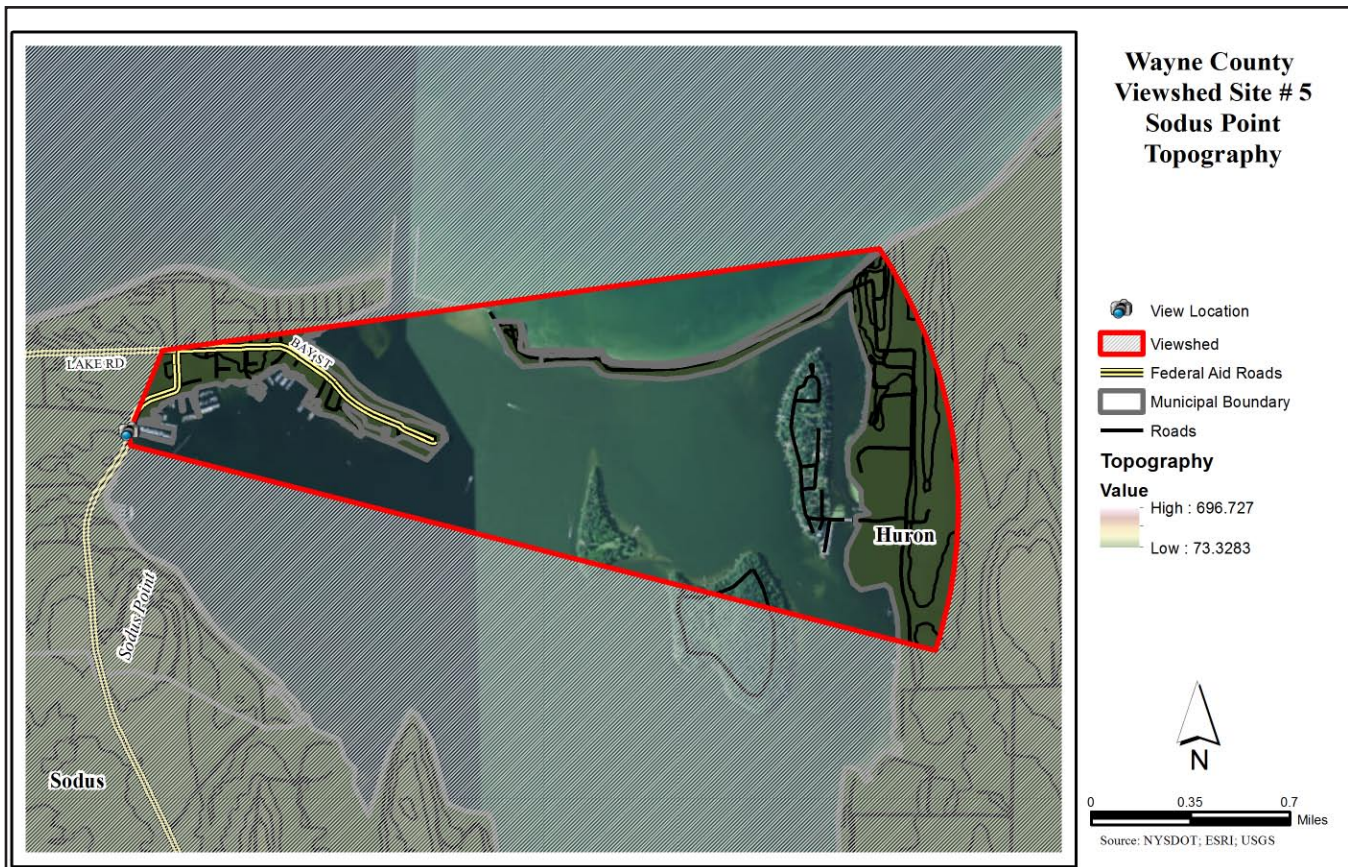
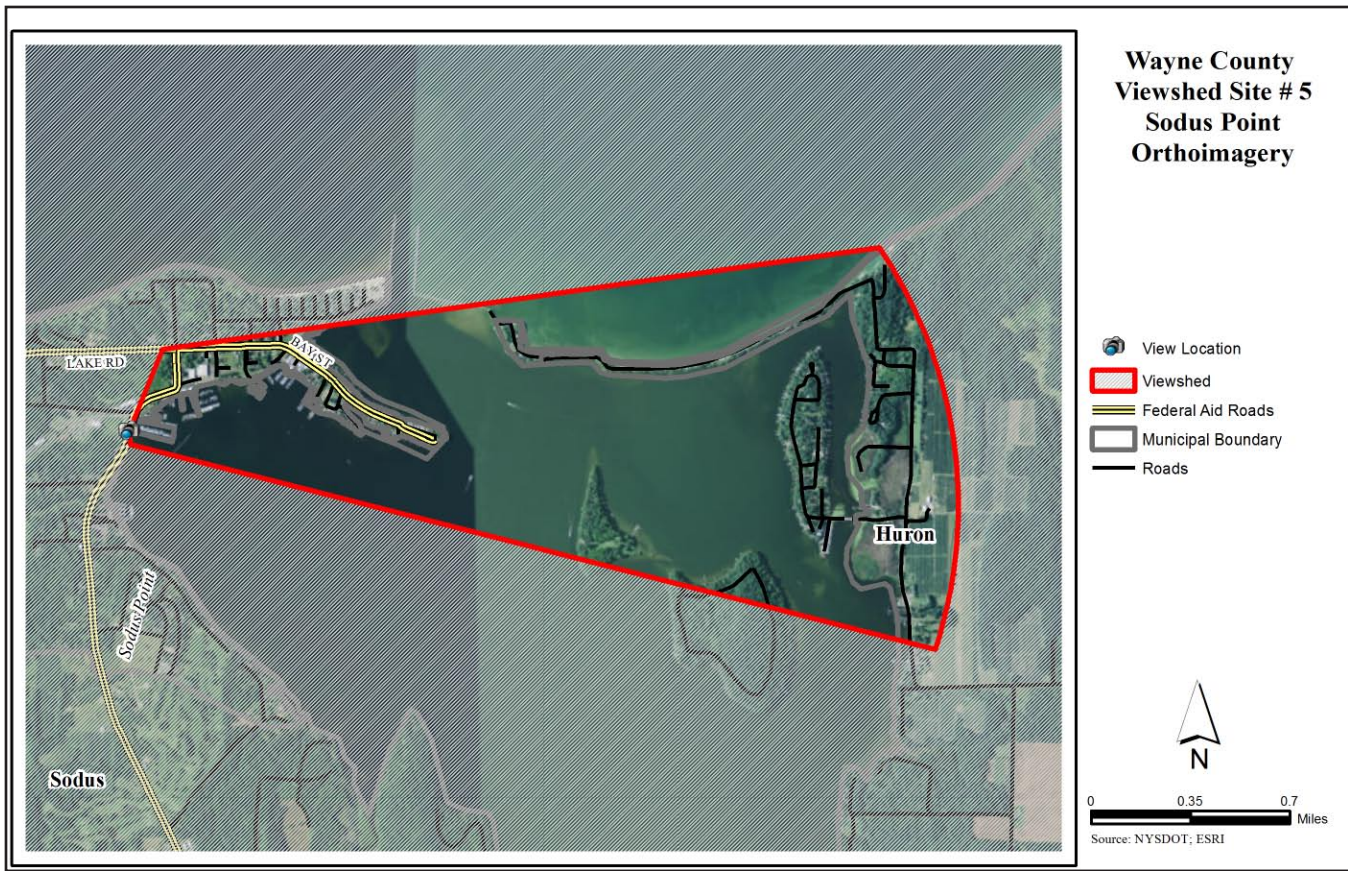
Site 5 - Sodus Point

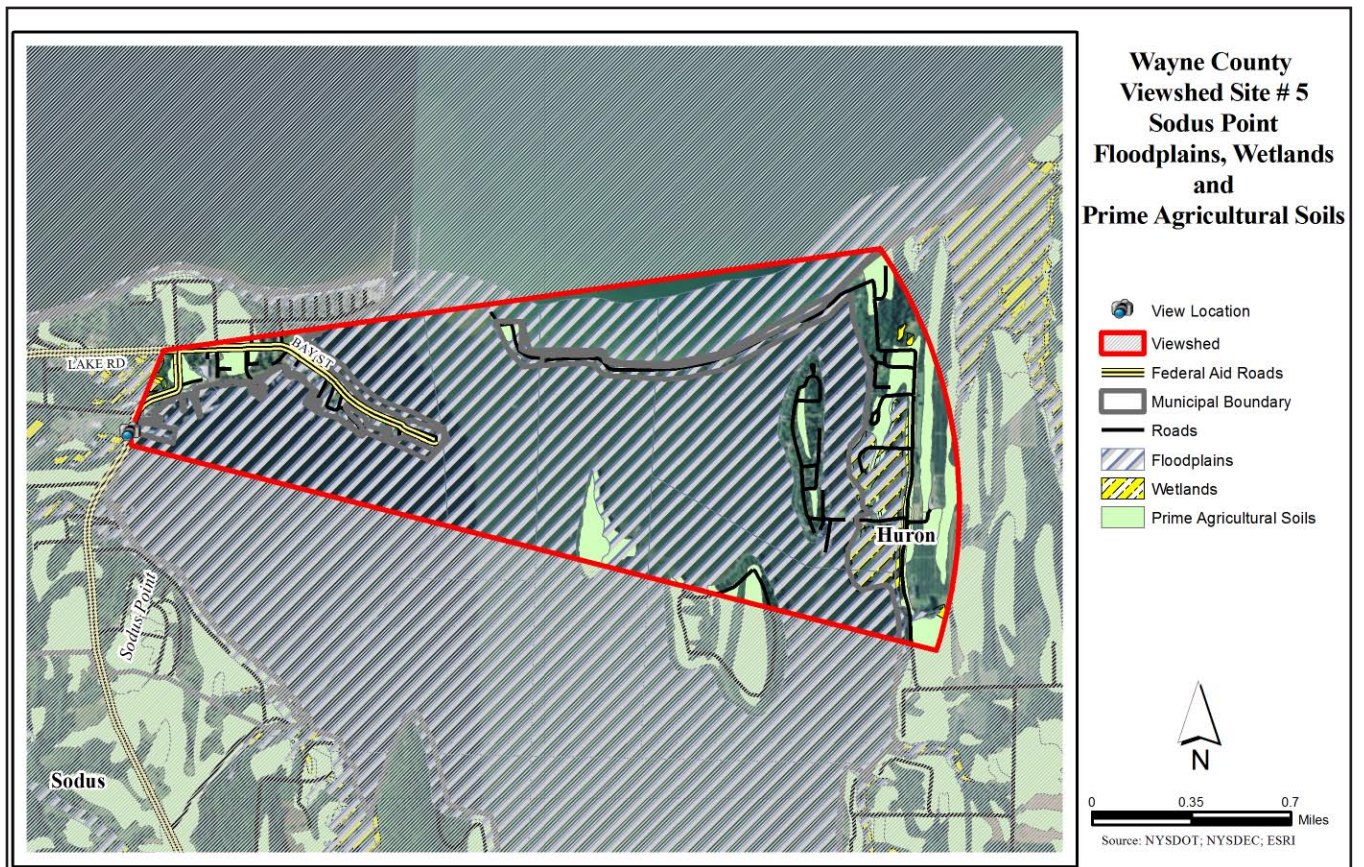
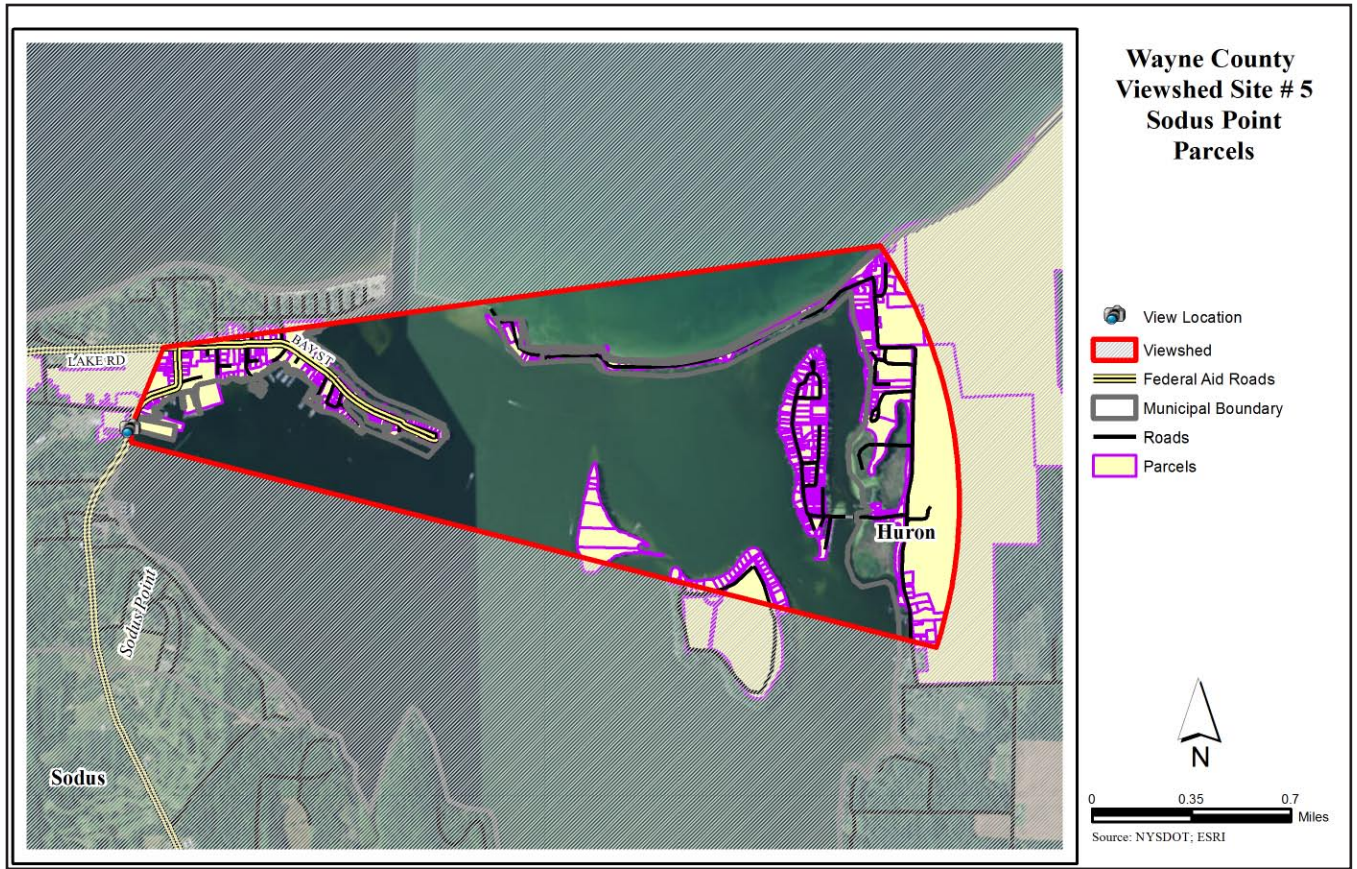
The Sodus Point viewshed includes views of working waterfront, and the harbor from the Seaway Trail. This location was also identified as a “scenic resource and important vista” in the Sodus Point Local Waterfront Revitalization Program (2012).

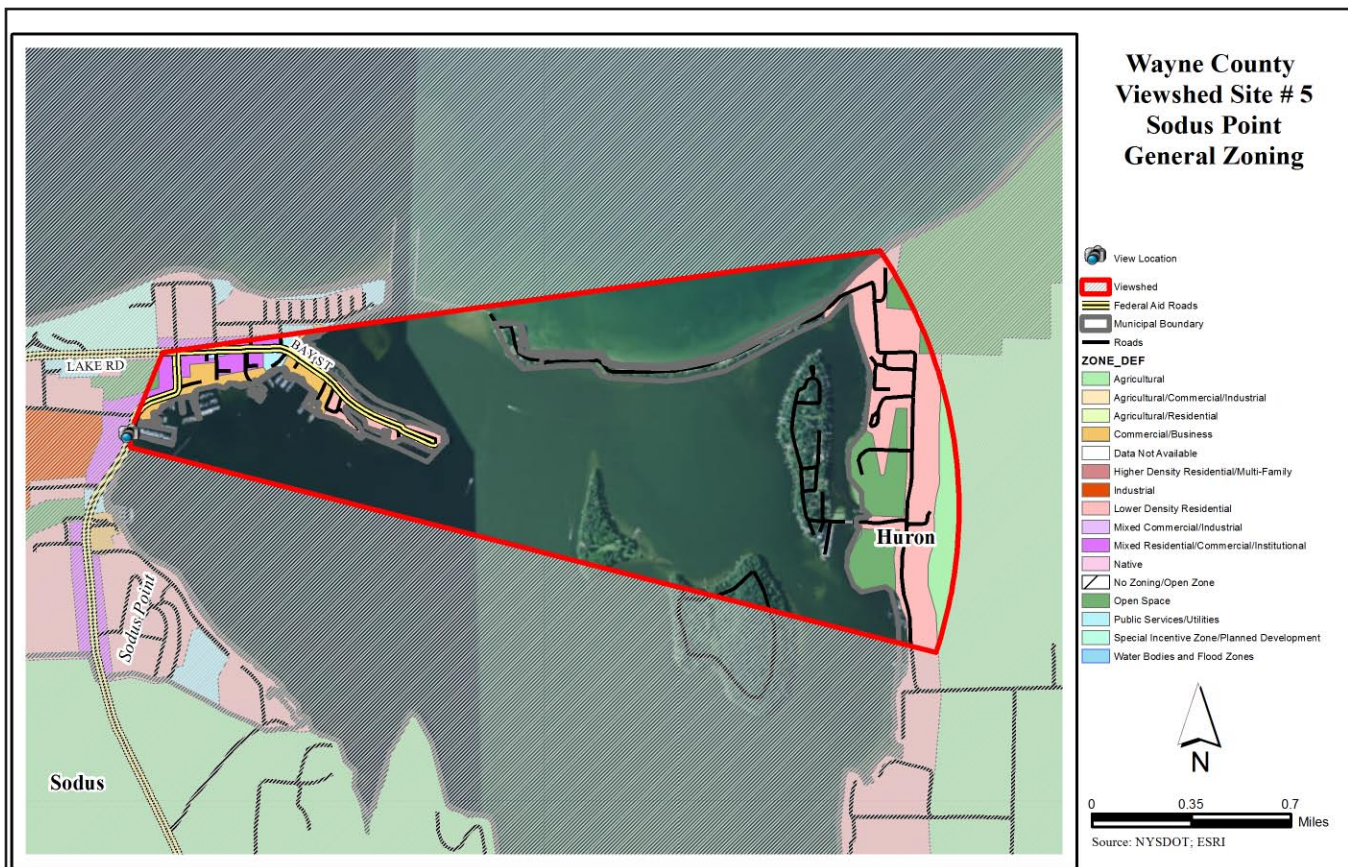
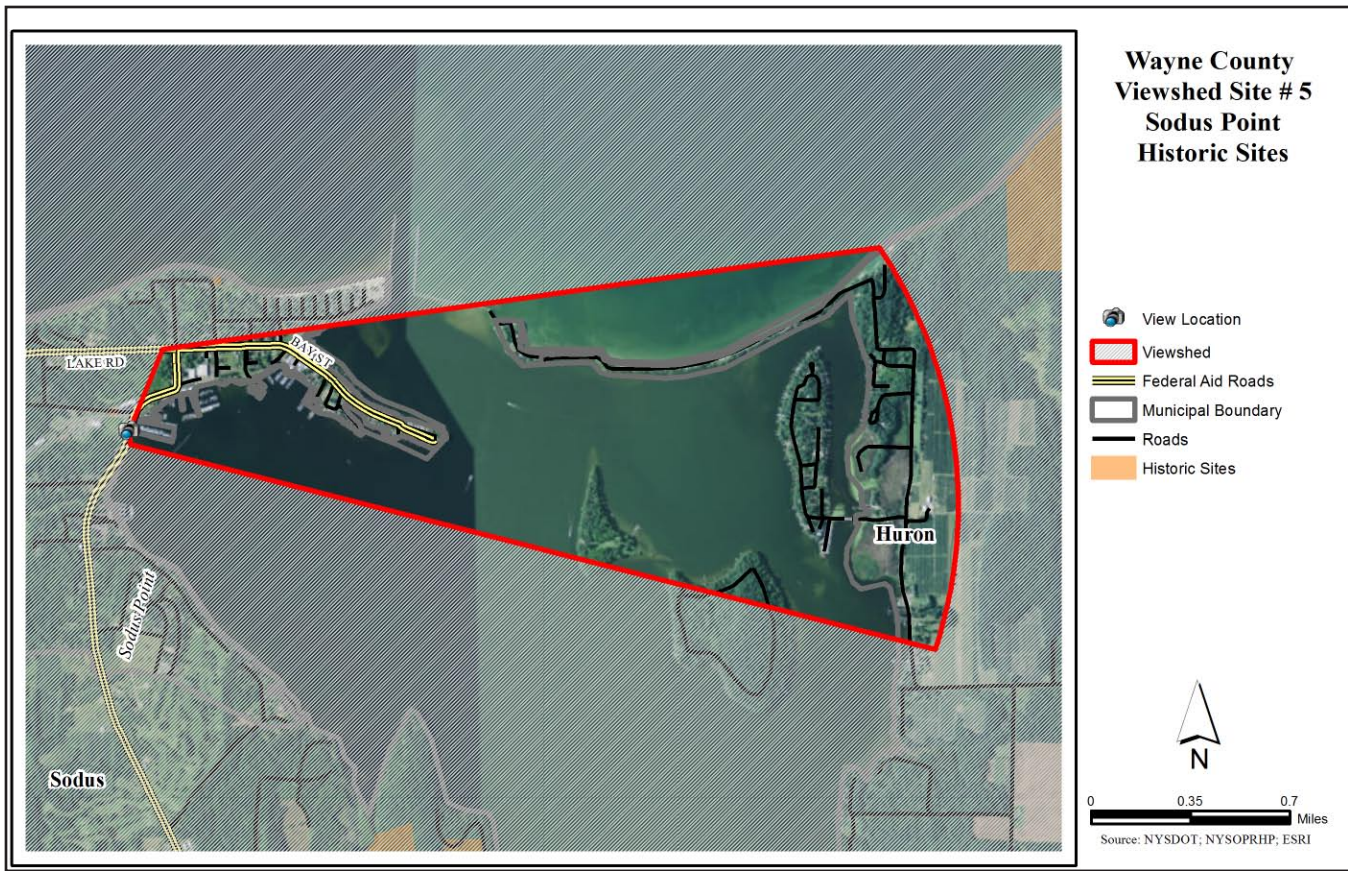


Site Description - Sodus Point	
Location: Address or closest intersection	NYS Rte. 14, approx. 350 ft. south of Sentelle St., Village of Sodus Point
Geographic Coordinates	43.2660352, -76.9921477
Category or Categories	water
Description	view of Sodus Point, Sodus Bay and marina
Public Value	high
Scenic Category	panorama
Scenic Character	nature, rural development
Scenic Elements - Cultural	municipal uses, settlements
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	
Scenic Elements - Landform	hilly
Scenic Elements - Water	bay, working waterfronts, shoreline residential
Scenic Elements - Land use	private parcels
Scenic Composition	framed
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	eastern view from northeast to southeast









3

Viewshed Inventory and Analysis

Wyoming County

Genesee County
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Site 6 - Wolcott

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Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
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Wyoming County
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Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

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Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

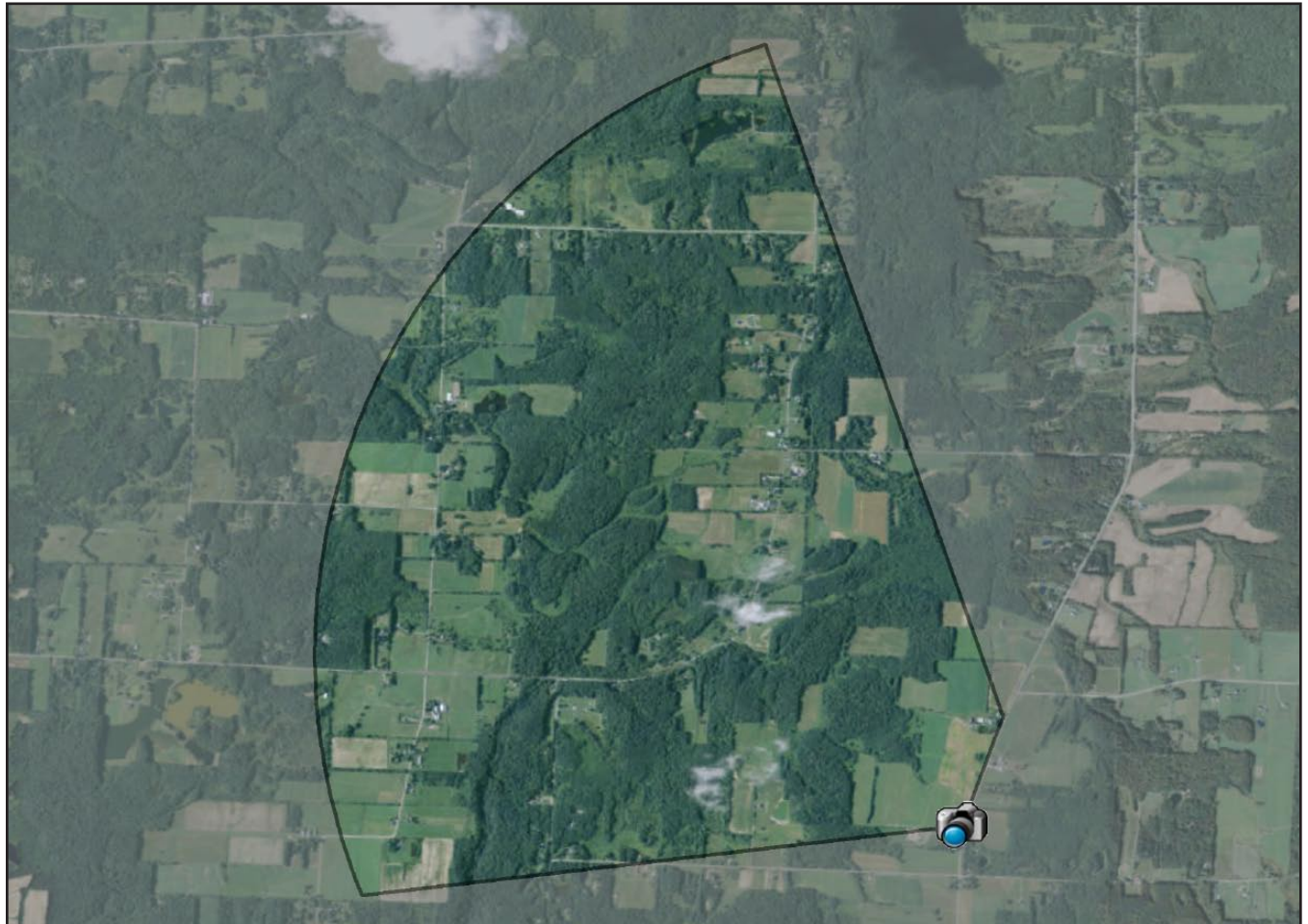
Wyoming County

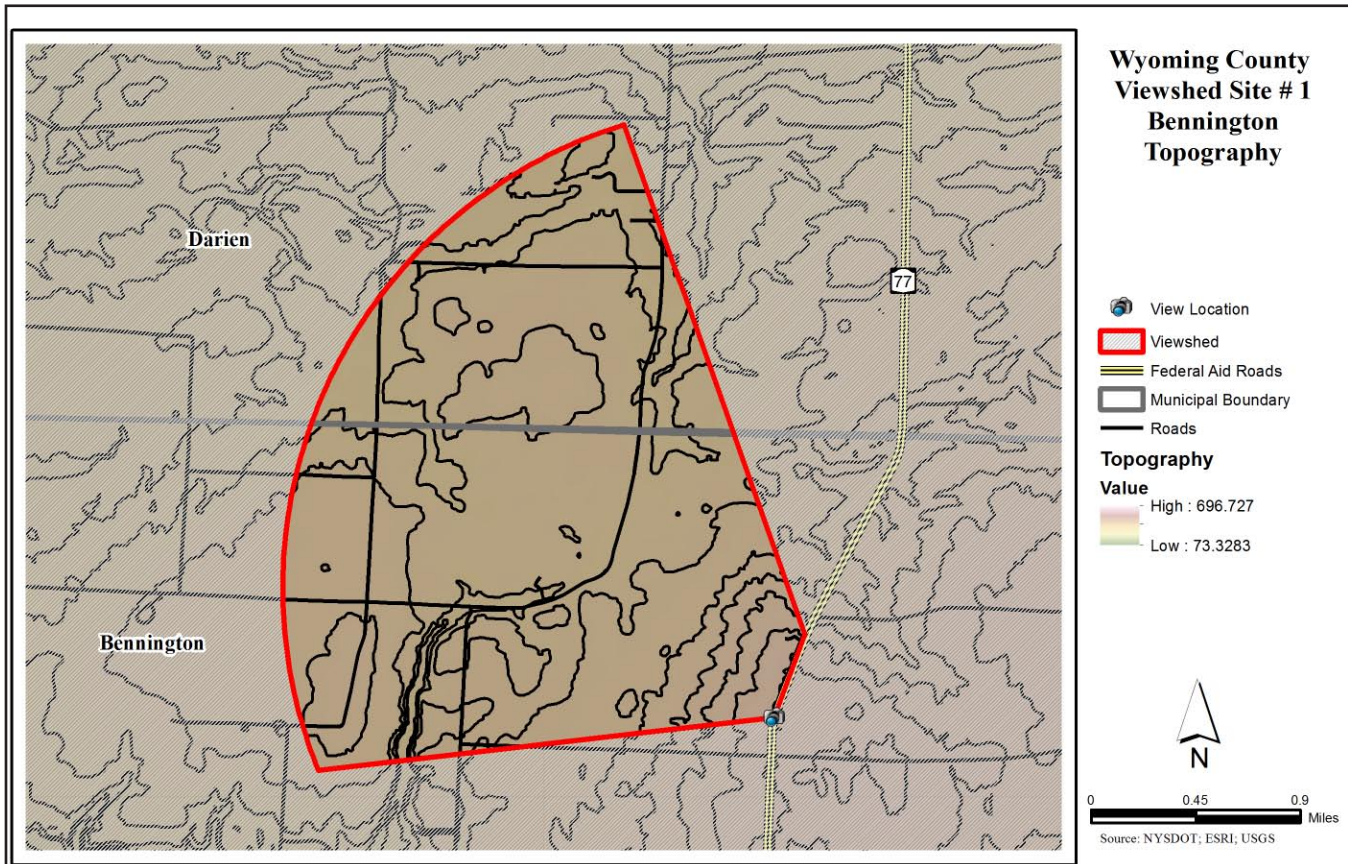
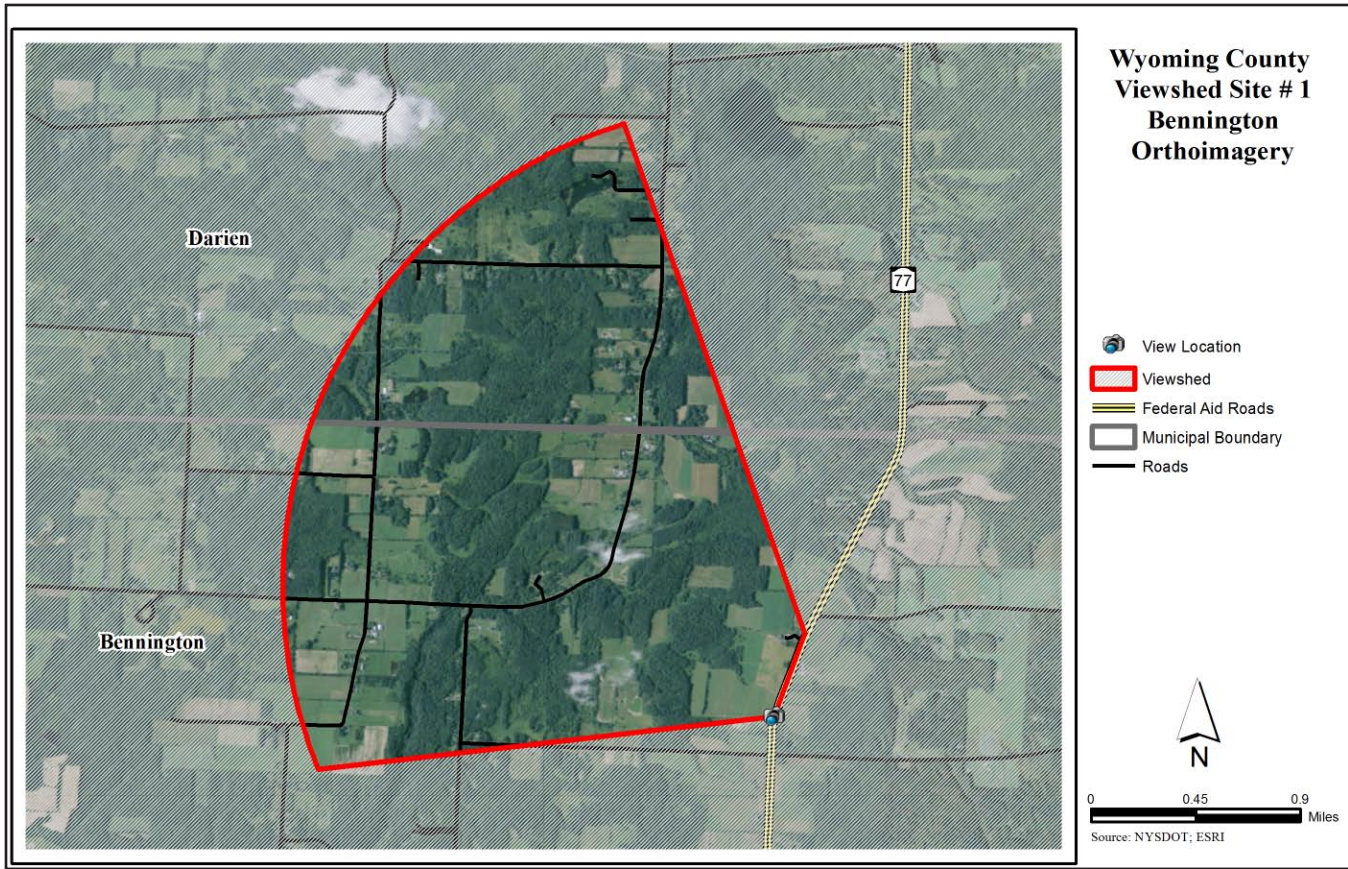
Site 1 - Bennington

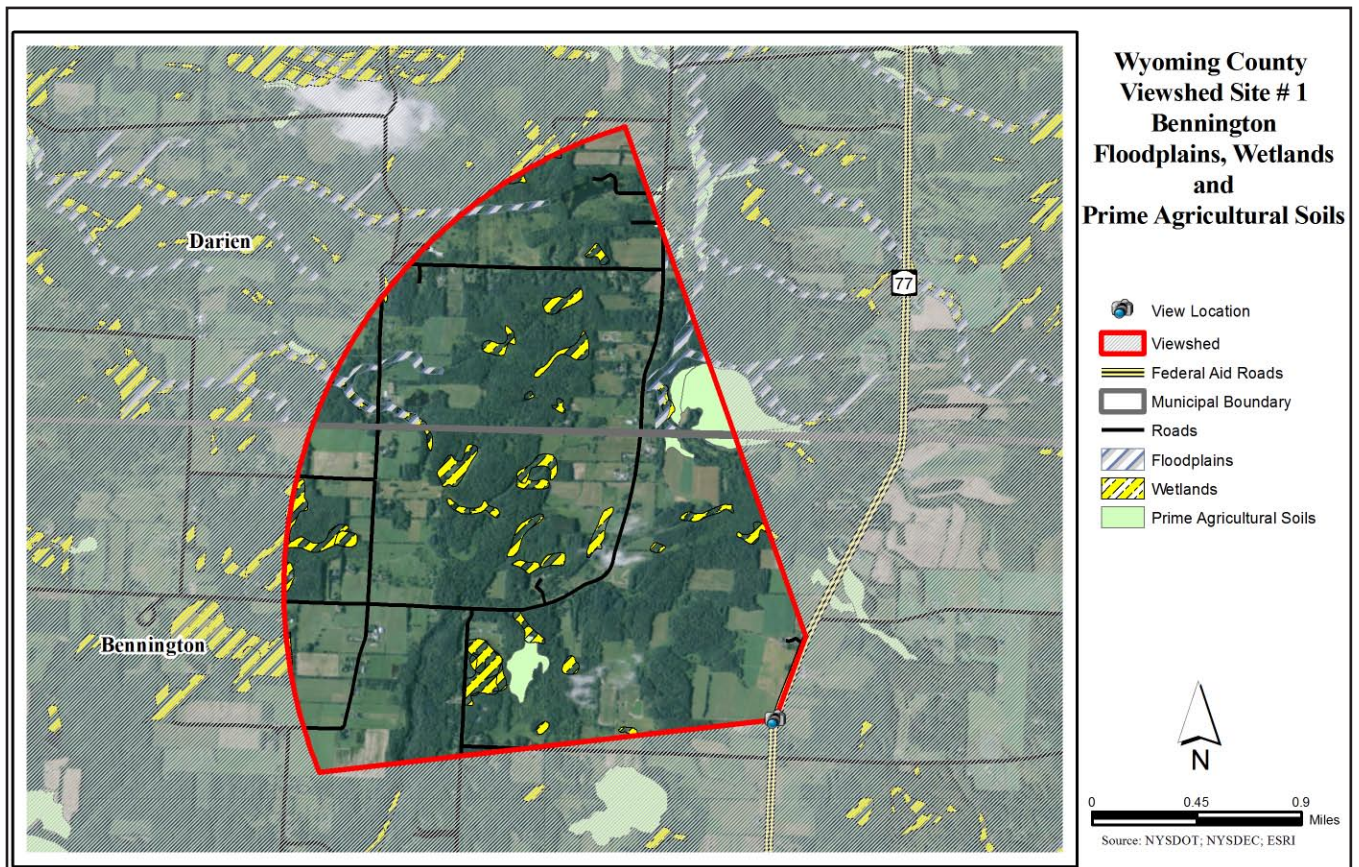
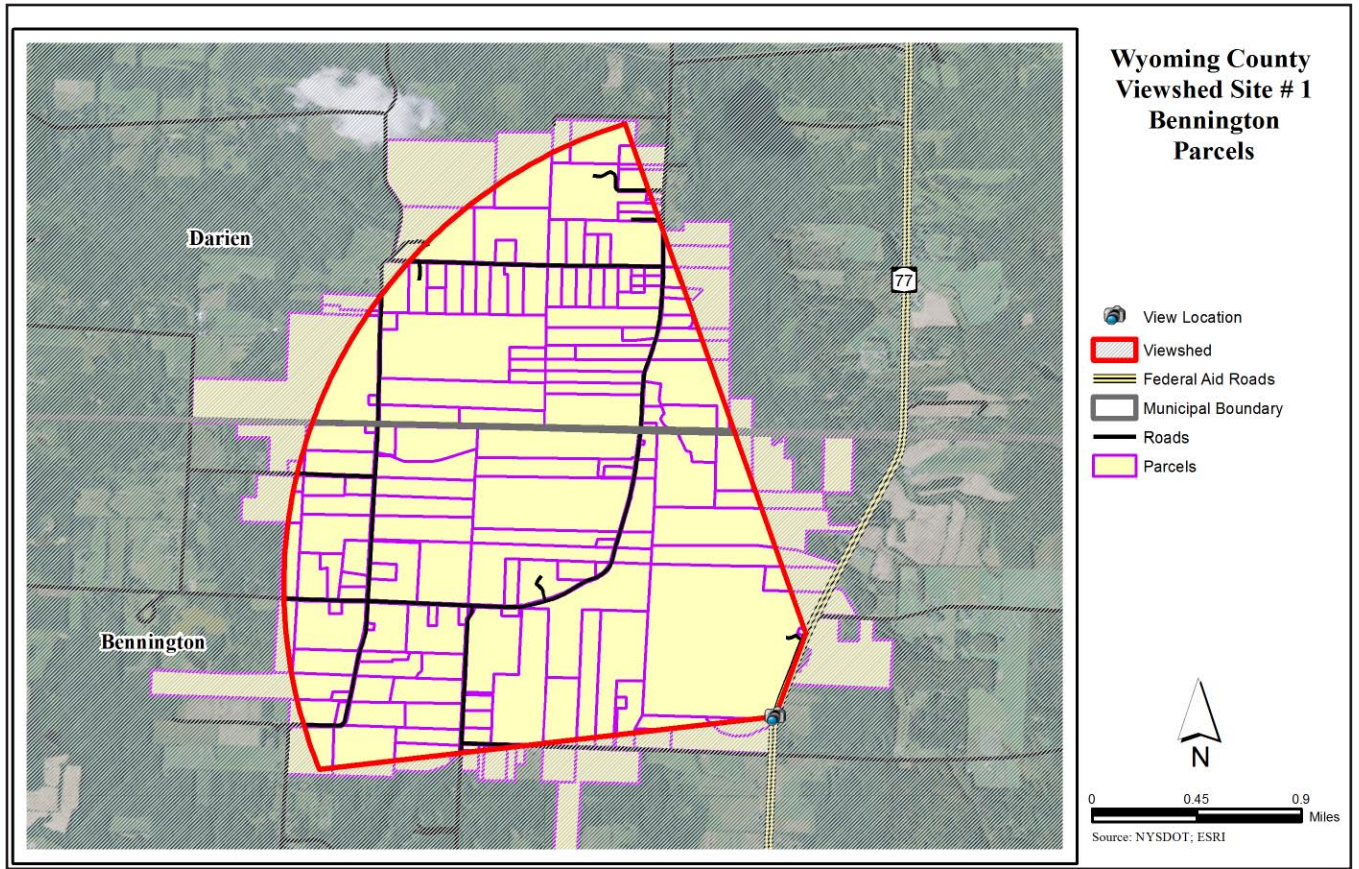
This very unique viewshed in Bennington could potentially be targeted for a scenic overlook. It features a close view of agricultural land but because of its location near the edge of the Allegheny Plateau offers distant views over 50 miles. This area and viewshed could potentially be threatened by development pressure in the future.

