

*December 20, 2024*

# WINSTON FARM PLANNED DEVELOPMENT DISTRICT

SAUGERTIES, NY

PREPARED FOR:  
Saugerties Farm LLC  
119 Augusta Savage Road  
Saugerties, NY 12477



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## 1.0 INTRODUCTION

Passero Associates (PA) was contracted by Saugerties Farm LLC to complete a comprehensive visual impact assessment within five miles of the project area using Geographic Information Systems (GIS). The ±840-acre project consists of eleven predominantly vacant parcels located at parcel IDs 17.2-3-10; 17.2-3-15; 17.2-4-32; 17.2-5-38; 17.2-5-39.120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.15-3-8; 17.16-1-1.110 and 17.16-1-36. The project site is located at 119 Augusta Savage Road in the Town of Saugerties, Ulster County, New York. The site is bordered to the north by forested areas and residential properties, the west by forested areas, the south by Rt. 212 and residential properties, and to the east by Rt. 32, I-87, and commercial properties.

The visual impact assessment follows the program policy set forth by the New York State Department of Environmental Conservation (NYSDEC). 91 sites are noted as potential aesthetic resources, which are potentially visible from the Project Control Point. See Table 1

Table 1: Sites Within Viewshed

NY State Parks					
Name		Centroid Latitude	Centroid Longitude	Distance (miles)	
Bristol Beach State Park		42.108372	-73.932531	2.55	
Clermont State Historic Site		42.083284	-73.911056	3.41	
Scenic Areas of Statewide Significance					
Name		Region	Centroid Latitude	Centroid Longitude	Distance (miles)
Ulster-North (UN)		Hudson River	42.061675	-73.941434	2.21
Estates District (ED)		Hudson River	41.954971	-73.930387	2.58
Scenic Byways					
Scenic Byway			Length (miles)	Distance (miles)	
Woods Road			5	3.73	
Santage Road			1	3.89	
USN Building Points					
Site Name		Eligibility Status	Latitude	Longitude	Distance (miles)
Caretakers Cottage		Eligible	42.091394	-73.984616	0.14
Red Cottage		Eligible	42.090668	-73.986341	0.19
Winston Mansion		Eligible	42.088601	-73.985057	0.32
Wynkoop Farm Tavern; Early Masonic Meeting Hall		Listed	42.087841	-73.974336	0.68
Snyder Farm		Eligible	42.081421	-73.987004	0.82

Snyder Farm	Eligible	42.08132	-73.986097	0.83
Washburn Terrace Apartments	Eligible	42.076289	-73.957397	1.86
First Congregational Church	Listed	42.077195	-73.955122	1.91
	Eligible	42.076352	-73.954455	1.98
Loerzel Building	Listed	42.074875	-73.950814	2.19
Trinity Church Rectory	Listed	42.067918	-73.948779	2.57
Trinity Church	Listed	42.067971	-73.94834	2.59
Trinity Church Parish House	Listed	42.067761	-73.948415	2.59
Clifton	Eligible	42.067005	-73.944834	2.76
Teviot Brown Cottage C 1923	Listed	42.073895	-73.918087	3.71
Midwood Main House C 1885-87; 1900; 1988	Listed	42.104339	-73.914498	3.73
Teviot Ice House 19th Century	Listed	42.074827	-73.917285	3.73
Midwood Carriage House C 1885-90	Listed	42.104769	-73.913983	3.76
Clermont State Historic Site	Listed	42.080868	-73.914233	3.76
Ridgely / Motherhouse Pump House C 1965	Listed	42.090744	-73.91178	3.79
Oak Lawn Designed Landscape 1872	Listed	42.104395	-73.912675	3.82
Teviot Designed Landscape 1843	Listed	42.06989	-73.917908	3.83
Edgewood Club of Tivoli Maintenance Building C 1970	Listed	42.074401	-73.915295	3.83
Teviot Designed Landscape 1843	Listed	42.074958	-73.914893	3.84
Oaklawn Main House [Estonian Fisherman's Haven]	Listed	42.106861	-73.912078	3.89
Midwood Designed Landscape C 1850; C 1885	Listed	42.103939	-73.911102	3.89
House 1903	Listed	42.060803	-73.92293	3.92
Oak Lawn Designed Landscape C 1872	Listed	42.105903	-73.911085	3.92
Oak Lawn Privy C 1875	Listed	42.107013	-73.911342	3.93
Rosehill Designed Landscape C 1840; 1989	Listed	42.066971	-73.917675	3.93
Southwood Gatehouse C 1860	Listed	42.096844	-73.908746	3.95
Two Unit House C 1880	Listed	42.059336	-73.923486	3.95
Teviot Designed Landscape C 1840	Listed	42.067835	-73.916341	3.96
Garage C 1930S	Listed	42.05959	-73.922968	3.97
The Pynes Main House C 1764; 1850; 1913; 1970S	Listed	42.057523	-73.922996	4.05
The Pynes Carriage House 1900-22	Listed	42.058059	-73.922406	4.05

