View and/or Address a Response

Project 15PR02834: Baron Winds Project (9OVG83QKJ2BF)

View Project

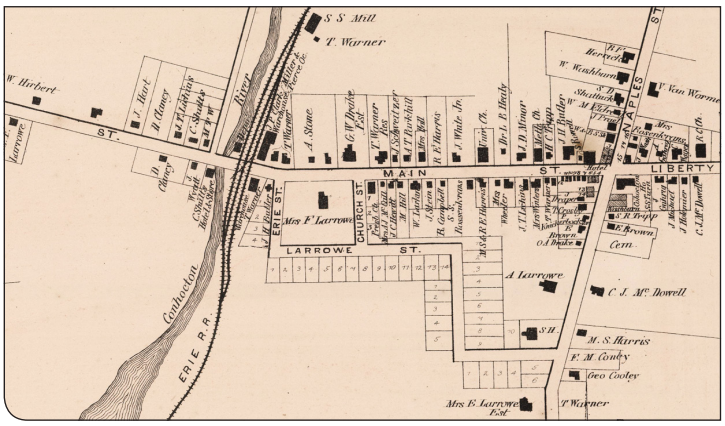
Please accept the following information below as the consolidated response from NYS SHPO for the above referenced submission.

Review Responses

Reviewer	Review Type	Response
James Finelli	Survey and Evaluation	In order for SHPO to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area, we need further information. Please review the specific information request(s) below and click the Process button to respond to each request.

Information Requests

Process	Status	Reviewer	Review Type	Request Type	Request Entity	Request Item	Request Description
	Information Requested	James Finelli	Survey and Evaluation	Request a New Attachment, Photo, or Survey for this Consultation Project		Survey	We concur with the Architectural Survey Work Plan. We request that if any potential historic districts are identified by the survey team please indicate their boundaries and significance in the survey submission.



Phase 1A Historic Architectural Survey and Work Plan

Baron Winds Project

Steuben County, New York

Prepared for:

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June 2016

Phase 1A Historic Architectural Resources Survey & Work Plan

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland, Steuben County, New York

Prepared for:

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MANAGEMENT SUMMARY

SHPO Project Review Number:	15PR02834
Involved State and Federal Agencies:	Department of Public Service (DPS), Article 10 Application
Phase of Survey:	Phase 1A Historic Architectural Resources Survey
Location Information:	Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland, Steuben County, New York
Survey Area:	
Project Description:	Up to 120 wind turbines and associated infrastructure
Project Area:	Approximately 246 square miles
USGS 7.5-Minute Quadrangle Map:	*Dansville, Wayland, Naples, Prattsburg, Arkport, Haskinville, Avoca, Rheims, Hornell, Canisteo, Towlesville, Bath, NY*
Historic Resources Survey Overview:	Three properties (Cohocton Town and Village Municipal Building, Rowe House and Presbyterian Church of Atlanta) listed on the NRHP are located within the APE. There are 92 properties within the APE that were previously recommended or determined to be NRHP-eligible and 115 properties whose NRHP-eligibility is undetermined.
Report Authors:	Grant Johnson; Patrick Heaton, RPA; Andrew Roblee
Date of Report:	June 2016

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1.0 INTRODUCTION

1.1 Purpose of the Investigation

On behalf of Baron Winds, LLC, a wholly owned subsidiary of EverPower Wind Holdings, Inc. (the Applicant), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) prepared a Phase 1A historic architectural survey and work plan for the proposed Baron Winds Project (or the Facility), located in the Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. The Phase 1A survey was prepared in support of a Preliminary Scoping Statement (PSS) being prepared as part of review of the Facility under Article 10 (Certification of Major Electrical Generating Facilities) of the New York State Public Service Law. The information and recommendations included in this report are intended to assist the Department of Public Service (DPS) and the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) in their review of the proposed Facility in accordance Article 10. Please note that this report addresses only historic-architectural resources; information concerning the Facility's potential effect on archaeological resources is being provided to NYSOPRHP under separate cover.

As described in 16 NYCRR § 1001.20 (Exhibit 20: Cultural Resources), an Article 10 application must include:

> (b) A study of the impacts of the construction and operation of the facility and the interconnections and related facilities on historic resources, including the results of field inspections and consultation with local historic preservation groups to identify sites or structures listed or eligible for listing on the State or National Register of Historic Places within the viewshed of the facility and within the study area, including an analysis of potential impact on any standing structures which appear to be at least 50 years old and potentially eligible for listing in the State or National Register of Historic Places, based on an assessment by a person qualified pursuant to federal regulation (36 C.F.R. 61).

The purpose of the historic resources survey is to identify and document those buildings within the Facility's area of potential effect (APE) that appear to satisfy National Register of Historic Places (NRHP) eligibility criteria. The historic resources survey was conducted by a qualified architectural historian who meets the U.S. Secretary of Interior's Standards for Historic Preservation Projects (36 CFR Part 61) in a manner consistent with the *New York State Historic Preservation Office Guidelines for Wind Farm Development Cultural Resources Survey Work* (the *SHPO Wind Guidelines*) issued by the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) in 2006.

The information and recommendations included in this report are intended to assist the New York State Department of Public Service (NYSDPS), the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the U.S. Army Corps of Engineers (USACE), and other New York state and/or federal agencies in their review of the Facility under Article 10 of the New York State Public Service Law, Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Law, and/or Section 106 of the National Historic Preservation Act, as applicable.

All cultural resources studies undertaken by EDR in association with the Facility have been conducted by professionals who satisfy the qualifications criteria per the Secretary of the Interior's Standards for Historic Preservation (36 CFR 61). The historic architectural resources survey was prepared in accordance with the *New York State Historic Preservation Office Guidelines for Wind Farm Development Cultural Resources Survey Work* (the *SHPO Wind Guidelines*; NYSOPRHP, 2006) and applicable portions of NYSOPRHP's *Phase 1 Archeological Report Format Requirements* (NYSOPRHP, 2005).

1.2 Facility Location and Description

Baron Winds, LLC, a wholly owned subsidiary of EverPower Wind Holdings, Inc. is proposing to construct an up to 300 (MW) wind powered electric generating project located within the Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. The regional location of the Facility and proposed Facility layout is depicted on Figures 1 and 2, respectively. The Facility will be located on leased private land that is rural in nature. The actual footprint of the proposed Facility components will be located within the leased land, and will enable farmers and landowners to continue with farming operations or other current land uses such as forestry practices.

The proposed Facility consists of the construction and operation of a commercial-scale wind power project, including the installation and operation of up to 120 wind turbines, together with approximately 57 miles of associated collection lines (below grade and overhead), approximately 36 miles of access roads, up to 3 permanent meteorological towers, one operation and maintenance (O&M) building, and up to 4 temporary construction staging/laydown areas. To deliver electricity to the New York State power grid, the Applicant proposes to construct a point of interconnection (POI) substation, which will interconnect with NYSEG's Hillside-Meyer 230 kV transmission line.

1.3 NYSOPRHP Consultation

16 NYCRR § 1001.20 indicates that the scope of cultural resources studies for a major electrical generating facility should be determined in consultation with NYSOPRHP. In addition, the *SHPO Wind Guidelines* request that cultural resources surveys for wind energy projects include consultation with NYSORPHP to determine the scope and methodology to identify and evaluate historic resources.

The Applicant initiated consultation with NYSOPRHP via the Cultural Resources Information System (CRIS) website in May 2015. The consultation submission included the following attachment:

- A copy of the Public Involvement Program Plan (PIP) prepared as part of the Article 10 process, and released in May 2015[1]. The PIP is designed to initiate the Article 10 process, and includes consultation with the affected agencies and other stakeholders; pre-application activities to encourage stakeholders to participate at the earliest opportunity; activities designed to educate the public as to the specific proposal and the Article 10 review process, including the availability of funding for municipal and local parties; the establishment of a website to disseminate information to the public and updates regarding the Facility and the Article 10 process; notifications to affected agencies and other stakeholders; and activities designed to encourage participation by stakeholders in the certification and compliance process.

This Phase 1A historic architectural survey report and work plan is being prepared in response to NYSOPRHP correspondence related to cultural resources surveys prepared by EDR for a previous wind energy project.[2] Following submission and review of this work plan by NYSOPRHP, EDR anticipates that a subsequent historic architectural resources survey will be conducted, as described herein. As state in Section 1.1, this report addresses only historic architectural resources; information concerning the Facility's potential effect on archaeological resources is being provided to NYSOPRHP under separate cover.

1.4 Facility's Area of Potential Effect (APE) and Study Area

The Facility's potential effect on a given historic property would be a change (resulting from the introduction of wind turbines) in the property's visual setting. Therefore, the APE for visual effects on historic resources must include those areas where Facility components (including wind turbines) will be visible and where there is a potential for a significant visual effect. Per the requirements set forth in 16 NYCRR § 1000.2(ar), the study area to be used for analysis of major electric generating facilities is defined as:

> (ar) Study Area: an area generally related to the nature of the technology and the setting of the proposed site. For large facilities or wind power facilities with components spread across a rural landscape, the study area shall generally include the area within a radius of at least five miles from all generating facility components, interconnections and related facilities and alternative location sites. For facilities in areas of significant resource concerns, the size of a study area shall be configured to address specific features or resource issues.

[1] The Project's Public Involvement Program Plan (PIP) is available on DPS' website here: http://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={41CF7D13-276E-4874-B3AF-19336810D736}

[2] The Cassadaga Wind Project (15PR02730) was reviewed by NYSOPRHP under Article 10 of the New York State Public Service Law. EDR submitted an historic architectural survey work plan in June 2015, and at the request of NYSOPRHP, an historic architectural resources survey in April 2016.

Per the *SHPO Wind Guidelines*, the APE for visual impacts on historic properties for wind projects is defined as those areas within 5 miles of proposed turbines which are within the potential viewshed (based on topography) of a given project (NYSOPRHP, 2006). The five-mile-radius study area for the Facility includes parts of the Avoca, Bath, Cohocton, Dansville, Fremont, Howard and Wayland in Steuben County, New York (see Figure 3).

2.0 BACKGROUND AND SITE HISTORY

2.1 Previous Historic Architectural Resources Surveys within the Study Area

As indicated on Figure 4, a significant portion of the five-mile-radius study area for the proposed Baron Winds Project has previously been surveyed as part of permitting studies for the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects:

- In 2006, the Public Archeology Facility (PAF) conducted a *Cultural Resource Management Report Phase 1B Archeological/Architectural Reconnaissance Windfarm Prattsburgh* (PAF, 2006a) for the proposed Prattsburgh Wind Farm in Steuben and Yates Counties, New York (NYSOPRHP Project Review #03PR00847). The survey included identification of all properties previously determined eligible or listed on the NRHP, as well the evaluation of potential NRHP-eligible historic properties in a five-mile radius study area that included portions of the Towns of Prattsburgh and Italy in Steuben and Yates Counties, New York. The study resulted in identification of 41 properties previously listed on or recommended to be eligible for the NRHP. This includes five properties listed on the NRHP, and 36 properties recommended NRHP-eligible by PAF. On February 16, 2007, NYSOPRHP issued a response letter indicating their concurrence with eligibility recommendations for all of the resources surveyed by PAF, adding an additional four properties identified subsequent to the initial survey, for a total of 40 properties determined to NRHP-eligible (Bullough, 2007). Of the 40 properties identified during the historic architectural survey for Windfarm Prattsburgh, six are located within the five-mile study area for the Facility.

- In 2006, Binghamton University also conducted a *Cultural Resource Management Report Phase 1B Archeological/Architectural Reconnaissance Cohocton Wind Power Project* (PAF, 2006b) for the proposed Cohocton Wind Power Facility in Steuben County, New York. (NYSOPRHP Project Review #06PR00335). The survey included identification of all properties previously listed on or recommended to be eligible for the NRHP, as well the evaluation of potential NRHP-eligible historic properties in a five-mile radius study area that included portions of the Town of Cohocton in Steuben County, New York. The study resulted in identification of 120 properties and one historic district previously listed on or recommended to be eligible for the NRHP. This includes four properties listed on the NRHP, and 116 eligible properties recommended by PAF to be NRHP-eligible. In addition, 49 of the properties recommended NRHP-eligible were considered contributing structures to an historic district, none of which are located in the Baron Winds study area. On July 12, 2007, NYSOPRHP issued a response letter regarding the findings of the survey indicating that they concurred with eligibility recommendations for all of the resources surveyed by PAF (Bonafide, 2007a). Of

the 116 historic properties identified during the historic architectural survey for, 61 are located within the five-mile study area for the Facility.

- An *Historic Architectural Resource Survey Howard Wind Farm Project* (JMA, 2006) was conducted for the proposed Howard Wind Farm Facility in Steuben County, New York in 2006. The survey included identification of all properties previously listed on or recommended to be eligible for the NRHP, as well the evaluation of potential NRHP-eligible historic properties in a five-mile radius study area that included portions of the Towns of Avoca, Bath, Cameron, Canisteo, Fremont, Hartsville, Howard, and Hornellsville, the Village of Canisteo, and the City of Hornell in Steuben County, New York. The study resulted in identification of 37 properties previously listed on or recommended to be eligible for the NRHP. This included one NRHP-listed property, and 36 properties recommended by JMA to be NRHP-eligible. On September 17, 2007, NYSOPRHP issued a response letter indicating their concurrence with eligibility recommendations for all of the resources surveyed by JMA (Bonafide, 2007b). Of the 36 historic properties identified during the historic architectural survey for Howard Wind, nineteen are located within the five-mile study area for the Facility.

2.2 Previously Identified Historic-Architectural Resources

EDR reviewed the Cultural Resources Information System (CRIS) website maintained by NYSOPRHP to identify significant historic buildings and/or districts located within five miles of the Facility. The "Previously Identified Historic Architectural Resources" map (see Figure 4) indicates the locations of historic architectural resources identified during the architectural surveys conducted in support of the Windfarm Prattsburgh (PAF, 2006a), the Cohocton Wind Power (PAF, 2006b), the Howard Wind Farm (JMA, 2006), as well as those resources identified through review of the APE for the Facility using the CRIS database.

There are three properties listed on the NRHP, 92 properties determined eligible for listing on the NRHP, and 115 properties whose NRHP eligibility is currently undetermined located within five miles of the Facility (see Table 1 and Figure 4). Of the NRHP-listed or NRHP-eligible properties located within the Facility study area, 86 were surveyed as part of the previous three studies conducted in 2006, and six additional resources were identified using the CRIS database.[3] All of the properties within the Facility study area whose NRHP eligibility is currently undetermined were identified using the CRIS database. Three of the properties determined to be eligible as part of previous historic architectural resources surveys appear (based on desktop research) to have been demolished since the date of the previous surveys. No properties listed on or determined eligible for the NRHP are located within the Facility area.