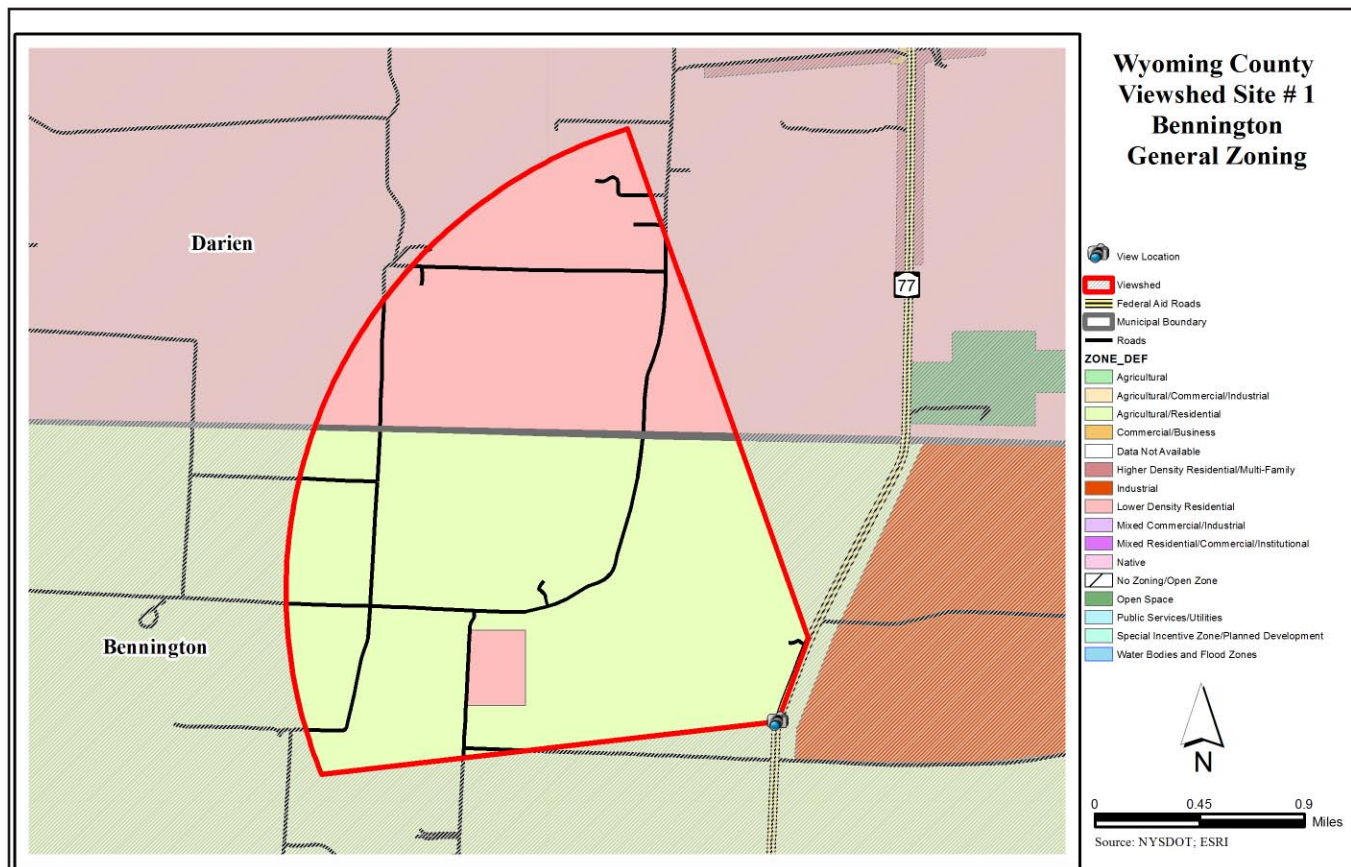
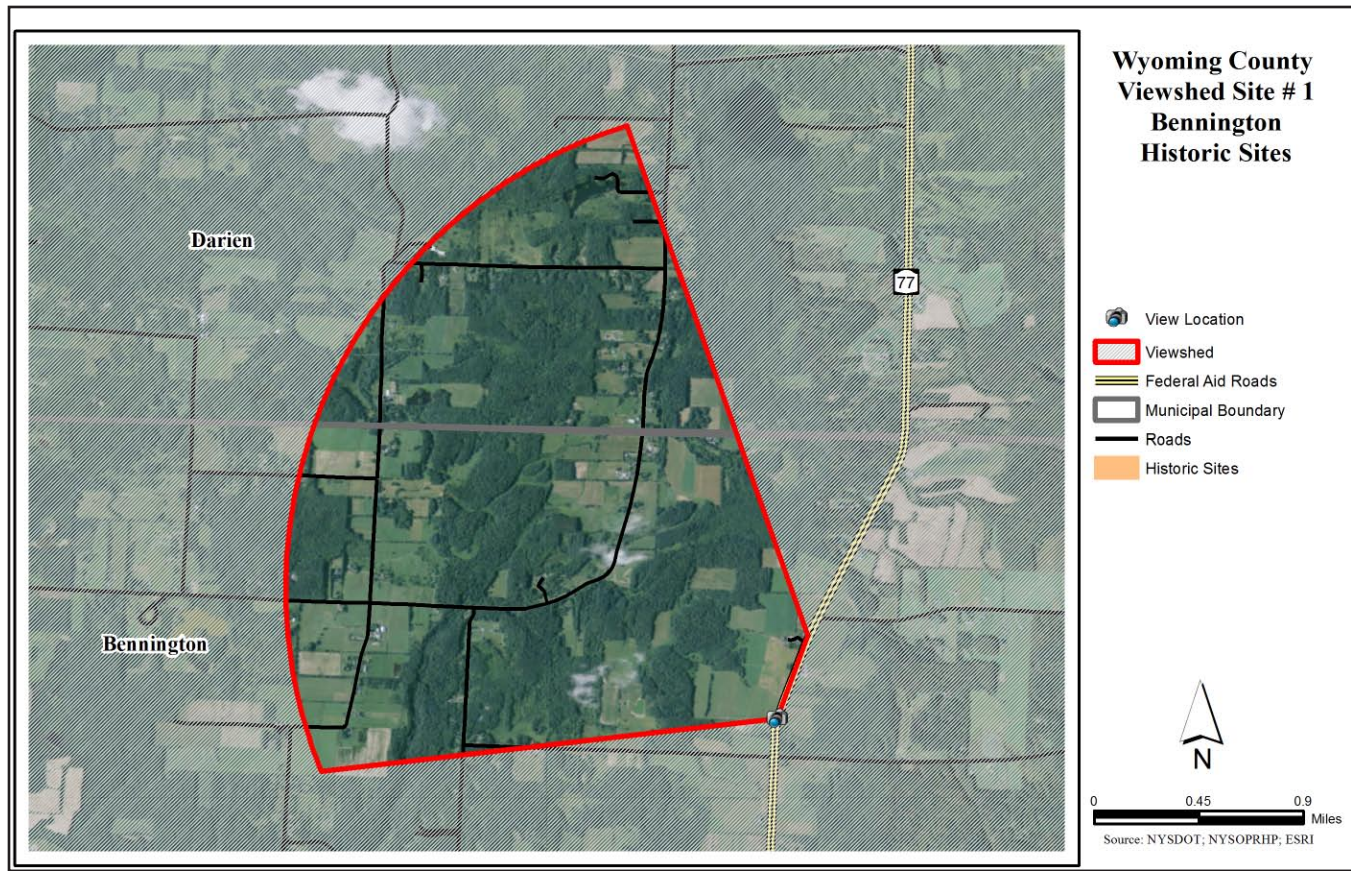


Site Description - Bennington	
Location: Address or closest intersection	Rte. 77 (Alleghany Rd) north of Friedman Rd and Red Brook.
Geographic Coordinates	42.850781, -78.397713
Category or Categories	natural, agriculture
Description	close views of a farm corn field and distant views of the rural landscape
Public Value	very high
Scenic Category	panorama
Scenic Character	agriculture
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	rolling terrain, plateau
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	from west to northwest









Wyoming County - Site 2 - Peoria

Wyoming County

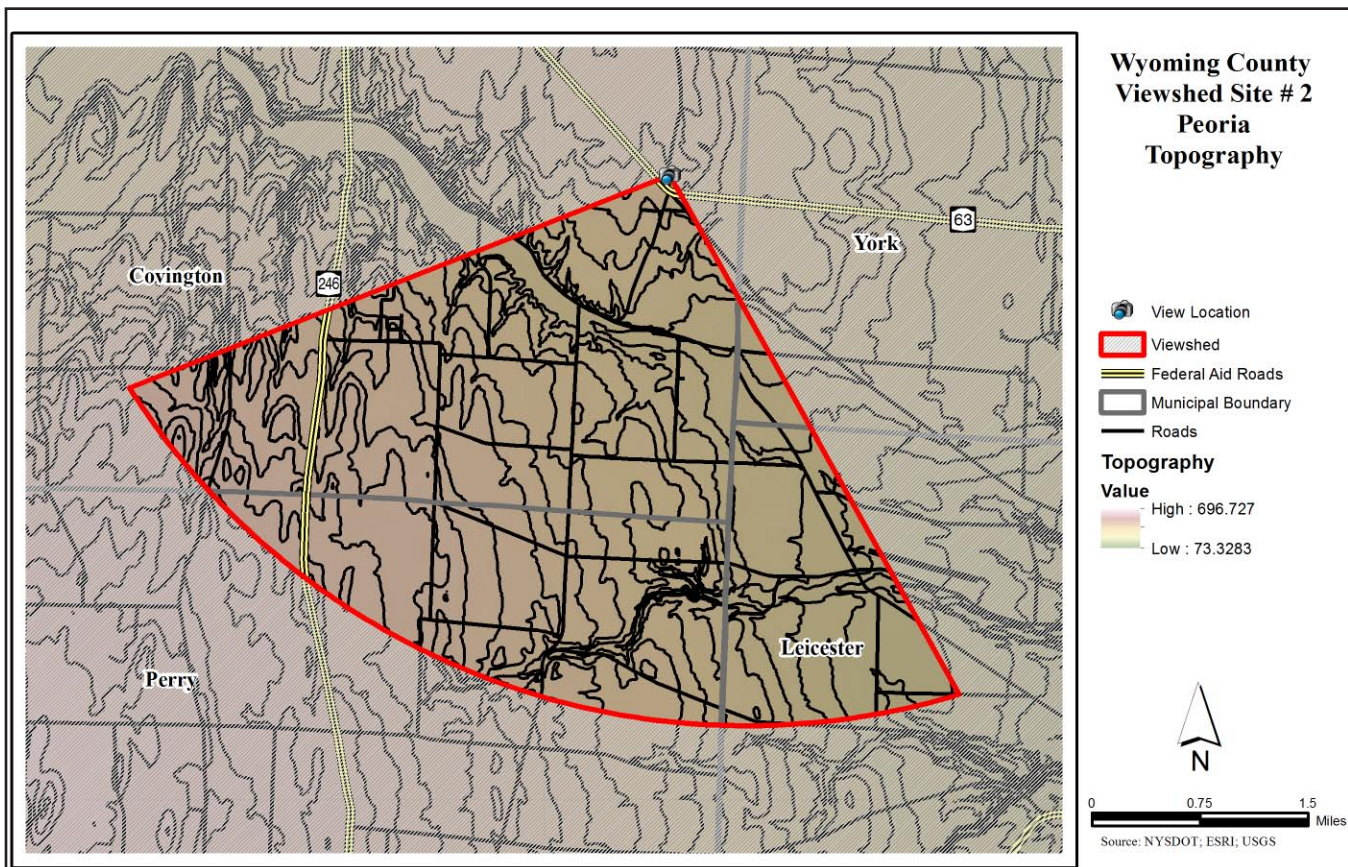
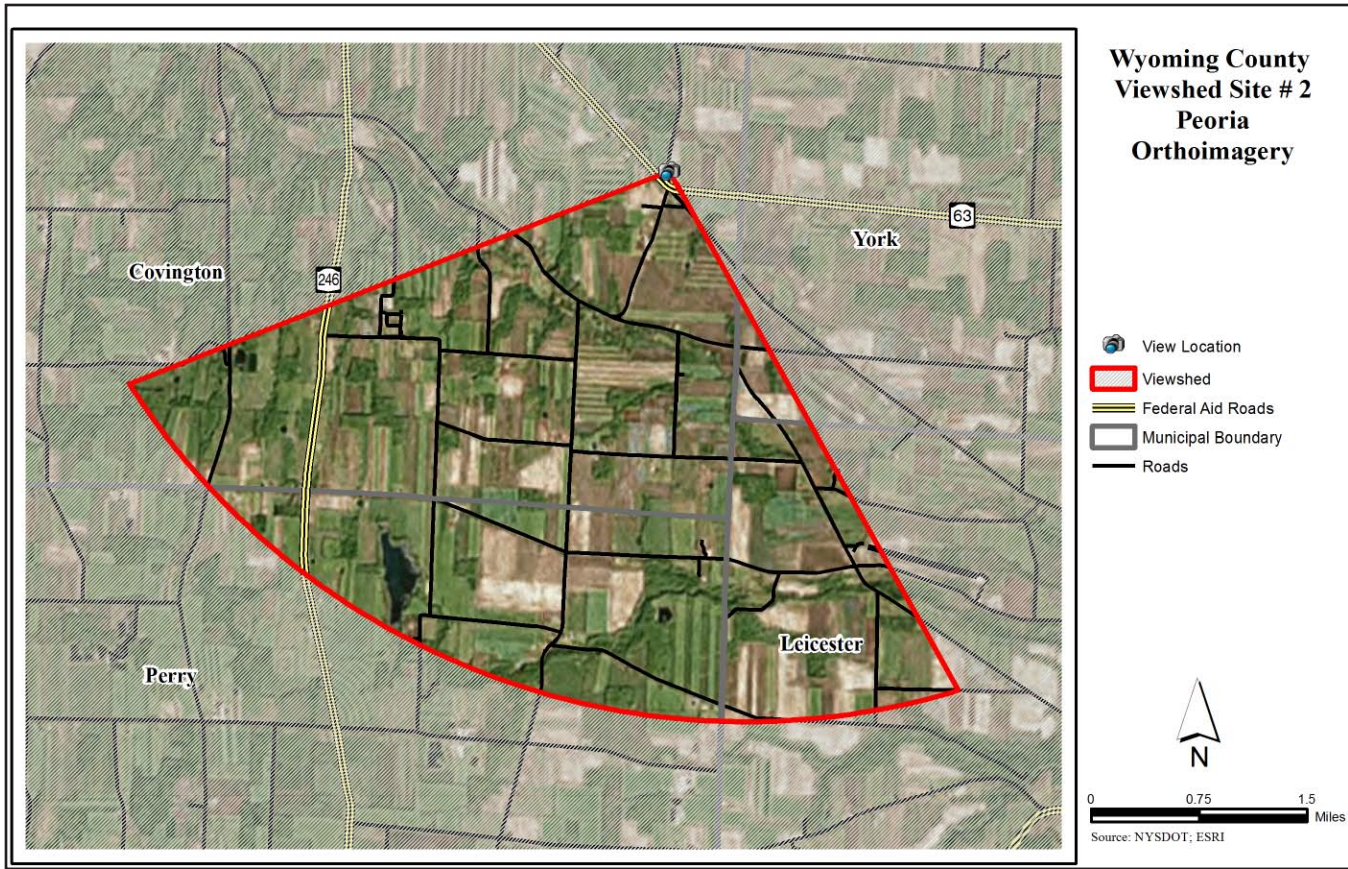
Site 2 - Peoria

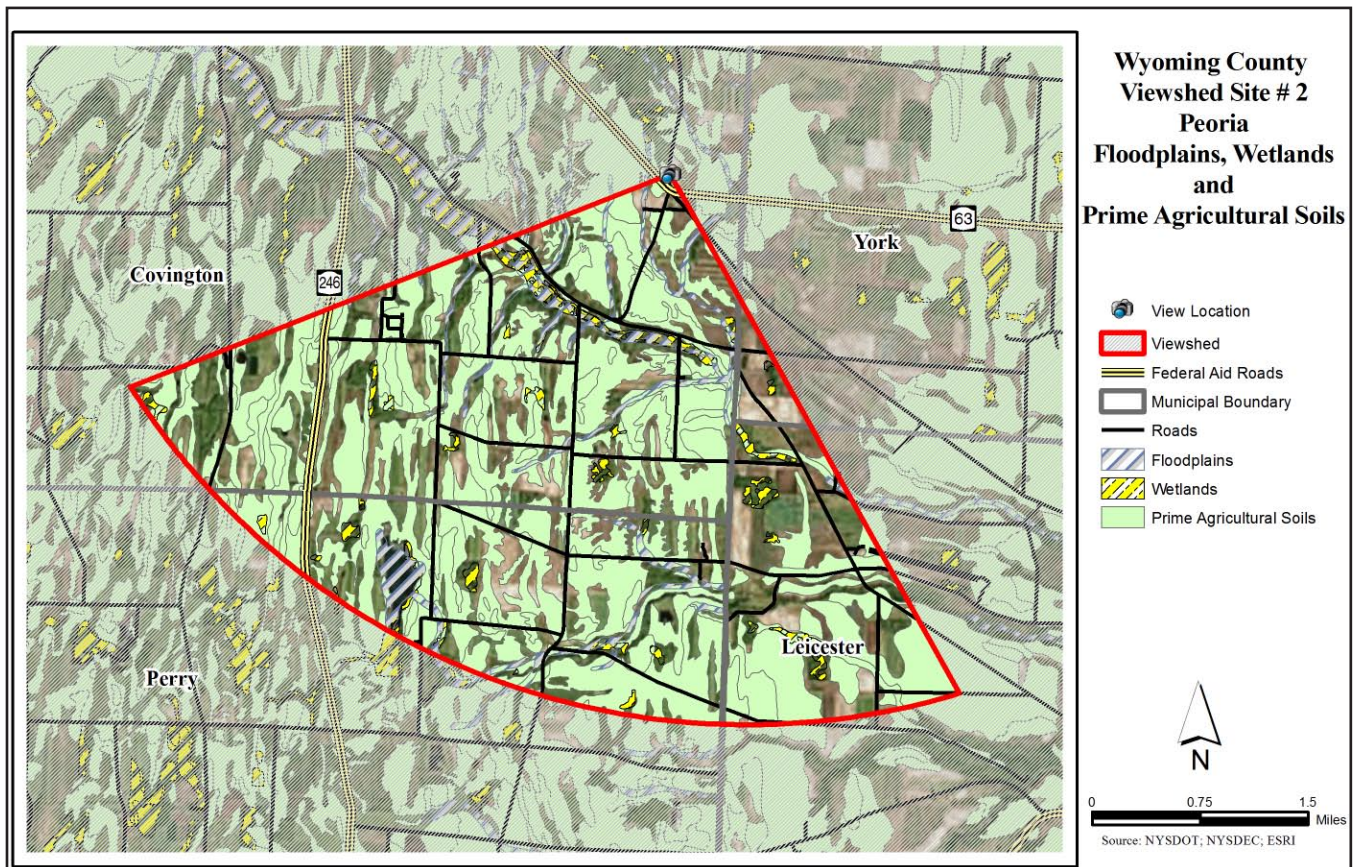
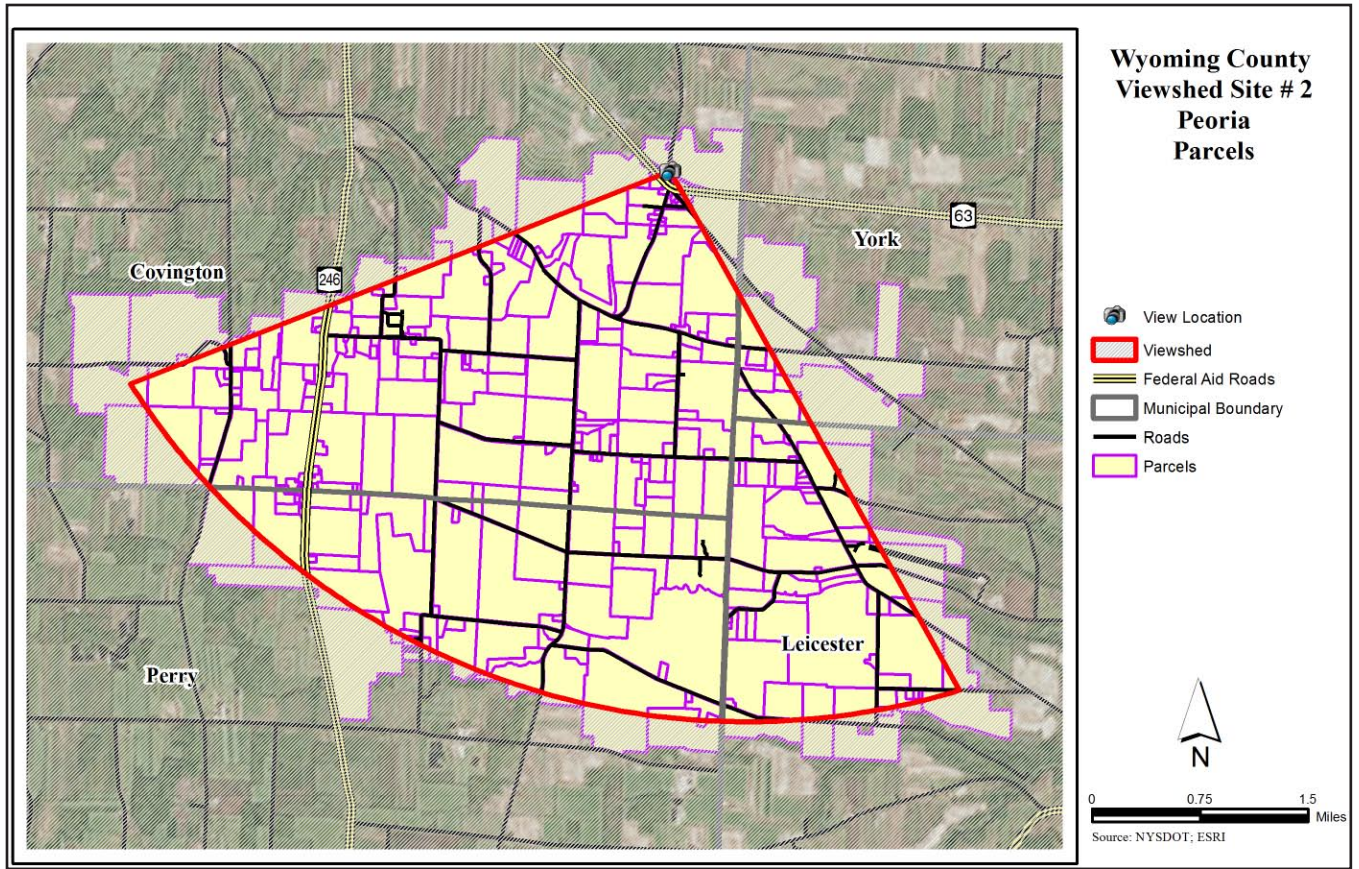
The view from Route 63 and Peoria Road features working farmland as well as a very distant view of rural landscapes and hillsides.

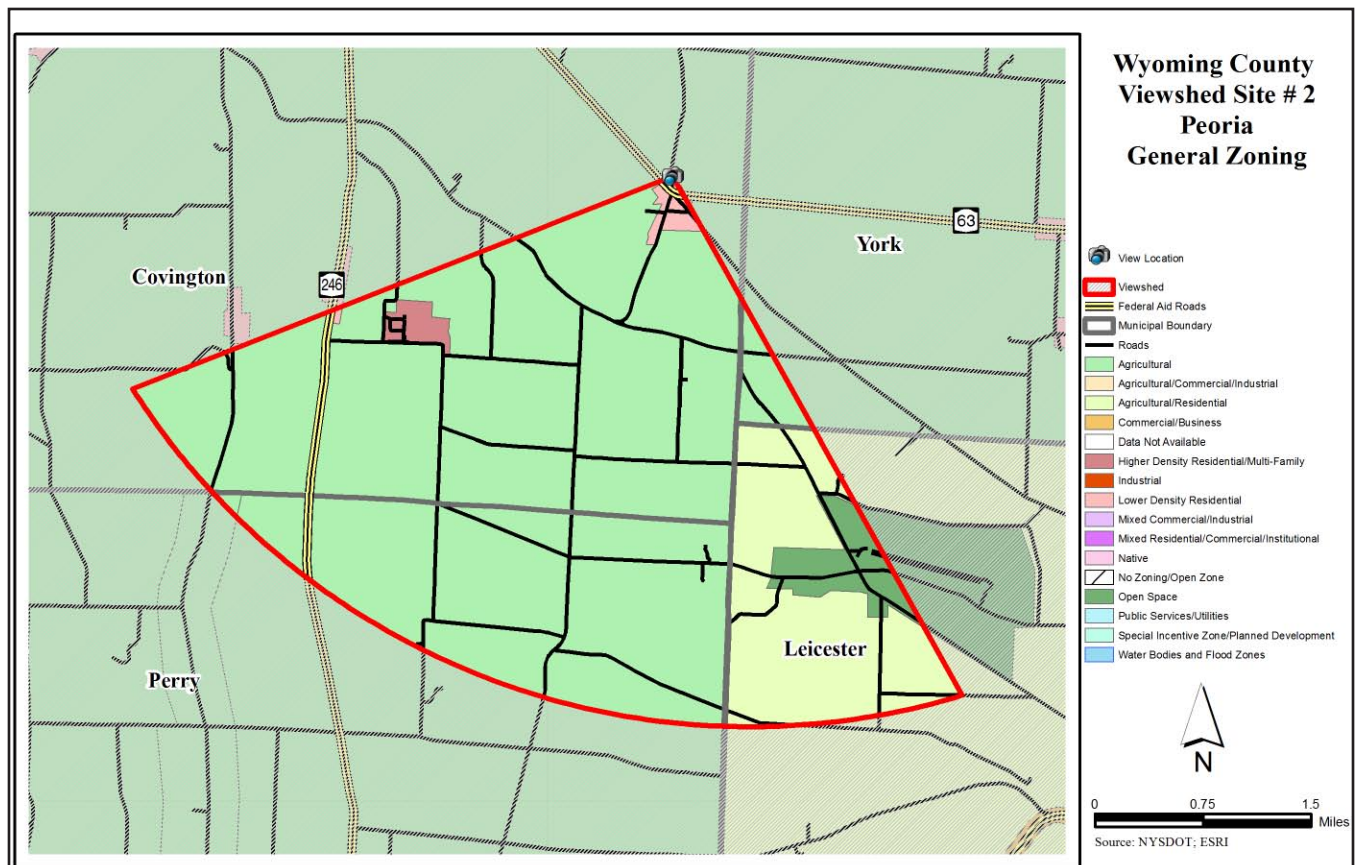
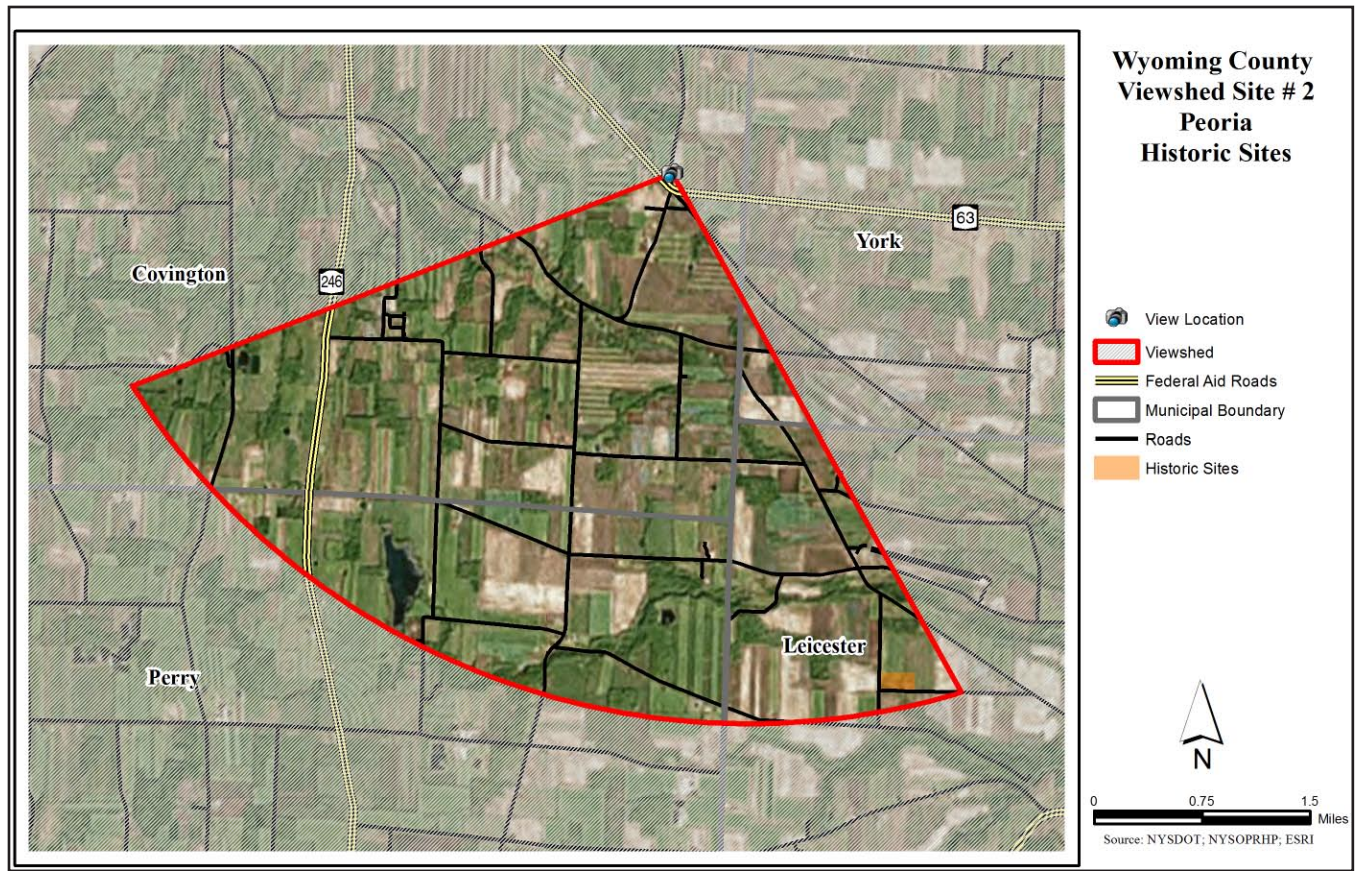


Site Description - Peoria	
Location: Address or closest intersection	Rte. 63 and Peoria Rd
Geographic Coordinates	42.835097, -77.965126
Category or Categories	natural, agriculture
Description	farming and pasture landscapes
Public Value	high
Scenic Category	distant view
Scenic Character	agriculture, nature
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	meadows, fields
Scenic Elements - Vegetation	meadows, farmland
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from southwest to south-south east









Wyoming County - Site 3 - Smithgall Farm

Wyoming County

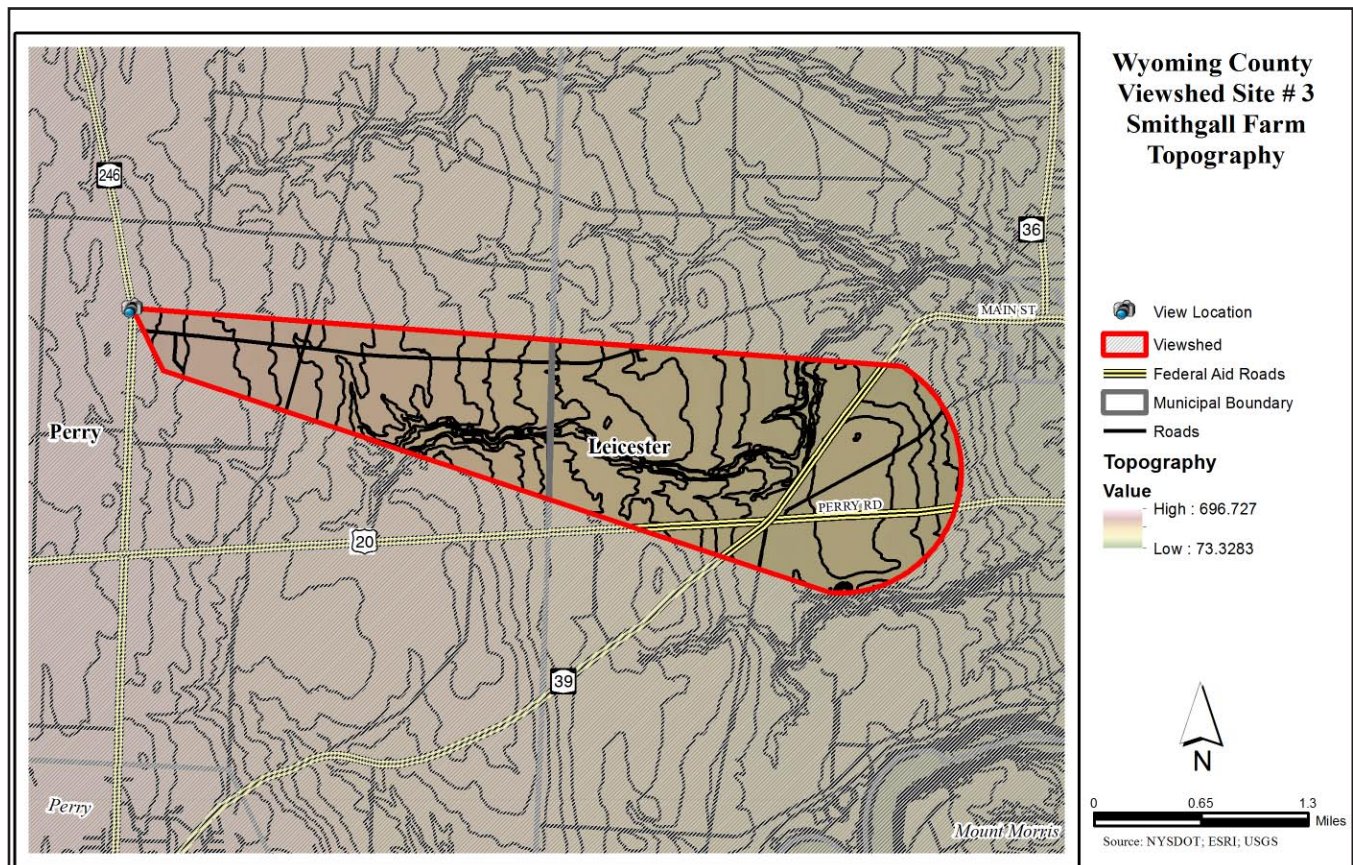
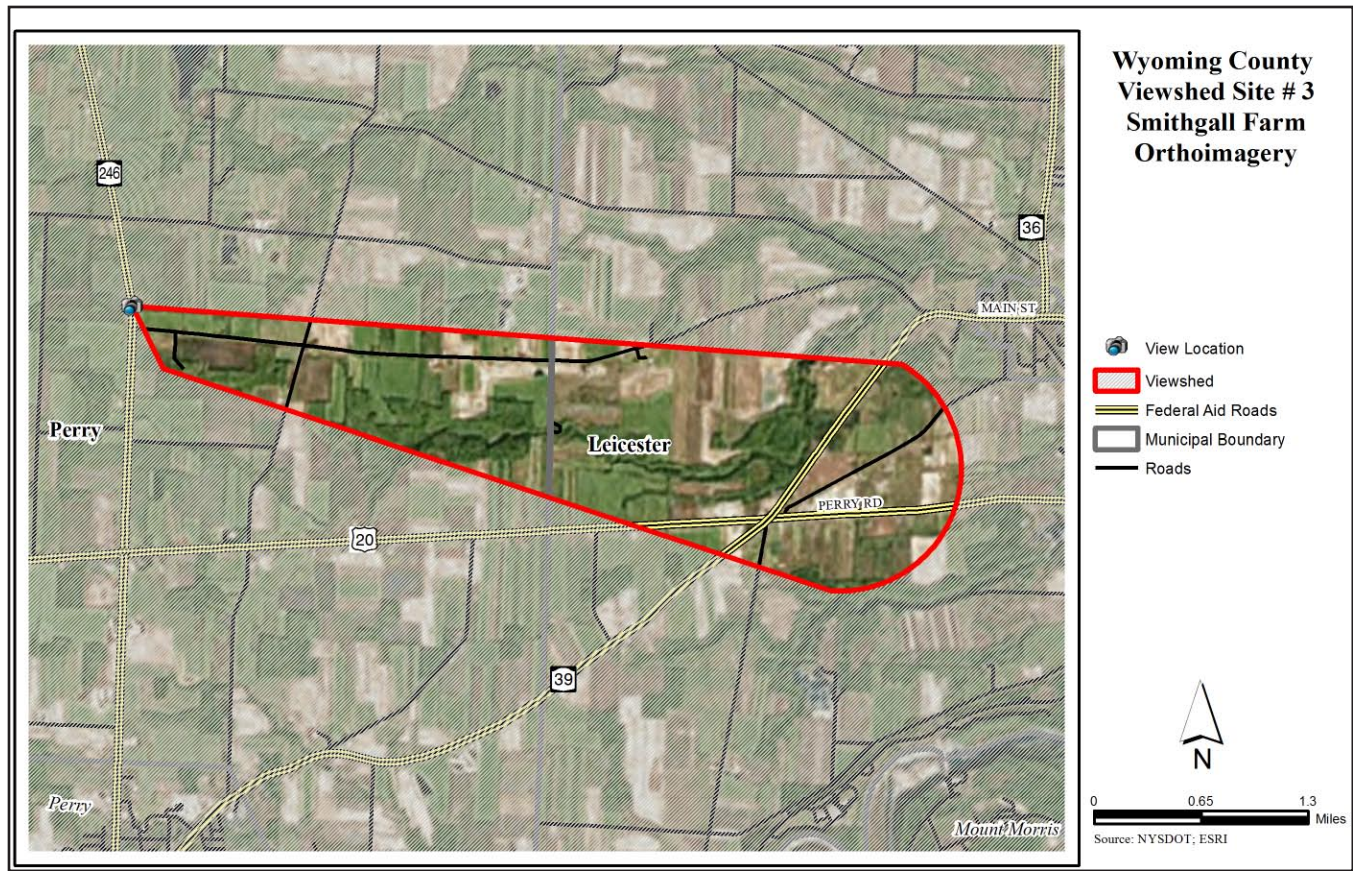
Site 3 - Smithgall Farm

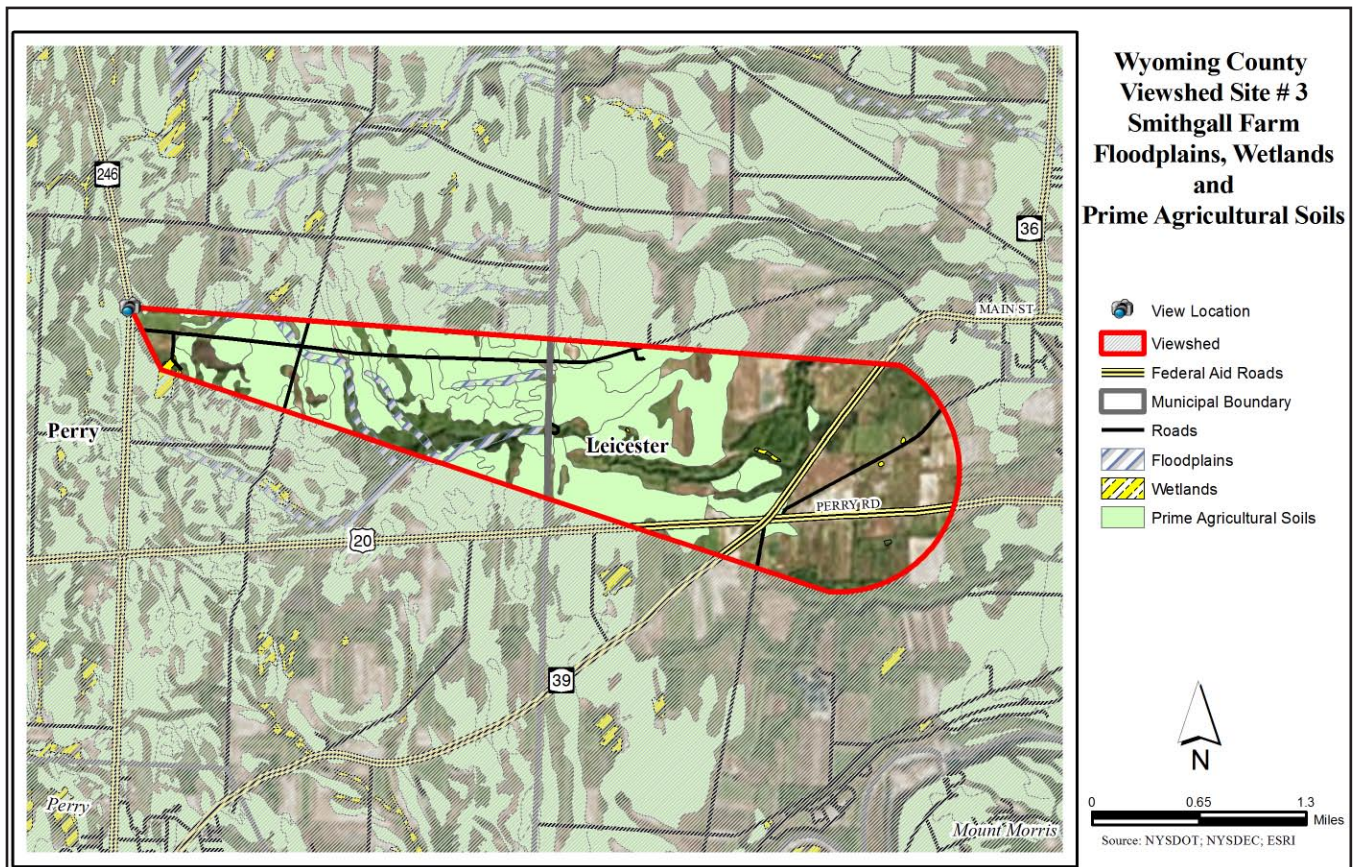
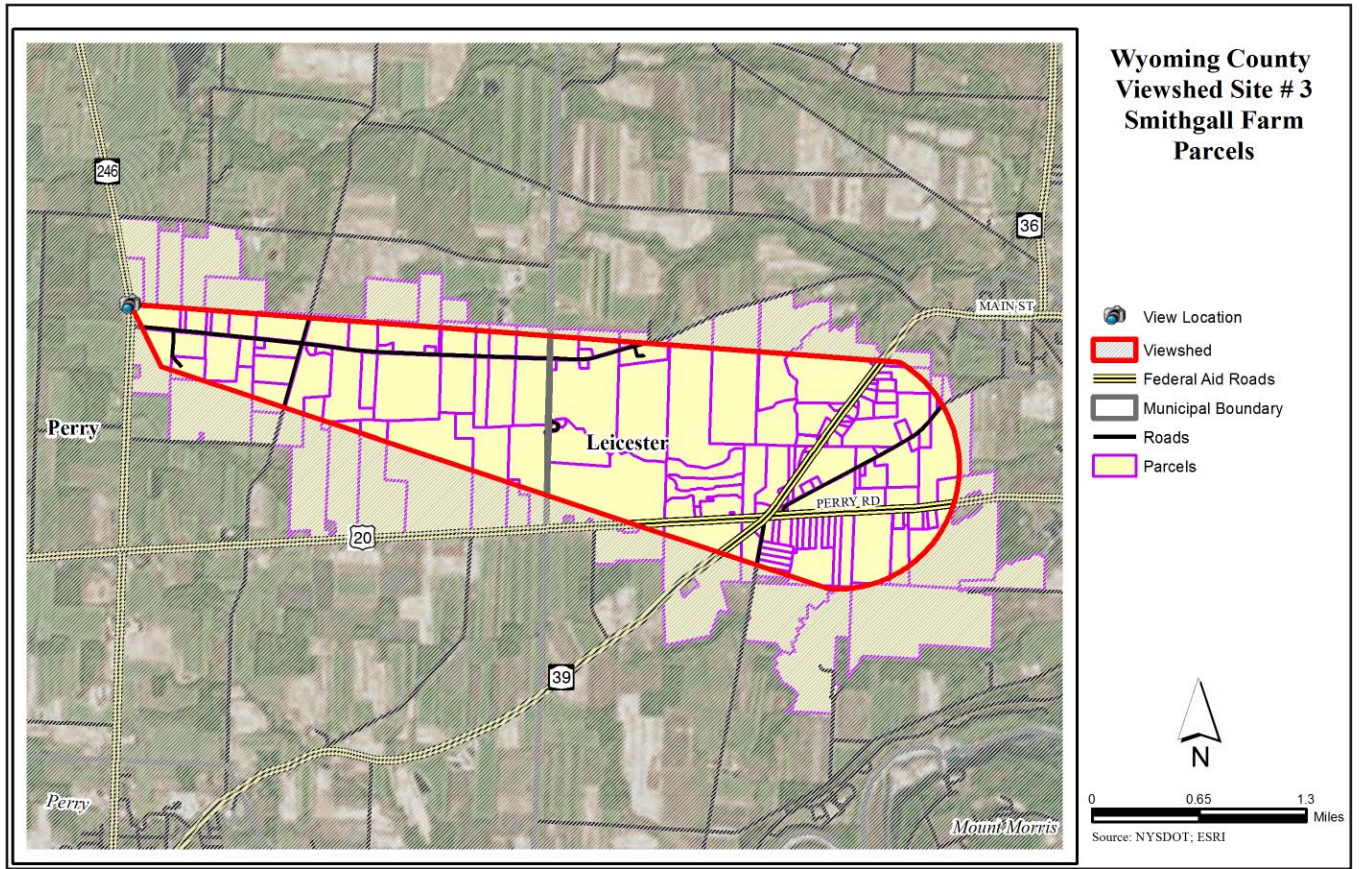
This site offers views of Smithgall Farm and working agriculture. The farm was identified in the County Farmland Protection Plan. It also features distant views over 15 miles of rural landscape and rolling hills.

