

3.13 CULTURAL RESOURCES COMMENTS AND RESPONSES

Comment 3.13-1 (Letter 19, Daniel Kiely, May 22, 2005): The DEIS indicates that there will be a two hundred foot or more visual buffer. Figure 3.4-2 indicates that the homes being constructed are within 100 feet of the property line for lots 28, 29, and 30. As the proposed housing sites are all elevated from Stonewall Court, other than the existing homes on Stonewall Court, these homes will all be clearly be visible from Stonewall Court. In contrast, the closest that any home is to Route 6 is more than 300 feet away. The existing homes on Stonewall Court should have a visual buffer to the same extent as that presently afforded to traveler along Route 6.

***Response 3.13-1:** At the eastern end of Stonewall Court, tree clearing and grading may occur close to the common property line of proposed lot 13 in the Revised Plan. A hedgerow of existing trees would remain along with the existing stone wall at the property line. Disturbance near the property line would be necessary to construct the storm drainage system that is proposed to capture runoff from leaving the site, as was requested by the local homeowners. Therefore, the extent of lawn behind the new house on lot 13 would be very similar to the extent of lawn behind the existing house immediately opposite it on Stonewall Court -- both lots will have equal buffers. Wooded buffers between all other existing homes on the adjacent streets would be the same or greater in the Revised Plan than was proposed in the DEIS plan.*

The closest proposed home to Route 6 is approximately 225 feet from the property line in the Revised Plan. This larger buffer, however, is a result of the physical constraints of wetlands in the northerly areas of the property.

Comment 3.13-2 (Letter 2, Bruce Barber, June 13, 2005): Applicant should provide elevations from Route 6, Curry Street and adjoining cul de sacs.

***Response 3.13-2:** While the adopted scope for the DEIS did not specify a need for graphic elevations, the DEIS presented an analysis of the potential visibility of the project. As discussed therein, the visibility of the project site is limited by topography. The potential viewshed is limited to an area within less than 1,000 feet to the north, west and south, and less than 2,000 feet to the east. No views exist of the site from Curry Street or other roads to the west due to existing tree cover and topography. As stated in the DEIS, construction of the project will remove a portion of the existing woods and open fields on the site and replace them with house lots, roads, and stormwater management facilities, thus creating a change to the visual character of the site. Following construction of the proposed subdivision, views of the site from view points west of the property will change to a more developed setting, similar in character and density to housing development in the Curry Street area and other developed areas in the site vicinity. The visibility of this development is anticipated to be limited by topography to the proposed house lots closest to the viewer.*

Overall, visibility of the project would be similar in the Revised Plan to the effects of the DEIS plan. In the Revised Plan, from the east ends of Gay Ridge Road, Jennifer Court, Timberlane Court, Stonewall Court, and Jefferson Court, the rear of adjoining new houses beyond the wooded buffer would likely be visible to some extent, over distances of at least 450 feet, 480 feet, 470 feet, 220 feet, and 320 feet, respectively.