

Key Findings:
Port Cortlandt Technical Memorandum
Visual Impact Assessment (9/17/20)

The following is a summary of AKRF's initial assessment of the visibility (without any architectural treatments and additional measures to reduce visual impacts) of the Port Cortlandt project from select vantage points within the Town of Cortlandt. It should be noted that the visual analysis presented in the technical memorandum will be subject to further refinement as the project evolves, including commitments to architectural treatments for the manufacturing building and physical barriers to break direct line of sight (see more below), plus include additional vantage points requested by the Town and the public through the Draft Generic Environmental Impact Statement (DGEIS). The selection of these initial vantage points was based on the AKRF's familiarity with topographic conditions in the area and the publicly accessible view corridors presented by the roadway network and land uses in the vicinity of the project site.

- The four vantage points utilized for the initial photo simulation study are as follows:
 - Vantage Point A – Broadway north of 16th Street looking southwest
 - Vantage Point B – Broadway at 14th Street looking west
 - Vantage Point C – Broadway between 11th and 13th streets (at Letteri Ballfield) looking west
 - Vantage Point D – 11th Street at St. Patrick's Church looking northeast
- The visual impact assessment technical memorandum initially focused on a facility with a maximum height of 40 feet. However, in light of recently obtained (late August 2020) confidential specifications from one manufacturer indicating the manufacturing building height could be more on the order of 60 feet tall for "next generation" equipment, a supplemental set of photo simulations (from the same four vantage points presented above) has been provided with the technical memorandum.
- The initial photo and visual simulation study revealed that the potential waterfront port facility, which would be at a lower elevation than all vantage points studied, was not visible with the possible exception of cranes.
- The initial photo and video simulation study revealed that at heights ranging from 40 to 60 feet, the upland manufacturing building would be most noticeable from Vantage Points B and D, summarized as follows:
 - Vantage Point B: From this vantage point, due to the presence of wetlands and the previous clearing of part of the site for the construction of the gas pipeline, a portion of the upland manufacturing building's eastern façade would be visible for motorists traveling north and south along Broadway, and residents and pedestrians walking east of Broadway under both leaf-on and leaf-off conditions.
 - Vantage Point D: Due to the previous clearing of part of the site for the construction of the gas pipeline, the portion of 11th Street adjacent to St. Patrick's Church would provide the closest publicly accessible view of the upland manufacturing building under both leaf-on and leaf-off conditions. From this vantage point, portions of the west-facing façade of the building would fill the existing void created by the clearing for the construction of the gas pipeline..
- At several perimeter locations in addition to 11th Street, physical barriers that would break the line of sight between the building and the surrounding sensitive uses is likely to be an effective method for reducing potential visual effects and will be investigated in the DGEIS.

Port Cortlandt

Such barriers could include a combination of earthen berms planted with mature trees and the use of “green screens” (structural screening elements intentionally covered by vegetation). Visual screening measures would be in conformance with the guidelines found within the Town Code for manufacturing districts abutting residential districts.

- As the potential port operations are explored for the DGEIS, the potential for the duration and visibility of crane operations on upland or port locations from the surrounding community will be further explored, including consideration of lower crane heights.
- In coordination with the Town, future locations for photo and video simulations (including leaf-off photographs planned for fall 2020) reflecting updated designs with architectural treatments and physical barriers will be further refined as part of the DGEIS.