Callendar House New Barn #3 C 1980	Listed	42.057228	-73.923102	4.06
Oaklawn Pump House C 1875 Now Residence	Listed	42.104919	-73.908034	4.06
The Pynes Barn C 1850	Listed	42.058504	-73.921682	4.06
J E Dennegar Parcel - Garage C 1960 At House C 1960	Listed	42.09855	-73.906513	4.07
J E Dennegar Parcel - House C 1960	Listed	42.0983	-73.906482	4.07
The Pynes Designed Landscape C 1764	Listed	42.05743	-73.921978	4.09
The Pynes Caretaker'S Cottage C 1900-20	Listed	42.058277	-73.920946	4.10
Oak Lawn Gatehouse C 1870S; 1938	Listed	42.10167	-73.906302	4.11
Oak Lawn Gatehouse Garage	Listed	42.101608	-73.906229	4.11
Callendar House Tenant House C 1880	Listed	42.056506	-73.922395	4.12
Callendar House Duplex House C 1880	Listed	42.056516	-73.922372	4.12
Oak Lawn Designed Landscape 1872	Listed	42.104154	-73.906382	4.13
Callendar House Main House 1794	Listed	42.054862	-73.923408	4.15
The Pynes - Former / House 1980	Listed	42.057757	-73.919843	4.17
Callendar House Gate House C 1860	Listed	42.057102	-73.919889	4.19
Holcroft Two Shed C 1860	Listed	42.106913	-73.905762	4.20
Holcroft Gatehouse Garage	Listed	42.106507	-73.90563	4.20
Holcroft Gatehouse C 1860	Listed	42.10665	-73.905335	4.22
Northwood Gatehouse / Tenant House C 1875; 1900	Listed	42.11068	-73.905886	4.26
Saint Sylvia's Church 1902	Listed	42.058715	-73.913516	4.40
Barn/Storage C 1870 At House C 1870; 1880	Listed	42.055744	-73.910684	4.64
House C 1835; 1860	Listed	42.056186	-73.90996	4.65
House C 1850; 1879; 1880	Listed	42.055393	-73.910319	4.66
House C 1870; 1885; 1950	Listed	42.054012	-73.91089	4.69
House C 1850; 1885; 1960	Listed	42.052788	-73.911779	4.71
House 1988	Listed	42.05323	-73.911128	4.72
Garage C 1970 At House C 1860S	Listed	42.053095	-73.911209	4.72
House C 1865	Listed	42.081149	-73.894811	4.73
House C 1840; 1860S; 1880S	Listed	42.052557	-73.911285	4.74
Garage 19Th C; 1929 At House 1929	Listed	42.052206	-73.911602	4.74

Barn C 1885; 1980	Listed	42.051816	-73.911822	4.75
House C 1880; 1890	Listed	42.05294	-73.910464	4.76
Two Cottages C 1910	Listed	42.078104	-73.895106	4.76
House 1929	Listed	42.052197	-73.910993	4.76
House C 1950	Listed	42.051807	-73.911026	4.78
William R Ham House C 1860	Listed	42.050219	-73.912276	4.79
Barn C 1900 At House C 1870	Listed	42.079366	-73.893421	4.83
House C 1915	Listed	42.071479	-73.8953	4.87
House C 1835; 1870; 1900; 1940	Listed	42.066869	-73.896514	4.92
Mill & Manufacturing Site 18Th Century; C 1811	Listed	42.068218	-73.895666	4.93
House C 1860	Listed	42.0672	-73.895743	4.95
Red Church Two Privies C 1900	Listed	42.065502	-73.89659	4.95
Red Church C 1765; 1822 Main Building	Listed	42.065576	-73.896421	4.96
Garage C 1915 at House C 1915	Listed	42.069317	-73.893928	4.99
Designed Landscape C 1855 At House C 1855; 1875; 1988	Listed	42.065192	-73.895929	4.99
<b>USN Building Districts</b>				
<b>Site Name</b>	<b>Eligibility Status</b>	<b>Centroid Latitude</b>	<b>Centroid Longitude</b>	<b>Distance (miles)</b>
Main-Partition Streets Historic District	Listed	42.077317	-73.952671	1.90
Hudson River Historic District	Listed	41.974788	-73.924266	2.99
Clermont Estates Historic District	Listed	42.100371	-73.909433	3.02
<b>NYS Wildlife Management Areas</b>				
<b>Facility</b>	<b>Category</b>	<b>Centroid Latitude</b>	<b>Centroid Longitude</b>	<b>Distance (miles)</b>
Tivoli Bays WMA	Wildlife Management	42.038784	-73.91351	4.25
<b>NYS Wildlife Management Areas</b>				
<b>Name</b>		<b>Centroid Latitude</b>	<b>Centroid Longitude</b>	<b>Distance (miles)</b>
Maurice D Hinchey Hudson River Valley National Heritage Area		41.936981	-73.948531	0.00

