

## **Sheffield Gardens – Town of Montgomery Existing Visual Study –April 7, 2023**

To assess the potential visual impact of the Project on the surrounding area, an Existing Visual Study was conducted to analyze the visibility of the Project from thirteen different study locations, identified as Viewpoints #1-13. The Study Locations were photographed from each of the thirteen different Viewpoints surrounding the parcel where there are public views and existing residential homes, as described in the Project DEIS Scoping Document. Viewpoints #1-5 are located along NYS Route 17K from the intersection with Dollar General/Valley Central Schools driveways in the west, to NYS Route 208 in the east. Viewpoints #6 & 7 are located on NYS Route 208 near the Bracken Road intersection & behind Goodwill Church. Viewpoint #8 is located at the entrance to the Vistamor project site. Viewpoints #9, 11 & 12 are located on Goodwill Road at Hoeffner's Farm, near Buck's Bed & Breakfast and at the intersection with Beaver Dam Road. Viewpoint #10 is located at the highpoint of Thomas Bull Memorial Park. Viewpoint #13 is located on the Valley Central High School Athletic Field Grandstand. Figure VA identifies each Study Location and the Viewpoints where each photograph was taken.

On April 7, 2023, Engineering & Surveying Properties P.C. conducted this existing visual study of the Project Site. Between 12:00 p.m. and 1:15 p.m., photographs were taken from each of the thirteen viewpoint locations surrounding the Site to assess the potential visual impacts that will result from the Project. The photographs were taken using a Nikon D60 digital camera with a 55mm lens to mimic the human eye. To depict the worst-case scenario, the photos were taken during the leaf-off condition. The photographs taken from each Viewpoint are attached.

It is recommended that the visual rendering of the proposed Project be prepared from the following Viewpoints:

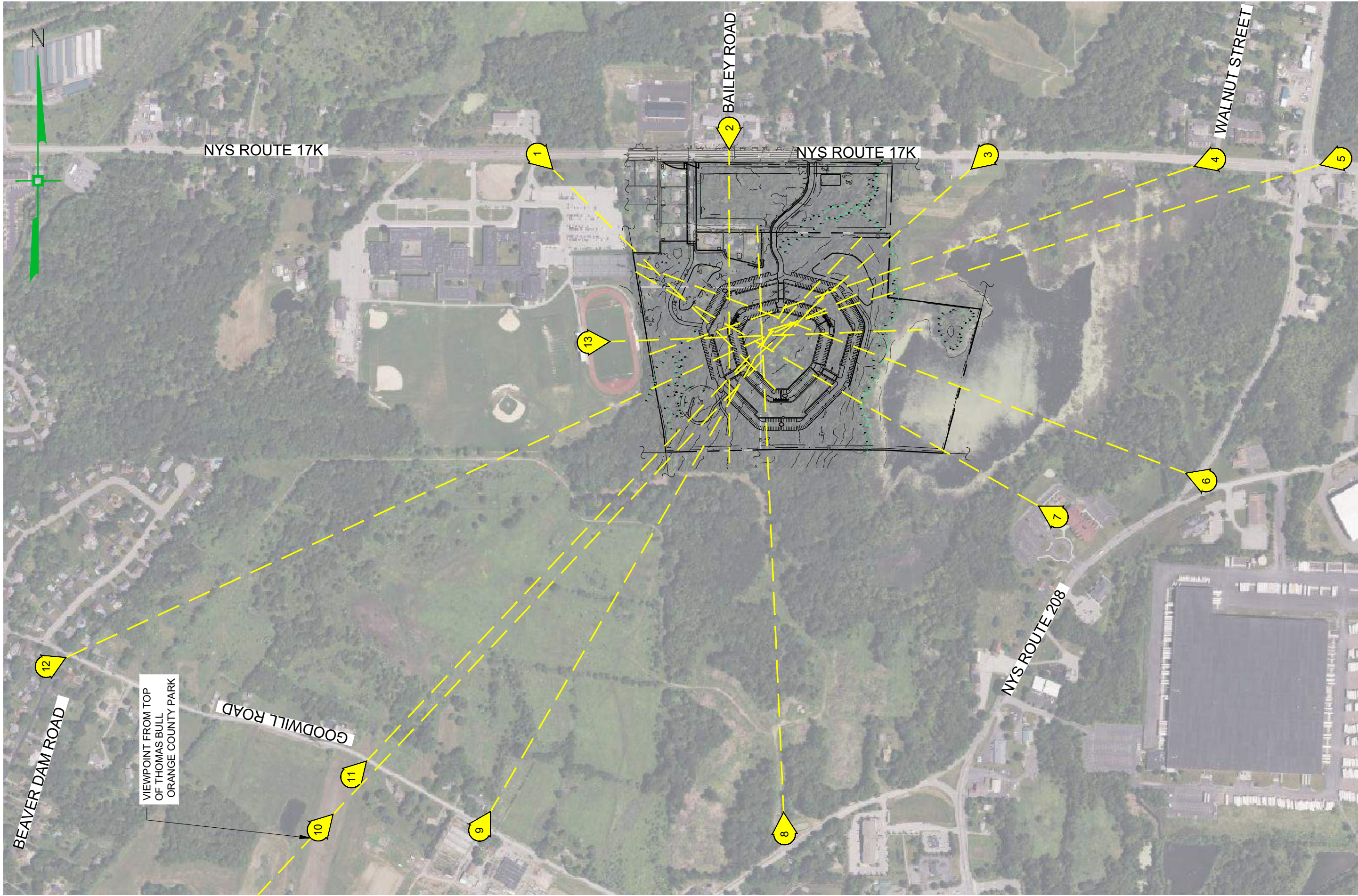
**Viewpoint 2 – Bailey Road & NYS Route 17K**