[3] It is worth noting that a number of resources were surveyed multiple times as part of the historic resources surveys conducted for Windfarm Prattsburgh, Howard Wind and Cohocton Wind. In addition, several of these resources were also noted in CRIS. Therefore, the number of resources surveyed (92) reflects a total number of unique previously surveyed resources from those surveys (86) as well as any others identified using the CRIS database (6).

Table 1. Previously Identified Historic Architectural Resources Located within the 5-Mile Study Area

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
90NR03084	15 South Main Street	Larrowe House (Cohocton Town and Village Hall)	Village of Cohocton	NRHP-Listed
07NR05717	11763 County Road 38	Rowe House	Town of Wayland	NRHP-Listed
09NR06057	2 Main Street	Presbyterian Church of Atlanta	Hamlet of Atlanta	NRHP-Listed
-	SE corner West Main/Beecher Street	One-story railroad station	Hamlet of Atlanta	NRHP-Eligible
-	59 East Main Street	Two-story Four Square-style residence	Hamlet of Atlanta	NRHP-Eligible
-	2 East Main Street	Two-story Presbyterian Church	Hamlet of Atlanta	NRHP-Eligible
-	38 University Avenue	Two-story Queen Anne style residence with tower	Hamlet of Atlanta	NRHP-Eligible
-	5 River Street	Two-story Vernacular residence (20th century)	Hamlet of Atlanta	NRHP-Eligible
10149.000003	7 Maple Avenue	Steuben House (or Carbrey Building) (Demolished)	Hamlet of North Cohocton	NRHP-Eligible
-	State Route 21	Clearview Cemetery (19th century)	Hamlet of North Cohocton	NRHP-Eligible
-	SW corner of University/State Route 21	Two-and-a-half-story Second Empire commercial building	Hamlet of North Cohocton	NRHP-Eligible
-	11 State Route 21	Two-story Gothic Revival-style cottage	Hamlet of North Cohocton	NRHP-Eligible
-	7 University Avenue	Two-story vernacular residence	Hamlet of North Cohocton	NRHP-Eligible
10148.000011	17 Oliver street	Avoca Central School (Art Deco educational building c. 1938)	Town of Avoca	NRHP-Eligible
10148.000015	19 Charlesworth Street	Two-and-a-half-story Eastlake/Stick-style residence	Town of Avoca	NRHP-Eligible
-	9077 State Route 415	Two-story Greek Revival-style residence	Town of Avoca	NRHP-Eligible
-	SE corner Reynolds/Church Street	Two-story Italianate-style residence	Town of Avoca	NRHP-Eligible
-	61122 State Route 415	Two-story Italianate-style residence	Town of Avoca	NRHP-Eligible
-	61126 State Route 415	Two-story Italianate-style residence	Town of Avoca	NRHP-Eligible
-	61157 State Route 415	Two-story Queen Anne-style residence	Town of Avoca	NRHP-Eligible
-	61118 State Route 415	Two-story vernacular residence	Town of Avoca	NRHP-Eligible
-	61140 State Route 415	United Methodist Church (Two-story church building with tower)	Town of Avoca	NRHP-Eligible
10109.000019	10433 State Route 371	Two-story Tudor Revival-style cottage	Town of Cohocton	NRHP-Eligible
-	10849 State Route 371	Two-story frame house with two towers (Demolished)	Town of Cohocton	NRHP-Eligible
-	10926 State Route 371	One-and-a-half-story Craftsman style residence	Town of Cohocton	NRHP-Eligible
-	4079 Wentworth Road	Two-story brick Italianate farmhouse	Town of Cohocton	NRHP-Eligible
-	9980 State Route 415	Two-story Federal style residence (1811)	Town of Cohocton	NRHP-Eligible

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
-	3991 State Route 21	Two-story fieldstone residence	Town of Cohocton	NRHP-Eligible
-	3939 County Route 36	Two-story Greek Revival-style residence	Town of Cohocton	NRHP-Eligible
-	11190 State Route 371	Two-story saltbox-style residence	Town of Cohocton	NRHP-Eligible
-	11763 Rowe Road	Two-story Tudor Revival -style residence	Town of Cohocton	NRHP-Eligible
10111.000002	State Route 36	Stony Brook State Park Caretaker's Residence	Town of Dansville	NRHP-Eligible
10111.000004	State Route 36	Stony Brook State Park Picnic Shelter	Town of Dansville	NRHP-Eligible
10111.000005	State Route 36	Stony Brook State Park Comfort Station	Town of Dansville	NRHP-Eligible
-	2714 County Route 70A	Sovereign Grace Baptist Church	Town of Fremont	NRHP-Eligible
-	7532 Russell Road	Two-story Queen Anne-style residence with tower	Town of Fremont	NRHP-Eligible
-	7291 County Route 27	Farm residence with dormers on three sides	Town of Howard	NRHP-Eligible
-	3777 County Road 70A	Howard Cemetery	Town of Howard	NRHP-Eligible
-	3607 County Route 70A	Howard Public Library (Two-story public hall building c. 1911)	Town of Howard	NRHP-Eligible
-	3611 County Route 70A	Howard Union Church (Gothic Revival-style church with tower)	Town of Howard	NRHP-Eligible
-	4150 Sharps Corner Road	L-shaped residence	Town of Howard	NRHP-Eligible
-	7509 County Route 70	One-story c. 20th century industrial building	Town of Howard	NRHP-Eligible
-	6371 South Woods Road	Residence with hipped roof	Town of Howard	NRHP-Eligible
-	4412 Mackey Road	Smith Pond Cemetery	Town of Howard	NRHP-Eligible
-	7189 County Route 27	Two-story cross-gabled residence	Town of Howard	NRHP-Eligible
-	7201 Craig Road	Two-story cross-gabled residence with barns	Town of Howard	NRHP-Eligible
-	3720 Mill Road	Two-story cross-gabled vernacular residence with engaged corner tower	Town of Howard	NRHP-Eligible
-	3617 Old Smith Pond Road	Two-story Greek Revival style residence	Town of Howard	NRHP-Eligible
-	3589 County Route 70A	Two-story Stick style residence with ornamental gable spindles	Town of Howard	NRHP-Eligible
-	3619 Old Smith Pond Road	Two-story vernacular farmhouse	Town of Howard	NRHP-Eligible
-	3615 County Route 70A	Two-story vernacular residence	Town of Howard	NRHP-Eligible
-	3597 County Route 70A	Two-story vernacular residence	Town of Howard	NRHP-Eligible
-	3929 Smith Pond Road	Vernacular farm residence large barn behind house	Town of Howard	NRHP-Eligible
-	4400 County Route 70A	William Coff House	Town of Howard	NRHP-Eligible
-	10719 State Route 21	Two-story Greek Revival style residence	Town of Wayland	NRHP-Eligible
-	2452 Quanz Road	Two-story Queen Anne-style residence with tower	Town of Wayland	NRHP-Eligible

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
-	13 Church Street	Two-and-a-half-story Four-Square style residence	Village of Cohocton	NRHP-Eligible
10147.000011	35 East Avenue	Arkport Central School (Art Deco educational building c. 1930s)	Village of Arkport	NRHP-Eligible
10149.000007	3 Shultz Street	Two-story Queen Anne residence	Village of Cohocton	NRHP-Eligible
10149.000011	55 1/2 Maple Avenue	One-story railroad station	Village of Cohocton	NRHP-Eligible
10149.000014	30 Park Avenue	Two-story Art Deco-style school building (1934)	Village of Cohocton	NRHP-Eligible
10149.000019	4 - 8 Maple Avenue	Cohocton Public Library (Two-story Italianate commercial building)	Village of Cohocton	NRHP-Eligible
-	35 Maple Avenue	Brick Mission Style church (1918)	Village of Cohocton	NRHP-Eligible
-	97 Maple Street	Gothic Revival church (1923)	Village of Cohocton	NRHP-Eligible
-	South Main Street	Mapleview Cemetery (1802)	Village of Cohocton	NRHP-Eligible
-	8 Warner Avenue	One-and-a-half-story Gothic Revival cottage	Village of Cohocton	NRHP-Eligible
-	31 Maple Avenue	Two-and-a-half-story Colonial Revival style residence	Village of Cohocton	NRHP-Eligible
-	9 Larrowe Street	Two-and-a-half-story Four-Square style residence	Village of Cohocton	NRHP-Eligible
-	29 Maple Avenue	Two-story Colonial Revival residence	Village of Cohocton	NRHP-Eligible
-	10 South Main Street	Two-story Greek Revival/Italianate residence	Village of Cohocton	NRHP-Eligible
-	14 Maple Avenue	Two-story Italianate commercial building	Village of Cohocton	NRHP-Eligible
-	58 Maple Avenue	Two-story Queen Anne style residence	Village of Cohocton	NRHP-Eligible
-	11 Church Street	Two-story Queen Anne style residence	Village of Cohocton	NRHP-Eligible
-	SE corner North Main/Warner Avenue	Two-story Queen Anne-style with tower	Village of Cohocton	NRHP-Eligible
-	Mill Street	Vacant industrial mill building (1948)	Village of Cohocton	NRHP-Eligible
10156.000060	15 South Lackawanna Street	Two-story Italianate residence (Demolished)	Village of Wayland	NRHP-Eligible
10156.000063	101 South Lackawanna Street	Saint Paul's Church (Gothic Revival-style church with tower circa 1917)	Village of Wayland	NRHP-Eligible
10156.000092	100 West Naples Street	Two-story Queen Anne-style residence	Village of Wayland	NRHP-Eligible
-	206 Fremont Street	Holy Family Catholic Church, cruciform church with bell tower	Village of Wayland	NRHP-Eligible
-	112 West Naples Street	One-and-a-half-story Bungalow style residence	Village of Wayland	NRHP-Eligible
-	5 Hamilton Street	One-and-a-half-story Bungalow-style residence	Village of Wayland	NRHP-Eligible
-	302 South Lackawanna Street	One-and-a-half-story Bungalow-style residence	Village of Wayland	NRHP-Eligible
-	303 North Main Street	One-and-a-half-story Dutch Colonial Revival-style residence	Village of Wayland	NRHP-Eligible

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
-	1 South Lackawanna Avenue	One-story former railroad station	Village of Wayland	NRHP-Eligible
-	209 Fremont Street	Saint Joseph's School, two-story parochial school building (1931)	Village of Wayland	NRHP-Eligible
-	Gunlocke Park Road	Three-story industrial building (c. 20th century)	Village of Wayland	NRHP-Eligible
-	401 2nd Avenue	Two-story Bungalow-style residence	Village of Wayland	NRHP-Eligible
-	205 West Naples Street	Two-story Classical Revival-style residence	Village of Wayland	NRHP-Eligible
-	307 West Naples Street	Two-story Four Square-style residence	Village of Wayland	NRHP-Eligible
-	12 North Main Street	Two-story Italianate commercial building (c. 1896)	Village of Wayland	NRHP-Eligible
-	12 Hamilton Street	Two-story Italianate style residence	Village of Wayland	NRHP-Eligible
-	9 North Main Street	Two-story Italianate-style commercial building	Village of Wayland	NRHP-Eligible
-	6 Scott Street	Two-story Queen Anne residence	Village of Wayland	NRHP-Eligible
-	317 Clark Street	Two-story vernacular residence	Village of Wayland	NRHP-Eligible
-	6 Mill Street	Two-story vernacular residence	Village of Wayland	NRHP-Eligible
10141.000418	175 Lincoln Street	Two-story hipped-roof residence	City of Hornell	Undetermined
10141.000804	181 Seneca Street	Commercial-agricultural building (former Agway)	City of Hornell	Undetermined
10141.000909	26 William Street	Two-story vernacular residence with wrap-around colonnade porch	City of Hornell	Undetermined
10109.000005	4 West Avenue	Front-gabled Italianate-style residence	Hamlet of Atlanta	Undetermined
10109.000042	30 Main Street	E.J. Cottrell Library	Hamlet of Atlanta	Undetermined
10109.000045	15 West Avenue	Two-story vernacular residence with enclosed porch	Hamlet of Atlanta	Undetermined
10109.000002	25 University Avenue	Two-story vernacular residence (possibly demolished)	Hamlet of North Cohocton	Undetermined
10102.000022	61057 State Route 415	Two-story Italianate-style residence	Town of Avoca	Undetermined
10103.000026	5074 Nipher Road	Farm complex	Town of Bath	Undetermined
10103.000027	4832 Nipher Road	Farm complex	Town of Bath	Undetermined
10103.000028	4893 Chamberlain Road	Trailer	Town of Bath	Undetermined
10103.000031	7320 Snell Hill Road	Snell Farm Hillside Children's Center & farm complex	Town of Bath	Undetermined
10103.000032	4986 Nipher Road	Two-story, side-gabled residence	Town of Bath	Undetermined
10103.000033	4781 Chamberlain Road	Two-story vernacular residence and farm complex	Town of Bath	Undetermined
10103.000034	4770 Chamberlain Road	Side-gabled agricultural building	Town of Bath	Undetermined
10103.000036	4730 State Route 70A	Two-story vernacular residence	Town of Bath	Undetermined
10103.000037	4740 State Route 70A	Two-story Vernacular brick residence	Town of Bath	Undetermined
10103.000038	4792 State Route 70A	Farm complex	Town of Bath	Undetermined