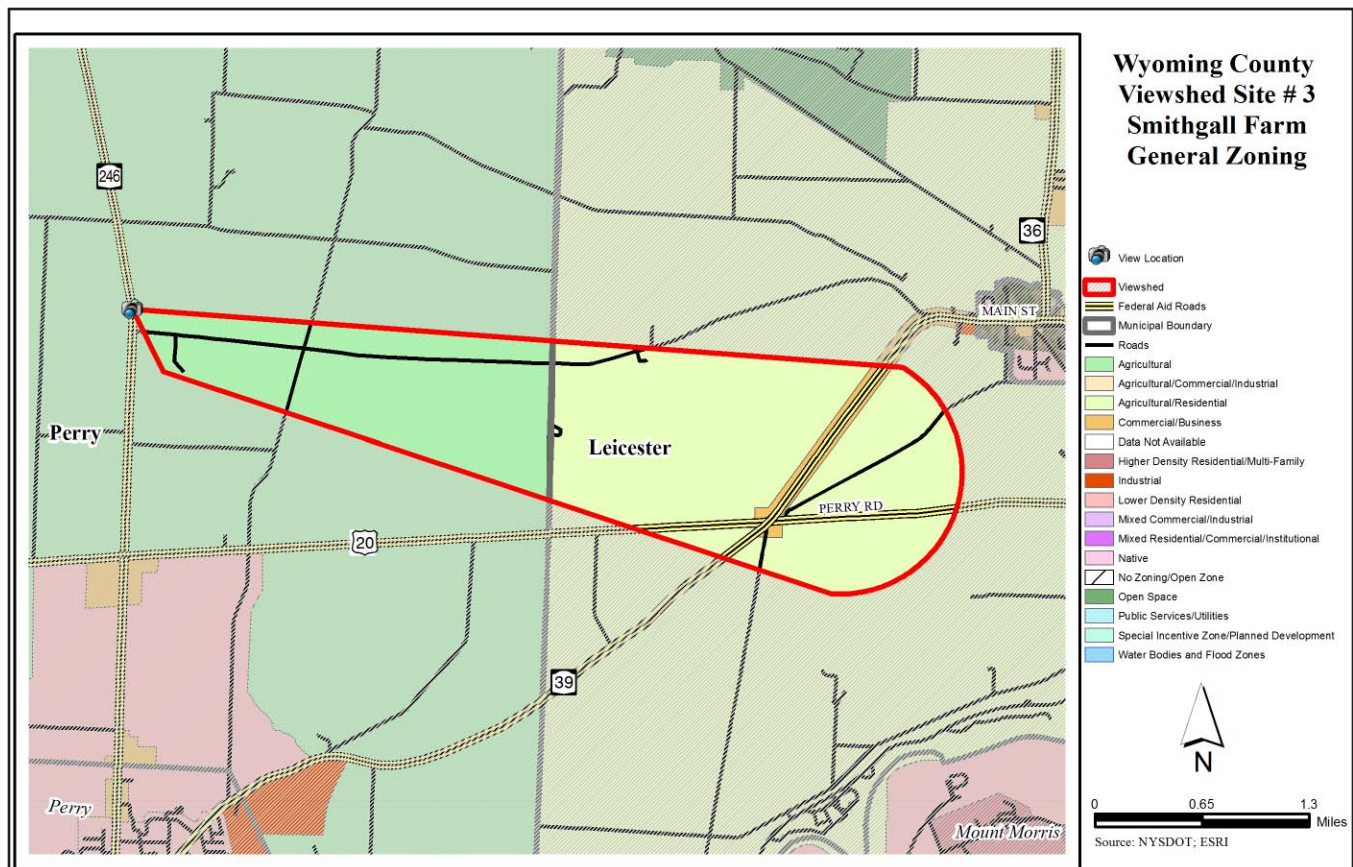
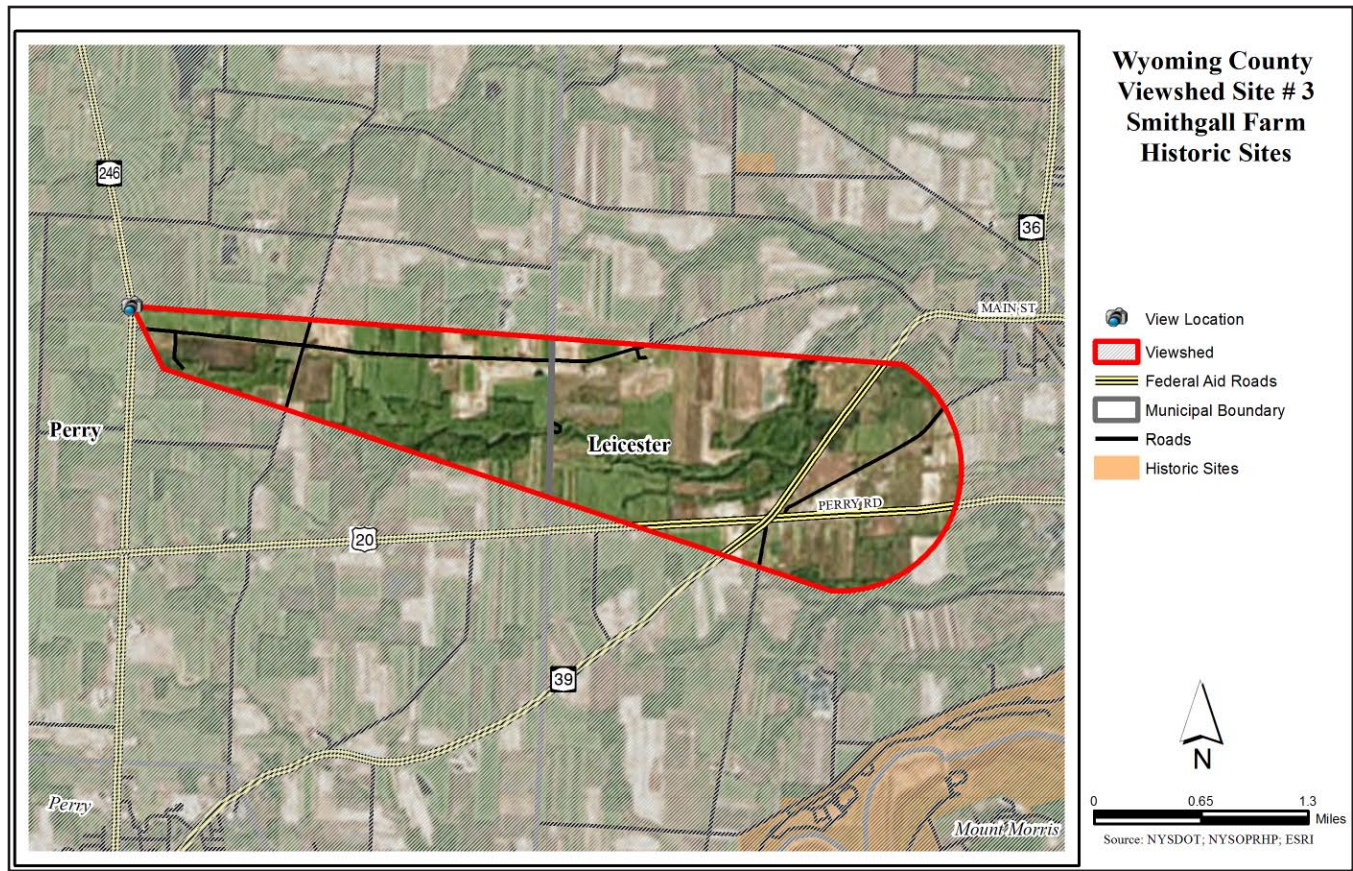


Site Description - Smithgall Farm	
Location: Address or closest intersection	Perry Rd. north of Myers Rd.
Geographic Coordinates	42.770430, -78.005757
Category or Categories	natural, agriculture
Description	farming and pasture landscapes
Public Value	moderate
Scenic Category	panorama
Scenic Character	agriculture
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	meadows, fields
Scenic Elements - Vegetation	meadows, farmlands, forest patterns
Scenic Elements - Landform	hilly, rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	east-southeast









Wyoming County - Site 4 - Town of Perry

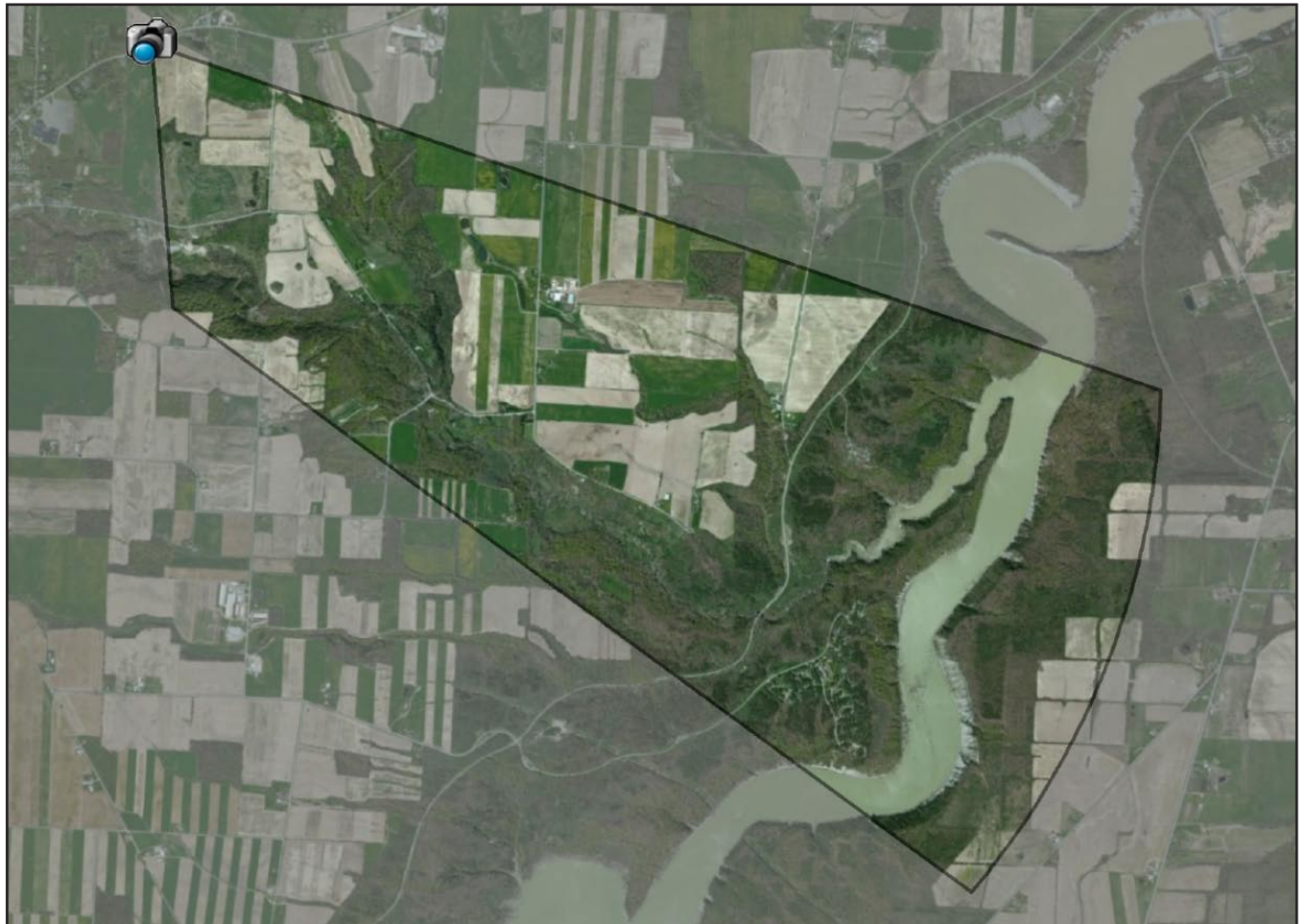
Wyoming County

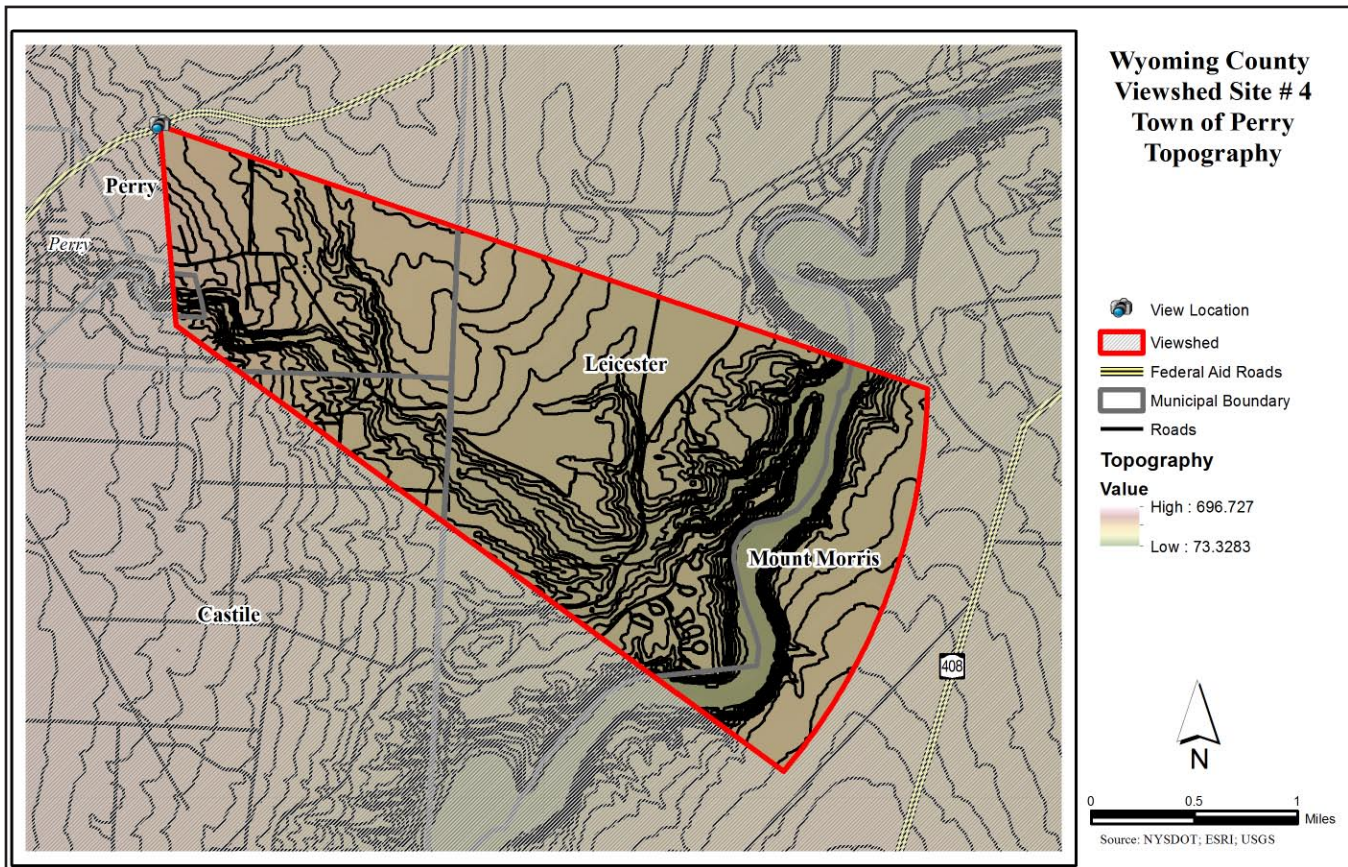
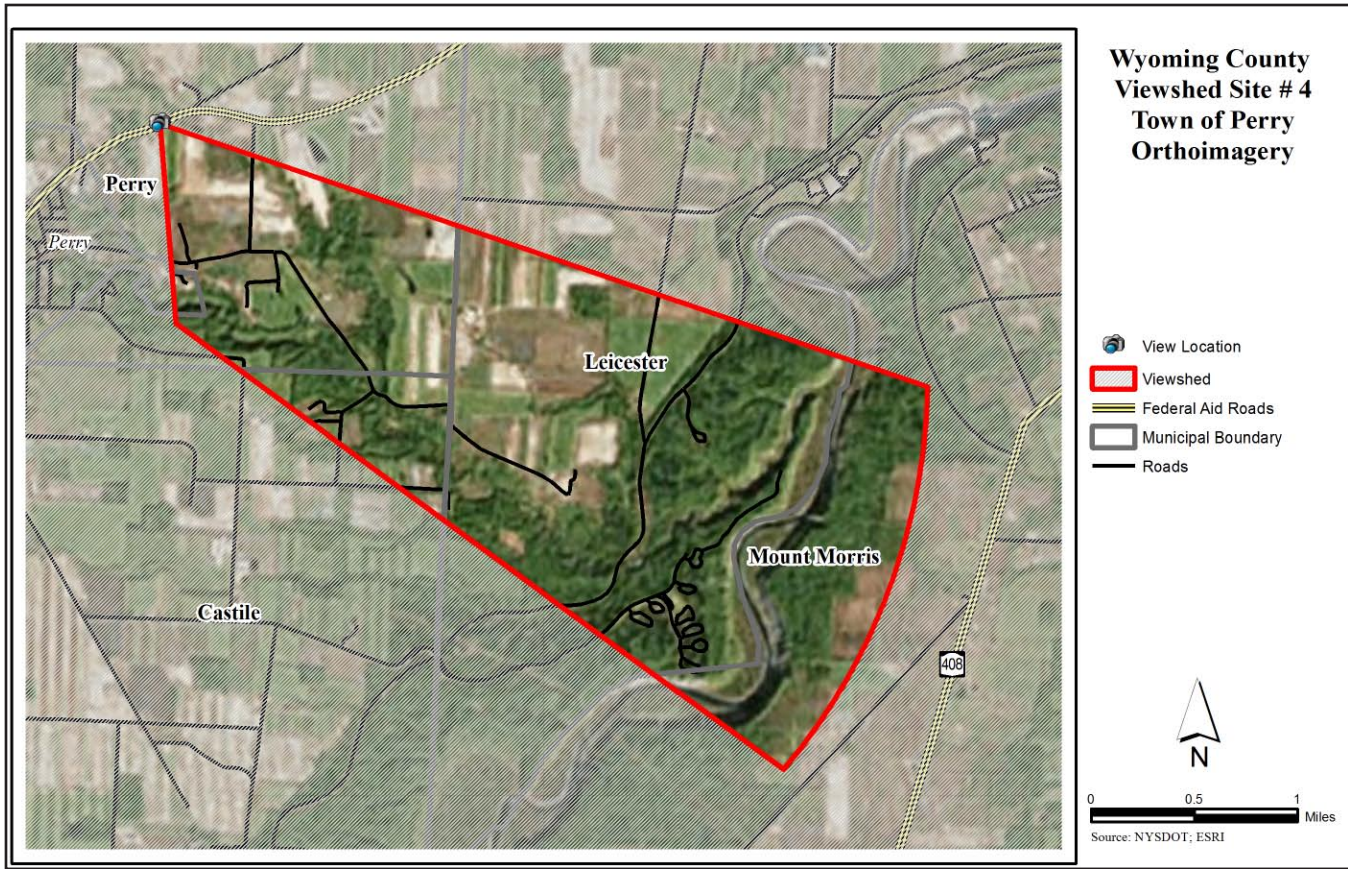
Site 4 - Town of Perry

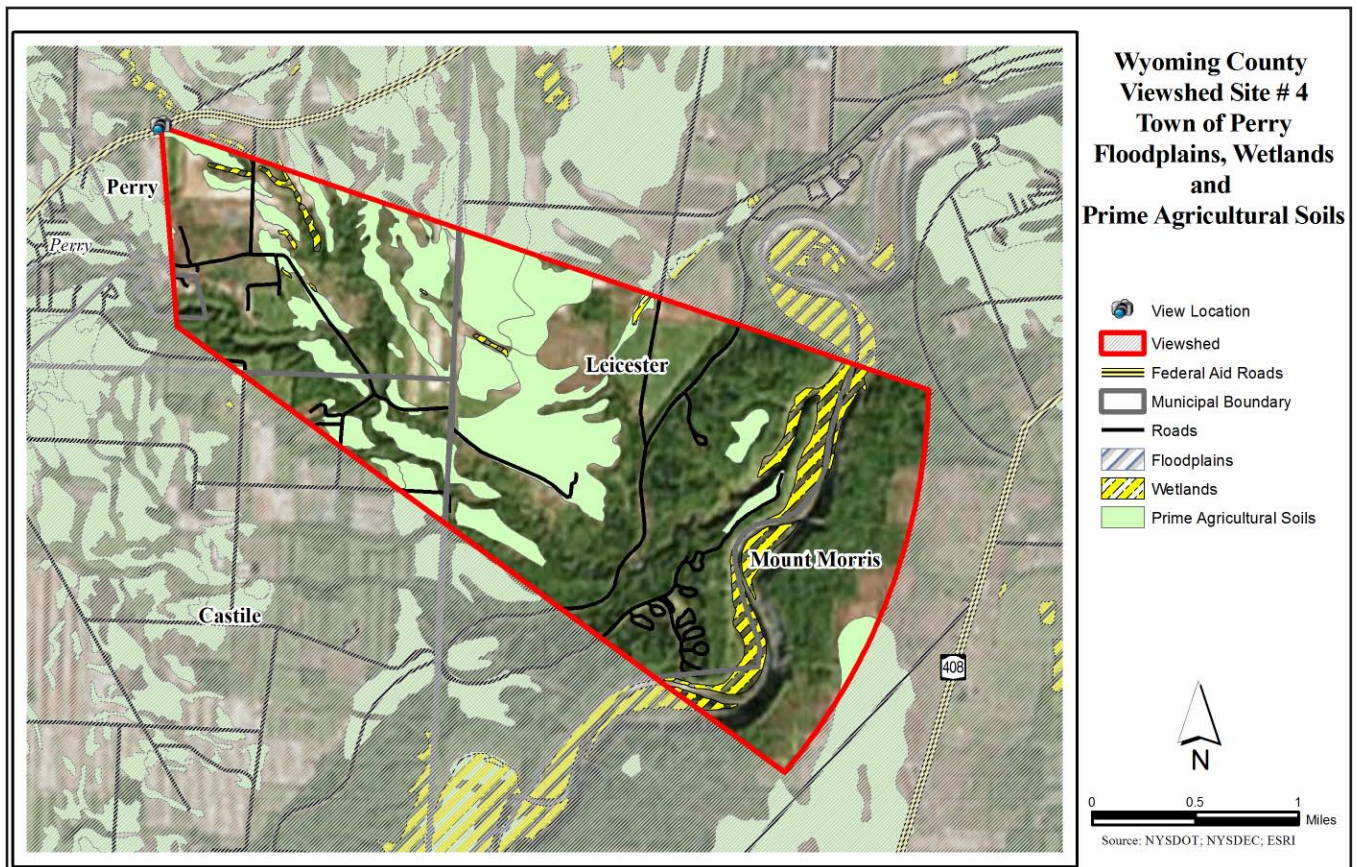
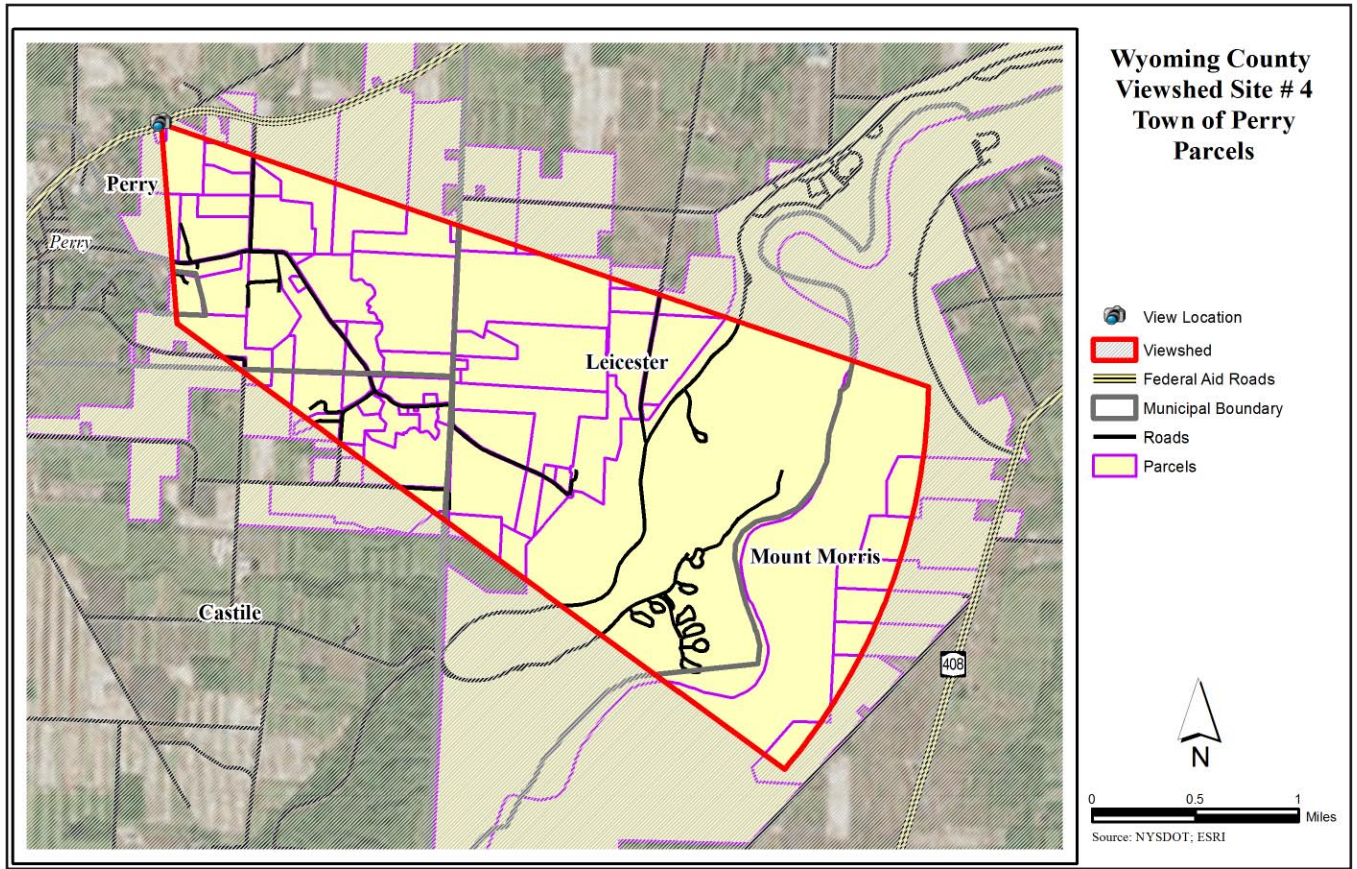
Route 39 in the Town of Perry has important scenic value to the community. The site includes near views of agriculture and a distant views of the Genesee Valley.

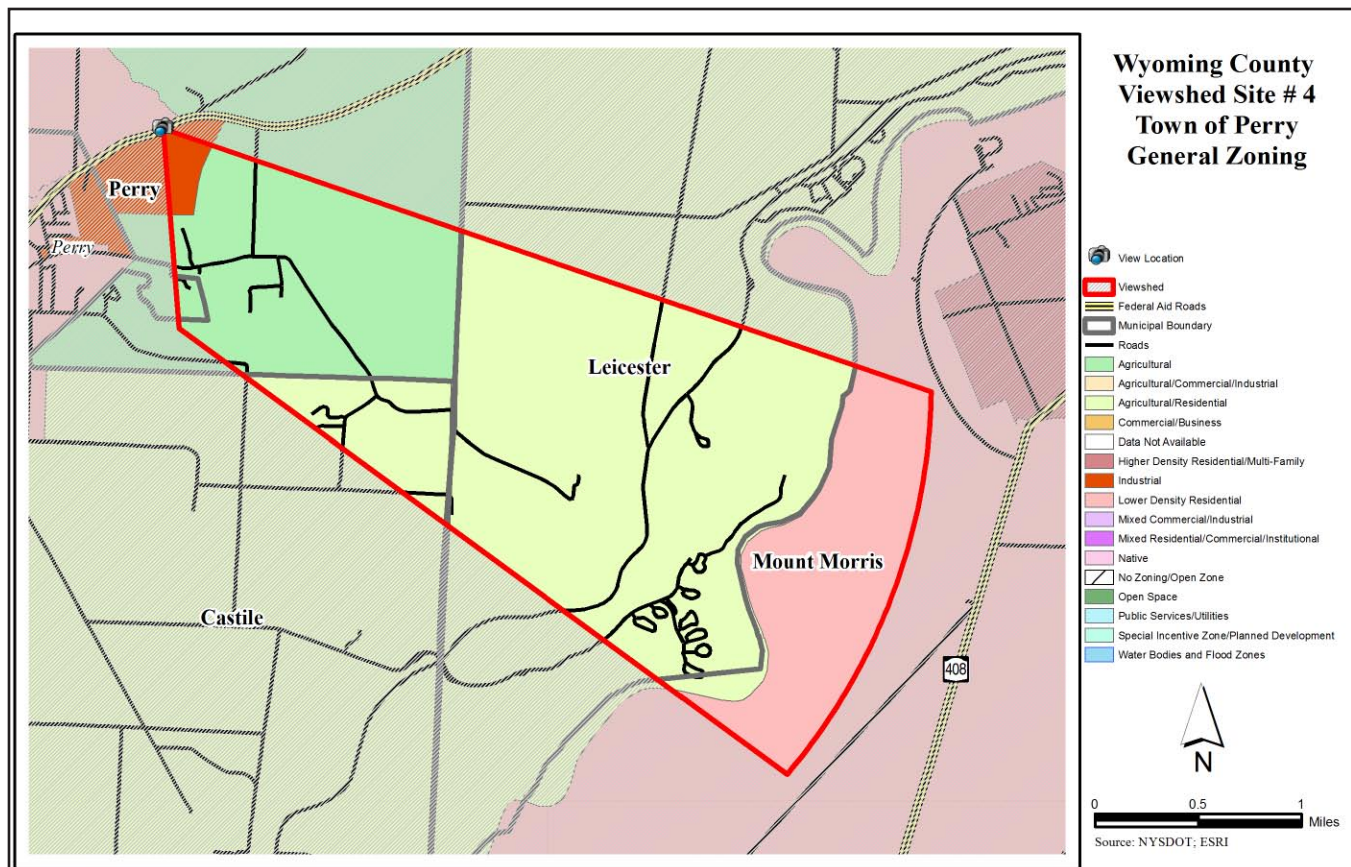
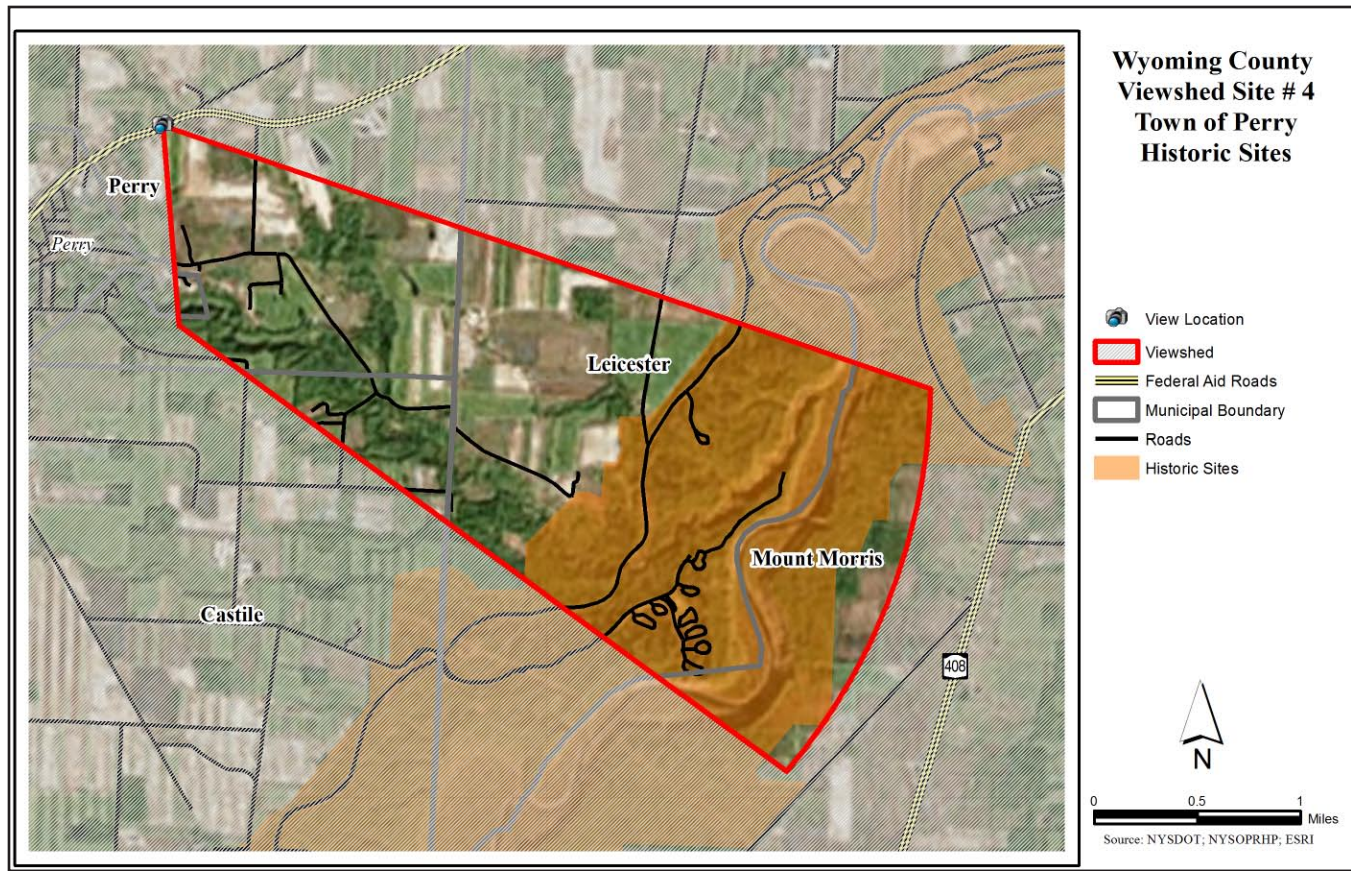


Site Description - Town of Perry	
Location: Address or closest intersection	Rte. 39 between Simmons Rd and Wyoming County Line
Geographic Coordinates	42.730706, -77.984008
Category or Categories	natural, agriculture
Description	view of farmland and distant views of the Genesee Valley
Public Value	high
Scenic Category	distant view
Scenic Character	agriculture, nature
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	farmland, forest patterns
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	3
Scenic Evaluation	typical
Scenic Exposure	southeast









Wyoming County - Site 5 - Route 39

Wyoming County

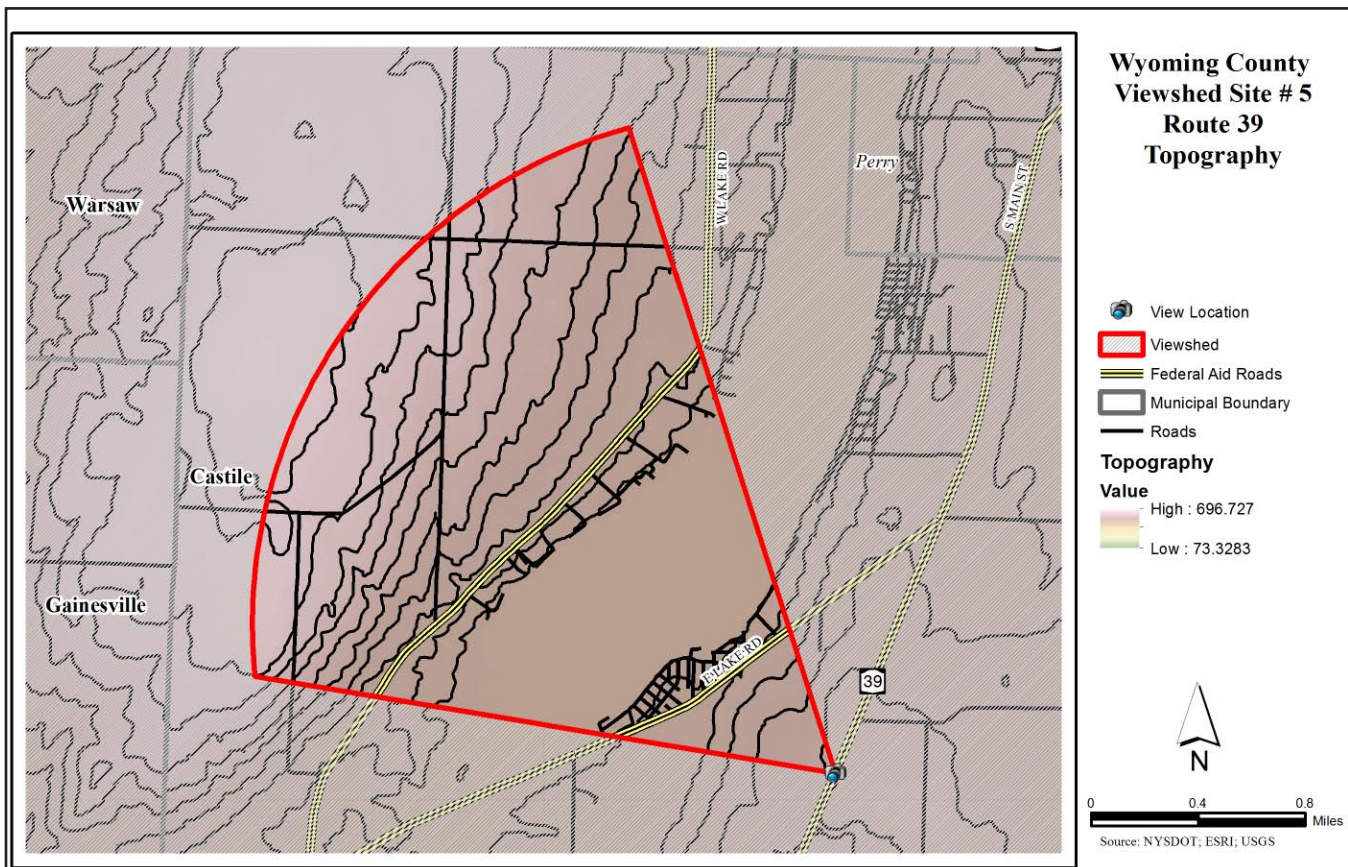
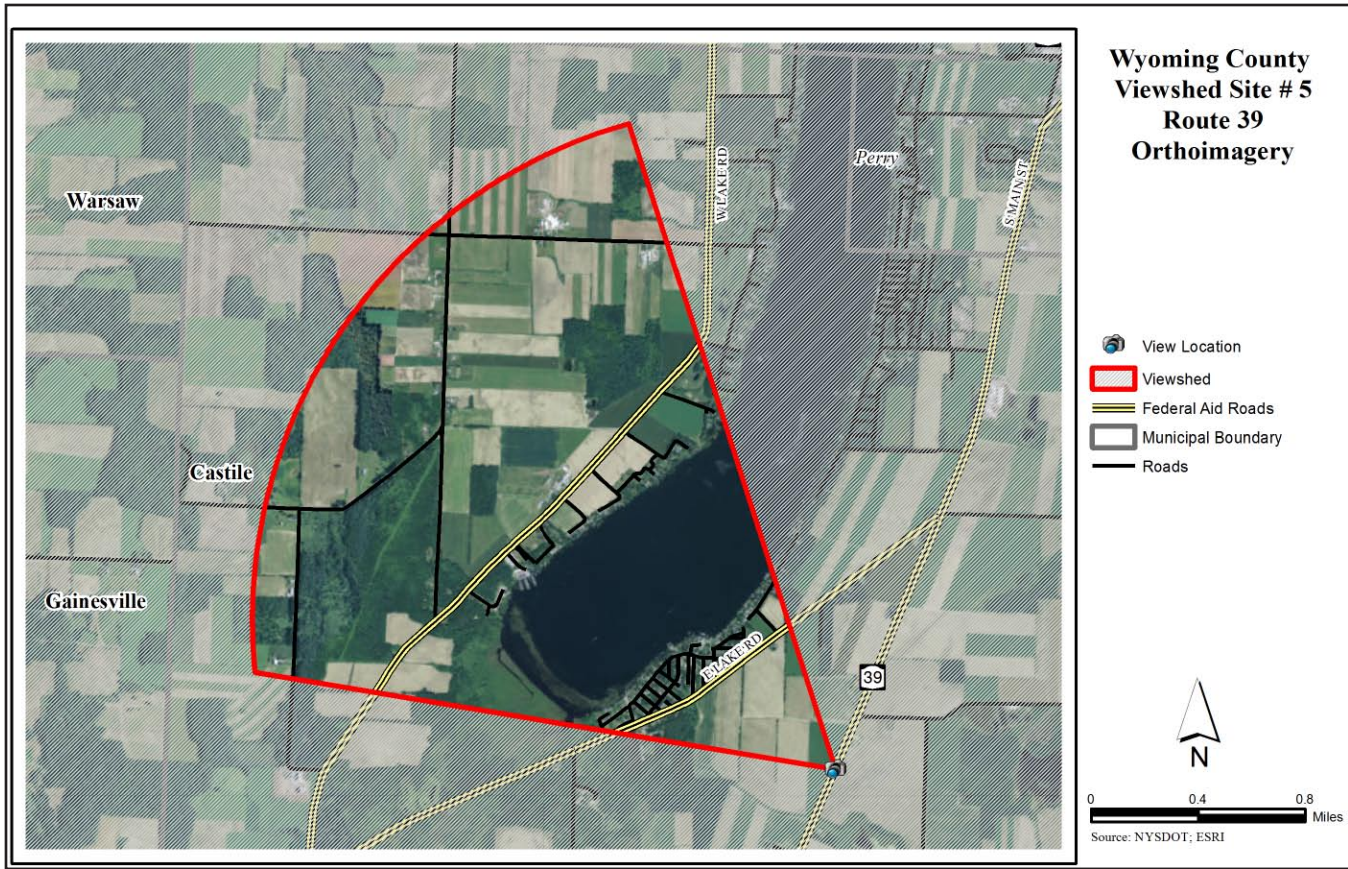
Site 5 - Route 39

