



# Keuka Lake Watershed Viewshed Identification and Prioritization

Developed at Cornell University in the College of Architecture, Art, & Planning in the City & Regional Planning Fall 2014 course Land Use & Environmental Planning Workshop by Professor George Frantz

# Keuka Lake Watershed Viewshed Identification and Prioritization

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# Introduction

The purpose of this study is to identify specific viewpoints and viewsheds in the beautiful Keuka Lake watershed that should be preserved for tourists and local residents to enjoy. This report is a continuation of studies performed in the Keuka Lake watershed in Fall 2012 and Spring 2014 workshops as a part of an overall Strategy for a Sustainable Keuka Lake Local Waterfront Revitalization Plan for the lake. This study synthesizes knowledge and tools of land use and open space planning, agricultural lands protection and infrastructure policy, as well as creates an inventory of scenic viewsheds in the watershed, which are identified by analyzing sites through a methodology developed by the US Forest Service, NYS Department of Environmental Conservation and other sources.

The study also serves to create a nomination and protection plan that identifies scenic byways that are key viewpoints to protect; this includes special scenic, historic, recreational, cultural, archeological, and/or natural qualities of key state and local highways within the watershed.

The beauty of Keuka Lake supports a major tourism industry in the region, and the landscape is a complex mix of natural and cultural landscape, which is ever-changing. Different stakeholders believe in preserving different aspects of the environment, whether the landscape serves a purpose that caters to agriculture, wetlands, views, or historic landmarks.



# Regional Context

This section is intended to provide the reader with a general overview of the Keuka Lake Watershed regional context: its geologic origins, history, and community character. Readers should refer to the resources referenced to gain deeper insight pertaining to the subject area.

Within the Finger Lakes region of western New York, the Keuka Lake Watershed lies within both Steuben and Yates County and spans 13 municipalities. Eight of the 13 municipalities have lakeshore frontage (six towns and two villages): Milo, Barrington, Wayne, Hammondsport, Urbana, Pulteney, Jerusalem, and Penn Yan. Of these municipalities, the town of Jerusalem, which contains the largest percentage of the watershed, also has the most lakeshore property.

The Keuka Lake Watershed is a uniquely beautiful land, appreciated for its topography, charm, and picturesque rural landscape. Such unspoiled beauty has made the area a tourist attraction for residents of the upstate region and beyond.

In recent years, however, the Keuka Lake Watershed has come to face pressure from development and commercialization. The communities of the area recognize the need to protect the region's agriculture and safeguard the natural features that contribute to the beauty of the lake and its surrounding towns and villages.



# Geologic History

Glacial movement has proven to be the most defining attribute of the Keuka Lake Watershed and the Finger Lakes region as a whole. Advances and retreats of huge sheets of ice, caused by changes in the climate, characterize the Ice Age.

The first glacier, the Kansan Glacier, began its movement across the continent approximately one million years ago and is largely responsible for the landscape as we see it today. The second glacier, the Wisconsinan Glacier, was withdrawn 13,000 years ago, leaving behind rock deposits such as drumlins, eskers, moraines, kames, and erratics, which remain important elements of the landscape.

The movement of these two glaciers caused the deep and narrow lakes of the region to form as well as the hanging valleys, steep slopes, rounded hills, gorges, and waterfalls.

The resulting steep slopes often exceed 45 percent, particularly along the Bluff and western shores of Keuka Lake. While such steep slopes limit the area available for sustainable development, these slopes also assist in establishing the views and view sheds, which visually define the watershed.

The glacial movements that visually defined the watershed have also played a significant role determining the location and quality of agricultural land. In the Finger Lakes region, the two most critical factors in determining soil characteristics are source rocks and topography.

The bedrock of the Keuka Lake watershed consists of sedimentary rocks deposited 375 to 360 million years ago during the Middle and Upper Devonian Period.



# Geologic History

The fact that much of the best agricultural land is located in the northern part of the Keuka Lake Watershed is a result of a significant limestone presence in the area. The bands of limestone have high a lime content, which has proven beneficial for growing crops.





## Historical Context

People settled in the Keuka Lake Watershed shortly after the Ice Age ended, some 9,000 years ago. These first settlers supported themselves by hunting, fishing and gathering wild food. The Owasco people first brought agriculture to the area some 900 years ago. Archaeologists have identified the Owasco as the Iroquoian ancestors in New York.

They were farmers whose lives centered on raising "the three sisters": corn, beans, and squash. Later, early European explorers of the Keuka Lake Watershed encountered the Iroquois, who are thought to have arrived five hundred years ago.

The Seneca tribe remained in the watershed until they were driven out by colonists following the Revolutionary War.

The Seneca people called the area "O-go-ya-ga", which translated as "the promontory" and probably referred to Bluff Point. Other sources claim that "Keuka" can be interpreted as "bent elbow".

The land of the Keuka Lake Watershed remained almost completely covered in forest through the early 1770s. In 1787, followers of the "Public Universal Friend", whose teachings were influenced by Quakerism and the Shaker movement, traveled to the watershed to find a new settlement.

When they arrived, they found several colonists the Seneca people had permitted to reside in the area. The inflow of new settlers prompted the building of dams and mills on Keuka Lake.



## Historical Context

These first settlers contributed the name "Esperanza" to Bluff Point and those who arrived shortly after, managed to clear practically all of the forested land within the watershed for farms. With no way of distinguishing between good and poor land for farming, land that was found to be unfit was abandoned and reforested.

Early settlers established lumbering and agriculture industries in the Keuka Lake Watershed. Lumbering was the primary industry in the area until the mid 1800s. As the lumber industry began to taper off, the transport of agricultural produce began to rise.

This was made possible by the completion of two significant canals. In the 1830s, the Crooked Lake Canal, which paralleled the Outlet of Keuka Lake, opened.

This allowed agricultural produce of the area to reach Seneca Lake and the Erie Canal system, which opened in 1825. Steamboats became a staple feature of the lake, carrying produce and passengers both north and south.

In the 1830s, the first vineyards were planted in the Keuka Lake Watershed. The introduction of special vine varieties and the *vitis vinifera* vintages in particular sparked a winemaking renaissance throughout the Finger Lakes. The vineyards within Keuka Lake Watershed are located on the steep hillsides overlooking the lake. This gives the vines optimal drainage, better exposure to the sun, and a reduced risk of frost.

The height of agricultural production in Keuka Lake Watershed occurred before the turn of the 20<sup>th</sup> century, after which the area's agricultural sector began to decline rapidly.



# Historical Context

At the same time that agriculture was declining, tourism and recreational uses of the lake were increasing. Competing steamboat companies began carrying more sightseeing passengers and less freight as the century progressed.

The second half of the 19<sup>th</sup> century saw the first additions of resorts, summer cottages, and retirement homes to the Keuka lake shore. Some homes and establishments were in fact accessible only by steamboat.

In the 1890s, Keuka College was founded, numerous nature-study camps were established, and Electric Park, an amusement park on the Bluff, began operation. After the turn of the century, two industries sprang up in the Keuka Lake Watershed that would have a lasting impact on the community: Curtiss Aircraft in Hammondsport (1910) and Penn Yan Boat (1921).

Prohibition and the Great Depression that followed severely hurt the local wine industry and others relying on grape growing. Local manufacturing and farming also declined during this time. By the 1930s, many farms in the watershed lay idle, belonging to Federal land bank programs. It was not until the 1960s that the wine and grape industry made a recovery in the region as a whole.

Since the 1920s, much of Keuka Lake's shoreline has been developed for cottages and second homes. Additionally, the success of automobiles and the growth of a modern road system dramatically influenced the continued development of the lakeshore. In 1938, NYS Route 54 was moved away from the eastern shore of the east branch to provide more room at the shoreline for residential development. Summer homes also began to be constructed on the west sides of both northern branches.



# Community Character

According to the Keuka Lake Watershed Land Use Planning Guide, which was prepared by the Genesee/Finger Lakes Regional Planning Council in 2009: 54 percent of the watershed land is covered with shrubs, early successional trees, and/or mature forests, 31 percent of the watershed land is primarily used for agriculture, and three to five percent of watershed is used for residential, commercial and industrial purposes.

Recent trends in the watershed include development on steeper slopes, conversion of summer homes to year-round use, demolition and rebuilding of structures, and development of woodland and lake-view parcels.

The density of development and the existing utilities and services around the perimeter of the lake have resulted in an "urban corridor" surrounding the lake.

The rate of development has been increased by the lake's proximity to urban centers and the availability of good highways.

The lake, wineries, and abundance of recreational activities continue to attract visitors and new residents to the Keuka Lake Watershed. The Finger Lakes region produces more gallons of wine and is home to more wineries than any other wine-producing region of New York State. Yates County is currently home to more wineries than any other county in the state; Steuben County also has well above the average number of wineries. Keuka Lake wineries offer many different types of wines, ranging from dry to sweet, fruity to austere, hybrid to native. There is a wine for everyone, and each winery also has its own unique restaurants, merchandise, tasting rooms, and incredible views of the watershed.



# Community Character

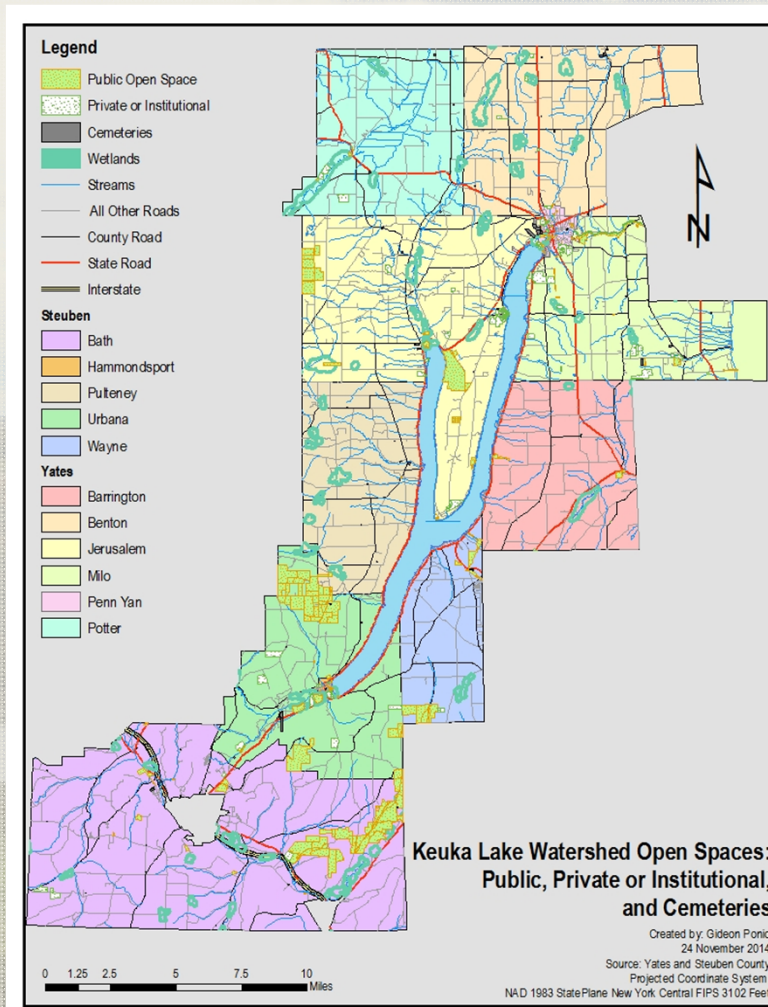
The picturesque landscapes and rural character preserved by working agriculture also attract visitors and residents to the Keuka Lake Watershed. Agriculture plays a significant role in preserving the watershed's rural character and scenic views by protecting open space and natural resources. In the face of development pressures, farming activities have continued to decline. This has made the Mennonite Community a welcomed new population. The recent growth of the Mennonite community in the Keuka Lake Watershed has been beneficial because abandoned farms have once again become productive agricultural lands. In addition to preserving open space, Mennonite families have rehabilitated and refurbished historic farmsteads, improving the overall aesthetic quality of the landscape.

Furthermore, agriculture discourages suburban sprawl and steers development toward hamlets and villages within the watershed. There is a direct relationship between farming and the attractiveness of Keuka Lake Watershed as a place to both live and visit.



# Land Overview

This map (figure 1) of the Keuka Lake Watershed and surrounding areas provides a good overview of the character of the region. It shows public open spaces, private or institutional spaces, cemeteries, and wetland areas.





# Local Waterfront Revitalization Plan

The Keuka Lake Waterfront Revitalization and Scenic Viewshed Protection Plan is a great example for the Field Workshop, Fall 2014 class to use as a benchmark for our plan. The 52-page document outlines the class' task and approach to the project, as well as methodology for identifying lands that are ideal protection sites, as well as the tools for how to implement change.

This plan generally serves to contribute as a viewshed planning report to the Local Waterfront Revitalization Plan for the lake. The plan stresses the importance of community ownership, strengthening community involvement, establishing partnerships between public and private sectors, and building awareness of the possibilities to preserve the beautiful lake environment.

The plan calls for certain actions to occur to promote community ownership of the Keuka Lake watershed, including 1. Convene stakeholders, 2. Survey public, 3. Identify appropriate tools, 4. Create prioritization method, and 5. Match tools to identified areas. The Fall 2014 class completed similar calls to action to provide a possible product outcome.

The plan outlines tools for achieving lasting change in the Keuka Lake watershed, such as purchase of development rights, preserving public lands and right of ways, creating scenic byway destinations, and identifying possible scenic viewshed preservation tax districts. The Fall 2014 report also looks at these subjects as tools for the further preservation of the Keuka Lake watershed, and use the Waterfront Revitalization and Scenic Viewshed Protection Plan as a guide and framework for our plan.



## Local Initiatives

<u>Name</u>	<u>More Information</u>
2007-2008 Comprehensive Development Strategy	Created by the Genesee/Finger Lakes Planning Council, the document outlines the economic conditions of Yates County
A Draft Proposal to Protect and Improve Keuka Lake	July, 1993 - Keuka Watershed Improvement Cooperative
Branchport Hamlet Master Plan	Available through Southern Tier Central
Collaborative Watershed Management in the Finger Lakes, New York	Peter Landre and Lester Travis
Comprehensive Plan for the Town Of Barrington	
Comprehensive Plan for the Town Of Milo	
Guide To Local Planning For Agriculture in New York	New York State Department of Agriculture and Markets for the American Farmland Trust



# Local Initiatives

<u>Name</u>	<u>More Information</u>
Hammondsport-Urbana Waterfront Revitalization Plan	Available Through Southern Tier Central
Jerusalem, NY Local Waterfront Revitalization Strategy	Available Through Southern Tier Central
Keuka Lake Watershed Land Use Planning Guide	Created by the Genesee/Finger Lakes Planning Council, 2009
Regional Comprehensive Economic Development Strategy (2008 update)	Created by Southern Tier Central, the document outlines the economic conditions of Steuben County.
Town of Jerusalem 2006 Comprehensive Plan	
Town of Wayne Comprehensive Development Plan	
Town of Wayne, Land Use Regulations	Available Through Southern Tier Central



# Local Initiatives

<u>Location</u>	<u>Current Land Use Regulations/Law</u>
Town Of Jerusalem	<ul style="list-style-type: none"> <li>• Has identified specific slopes to be protected from development.</li> <li>• Current Comprehensive Plan recommends developing regulations to oversee development in steep slope areas.</li> </ul>
Town Of Milo	<ul style="list-style-type: none"> <li>• Currently no commentary on steep slopes in comprehensive plan.</li> <li>• Plan recommends specific steep slopes for grape growing.</li> </ul>
Town Of Barrington	<ul style="list-style-type: none"> <li>• Current comprehensive plan recommends that certain steep slopes overlooking Keuka be protected from poor development designs.</li> <li>• Comprehensive plan also suggests town work to maintain as many trees on steep slopes as possible.</li> </ul>
Town Of Urbana/Village of Hammondsport	<ul style="list-style-type: none"> <li>• Comprehensive plan references problems with building on steep slopes and offers a map to outline specific dangers.</li> </ul>
Town Of Wayne	<ul style="list-style-type: none"> <li>• Comprehensive plan includes broad suggestions on slope development and a breakdown of slope percentages into three categories.</li> </ul>
The Village of Penn Yan	<ul style="list-style-type: none"> <li>• Comprehensive plan includes information on the dangers of building on steep slopes.</li> </ul>
Town of Pulteney	<ul style="list-style-type: none"> <li>• Comprehensive plan does not include any information on steep slopes.</li> </ul>



# Local Initiatives

<u>Location</u>	<u>Current Land Use Regulations/Laws</u>
Town of Jerusalem	<ul style="list-style-type: none"> <li>Comprehensive plan discusses the value of state-designated agriculture districts and identifies a series of strategies and actions aimed at preserving agricultural land.</li> </ul>
Town of Milo	<ul style="list-style-type: none"> <li>Comprehensive plan notes that agriculture should be maintained in the town, particularly in slopes overlooking the lakes.</li> <li>Plan also suggests that best agricultural land be designated as agriculture-only land through local land use laws.</li> </ul>
Town of Barrington	<ul style="list-style-type: none"> <li>Comprehensive plan suggests that the town support working agriculture by following the Yates County Farm Viability and Neighbor Relation Policy and by developing and Agriculture and Open Space Plan.</li> </ul>
Town of Urbana/Village of Hammondsport	<ul style="list-style-type: none"> <li>Plan includes a detailed profile of the agricultural economy of the town, lists objectives related to agriculture protection, and a detailed "Agricultural Plan". The Agricultural Plan lists specific actions the town can implement to help protect agriculture.</li> </ul>
Town of Wayne	<ul style="list-style-type: none"> <li>Comprehensive plan includes brief commentary on the importance of agricultural land. The only specific recommendation in this plan is to create a state sanctioned agricultural district.</li> </ul>
The Village of Penn Yan	<ul style="list-style-type: none"> <li>Agriculture preservation is not a large issue in the Village of Penn Yan, as only 0.5% of land in the village is identified for agricultural use.</li> </ul>
Town Of Pulteney	<ul style="list-style-type: none"> <li>The comprehensive plan does not mention any information on agricultural retention or protection.</li> </ul>



# Local Initiatives

<u>Location</u>	<u>Current Land Use Regulations/Laws</u>
Town Of Jerusalem	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include a section on regional or intermunicipal agreements, but does suggest several strategies that call for intermunicipal cooperation. Cooperation is suggested with other Keuka Lake municipalities to improve agricultural protection, tourism, and trail systems.</li> </ul>
Town Of Milo	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include a section on regional or intermunicipal agreements.</li> </ul>
Town Of Barrington	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include a section on regional or intermunicipal agreements, but it does recognize for a need to cooperate with outside agencies in order to create a county-wide transportation system and to collaborate on alternative energy resources.</li> </ul>
The Village of Penn Yan	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include a section on regional or intermunicipal agreements, but it does say that it will work with outside agencies to improve the local economy within the village, as well as regional environmental conditions.</li> </ul>
The Town of Urbana/Village of Hammondsport	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include a section on regional or intermunicipal resources, but the plan does mention the suggestion to work with the Keuka Lake Association and Keuka Watershed Improvement Cooperative on water quality issues.</li> </ul>
The Town of Wayne	<ul style="list-style-type: none"> <li>• The Town of Wayne's comprehensive plan does not include any information on regional resources or intermunicipal agreements.</li> </ul>
The Town of Pulteney	<ul style="list-style-type: none"> <li>• The Town of Pulteney's comprehensive plan does not include any information on regional resources or intermunicipal agreements.</li> </ul>



# Local Initiatives

<u>Location</u>	<u>Current Land Use Regulations/Laws</u>
Town Of Jerusalem	<ul style="list-style-type: none"> <li>The comprehensive plan includes a list of actions aimed at protecting local water resources by continuing to participate in Keuka Watershed Improvement Cooperative, working with the New York State Dept. of Environmental Conservation, and working with the Yates County Soil and Water Conservation District.</li> </ul>
Town of Milo	<ul style="list-style-type: none"> <li>The comprehensive plan of Milo briefly mentions that pollution into Keuka and Seneca Lakes by using land use regulations to limit development to areas with good soil percolation.</li> </ul>
Town of Barrington	<ul style="list-style-type: none"> <li>The comprehensive plan suggests that the town enact stormwater management regulations as a means of protecting local water bodies.</li> </ul>
Village of Penn Yan	<ul style="list-style-type: none"> <li>The comprehensive plan discusses water quality in terms of surface and groundwater.</li> <li>The plan also discusses the importance of protecting local water bodies from pollution as well as identifying sources of pollution.</li> <li>“Natural Resources Protection Plan” lists a series of actions the village can take in efforts to maintain good water quality in the region.</li> </ul>
Town of Urbana/Village of Hammondspport	<ul style="list-style-type: none"> <li>The joint comprehensive plan makes reference to groundwater, surface water, potential sources of pollution, and the status of wetlands.</li> <li>The plan also lists several actions that individuals can take in efforts to safeguard water quality in the region.</li> </ul>
Town of Wayne	<ul style="list-style-type: none"> <li>The comprehensive plan recognizes that the town’s water supply is Keuka Lake, and stresses the importance of monitoring septic systems in efforts to safeguard water quality within the lake.</li> </ul>
Town Of Pulteney	<ul style="list-style-type: none"> <li>The comprehensive plan does not make reference to Keuka Lake’s water quality.</li> </ul>



