

ATTACHMENT 1

VISUAL IMPACT SIMULATION LOCATIONS

J. KENNETH FRASER & ASSOCIATES TO NYSDEC

Daniel Whitehead - Belleayre Resort at Catskill Park : Visual Impact Simulation Locations

From: "Kevin Kelly" <kkelly@jkfraser.com>
To: "Daniel Whitehead" <dtwhiteh@gw.dec.state.ny.us>
Date: 3/15/2010 3:58 PM
Subject: Belleayre Resort at Catskill Park : Visual Impact Simulation Locations
CC: "Roger Murman" <rogerm@jkfraser.com>

Dan:

We have reviewed the visual material and have made some preliminary viewpoint selections for simulation. All but one of the views are within a 5 mile radius of the project site. The 2003 DEIS provided visual simulations from various points of interest. The current project includes development plans (especially in the Highmount part of the project) that are considerably different than the project represented in the 2003 study. These simulations should be revised to portray the current development.

Preliminary Viewpoint Selections for Simulation (Photo numbers reference Photo Location Map dated 07-09-2009 by LA Group)

Locations in plain text are to be both leaf-off and leaf-on daytime simulations with those in **bold text** to also be nighttime simulations ... The scoping document said that nighttime simulations should evaluate conditions on a clear winter night, on a cloudy winter night and at a time without snow cover and ski operations (i.e. summer). So when we ask for winter simulations – we are asking for clear and cloudy night simulations at each location, since there's no way to know which may be more or less adverse without seeing a representation.

The views were selected to provide a representative sampling of impacted viewsheds by different user groups. Various viewpoints are from trail systems, public roads, designated "Wild Forests", public recreation sites, and a fire tower. There were many views from public roads, so the "worst case" was chosen for maximum impact potential to be assessed.

1. Photo #15 – public road view – in close proximity to private development
2. Photo #25 – public road view from northwest
3. Photo #12 – public road view from northeast
4. **Photo #7 - if on public road or has public access: Owl's Nest Restaurant ? If not, then Photo #5 - summer and winter night time simulations**
5. **Photo #8 – view from "Wild Forest" Reisser Property – fairly recent Bond Act acquisition – easily accessible by road
summer night time simulation**
6. Photo #DBR5 – View from Dry Brook Ridge hiking trail – trail 'viewpoint' identified on Central Catskills Trail Map 42
7. **Photo #CG5 (Lean-to location along Cathedral Glen Trail) summer night time simulation**
(trail users / campers)
8. **UMP DEIS Figure C-10 or Photo #20 – commanding road view along more heavily travelled roadway over mountain to/from Denver – summer and winter nighttime simulations**
9. Photo #BLM3 (fire tower on Balsam Lake Mountain) should be reviewed by LA Group to verify that the

current development plans will be visible from this location. Their familiarity with identifying the Highmount ridge in this view is needed. If in fact part of the proposed development would be visible, please do a simulation.

NOTE: The scoping document calls for up to five nighttime simulation locations – above list identifies four. An additional location may be chosen from the “additional views to be documented by photograph”, below – if warranted.

In addition to the above list, we have identified some points of interest that we feel should be looked at by LA Group for potential visual impact by the private development. There are no existing photographs from these locations. We request that they take some leaf-off photos from these resources to determine what is visible. If the private development is within the viewshed of the resource – then simulation(s) *may* be needed to assess the visual impact.

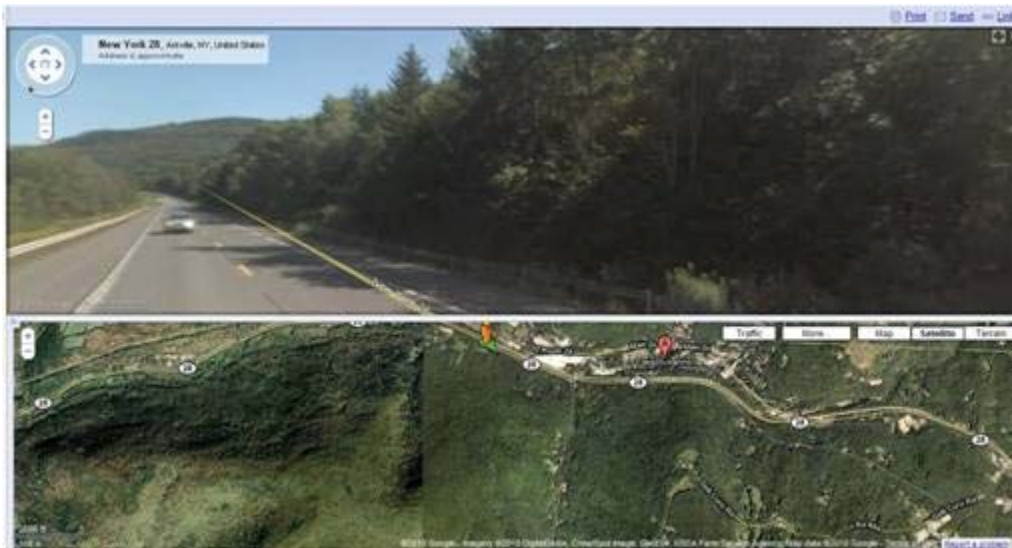
Additional Views to be Documented by Photograph

1. #113 Skene Memorial Library (National Register of Historic Places) and part of Fleischmanns Historic District (references Figure 4-2 of the “Aesthetic Resources within 5 miles of Belleayre Mountain Ski Center” of the Belleayre UMP DEIS)
2. Fleischmanns Park (between Main St. and Wagner Rd.)
3. Views along Route 28 (considered for scenic byway designation) – just east of Fleischmanns



from Google Maps “Street View”

4. Views along Route 28 (considered for scenic byway designation) – just west of Fleischmanns



from Google Maps "Street View"

I hope this list clarifies the additional photo documentation and simulations needed to assess visual impacts. Please don't hesitate to contact me if you have any questions or concerns.

Thanks

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