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
10109.000018	10645 State Route 371	Two-story vernacular residence	Town of Cohocton	Undetermined
10109.000043	11190 Dutch Hill Road	Saltbox style farmhouse (c. 1830)	Town of Cohocton	Undetermined
10109.000044	11086 State Route 371	Two-story Greek Revival-style farmhouse (c. 1849)	Town of Cohocton	Undetermined
10111.000051	10060 County Route 46	Two-story residence	Town of Dansville	Undetermined
1013.000006	7696 Ricks Road	Two-story farmhouse	Town of Fremont	Undetermined
10113.000003	2311 County Route 70A	Two-story vernacular residence	Town of Fremont	Undetermined
10113.000004	2014 County Route 70A	One-story vernacular residence	Town of Fremont	Undetermined
10113.000005	1917 County Route 70A	Two-story Greek Revival-style farmhouse with replacement picture windows	Town of Fremont	Undetermined
10148.000001	59 South Main Street	Two-story cross-gabled residence	Village of Avoca	Undetermined
10148.000005	16 Oliver Street	Two-story vernacular residence	Village of Avoca	Undetermined
10148.000006	14 Oliver Street	Two-story side-gabled residence	Village of Avoca	Undetermined
10148.000007	12 Oliver Street	One-and-a-half-story cottage residence with center gable	Village of Avoca	Undetermined
10148.000008	10 Oliver Street	Two-story vernacular residence	Village of Avoca	Undetermined
10148.000009	13 Oliver Street	Two-story vernacular residence	Village of Avoca	Undetermined
10148.000010	11 Oliver Street	Two-story front-gabled residence	Village of Avoca	Undetermined
10148.000011	18 North Main Street	Avoca Free Library	Village of Avoca	Undetermined
10148.000014	24 Oliver Street	Two-story front-gabled residence	Village of Avoca	Undetermined
10148.000019	4 Frank Street	Two-story low hipped-roof residence	Village of Avoca	Undetermined
10149.000009	2 Church Street	Two-story vernacular residence	Village of Cohocton	Undetermined
10149.000010	5 Larrowe Street	Two-story vernacular residence	Village of Cohocton	Undetermined
10149.000012	3 Wheeler Street	Two-story cross-gabled residence	Village of Cohocton	Undetermined
10149.000013	6 Rosencrans Street	Two-story vernacular residence	Village of Cohocton	Undetermined
10149.000021	70 Maple Avenue	Two-story vernacular residence	Village of Cohocton	Undetermined
10128.000003	11485 State Route 15	One-story vernacular residence with clapboard garage in rear	Village of Wayland	Undetermined
10156.000005	109 South Lackawanna Street	Two-story Queen Anne-style residence	Village of Wayland	Undetermined
10156.000006	113 South Lackawanna Street	Two-story Queen Anne-style residence with wrap-around porch	Village of Wayland	Undetermined
10156.000007	218 South Lackawanna Street	Two-story Queen Anne-style residence with decorative clapboard over porch	Village of Wayland	Undetermined
10156.000009	100 North Lackawanna Street	Two-story Queen Anne-style residence with tower	Village of Wayland	Undetermined

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
10156.000010	102 North Lackawanna Street	One-and-half-story Gothic Revival-style cottage residence	Village of Wayland	Undetermined
10156.000011	106 North Lackawanna Street	Two-story Queen Anne-style residence with tower	Village of Wayland	Undetermined
10156.000012	110 North Lackawanna Street	Two-story Queen Anne-style residence with Palladian window	Village of Wayland	Undetermined
10156.000013	112 North Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000014	202 North Lackawanna Street	Two-story Queen Anne-style residence with center gable (c. 1875)	Village of Wayland	Undetermined
10156.000015	208 North Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000018	204 North Lackawanna Street	Two-story low hipped-roof residence	Village of Wayland	Undetermined
10156.000019	5-7 North Lackawanna Street	One-story convenience store with Mansard roof (Sugar Creek)	Village of Wayland	Undetermined
10156.000020	9-11 North Lackawanna Street	Two-story vernacular residence with enclosed porch	Village of Wayland	Undetermined
10156.000021	17 North Lackawanna Street	Two-story vernacular residence with side-gabled roof	Village of Wayland	Undetermined
10156.000022	101 North Lackawanna Street	Two-story vernacular cottage	Village of Wayland	Undetermined
10156.000023	103 North Lackawanna Street	Two-story Queen Anne-style residence with center gable	Village of Wayland	Undetermined
10156.000024	105 North Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000025	107 North Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000026	111 North Lackawanna Street	Two-story Italianate-style cottage with brackets and one-story porch addition	Village of Wayland	Undetermined
10156.000027	203 North Lackawanna Street	One-story Bungalow-style residence	Village of Wayland	Undetermined
10156.000028	6 South Lackawanna Street	Two-story Queen Anne-style residence with cross-gabled roof	Village of Wayland	Undetermined
10156.000029	8 South Lackawanna Street	Two-story Queen Anne-style cottage with center gable	Village of Wayland	Undetermined
10156.000030	12 South Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000031	14 South Lackawanna Street	Two-story vernacular cottage	Village of Wayland	Undetermined
10156.000032	16 South Lackawanna Street	Two-story vernacular cottage	Village of Wayland	Undetermined
10156.000033	18 South Lackawanna Street	Two-story Queen Anne-style residence with cross-gabled roof	Village of Wayland	Undetermined
10156.000035	110 South Lackawanna Street	Two-story Italianate-style residence with off-center doorway	Village of Wayland	Undetermined
10156.000036	112 South Lackawanna Street	One-and-a-half-story Craftsman-style residence with large central dormer	Village of Wayland	Undetermined

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
10156.000037	114 South Lackawanna Street	One-story vernacular residence (vinyl siding)	Village of Wayland	Undetermined
10156.000039	200 South Lackawanna Street	Two-story simple Italianate-style residence with side porch	Village of Wayland	Undetermined
10156.000040	204 South Lackawanna Street	Two-story Queen Anne-style residence	Village of Wayland	Undetermined
10156.000041	206 South Lackawanna Street	Two-story vernacular residence with hipped roof	Village of Wayland	Undetermined
10156.000042	208 South Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000043	210 South Lackawanna Street	Two-story Queen Anne-style residence with decorative gable shingles and window	Village of Wayland	Undetermined
10156.000044	212 South Lackawanna Street	Two-story Queen Anne-style residence with high-peaked center gable and ornamental glass	Village of Wayland	Undetermined
10156.000045	214 South Lackawanna Street	Two-story vernacular residence with picture window	Village of Wayland	Undetermined
10156.000046	216 South Lackawanna Street	Two-story vernacular residence with central dormer	Village of Wayland	Undetermined
10156.000047	220 South Lackawanna Street	One-story mobile home trailer with porch addition (c. mid-20th century)	Village of Wayland	Undetermined
10156.000048	222 South Lackawanna Street	Two-story cross-gabled vernacular residence with wrap-around porch	Village of Wayland	Undetermined
10156.000049	300 South Lackawanna Street	One-and-a-half-story Craftsman-style residence	Village of Wayland	Undetermined
10156.000051	308 South Lackawanna Street	Two-story Queen Anne residence (Former Motel Monroe)	Village of Wayland	Undetermined
10156.000052	312 South Lackawanna Street	Two-story vernacular residence with massive center gable and decorative shutters	Village of Wayland	Undetermined
10156.000054	318 South Lackawanna Street	Two-story vernacular residence with decorative shingles on gable	Village of Wayland	Undetermined
10156.000055	320 South Lackawanna Street	Two-story Vernacular residence	Village of Wayland	Undetermined
10156.000056	322 South Lackawanna Street	Two-story Vernacular residence	Village of Wayland	Undetermined
10156.000057	324 South Lackawanna Street	Two-story Vernacular residence	Village of Wayland	Undetermined
10156.000061	17 South Lackawanna Street	One-and-a-half-story Bungalow style residence	Village of Wayland	Undetermined
10156.000062	19 South Lackawanna Street	Two-story Gothic Revival cottage with porch additions	Village of Wayland	Undetermined
10156.000064	103 South Lackawanna Street	Two-story, side-gabled Vernacular residence with windowless central dormer	Village of Wayland	Undetermined
10156.000065	105 South Lackawanna Street	Two-story vernacular residence with multiple additions and enclosed porch	Village of Wayland	Undetermined
10156.000066	107 South Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000067	117 South Lackawanna Street	Two story vernacular residence with enclosed porches	Village of Wayland	Undetermined

USN (if available)	Address	Name and/or Description	Municipality	NRHP Eligibility Determination
10156.000069	205 South Lackawanna Street	Two-story vernacular residence with decorative gable shingles and window	Village of Wayland	Undetermined
10156.000070	207 South Lackawanna Street	Two-story vernacular residence with added dormer above colonnaded porch	Village of Wayland	Undetermined
10156.000071	209 South Lackawanna Street	Two-story vernacular residence with decorative gable shingles and large multi-pane picture window	Village of Wayland	Undetermined
10156.000072	211 South Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000073	213 South Lackawanna Street	Large, two-story vernacular residence with colonnaded porch and ell addition	Village of Wayland	Undetermined
10156.000074	215 South Lackawanna Street	Two-story simple Italianate-style residence	Village of Wayland	Undetermined
10156.000075	217 South Lackawanna Street	Two-story vernacular residence with modified carriage barn in rear	Village of Wayland	Undetermined
10156.000076	221 South Lackawanna Street	Two-story vernacular residence with enclosed porch	Village of Wayland	Undetermined
10156.000077	301 South Lackawanna Street	Two-story cross-gabled vernacular residence	Village of Wayland	Undetermined
10156.000078	305 South Lackawanna Street	Heavily modified two-story vernacular residence with colonnaded portico entrance	Village of Wayland	Undetermined
10156.000079	309 South Lackawanna Street	Two-story vernacular residence with transom window on first floor	Village of Wayland	Undetermined
10156.000080	313 South Lackawanna Street	Two-story Gothic Revival-style cottage with partially enclosed porch and modified windows	Village of Wayland	Undetermined
10156.000081	317 South Lackawanna Street	Two-story vernacular residence with hipped roof	Village of Wayland	Undetermined
10156.000082	319 South Lackawanna Street	Two-story long and narrow vernacular residence	Village of Wayland	Undetermined
10156.000083	321 South Lackawanna Street	Two-story hipped-roof Vernacular residence with enclosed porch	Village of Wayland	Undetermined
10156.000084	323 South Lackawanna Street	Two-story vernacular residence	Village of Wayland	Undetermined
10156.000086	9 Mill Street	Two-story cross-gabled vernacular residence	Village of Wayland	Undetermined
10156.000092	205 North Lackawanna Street	Two-story vernacular residence with metal porch roof	Village of Wayland	Undetermined
10156.000128	8 East Naples Street	Two-story Italianate-style commercial building	Village of Wayland	Undetermined
10156.000169	209 Lincoln Street	Two-story Gothic Revival-style cottage with rear addition	Village of Wayland	Undetermined
10156.000173	100 Granger Road	One-and-a-half-story vernacular cottage	Village of Wayland	Undetermined
10156.000174	18 East Avenue	Two-story, center-gabled residence with side dormers	Village of Wayland	Undetermined
10156.000175	19 South Main Street	Two-story residence	Village of Wayland	Undetermined
10165.000068	203 South Lackawanna Street	Two-story vernacular residence with enclosed porch	Village of Wayland	Undetermined

The Cohocton Town and Village Municipal Building, also known as the Larrowe House, (90PR02998) and the contributing Larrowe Garage and Cohocton Public Library (USN 10149.000017) are located in the village of Cohocton in the northeastern portion of the five-mile study area (see Figure 4). The Larrowe House was constructed in 1856 by Albertus Larrowe, one of the founders of Cohocton. It was the main structure of a larger farm complex of which it is the sole surviving building. The building exterior and interiors retain a high level of integrity. The chimneys are presumed to be the only later additions to the house. The contributing Larrowe Garage building was constructed in the 1920s as a one-story automobile garage with an attic loft for the chauffeur to reside. The property remained in the Larrowe family until 1950, when the lot was deeded to the Town of Cohocton. The building was listed in the NRHP in 1990 (Ardito, 1989).

The Rowe House (07NR05717) is located on County Road 38 in the Town of Wayland, on the northeast edge of the five-mile study area. The Rowe House property is comprised of a two-story, seven-bay Tudor Revival-style house constructed circa 1926 on over 28 acres of land. The house was constructed for the Rowe family by the prominent Rochester architect J. Foster Warner, and retains a high degree of historic and architectural integrity, and is a highly prominent and intact example of the Tudor Revival style in a predominantly rural, agrarian setting (Englert, 2007).

The Presbyterian Church of Atlanta (09NR06057) is located in the hamlet of Atlanta, in the Town of Cohocton, in the northeast portion of the five-mile study area. The church was originally constructed circa 1895 in the Queen Anne style, designed by noted Elmira architect Otis Dockstader. The church retains much of its original interior and exterior details, and is architecturally significant as a highly intact example of a Queen Anne-style church constructed in the Akron Plan, which uniquely programmed the internal rooms of churches around a central rotunda (Englert, 2009).

The NRHP-eligible properties within the study area include residences, churches, cemeteries, fraternal and agricultural society buildings, educational buildings, and commercial structures. Numerous nineteenth- and early-twentieth-century structures (primarily residences and farmsteads) are located within the study area that have not been previously evaluated by NYSOPRHP to determine if they are NRHP-eligible. These types of resources are typically determined NRHP-eligible under NRHP Criterion C (i.e., they "embody the distinctive characteristics of a type, period, or method of construction" [CFR, 2004a]), and often derive their significance from being representative examples of vernacular nineteenth-century architectural styles that retain their overall integrity of design and materials. Within the study area, many nineteenth-century residences were originally Italianate or Italianate-inspired vernacular houses with modest details, with some pockets of Gothic Revival-inspired houses. Most of the historic farmhouses are Greek Revival or Greek Revival-inspired vernacular houses. The architectural integrity of historic resources throughout the five-mile radius study area is highly variable, with many showing noticeable alteration, or deterioration due to the elements.