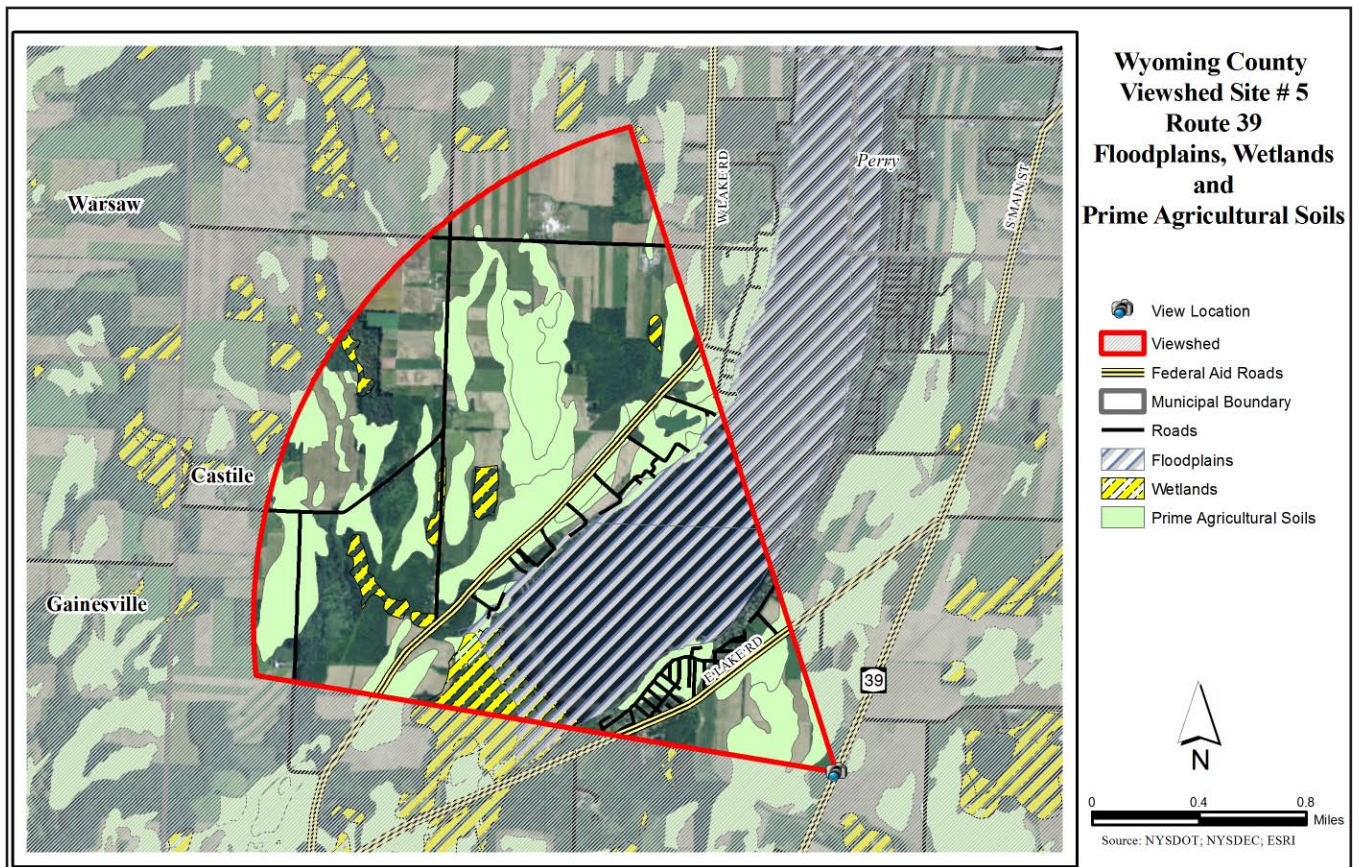
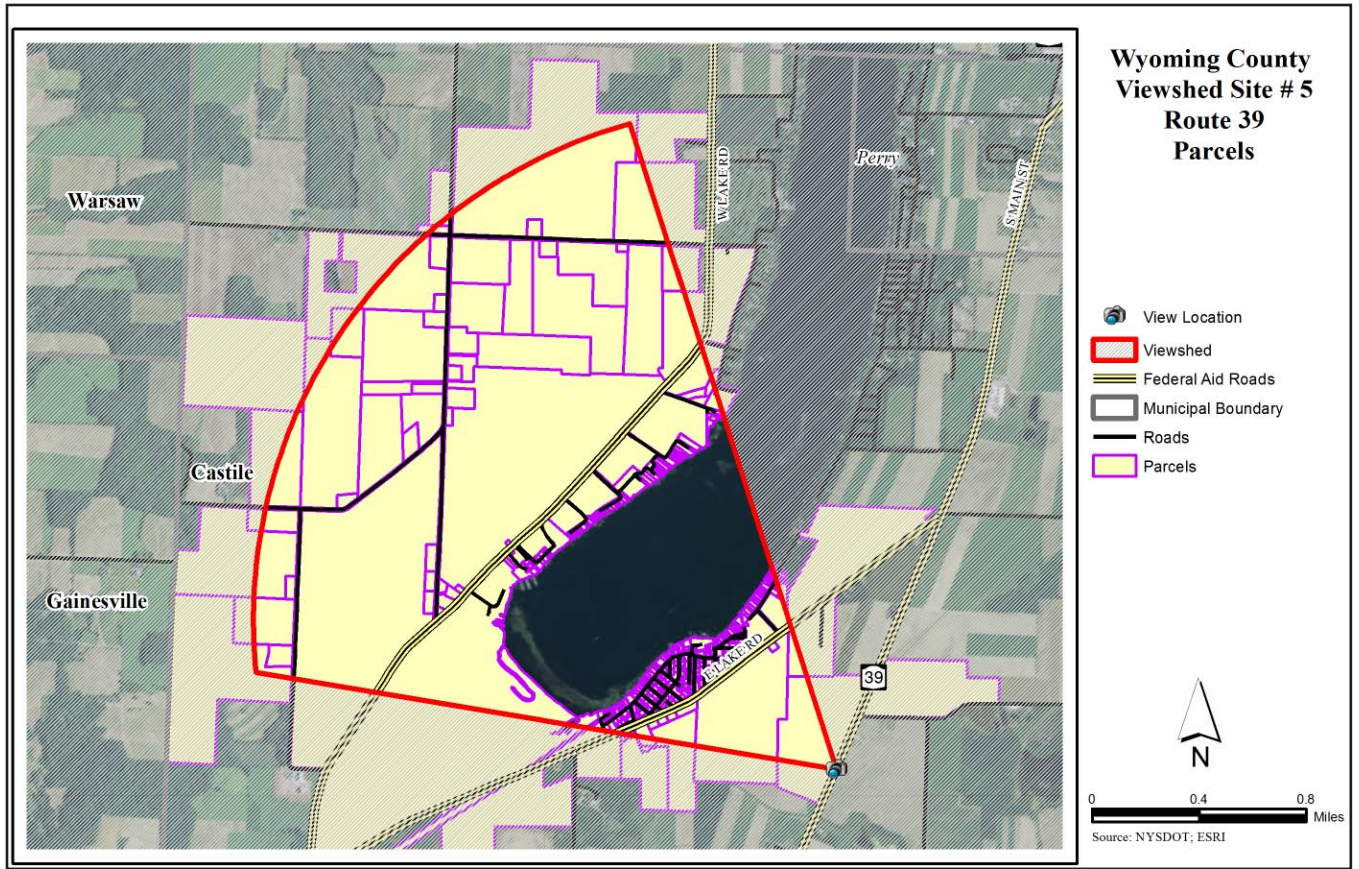
This site on Route 39 offers views of agriculture and rural development as well as the hillside on the opposing shore of Silver Lake.

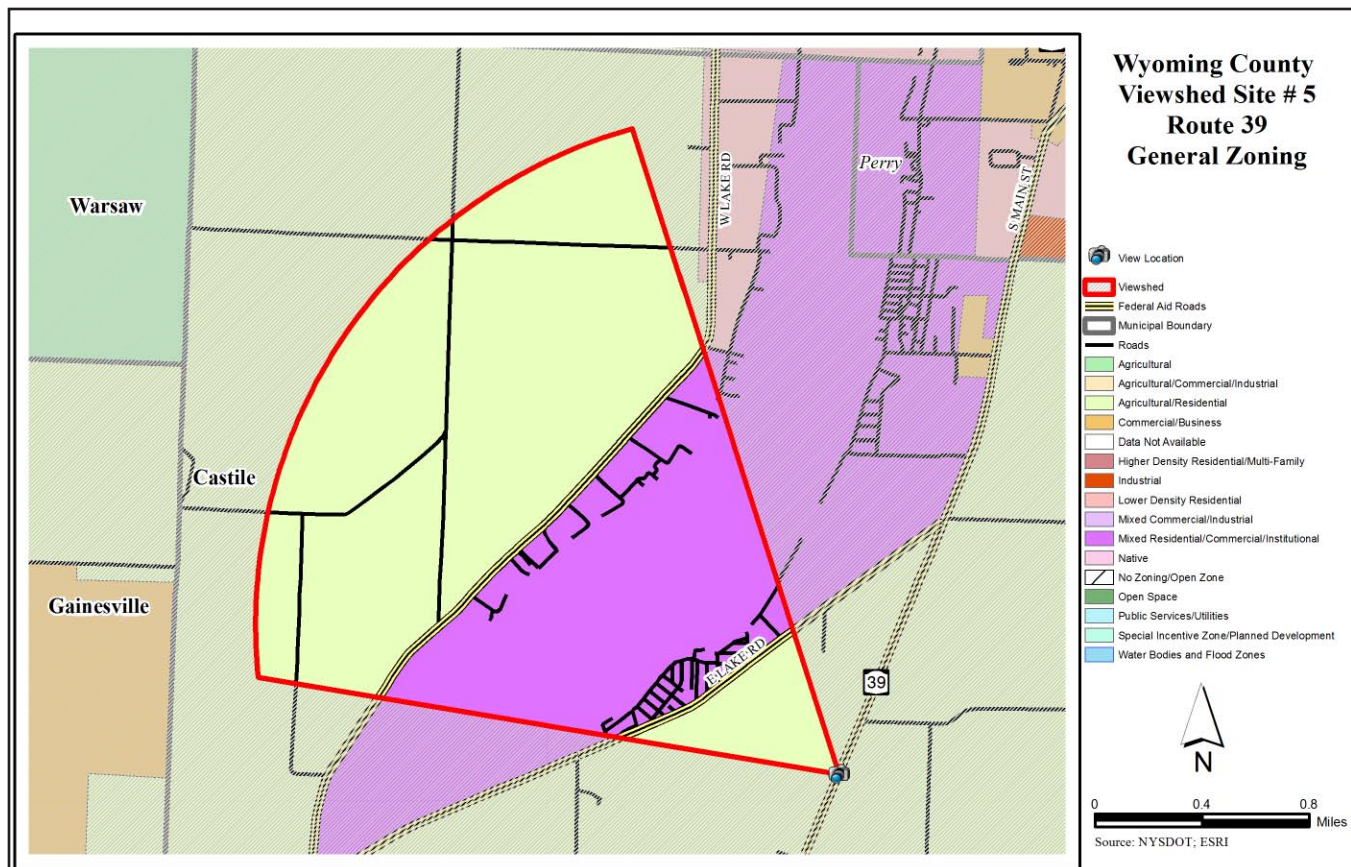
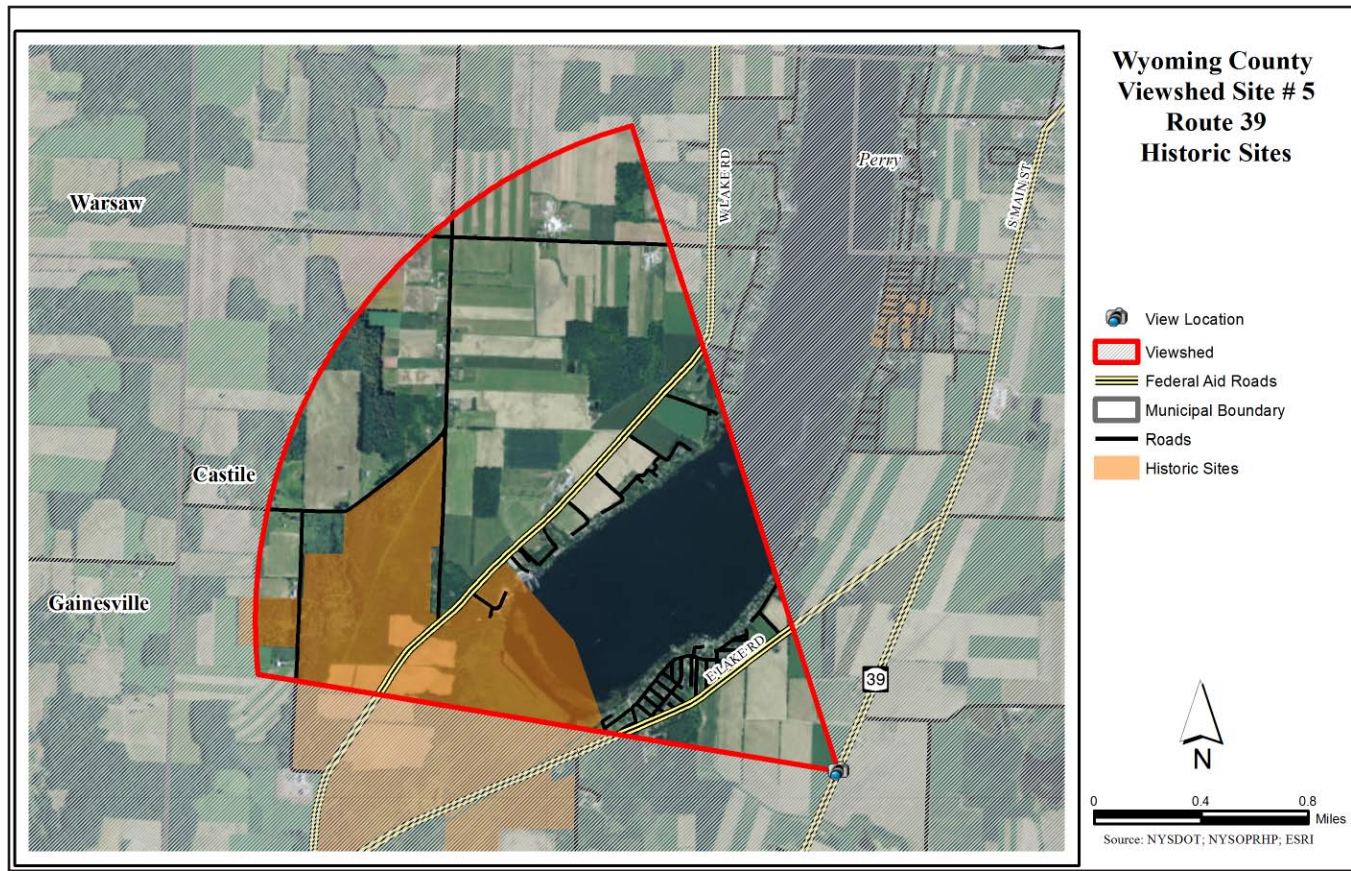


Site Description - Route 39	
Location: Address or closest intersection	Rte. 39 south of Kennedy Rd.
Geographic Coordinates	42.674649, -78.025026
Category or Categories	natural, water
Description	farm
Public Value	high
Scenic Category	distant view
Scenic Character	agriculture, nature
Scenic Elements - Cultural	farming and pasture landscapes, hay fields
Scenic Elements - Natural	meadows, fields
Scenic Elements - Vegetation	meadows, farmland, woodlots
Scenic Elements - Landform	hilly, rolling terrain
Scenic Elements - Water	lake
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	variety
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	northwest









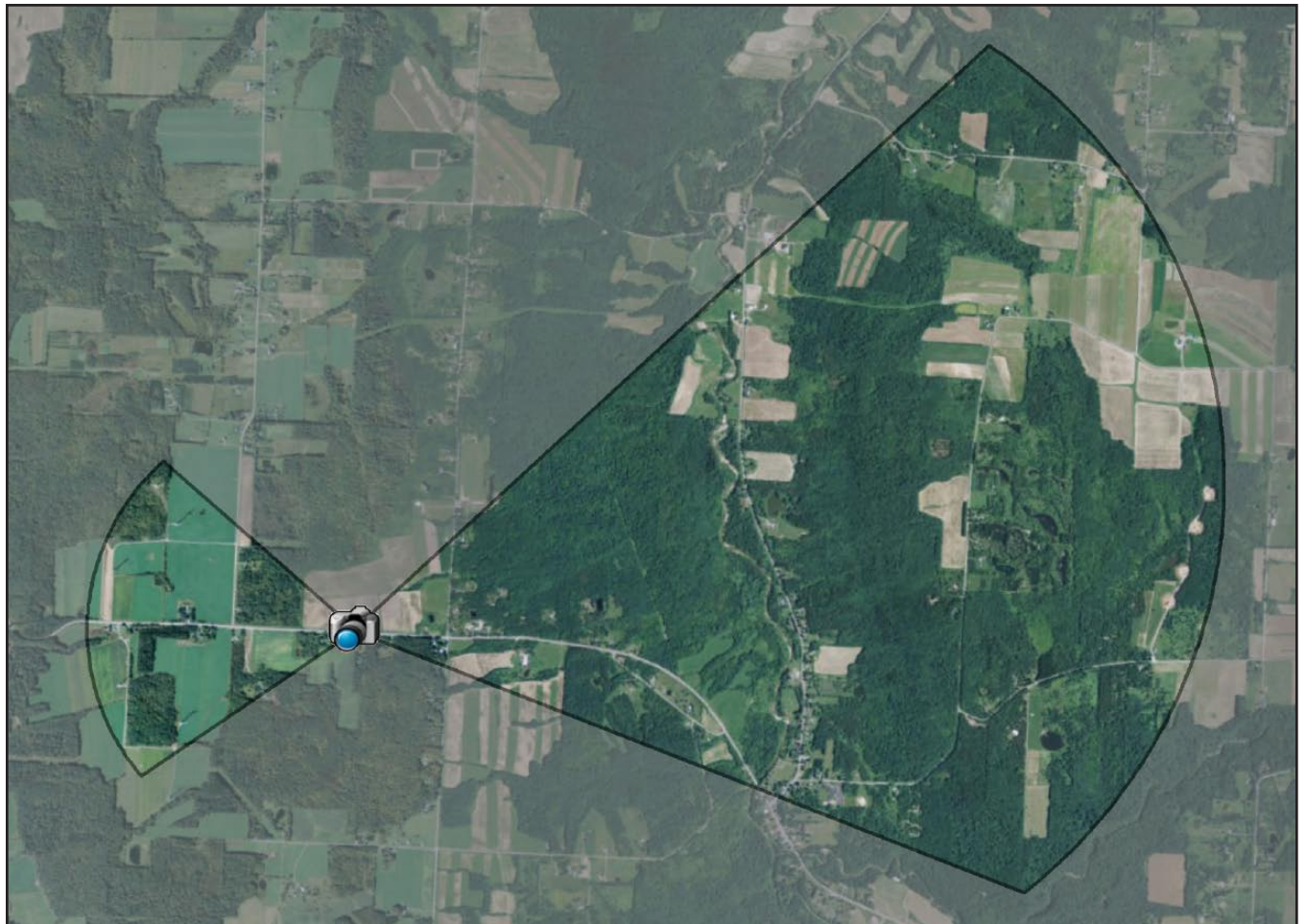
Wyoming County - Site 6 - Wind Farms

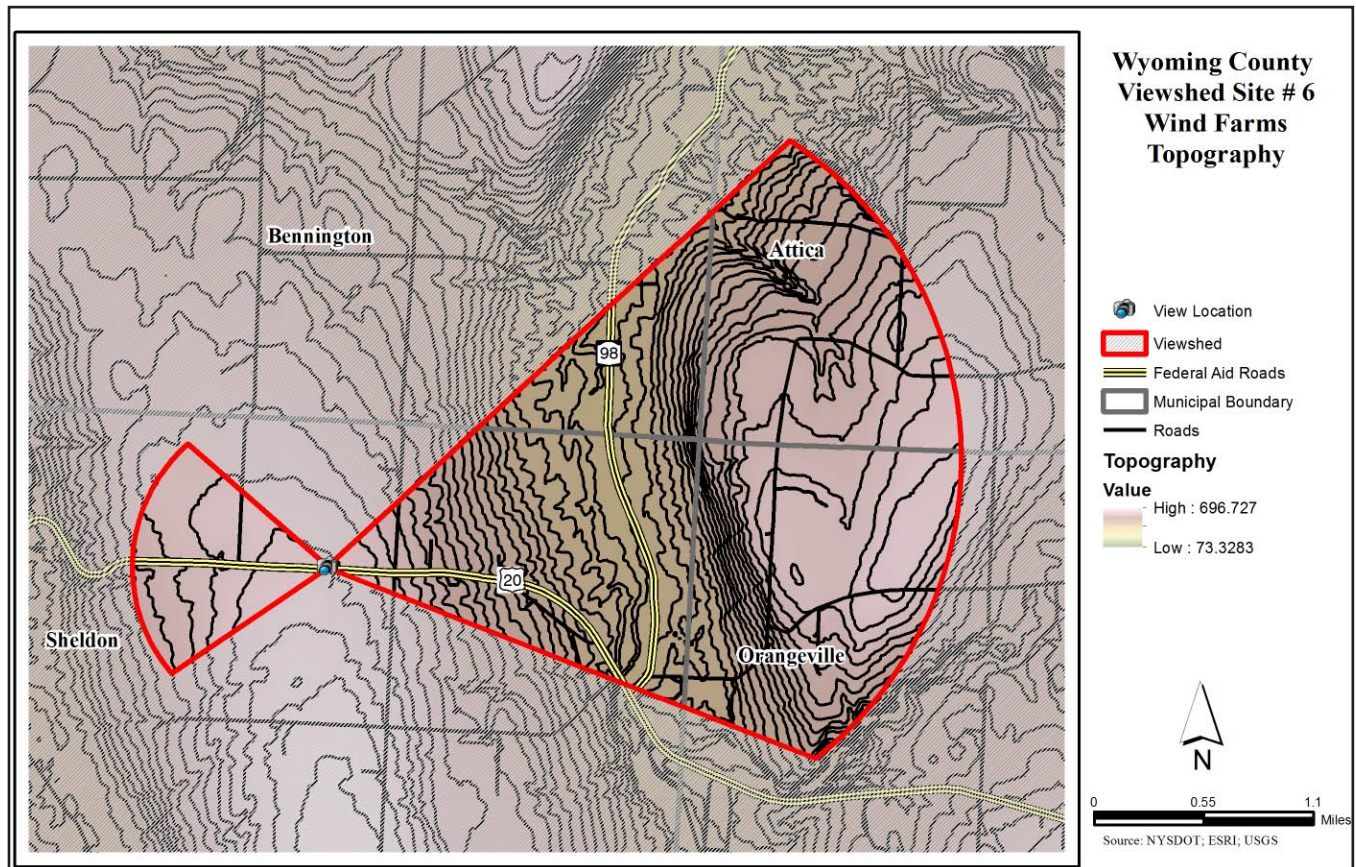
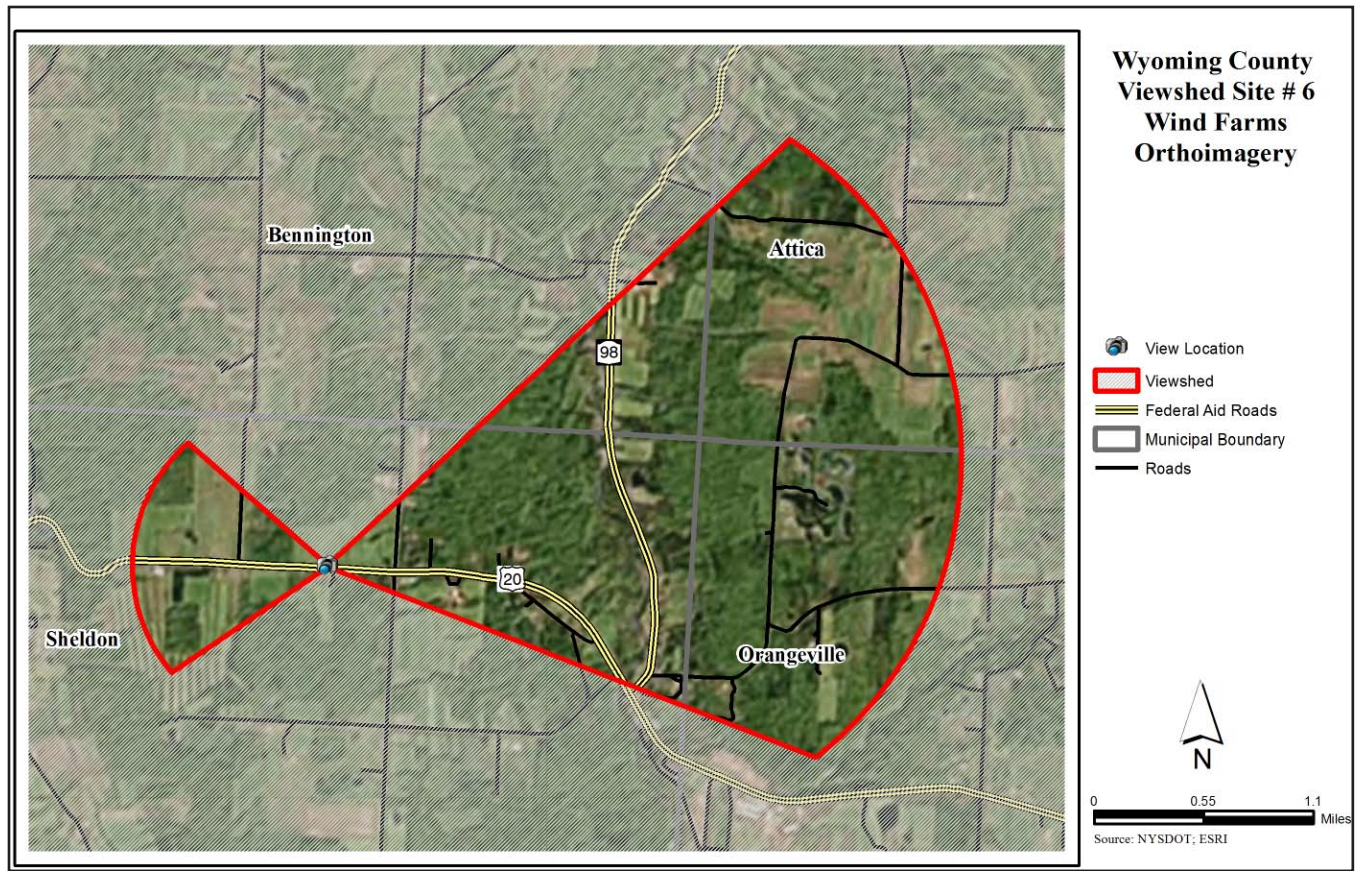
Wyoming County Site 6 - Wind Farms

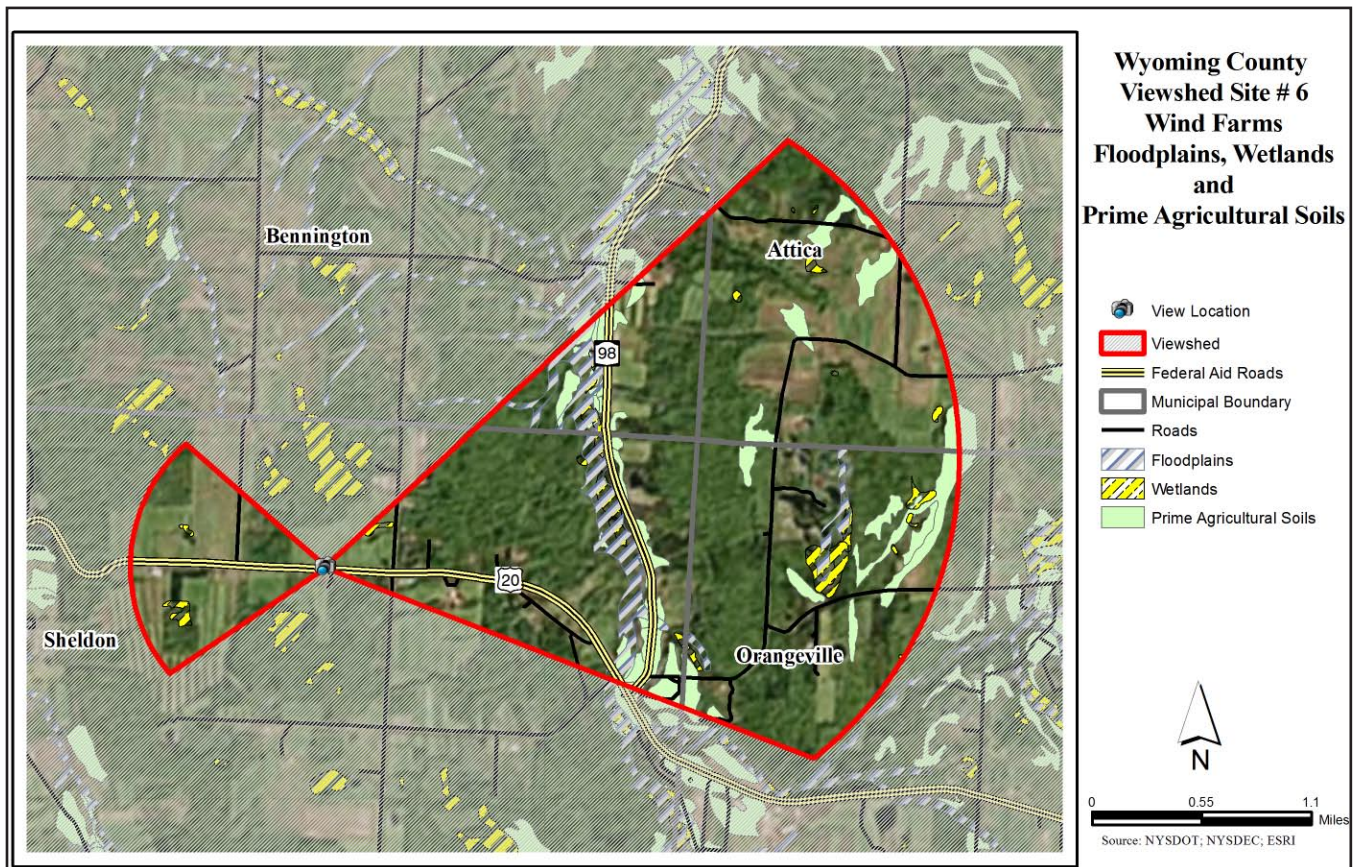
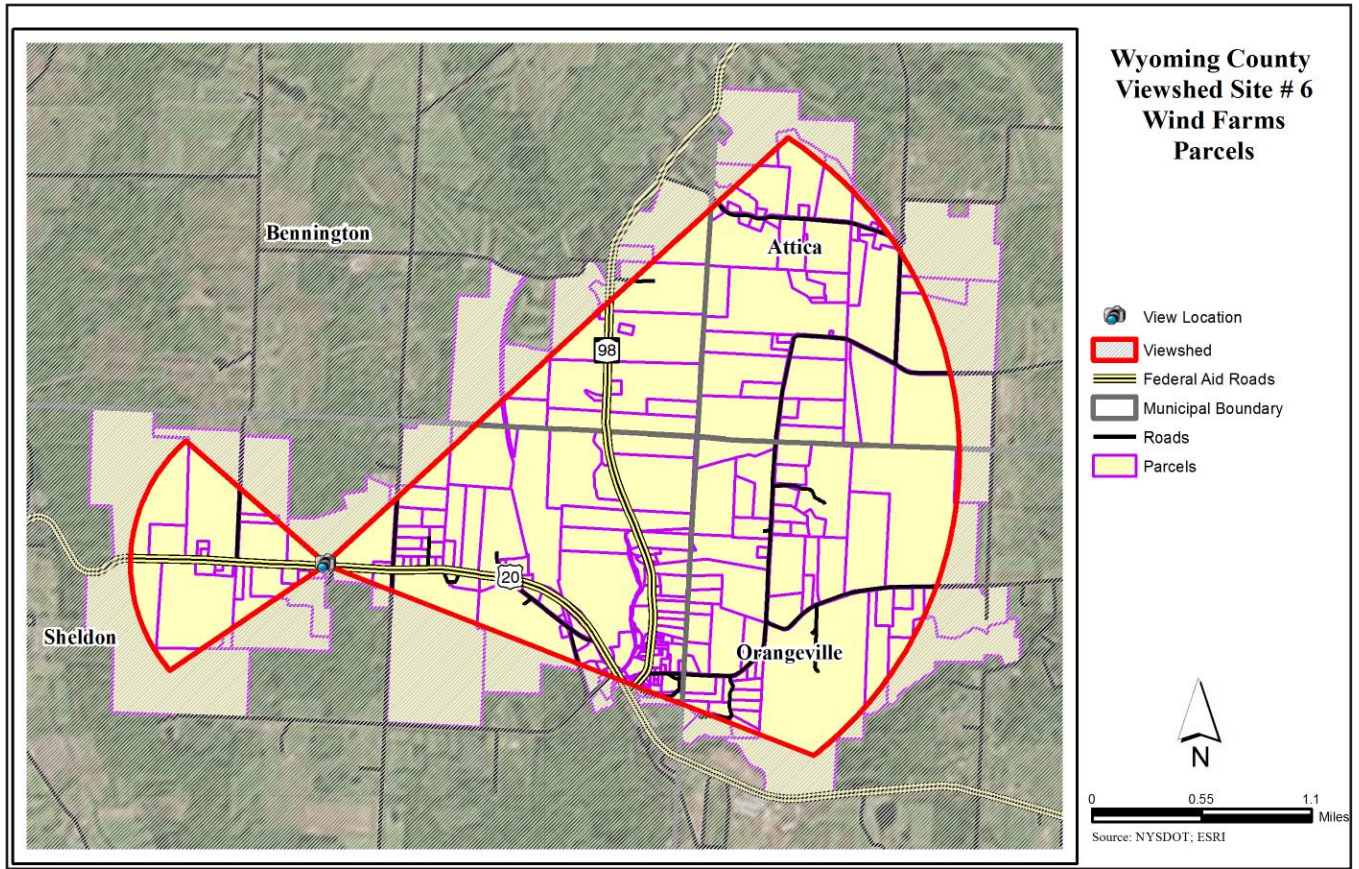
This site on Route 20A offers a near view of windmills to the west as well as distant views of windmills to the east. Both views also feature rural landscapes, fields and rolling hills.