## Local Initiatives

<u>Location</u>	<u>Land Use Regulations/Laws</u>
Town Of Jerusalem	<ul style="list-style-type: none"> <li>The comprehensive plan includes extensive commentary on environmental protection. This includes detailed descriptions of natural resources and strategies for protecting natural resources with local regulations such as zoning, subdivision, and development guidelines.</li> </ul>
Town Of Milo	<ul style="list-style-type: none"> <li>The comprehensive plan does not include a section on environmental issues. It does, however, include a recommendation to designate wetlands and unprofitable agricultural land as “open space” for long-term preservation.</li> </ul>
Town of Barrington	<ul style="list-style-type: none"> <li>The plan includes commentary on natural resources and identifies a range of natural resources that should be protected. These include steep slopes, scenic vistas, woodlands, glens, wetlands, and wildlife habitats.</li> </ul>
Village of Penn Yan	<ul style="list-style-type: none"> <li>The comprehensive plan includes:               <ul style="list-style-type: none"> <li>- A detailed assessment of local environmental features.</li> <li>- A list of goals and accompanying objectives for environmental sensitive development.</li> <li>- A list of actions that will support the accomplishment of the above-listed goals.</li> </ul> </li> </ul>
Town of Urbana/The Village of Hammondsport	<ul style="list-style-type: none"> <li>The comprehensive plan includes:               <ul style="list-style-type: none"> <li>- A detailed list of current environmental conditions.</li> <li>- The plan also recommends preserving open spaces and protecting important natural resources.</li> <li>- A list of objectives and detailed actions for the town to work toward.</li> </ul> </li> </ul>
Town of Wayne	<ul style="list-style-type: none"> <li>The comprehensive plan does not have a section that discusses environmental concerns.</li> <li>The plan briefly discusses natural features and land conservation.</li> <li>The plan also outlines two specific areas that the town recommends for preservation due to sensitive natural features.</li> </ul>
Town of Pulteney	<ul style="list-style-type: none"> <li>The comprehensive plan does not discuss this topic.</li> </ul>



## Local Initiatives

<u>Location</u>	<u>Land Use Regulations/Laws</u>
Town of Jerusalem	<ul style="list-style-type: none"> <li>• The town comprehensive plan recommends that land “consumption” be minimized using techniques such as cluster development, incentive zoning, and keeping development away from environmentally sensitive areas.</li> <li>• The plan also suggests mixed-use development in specific areas.</li> </ul>
Town of Milo	<ul style="list-style-type: none"> <li>• The plan recommends focusing new residential development to the south and to the east of Penn Yan. The focus of this is to develop in areas that are most accessible to utility service.</li> </ul>
Town of Barrington	<ul style="list-style-type: none"> <li>• The plan recommends new commercial development in the area of Rt. 14A. This will help retain farmland and protect the Town’s rural landscape.</li> </ul>
Village of Penn Yan	<ul style="list-style-type: none"> <li>• The comprehensive plan includes recommendations for mixed-use development, focusing commercial use to the already existing Lake Street business district, focus future industrial plans to two designated industrial parks, and consider annexing undeveloped land for future growth.</li> </ul>
Town of Urbana/Village of Hammondsport	<ul style="list-style-type: none"> <li>• The comprehensive plan suggests targeting specific areas for development, however, those areas have not been identified.</li> </ul>
Town of Wayne	<ul style="list-style-type: none"> <li>• The comprehensive plan does not include any specific ‘focal points’ for future development but does briefly discuss housing needs and strip development along country roads.</li> </ul>
Town of Pulteney	<ul style="list-style-type: none"> <li>• The comprehensive town plan does not include information on this topic.</li> </ul>



# Goals and Objectives

**1. Protect the scenic character of the Keuka Lake Watershed and the high quality of water in Keuka Lake.**

***Objectives:***

1. Develop program(s) to preserve key viewsheds;
2. Work with NYS Department of Transportation to create network of Scenic Byways;
3. Protect wetlands, ravines, steep slopes, etc

**2. Enhance a sustainable agricultural economy in the Watershed.**

***Objectives:***

1. Support Agribusiness (farm stands and farmers markets)
2. Support NYS wine and beer
3. Support tourism, which can help make the farm a year long operation and means of employment

**3. Enhance a community based, ecologically and economically sustainable tourism economy in the Watershed.**

***Objectives:***

1. Support businesses that provide for resort and lake life as well as outdoor and water activities
2. Provide best land use practices to maintain current water quality levels.
3. Provide nominations for scenic viewsheds to maintain scenic desirability within the watershed.
4. Work with NYS Department of Transportation to create network of Scenic Byways which draw attention to local strengths.



# Goals and Objectives

## **4. Establish an inter-municipal partnership to foster progress in sustainable economic development within the Watershed.**

### ***Objectives:***

1. Establish an inter-municipal partnership

## **5. Promote a greater sense of stewardship amongst Watershed residents and local officials.**

### ***Objectives:***

1. Promote lake access and recreational opportunities for local residents;
2. Increase education and community outreach
3. Develop best management practices for sensitive site design and maintenance

## **6. Establish a model for other communities and watersheds in New York.**

### ***Objectives:***

1. Integrate plan with overall LWRP



## Methodology: Fieldwork

To assess each site, the class traveled throughout the watershed on multiple field trips in efforts to locate viewsheds to nominate for preservation. Prior to these trips, the class spent time in lecture understanding the importance of viewsheds and the various types of viewsheds that might be seen during these field trips.

On these field trips, the class was given the opportunity to visit local businesses, talk to watershed community members, and visualize the project area on multiple occasions. By getting to understand the Keuka Lake watershed in this sense, the students were able to better understand the goals of the community members and the site project site. In total, these trips resulted in the assessment of over thirty potential sites for nomination (See Figure 2).

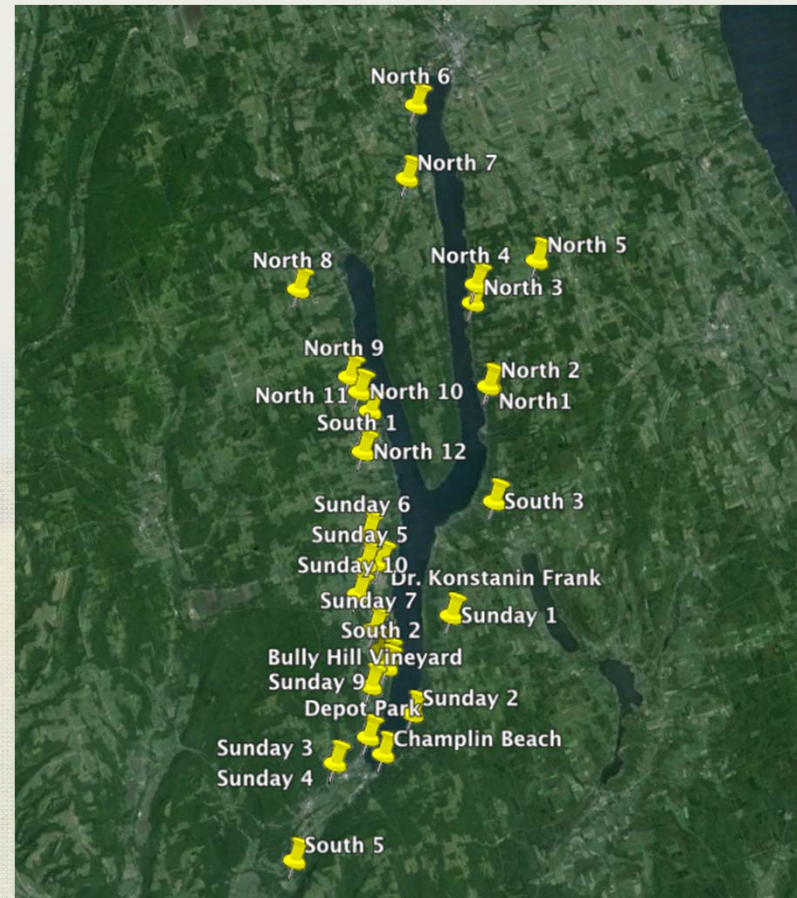


Figure 2: An aerial image of the Keuka Lake watershed. The pinpoints on this image show the locations of all of the sites within the watershed that we nominated and assessed as possible viewsheds for preservation.



# Methodology: Assessment

The CRP 3072/5072 class drafted a site assessment survey through the analysis and reformatting of numerous other site assessment surveys provided by the professor and found through other municipal websites.

The State Environmental Quality Survey and various community surveys inspired many of the questions on the site assessment survey drafted by the class (See Appendix A for full Site Assessment Survey used).

The survey noted viewshed type, landscape type, traffic, activity, desirable characteristics, undesirable characteristics, and prominent features on the site or within the viewshed.

Land Use/Environmental Planning Field Workshop  
Site Assessment Worksheet

Date: \_\_\_\_\_

GPS Coordinates: \_\_\_\_\_ ; \_\_\_\_\_

Location (describe): \_\_\_\_\_  
\_\_\_\_\_

Landscape Type: (check all that apply):  
 Panoramic  Feature  Enclosed  Focal  Canopied  Detailed  Ephemeral

View Direction (circle): N NE E SE S SW W NW

Desirable Characteristics Present: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Undesirable Characteristics Present: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the site or the views from the site aesthetically appealing? (1= low appeal, 5 = high appeal) \_\_\_\_\_

Are the site's views seasonal? (circle one) Yes No Maybe - explain \_\_\_\_\_  
\_\_\_\_\_

Does the site provide or block views of abovementioned characteristics to the sites above or behind it?  
(circle one) Yes No Maybe - explain: \_\_\_\_\_  
\_\_\_\_\_

Does the site provide a space for public observation of recognized landmarks or sites? Yes No

*Appendix A: The file above is the actual site assessment survey used for this course. A survey was filled out for each site nominated during the various field trips taken by CRP 3072/5072 throughout the Fall 2014 semester*



# Methodology: Site Prioritization

To rank and prioritize the view sites our class identified within the watershed, we created a site prioritization ranking tool. This method awards points to viewing sites within the three categories of: 1) Site potential, 2) Desirable characteristics, and 3) Undesirable characteristics. This is by no means the only way to quantitatively rank viewsheds but it does provide a strong starting point for prioritizing viewing sites with the most potential and desirable characteristics.

**Site Potential:** In terms of site potential, sites with higher levels of traffic and activity were awarded more points, as well as sites along potential scenic corridors and sites already established and used by the public.

Site Potential	0	1	2
<b>Site Traffic (activity)</b>	Add 0 points for low/negligible traffic	Add 1 point for some traffic	Add 2 points for lots of traffic
<b>On Potential Scenic Corridor?</b>	Add 0 points if site is not located on potential scenic corridor	Add 1 point if along 54 or 54A	
<b>Site already used by public?</b>	Add 0 points if site is not used by public	Add 1 point if site is already used by public	Add 2 points if site is a popular destination
<b>Ease of Site Establishment</b>	Add 0 points if site is difficult to establish	Add 1 point if site requires some work to establish	Add 2 points if site requires very little work to establish



# Methodology: Site Prioritization

**2. Desirable Characteristics:** All desirable characteristics mentioned on the site assessment sheets were consolidated into a single list and given a positive point value of 1, 3, or 5. Higher point values were given to attributes that cannot be replicated easily. For each site identified, points were added for all the desirable characteristics mentioned in its particular site assessment.

**3. Undesirable Characteristics:** Undesirable characteristics were treated similarly to their counterparts. All undesirable characteristics mentioned on the site assessment sheets were consolidated into a single list and given a negative point value of 1, 3, or 5. Lower point values were given to attributes more difficult to overcome. For each site identified, points were subtracted for all of the undesirable characteristics mentioned in its particular site assessment.

Desirable Characteristics	Point Value	Undesirable Characteristics	Point Value
		Trees currently hurt view of lake	-1
<b>View Type</b>			
Panoramic, enclosed, tunnel, focal, canopied, detailed, ephemeral	1 each	Power lines in view	-1
<b>Tree Coverage</b>		No view of lake	-1
1- 25% Tree Coverage	1	Unmanaged vegetation	-1
25-75% Tree coverage	3	Suburban housing close to road	-1
75-100% Forested	5	General sightline litter (garbage cans, boat trailers)	-1
Old (nice) barn	1	Dangerous crossing	-1
Vines	1	Building styles inconsistent	-1
Hay rolls	1	Lots of visible pavement	-3
Elevation changes	1	Very little space to stand	-3
Peek-a-boo views	1	Detracting architecture	-3
Historical architecture	1	Too much parking visible	-3
Farm landscape	3	Hydro plant	-3
Rolling countryside	3	No current pull of spot	-5
Gentle slope	3	Private property prevents potential view	-5
3 Season View	3		
Opportunity for public access to lake	3		
Potential for linking trails/trail	3		
Close to village	3		
View of hills	3		
Already a public space	5		
Lake view	5		
Bluff point view	5		
Wetland (habitat)	5		
"Unbelievable view"	5		



# Methodology: Site Prioritization

The following table provides a score and ranking of priority for the sites identified by our class. Scores with an additional number in parentheses () refer to a higher score that could be achieved through the purchase of development rights or through the establishment of a public site for viewing.

Site Code	Score		
Site #30	21	Site #19	13
Site #29	20	Site #20	13
Site #22	19	Site #23	13
Site #5	18	Site #4	12
Site #24	17	Site #27	11
Site #10	16	Site #7	10
Site #13	16	Site #26	9
Site #3	16	Site #9	9
Site #16	15	Site #14	9
Site #33	14	Site #28	8
Site #21	14	Site #17	8 (13)
Site #1	13	Site #15	5
		Site #31	4



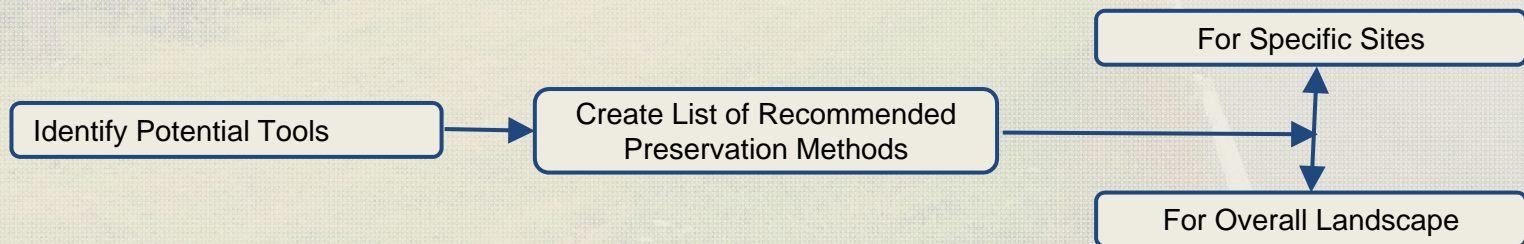
# Recommendations: Scenic Viewshed Plan

The Finger Lakes area of New York State, like any areas within America, is blessed with many scenic areas, an abundance of natural beauty, distinctive landscapes, and historic communities that give the area its unique character.

Unfortunately, despite the deep ties rural districts commonly have with the landscape and native scenery, scenic vistas and viewsheds are often extremely vulnerable and are one of the first features compromised during periods of rapid or ill-planned socio-economic development.

In addition to the health and welfare benefits connected with scenic landscapes, they are also quite often commonly associated with other benefits, such as higher property values and increased tourism revenue.

These issues are of the greatest concern to local and state government, for whom it is very important that scenic vistas and viewsheds are protected from the effects of haphazard development. While the identification of these assets is a critical first step, the next level of protection revolves around the selection of the right mix of tools to be used in a planned protection strategy.





## Recommendations: Actions for Governments

The following tools have been successfully applied in various Scenic Viewshed Protection Programs across the country to regulate development and ensure the protection and management of scenic vistas and viewsheds. The final combination of methods selected for any given area should be as unique as the area to which they are being applied. Special care must be taken to ensure a thorough understanding of the benefits and potential problems associated with each tool so that the very best combination can be formulated to have maximum effect.

The tools most commonly used are: Conservation Easements, purchasing target lands, easement and conservation education, the establishment of scenic byways, zoning and other development management regulations, zoning for the protection of viewsheds, and scenic conservation tax districts.



# Recommendations: Actions for Governments

## Acquisition of Conservation Easements

Conservation easements represent another set of tools that may be applied in the protection of scenic viewsheds. A conservation easement is a legal contract between a land-owner and a government entity, qualified land trust, or conservation organization to protect natural resources. This is a completely voluntary deed restriction, through which the land-owner retains ownership. However he or she cedes some control over certain aspects of the land, typically, the right to develop or subdivide the full property, which are transferred to the partner organization. Many easements take the form of tax-deductible charitable donations and reduce property taxes for the landowner.





# Recommendations: Actions for Governments

## **Acquisition of Target Lands- Land Purchase**

While a strategy based on purchasing parcels of land is one of the more expensive options available, in some cases certain views may be so important to the community that the outright acquisition of land may be necessary.

This strategy is often facilitated through the use of land trusts. Land trusts are private nonprofit organizations operating at the local, state, or regional level that assist landowners and agencies with land preservation for the benefit of the public. They seek to protect existing open space from potentially undesirable future uses, or simply to preserve land for specific purposes, including parks, farmland, or as open space. These are organizations facilitate donations and easements. Land trusts also hold land and partial interests in land which may then be later resold to buyers who agree to specific land use restrictions.



# Recommendations: Actions for Governments

## **Easement and Conservation Education**

Several conservation easement initiatives exist in New York State and the Keuka Lake Watershed, these include Agricultural Conservation Easements, Purchase of Agricultural Conservation Easements, and Transfer of Development Rights.

Education farmers and landowners about these opportunities is essential to ensuring successful conservation of agricultural land and watershed protection. Educational sessions and materials can be updated to assist landowners with the process of obtaining easements and collaborating with regional land trusts and local governments.





# Recommendations: Actions for Governments

## **Zoning and other growth management Tools**

Zoning is one of the key tools utilized to safeguard community character and protect valued land and open space resources. Typically though, the use of zoning regulations has emphasized or even promoted urbanization and the development of land. As a result scenic viewsheds and characteristic agricultural lands have often been given relatively less priority in terms of land use.

Increasingly, zoning philosophies have shifted to a point where scenic viewsheds are recognized as community assets that should be protected and embraced. This perspective is also increasingly being adopted by local communities as well who recognize their contribution to their long-term viability. This support provides increased scope for utilizing zoning tools in providing protection to scenic viewsheds from development pressures.

## **Overlay Zoning Technique**

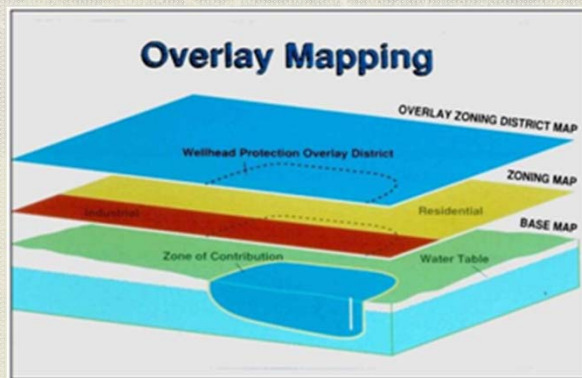
Overlay Zoning is used to protect neighborhoods' established design character or encourage new, desired design characteristics that are not ensured by existing zoning regulations. It represents a modification of conventionally mapped zoning districts. An overlay zone may cut across several different underlying conventional zoning districts and adds (overlays) another set of regulation processes to help protect certain sensitive areas. These can include requirements such as height limits, setbacks, landscaping requirements, and screening standards in addition to those normally required by underlying zones which remain in place.



# Recommendations: Actions for Governments

While overlay zones do add another layer of review and regulation to the permitting process; when implemented correctly can introduce tremendous flexibility in effectively protecting scenic viewpoints. In addition, the concept and use of overlay zones are familiar to planning staff, developers, and residents, making them generally publicly and politically acceptable.