2.3 History of the Study Area

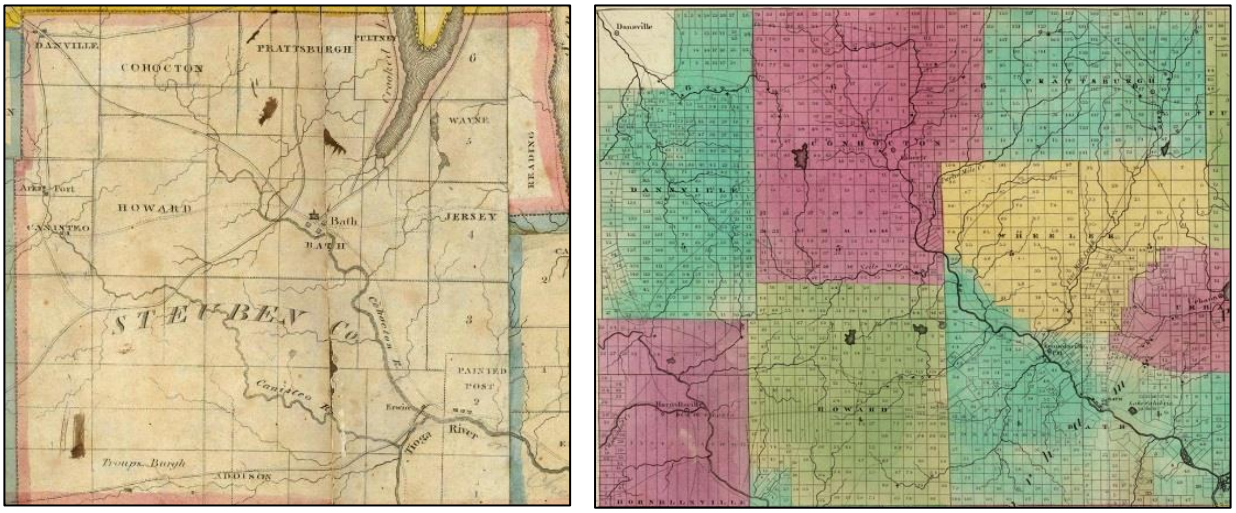
Archives and repositories consulted during EDR's research for the Facility and 5-Mile Study Area included EDR's in-house collection of reference materials, and online digital collections of the New York State Library, Ancestry.com, New York Heritage, David Rumsey Map Collection, and United States Geological Survey (USGS). Among the sources reviewed for the historic context of the Facility area and five-mile study area are the *History of Steuben County* (Clayton, 1879), the *Pioneer History and Atlas of Steuben County, New York* (Thrall, 1942), and *Steuben County: The First 200 Years, A Pictorial* History (Sherer, 1996). Historic maps reproduced in the report include the 1873 Beers *Atlas of Steuben County, NY* (Figure 5), the 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps (Figure 6), and the 1942 *Dansville, NY*, 1942 *Naples, NY*, 1943 *Wayland, NY*, 1953 *Avoca, NY*, 1953 *Towlesville, NY*, 1954 *Canisteo, NY*, 1965 *Arkport, NY*, 1978 *Haskinville, NY*, and 1978 Hornell, NY USGS 1:24000 topographic quadrangle maps (Figure 7).

The Facility is located in the towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. At the time of European contact and colonization in the eighteenth century, the Facility area was located within the territory of the Seneca Nation of the Iroquois Confederacy and was used as their traditional hunting lands. The Senecas permitted various other tribes to occupy parts of this land as refugees during times of war. This included Munsi and Unami Delawares during the French and Indian War, and Tuscarora Indians in the wake of the Revolutionary War (Clayton, 1879; Folts, 2005).

The first documentation by European sources comes from the French Captain Pierre Pouchot, a French engineering officer stationed at Fort Erie, who made the first topographic map of the area encompassing the county in 1758. The land comprising Steuben County was initially a portion of the large Phelps & Gorham Purchase in 1788. Once surveyed it was sold to Robert Morris in 1790, and sold again to the London-based businessman Sir William Pulteney. The "Pulteney Estate" suffered from poor relations between the landowner and lessees for almost 80 years. This period saw increased settlement of the county, mostly in the southern towns of Painted Post and the present-day city of Corning, around the convergence of the Tioga, Chemung, and Cohocton Rivers (Clayton, 1879; Folts, 2005).

Steuben County was officially created in March of 1796 after being split from Ontario County (see Inset 1). At the time of the county's formation, the population was approximately 1,000 residents, and by 1820 had grown significantly, exceeding 20,000. The population then grew by roughly 10,000 people every decade through the nineteenth century, leveling off and entering into slight decline during the twentieth century. Settlements originated and flourished primarily in the river valleys and road junctions (see Insets 1 and 2). These settlements were later complimented by the addition of the Corning and Blossburgh and the Erie Railroad lines in 1839, and 1851, respectively. Various portions of

townships subsequently annexed to the surrounding counties up to 1854. The first municipal buildings were located in the town of Bath, including the county courthouse, jail, and poor-house (Clayton, 1879; Folts, 2005).



Inset 1. 1817 Lay *Map of the State of New York* (left)
By 1817, a handful of village centers had been established at the junctions of surface roads and waterways. Eastern portions of the county were eventually annexed by the neighboring counties (Lay, 1817; collections of David Rumsey).

Inset 2. 1829 Burr *Map of the County of Steuben* (right)
By 1829, several new towns had been formed, and laid out in a generally grid-like pattern. The waterways were being navigated frequently, and are more detailed in this map. Several new villages had been settled at this point (Burr, 1829; collections of David Rumsey).

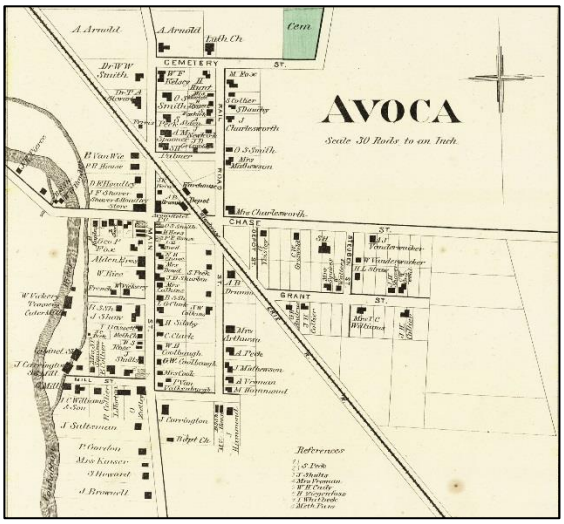
Steuben County's economy focused mainly on agriculture and lumber, augmented by the utilization of the interconnected system of rivers and canals; the main arteries being the Cohocton River, Canisteo River, and Goff Creek. White pine and hemlock wood was floated to markets as far away as Baltimore via these waterways on rafts known as "arks." The village of Arkport derives its name by virtue of acting as a point of departure for these vehicles. The expansion of the railroads in the mid-nineteenth century increased commerce moderately, in particular with the location of an Erie Railroad mechanic station at Hornell. The increase in travel and accessibility to the countryside resulted in the moderate growth of new villages and hamlets in rural areas (see Inset 3). This period also saw a major expansion of the built environment in the area during the middle of the nineteenth century, as increased economic activity led to the construction of many residences in the contemporaneous Italianate and Queen Anne styles. The late nineteenth century saw an influx of immigrants from Ireland and Italy via the railroads. The agricultural and industrial base experienced a decline in Steuben County during the twentieth century. The number of dairy farms decreased across the county, and by 1935 most farming was commercial in scale and increasingly mechanized. In Cohocton, the Pollio Cheese Factory, originally the Wetmiller's Creamery built in 1911, closed in 1990. Yet some manufacturing plants remain, including the Gunlocke Furniture factory at Wayland and the Haines Manufacturing plant at Avoca. Dairy farming has been a staple of the Steuben County economy since the late nineteenth century, along with vineyards (Thrall, 1942; Folts, 1996 & 2005; Fox, 1996; Wright and Wright, 2005).

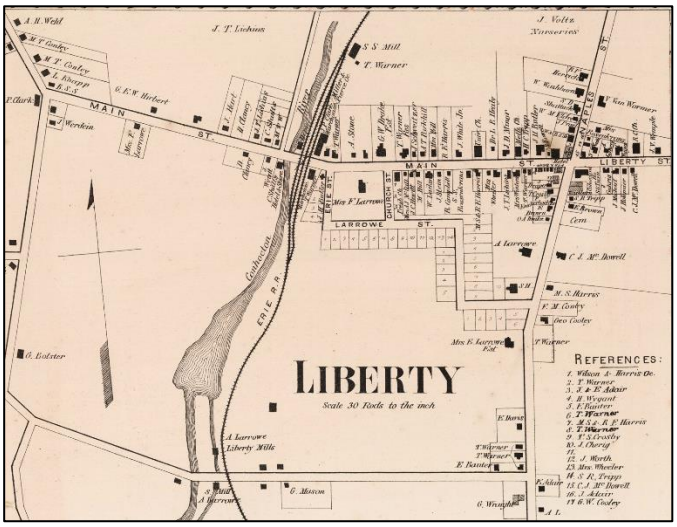
Inset 3. 1873 Beers *Outline Map of Steuben County*
By 1873, railroads were constructed along the rivers and major roads traditionally used for travel and commerce. Village post offices increased in number as villages and settlements became more accessible due to road improvements. The increased number established rural roads depicted on this map also illustrates this development (Beers, 1873; collections of David Rumsey).

The Town of Avoca was formed in 1843 from the Towns of Bath, Cohocton, Howard, and Wheeler. The first settlers appeared in 1794 and consisted of a handful of Scotch-Irish families from eastern New York. These settlements were formed in the Cohocton River Valley, and include the villages of Avoca and Wallace. Subsequent waves of English, Dutch, German, and Swedish origin arrived in the decades that followed (Sherer, 1996; Wright & Wright, 2005). The first settlers cleared the dense forests of the valley in order to establish farms, and as a result were part of the initial lumber economy that utilized the waterways to export product. The Erie and Delaware and Lackawanna Railroads

were built in 1852 and stations were located in Avoca and Wallace (Inset 4). After the arrival of the railroad the local economy grew and diversified. Factories were constructed throughout the second half of the nineteenth century dedicated to the making of dairy products, furniture, wagons and wheels, beehives, and agricultural equipment. The Village of Avoca was incorporated in 1883. The first school building was erected in 1820, and larger, more modern buildings replaced it at 50-year intervals. The current educational buildings were constructed in 1938 (Thrall, 1942; Sherer, 1996; Wright & Wright, 2005).

The Town of Cohocton was formed in June of 1812 from parts of Bath and Dansville. The hamlet of North Cohocton was originally called "Biven's Corners" after an early settler until 1828, when the post office was established under its current name. In a similar manner, the hamlet of Atlanta was known as "Blood's Corners," until 1892. The largest settlement, originally known as "Liberty Corners," evolved into the Village of Cohocton (Inset 5). The town's economy followed the regional pattern of lumber exportation. Dairy and potato farming were established by mid-century, and industrial sites relative to each were operational during the twentieth century. The Village of Cohocton is known for being the birthplace of Orson Fowler, a famous 19th century phrenologist and a chief proponent of the octagon style house. Cohocton currently has no major employers, and is considered a "bedroom community," as most of its residents travel to nearby communities to work (Thrall, 1942; Folts, 1996; Wright & Wright, 2005).





Inset 4. 1873 Beers *Atlas of Steuben County*, village of Avoca (left)
By 1873, the village of Avoca had developed a small central commercial district adjacent to both the Conhocton (Cohocton) River and the Erie Railroad depot (Beers, 1873; collection of David Rumsey).

Inset 5. 1873 *Atlas of Steuben County*, village of Liberty (right)
By 1873, the village of Liberty was the center of commerce for the town of Cohocton, which it later adopted as its name (Beers, 1873; collections of David Rumsey).

The Town of Dansville (not to be confused with the nearby village of Dansville in Livingston County) was formed in 1796, one of the original six townships of Steuben County. However, no significant settlements were present in the town until 1804. The first tavern was opened in 1806, and the first school building erected in 1811. The marshes were drained in 1832, which expanded the opportunities for agricultural business. Farming and lumber were early economic staples of the area. The Rogersville Union Seminary was a high school established in 1848 and a large, three-story educational building was constructed in 1852. The school was torn down in 1907. Stony Brook State Park was established in 1928, and its public buildings and trails were created by the Civilian Conservation Corps in the 1930s. Agricultural transport business and potato farming are still an economic driver in the town of Dansville (Clayton, 1879; Thrall, 1942; Wright & Wright, 2005).

The Town of Fremont was settled beginning in 1812, and was formed in November if 1854 from parts of Hornellsville, Dansville, Wayland, and Howard. It was named after the Colonel John C. Fremont of California, who ran as the first Republican party presidential candidate that year. Early economies involved timber and dairy farming. There were four cheese factories in the township in the mid-19th century (Thrall, 1942; Spencer, 2005). The first businesses were typical of the area, with a saw mills and dairy enterprises. A significant development in the milling of flour came in 1833 when Elisha Stephens utilized new technology to manufacture white flour. This drew patrons from far away and was a source of economic pride and energy, and Stephen's Mills became synonymous with the settlement that grew around the mill. The City of Hornell acquired the mill site in 1908. Dairy and potato farming remain chief economic staples (Thrall, 1942; Spencer, 1996; Wright & Wright, 2005).

The Town of Howard was formed in 1812 from Bath and Dansville. The first settlers to the area now occupied by the Village of Howard were the Bennett brothers Daniel and Jacob, and as a result the area comprising the village was known as Bennett's Flats for many years. The waterways utilized by the neighboring townships to support the timber business were not proximately located to Howard, and so the early businesses existed mainly to support the settlers. The coming of the railroad to the area caused a reduction of the population of Howard, whose residents most likely relocated to nearby regional centers. Howard's first two-room school house, built in 1939, is possibly the only Art Deco building in the township. New York State Route 17 was built through the village in 1968 and 1969, bringing additional traffic but not any significant commercial growth. In the late twentieth and early twenty-first centuries, dairy farming continues to be the chief industry (McMaster, 1853; Thrall, 1942; McCallum, 1996; Wright & Wright, 2005).

The Town of Wayland was formed in 1848 from the towns of Cohocton and Dansville. Adam Zimmerman was the first settler to the area in 1806. There was a plank road constructed between Wayland and Dansville n 1842, which helped encourage very early economic development in taverns and hotels constructed along the route. Timber and dairy farming sustained the economy of Wayland until the 1870s, when tourism around Loon Lake began to grow

significantly. Portland cement and silk products were made in the early twentieth century. The Gunlocke chair factory has been in production since 1902 at the south end of the village (Thrall, 1942; Scott, 1996; Wright & Wright, 2005).

Historic maps reflect the robust nineteenth century settlement and expansion of the towns within the county and the five-mile study area, and the comparative relative lack of population growth throughout the twentieth century. The 1873 Beers *Outline Map of Steuben County* (Figure 5) shows populations within the Facility study area concentrated around the villages that had formed at crossroads, or had grown around railroads and waterways throughout the county. The villages of Avoca, Liberty (later renamed Cohocton) and Wayland are the most significant population and commercial centers within the five-mile study area, with numerous hamlets depicted throughout the towns, and residences spaced regularly along roads that primarily follow waterways and topographic features.

The 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps (Figure 6) shows a similar condition to the 1873 Beers maps, with a more formalized and defined network of roads located throughout the five-mile study area. The villages of Avoca, Cohocton and Wayland appear to have increased in size, with additional growth noticeable in the hamlets of Atlanta and Perkinsville. Development is relatively sparse in the central and western portions of the study area, though several schools are noted on the maps. The 1942 *Dansville, NY*, 1942 *Naples, NY*, 1943 *Wayland, NY*, 1953 *Avoca, NY*, 1953 *Towlesville, NY*, 1954 *Canisteo, NY*, 1965 *Arkport, NY*, 1978 *Haskinville, NY*, and 1978 *Hornell, NY* USGS 1:24000 topographic quadrangle maps[4] (Figure 7) show significant expansion of the villages of Dansville and Hornell, just beyond the northwest and southwest edges of the five-mile study area, respectively. In addition, Interstates 86 and 390 have been constructed through the study area with some noteworthy additional development in the villages of Avoca, Cohocton and Wayland adjacent to the newly constructed highways. The rural portions of the study area appear to be relatively unchanged from their depiction on previous historic maps, with the exception of lakeside housing that has been constructed on the shores of larger water bodies such as Loon Lake.