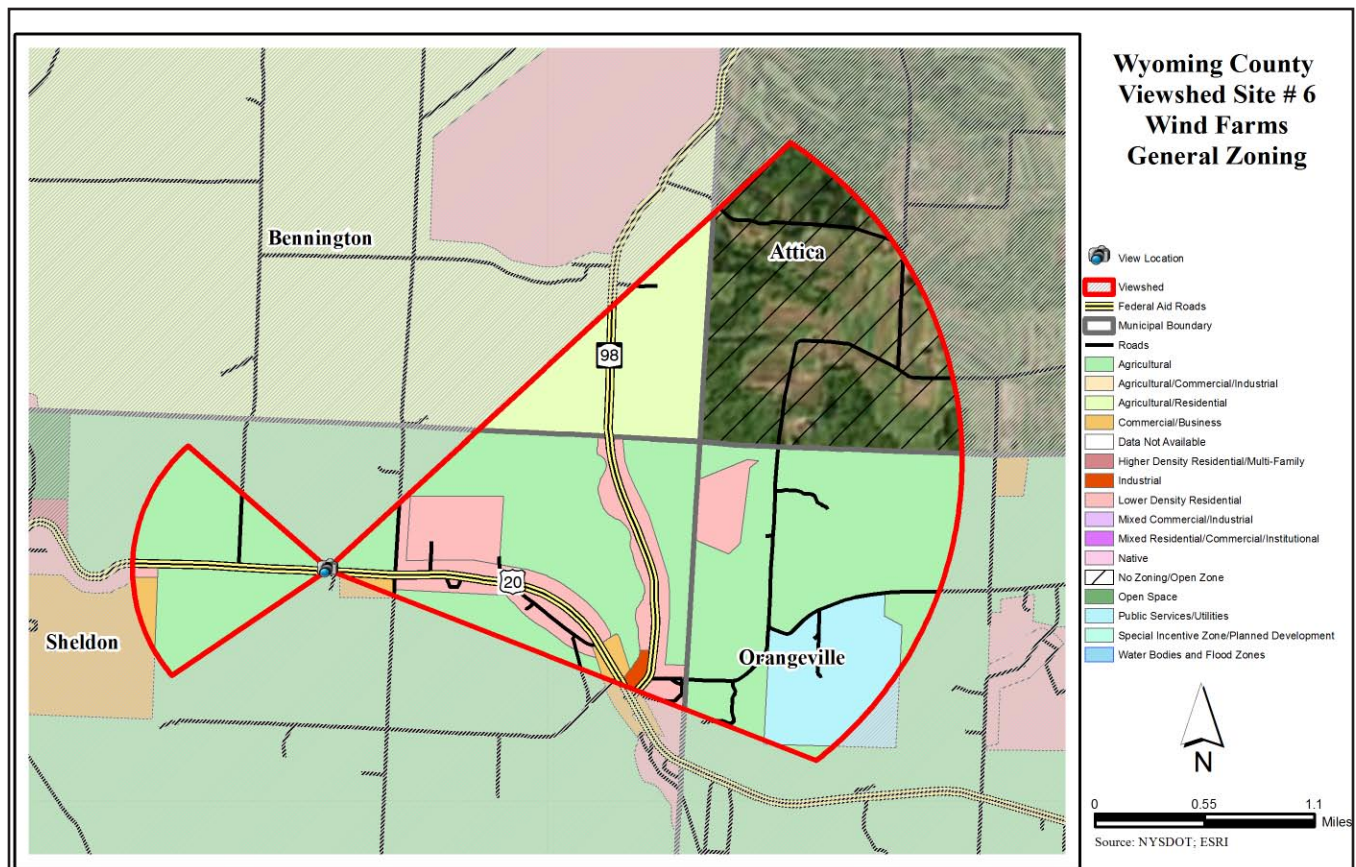
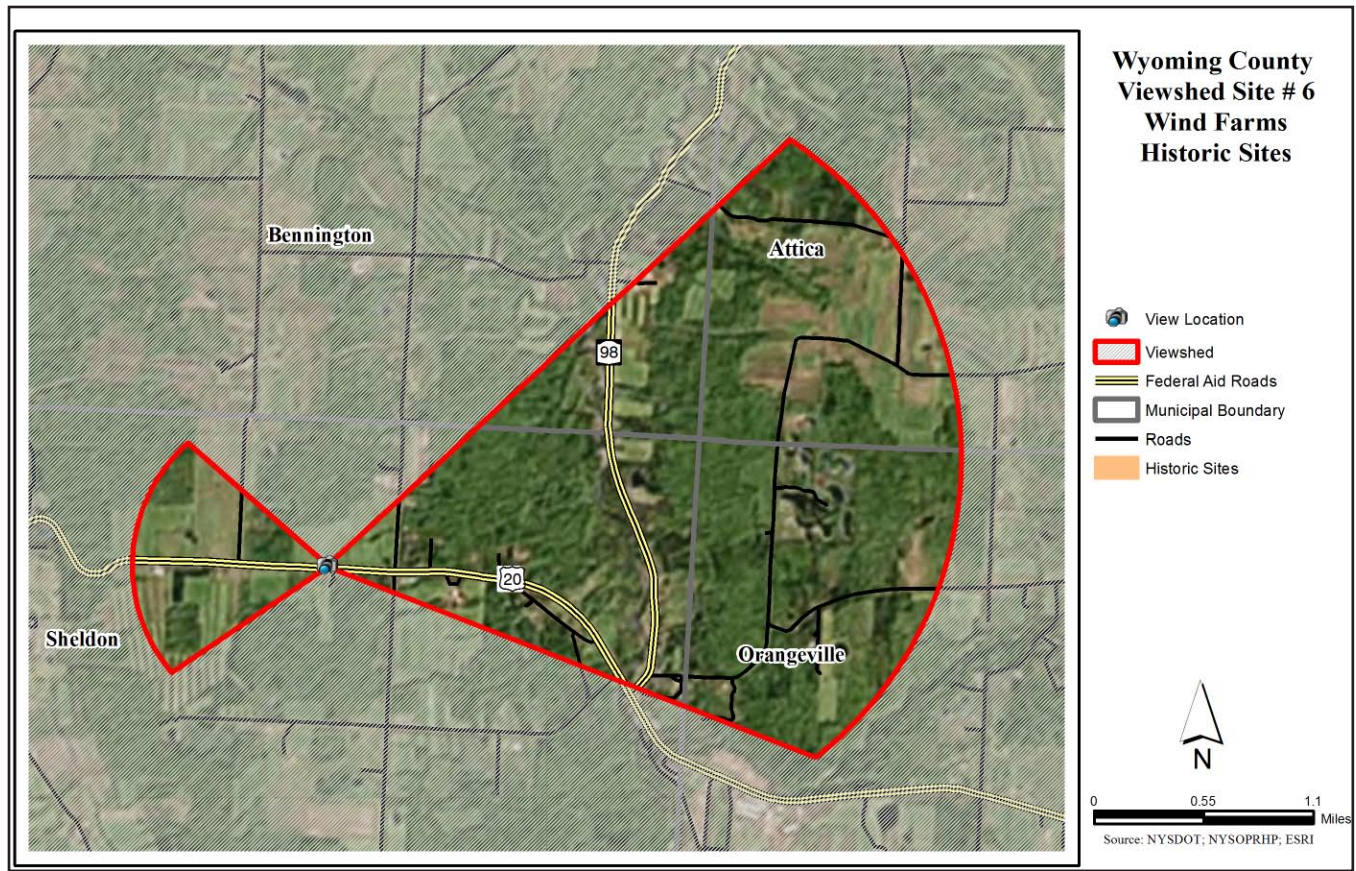


Site Description - Wind Farms	
Location: Address or closest intersection	Rte. 20A near Maxon Rd, Sheldon NY
Geographic Coordinates	42.770674, -78.343726
Category or Categories	natural, land use
Description	view of wind farms and rural landscapes
Public Value	moderate
Scenic Category	distant view
Scenic Character	agriculture
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	meadows, farmland
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels, renewable energy
Scenic Composition	variety
Scenic Absorption	2
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	two views - from northeast to southeast, and from northwest to southwest









3

Viewshed Inventory and Analysis

Yates County

Genesee County
Site 1 - V.A. Hospital Grounds
Site 2 - Richmond Avenue
Site 3 - Main Street Batavia
Site 4 - Tonawanda Creek
Site 5 - Mill Street Overlook
Site 6 - Wolcott

Livingston County
Site 1 - Hemlock Lake

Monroe County
Site 1 - Braddock Bay
Site 2 - Ontario Beach
Site 3 - Seneca Park
Site 4 - Irondequoit Bay Marine Park
Site 5 - Ford Street Bridge
Site 6 - Pont De Rennes Pedestrian Bridge

Ontario County
Site 1 - Kershaw Park
Site 2 - NYS Route 21
Site 3 - County Road 18
Site 4 - NYS Route 364 at Deep Run Park
Site 5 - NYS Route 364

Orleans County
Site 1 - Lake Ontario State Parkway Vista
Site 2 - Lyndonville Dam Falls
Site 3 - Cobblestone Historic District
Site 4 - Court House District
Site 5 - Mount Albion Cemetery
Site 6 - Clarendon Falls

Seneca County
Site 1 - Montezuma - Rte. 89 North of Thruway
Site 2 - Cayuga and Seneca Canal - East Bayard Street
Site 3 - Cayuga Lake - 1975 Route 89
Site 4 - Willard Waterfront
Site 5 - Seneca Lake - County Road 137

Wayne County
Site 1 - Harris Farm
Site 2 - Blue Cut Nature Center
Site 3 - Clyde - Erie Canal
Site 4 - Seaway Trail
Site 5 - Sodus Point

Wyoming County
Site 1 - Bennington
Site 2 - Peoria
Site 3 - Smithgall Farm
Site 4 - Town of Perry
Site 5 - Route 39
Site 6 - Wind Farms

Yates County
Site 1 - Bare Hill
Site 2 - Esperanza Road
Site 3 - Bluff Point -Skyline Dr.
Site 4 - Milo Farmstead
Site 5 - Glenora Point
Site 6 - Duck Club Road at Route 14

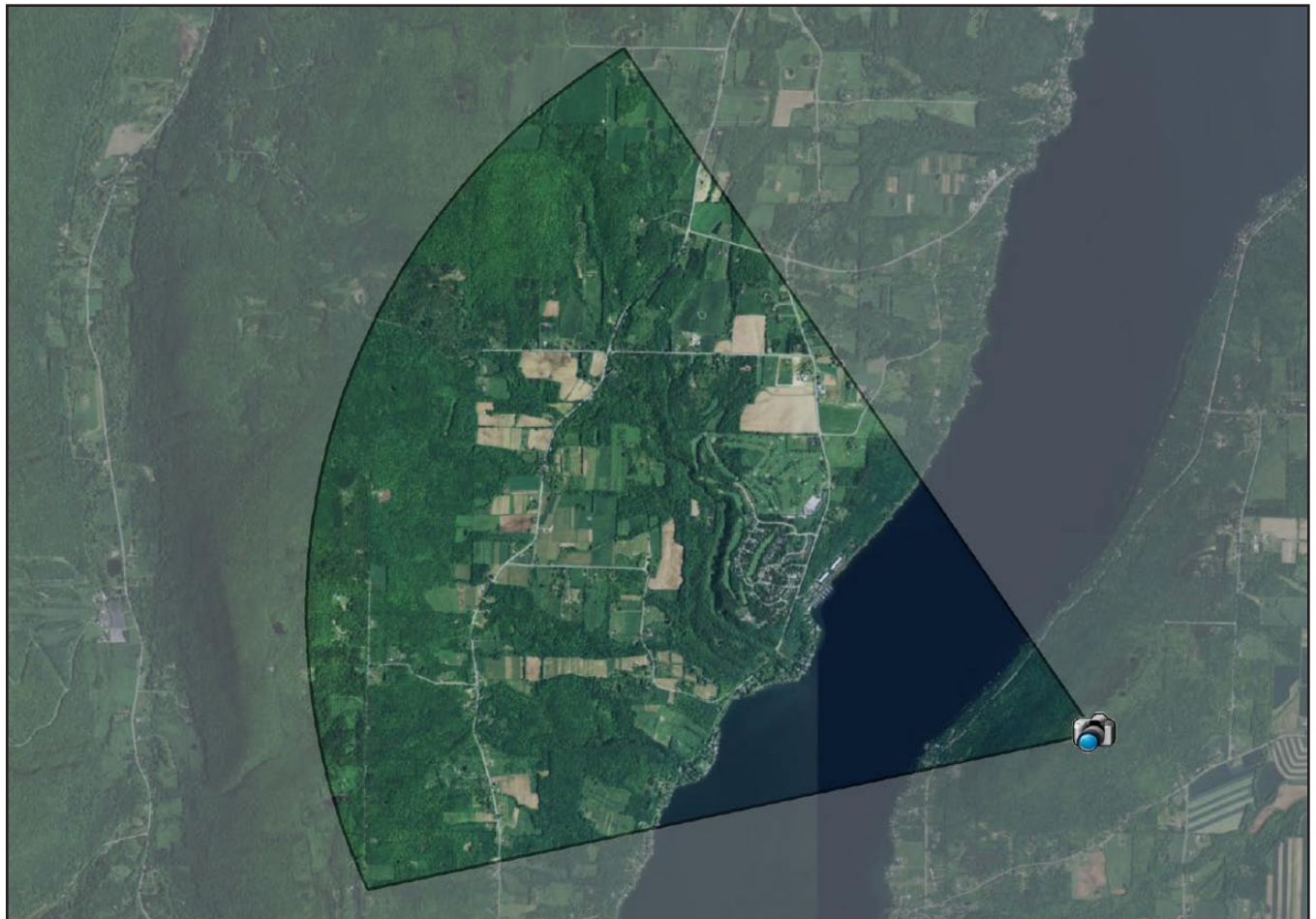
Yates County

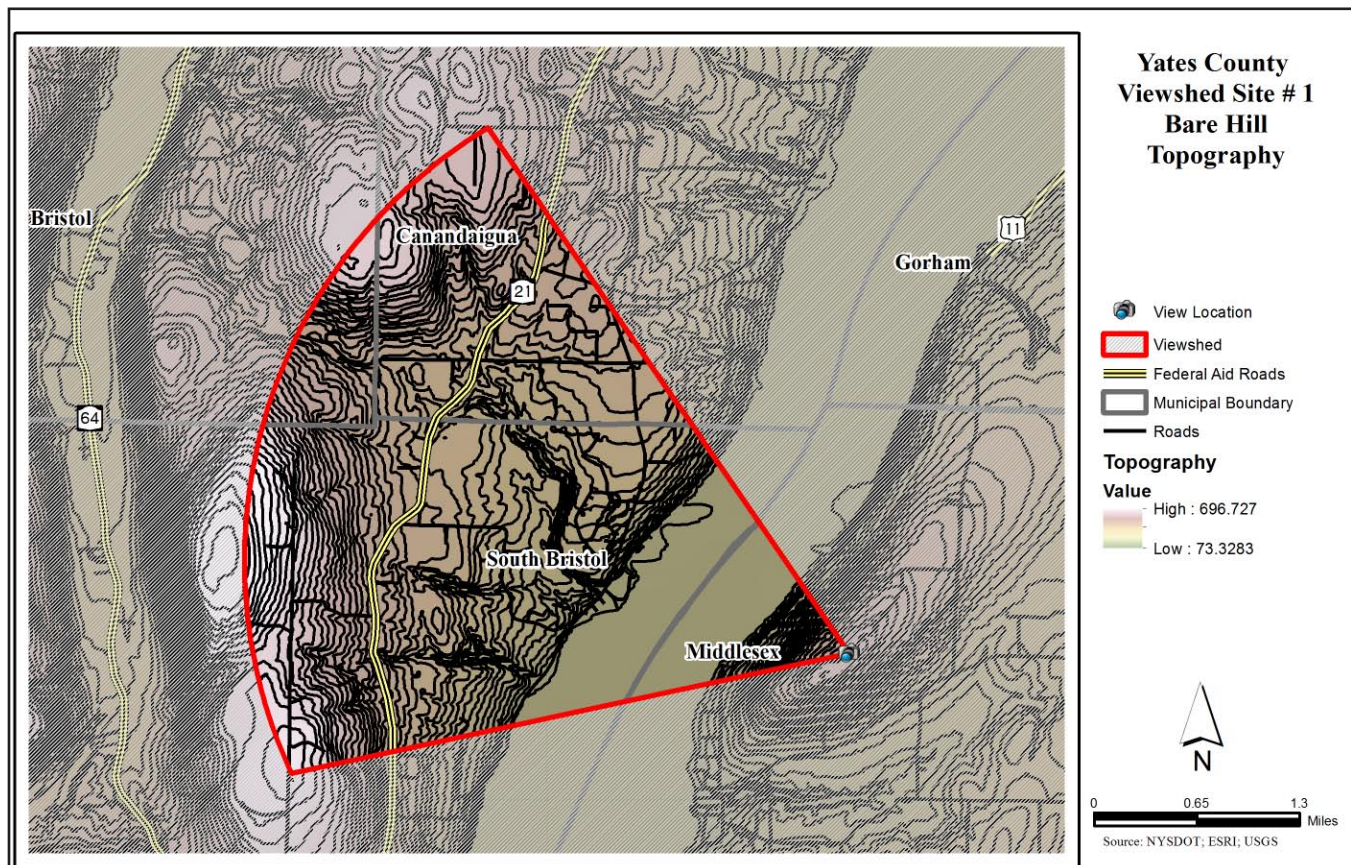
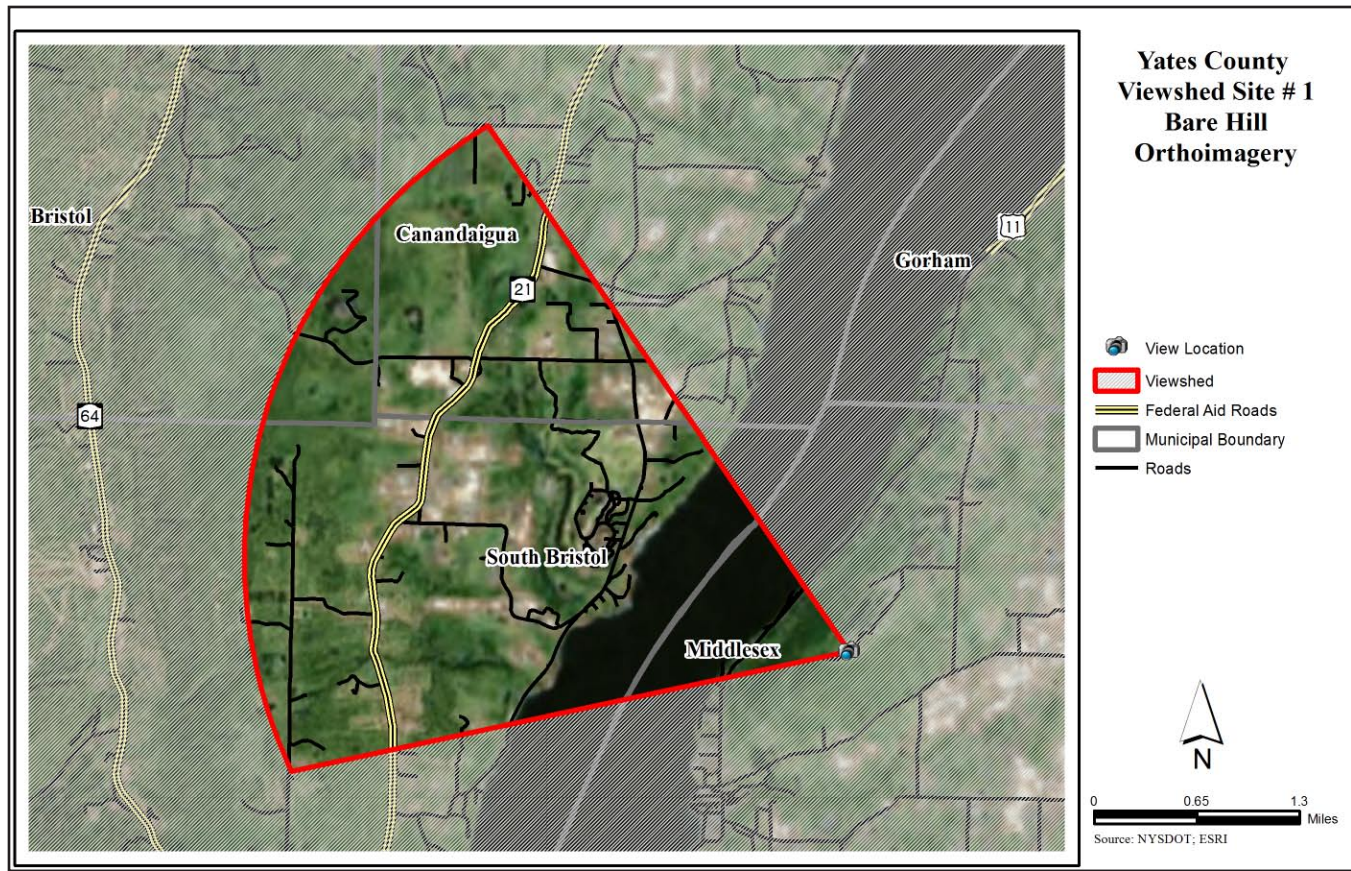
Site 1 - Bare Hill

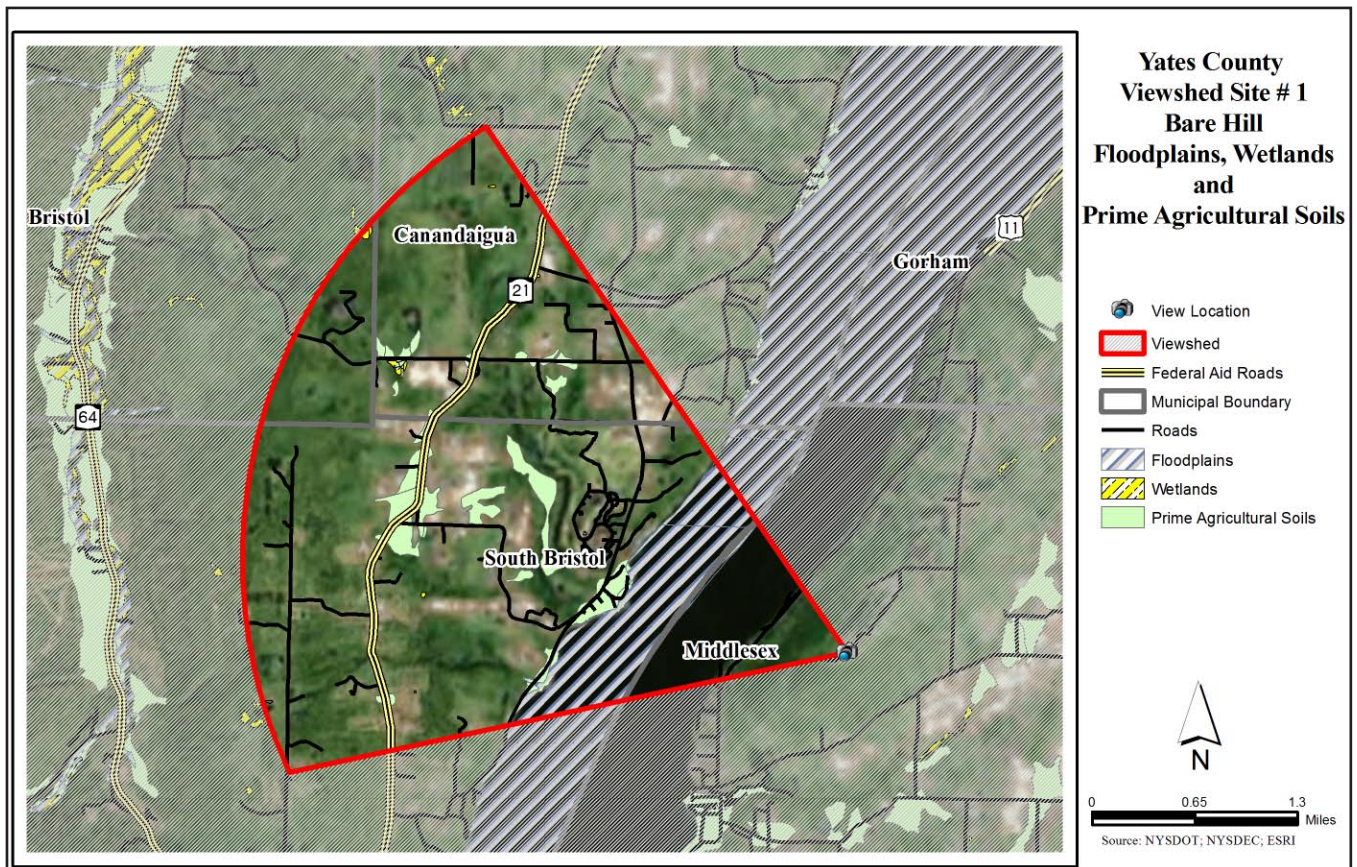
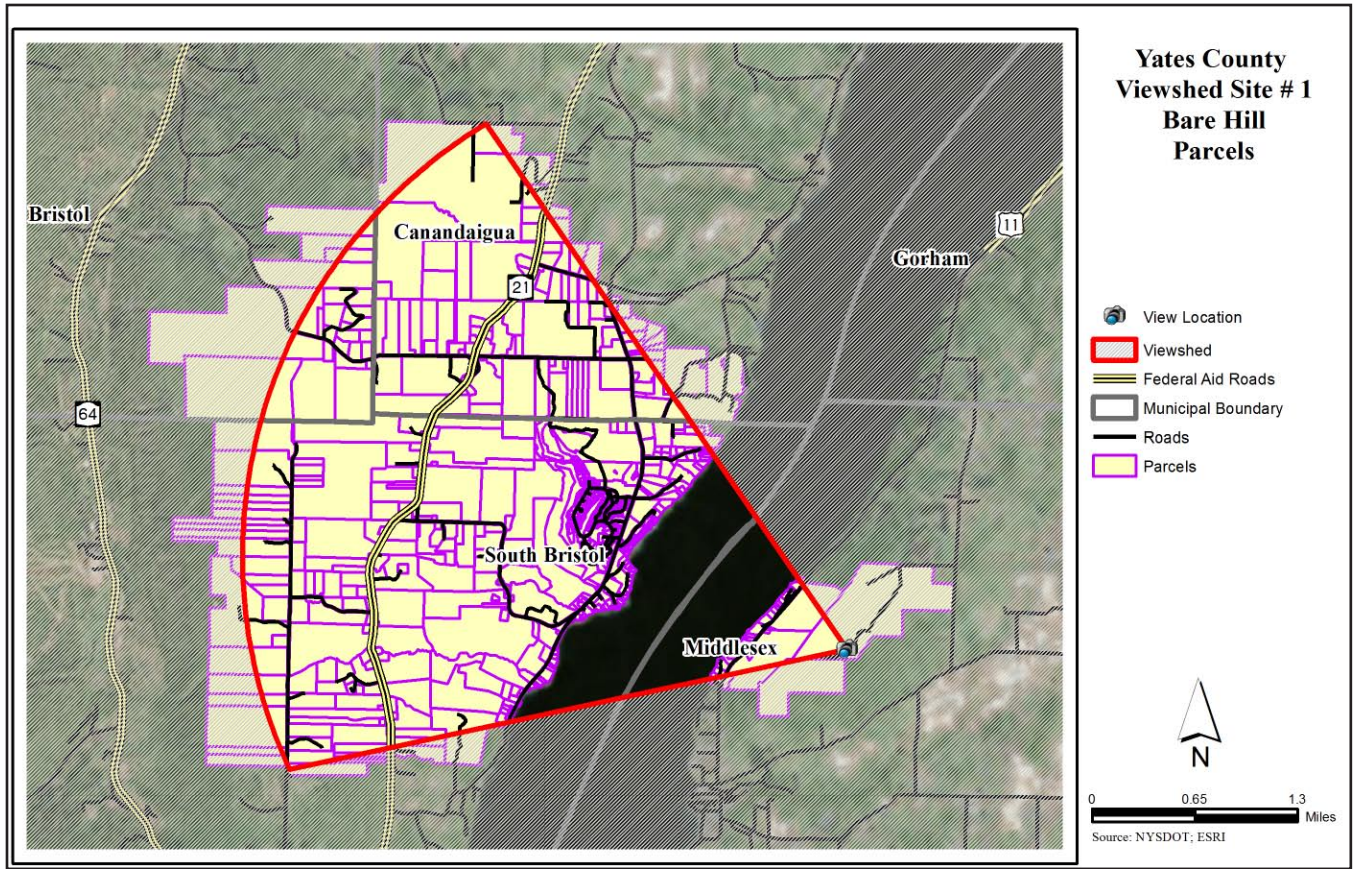
This site which is made up of 298 acres of NYS DEC land offers a unique vista of Canandaigua Lake. The view gets better and better the farther up Bare Hill you go. It is also a historic site and home to one of the earliest settlements in the area by the Seneca Indians.

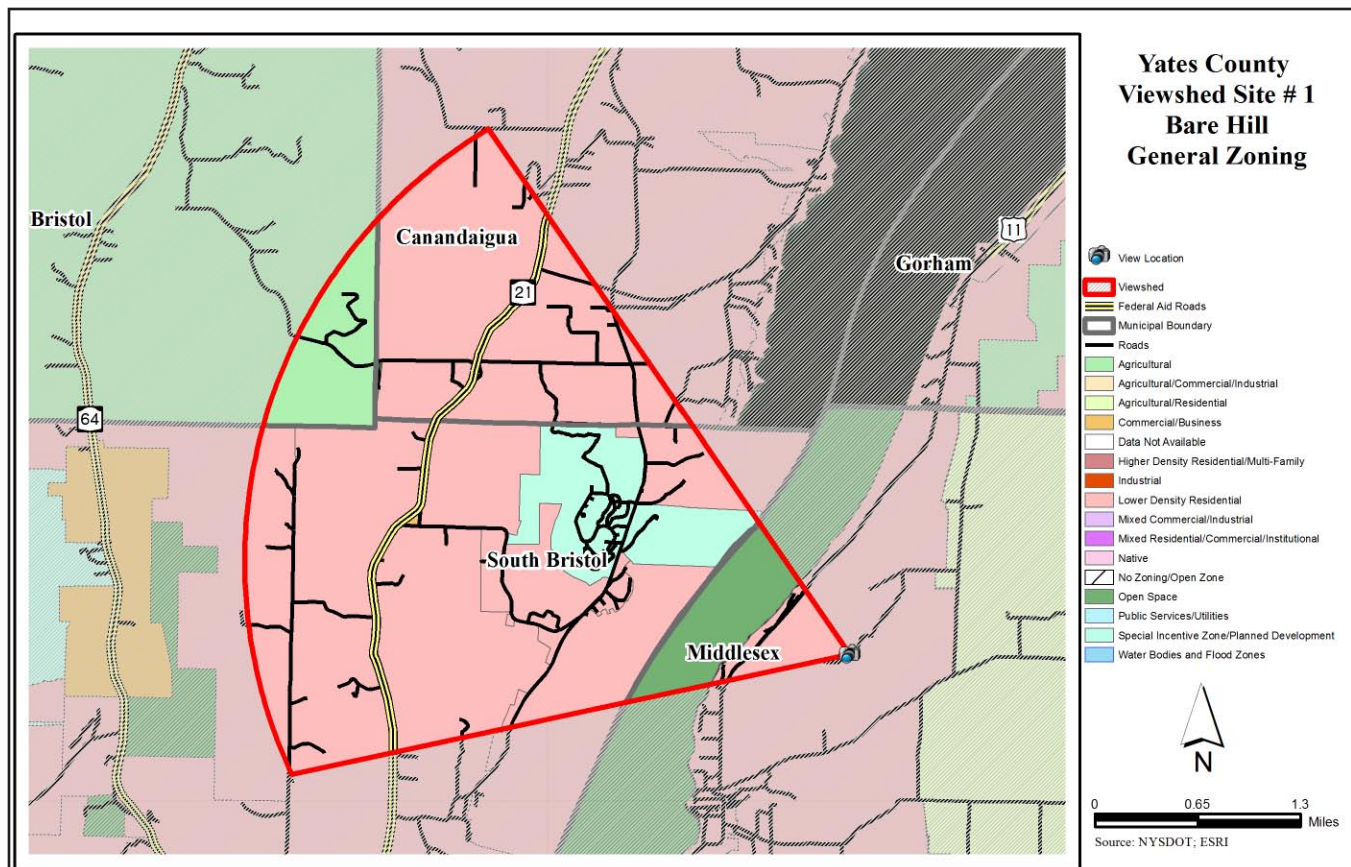
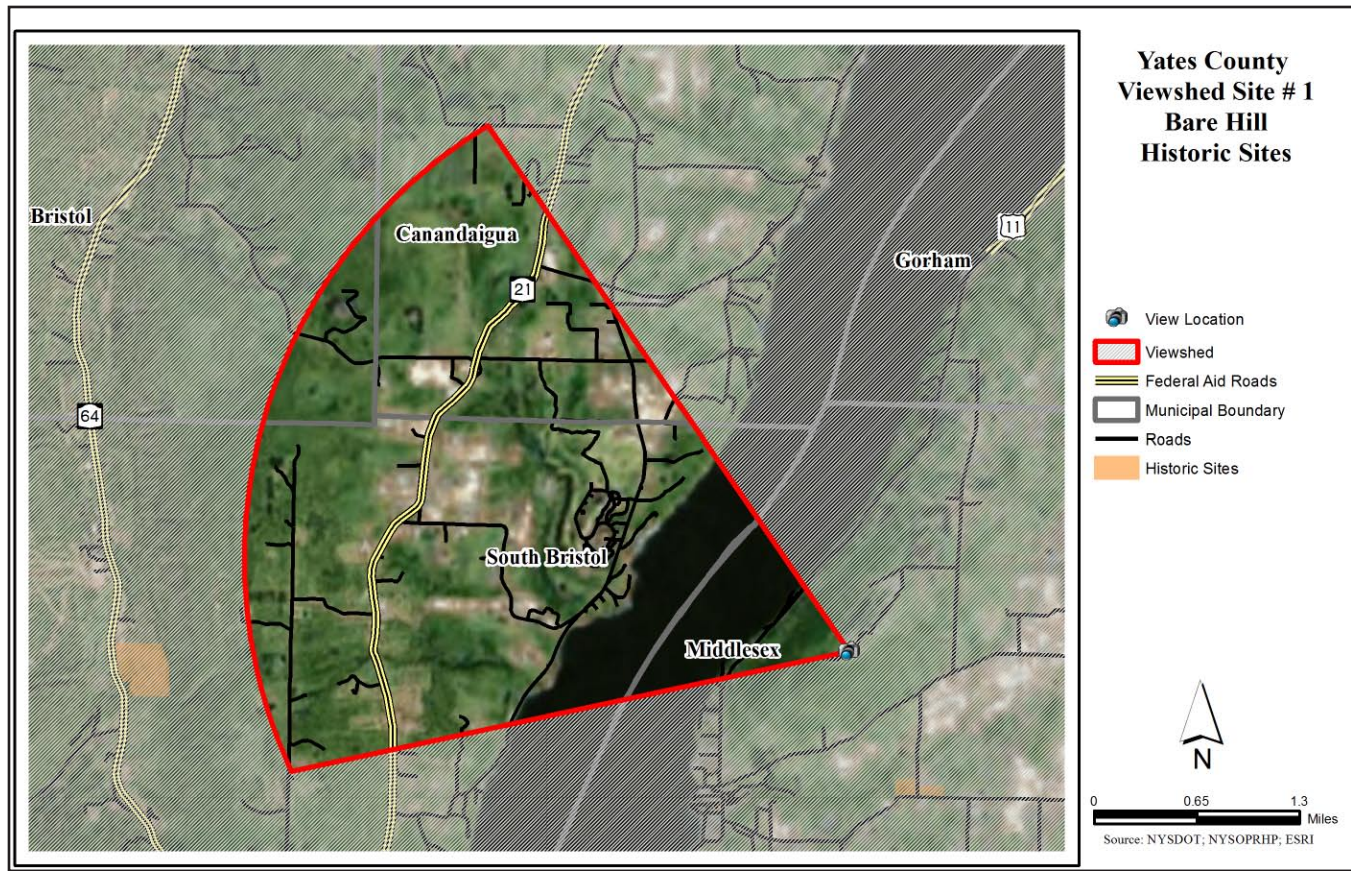


Site Description - Bare Hill	
Location: Address or closest intersection	Van Epps Rd (dirt road) off of Bare Hill Road, Town of Middlesex
Geographic Coordinates	42.738765, -77.309167
Category or Categories	natural landform, cultural, water
Description	view of Canandaigua Lake
Public Value	very high
Scenic Category	enclosed
Scenic Character	nature
Scenic Elements - Cultural	heritage icons, rare unique structures
Scenic Elements - Natural	fields
Scenic Elements - Vegetation	forest patterns
Scenic Elements - Landform	steep, hilly, gorges
Scenic Elements - Water	lake
Scenic Elements - Land use	conservation easements, trails, rural roads
Scenic Composition	texture
Scenic Absorption	1
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	from northwest to southwest









Yates County - Site 2 - Esperanza Road

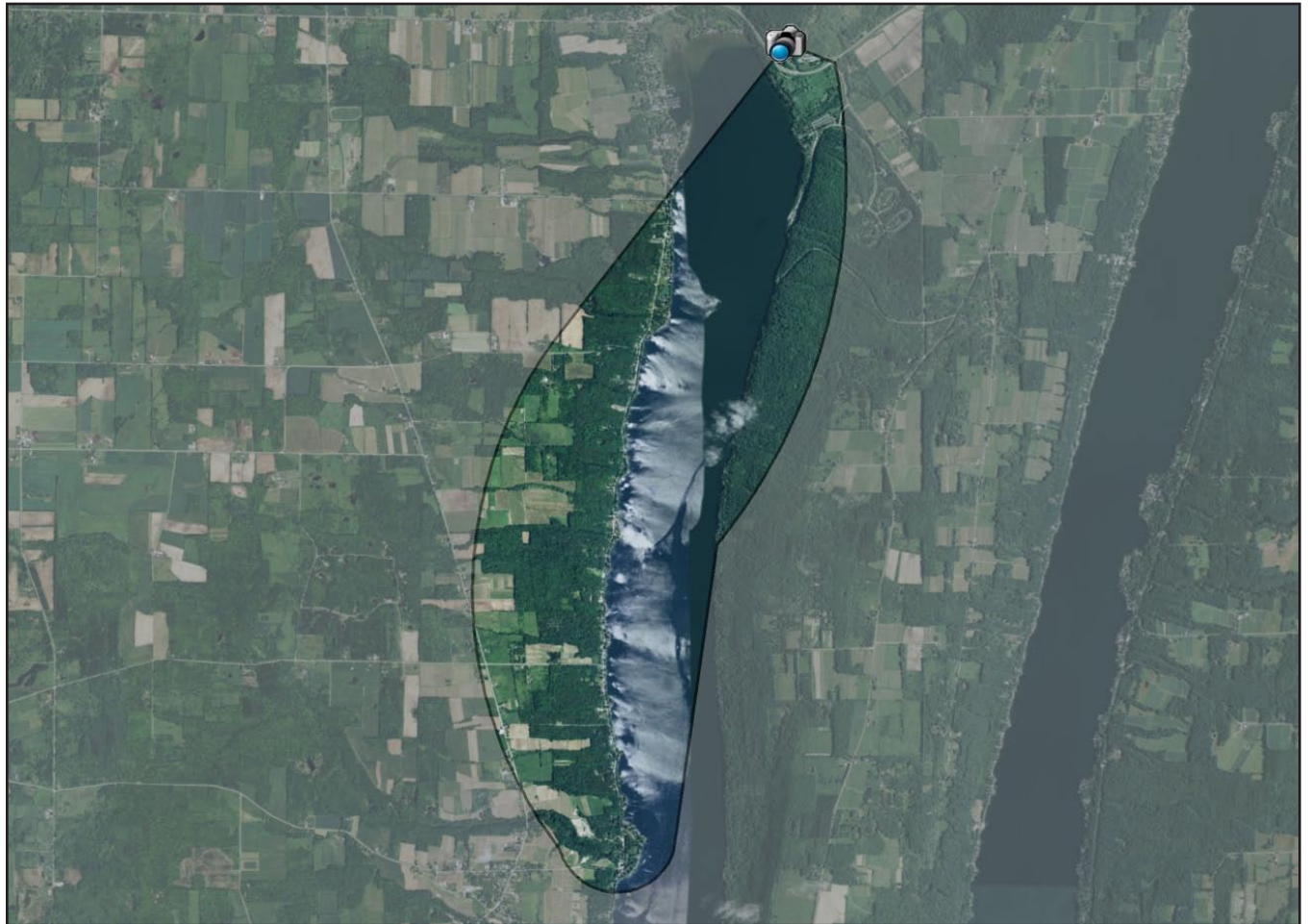
Yates County

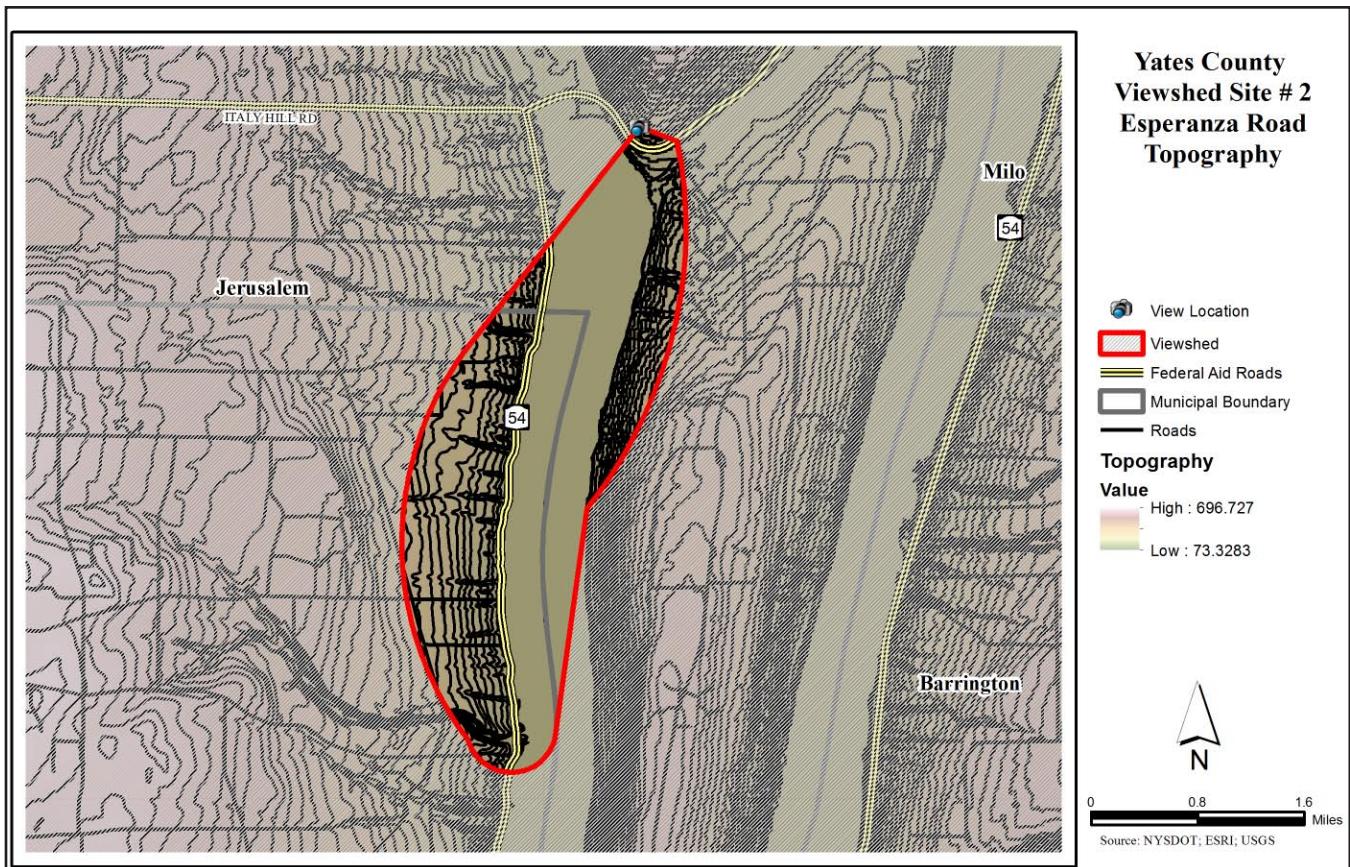
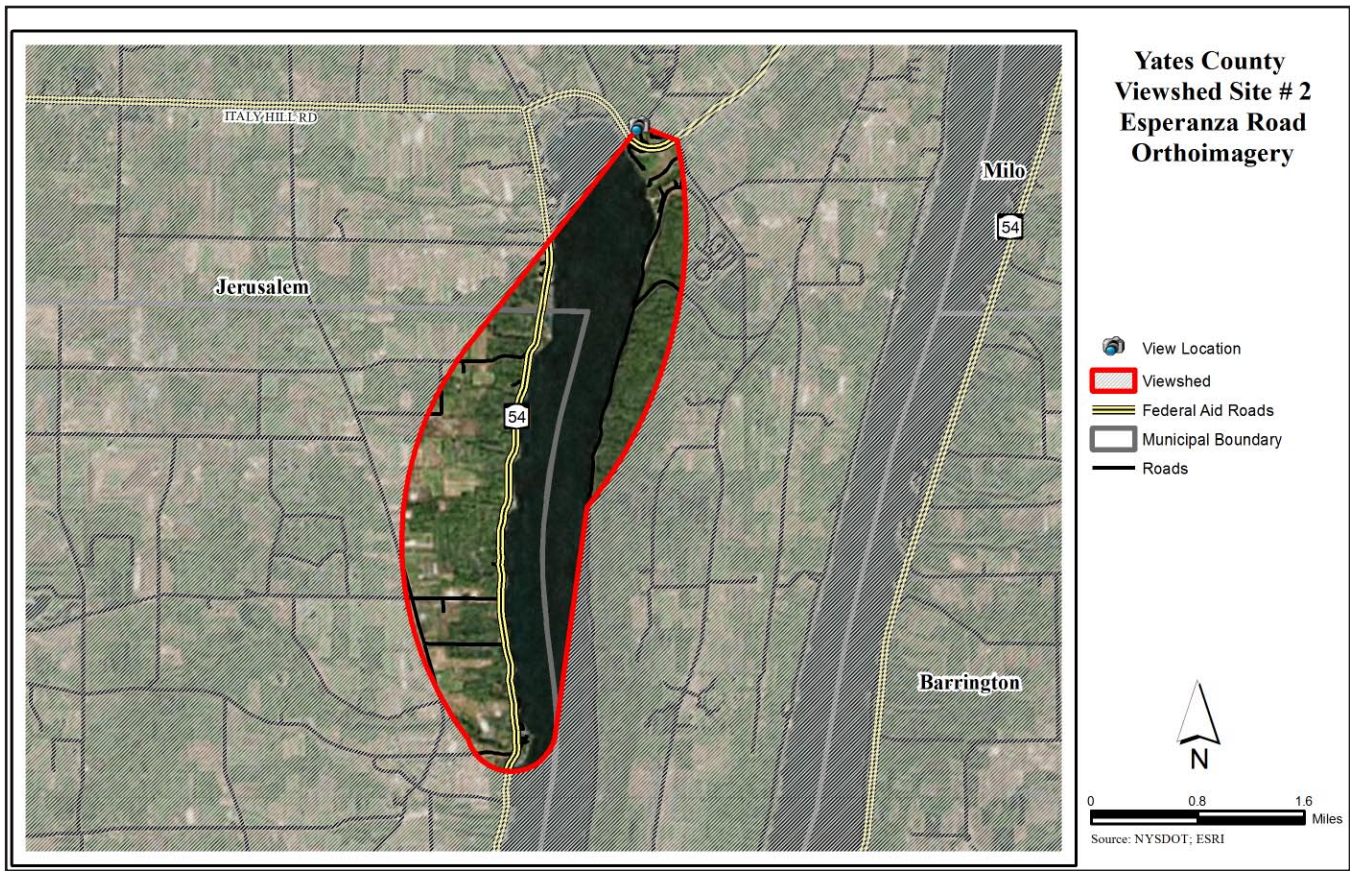
Site 2 - Esperanza Road