**Steep Slope Overlay Districts** are a similar concept, representing a special zone created over areas with steep slope. The overlay requirements do not replace the underlying zoning district regulations, but are in addition to them. A steep slope requirement would regulate development on areas with slopes greater than a specified percentage, usually in the 10-15% range. These are particularly useful in directly benefit the water quality of a watershed by imposing additional restrictions on the type of land use allowed.









# Recommendations: Actions for Governments

## **Scenic Byways Designation**

The use of Scenic viewshed corridors and byways are extremely useful tools in showcasing the landscape and community character which are most viewed by motorists, particularly visitors and tourists. In addition to highlighting a great landscapes or vistas alongside roadways, scenic corridors are effective barriers for such features against inappropriate future development; as such they have a very important dual function.

Scenic byway designation is a program (state and federal) that awards special status to roads with special scenic, recreational, cultural, natural, historic, or archeological significance. To qualify as a scenic byway in New York state, a route must receive special designation by the state legislature or some other official declaration.

There are a number of benefits to obtaining scenic byway designation: NY State offers grants for infrastructure improvements, marketing efforts, and economic development activities. In addition, scenic byways receive funding to install consistent signage advertising byway status, and are included in statewide scenic byway marketing efforts.

While the designation process is lengthy and depends on significant successful volunteer effort the benefits once acquired are many. For municipalities along byway routes, the byway designation is often associated with increased levels of tourism, the subsequent revenue and economic development. Once again this type of program relies heavily on successful intra- municipality cooperation.



# Recommendations: Actions for Governments

## **Specific Scenic Corridors to be Considered for Nomination as Scenic Byways**

Given its focal point, the most obvious nominations for scenic byways as a recommended strategy under the Keuka Lake Scenic Resources Protection Plan would naturally be of New York State Routes 54 (NY 54) and 54A (NY 54A). Both of these run parallel to Lake Keuka, offering spectacular panoramic and closer views of Bluff Point and the rest of the lake along their entire length. NY 54 serves as the eastern lakeside road along [Keuka Lake](#), while NY 54A, NY 54's alternate route between [Hammondsport](#) and Penn Yan, runs along the western and northern lakeshore.

Route 76 (South Pulteney Road), as well as Routes 78/75 should also be considered for nomination as Scenic Byways. Their elevation provides access to the characteristic panoramic views of the southern portion of Keuka Lake, and the many wineries also located on that side.

In addition to offering spectacular views do to their strategic locations, these routes, particularly NY 54 and 54A can support high enough traffic flows to support their nominations. In addition, the raised profile and publicity that is traditionally associated with national Scenic Byways would serve to positively complement tourism activity in the area. However, one major advantage of having alternates routes nominated is the ability to more effectively manage any increased traffic which may be realized. In addition, the nomination of both Routes in tandem would offer an additional layer of protection to Keuka Lake on both its sides.



# Recommendations: Actions for Governments

## Nominations

As stated earlier, the Keuka Lake watershed has a variety of scenic viewpoints along the several routes that hug the shoreline and sloped hillsides of the region. Listed below are five locations unique to the Keuka Lake's scenic views and rich history, and several of these locations act as viewpoints that enhance the view of Keuka Lake's most notable landmark: Bluff Point

1. Garrett Memorial Chapel
2. Bully Hill Winery
3. Heron Hill Winery
4. Red Jacket Memorial
5. Glen H. Curtiss Museum





# Recommendations: Actions for Governments

## Nominations

Garrett Memorial Church: Coordinates: N 42 degrees 30.454 minutes E -77 degrees 7.868 minutes

This historical church has endured in the watershed for over 100 years. The church has a unique family history that is rarely found today amongst modern churches throughout the United States. The structural elements of the church are reminiscent of medieval architecture and provide a historical experience that is all but uncommon in upstate New York.



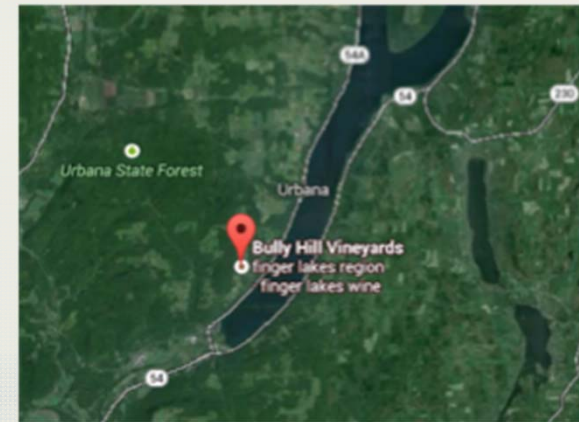


# Recommendations: Actions for Governments

## Nominations

Bully Hill Winery: Coordinates: N 42 degrees 25 minutes 43.63 W 77 degrees 12 minutes 30.64.

Bully Hill Winery, a century old winery located in the southwestern corner of Keuka Lake, has proved to be a main tourist attraction to the region for many years. The grapes, which are grown entirely throughout the watershed, provide for a company that guarantees its consumer a local experience with every bottle. The winery overlooks the viewshed and creates a scenic view of the lake surrounded by the steep, sloping hills and wooded landscapes. This scenic view is attractive throughout the four seasons.



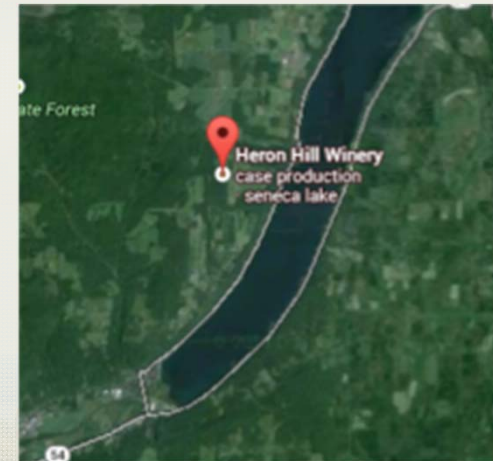


# Recommendations: Actions for Governments

## Nominations

Heron Hill Winery: Coordinates: N 42 degrees 26 minutes 59.43 W 77 degrees 12 minutes 6.13

This is a 35 year-old winery. It is also the destination of more than 50,000 visitors every year. It is located off of Route 54A along the lakeside. Travelers can see scenic hilltop view of the Keuka Lake region with every visit. There is consistent traffic on the road on a day-to-day basis that guarantees the potential for this site. It is not uncommon for the occasional visitor to stop and take a photograph of the landscape in admiration



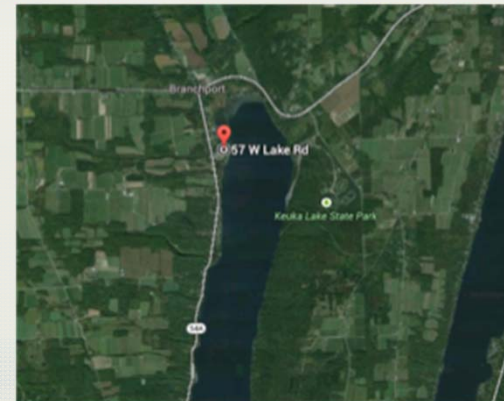


# Recommendations: Actions for Governments

## Nominations

Red Jacket Memorial: Coordinates: N 42 degrees 35 minutes 22.74 W 77 degrees 9 minutes 3.49

One unique aspect of the Keuka Lake viewshed is the extent to which it preserves Native American history. Red Jacket was a Seneca Native American, as well as chief of the Wolf Clan. He was famously known for handling negotiations between Native Americans and the colonist. His work was so highly admirable that he was presented the Peace Medal by president George Washington for his efforts in maintaining peace. This particular location is the site of his mother's grave. Mothers are predominant figures in the Native American culture that give power, which makes the sight both a cultural and historical site with much importance to the region.



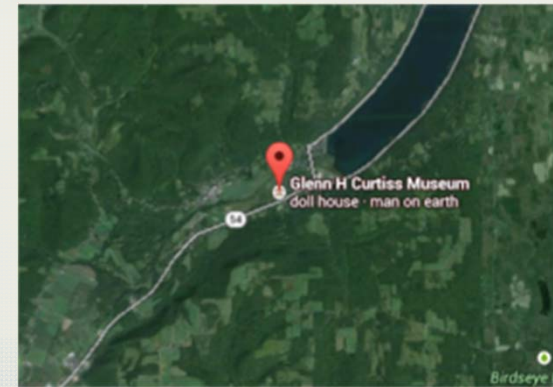


# Recommendations: Actions for Governments

## Nominations

Glenn H. Curtiss Museum: Coordinates: N 42 degrees 25 minutes 46.63 W 77 degrees 12 minutes 30.64

Glenn H. Curtiss Museum is an important landmark to Glenn Curtiss who contributed greatly to aviation industry in United States. He was the first US army flight engineer, and he also won the first international air speed record. He is known as the founder of the modern aviation industry.





## Recommendations: Actions for Individuals

There are numerous steps that individuals can take to begin protecting the natural character of their area's landscape. While the majority of these are more successful when implemented on a large scale, every action makes a difference and it is crucial to realize the importance that every individual plays in protecting the scenic quality of the Keuka Lake Watershed.

Whether homeowner, business owner, vintner, or farmer, there are numerous steps that can be taken at a variety of different scales.

The primary tools for individual landowners are:

- Establish Conservation Easements
- Conduct Visual Property Assessments
- Conduct Site Plan Reviews
- Match new building designs to existing local character
- Mitigate visual impact of new and existing structures
- Protect the integrity of the existing landscape



# Recommendations: Actions for Individuals

## Mitigate Visual Impact of Development, Buildings, and Improvements

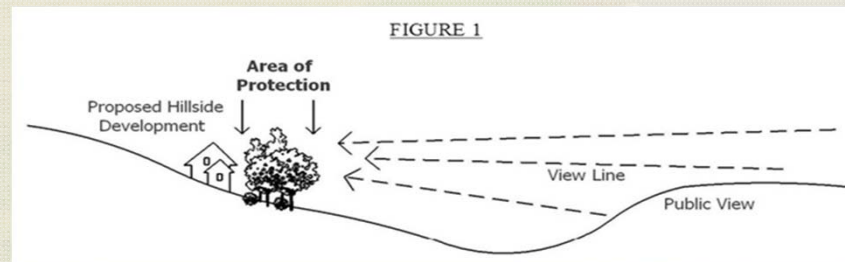
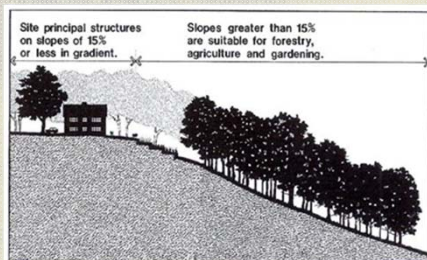
- Site development below visual buffers such as trees, ridgelines, and other natural topographic features so as to not alter the views of and from the ridgeline.
- Structures should be sited at lower elevations so that they do not exceed the treeline of hillsides and ridges
- Incorporate significant landscape features into new site designs.
- Situate large, bright, or highly-reflective buildings behind existing vegetation so that the top of the building does not extend above the tree line when viewed from primary public areas and corridors
- Maintain disturbance-free areas with existing trees and vegetation to screen buildings when viewed from protected or highly public areas.
- Supplement and care for existing vegetation in protected areas to enhance screening and mitigate visual impacts



# Recommendations: Actions for Individuals

## Mitigate Visual Impact of Development, Buildings, and Improvements

- In areas where no sizable area of protection exists, establish landscaped buffers of indigenous deciduous and coniferous trees to permanently screen development from view
- Building and structure heights should be limited to 30' Buildings should be oriented to preserve the view line from any public area, view, or way
- Cleared areas should be screened from view of other areas by an area of protection or wall of shrubbery
- Use earth tones and low-reflective materials on roofing and siding to maintain the integrity of valued viewsheds
- Rooflines should be varied to provide visual interest and minimize the scale of the building.





# Recommendations: Actions for Individuals

## **Maintain Integrity of Natural Landscape**

- All new plantings should be native, indigenous species
- Deciduous trees should be no smaller than 2" in diameter at the time of planting, coniferous trees should be no less than 6-10 feet in height at the time of planting, and understory shrubs should be a minimum of four feet in height at the time of planting
- Maintain low-level existing vegetation adjacent to roadways when wooded areas are developed



# Recommendations: Sites for Protection

We have identified 34 different sites in the Keuka Lake Watershed that significantly contribute to the scenic quality and enjoyment of the area. These sites, primarily located along major highways, should be addressed, enhanced, and improved in order to strengthen the visual quality of the watershed and support its existing appreciation for the region's natural beauty

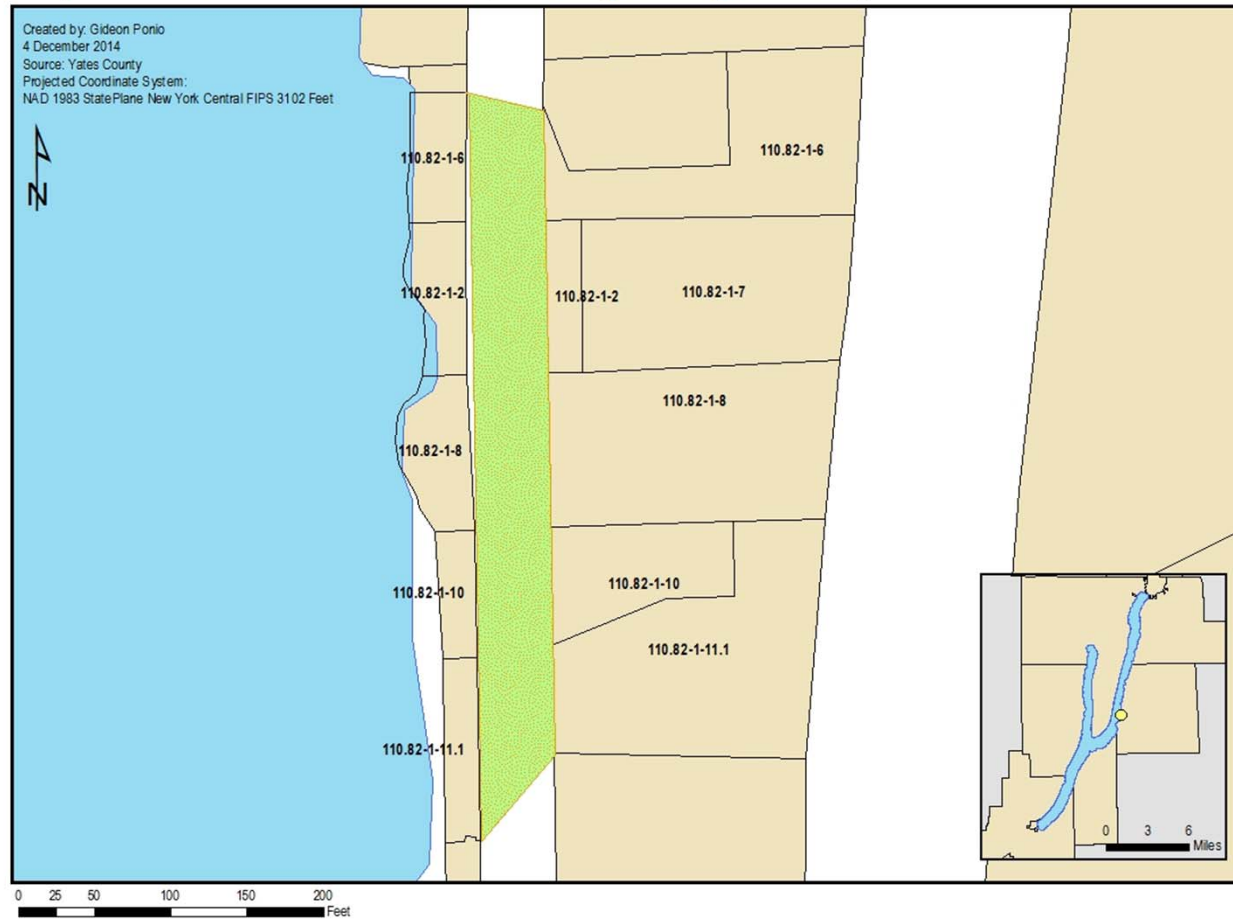
1	East Lake Road-Route 54 Right of Way
2	Engleston Glen
3	East Lake Road-Route 54, Barrington Site 1
4	Welker Road-Route 54 Right of Way
5	East Lake Road-Route 54, Barrington Site 2
6	Keuka Hill Road
7	Old Barn along Route 54
8	Old Bath Road Panorama
9	54a below Connect-a-Service
10	Wetlands along Route 54a
11	Agricultural Field off Route 54a
12	Pastureland North of Route 54a
13	Stever Hill Road
14	Farmlands along County Route 78
15	Vineyards along County Route 78
16	Along County Route 74, South of Pulteney

17	Agricultural and Residential Land along County Route 78
18	Vineyards East of Middle Road, Dr. Frank
19	Glenwood Club Entry to East Lake Road
20	Silsbee Road
21	NYSEG Hydro Plant Grounds
22	Depot Park, Hammondsport
23	Watershed South Entry, Route 54
24	Champlin Beach, Hammondsport
25	Grape Foot Winery
26	Grove Spring Road
27	South Lake Road-Route 54
28	Pleasant Valley-Beers Hill Road
29	South Pulteney Road
30	Field and Vineyard, County Route 76-Briglin Road
31	Hammondsport-South Pulteney Road
32	Groton Taylor Memorial Drive
33	Taylor Overlook



# Site 1

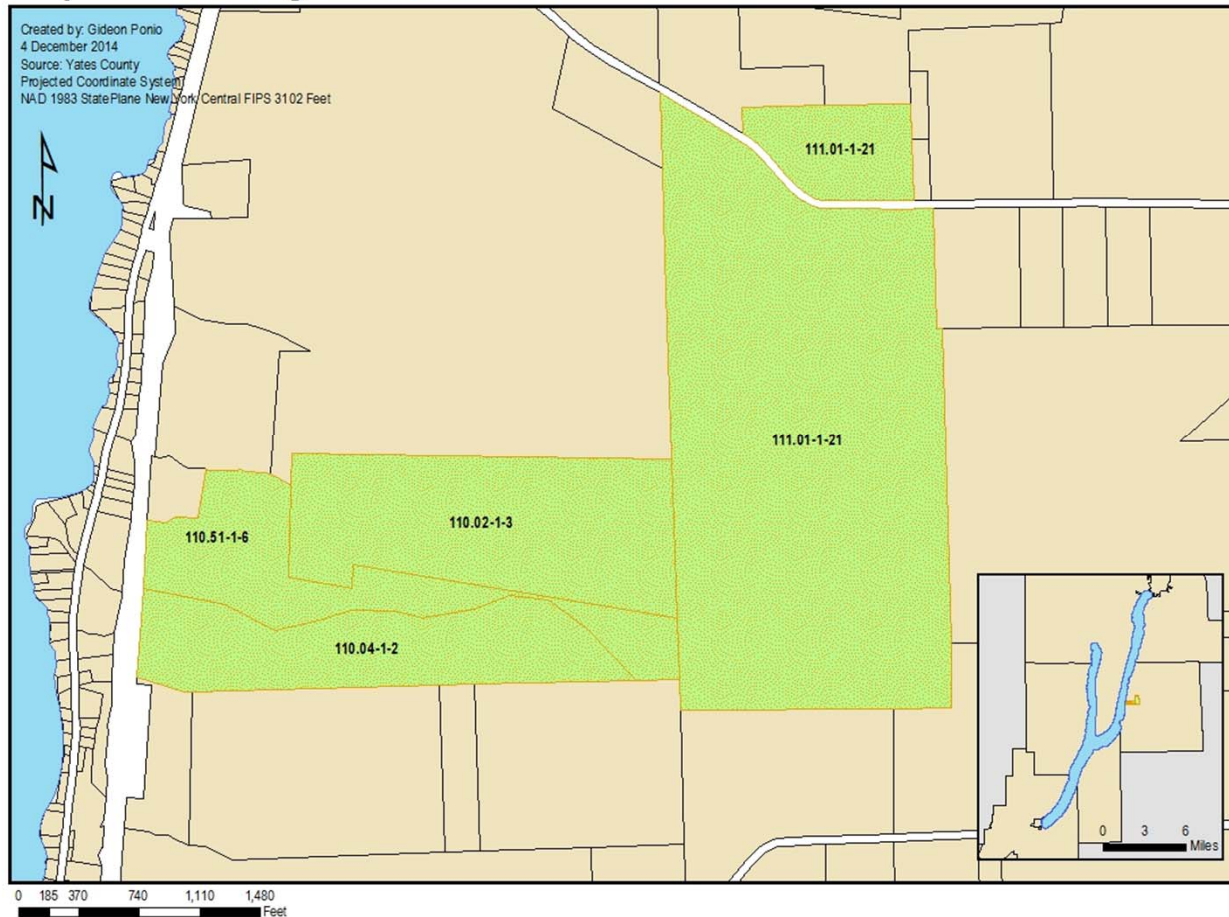
## Proposed Site: East Lake Road, Barrington Right of Way