2.4 Existing Conditions

Representatives existing conditions within the Facility study area are depicted on Figure 8 and summarized below:

- The proposed Facility area is characterized by a patchwork of forested woodlots, open agricultural fields (primarily hay), pasture, reverting former agricultural lands in various stages of secondary succession, and scattered residences and farms.

[4] The 1978 photorevised editions of these maps have been used to provide the most consistency regarding the state of development of the landscape and built environment in the mid-to-late twentieth century. Changes on the maps from their original publishing date are noted in pink.

- No areas of concentrated settlement occur within the Facility area. The hamlet of Haskinsville is the only named hamlet present within the Facility area, and is comprised of a church, cemetery and scattered residences at the intersection of County Route 55 and New York State Route 21.
- The Facility area is bordered on the south by Interstate 86, and roughly bounded on the northeast by Interstate 390, which are the major transportation routes through the five-mile study area surrounding the Facility. Additional major roads located within the five-mile study area include New York State Routes 15, 21, 63, 371 and 415, and numerous county routes.
- The area within five miles of the Facility area is for the most part rural and lightly populated, and the majority of homeowners appear to be long-time residents. Older homes and farms are typically spaced at regular intervals along roadways and include houses in a variety of vernacular traditions (primarily Greek Revival, with some Queen Anne and Gothic Revival residences present) and traditional agricultural buildings, intermixed with modern houses and farm facilities.
- Housing is concentrated in rural hamlets and villages, with houses usually clustered around a four-way intersection or town square.
- Significant areas of concentrated settlement within the five-mile study area include the villages of Avoca, Cohocton and Wayland, each of which contain several historic architectural resources previously determined NRHP-eligible (see Figure 4).
- Three NRHP-listed properties are located in the northeastern portion of the five-mile study area: the Cohocton Town and Village Hall (Larrowe House) in the Village of Cohocton, the Presbyterian Church of Atlanta in the hamlet of Atlanta, and the Rowe House (09NR00000) in the Town of Wayland.
- No properties listed on or determined eligible for the NRHP are located within the Facility area.

3.0 HISTORIC RESOURCES SURVEY WORK PLAN

3.1 Criteria for Evaluating the Significance of Historic Resources

Historically significant properties are defined herein to include buildings, districts, objects, structures and/or sites that have been listed on the NRHP, as well as those properties that NYSOPRHP has formally determined are eligible for listing on the NRHP. Criteria set forth by the National Park Service for evaluating historic properties (36 CFR 60.4) state that a historic building, district, object, structure or site is significant (i.e., eligible for listing on the NRHP) if the property conveys (per CFR, 2004a; NPS, 1990):

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:
>
> (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
> (B) that are associated with the lives of persons significant in our past; or
> (C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
> (D) that have yielded, or may be likely to yield, information important in prehistory or history.

As noted in Section 1.1 of this report, historic resources surveys undertaken by EDR in association with the Facility will be conducted by professionals who satisfy the qualifications criteria per the Secretary of the Interior's Standards for Historic Preservation (36 CFR 61). Our staff are thoroughly familiar with vernacular architectural styles, architectural traditions, historic settlement and land use patterns, and relevant historic contexts for rural western New York State.

3.2 Historic Resources Survey

The *SHPO Wind Guidelines* suggest the completion of a preliminary historic resources survey of the areas located within one mile of the turbines where viewshed analysis indicates the Facility is potentially visible, and then schedule a meeting with NYSOPRHP staff in Albany to review the results of the preliminary survey. The purpose of this meeting is to allow NYSOPRHP the opportunity to verify the evaluation criteria being used by the consultant to determine NRHP-eligibility. However, EDR's cultural resources staff have successfully undertaken numerous previous historic resources surveys for energy projects in New York State, including wind energy projects, in close consultation with NYSOPRHP staff. In these previous surveys, NYSOPRHP staff have concurred with EDR staff recommendations regarding the

potential NRHP-eligibility of historic resources without the need for additional survey or justification. In recent correspondence related to other wind energy projects in New York, NYSOPRHP staff have confirmed that EDR does not need to conduct this initial one-mile survey and confirmation of methodology. Therefore, a one-mile survey and initial consultation with NYSOPRHP to review the results of the one-mile survey are not proposed herein.

The Facility's APE is defined in Section 1.4 of this report. However, it is worth noting that significant portions of the study area for the Facility are located within the areas previously surveyed for the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects (see Section 2.1 and Figure 3). As a result, EDR assumes that no additional historic architectural resources survey will be necessary within this recently surveyed area, and proposes only conducting a survey within the remaining portions of the study area that have not been formally surveyed for historic architectural resources.

EDR will conduct a historic resources survey the Facility's APE (with the exception of the area noted above). The historic resources survey will be conducted by a qualified architectural historian who meets the Secretary of Interior's Standards for Historic Preservation Projects (36 CFR Part 61). The historic resources survey will identify and document those buildings within the study area that, in the opinion of EDR's architectural historian, appear to satisfy National Register of Historic Places (NRHP) eligibility criteria. In addition, the survey will also be conducted for the purpose of providing updated photographs and recommendations of eligibility for NRHP-eligible resources, as well as previously surveyed resources within the APE whose NRHP eligibility has not formally been determined (see Section 2.2 and Table 1).

Historic resources survey fieldwork will include systematically driving all public roads within the study area to evaluate the NRHP-eligibility of structures and properties within the study area. When sites that appeared to satisfy NRHP-eligibility criteria are identified, the existing conditions of the property will be documented by EDR's architectural historian. This includes photographs of the building(s) (and property) and field notes describing the style, physical characteristics and materials (e.g., number of stories, plan, external siding, roof, foundation, and sash), condition, physical integrity, and other noteworthy characteristics for each resource.

EDR's evaluation of historic resources within the study area will focus on the physical condition and integrity (with respect to design, materials, feeling, and association) to assess the potential architectural significance of each resource. If deemed appropriate, individual buildings located within villages and hamlets will not be documented as individual properties, but instead will be described collectively as clusters or districts. For previously surveyed historic properties, EDR will make a recommendation of NRHP-eligibility for structures and properties within the study area previously determined NRHP-eligible or whose NRHP eligibility has not formally been determined. An updated

photograph (or photographs) of previously surveyed properties will be taken, and an updated recommendation of NRHP-eligibility will occur where applicable.

If significant changes to materials or form are found to have occurred, or if a property is found to no longer be standing, an updated recommendation of NRHP eligibility will be provided. Previously identified resources whose NRHP eligibility has not formally been determined will be given an updated recommendation of NRHP eligibility.

Note that all properties included in the historic resources survey will be photographed and assessed from public rights of way. The condition and integrity of all resources will be evaluated based solely on the visible exterior of the structures. No inspections or evaluations requiring access to the interior of buildings, or any portion of private property, will be conducted as part of this assessment. In accordance with the *SHPO Wind Guidelines*, and based on previous consultation with NYSOPRHP for previous wind projects,[5] buildings that are not sufficiently old (i.e., are less than 50 years in age), that lack architectural integrity, or otherwise were evaluated by EDR's architectural historian as lacking historical or architectural significance will *not* be included in or documented during the survey.

Based on previous NYSOPRHP consultation for other wind projects, it is assumed that no additional documentation of resources of the area previously surveyed for the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects will be necessary.[6] The five-mile study area for the Facility includes approximately 246 square miles.[7] The previous five-mile surveys for Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects included approximately 184 square miles (75 percent) of the Facility study area, leaving approximately 162 square miles (25 percent) unsurveyed. Figure 4 depicts the previously surveyed area as well as the proposed survey area. EDR proposes to conduct a historic resources survey of *only areas not previously surveyed* within the Facility study boundary using the methodology described above.

EDR will provide initial survey results and recommendations of NRHP eligibility for historic architectural properties surveyed, including photographs, brief property descriptions, and location maps, to NYSOPRHP via the CRIS website. EDR is requesting that NYSOPRHP review these results and provide determinations of eligibility prior to EDR completing a historic resources visual effects analysis for the Facility, so that only the potential effects of the Facility on historic properties determined eligible by NYSOPRHP are considered.

[5] See Historic Resources Survey for the Cassadaga Wind Project (15PR02730) (EDR, 2016).
[6] EDR recently completed Historic Resources Survey for the Cassadaga Wind Project (15PR02730) (EDR, 2016), where a significant portion of the Project APE had previously been surveyed as part of an adjacent wind project. NYSOPRHP concurred with EDR that no additional survey was required within the previously surveyed portions of the study area.
[7] Based on the current Facility site boundary, which is likely to change as the Facility layout is refined. The final survey area will reflect a five-mile buffer around the final layout of the Facility, which will be specified in the Historic Resources Survey Report.

3.3 Historic Resources Survey Report

The methods and results of the survey will be summarized in an illustrated report, along with an annotated properties table that will include an entry for each identified property. The annotated properties table will include one or more photographs of each property, a brief description of the property (name, address, estimated age, architectural style, materials, etc.), an assessment of its condition, and an evaluation of significance.

The report will also include an analysis of the potential visual effect of the Facility on identified properties recommended by EDR to be NRHP-eligible, including consideration of distance and the effect of vegetation and other landscape features that may screen or minimize views of the Facility from historic resources.

16 NYCRR § 1001.24 (Exhibit 24: Visual Impacts) describes the necessary components of a Visual Impact Assessment (VIA) that must be conducted as part of the Article 10 application. The VIA must include "identification of visually sensitive resources, viewshed mapping, confirmatory visual assessment fieldwork, visual simulations (photographic overlays), cumulative visual impact analysis, and proposed visual impact mitigation". In addition, 16 NYCRR § 1001.24 requires that "the applicant shall confer with municipal planning representatives, DPS, DEC, OPRHP, and where appropriate, APA in its selection of important or representative viewpoints" (Article 10, Exhibit 24, Part 1001.24[b][4])[8]. To address this requirement, the historic resources survey report will identify those historic resources where visual setting is an important factor in their significance and where viewshed analysis indicates potential visibility of the Facility. The report will recommend those historic resources where preparation of a visual simulation would be appropriate to assess the Facility's potential effect.

The final report, including all figures and simulations, will be provided to NYSOPRHP via the CRIS website. The report will also include recommendations for mitigation efforts, if appropriate.

[8] Note: "DPS" is the New York State Department of Public Service, "DEC" is the New York State Department of Environmental Conservation, "OPRHP" is the New York State Office of Parks, Recreation, and Historic Preservation, and "APA" is the Adirondack Park Agency.

4.0 SUMMARY

4.1 Summary of Historic Architectural Survey Work Plan

On behalf of Baron Winds, LLC, a wholly owned subsidiary of EverPower Wind Holdings, Inc., EDR has prepared a Phase 1A Historic Architectural Resources Survey and Work Plan for the proposed Baron Winds Facility, located in the Towns of the Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. Per the *SHPO Wind Guidelines*, the APE for visual impacts on historic properties for wind projects is defined as those areas within five miles of proposed turbines which are within the potential viewshed (based on topography) of the project (NYSOPRHP, 2006).

A total of 210 previously-identified historic architectural resources are located within the five-mile study area for the Baron Winds Project:

- Three properties listed on the NRHP are located within the APE: the Cohocton Town and Village Municipal Building (90PR02998), Rowe House (07NR05717), and Presbyterian Church of Atlanta (09NR06057).
- There are 92 properties located within the APE that have been previously determined eligible by NYSOPRHP, and 115 properties whose NRHP-eligibility is currently undetermined.
- Of the NRHP-eligible or listed properties within the Facility study area, 86 were surveyed as part of the previous three studies conducted in 2006, and 6 were identified using the CRIS database. All of the properties within the Facility study area whose NRHP eligibility is currently undetermined were identified using the CRIS database.

As part of the historic resources work plan for the Baron Winds Facility:

- EDR will conduct a historic resources survey of the five-mile-radius visual study area of the Facility, and provide photographs and a brief description of all properties determined to be NRHP-eligible
- In addition, EDR will provide updated recommendations of NRHP eligibility for properties within the study area previously determined eligible, as well as properties whose NRHP eligibility has not yet been determined.
- A significant portion of the five-mile-radius study area for the proposed Baron Winds Facility was surveyed as part of permitting studies for the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm Facilities. EDR assumes that the area previously surveyed as part of the Arkwright Summit Wind Farm will not need to be resurveyed.
- EDR will provide initial survey results and recommendations of NRHP eligibility for historic architectural properties surveyed, including photographs and a brief property description, to NYSOPRHP via the CRIS

website. EDR is requesting that NYSOPRHP review these results and provide determinations of eligibility prior to EDR completing a historic resources visual effects analysis for the Facility, so that only the potential effects of the Facility on historic properties determined eligible by NYSOPRHP are considered.

- Following the receipt of determinations of NRHP eligibility from NYSOPRHP, EDR will provide a historic resources survey report to NYSOPRHP via the CRIS website. The report will an include an analysis of the potential visual effect of the Facility on identified properties, recommendations for historic resources where the preparation of visual simulations would be useful to help assess potential visual impacts, and recommendations for mitigation efforts, if appropriate.

EDR has provided this work plan to NYSOPRHP in advance of conducting the historic architectural resources survey to confirm the visual APE for the project and to ensure that the proposed scope of the survey is consistent with NYSOPRHP's expectations. Please provide a formal response indicating NYSOPRHP's concurrence with and/or comments on the work plan described herein.