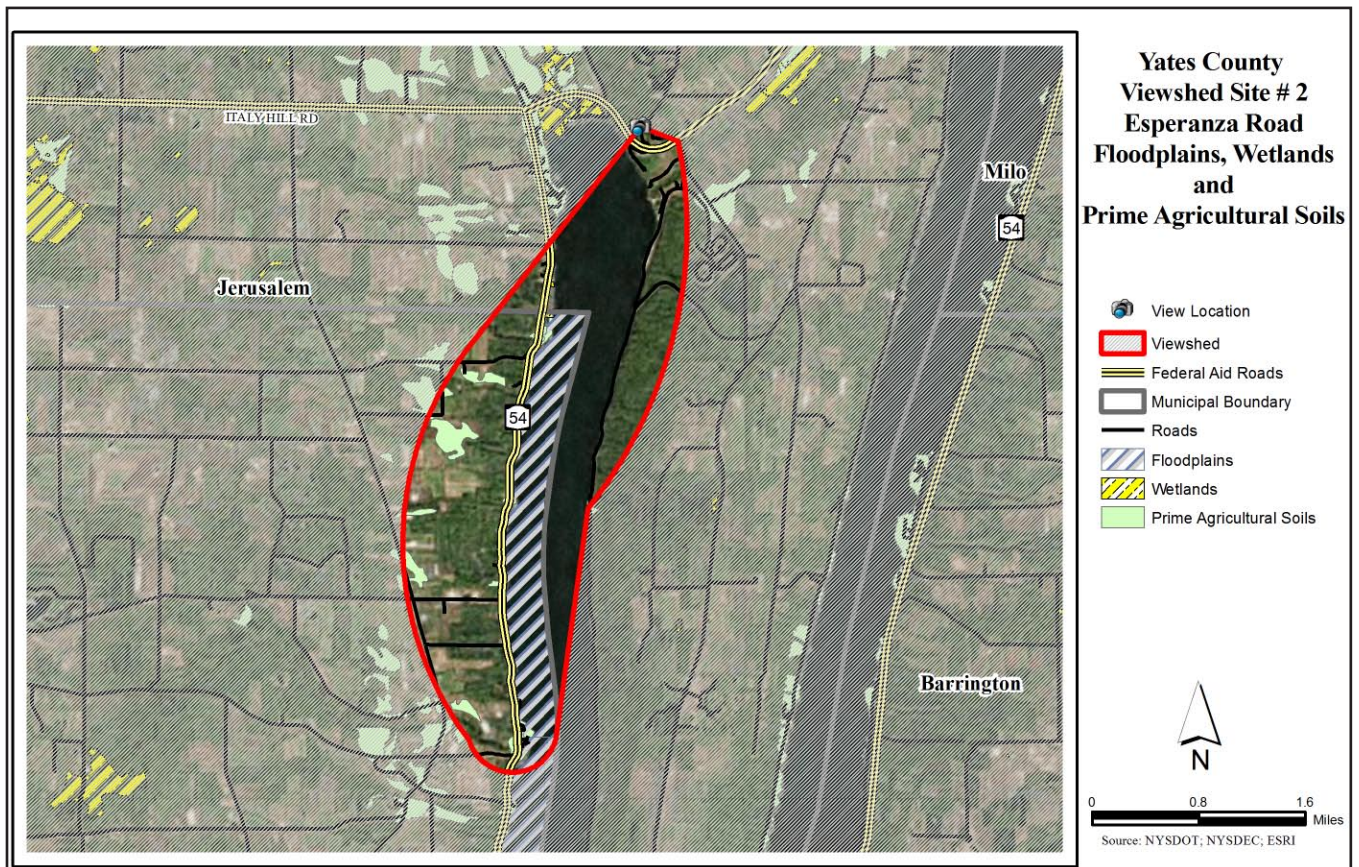
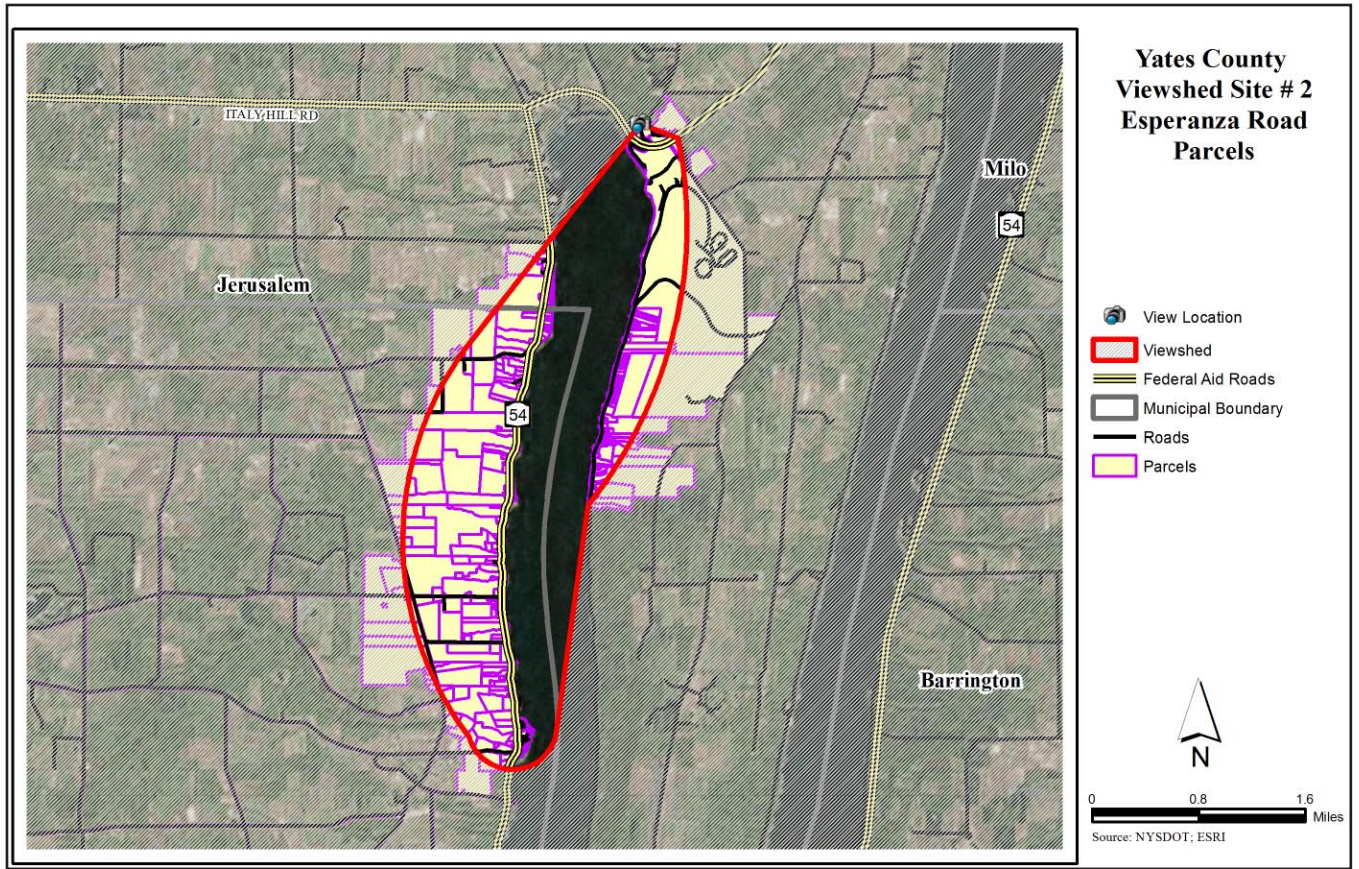
Esperanza Road offers a vista view of Kueka Lake. This vantage point features a view south down the north-western fork of the lake and includes hillsides and waterfront development.

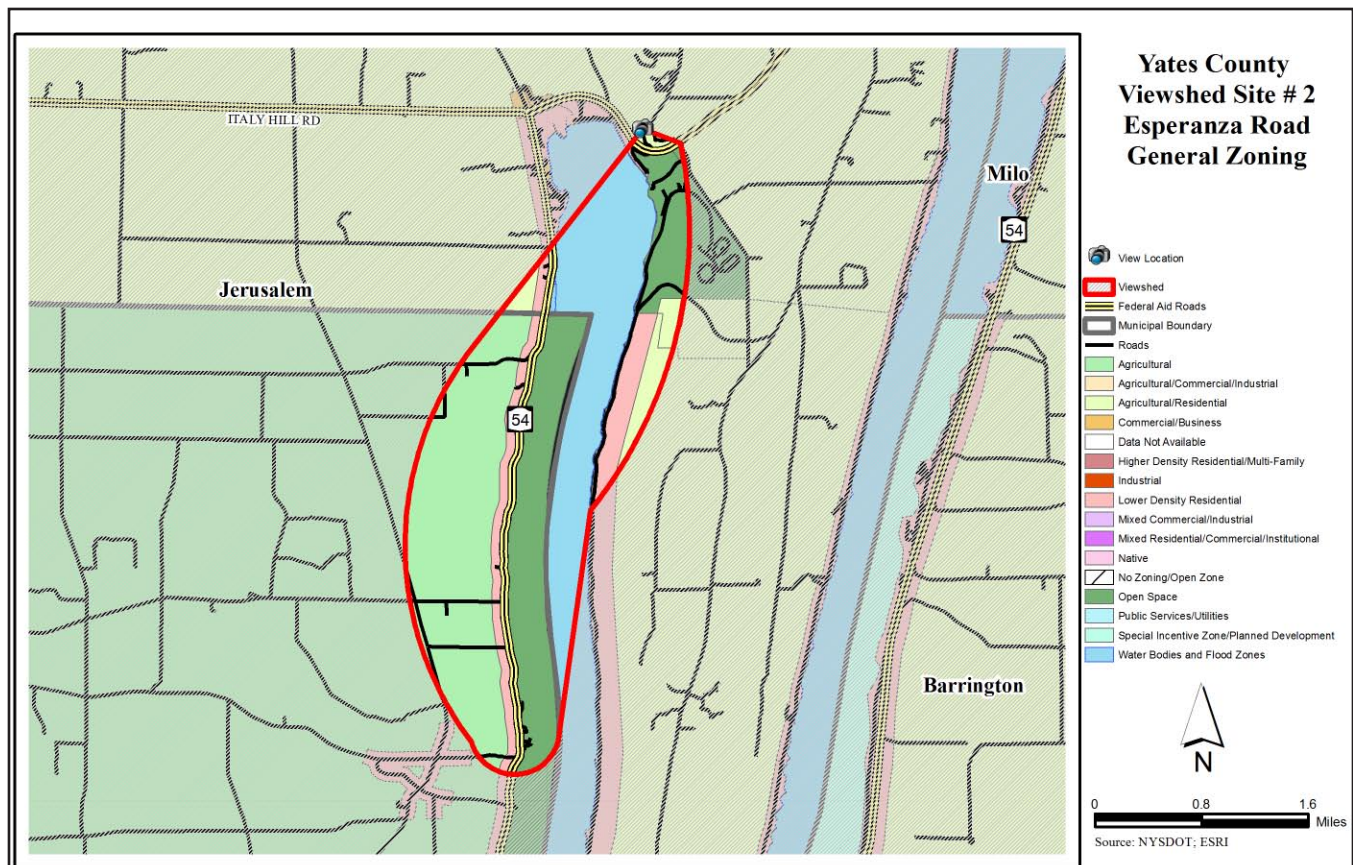
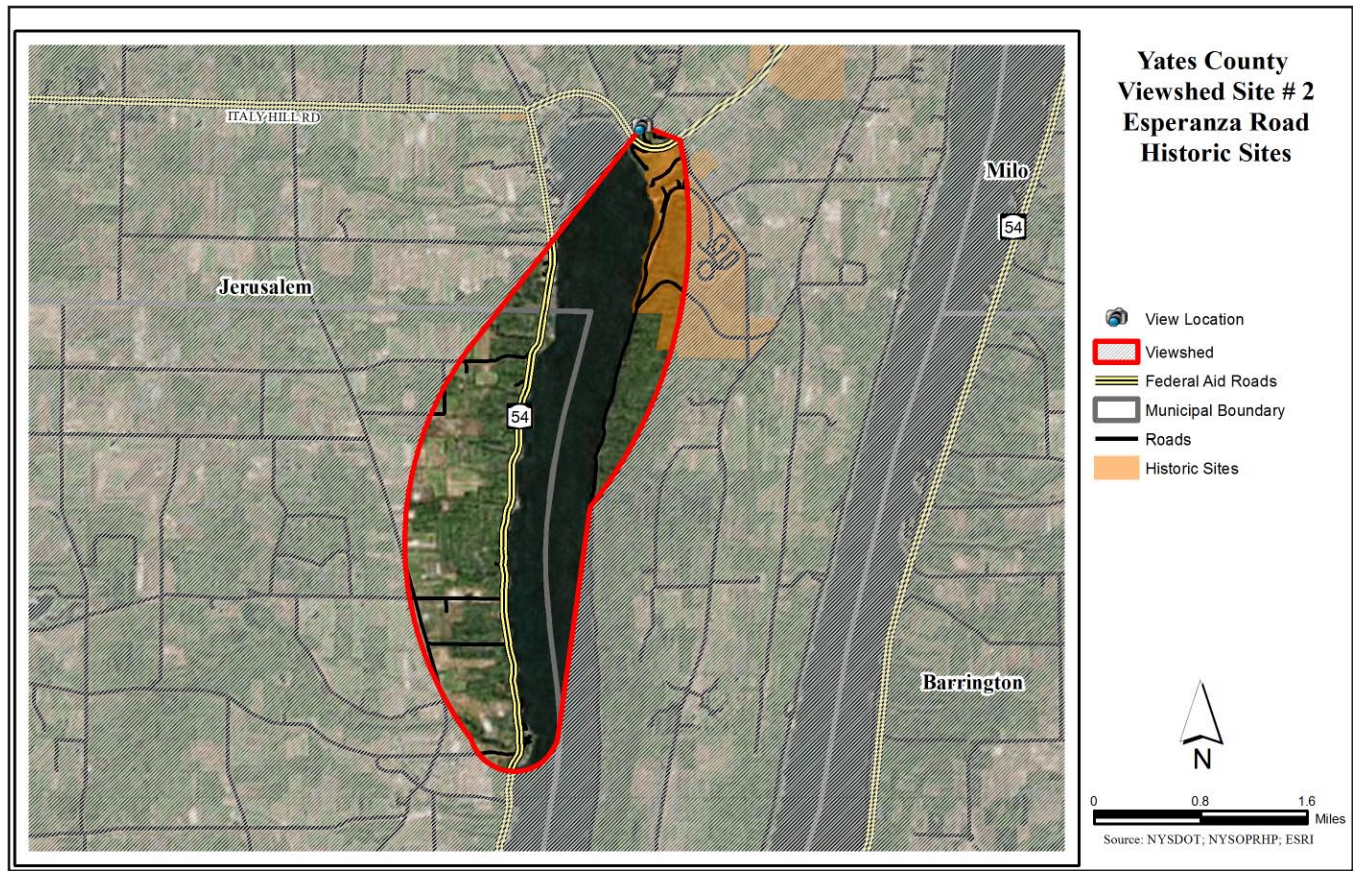


Site Description - Esperanza Road	
Location: Address or closest intersection	Esperanza Rd north of Rte. 54A, Town of Jerusalem
Geographic Coordinates	42.597207, -77.136872
Category or Categories	natural landform, water
Description	view of Keuka Lake
Public Value	very high
Scenic Category	overlook
Scenic Character	nature
Scenic Elements - Cultural	
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	forest patterns
Scenic Elements - Landform	hilly
Scenic Elements - Water	lake, shoreline residential
Scenic Elements - Land use	private parcels
Scenic Composition	framed
Scenic Absorption	3
Scenic Quality	5
Scenic Evaluation	distinctive
Scenic Exposure	south-southwest









Yates County - Site 3 - Bluff Point - Skyline Drive

Yates County

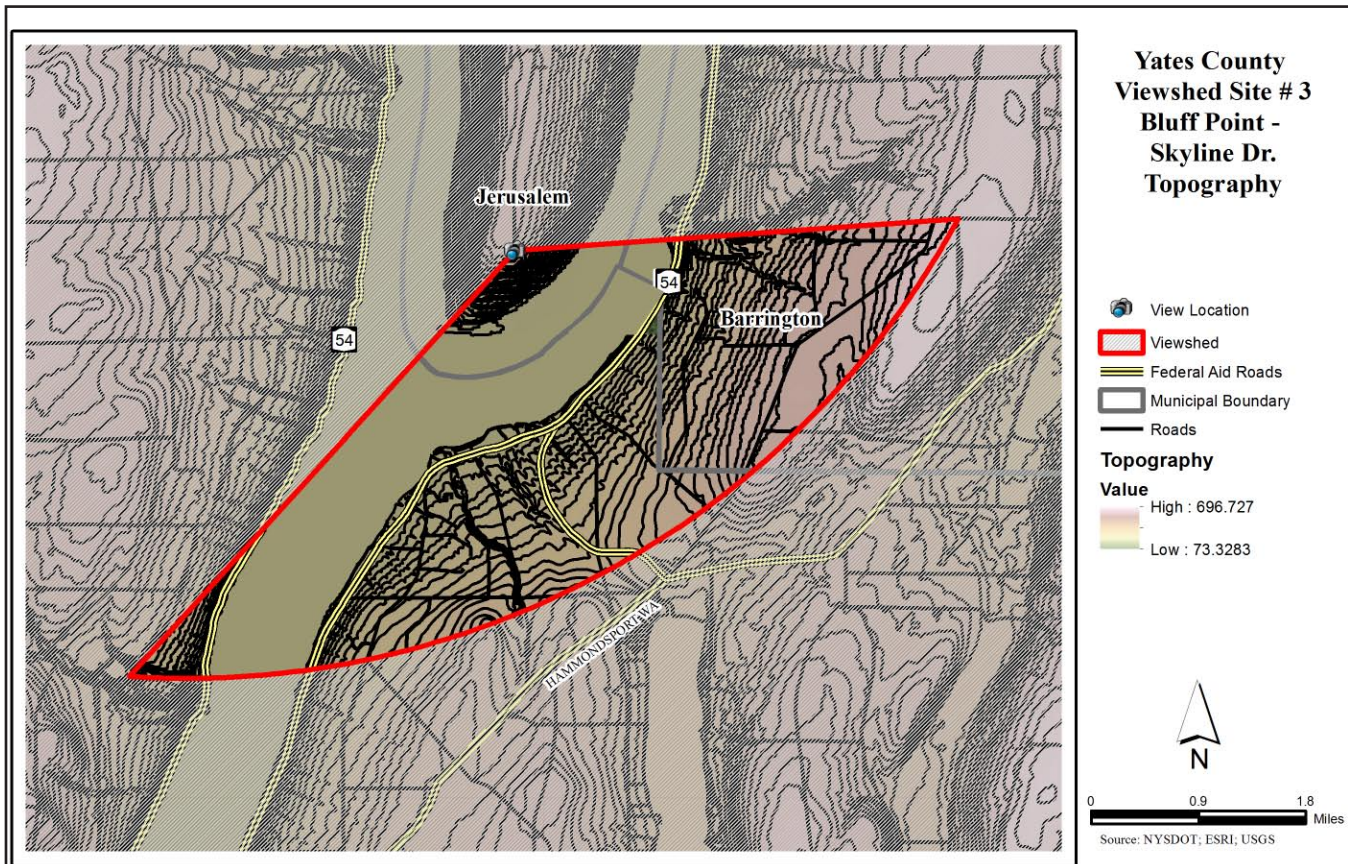
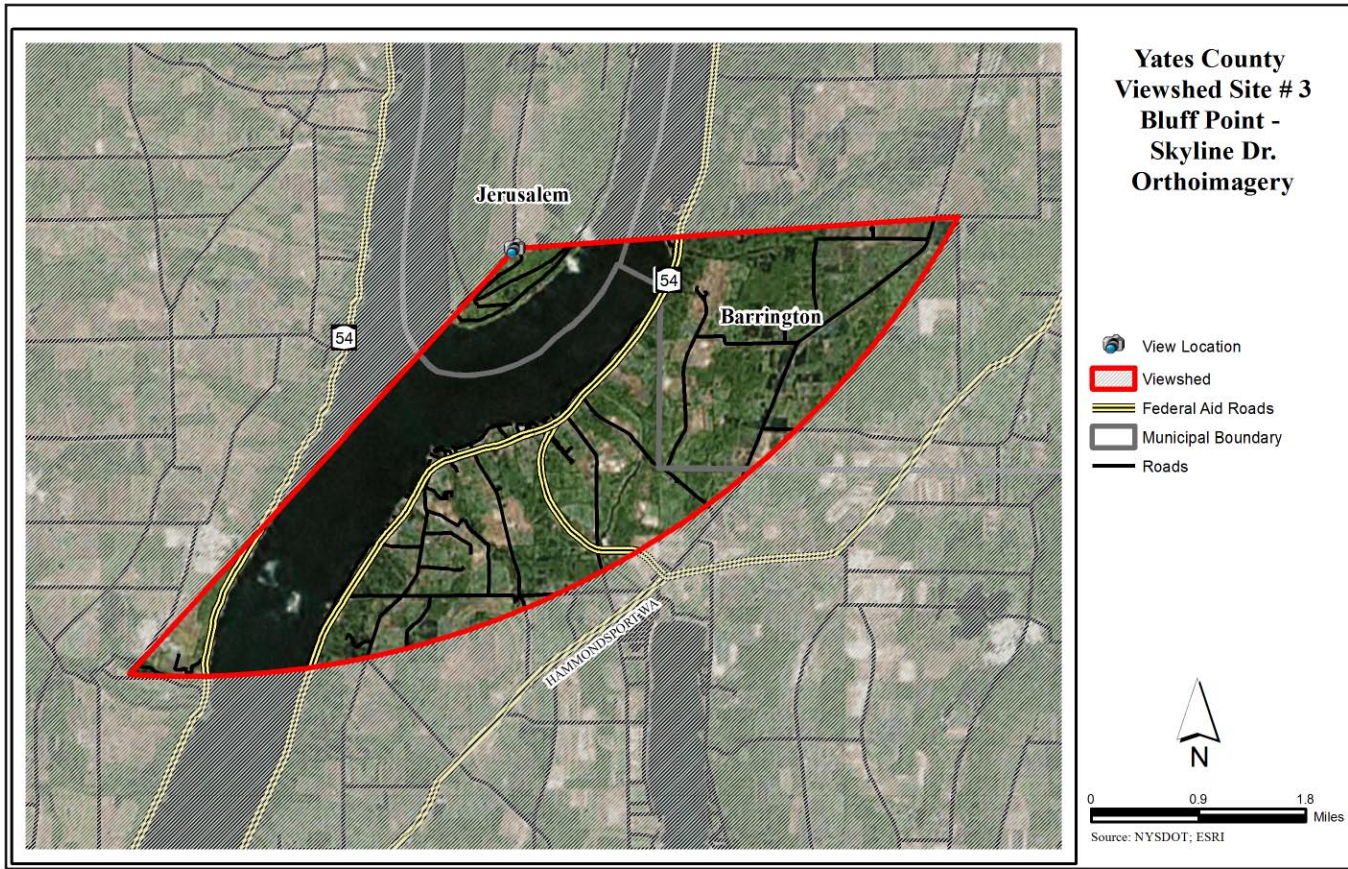
Site 3 - Bluff Point - Skyline Drive

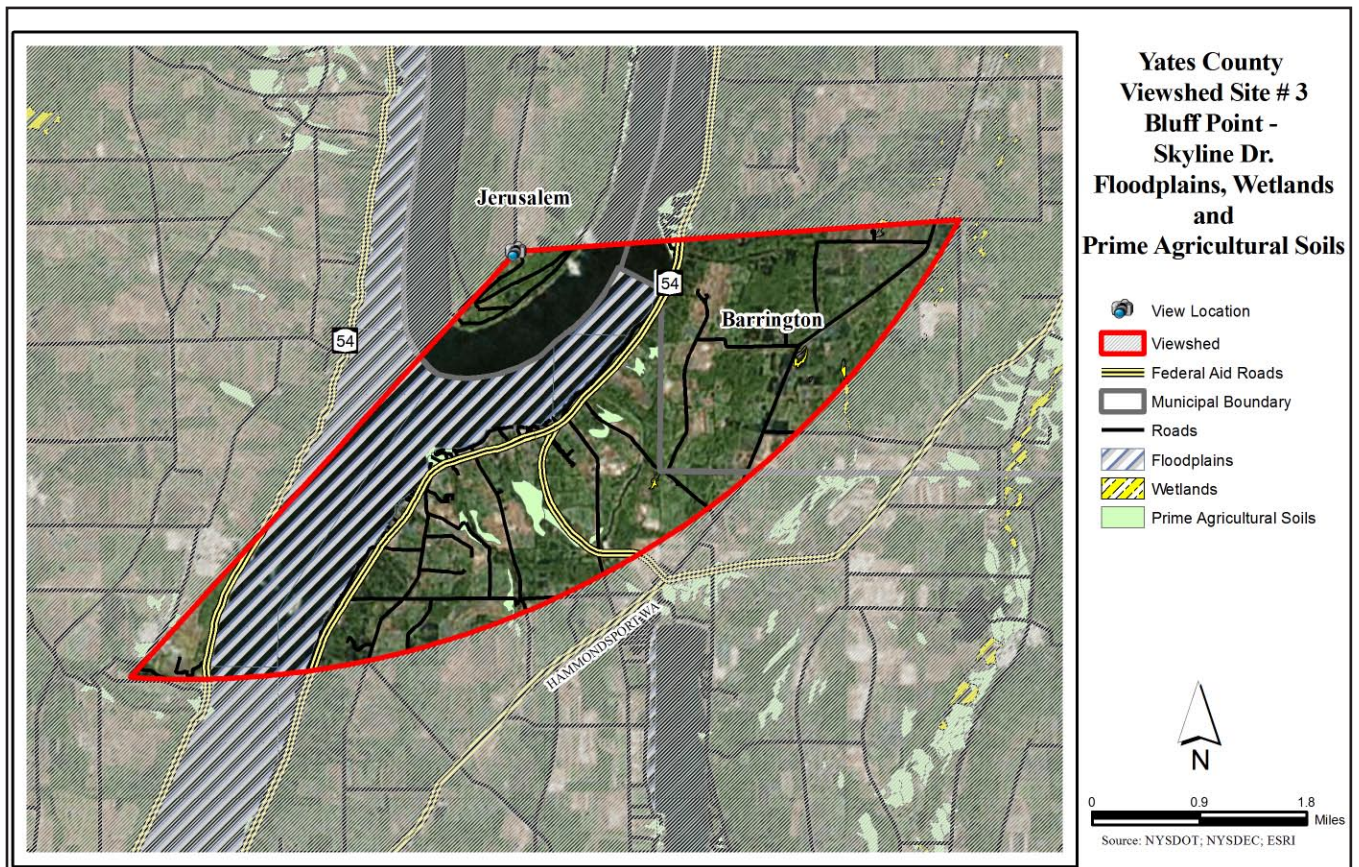
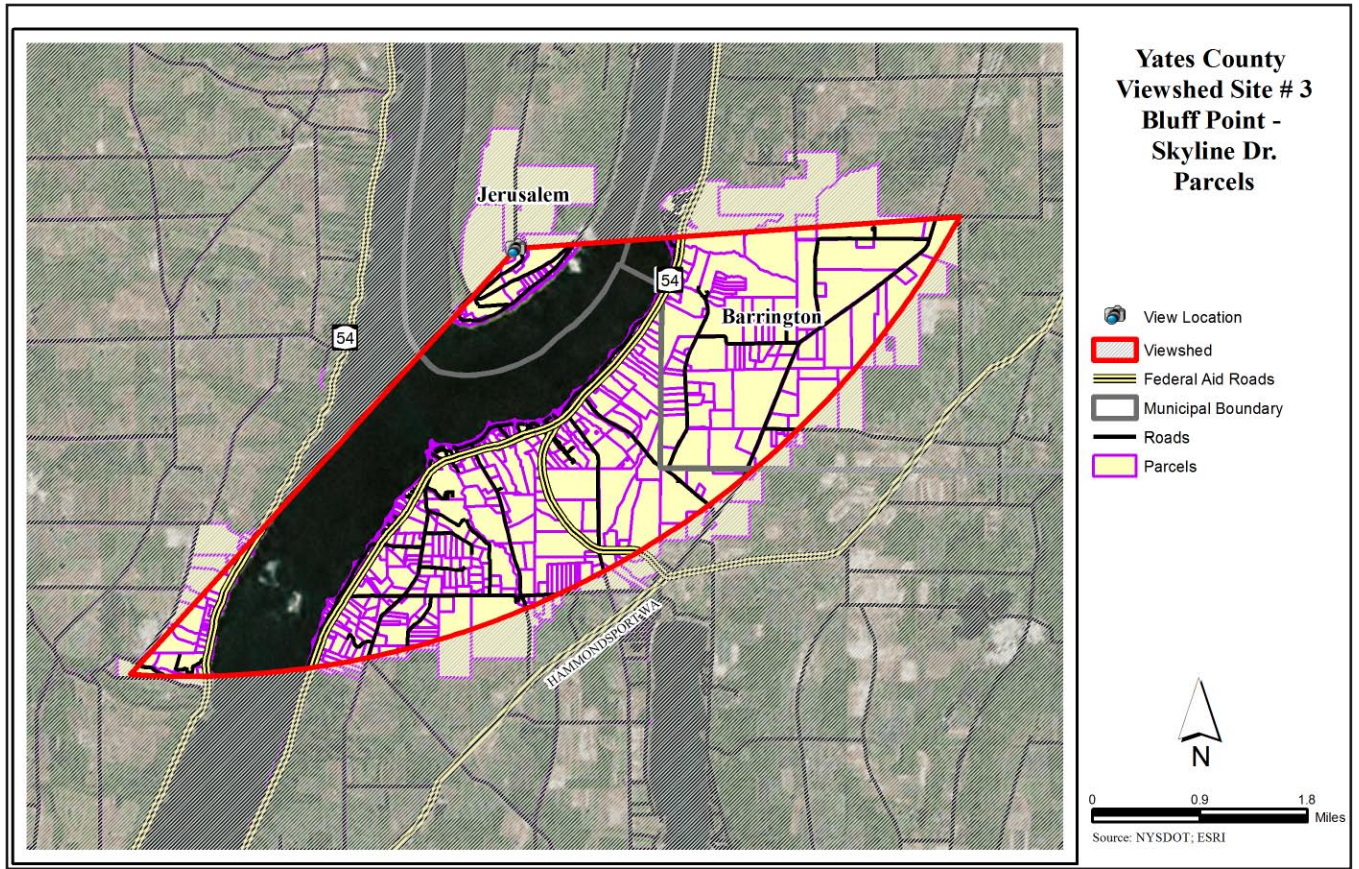
This viewshed is made up of a wide, approximately 135 degree panoramic view from the Bluff overlooking Keuka Lake. This vantage point offers a unique view of both the west and east forks of Keuka Lake and the surrounding hillsides and waterfront development. It also features the Wagener Mansion and Garrett Chapel.

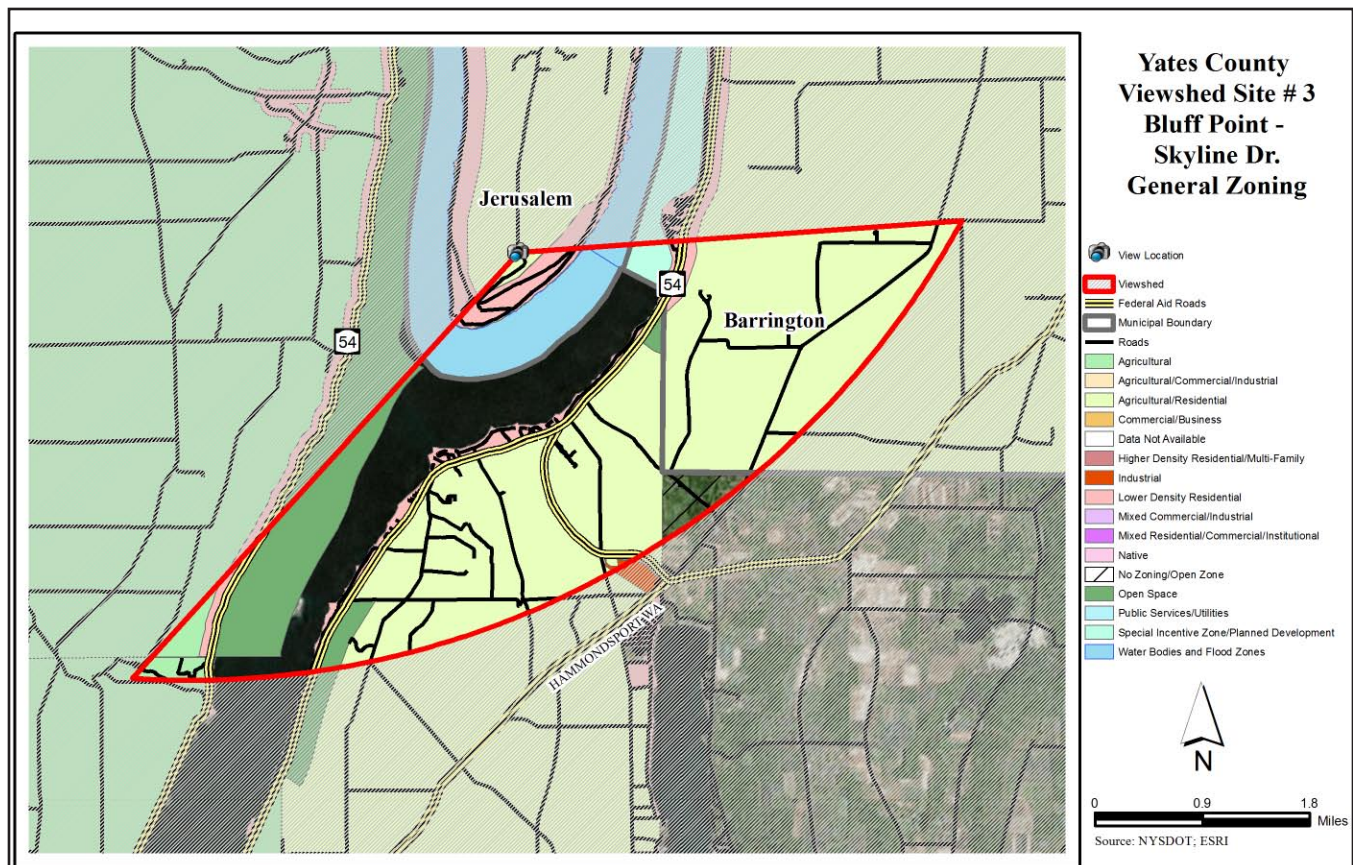
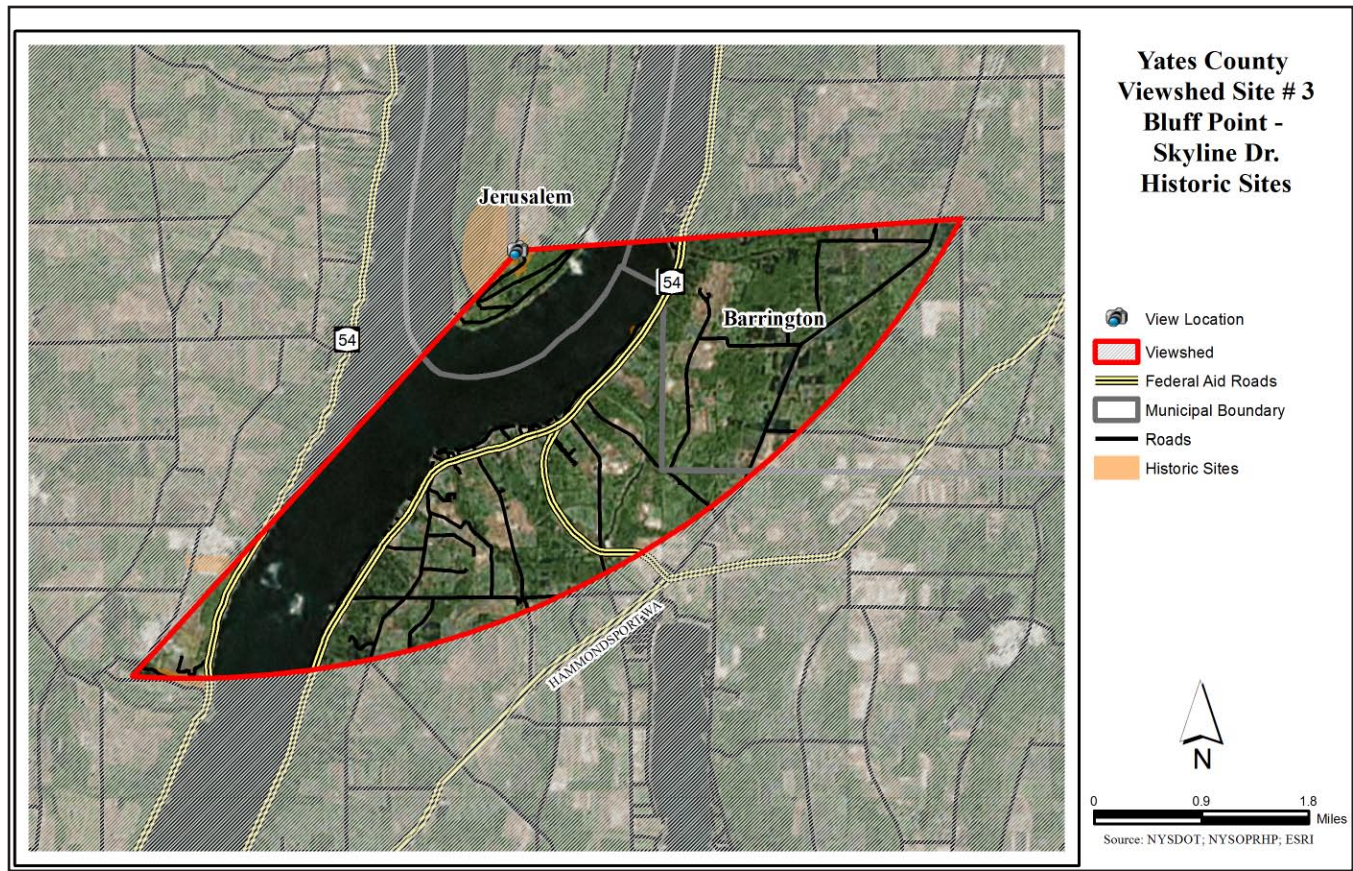


Site Description - Bluff Point, Skyline Dr.	
Location: Address or closest intersection	Skyline Dr. at southern bend near the point of the bluff, Town of Jerusalem
Geographic Coordinates	42.509859, -77.131703
Category or Categories	natural, cultural, water
Description	view of Keuka Lake, Wagener Mansion and Garrett Chapel
Public Value	very high
Scenic Category	panorama
Scenic Character	nature, agriculture
Scenic Elements - Cultural	farming and pasture landscapes, architecture, rare unique structures
Scenic Elements - Natural	meadows, fields
Scenic Elements - Vegetation	farmland, woodlots, forest patterns
Scenic Elements - Landform	steep, hilly, gorges
Scenic Elements - Water	lake
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	variety
Scenic Absorption	3
Scenic Quality	3
Scenic Evaluation	noteworthy
Scenic Exposure	from southwest to east