# Site 2

## Proposed Site: Engleston Glen





# Site 3

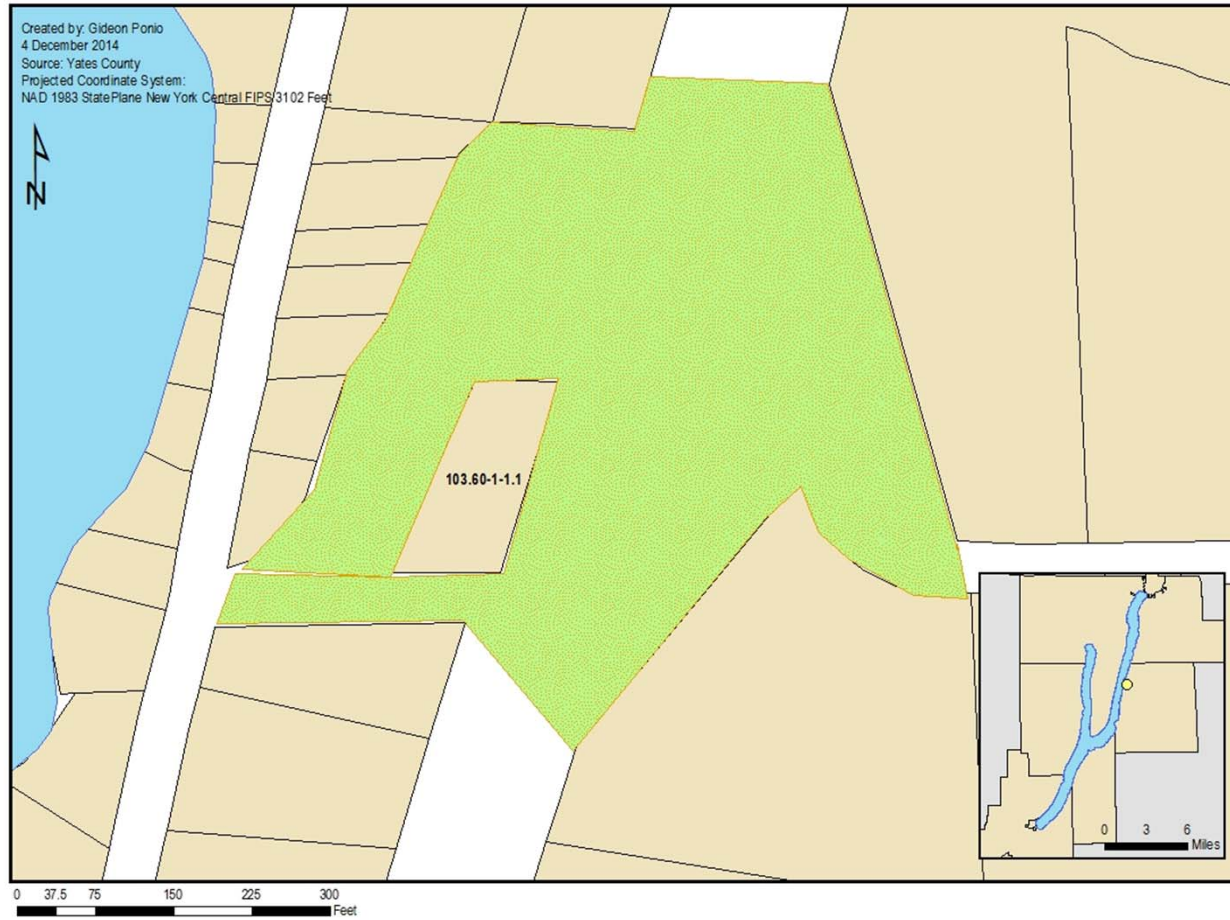
## Proposed Site: East Lake Road-Route 54 Site 1





# Site 4

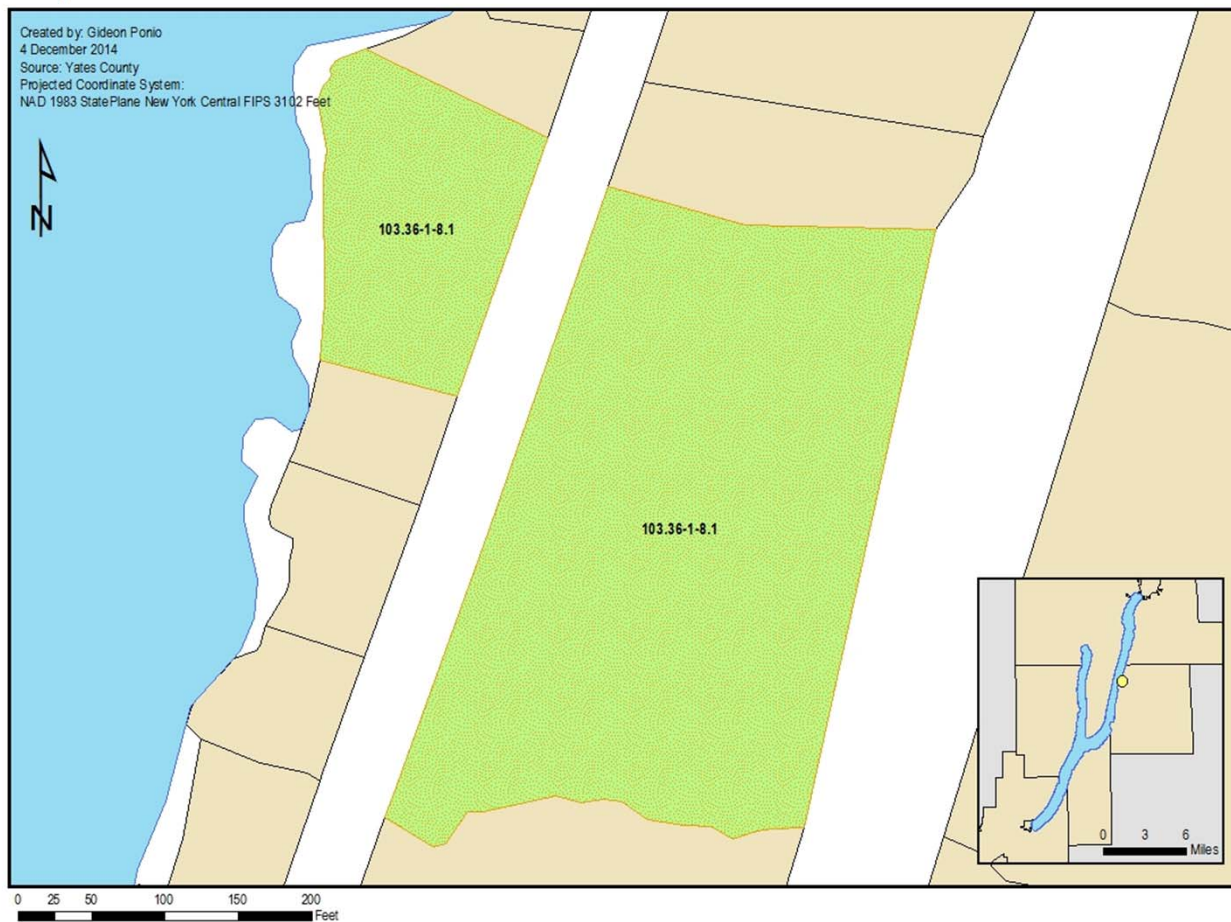
## Proposed Site: Welker Road-Route 54 Right of Way





# Site 5

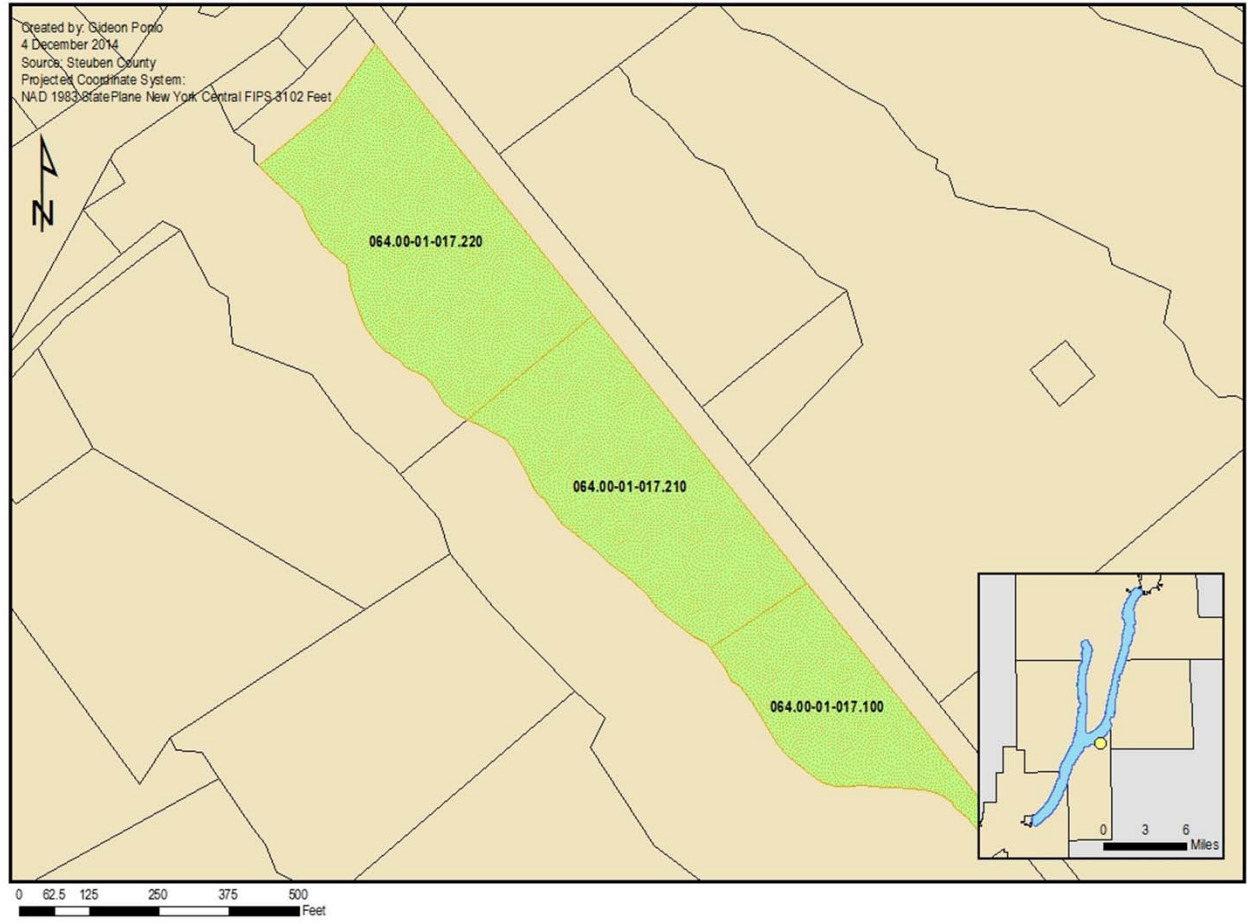
## Proposed Site: East Lake Road-Route 54 Site 2





# Site 6

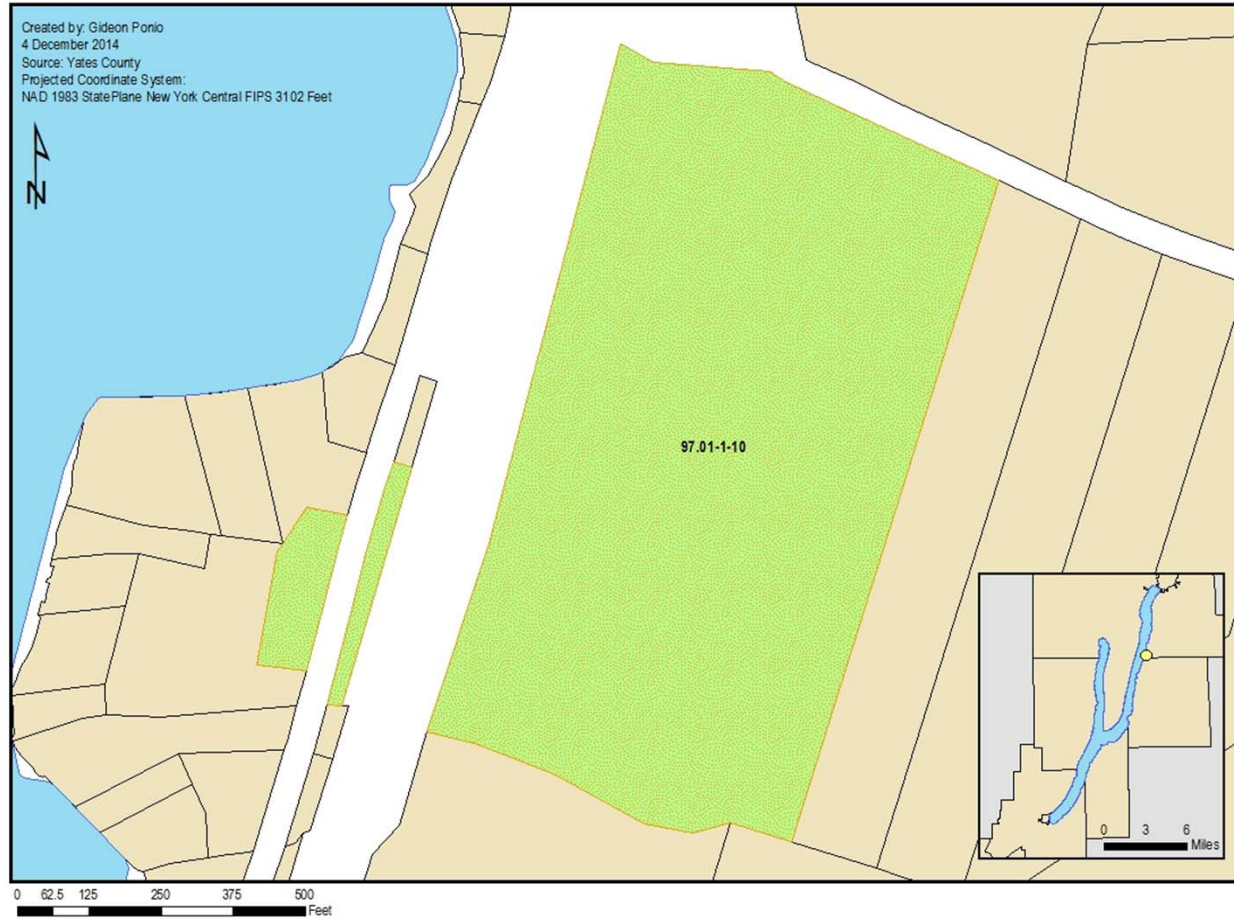
## Proposed Site: Keuka Hill Road





# Site 7

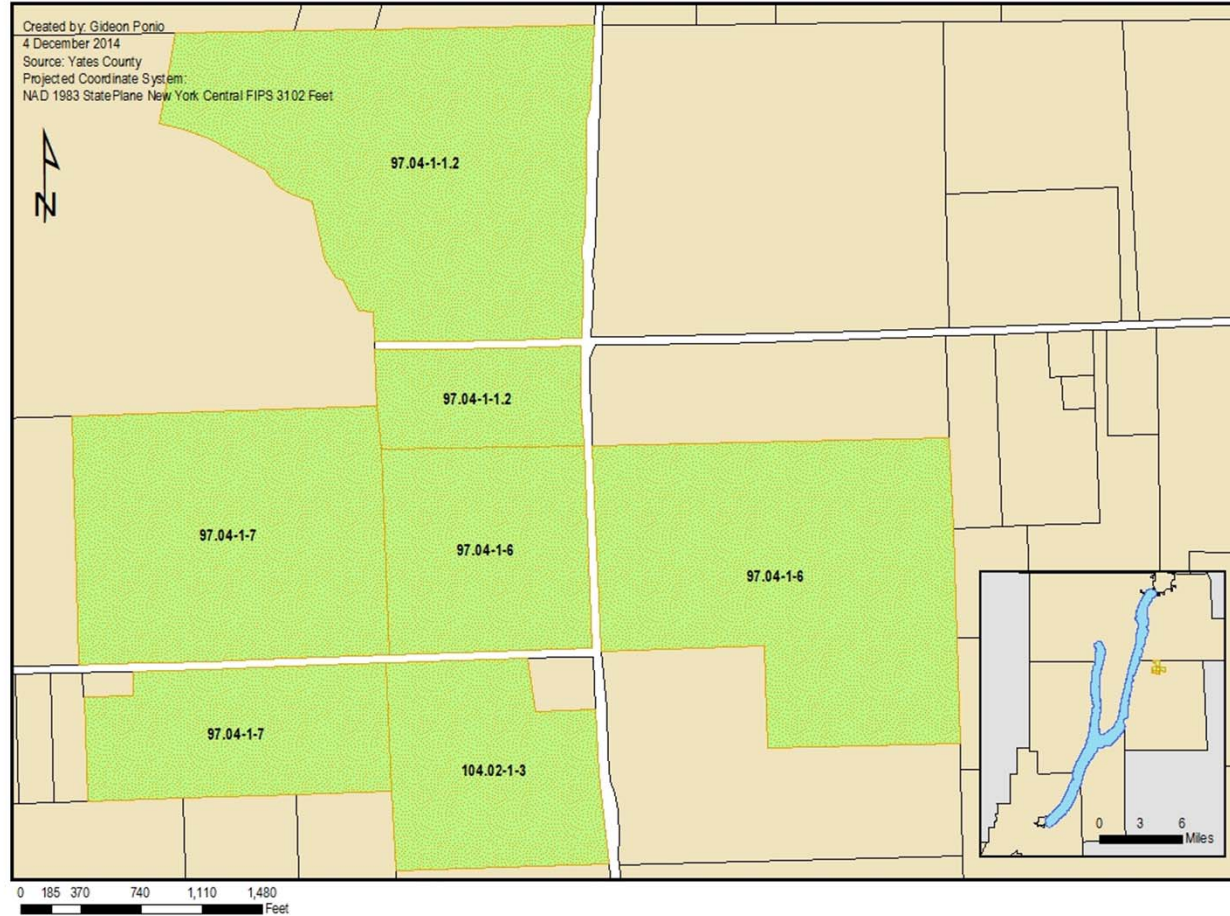
## Proposed Site: Old Barn along Route 54





# Site 8

## Proposed Site: Old Bath Road Panorama





# Site 9

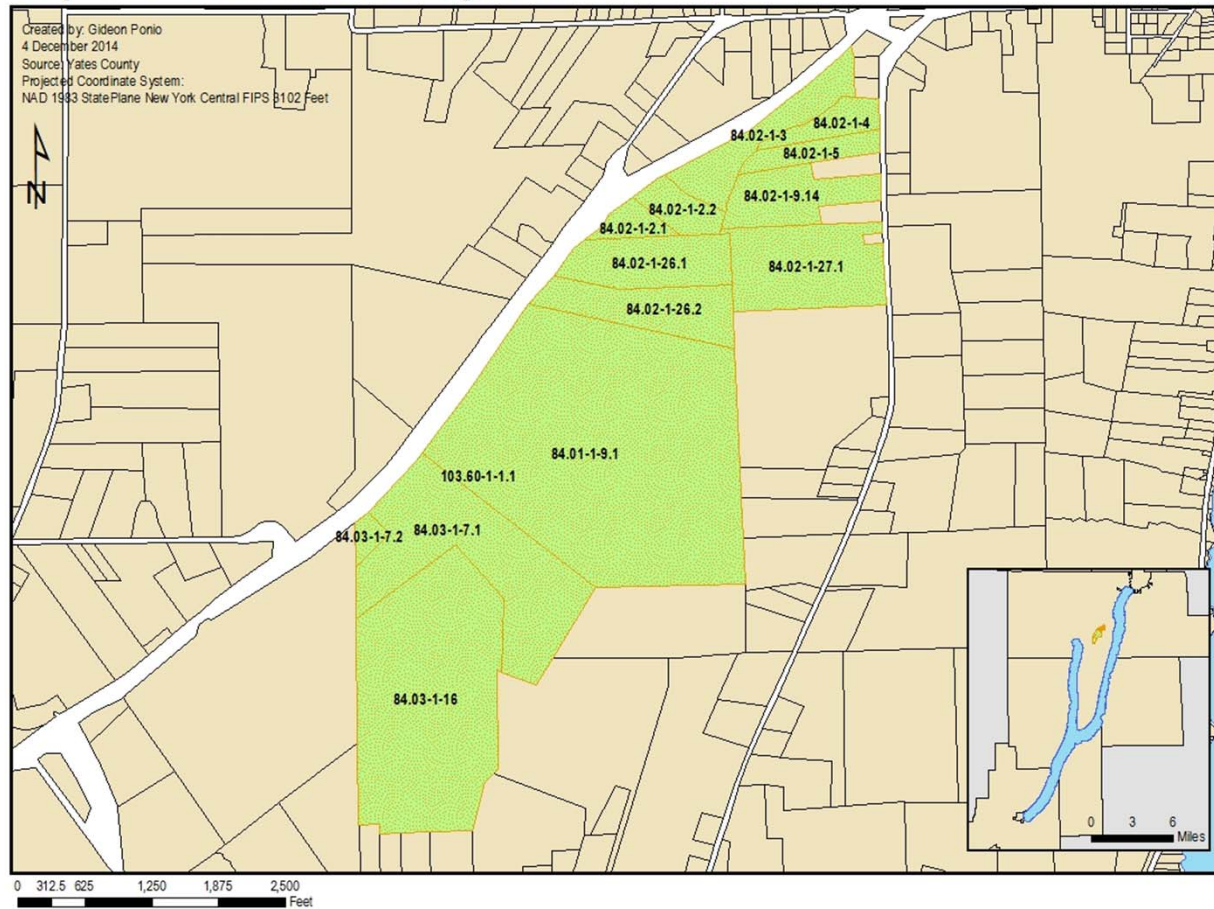
## Proposed Site: Route 54a below Connect-a-Service