**Viewpoint 3 – Eastern Entrance Drive for Richard's Ice Cream & NYS Route 17K**

**Viewpoint 13 – Valley Central High School looking east from Athletic Field Grandstand**







VIEWPOINT ANALYSIS	SHEFFIELD GARDENS NYS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK		DATE: 06/06/2023	JOB # 103.0301	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM
			SCALE: 1" = 500'	SHEET # VA	ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs
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### **Viewpoint # 1 – Dollar General Driveway & NYS Route 17K**

Photo taken from the north shoulder of NYS Route 17K.

Project will not be visible in both the leaf-on and -off scenarios.

Views will be blocked by the existing school buildings and structures, and vegetation.

**Viewpoint Elevation: 406 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### Viewpoint 2 – Bailey Road & NYS Route 17K

Photo taken from Bailey Road looking south across NYS Route 17K. The commercial building and the entrance drive to the residential portion will be visible during both the leaf-on and -off scenarios. The view of the residential buildings will be blocked by existing vegetation.

**Viewpoint Elevation: 404 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 3 – Eastern Entrance Drive for Richard’s Ice Cream & NYS Route 17K**

Photo taken from southern side of NYS Route 17K in the eastern entrance drive to Richard’s Ice Cream stand.  
The Project will be visible in the leaf-off scenario. The Project will be buffered by the existing tree line to remain in the leaf-on condition.

**Viewpoint Elevation: 394 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**





#### **Viewpoint 4 – Walnut Street & NYS Route 17K**

Photo taken from Walnut Street looking southwest across NYS Route 17K. The Project will be somewhat visible during the leaf-off scenario but will be buffered by the distance to the project and the existing vegetation. The Project will not be visible in leaf-on condition.

**Viewpoint Elevation: 397 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**





### Viewpoint 5 – NYS Route 208 & NYS Route 17K

Photo taken from NYS Route 208 looking southwest across NYS Route 17K. The Project will not be visible in either the leaf-on or -off scenarios. The view will be buffered by the distance from the project and the existing vegetation.