Yates County - Site 4 - Milo Farmstead

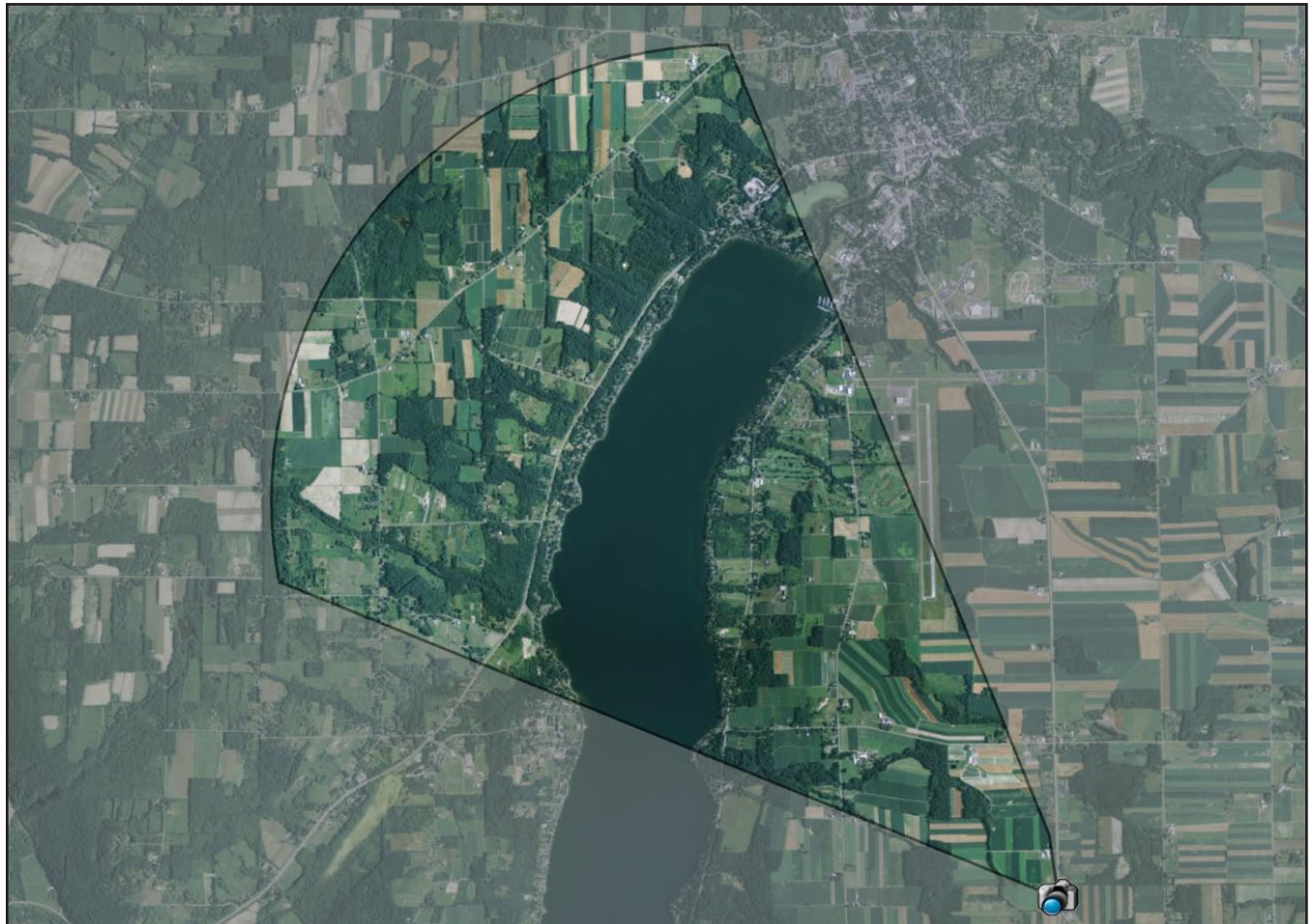
Yates County

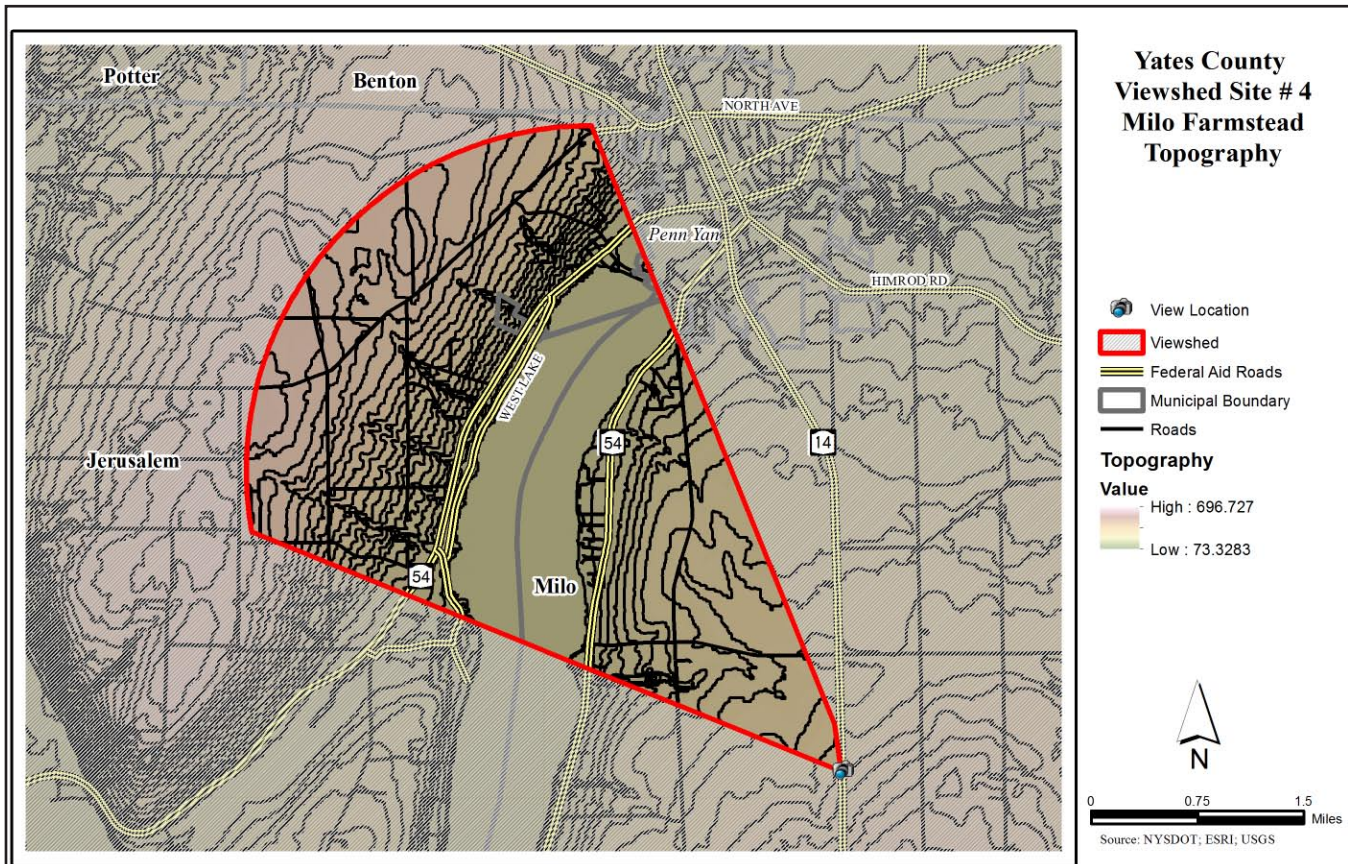
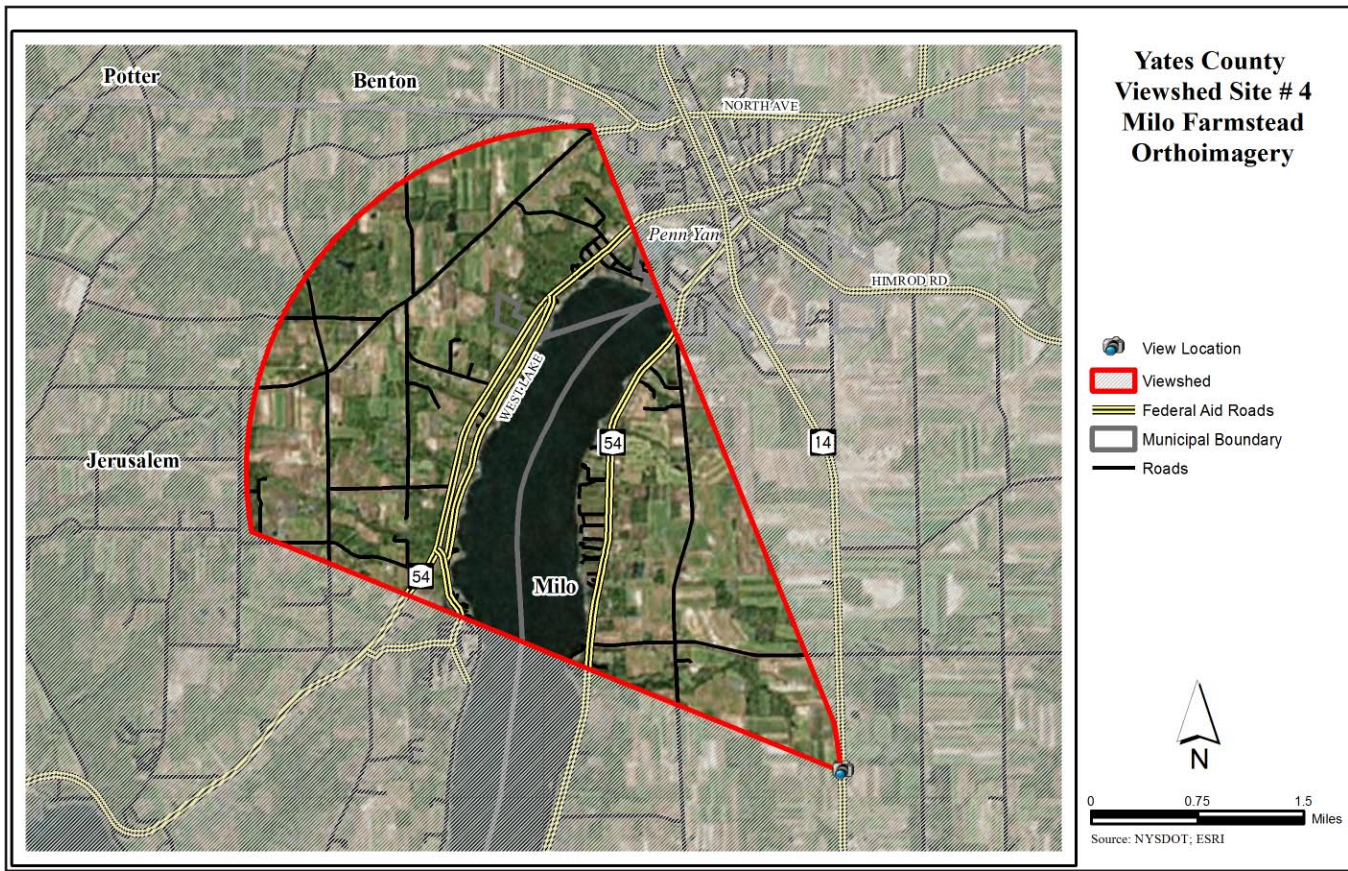
Site 4 - Milo Farmstead

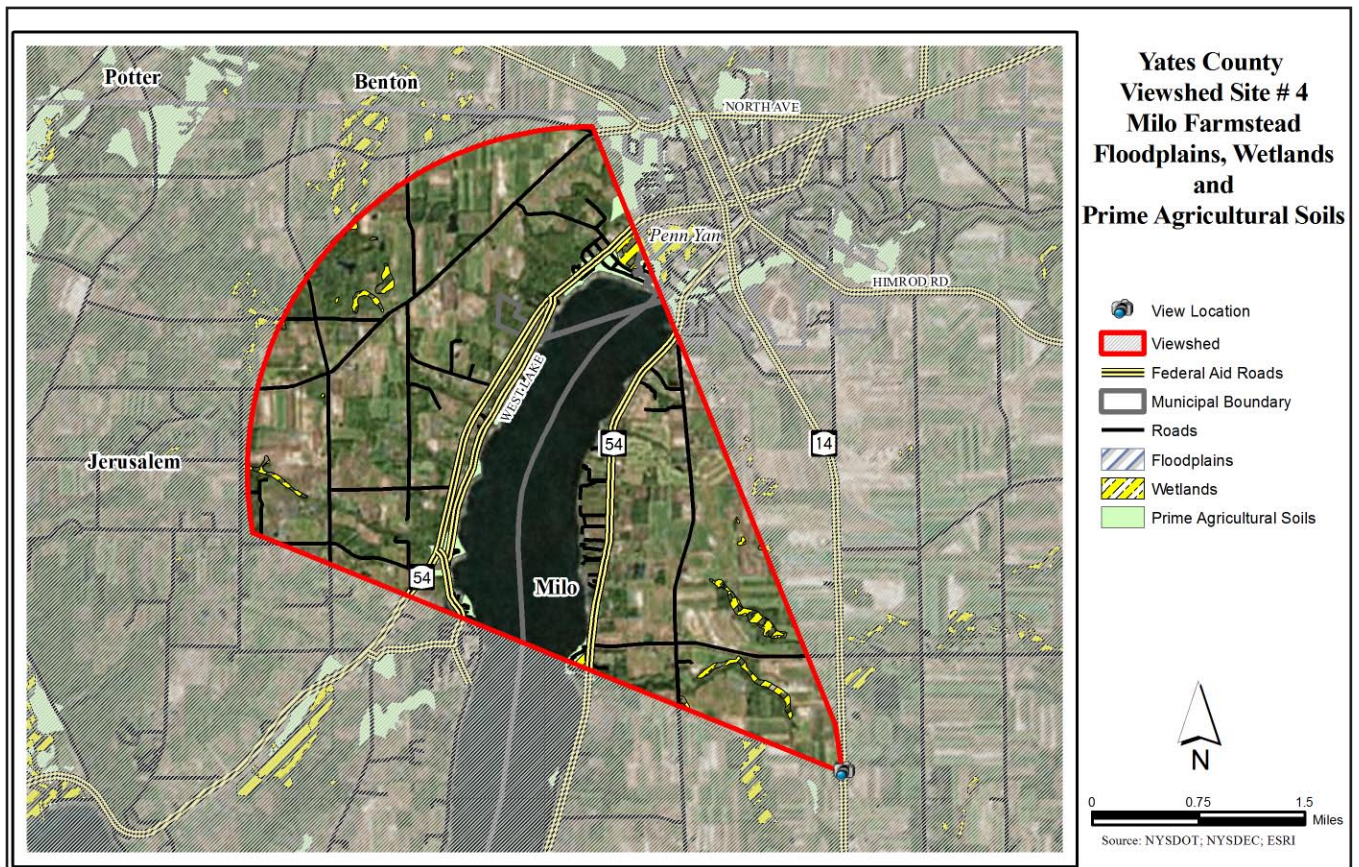
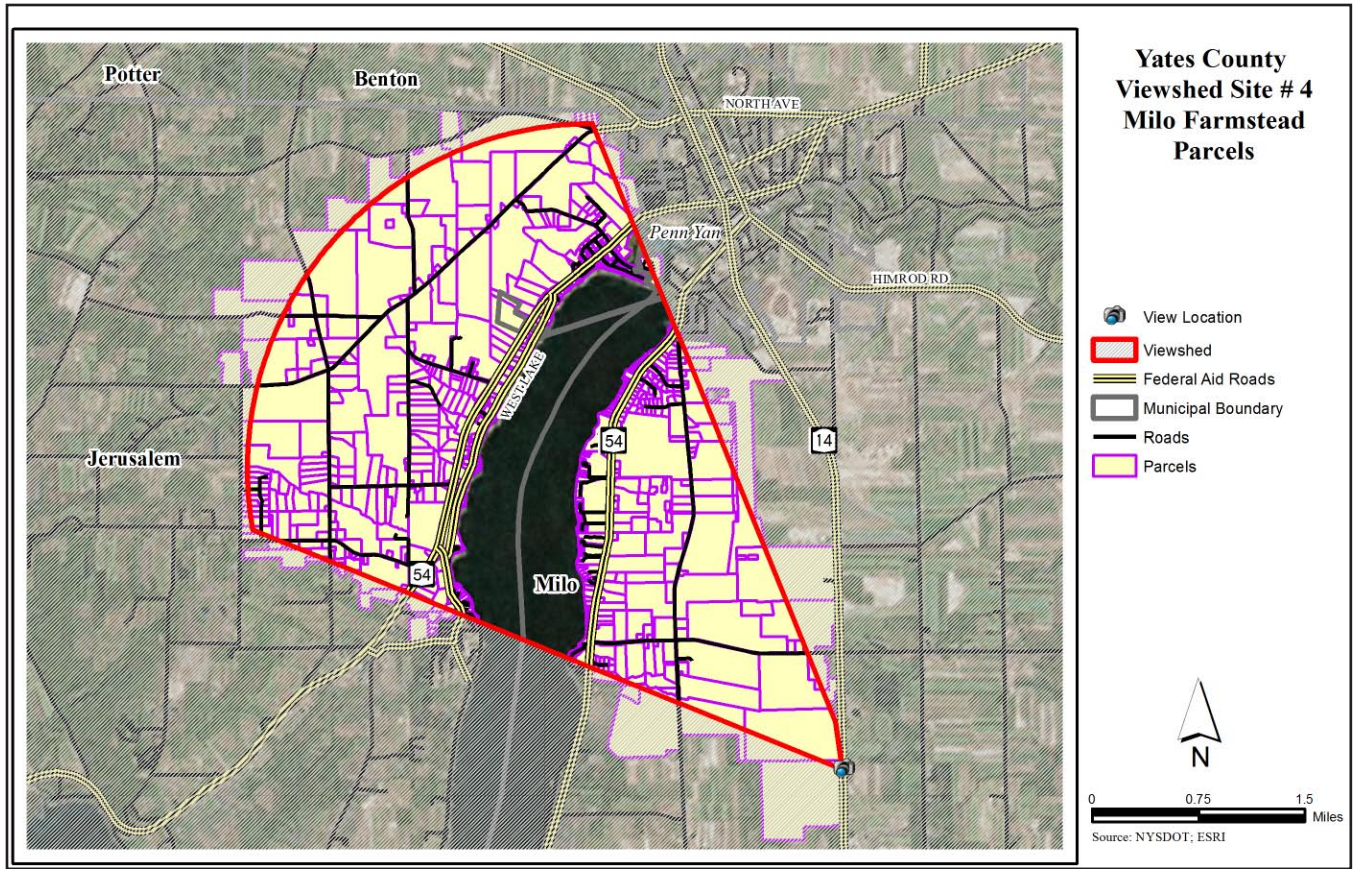
This area on Route 14A (the Milo Farmstead Scenic District) offers near views of working farmland owned by Mennonites. Distant rural landscapes can also be seen from this point.

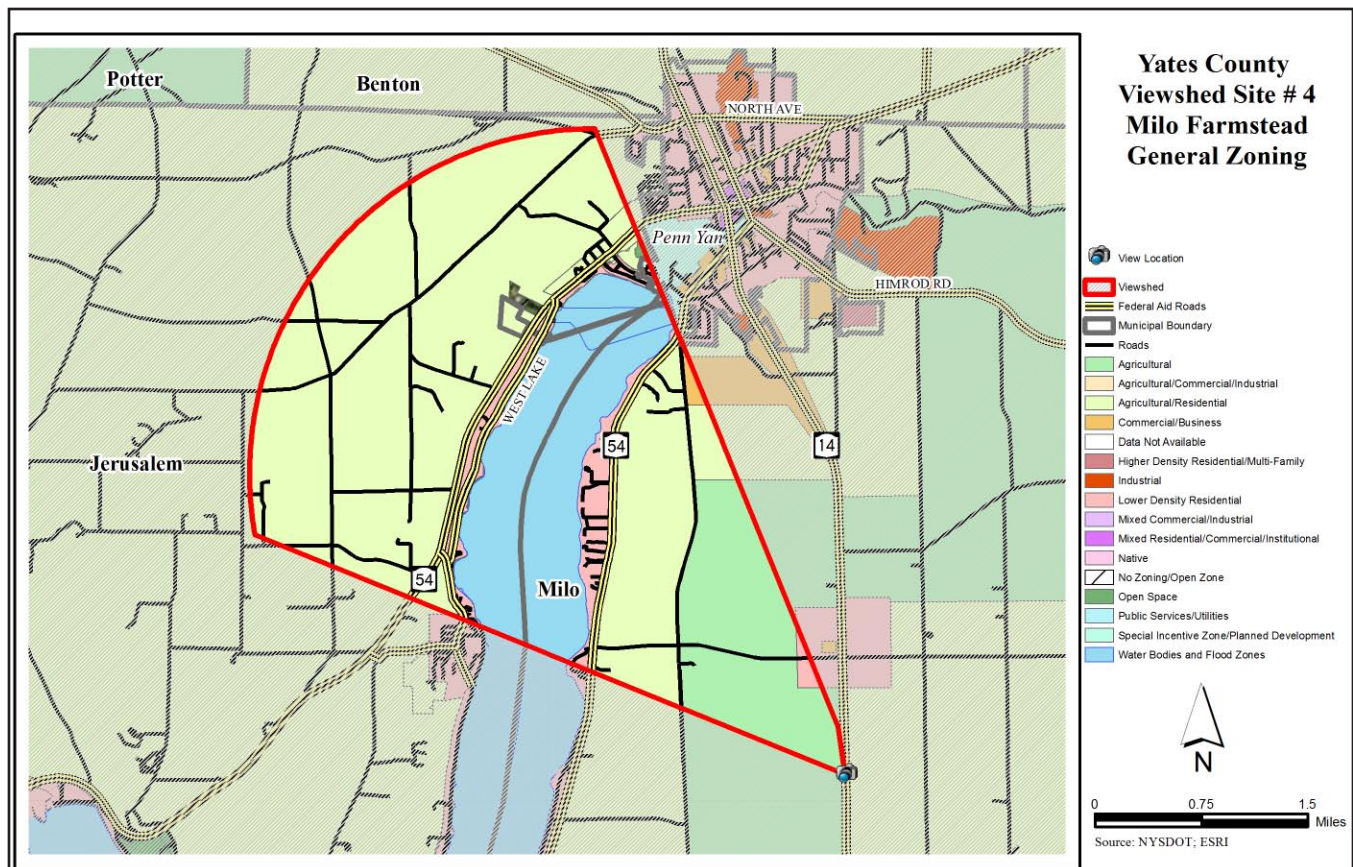
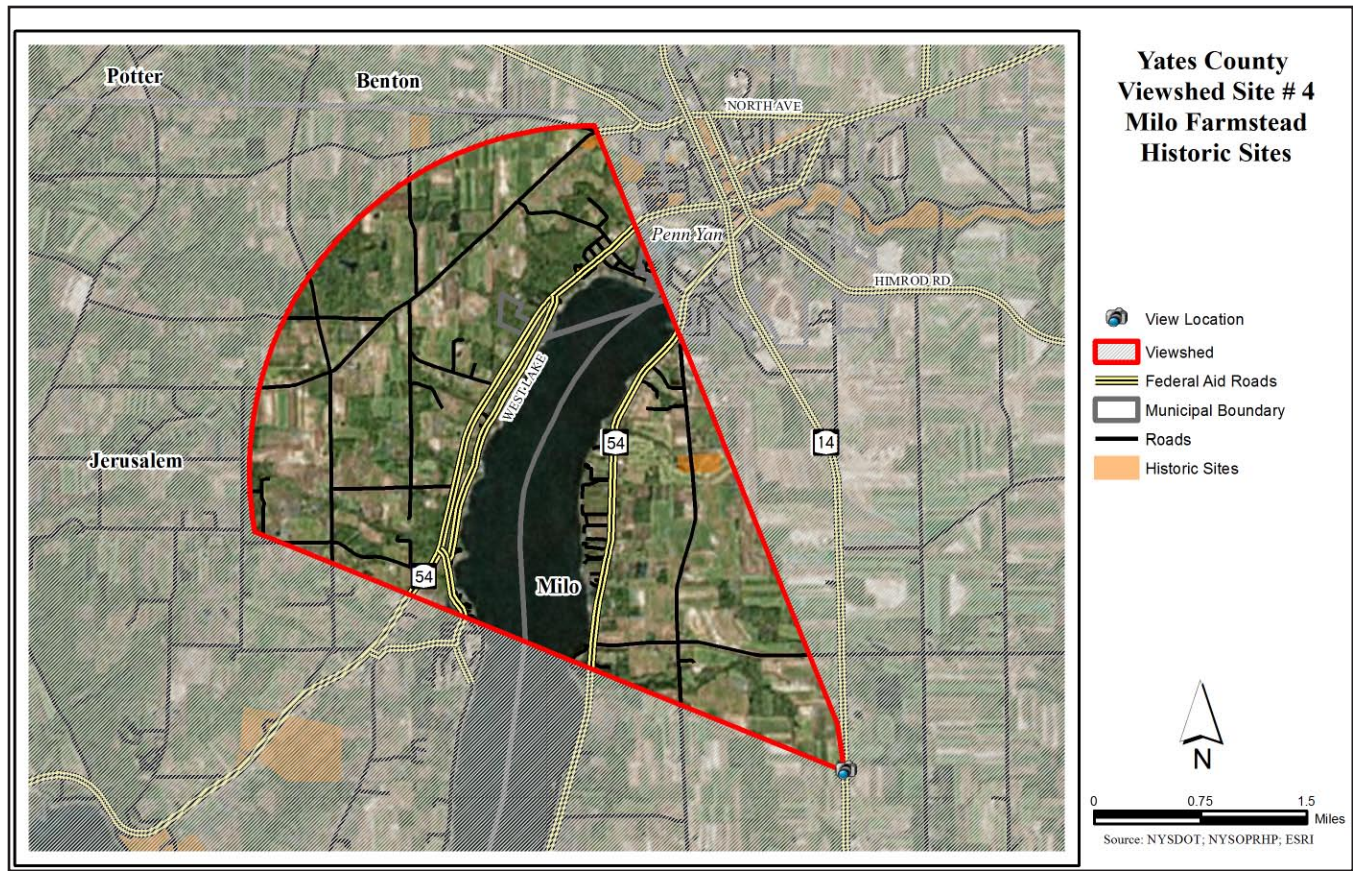


Site Description - Milo Farmstead	
Location: Address or closest intersection	Rte. 14A south of Second Milo Rd., Town of Milo
Geographic Coordinates	42.602943, -77.037789
Category or Categories	natural, cultural, agriculture
Description	view of working Mennonite farmland and distant rural landscapes
Public Value	very high
Scenic Category	overlook, distant view
Scenic Character	agriculture, groomed
Scenic Elements - Cultural	farming and pasture landscapes, hay fields, Mennonite culture
Scenic Elements - Natural	meadows, fields
Scenic Elements - Vegetation	meadows, farmland
Scenic Elements - Landform	rolling terrain
Scenic Elements - Water	
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	1
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	northwest









Yates County - Site 5 - Glenora Point

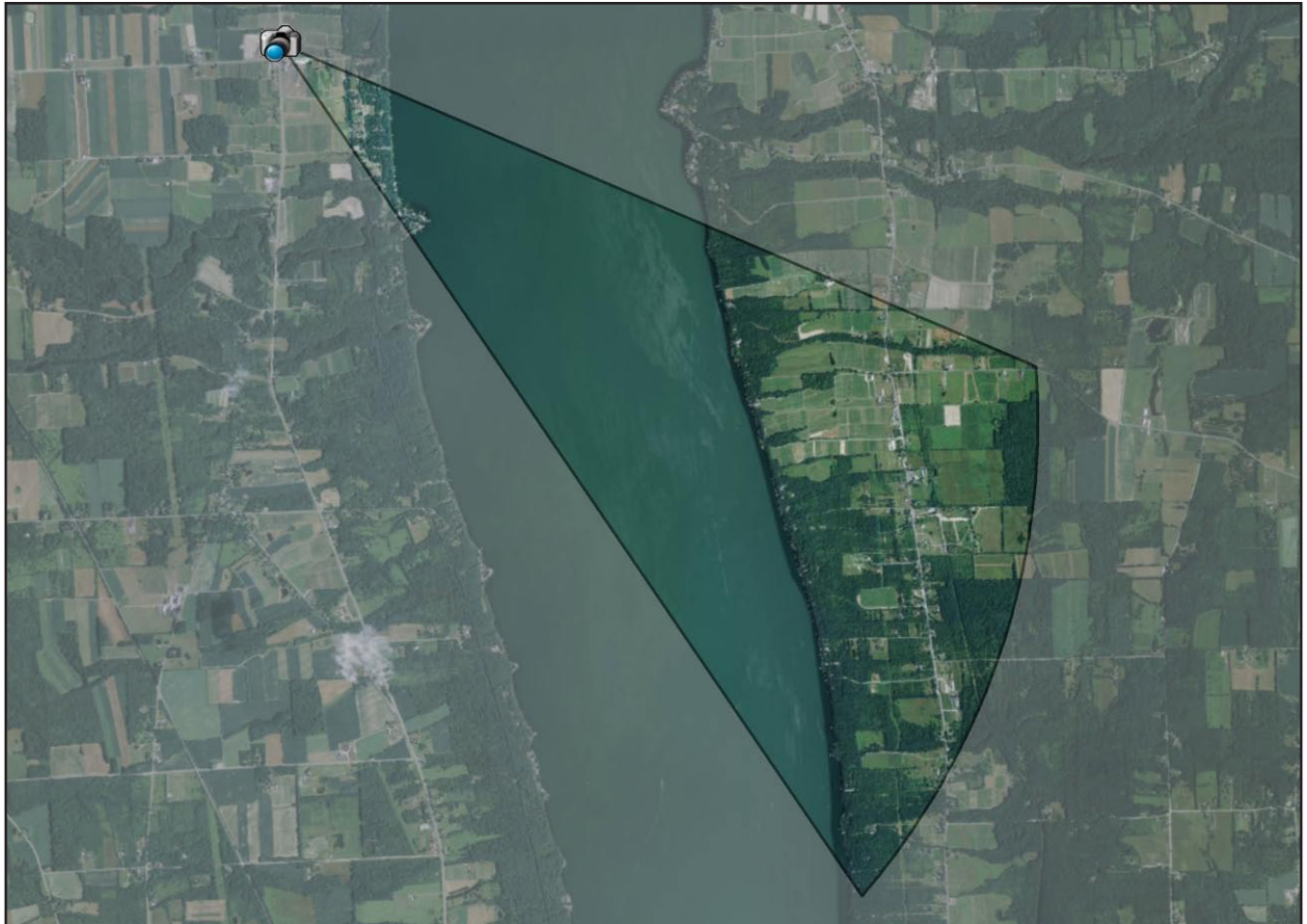
Yates County

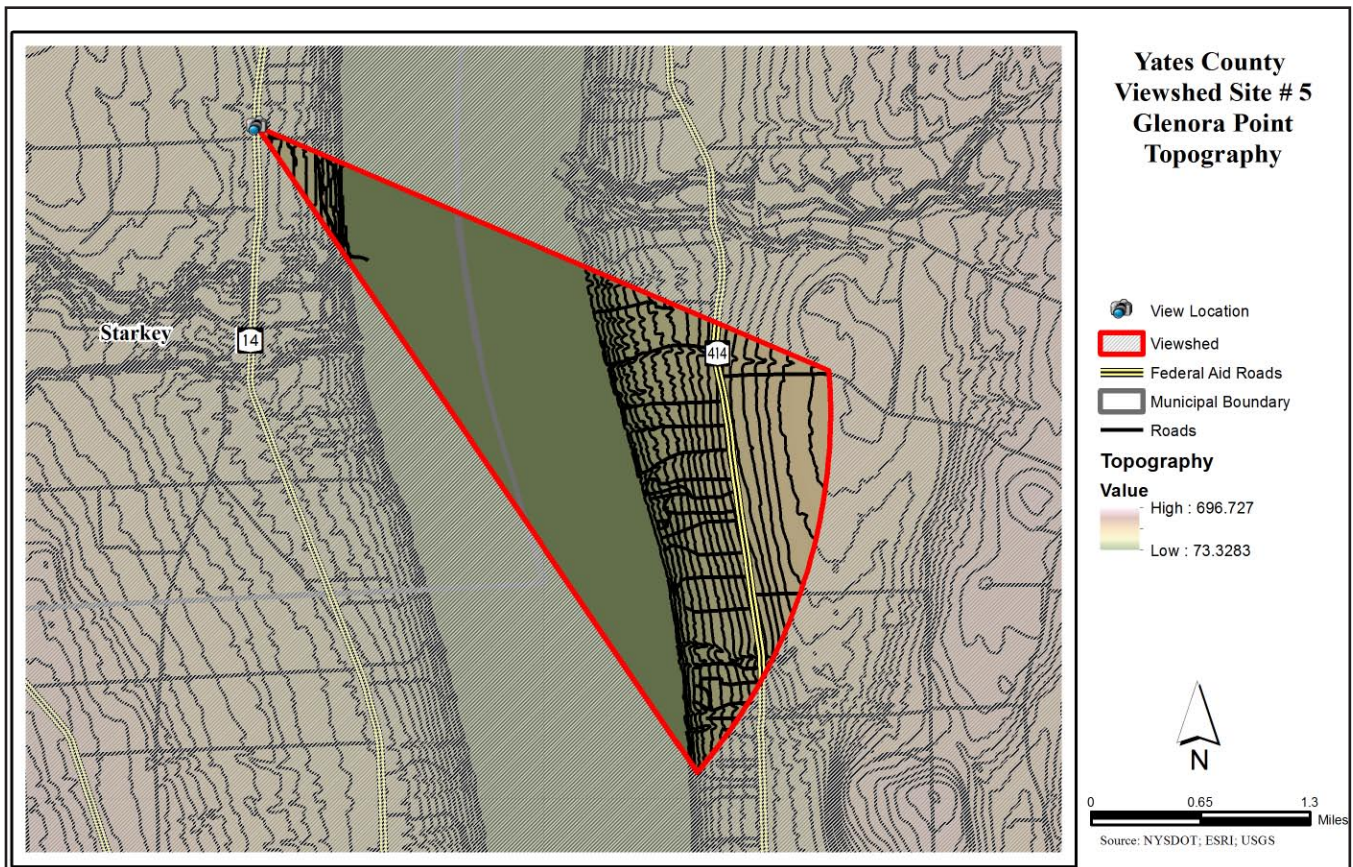
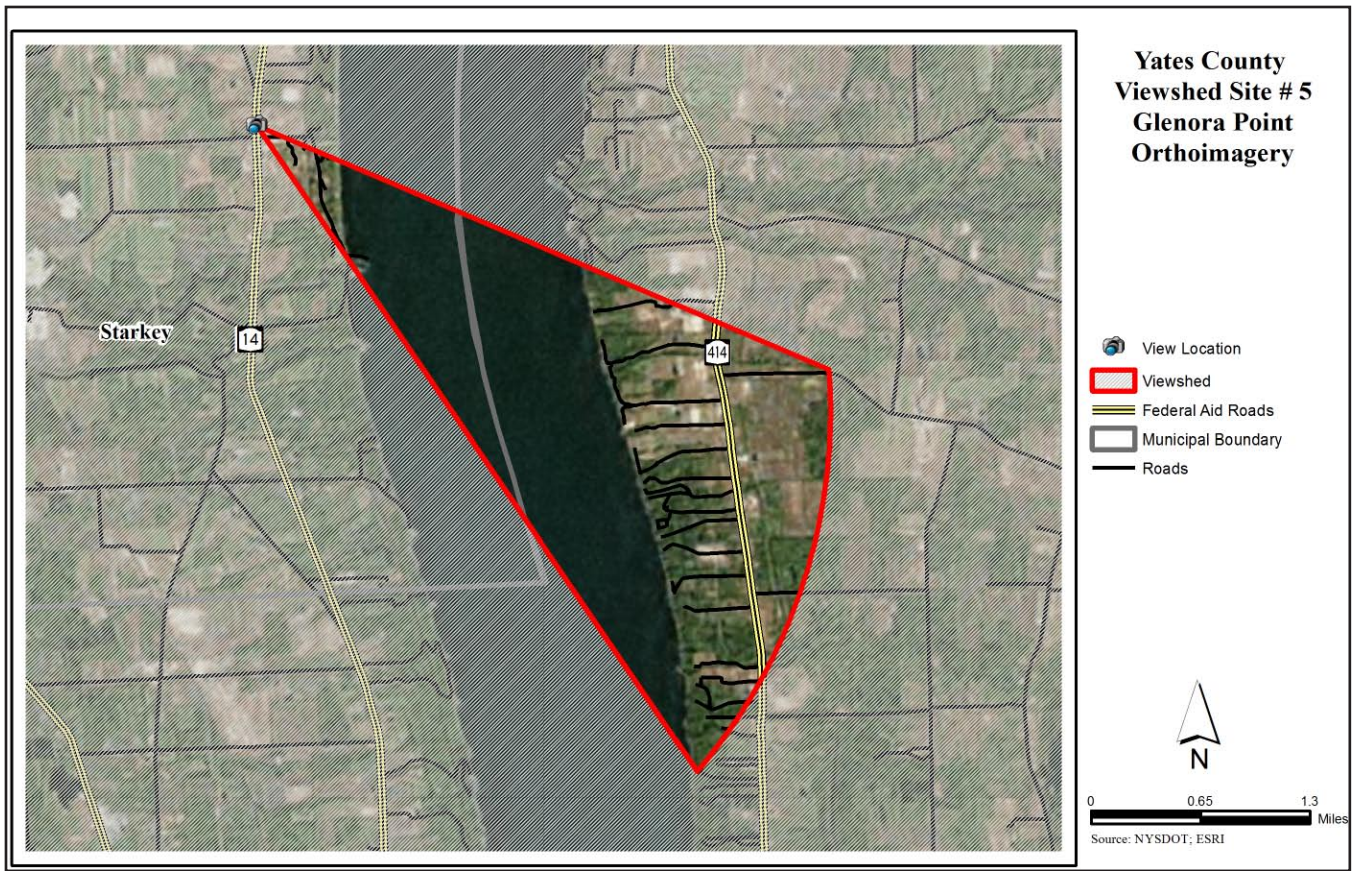
Site 5 - Glenora Point

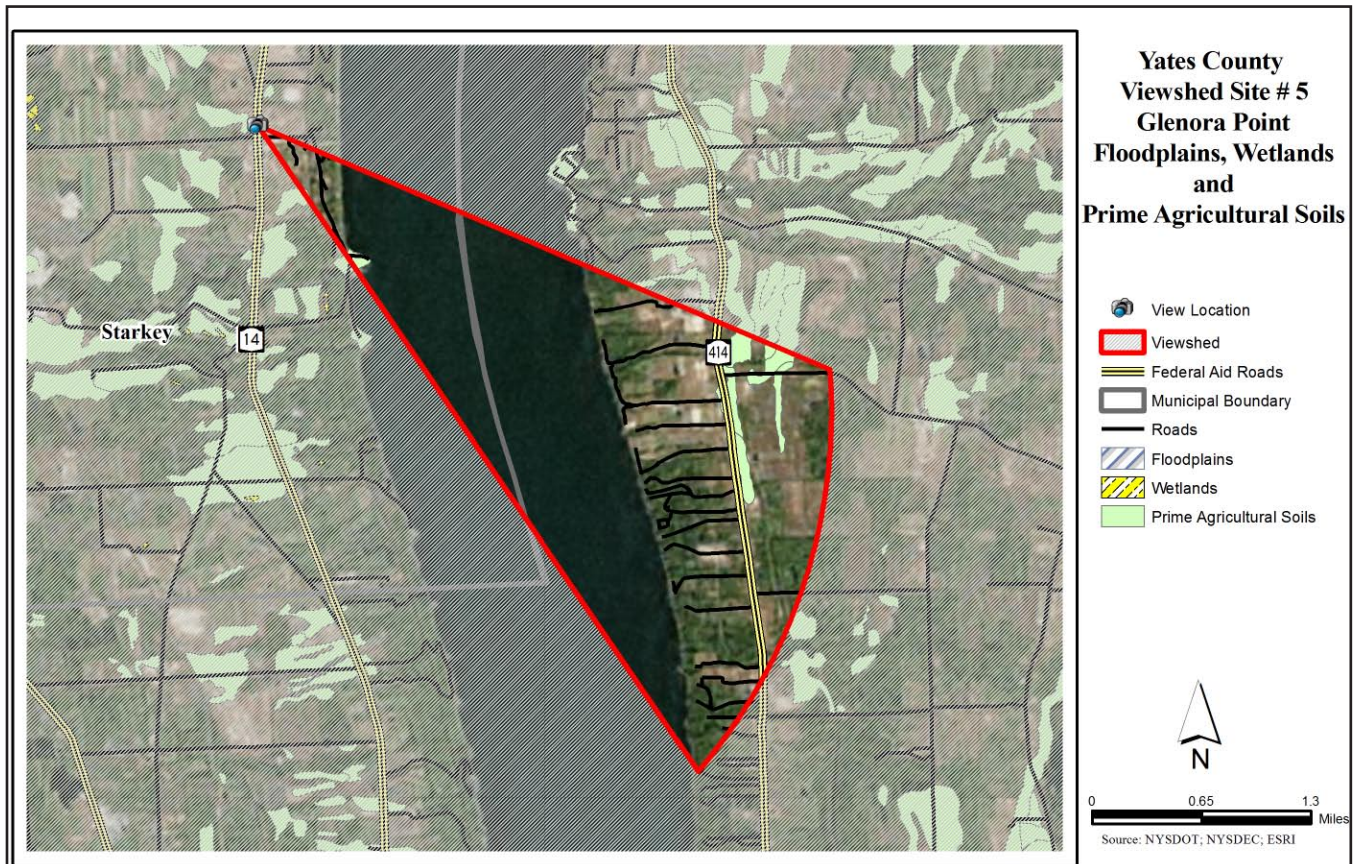
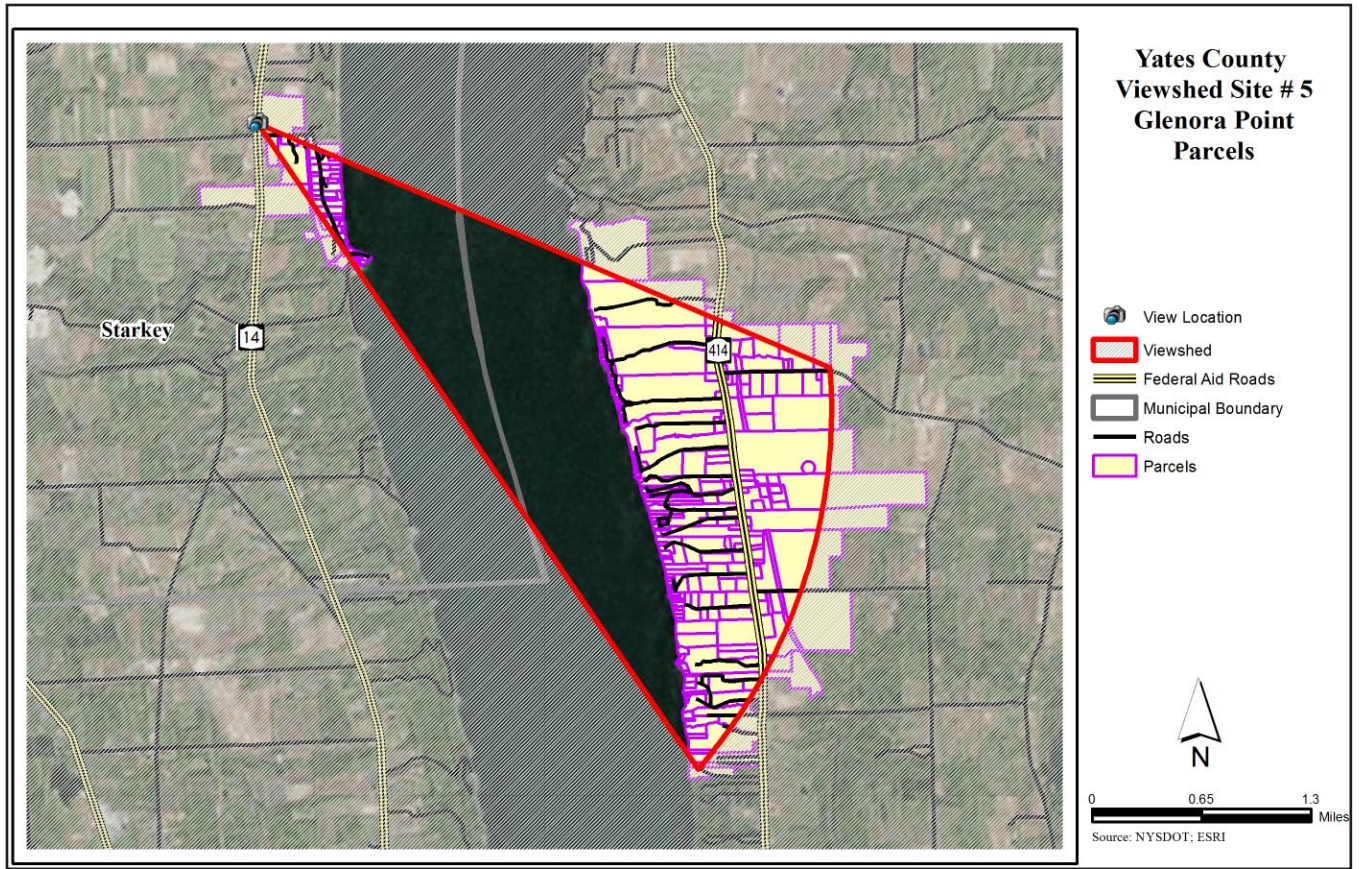
This area on State Route 14 at North Glenora Road features near and distant views of Seneca Lake and hillsides as well as a vineyard and winery. The area surrounding this point is also scenic and offers great views of the Lake. Glenora Falls are near this viewpoint as well.