# Site 10

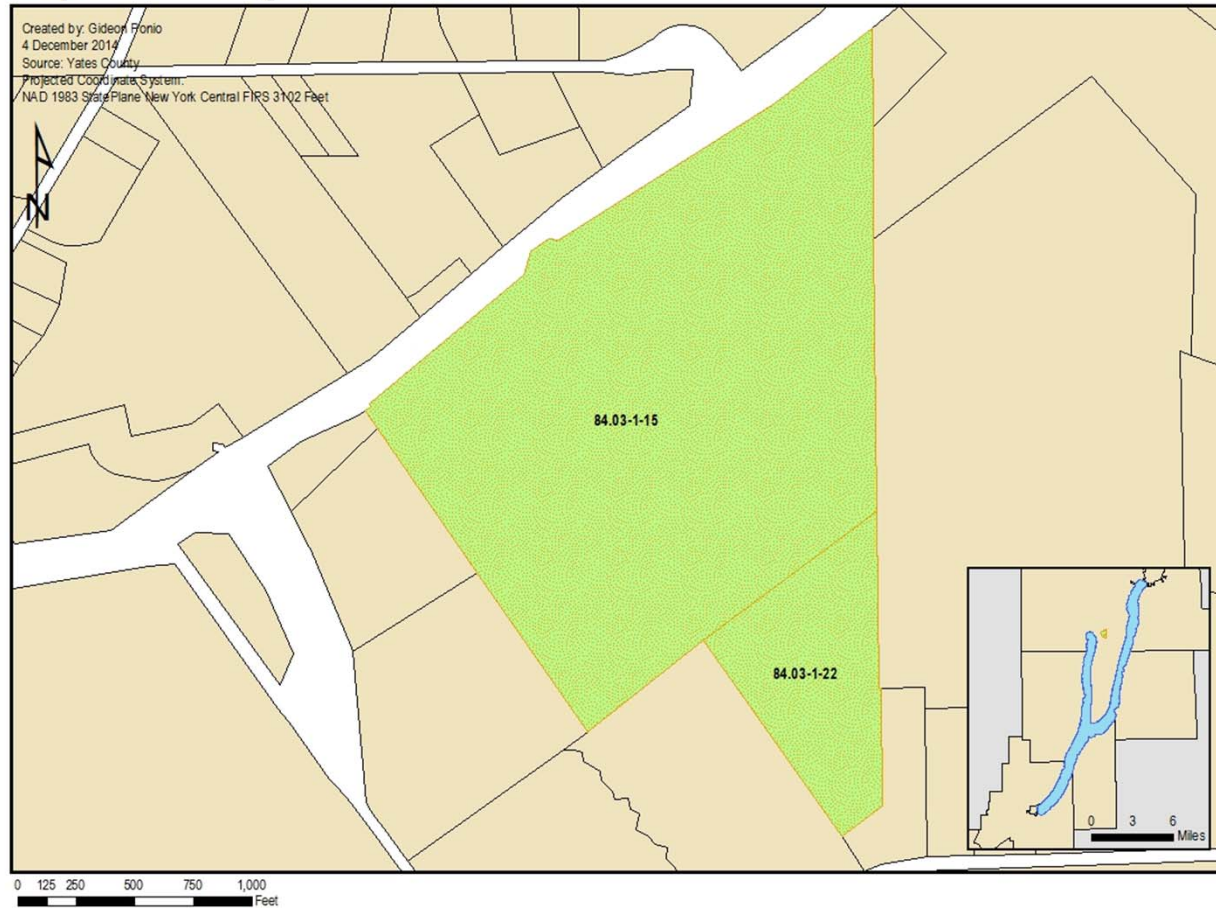
## Proposed Site: Wetlands along Route 54a





# Site 11

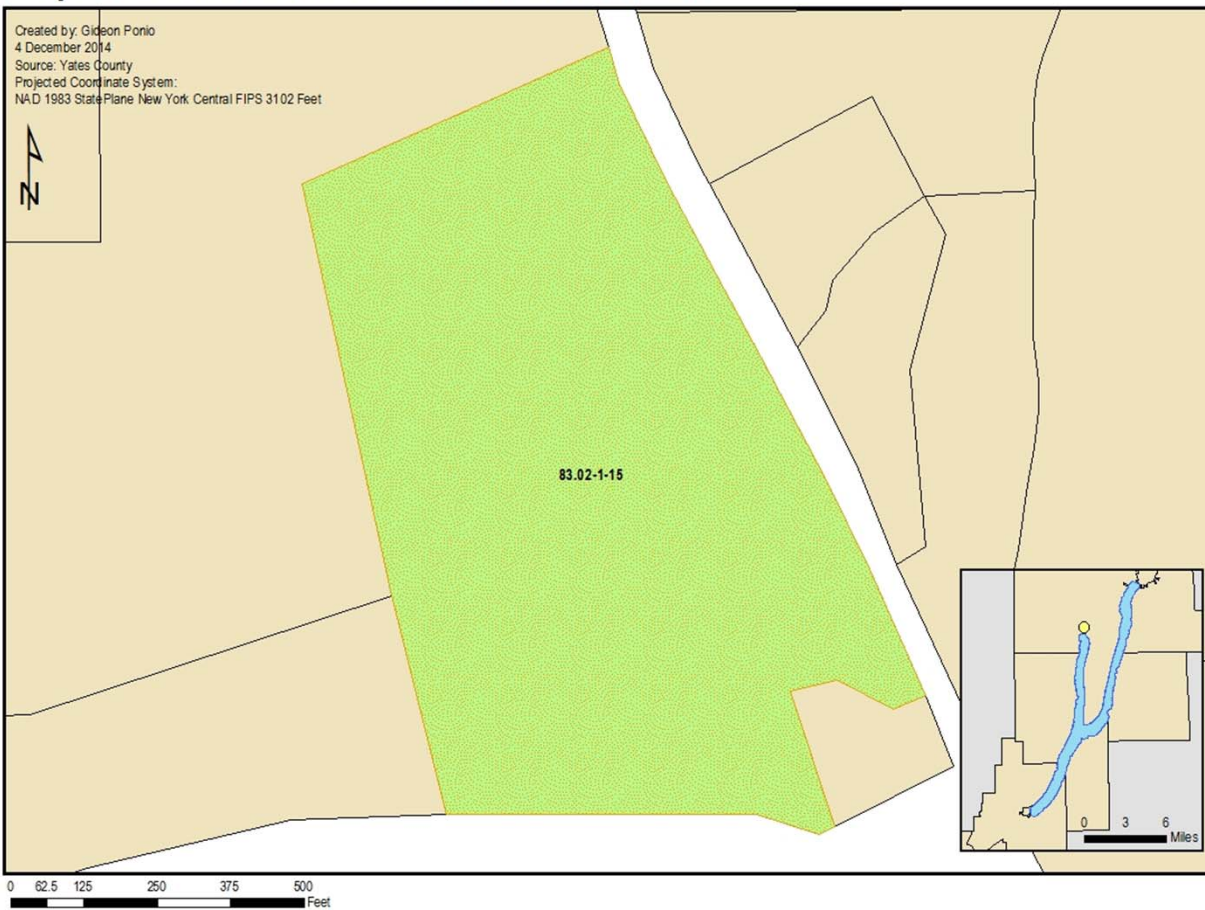
## Proposed Site: Agricultural Fields off Route 54a





# Site 12

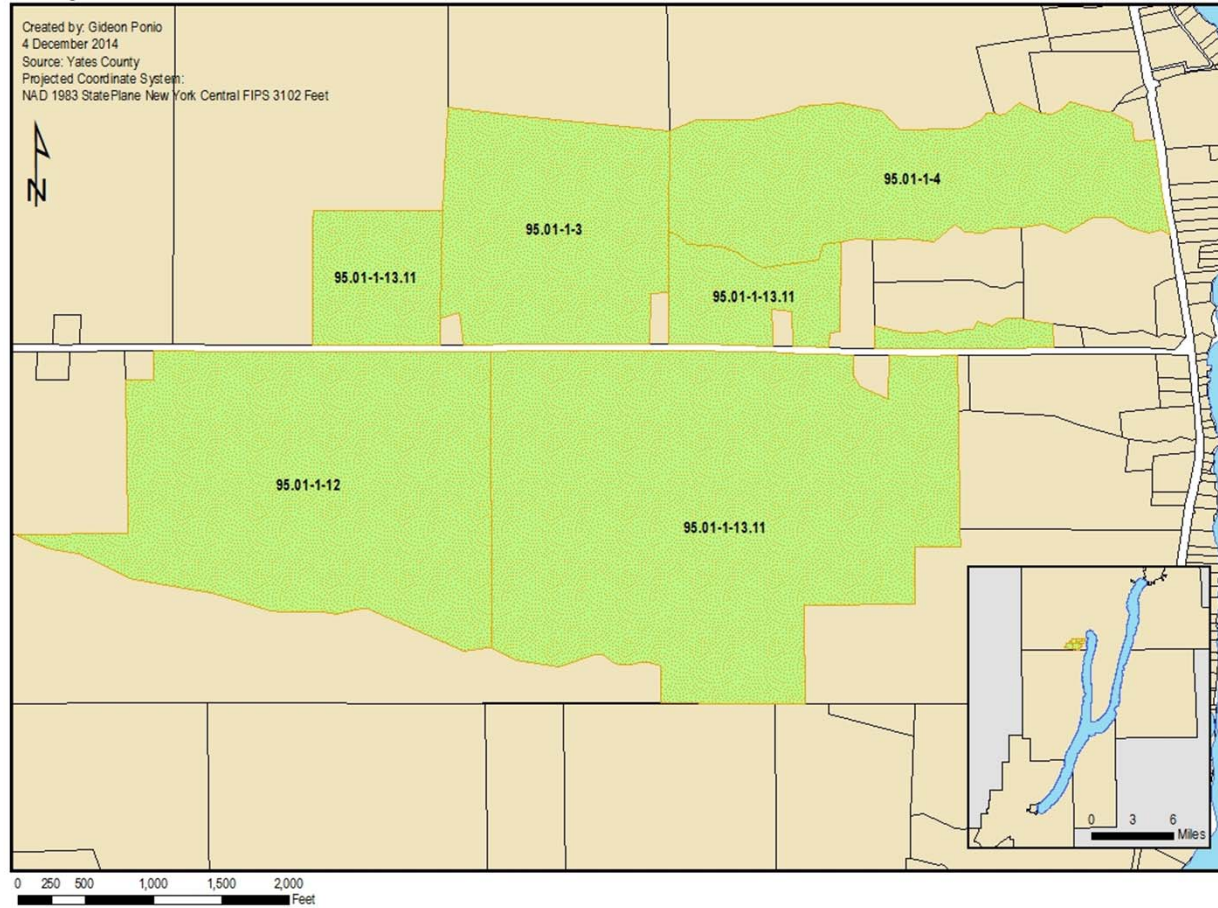
## Proposed Site: Pastureland North of Route 54A





# Site 13

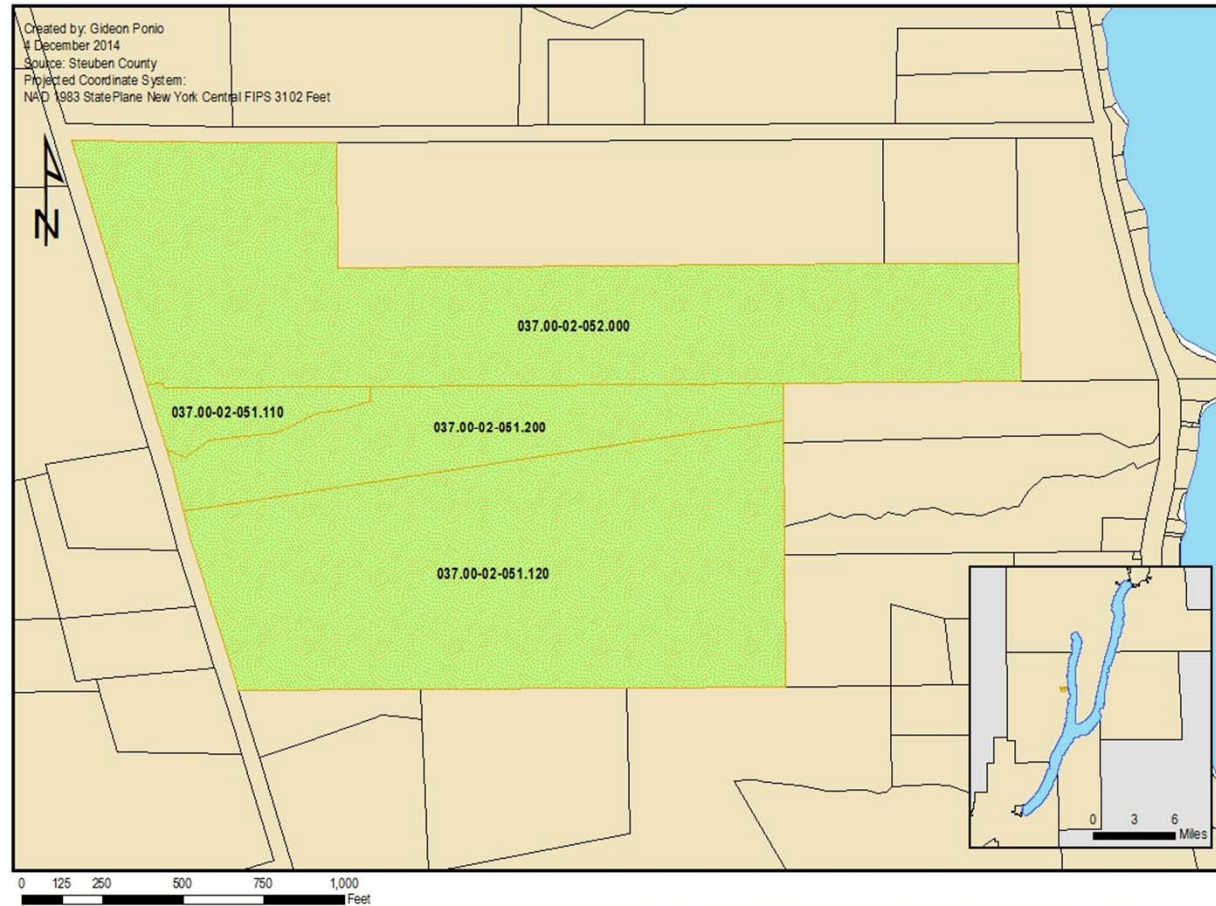
## Proposed Site: Stever Hill Road





# Site 14

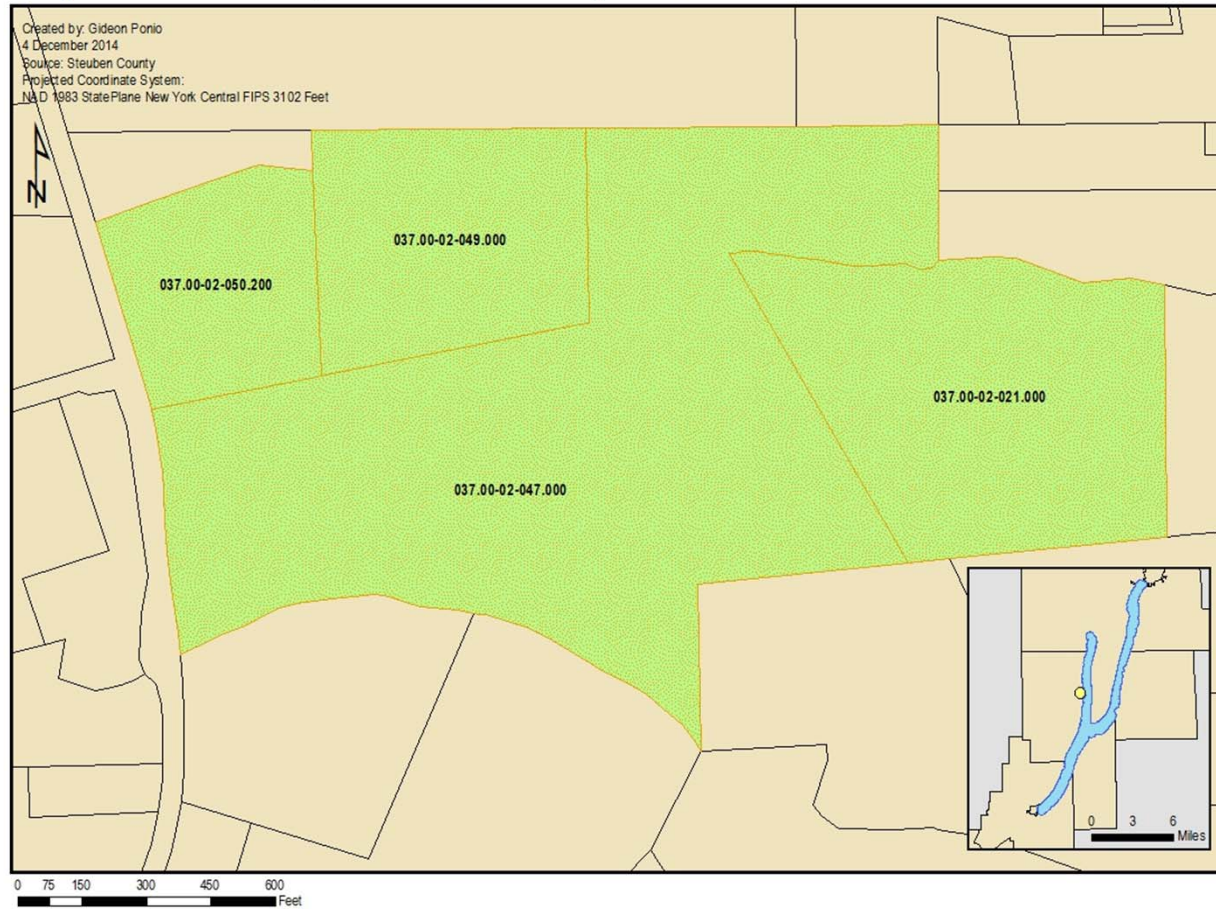
## Proposed Site: Farmlands along County Route 78