## 2.0 METHODOLOGY

The viewshed analysis was performed by utilizing ESRI GIS software ArcGIS Pro v3.4.0 in the NAD 1983 (2011) State Plane New York East FIPS 3101 (US Feet) projected coordinate system and NAD 1983 (2011) vertical coordinate system.

Current available data from state and local agencies were collected to create an inventory of potential aesthetic resources pursuant to NYSDECs 'Assessing and Mitigating Visual and Aesthetic Impacts' Program Policy (Aesthetic Impacts Policy). Using geoprocessing tools available in GIS, a five-mile buffer was created around the Project Control Point to meet these standards. The five-mile buffer represents the furthest possible distance at which the Project Control Point may be visible. The inventory of potential aesthetic resources was then clipped by the five-mile buffer extent.

A control point is established based on the Aesthetic Impacts Policy, which defines "worst-case scenario" as the highest elevation at which a facility component may be most visible from an aesthetically significant location. The control point for the proposed project site is at an approximate elevation of 341 feet AMSL, identified as the highest point at which potential future development will be visible from publicly accessible views.

To achieve an accurate rendering of the topography within a five-mile radius of the project site, a Digital Surface Model (DSM) was created utilizing LiDAR point cloud data. A DSM is the digital representation of the 'first return' of a LiDAR laser, or the first point of contact for a LiDAR laser, therefore providing accurate vegetation, topographic and structural shapes with their elevations. The resulting DSM was created and generalized to a 1-meter resolution for processing speed while still maintaining accuracy.

Geoprocessing tools were used to provide the visibility of each cell from the DSM within the five-mile radius of the project site control point to create the viewshed. The resulting viewshed was compared against the inventory of potential aesthetic resources. Aesthetic resources were added to the DSM Potential Viewshed Map if they overlapped with the viewshed with a 15-foot tolerance, or otherwise were deemed potentially visible from the project site control point. 91 sites were identified within the viewshed of the Project Control Point. See Appendix A.

## 3.0 CONCLUSION

Passero Associates has completed a Visual Impact Assessment at the Winston Farms Planned Development District site located in the Town of Saugerties, Ulster County, New York, following NYSDEC program policy guidance, "Assessing and Mitigating Visual and Aesthetic Impacts". Based on our review of existing data and GIS analysis, it is our professional opinion that while future development may be visible to the north-east, east, and south-east of the project area, the proposed Planned Development District (PDD) regulations will preserve the aesthetic character through regulations that promote the preservation of the community character and screening as outlined in the NYSDEC program policy, section 6.E.1.

The PDD regulations provide design standards and guidelines for building placement, materials, and architectural elements and establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. No particular architectural style is mandated or prohibited; rather the architectural standards and guidelines are intended to promote a unified place. The advisory guidelines are intended to provide insight into some of the desired characteristics of the district, while the standards set the minimum requirements for architectural quality. The mandatory standards are applicable to building elements that are clearly visible from the public right-of-way on the eastern most portion of the property. While any potential future development will change the visual character of the subject property from undeveloped vacant land to developed land, the proposed development is consistent with existing development in the immediate surrounding area.

Screening, as outlined in the NYS DEC program policy section 6.E.1.a., will be promoted through the establishment of required setbacks along Route 32 and Route 212. Future site-specific development will retain existing mature vegetation through selective clearing, and new landscaping will be required to protect the existing rural appearance of the area. The PPD regulation also establishes a 125 ft buffer to the northern boundary of the property to distance development from abutting residential properties.

Overall, the proposed development is expected to contribute to the aesthetic value of the surrounding community by mitigating visual impact with regulations on architectural design and screening measures. This will result in no significant aesthetic impacts on existing aesthetic resources from publicly accessible views.



## 4.0 REFERENCES

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# APPENDICES

## APPENDIX A: DSM POTENTIAL VIEWSHED MAP