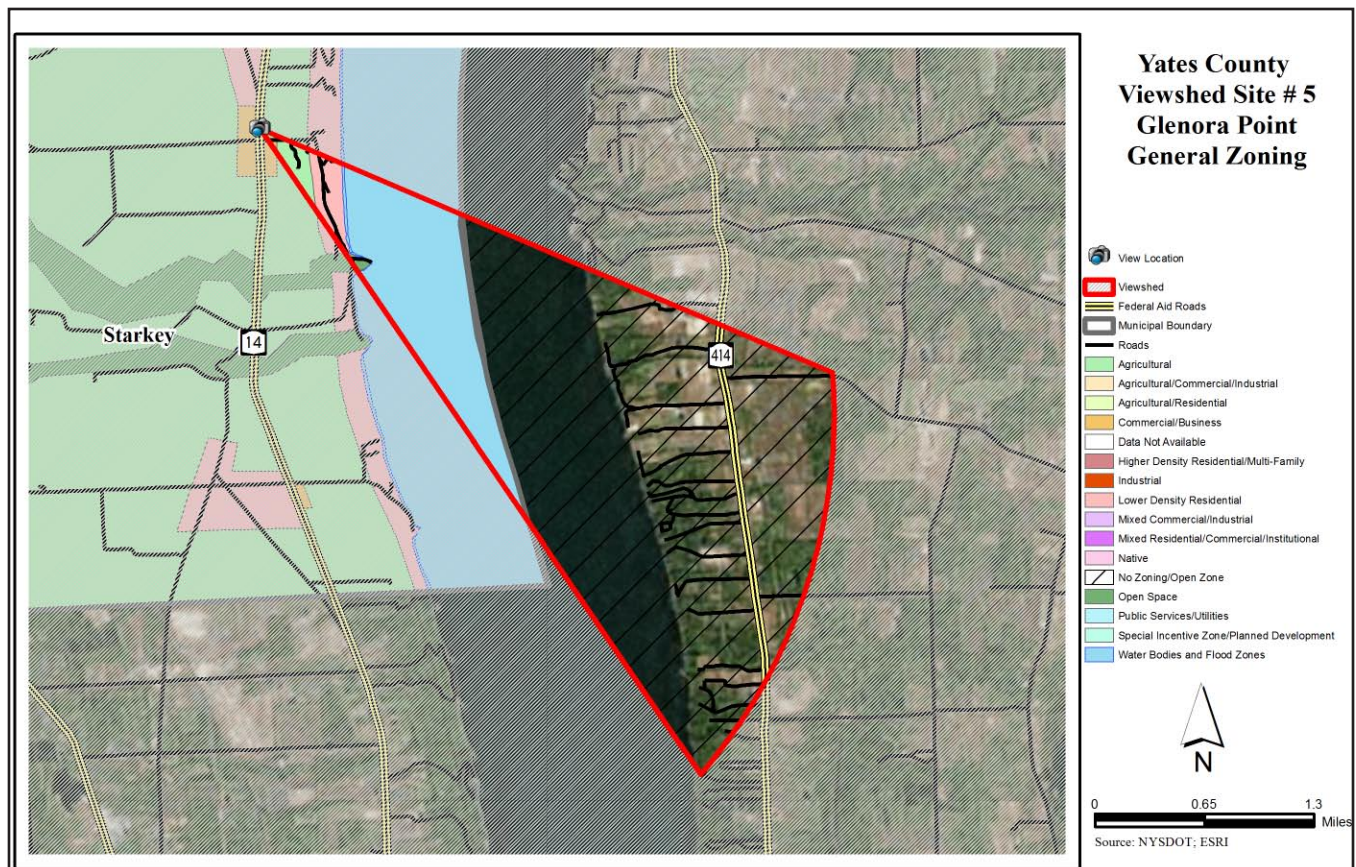
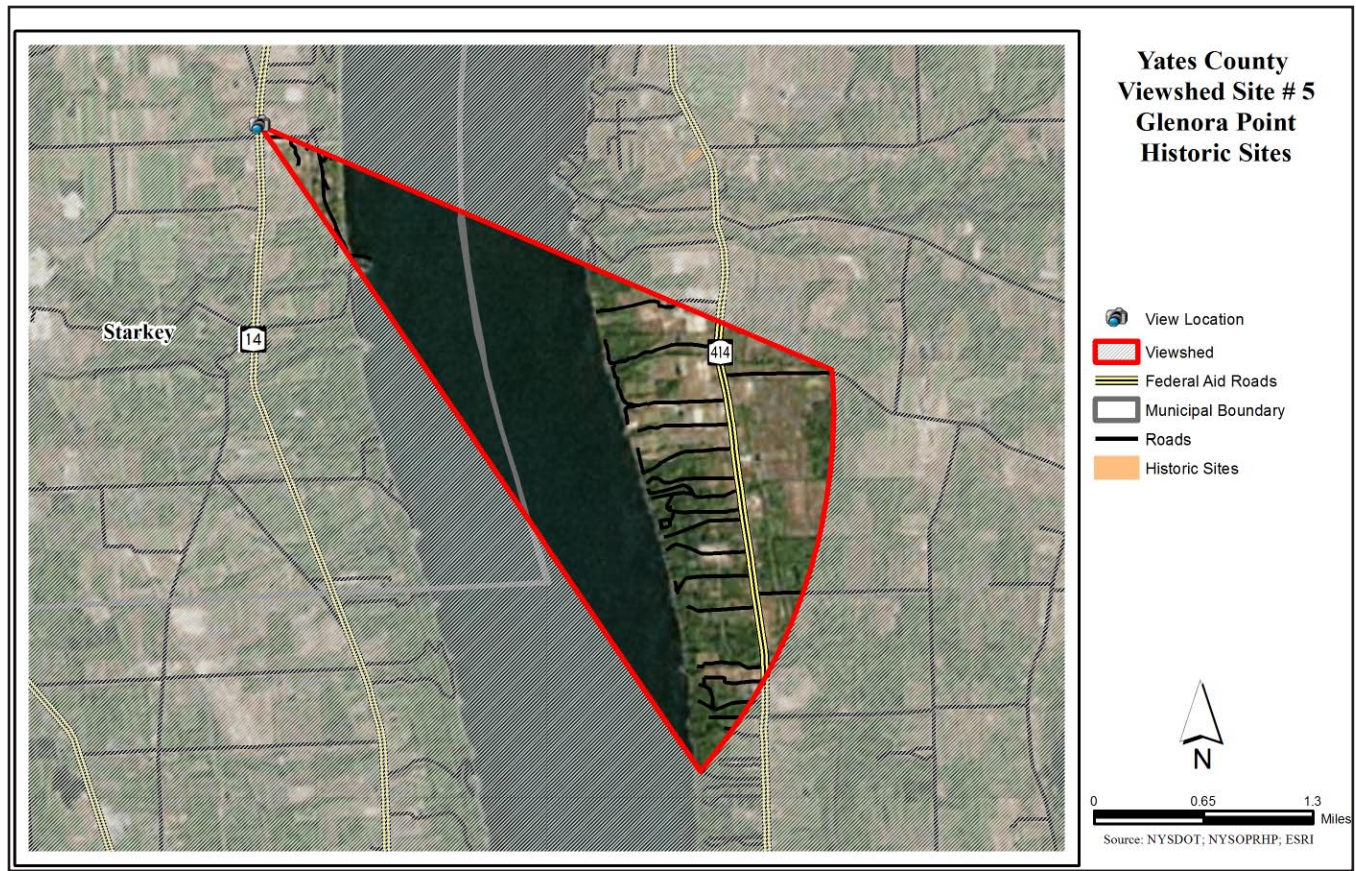


Site Description - Glenora Point	
Location: Address or closest intersection	State Route 14 at North Glenora Road, Town of Starkey
Geographic Coordinates	42.501547, -76.924292
Category or Categories	natural, water
Description	views of Seneca Lake
Public Value	high
Scenic Category	overlook
Scenic Character	agriculture, rural development
Scenic Elements - Cultural	settlements, waterfront development
Scenic Elements - Natural	views of open landscapes of water
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	steep
Scenic Elements - Water	lake
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	variety
Scenic Absorption	4
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	from southeast to east (approximately)









Yates County - Site 6 - Duck Club Road at Route 14

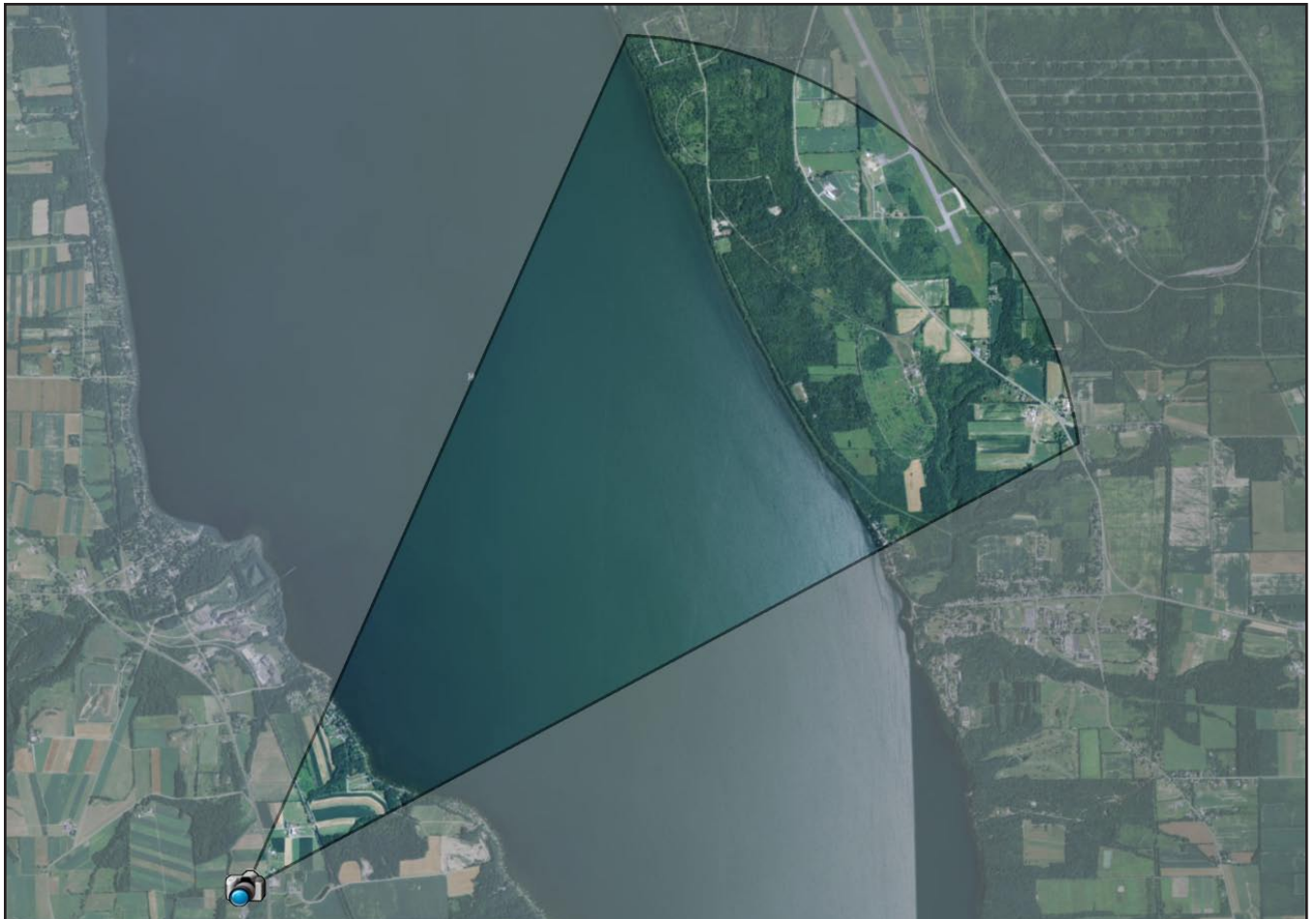
Yates County

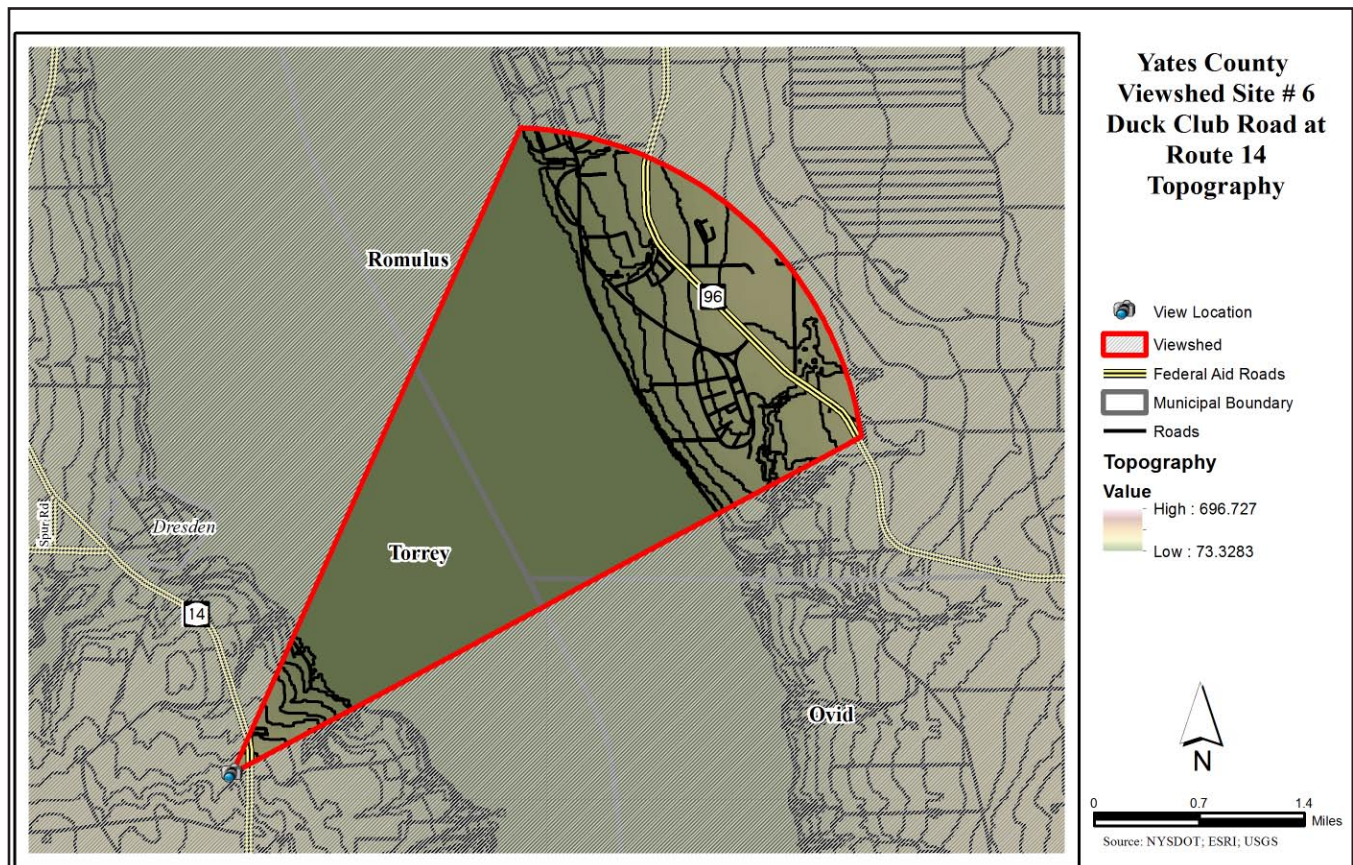
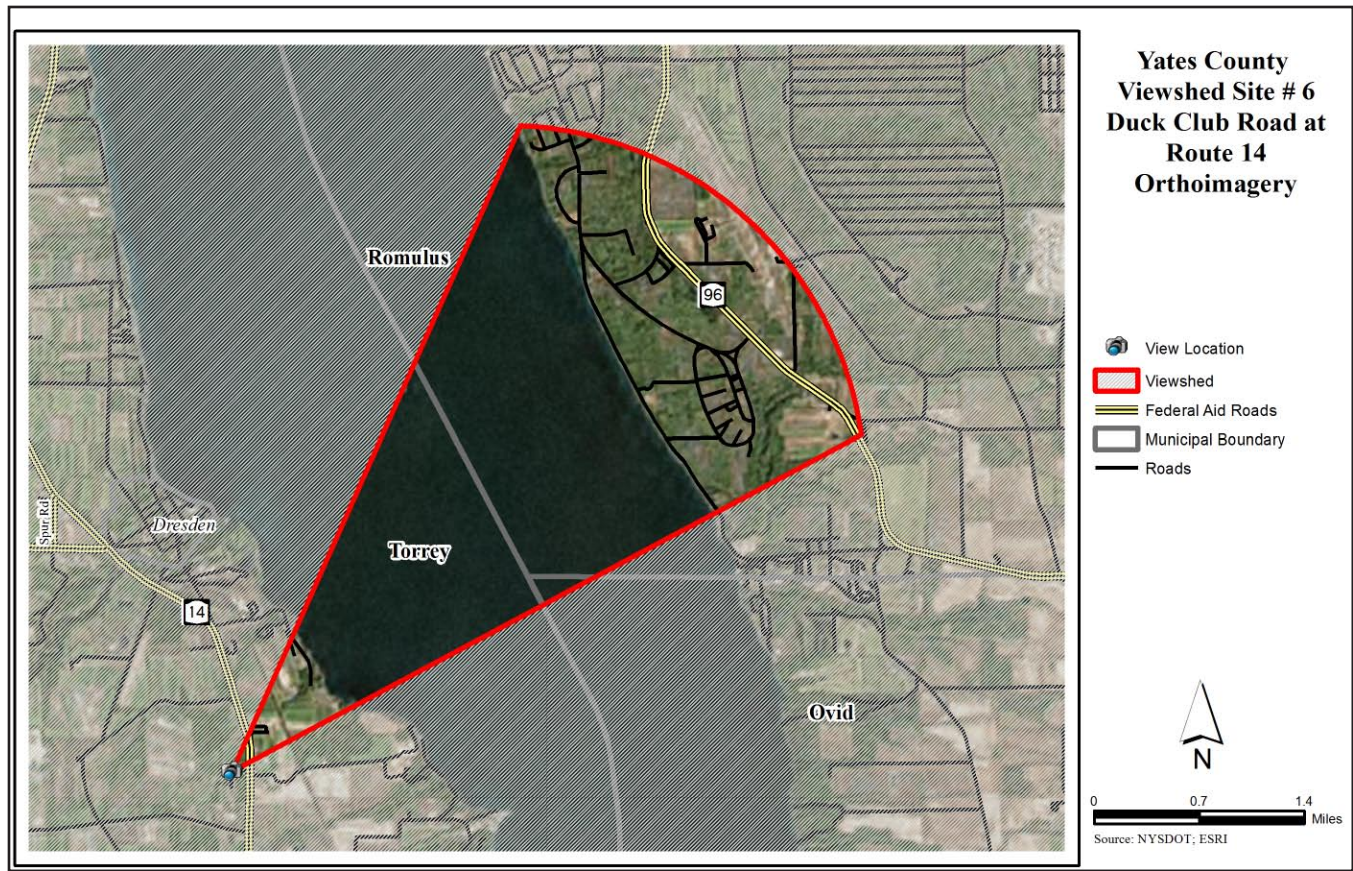
Site 6 - Duck Club Road at Route 14

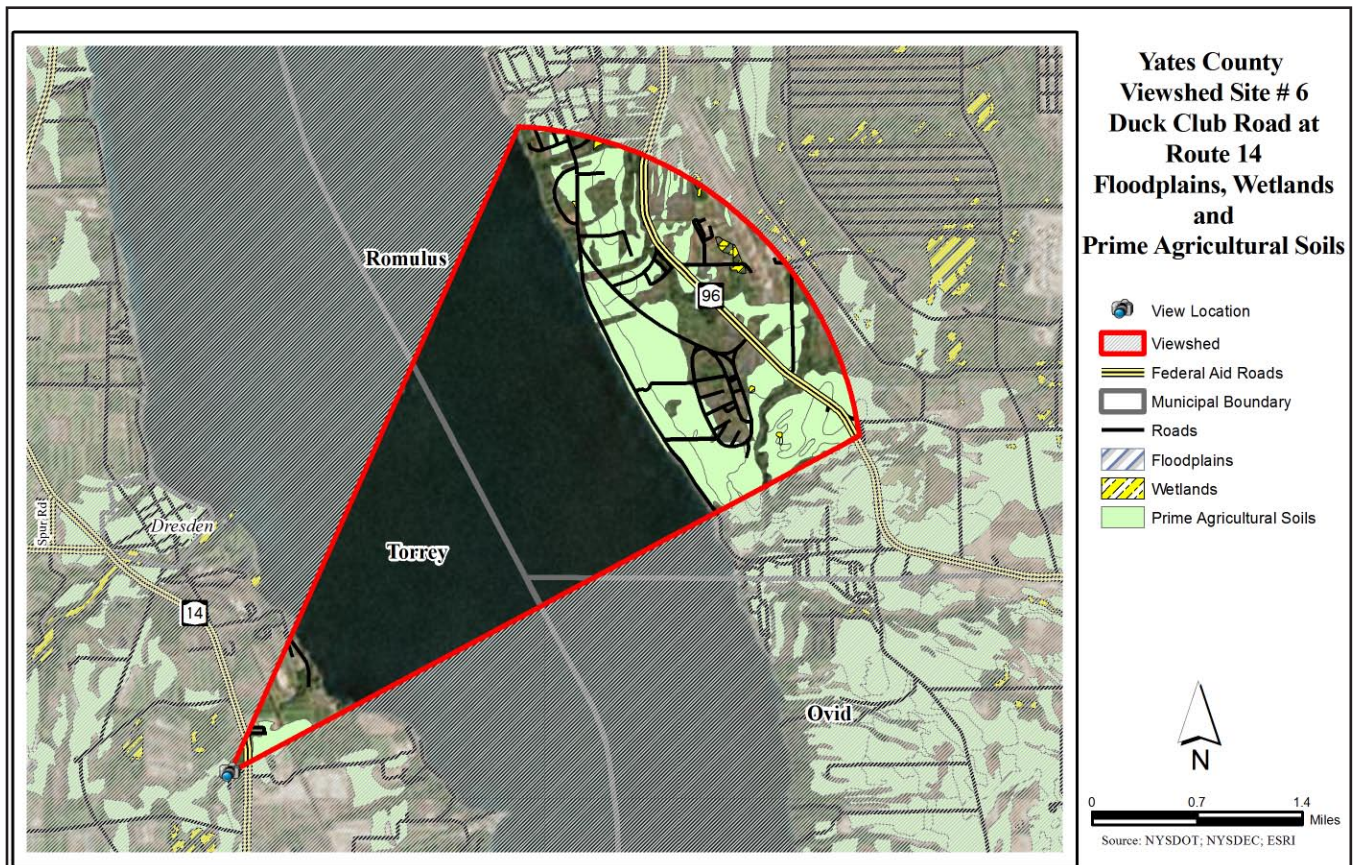
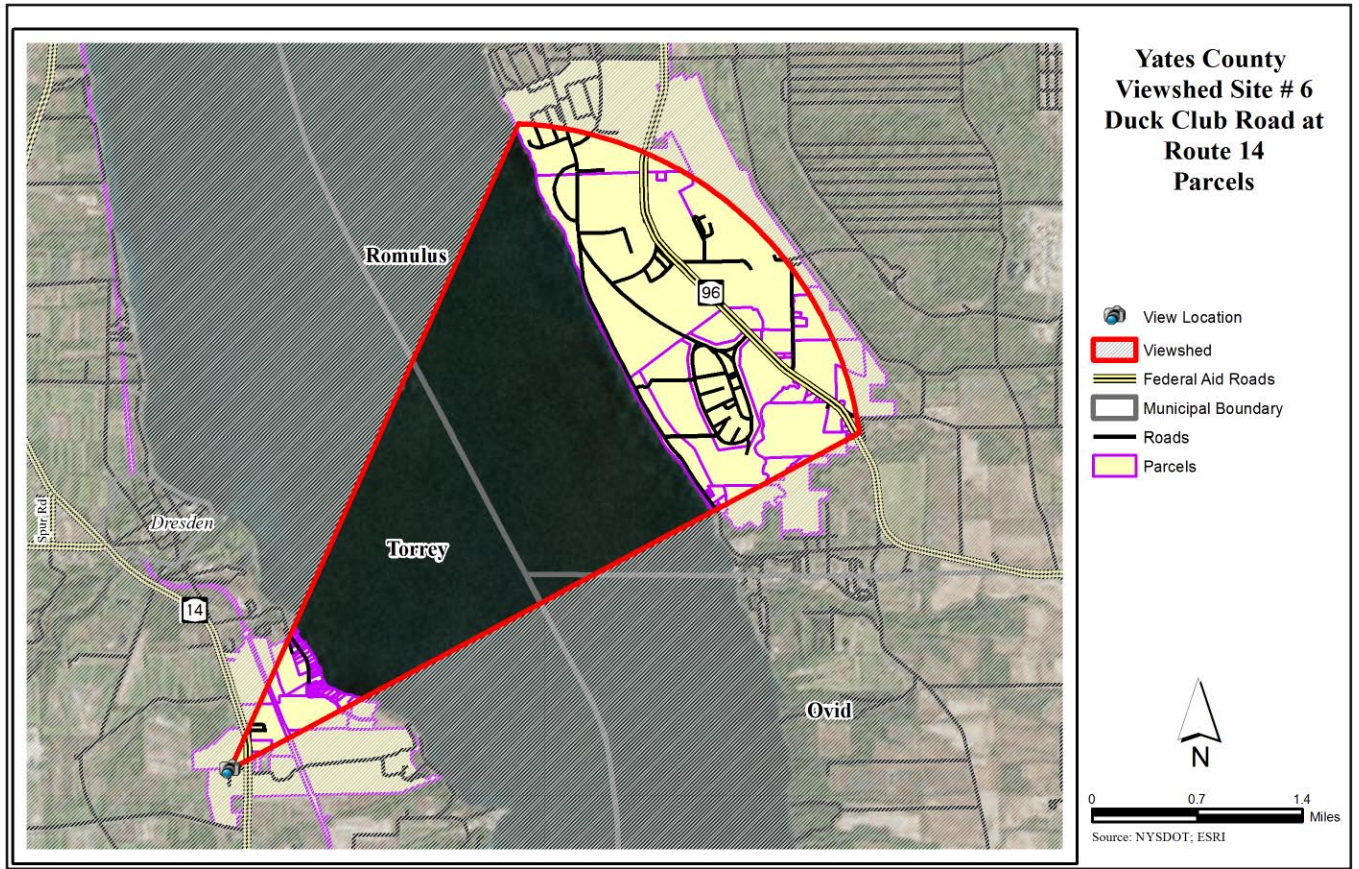
The viewshed at Duck Club Road includes a near view of agricultural land and a wide distant view of Seneca Lake including its hillsides and waterfront development.

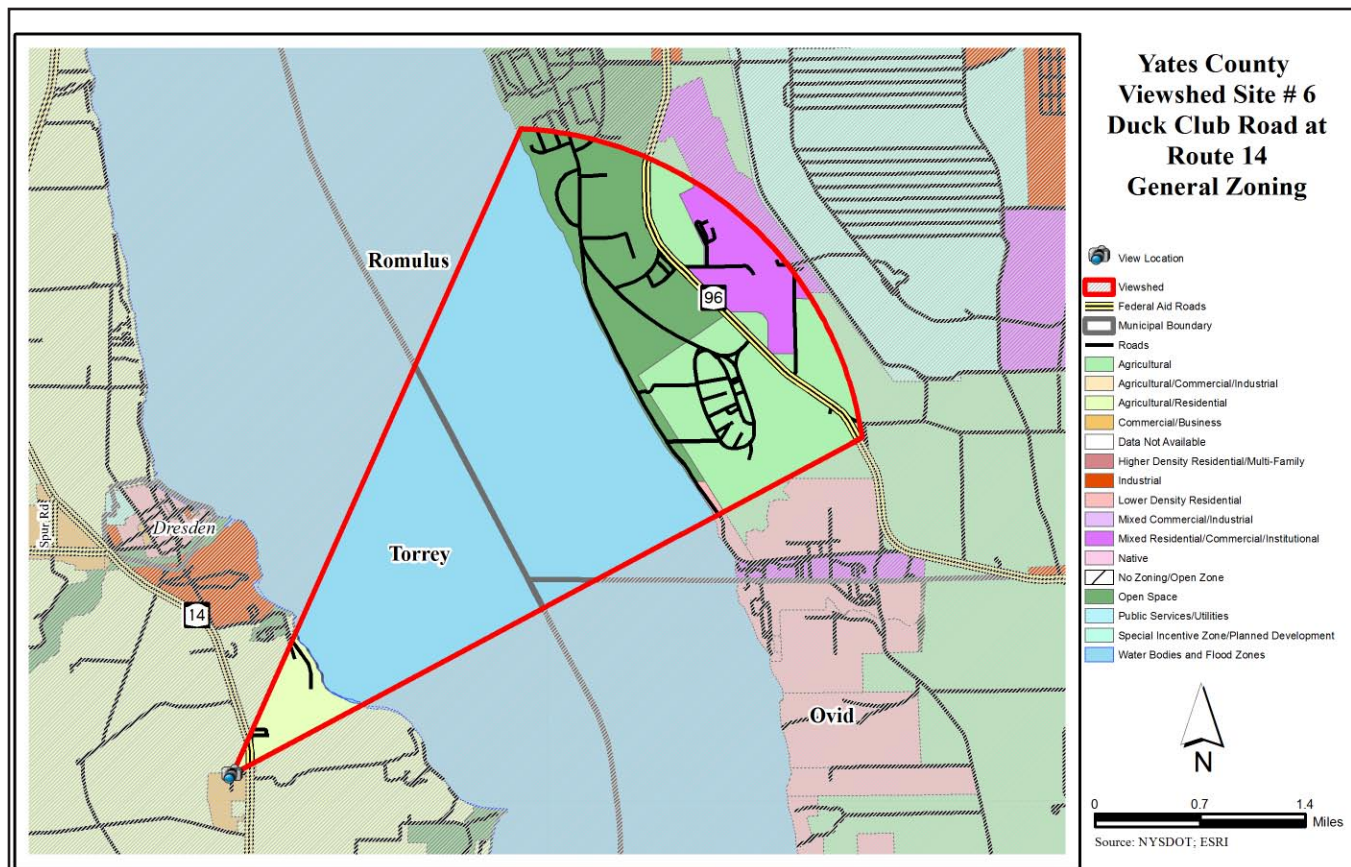
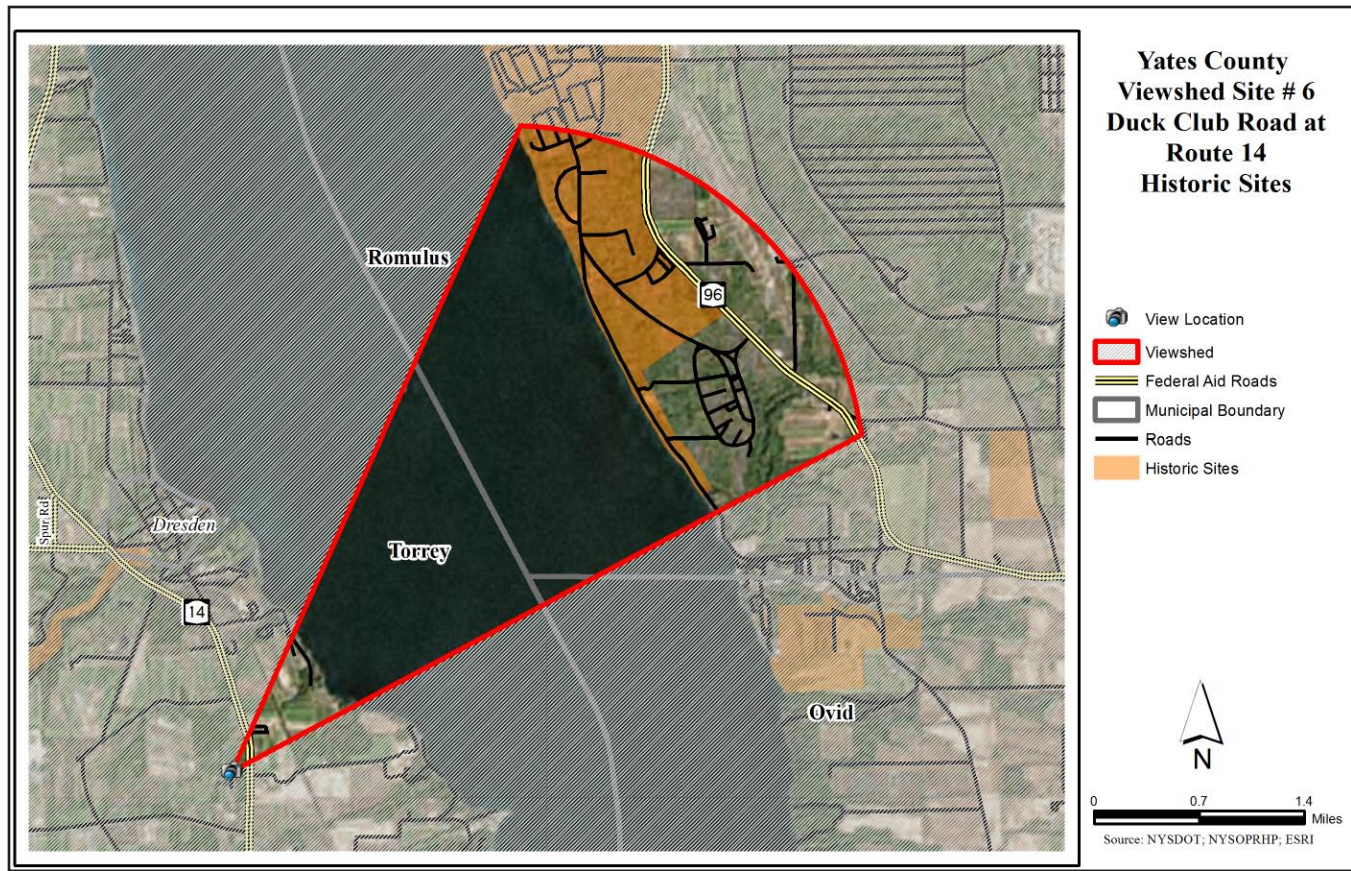


Site Description - Duck Club Road at Route 14	
Location: Address or closest intersection	Duck Club Road at bend, off of Rte. 14, Town of Starkey
Geographic Coordinates	42.659590, -76.946139
Category or Categories	natural, landform, water
Description	views of Seneca Lake
Public Value	very high
Scenic Category	distant view
Scenic Character	agriculture, nature
Scenic Elements - Cultural	farming and pasture landscapes
Scenic Elements - Natural	views of open landscapes of water, fields
Scenic Elements - Vegetation	farmland
Scenic Elements - Landform	hilly
Scenic Elements - Water	lake
Scenic Elements - Land use	rural roads, private parcels
Scenic Composition	vista
Scenic Absorption	3
Scenic Quality	4
Scenic Evaluation	noteworthy
Scenic Exposure	northeast









4 Toolkit - Regulatory and Non-regulatory Means of Preserving Views

After important views have been identified and assessed, municipalities may wish to investigate options for preserving those views which can be done in a number of ways depending on what is appropriate for each municipality. Some may wish to take regulatory action which tends to provide stronger protection although the creation of new laws and regulations is not always popular with property owners. Other non-regulatory options are also available which may be appropriate and effective in protecting important views.

This chapter is not intended to provide specific recommendations of what municipalities should do to protect views, but rather to offer a brief introduction to what op-

tions are available. Different types of views will require alternate methods of protection. For example, a distant multi-municipal view may have a different method of protection than a near view within a single municipality (as would a rural view vs. an urban/downtown view). Municipalities interested in preserving views should look further into the different methods available to determine which would be realistic and effective in protecting the specific viewsheds in their communities.

The methods in the chapter were developed through research of other regional, state and national reports regarding viewshed protections (see Appendix A - Additional Resources).

Regulatory and Non-regulatory Means of Preserving Views		
Regulatory Means		
Concept	Explanation	Additional Benefits / Potential Issues
Zoning - Scenic Protection Overlay District	A viewshed overlay district can be created which would be subject to additional regulation targeted at preserving the viewshed (while still retaining the base zoning district regulations). Examples of additional regulation could include enhanced height restrictions, density limits, vegetation standards and/or more detailed development review and approval. The intent would be to ensure future development that did not detract from the viewshed.	Potential issues: some viewsheds are very large and would be difficult and potentially unrealistic to put additional regulations on a large area or within multiple municipalities
Comprehensive Plan	Comprehensive plans can include text that articulates the importance of preserving scenic resources and viewsheds. Key viewsheds could be identified and prioritized which would have the added effect of validating future viewshed regulation in the zoning code.	Additional benefits: the comprehensive plan can also target viewsheds related concepts such as open space conservation, farmland protection, and determining what areas should be targeted for future development
Cluster Development	Cluster development allows development on a property to be built at a higher density than is allowed in order to preserve open space, while not exceeding the total allowable units of the regular density requirements. For example a 10 acre property with a 1 acre minimum lot size requirement (10 lots, 1 acre each) could instead consist of 10 units on 5 acres, and the preservation of 5 acres for open space.	Additional benefits: open space preservation; reduction of infrastructure needs

Concept	Explanation	Additional Benefits / Potential Issues
Steep Slope Ordinance	A steep slope ordinance prevents development or places additional requirements on development on slopes over a certain % slope.	Additional benefits: erosion and sediment control; water quality
Site Plan Review	Site plans illustrate the proposed layout and design of a development on a parcel of land. Municipalities are able to include greater scrutiny and review for certain specified viewsheds during the site plan review process. The intent would be to ensure that a development meets the municipality's goals regarding viewshed preservation and to ensure development does not have a negative impact on the specified viewshed area.	Viewshed areas should be identified and delineated in order to be included in site plan review
Timber/Forestry Regulations	Municipalities can adopt timber harvesting regulations that require sound forest management practices during and after harvesting. This type of law could have an effect on rural viewsheds that feature woodlots and forests.	Additional benefits: erosion and sediment control; storm-water management; water quality
Design Standards	Design standards consist of regulations that require new buildings and/or redevelopment of existing buildings to fit within the context of a location. They can take the form of: historic design standards-which focuses more on architectural design/features; general design standards-such as building size, height, materials, placement etc. Design standards can also focus on an entire area and how features interact (buildings, sites, blocks, public spaces and streets). Historic design standards or guidelines can be effective in preserving a view of a historic area by not allowing development that would detract from the historic feel of the area.	Potential issues: restrictions on property are not always popular with property owners. Additional benefits: districts with design standards, especially historic standards, often have higher property values.
Subdivision Regulations	Subdivision regulations, which regulate how land is divided into multiple lots, are also used to ensure appropriate design and placement of streets, lots, open space and infrastructure, all of which can have an impact on viewsheds.	
Floodplain Management Regulations	Floodplain management regulations can be used to limit (or place additional requirements on) development within the floodplain. Many of the region's viewsheds are located near waterbodies and many of the adjacent parcels are within 100-year floodplains.	Additional benefits: reduction of flood vulnerability; improved water quality; improved drainage
Wetland Regulations	Municipalities can regulate development within and near wetlands in a number of ways including: requiring review of development within 100 ft. of all wetlands; prohibiting discharge of stormwater to wetlands; etc. Protection of wetlands can have a positive effect on preserving certain viewsheds.	Additional benefits: reduction of flood vulnerability; improved water quality; improved drainage
Non-Regulatory Means		
Transfer of Development Rights - TDR	A TDR occurs when a landowner sells the development or subdivision rights for their property to a different property owner or group. This method could be very successful in rural viewsheds such as those that feature farmland or forested areas.	Potential issues: TDRs can be expensive. Additional benefits: open space preservation; owner may have additional tax benefits based on the reduced development value of the land

Non-Regulatory Means		
Concept	Explanation	Additional Benefits / Potential Issues
Purchase of Development Rights - PDR	A PDR is similar to TDR but the development or subdivision rights are purchased by an organization and removed from or restricted for the property (vs. being transferred to a different property). This method is also successful in rural viewsheds featuring farmland or forested areas and is often used by land trusts and conservation groups.	Potential issues: PDRs can be expensive. Additional benefits: open space preservation; owner may have additional tax benefits based on the reduced development value of the land
Conservation Easement	Conservation easements consist of a property owner placing restrictions on their land in order to accomplish such goals as: preserving natural features and agriculture; preventing cutting/fill; restricting logging; restricting development; etc. The easement is a legal agreement that is written into the deed of the property. Usually these restrictions stay with the property even after transfer of ownership.	Potential issues: they can reduce the monetary value of a property. Additional benefits: owner may have additional tax benefits based on the reduced development value of the land
Scenic Byway Designation	Scenic byway designation allows for access to highway enhancement funds and grants for infrastructure, marketing, economic development and signage. Partnership between municipalities is needed.	
Open Space Plan or Assessment	An open space plan or assessment can be a stand alone plan or part of a comprehensive plan. This type of plan can include the prioritization of open space that makes up one or more viewsheds.	Potential issues: implementation methods are needed for the plan to be effective
Farmland Protection Plan	Farmland protection plans promote the preservation of high quality agricultural lands by guiding non-agricultural development into other areas. They can identify key agricultural areas including those with prime soils and recommend land use policies and zoning regulations that support agriculture.	Potential issues: implementation methods are needed for the plan to be effective
Viewshed Awareness/Marketing	The public can be made aware of special views in a number of ways including signage, brochures, special events, the creation of viewing areas and visitors centers or simply including photos of viewsheds on municipal websites and publications. More public awareness and appreciation for viewsheds can help justify additional protections.	Additional benefits: tourism
Smart Growth Plan	Smart Growth plans identify ways to concentrate growth and development into already developed areas. The plan would determine the most appropriate methods for Smart Growth (zoning, subdivision regulations, water/sewer infrastructure expansion management, TDR/PDR, Cluster Development, etc.). Smart Growth could help to maintain rural views because development would likely be targeted elsewhere to cities, villages and already developed areas.	Additional benefits: preservation of open space and farmland; reducing the need for new infrastructure; strengthening existing developed areas; vacancy reduction. Potential issues: implementation methods are needed for the plan to be effective