# Site 15

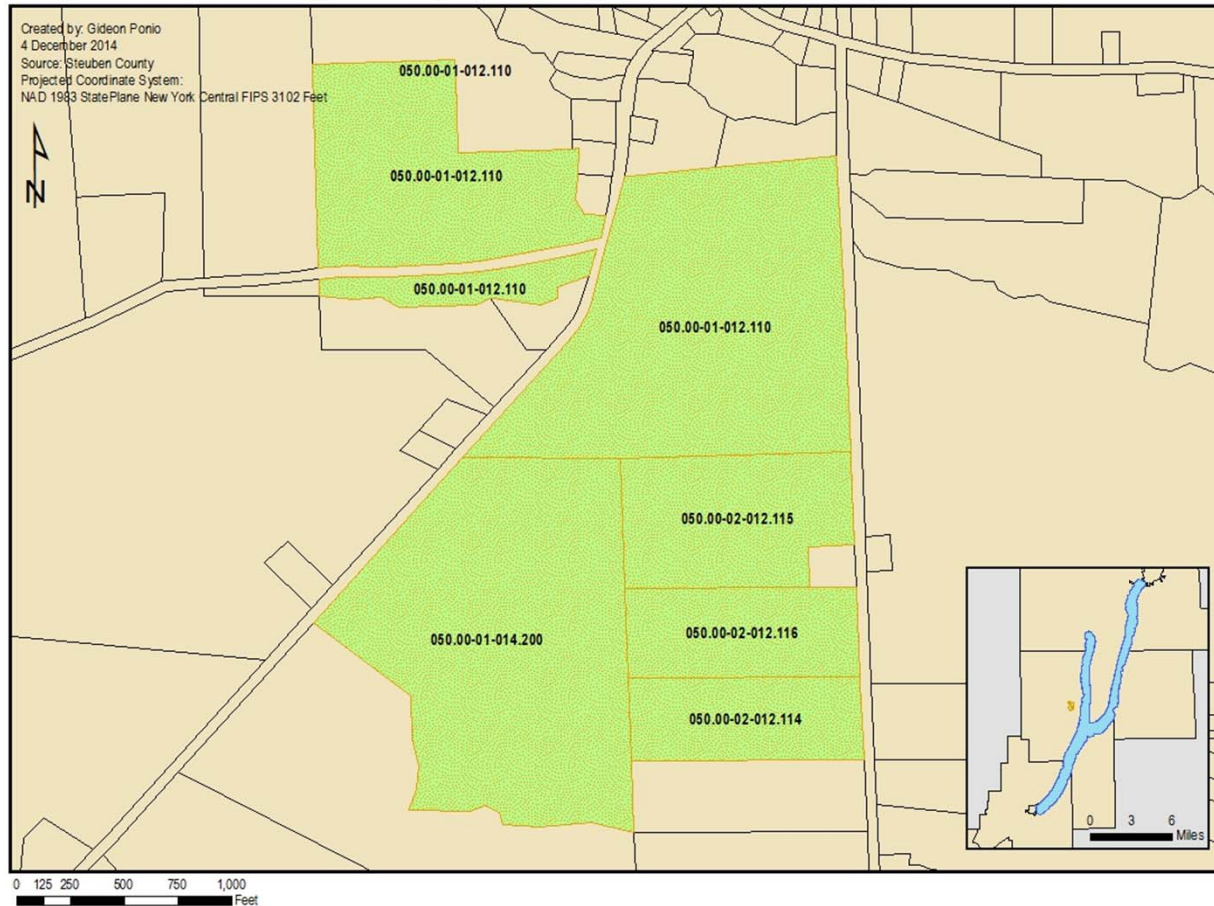
## Proposed Site: Vineyards along County Route 78





# Site 16

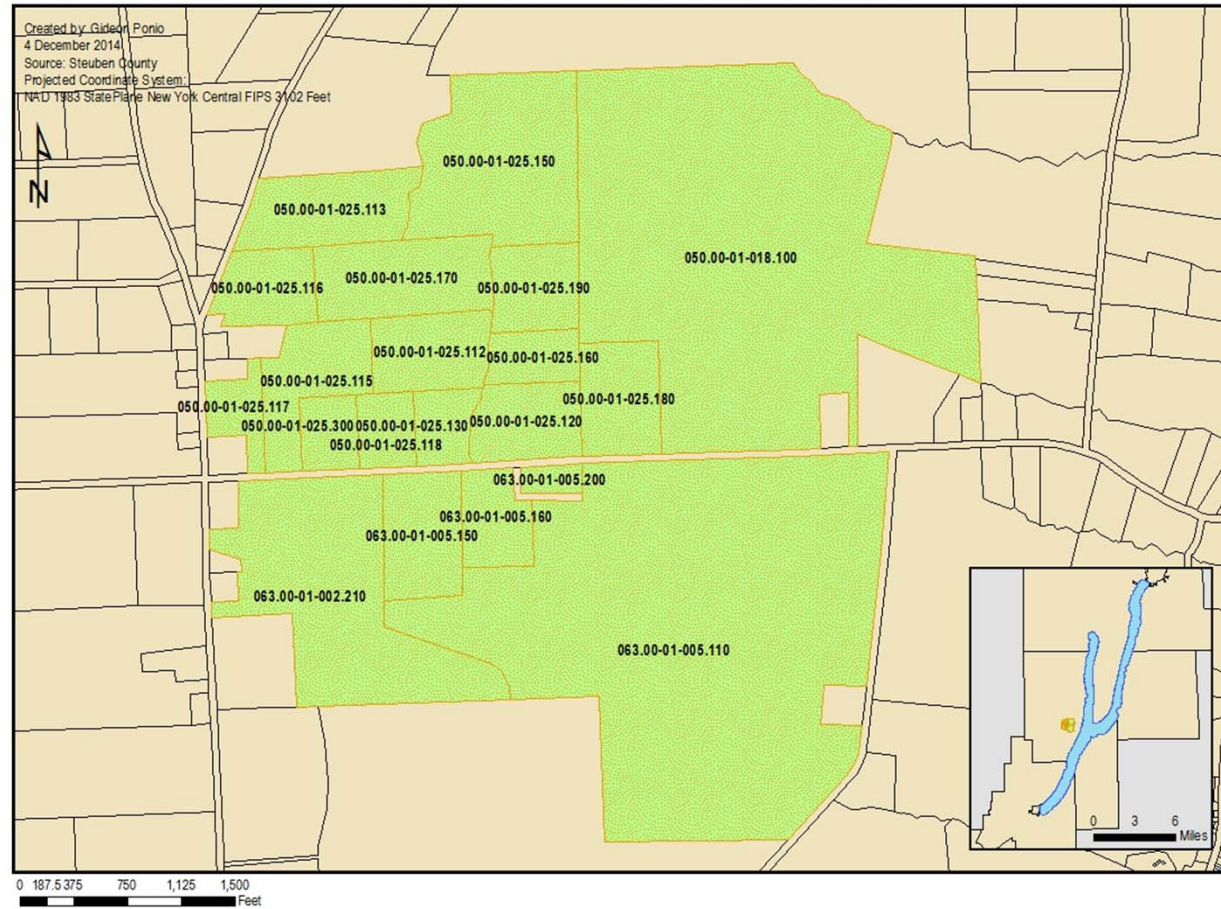
## Proposed Site: Along County Route 74, South of Pulteney





# Site 17

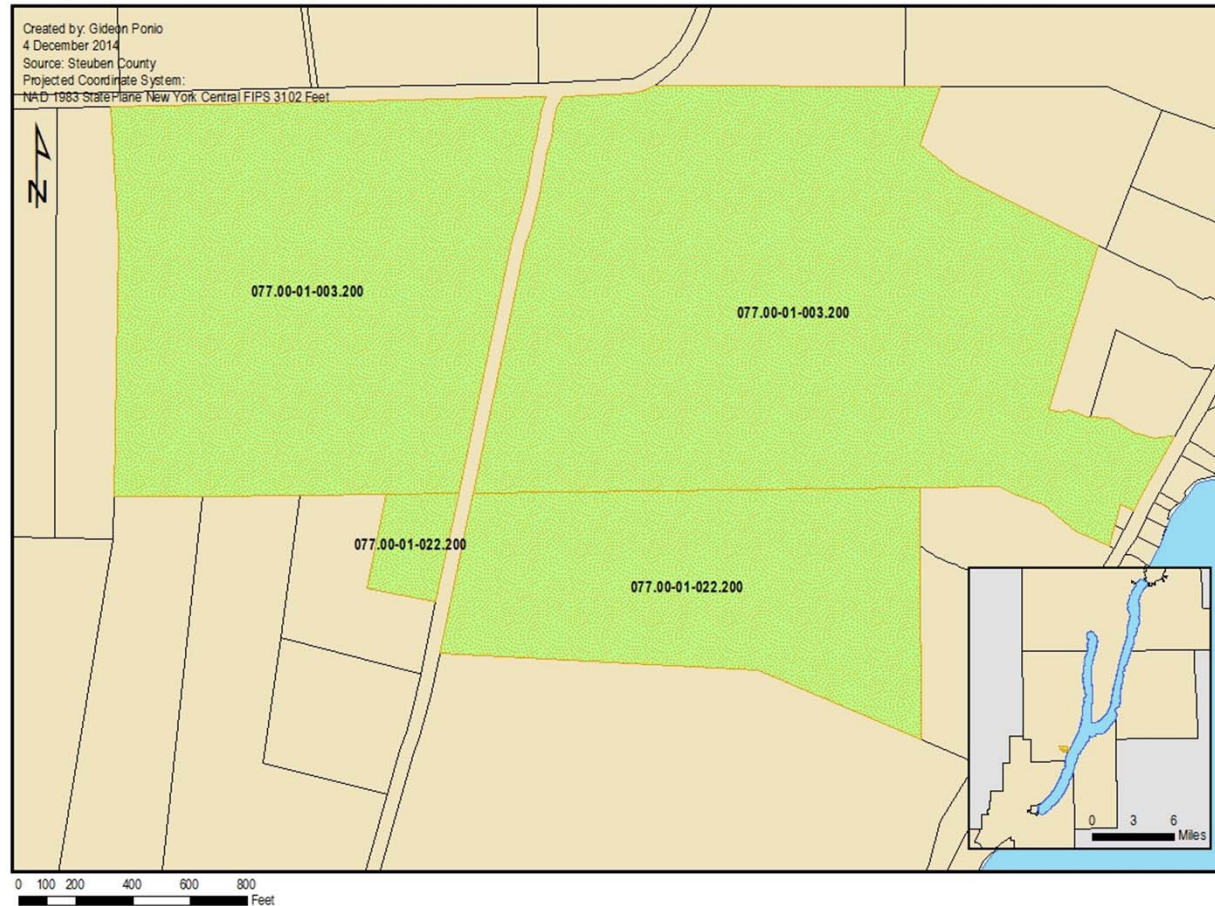
## Proposed Site: Agricultural and Residential along County Route 78





# Site 18

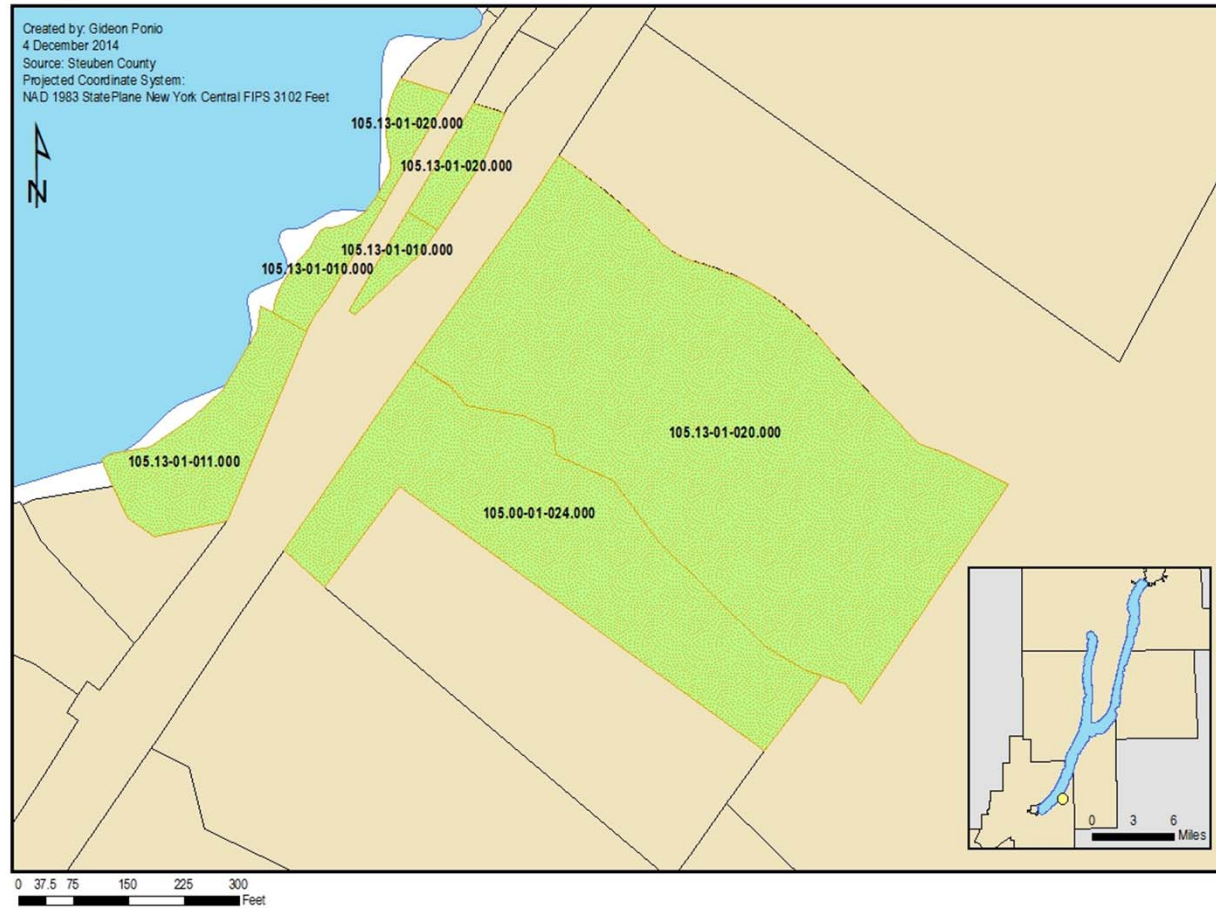
## Proposed Site: Vineyards East of Middle Road, Dr. Konstantine Frank





# Site 19

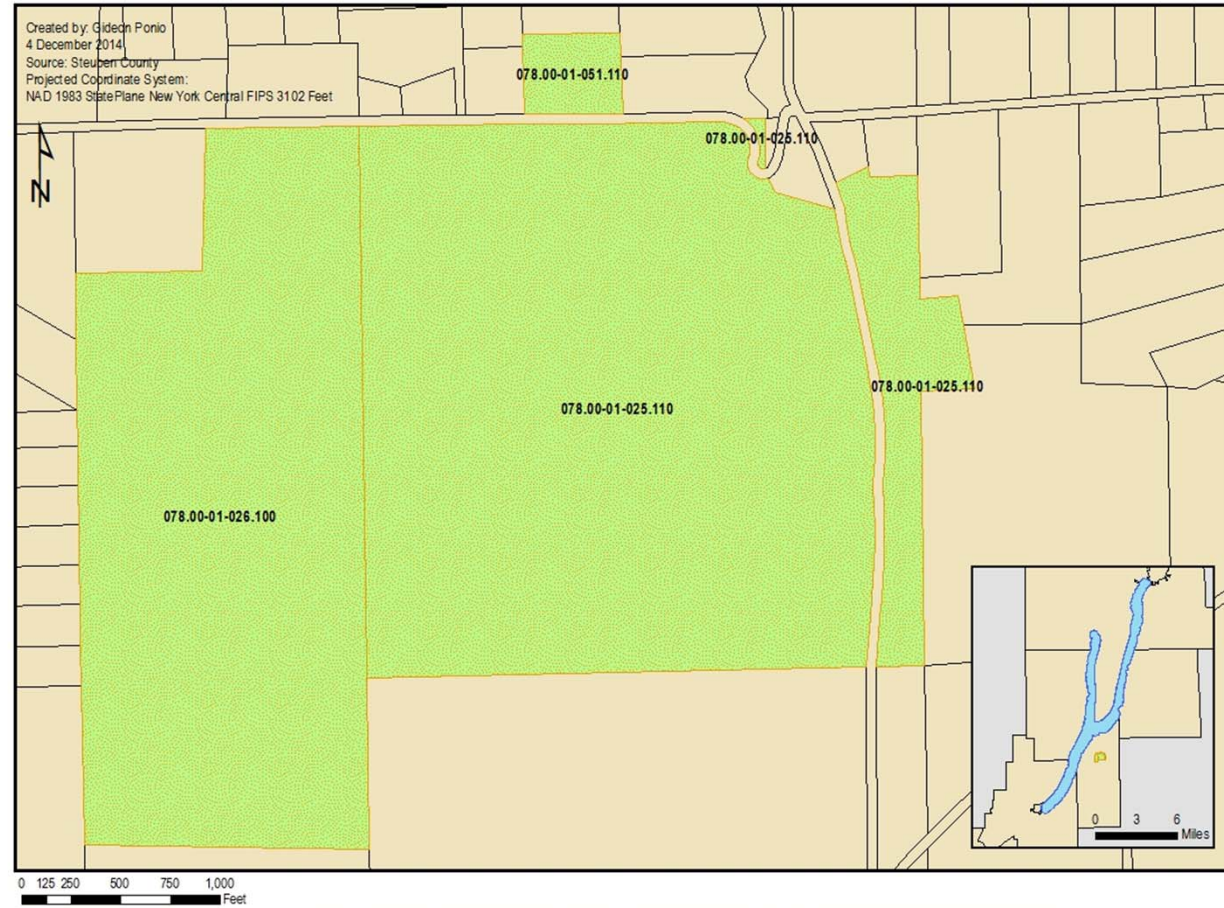
## Proposed Site: Glenwood Club Entry to East Lake Road