**Viewpoint Elevation: 414 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 6 – Near Intersection of Bracken Road & NYS Route 208**

Photo taken looking northwest across NYS Route 208 just north of Bracken Road. The Project may be slightly visible in the leaf-off scenario, but the view will be buffered by the distance to the project and the existing vegetation. The Project will not be visible in leaf-on condition.

**Viewpoint Elevation: 400 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 7 – Goodwill Church rear parking lot**

Photo taken from Goodwill Church looking northwest across the NYSDEC wetlands adjacent to the Project. The view will be slightly visible during leaf-off scenario but will be buffered by the Project's distance and existing vegetation. The Project will not be visible in leaf-on scenario.

**Viewpoint Elevation: 409 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 8 – Entrance to Vistamor**

Photo taken looking north from existing entrance drive to the Vistamor development. The Project will not be visible in either the leaf-on or-off conditions. Views will be hidden by the distance to the project, existing topography and vegetation.

**Viewpoint Elevation: 420 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**





### Viewpoint 9 – Hoeffner's Farm

Photo taken from Hoeffner's Farm looking northeast across Goodwill Road. The Project will not be visible in either leaf-on or -off scenarios. Views will be hidden by the distance to the project, existing topography and vegetation.

**Viewpoint Elevation: 411 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 10 – Thomas Bull Memorial Park**

Photo taken from the Park's Lodge uppermost parking area looking northeast in the direction of the Project. The Project will not be visible in either the leaf-off or -on scenarios. Views will be blocked by the distance to the project, existing structures, topography and vegetation.

**Viewpoint Elevation: 536 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### **Viewpoint 11 – Buck’s Homestead Bed & Breakfast on Goodwill Road**

Photo taken from the south shoulder of Goodwill Road looking northeast. The Project’s residential buildings may be slightly visible during the leaf-off scenario but will be buffered by the distance to the project, existing topography and vegetation.

The Project will not be visible in the leaf-on condition.

**Viewpoint Elevation: 391 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





### Viewpoint 12 - Intersection of Goodwill Road & Beaver Dam Road

Photo taken from the intersection of Goodwill Road and Beaver Dam Road looking northeast. The project will not be visible in either the leaf-on or leaf-off conditions. The views will be buffered by the distance to the project, existing topography and vegetation, and existing houses.

**Viewpoint Elevation: 415 ft**

**Residential Buildings: Ground 425 ft/Roof 460 ft**

**Water Tank: Ground 430 ft/Top 545 ft**





**Viewpoint 13 – Valley Central High School looking east from Athletic Field Grandstand**

Photo taken from lower level of the VCHS Athletic Field Grandstand looking east. The project will be visible during both leaf-off and -on scenarios, though it will be buffered by existing vegetation that will remain on the Project Site.

**Viewpoint Elevation: 400 ft    Residential Buildings: Ground 425 ft/Roof 460 ft    Water Tank: Ground 430 ft/Top 545 ft**



**Sheffield Gardens – Town of Montgomery  
Surrounding Area Photographs**

**Source: Google Map Streetview June 2024**





**Dollar General - North side of NYS Route 17K**





**Valley Central High School - South side of NYS Route 17K**





**Residential Home – South side of NYS Route 17K**





**Montgomery Height subdivision – South side of NYS Route 17K**





Quality Service Center auto repair shop – North side of NYS Route 17K





**Fusion Graphix screen printer & former RV sales lot – North side of NYS Route 17K**





**Mixed-use building containing a barber shop, physical therapy, and real estate development office  
– North side of NYS Route 17K**





**Residential Homes – North side of NYS Route 17K**





**Richard's Ice Cream – South side of NYS Route 17K**





**Goodwill Church – West side of NYS Route 208**





**Hoeffner Farms – South side of Goodwill Road**





**Buck's Homestead Bed & Breakfast – North side of Goodwill Road**