

# KEUKA LAKE WATERSHED PRESERVE VIEWSHEDS



## WHAT IS IT?

A viewshed is a scenic vista that provides a view of the natural environment. Viewsheds are cultural assets that enhance the quality of life and character of the communities that have them. Many of the viewsheds in the Keuka Lake Watershed include important natural and cultural resources, like the lake and its rolling hills of farmland.

Preservation mechanisms for protecting viewsheds often protect the condition of an area, in this case, the rustic lake shore and the presence of working agriculture. Preserving viewsheds means preserving quality of life, a healthy environment and a desirable community for visitors and residents alike.



*Viewshed to Keuka Lake from Garrett Memorial Chapel*

*View from the lake*



*View of the lake*



## WHY DOES IT MATTER?

Viewsheds increase the desirability of an area, which can draw in more visitors and residents. As a result, this can lead to more support for local businesses and an increase in property values. Identifying viewsheds is the first step in preserving their economic benefits.

Identifying and maintaining Keuka Lake viewsheds is also important because preservation policies can also help to promote water quality and preserve the rural quality of the area. If viewsheds are not protected before unwanted development or alterations occur, there is little that a community can do to restore this unique and valuable resource retroactively.

## POLICY OPTIONS

### Cluster Subdivision

*Cluster development is a more efficient way of organizing new development in rural areas, by achieving greater density in one area while preserving natural and agricultural resources in other areas.*

*Municipalities can promote cluster development with incentives and regulations by creating targeted density allowances in their regulatory guidelines.*

### Zoning Overlays

*Overlay districts can impose design guidelines to ensure development that maintains community character.*

*Other requirements like minimum vegetation coverage and density limitations can also be included.*

*Overlay districts do not change existing zoning districts, and it is up to planning and zoning boards to ensure that such policies continue to be enforced once they are created.*

### Scenic Byway Designation

*A Scenic Byway is a road that offers spectacular views, historical sites, and/or wildlife along the way.*

*Scenic Byways offer communities the option of preserving views through a management plan that protects and enhances the byway.*

*Scenic Byway designation is designed to be led by local stakeholders that want to preserve a road's character.*

## ADDITIONAL RESOURCES

### ***Viewsheds Information***

*Learn more about what viewsheds are and how they can be preserved by visiting these websites:*

Viewshed protection strategies -

[www.scenic.org/issues/scenic-easements-a-view-protection/strategies-for-protecting-scenic-views-and-vistas](http://www.scenic.org/issues/scenic-easements-a-view-protection/strategies-for-protecting-scenic-views-and-vistas)

### ***Cluster Sub-Division and Zoning Overlays***

*Learn more about planning and zoning tools that your municipality can use to preserve viewsheds by visiting these websites:*

Report from Cornell University Planning Workshop -

[www.stcplanning.org/usr/Program\\_Areas/Water\\_Resources/KeukaLake/Waterfront%20Revitalization%20and%20Scenic%20Viewshed%20Protection%20Plan.pdf](http://www.stcplanning.org/usr/Program_Areas/Water_Resources/KeukaLake/Waterfront%20Revitalization%20and%20Scenic%20Viewshed%20Protection%20Plan.pdf)

Viewshed protection strategies related to historic buildings -

[www.preservationnation.org/information-center/law-and-policy/legal-resources/preservation-law-101/resources/Viewshed-Protection.pdf](http://www.preservationnation.org/information-center/law-and-policy/legal-resources/preservation-law-101/resources/Viewshed-Protection.pdf)

### ***Scenic Byway Designation***

*Learn more about the scenic byway designation process and how it can help your area by visiting these websites:*

Information about state scenic byway programs - [www.scenic.org/issues/scenic-byways/state-scenic-byways-programs](http://www.scenic.org/issues/scenic-byways/state-scenic-byways-programs)

The benefits of scenic byways to local economies - [www.scenic.org/issues/scenic-byways/scenic-byways-benefit-local-economies](http://www.scenic.org/issues/scenic-byways/scenic-byways-benefit-local-economies)

Information about scenic byway designation from the NYSDOT- [www.dot.ny.gov/scenic-byways](http://www.dot.ny.gov/scenic-byways)

### ***Watershed Information***

G/FLRPC Keuka Lake Watershed Planning Guide - [www.gflrpc.org/Publications/Keuka/Plan/Guide/LandUseGuide.pdf](http://www.gflrpc.org/Publications/Keuka/Plan/Guide/LandUseGuide.pdf)

Watershed Plans: Protecting and Restoring Water Quality from NYS Department of State - [www.youtube.com/watch?v=gTtqfVN3MfQ](http://www.youtube.com/watch?v=gTtqfVN3MfQ)

Watershed information from the EPA - [water.epa.gov/type/watersheds/index.cfm](http://water.epa.gov/type/watersheds/index.cfm)

Canandaigua Lake Report - [www.fllt.org/linkfiles/cndgareport.pdf](http://www.fllt.org/linkfiles/cndgareport.pdf)

Seneca Lake Watershed Management Plan - [www.gflrpc.org/Publications/SenecaLakeWMP.htm](http://www.gflrpc.org/Publications/SenecaLakeWMP.htm)

*For more information, or to fill out our survey, visit [www.sustainablekeuka.net](http://www.sustainablekeuka.net)*

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