# Site 20

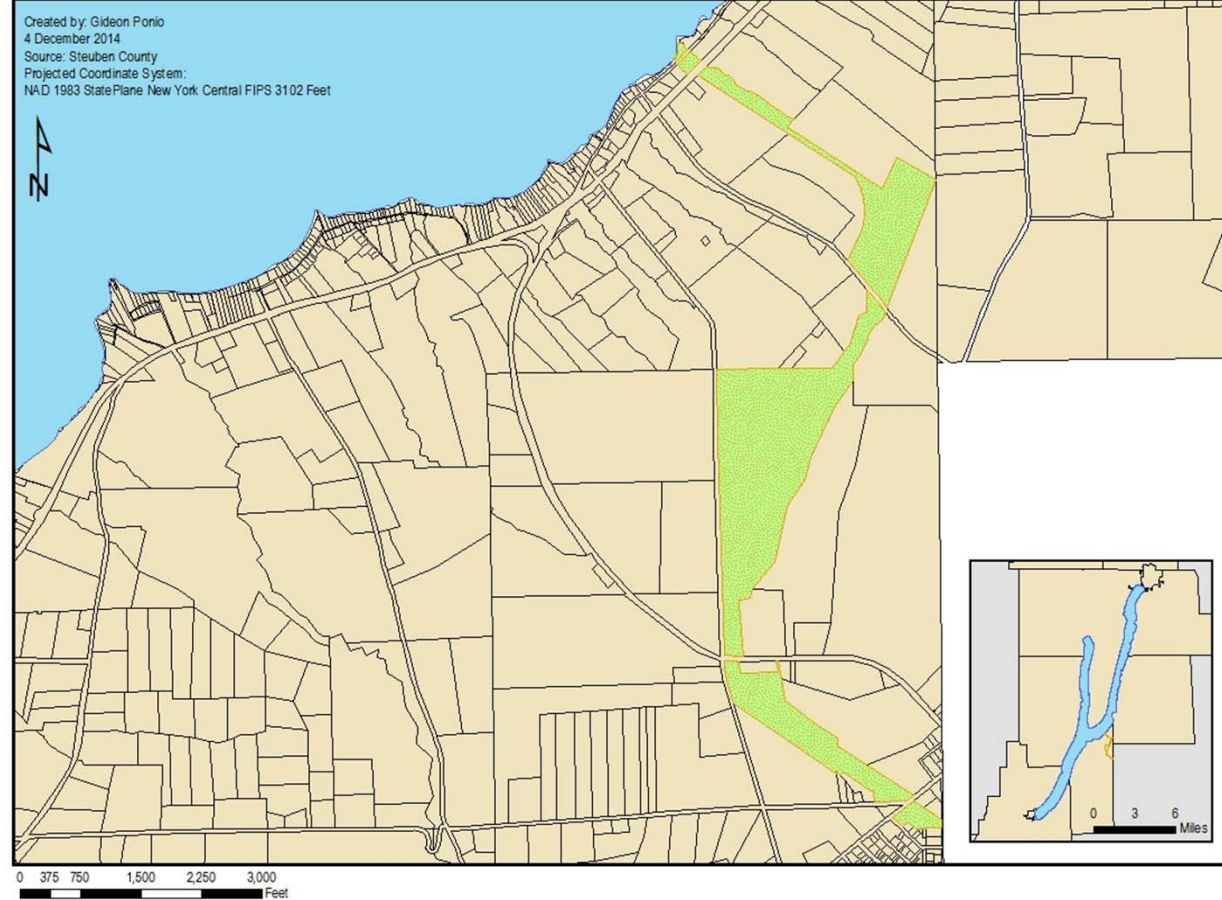
## Proposed Site: Silsbee Road





# Site 21

## Proposed Site: NYSEG Old Hydro Plant





# Site 22

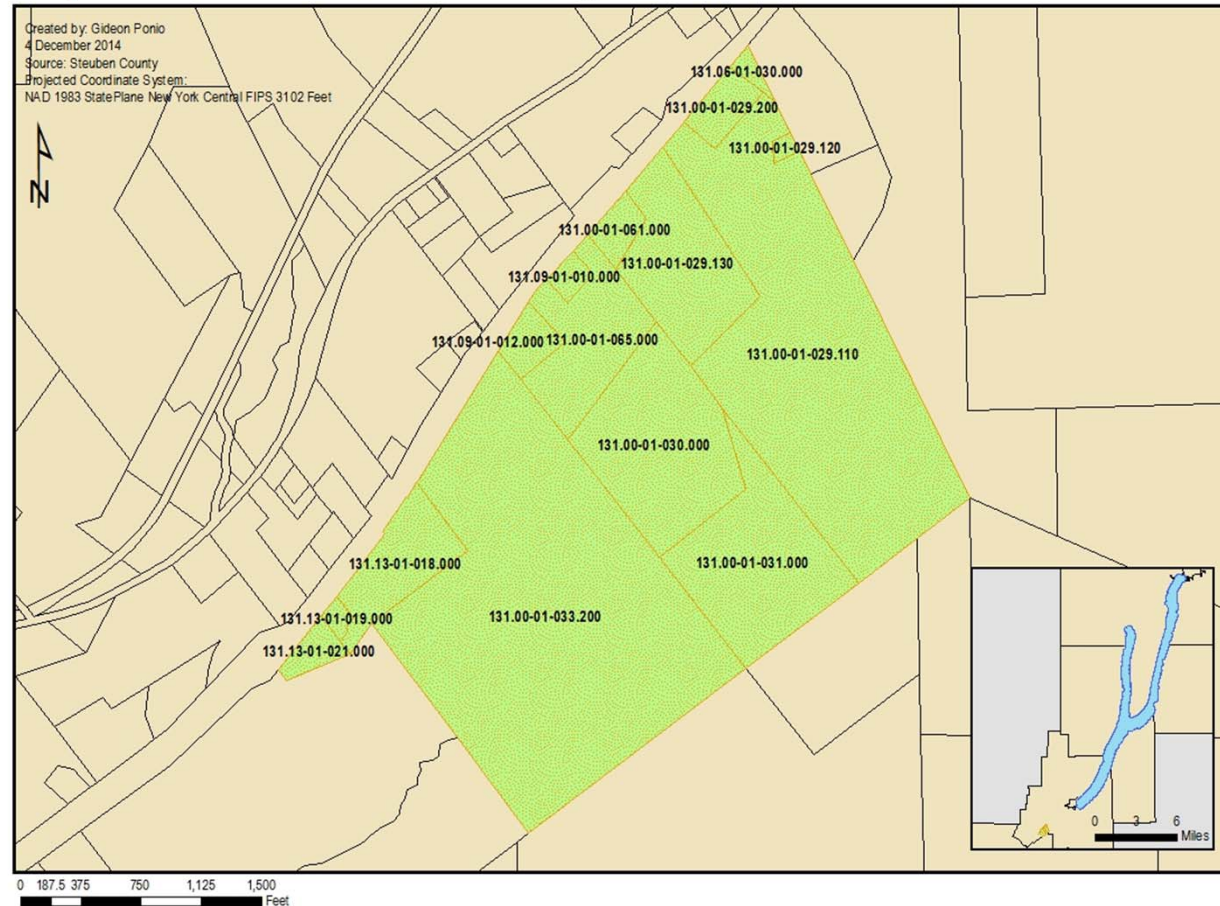
## Proposed Site: Depot Park, Hammondsport





# Site 23

## Proposed Site: Watershed South Entry, Route 54





# Site 24

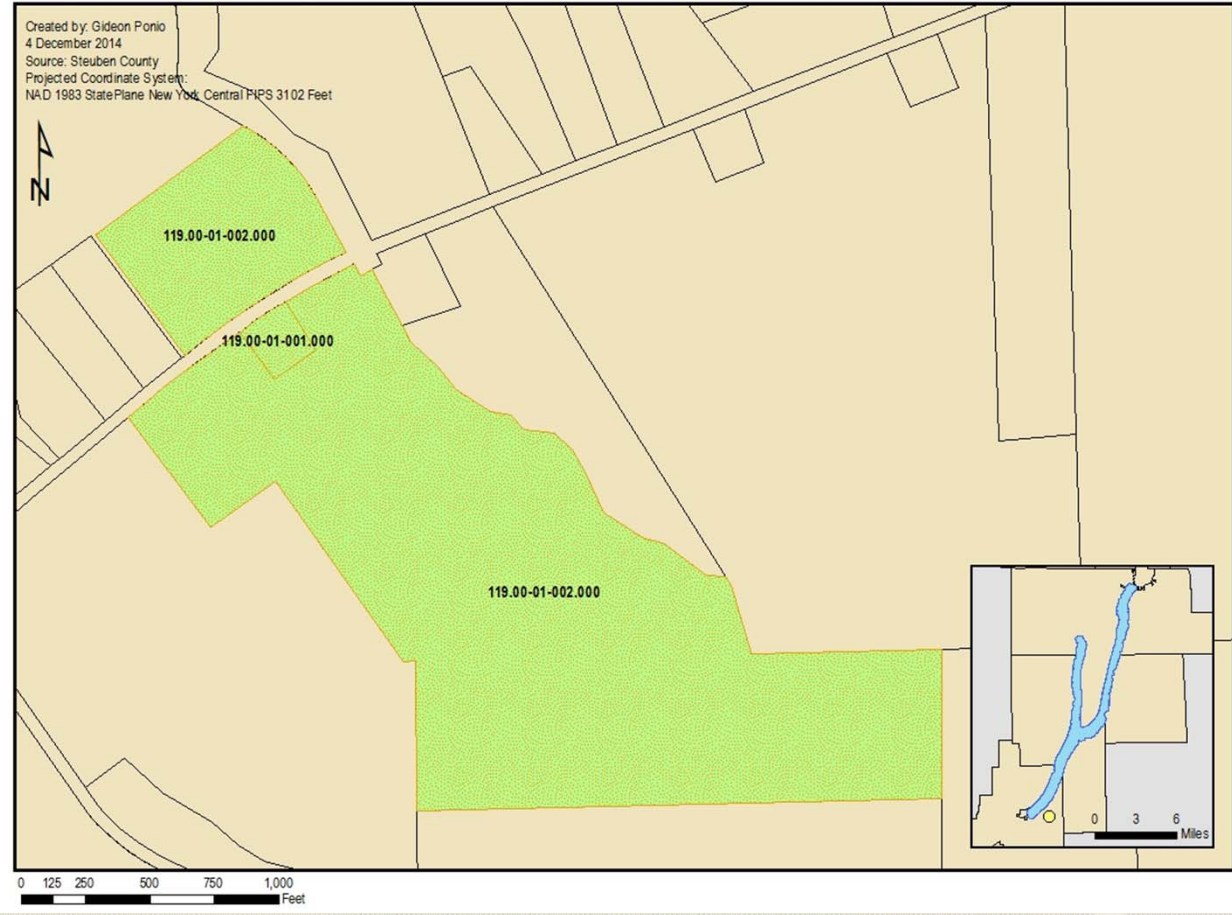
## Proposed Site: Champlin Beach, Hammondspport





# Site 25

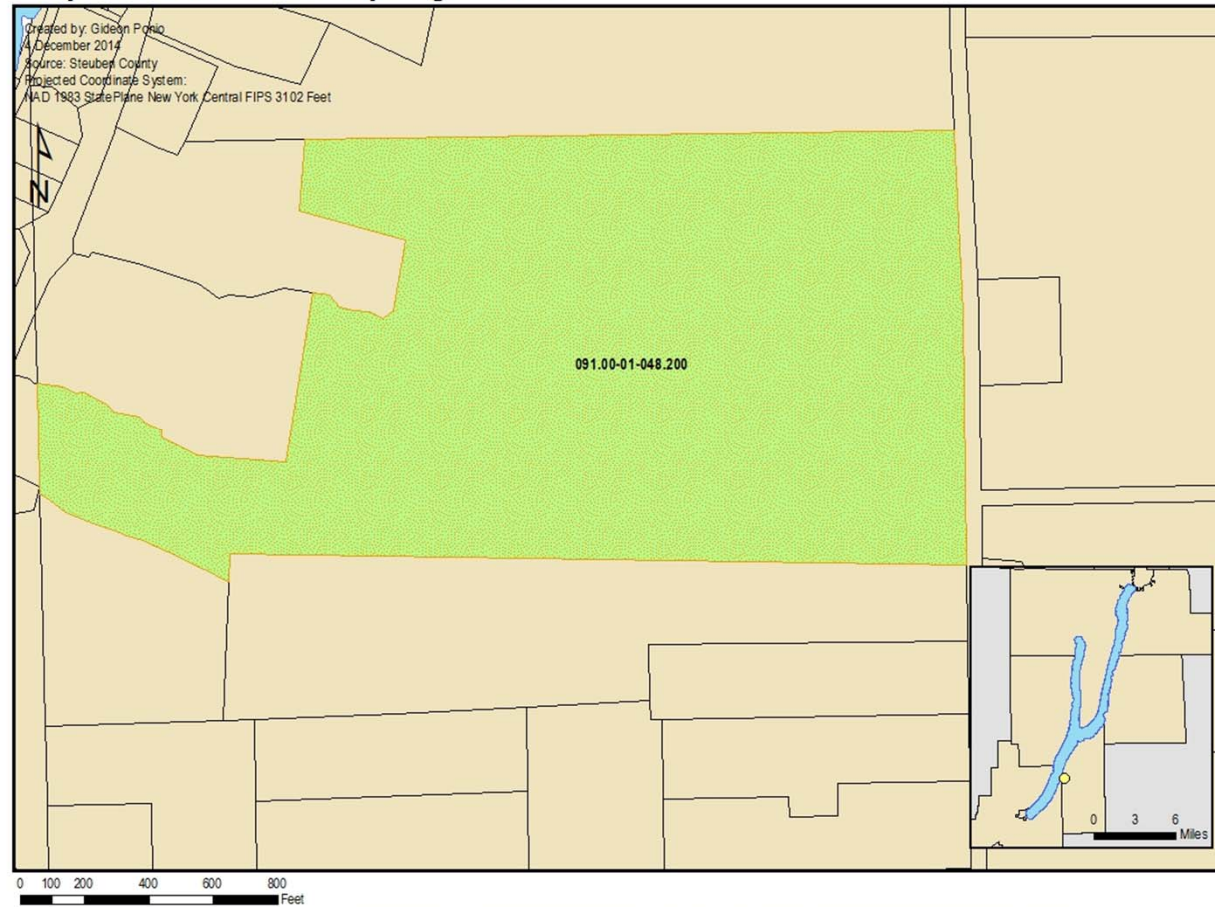
## Proposed Site: Grape Foot Winery





# Site 26

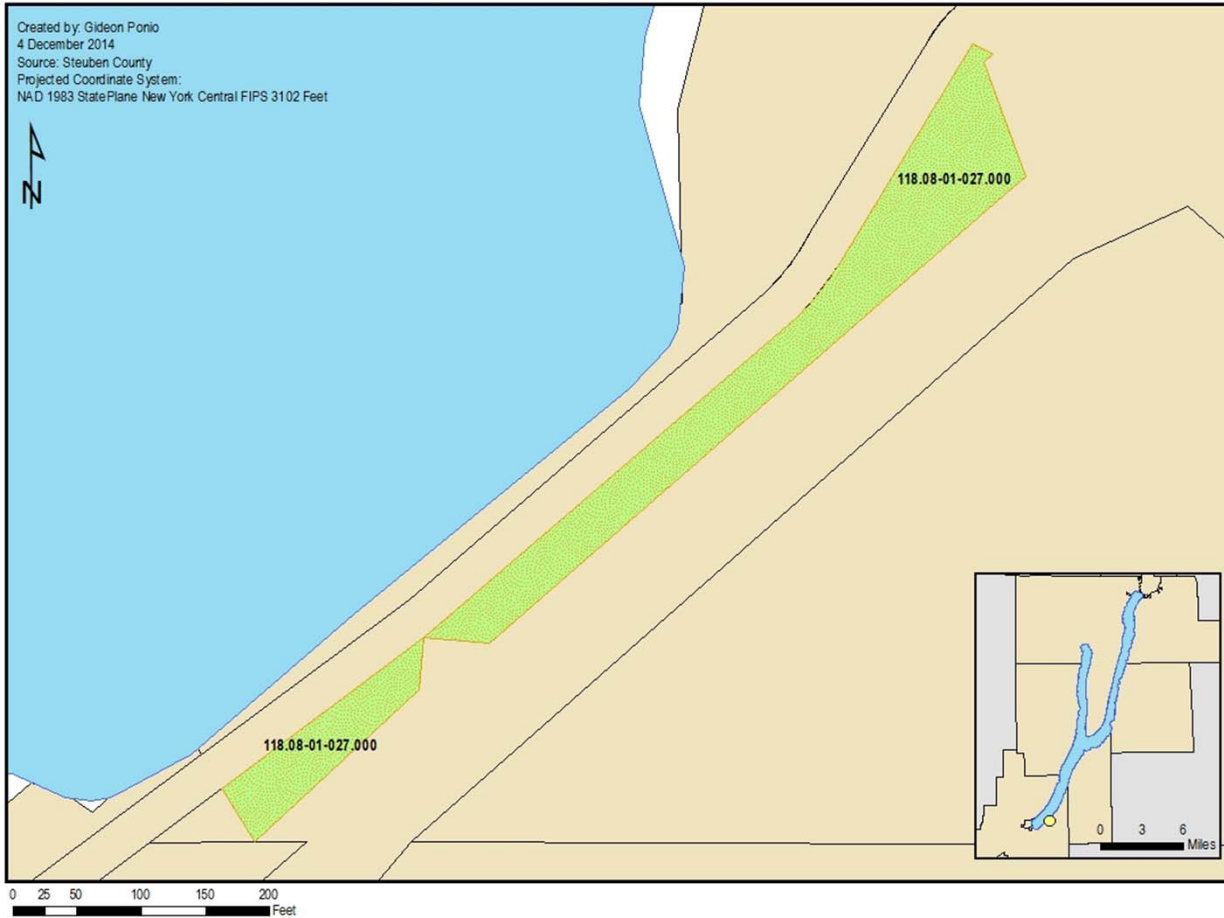
## Proposed Site: Grove Springs Road





# Site 27

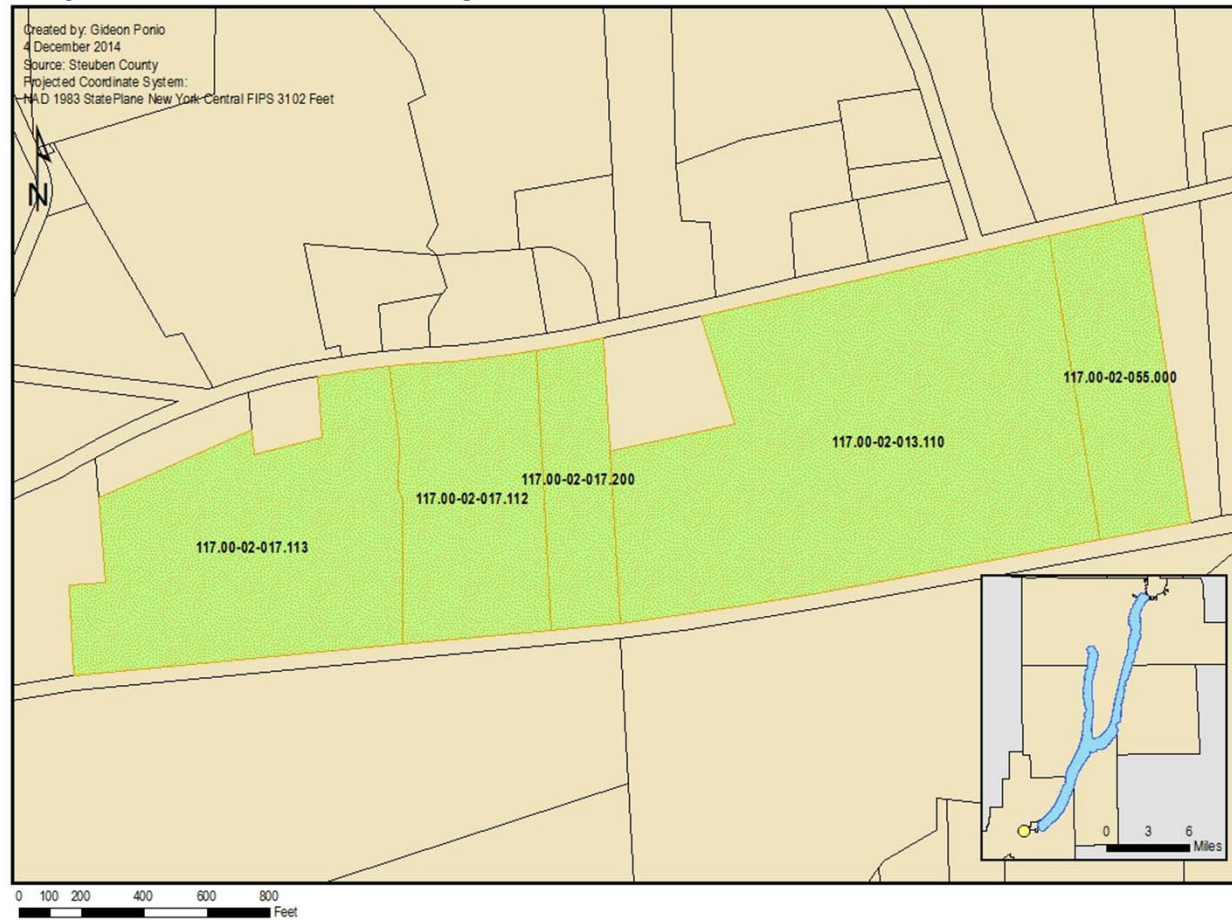
## Proposed Site: South Lake Road-Route 54





# Site 28

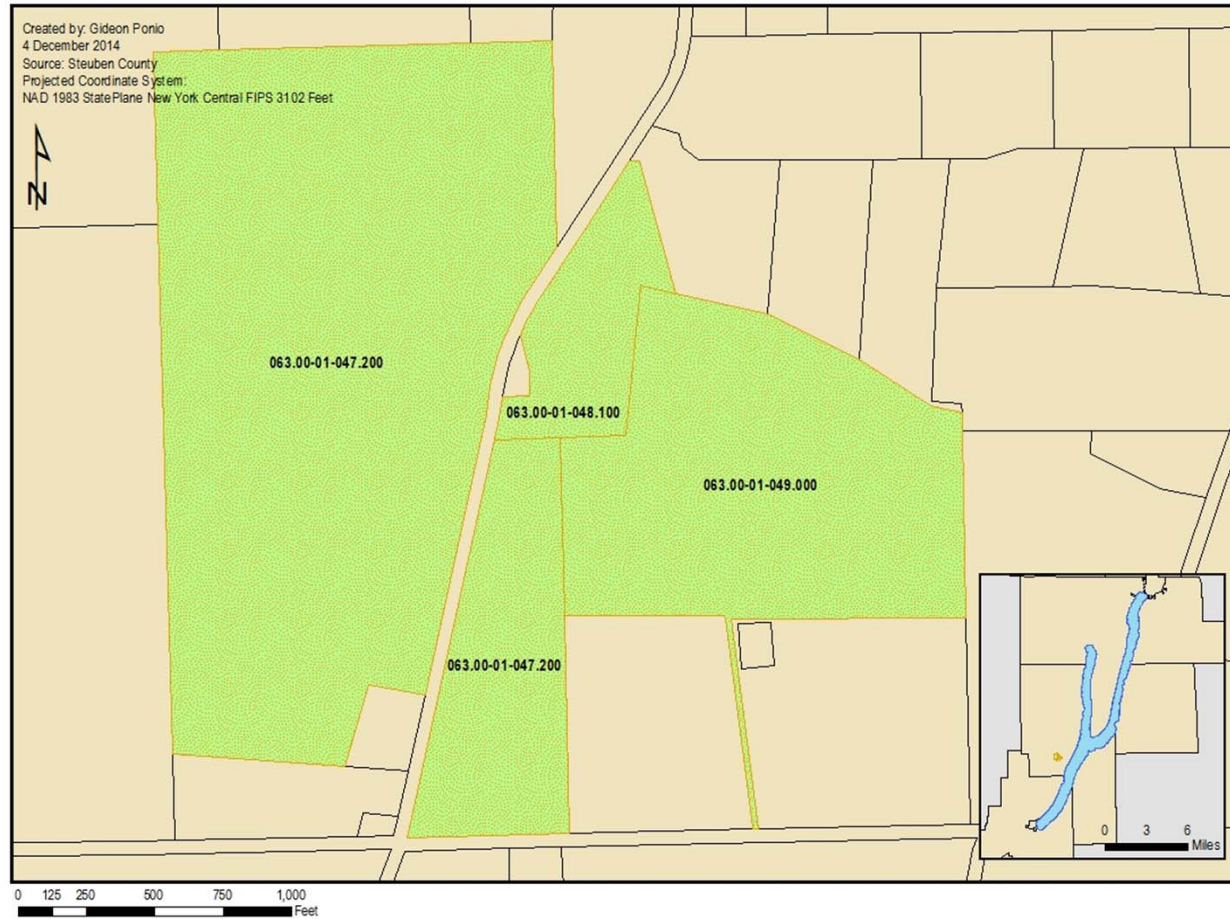
## Proposed Site: Pleasant Valley Road-Beers Hill Road