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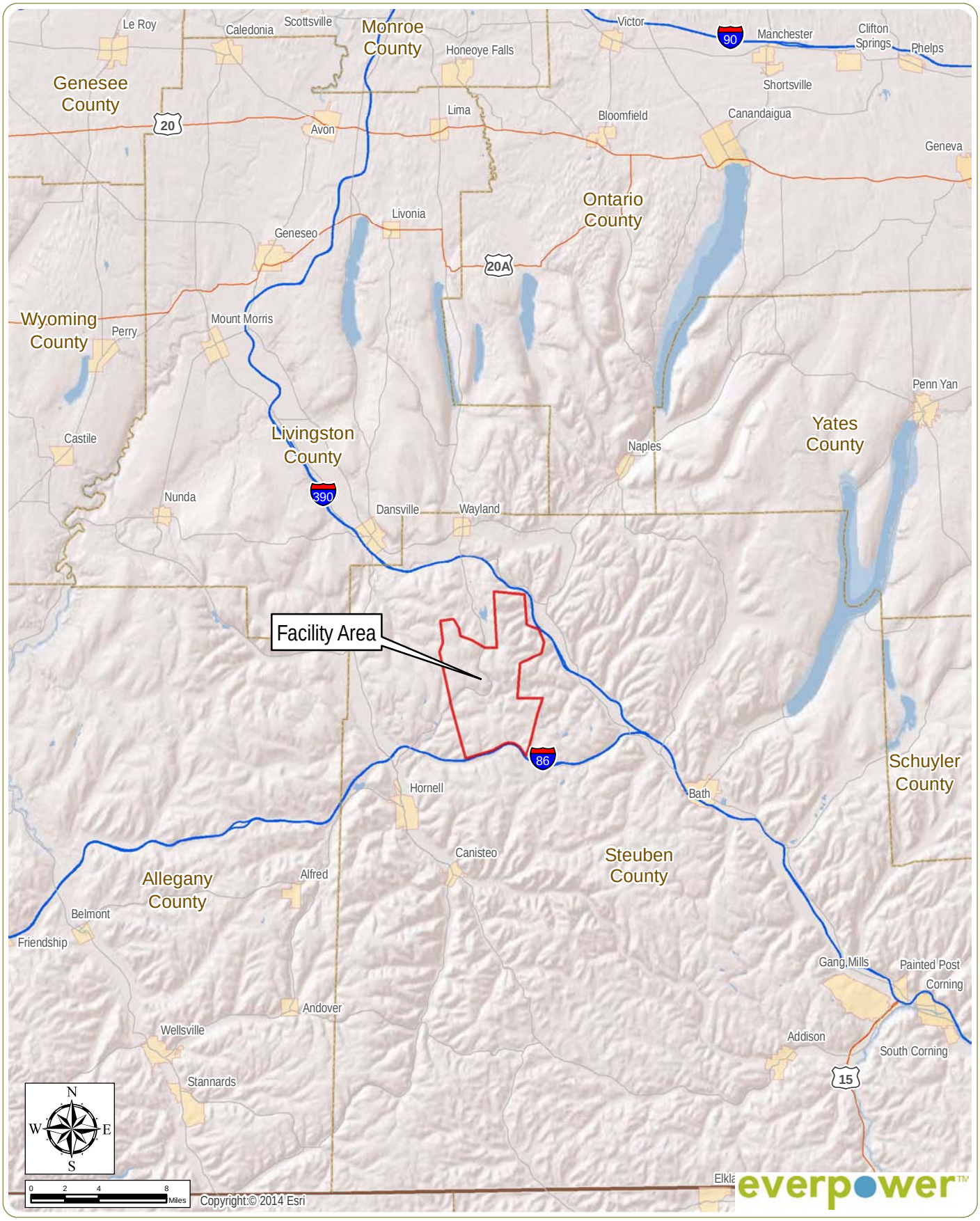
Figures



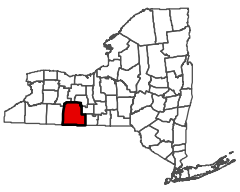
Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 1: Regional Facility Location

June 2016

Notes: 1. Basemap: ESRI ArcGIS Online "World Shaded Relief" Map Service and ESRI StreetMap North America, 2008.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.



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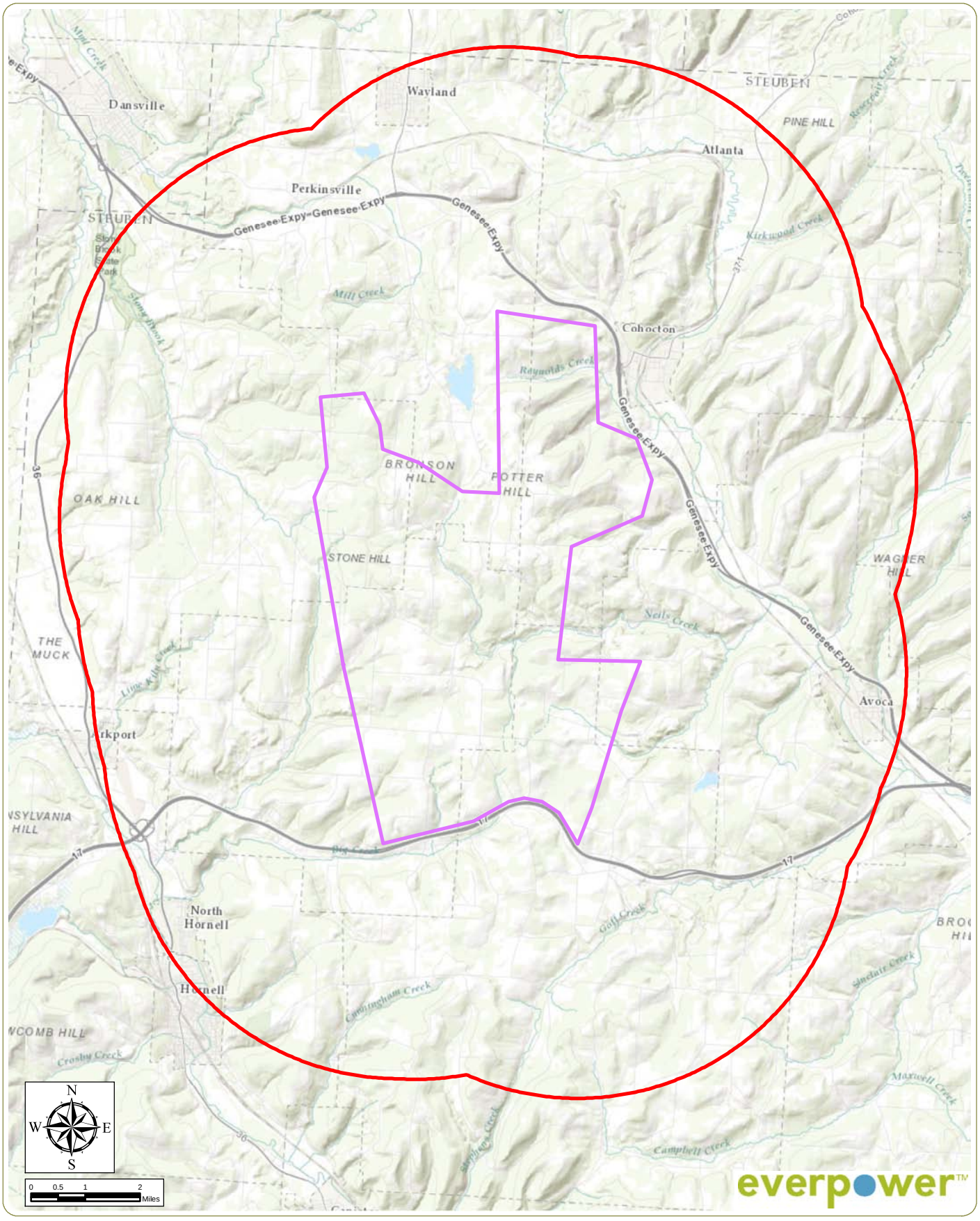

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 2: Facility Area and Area of Potential Effect

June 2016

Notes: 1. Basemap: ESRI ArcGIS Online "World Topographic" Map Service.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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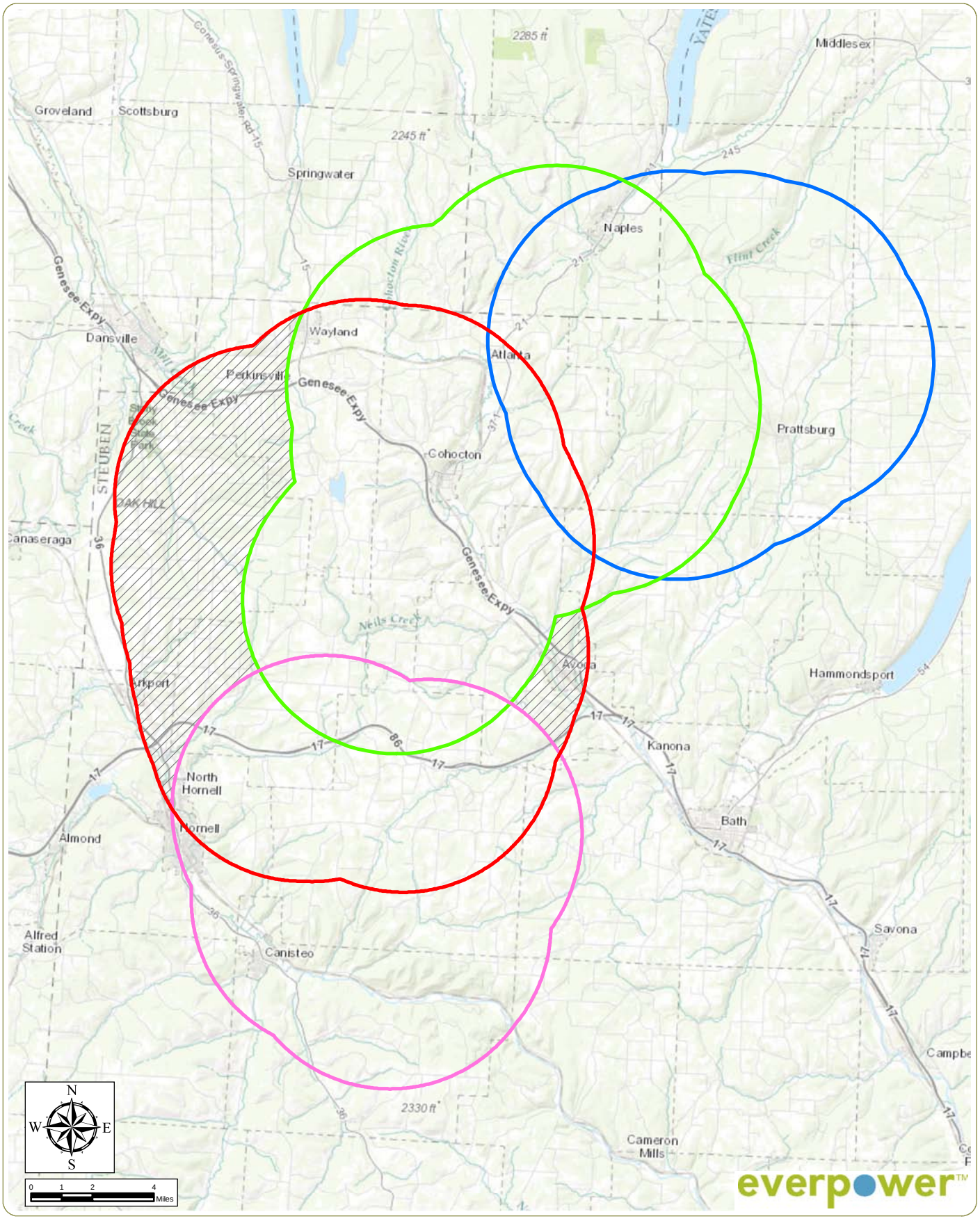

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 3: Previous Historic Architectural Resources Surveys

June 2016

Notes: 1. Basemap: ESRI ArcGIS Online "World Topographic Map" Map Service.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Baron Winds 5-Mile Study Area
- Howard Wind 5-Mile Study Area
- Cohocton Wind 5-Mile Study Area
- Windfarm Prattsburgh 5-Mile Study Area
- Area Not Previously Surveyed

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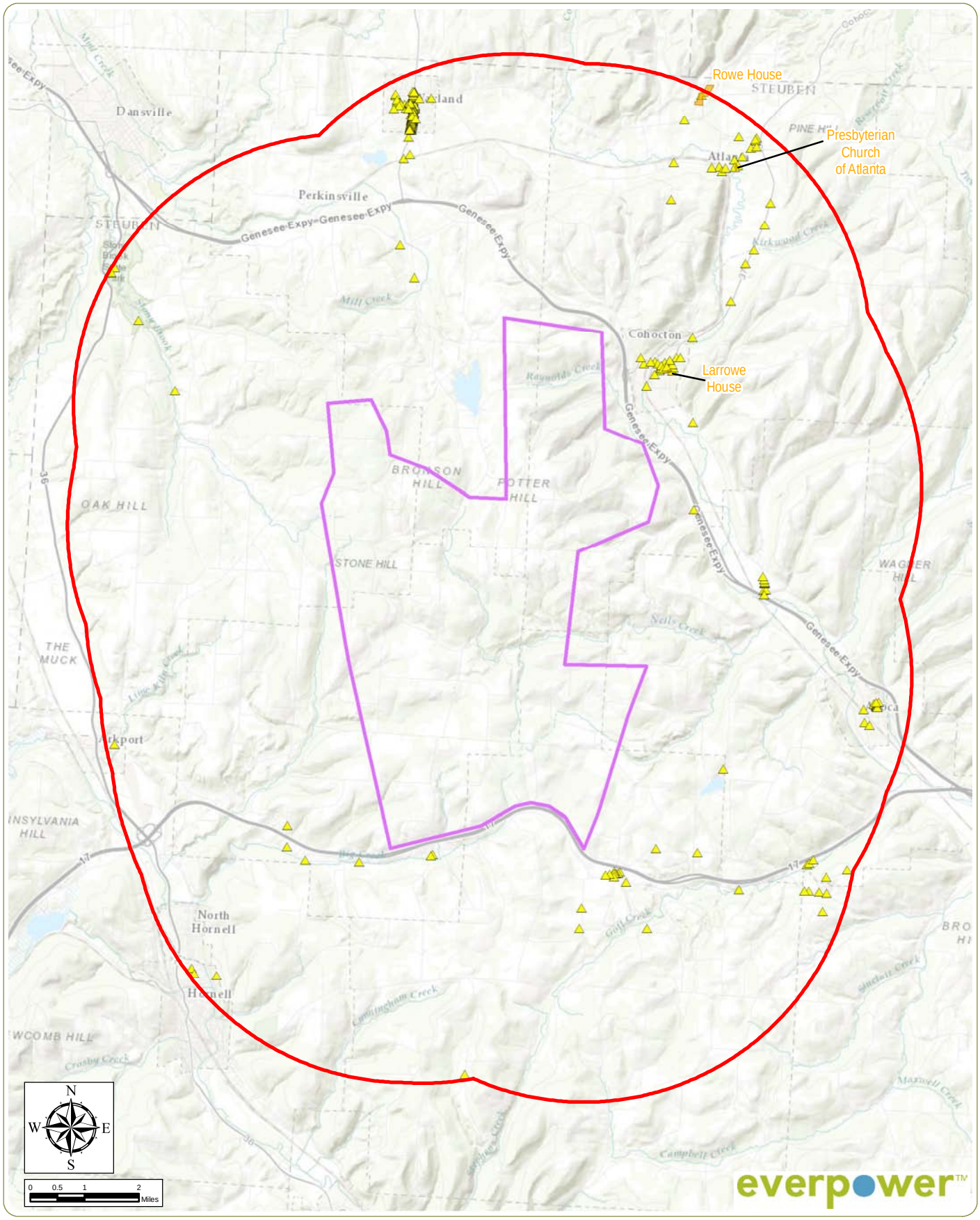