# Site 29

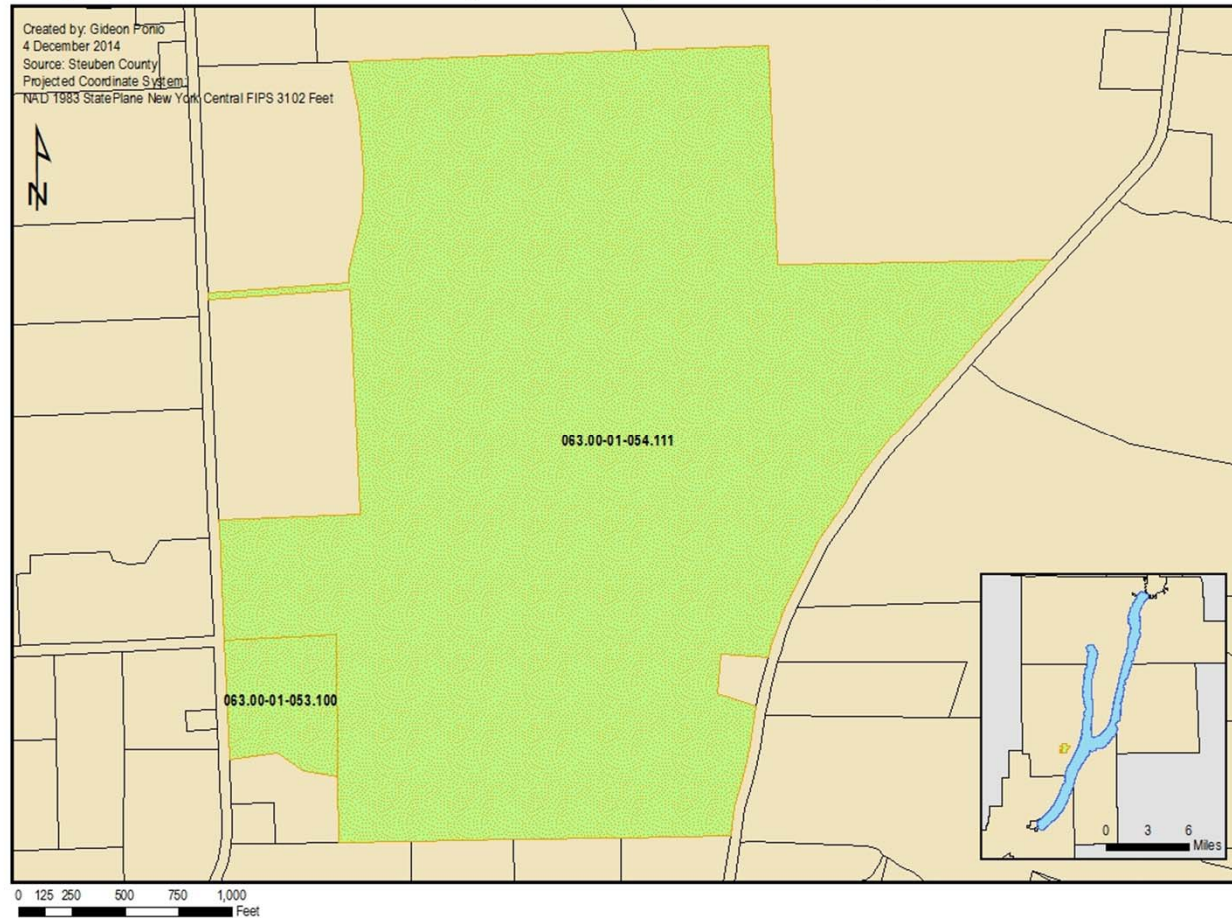
## Proposed Site: South Pulteney Road





# Site 30

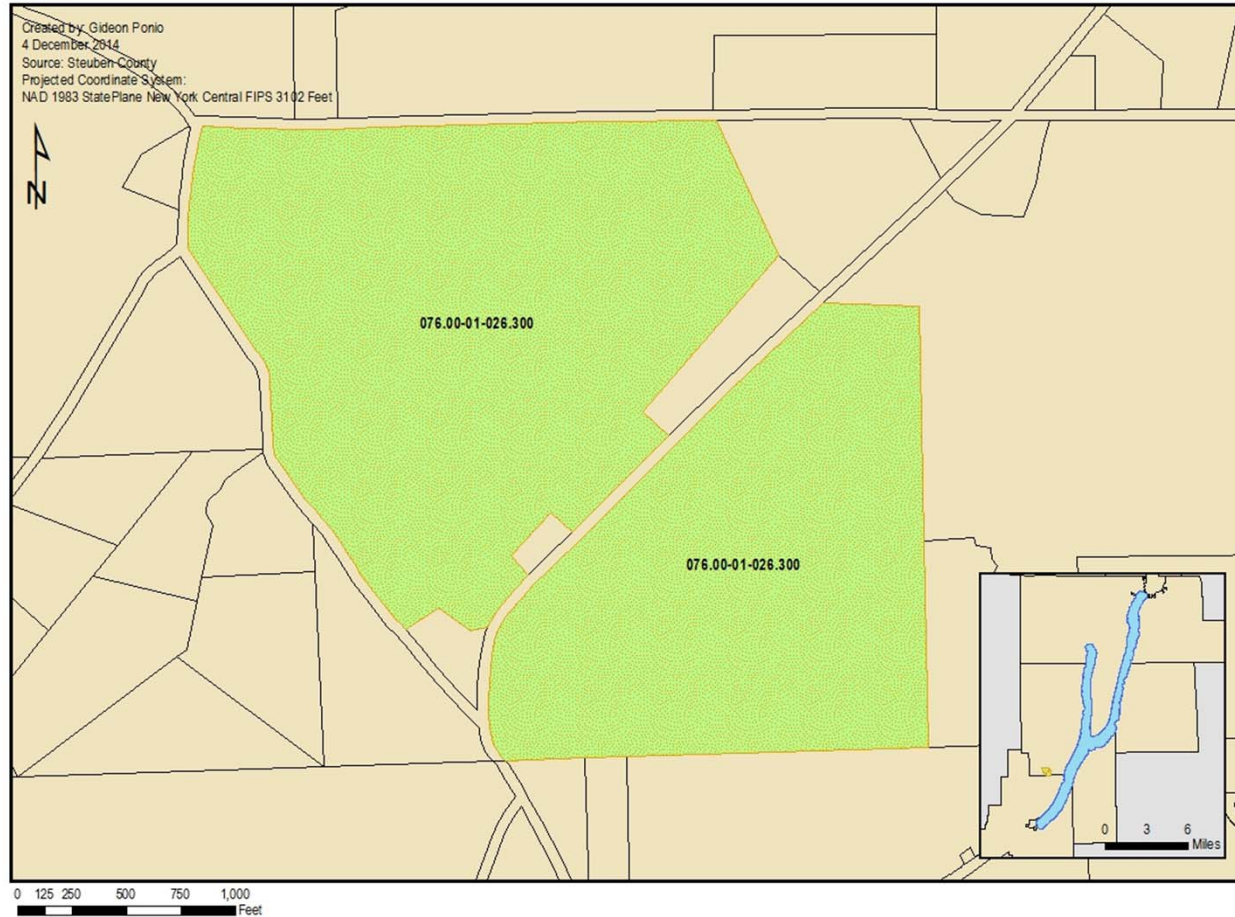
## Proposed Site: Field and Vineyard, County Route 76-Briglin Road





# Site 31

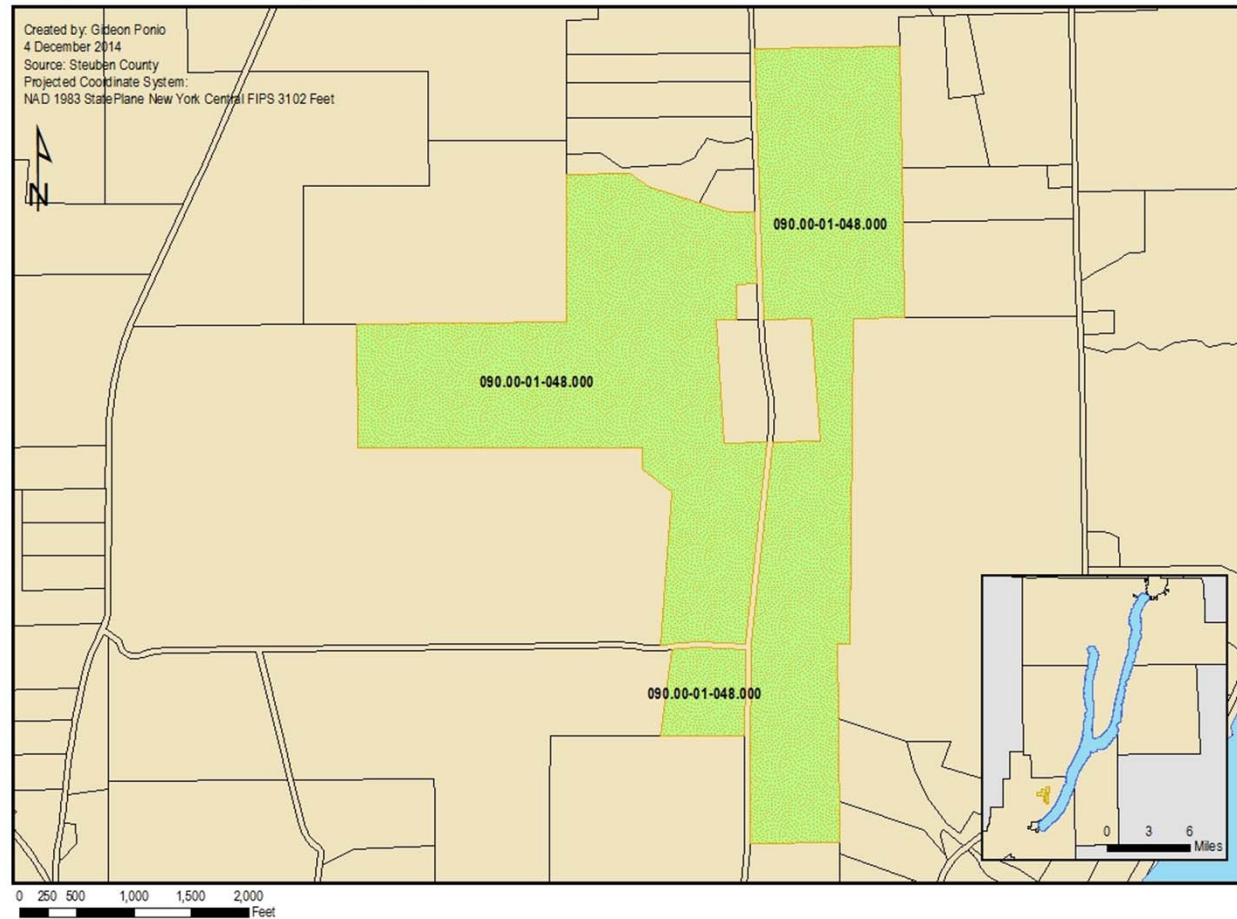
## Proposed Site: Hammondsport-South Pulteney Road





# Site 32

## Proposed Site: Greyton Taylor Memorial Drive





# Site 33

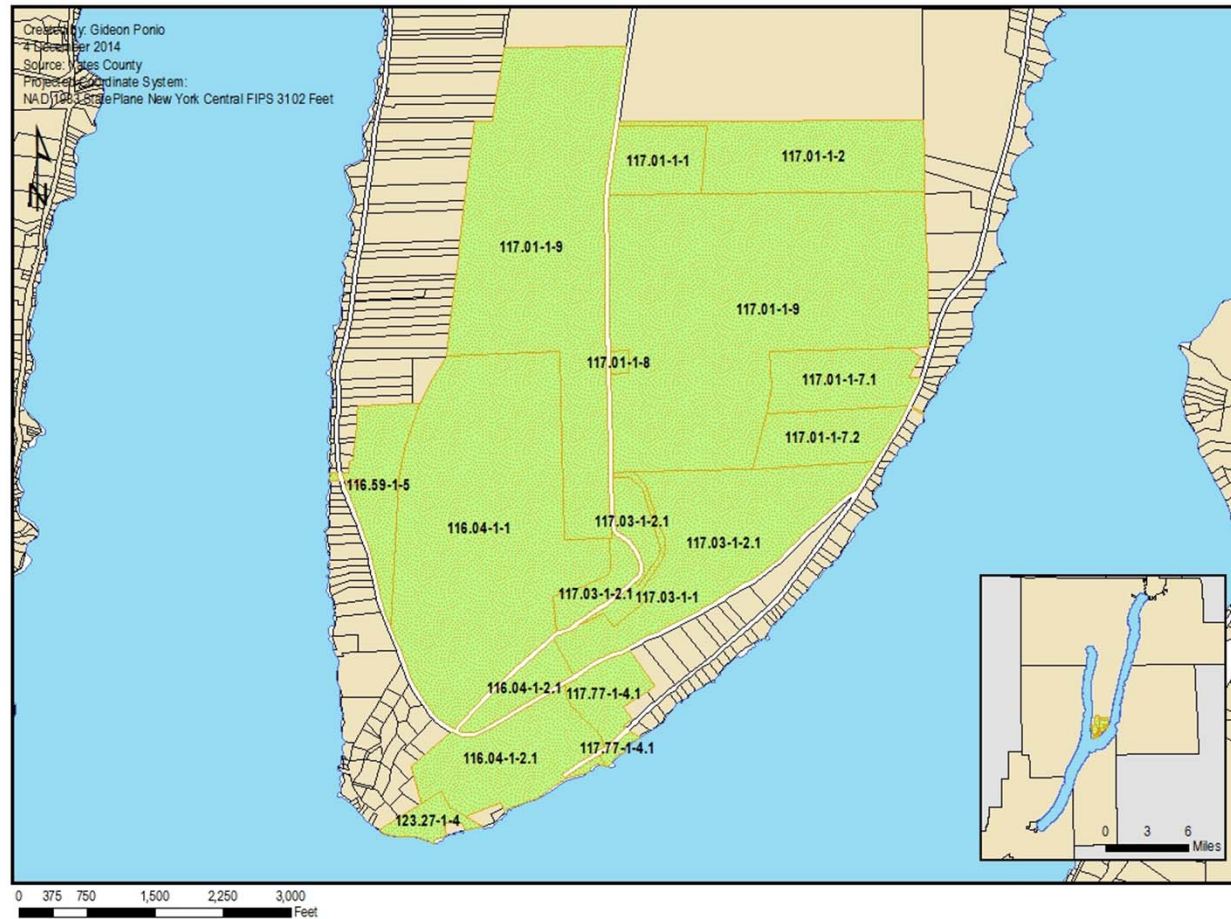
## Proposed Site: Taylor Overlook





# Site 34

## Proposed Site: Bluff Point





# Appendix: Site Assessment Sheet

## Land Use/Environmental Planning Field Workshop Site Assessment Worksheet

Date: \_\_\_\_\_

GPS Coordinates: \_\_\_\_\_; \_\_\_\_\_

Location (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Landscape Type: (check all that apply):  
 Panoramic  Feature  Enclosed  Focal  Canopied  Detailed  Ephemeral

View Direction (circle): N NE E SE S SW W NW

Desirable Characteristics Present: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Undesirable Characteristics Present: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Is the site or the views from the site aesthetically appealing? (1 = low appeal, 5 = high appeal) \_\_\_\_\_

Are the site's views seasonal? (circle one) Yes No Maybe - explain \_\_\_\_\_  
 \_\_\_\_\_

Does the site provide or block views of abovementioned characteristics to the sites above or behind it?  
 (circle one) Yes No Maybe - explain \_\_\_\_\_  
 \_\_\_\_\_

Does the site provide a space for public observation of recognized landmarks or sites? Yes No

Landscape Type:	View %	Within 1/4 Mile	Within 1 Mile	Over 1 Mile	Notes
Essentially Undeveloped	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Forested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Suburban Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Urban	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Marsh or Wetland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Hilly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Does the site have views of:	Y	Distance:	Notes:
Prominent features or landmarks	<input type="checkbox"/>		_____
Features that detract from the landscape	<input type="checkbox"/>		_____
Historically registered or recognized site	<input type="checkbox"/>		_____
Municipal park or designated open space	<input type="checkbox"/>		_____
Designated scenic site, area or highway	<input type="checkbox"/>		_____
Lake, reservoir, river, stream, or pond	<input type="checkbox"/>		_____
Official foot trail, hiking trail, or bicycle path?	<input type="checkbox"/>		_____
State Highway county, or local road	<input type="checkbox"/>		_____
County Highway	<input type="checkbox"/>		_____
Local (Town) Road	<input type="checkbox"/>		_____







# Appendix: Site Matrix

Site Description				Bluff Point								View Significance					
Site Code	Site Name	Location	GPS Coordinates	Pano	Feature	Enclosed	Tunnel	Focal	Canopied	Detailed	Ephemeral	View Direction	Desirable Characteristics	Undesirable Characteristics	Visual Appeal	Site Views Seasonal?	Visible Landmarks from Site
North 1		984 E Lake Road	42° 31' 31" N 77° 6' 4" W	X								SW	Bluff Point and lake view, open view of multiple points	Heron Hill Winery (5 miles away)	4	No	Bluff, Lakeside, town road
North 2			54 42° 31' 31" N 77° 6' 0" W					X				SW	Bluff Point and lake view, open view of multiple points	view currently blocked by trees	3	No	Bluff, 54
North 3		Route 54 pull-off @ Welker Rd.	42° 33' 28" N 77° 5' 42" W					X				W	Already an existing pull-off. View of lake, bluff, and old barns on bluff	possible trees that can't be cut	3 or 4	Yes. Nicer in fall	Bluff, the lake, the highway
North 4		54 along highway raised above lake; parker at clearing	42° 33' 51" N 77° 5' 26" W	X								N	Mix of farmland, forest, and barns visible on Bluff, lake view, cleared land along highway enables distant view	some lakefront homes are very bad	4	No	Bluff
North 5	Old Barn	Farmland	42° 33' 56" N 77° 3' 23" W	X								NW	farm landscape, rolling countryside, distant ridge, panoramic view	one modern barn and silo	4	No	

Essentially Undeveloped	Landscape Type										Other Comments/Recommendations		Score		
	Forested	Agricultural	Suburban Residential	Industrial	Commercial	Urban	River, Lake, Pond	Marsh or Wetland	Cills, Overlook	Open Space	Flat	Hilly		Recommendations	Notes
	100% at all view distances towards bluff		35% within 1/4 mile			Haven Hill winery over 1 mile away	100% within 1/4 mile (lakeside)				Within all view distances	Within 1/4 mile and 1 mile	Highway directly above site may be an ideal view as well (stop 2). The site has view potential and is public	View is possible due to private property maintenance.	13
50% - under 1 mile	100% at all view distances		30% under 1 mile				100% within 1 mile					90% at roughly 1 mile	The site has view potential. Large trees can stay but smaller trees should be cleared to create new view	<b>The site is a high-exposure location, is easily accessible, and is public. Site has mostly hills and lake views looking SW from 54. Roadside is surrounded by trees</b>	16
under 1 mile							within 1/4 mile				within 1/4 mile	within 1/4 mile	Add plantings close to the highway	Vacant unmarked pull-off with residential community. It is a high-exposure location, is public and easily accessible, and has view potential	12
25% on bluff	25% on bluff under 1 mile	12% under 1 mile	5% within 1/4 mile- only on shoreline							farmland along highway		50% within 1 mile, on bluff	<b>Great view potential #1 candidate. Acquire easement on upper 50% of property</b>	surrounded by trees. Homes below on lakeshore. It is a high exposure location	<b>STARRED! ...18!</b>
	20% at all distances	80% at all distances										ALL			10
10% surrounding site	40% within 1 mile	10% on hill	20% across lake				below					80% within site		<b>The site is all view and is a high-exposure location</b>	9



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