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County, New York

Figure 4: Previously Identified Historic Architectural Resources

June 2016

Notes: 1. Basemap: ESRI ArcGIS Online "World Topographic Map" Map Service.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Previously Identified Historic Architectural Resource
- NRHP-Listed Site
- Facility Area
- 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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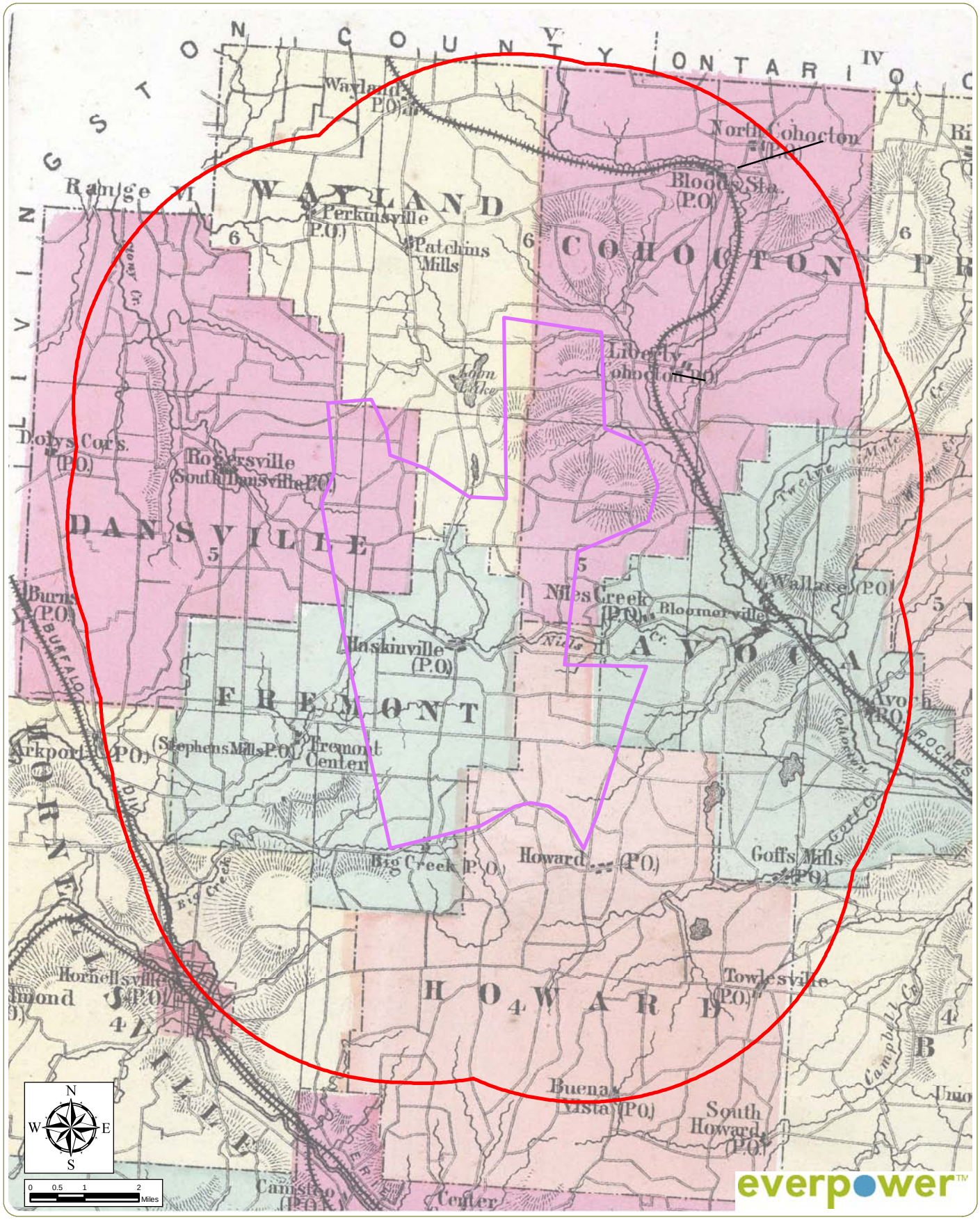

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County, New York

Figure 5: 1873 Beers *Outline Map of Steuben County*

June 2016

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

Notes: 1. Basemap: 1873 Beers *Outline Map of Steuben County*, from *Atlas of Steuben County, New York* (Beers, 1873).
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

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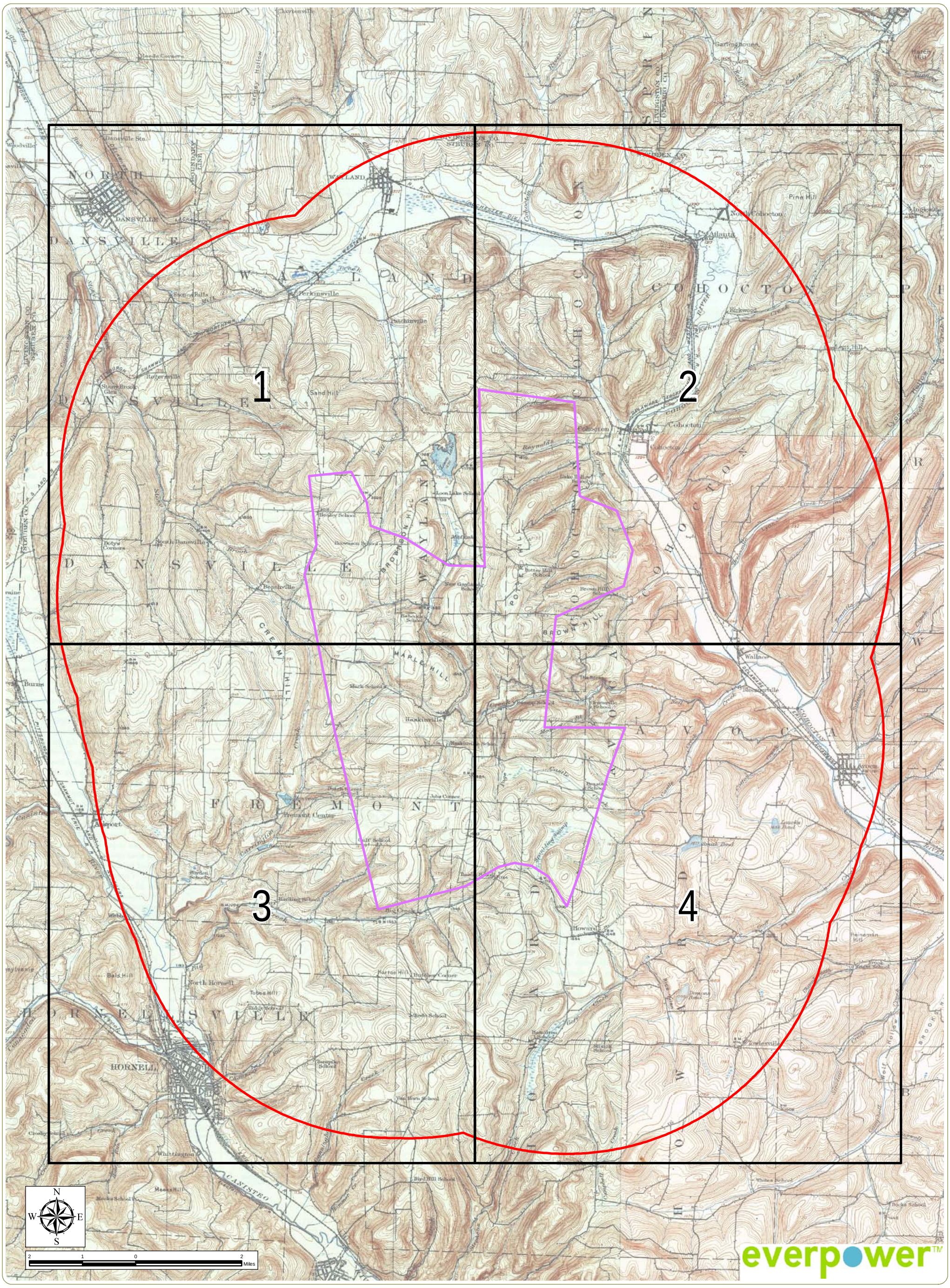

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps

June 2016

Index Sheet

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

Sheet Index

Notes: 1. Basemap: Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

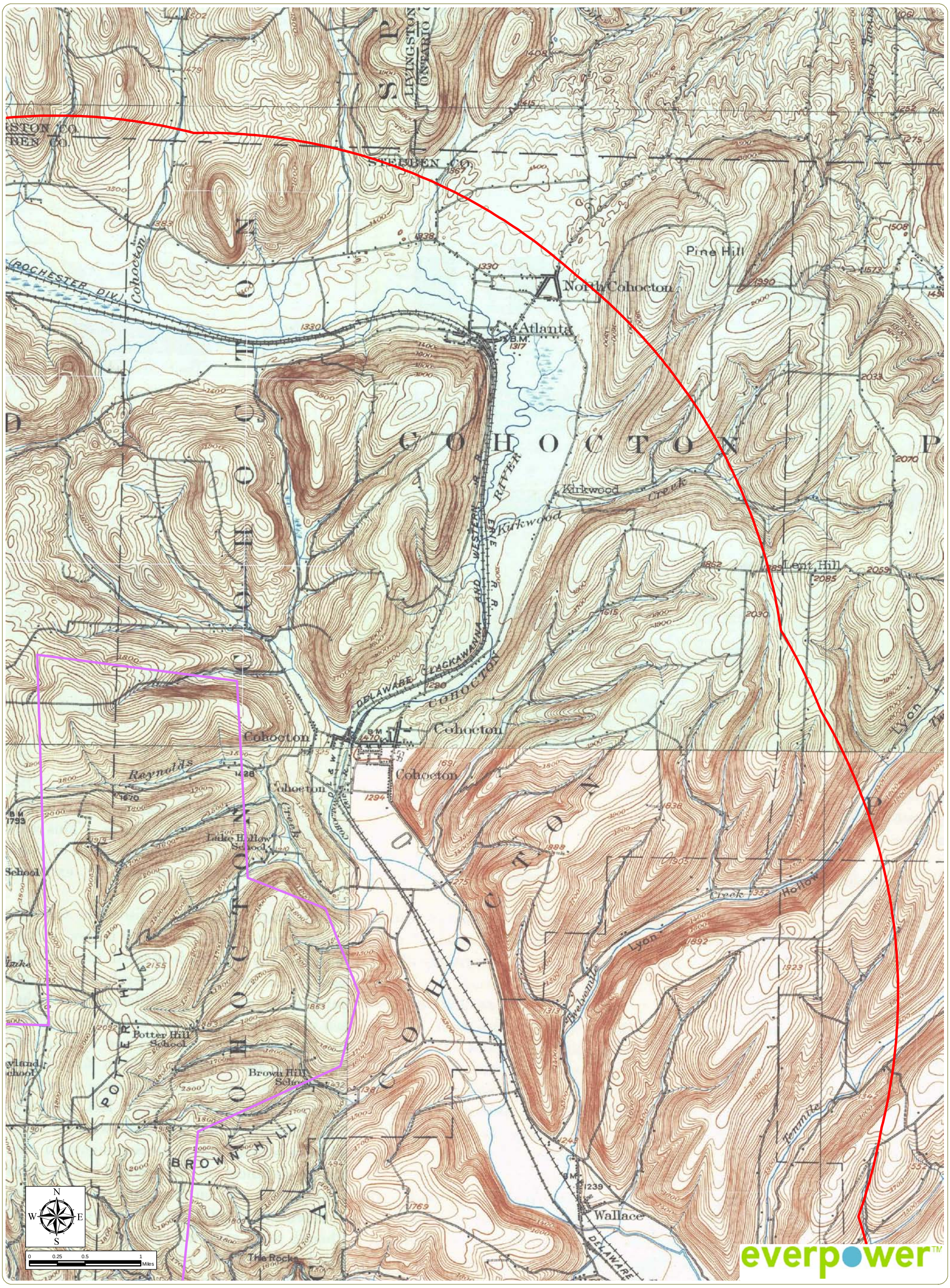
Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps

June 2016

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

Notes: 1. Basemap: Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.



Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

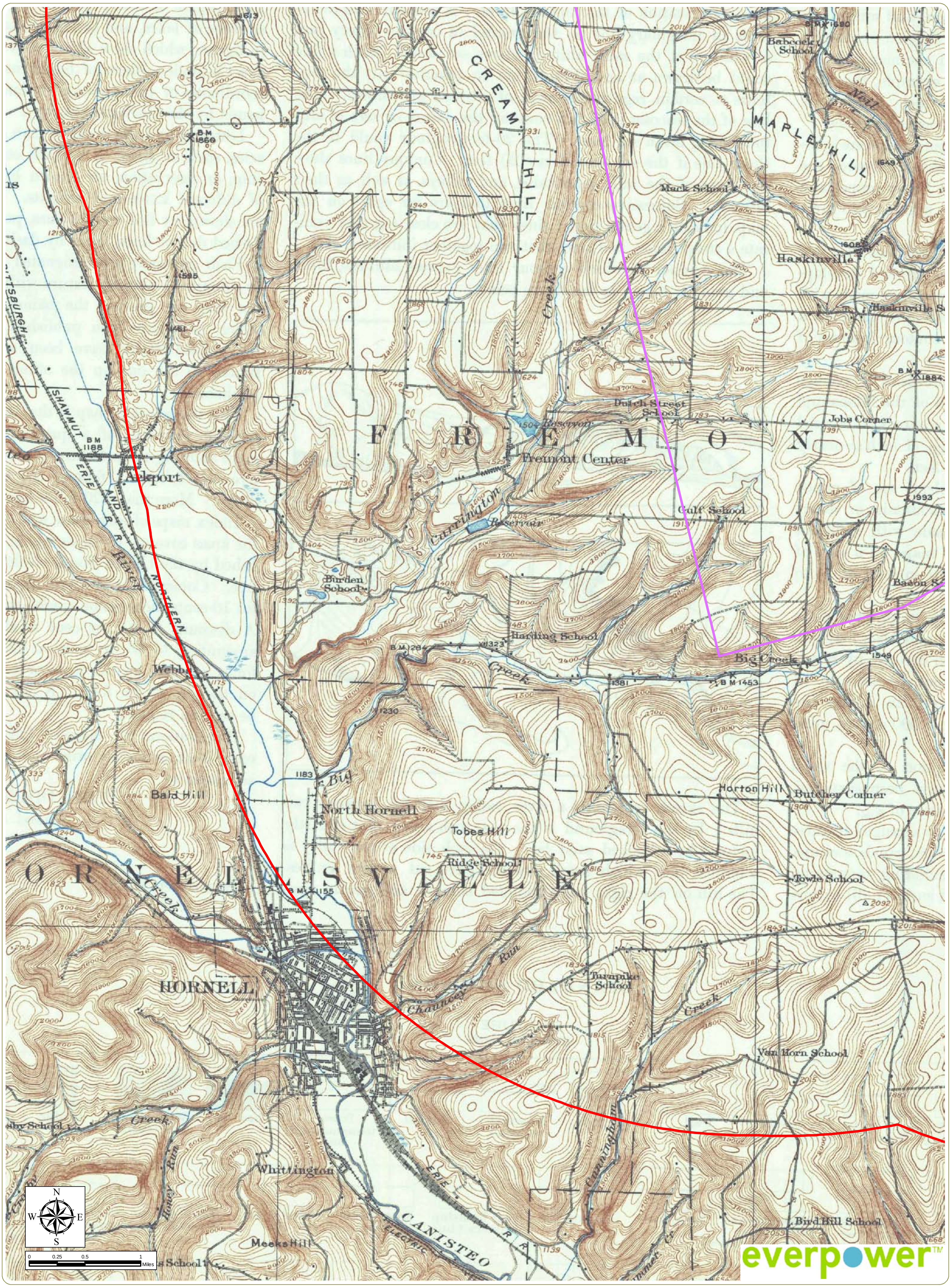
Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps

June 2016

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

Notes: 1. Basemap: Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.



Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 6: 1903 *Naples, NY*, 1904 *Wayland, NY*, 1910 *Bath, NY*, and 1918 *Hornell, NY* USGS 1:62000 topographic quadrangle maps

June 2016

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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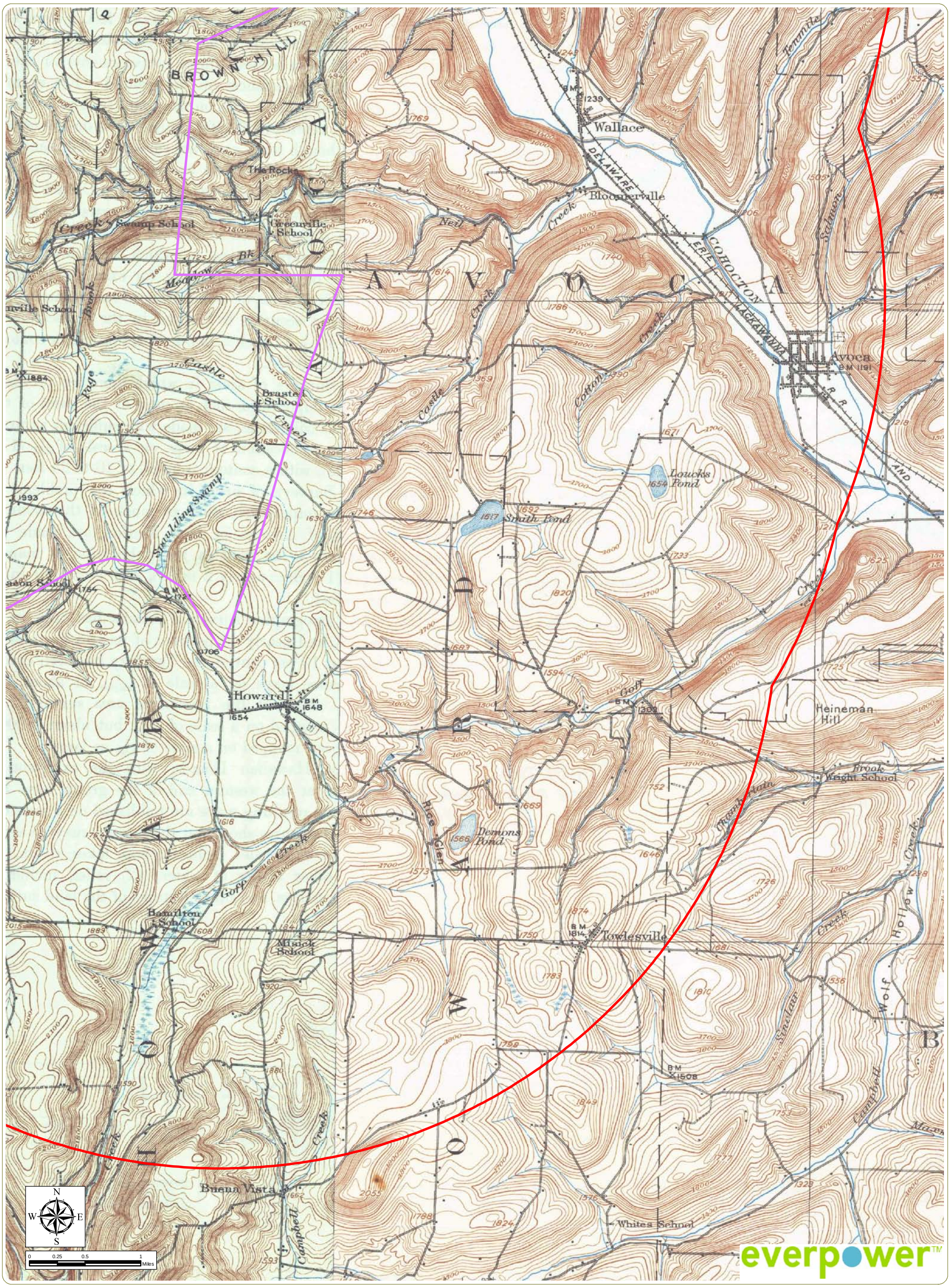

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland -
Steuben County, New York

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Facility Area
5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland -
Steuben County, New York

Figure 7: 1942 *Dansville, NY*, 1942 *Naples, NY*, 1943 *Wayland, NY*, 1953 *Avoca, NY*, 1953 *Towlesville, NY*, 1954 *Canisteo, NY*, 1965 *Arkport, NY*, 1978 *Haskinville, NY*, and 1978 *Hornell, NY* USGS 1:24000 topographic quadrangle maps

June 2016

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

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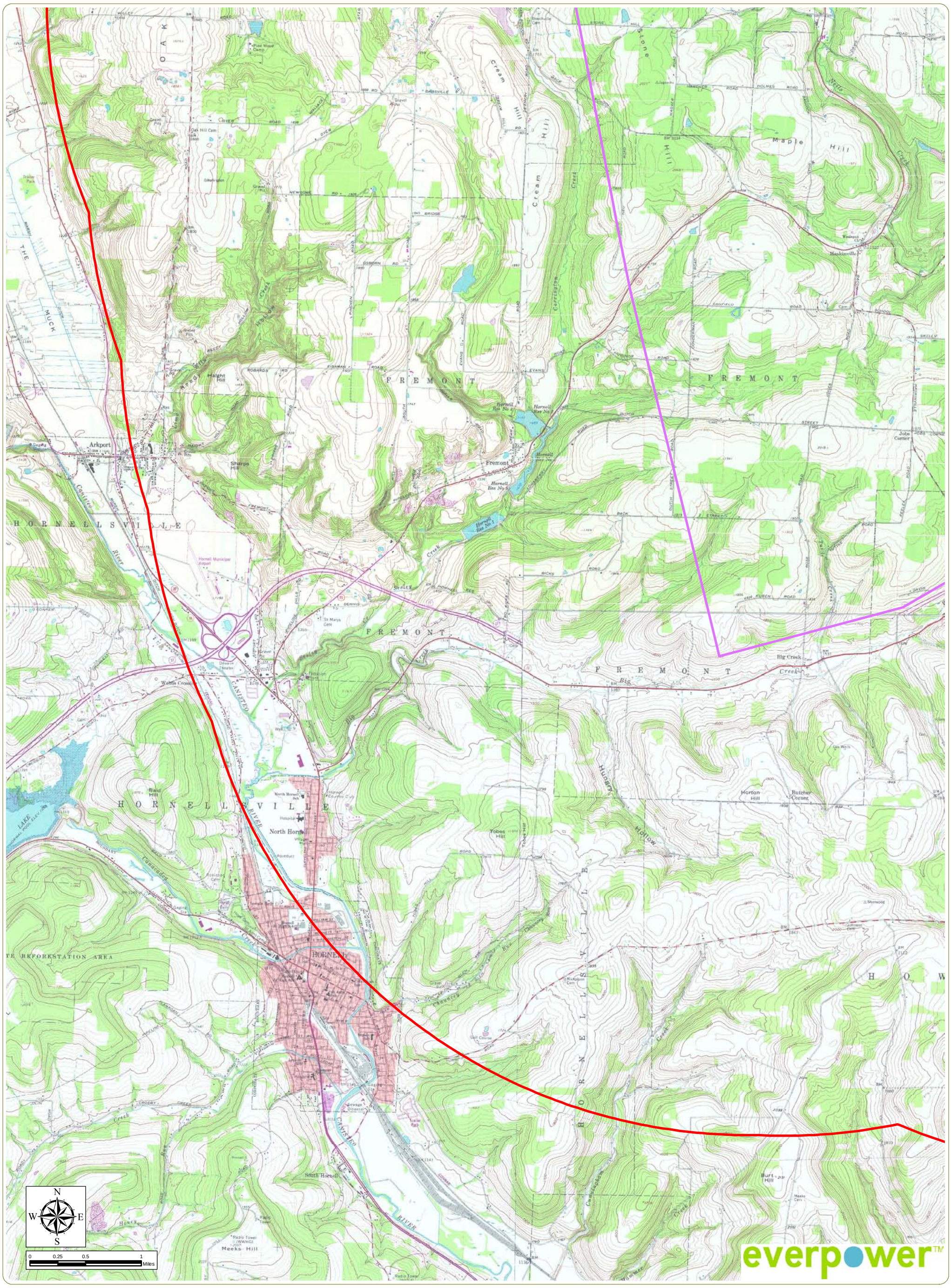

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Facility Area

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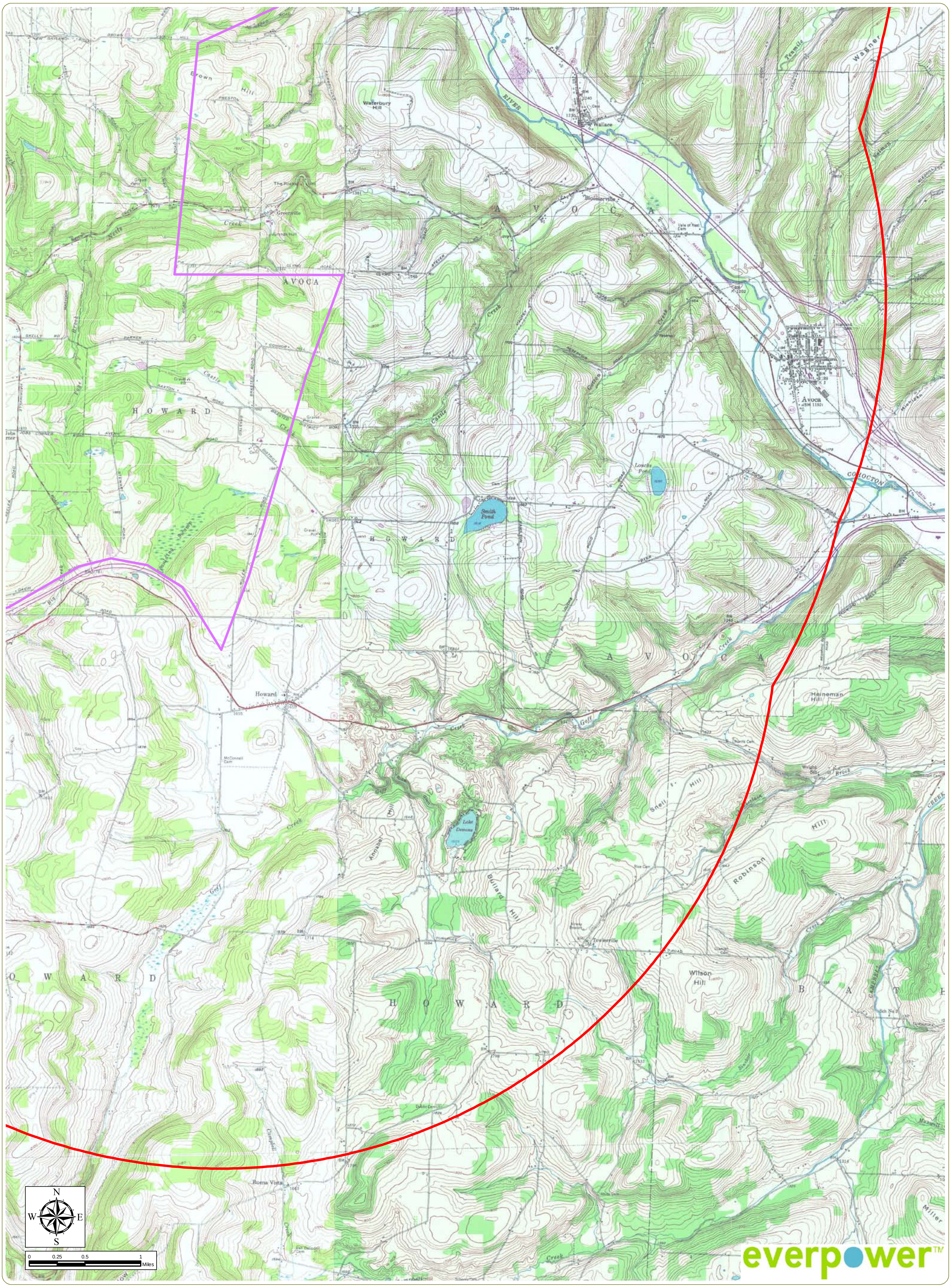

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

□ Facility Area

□ 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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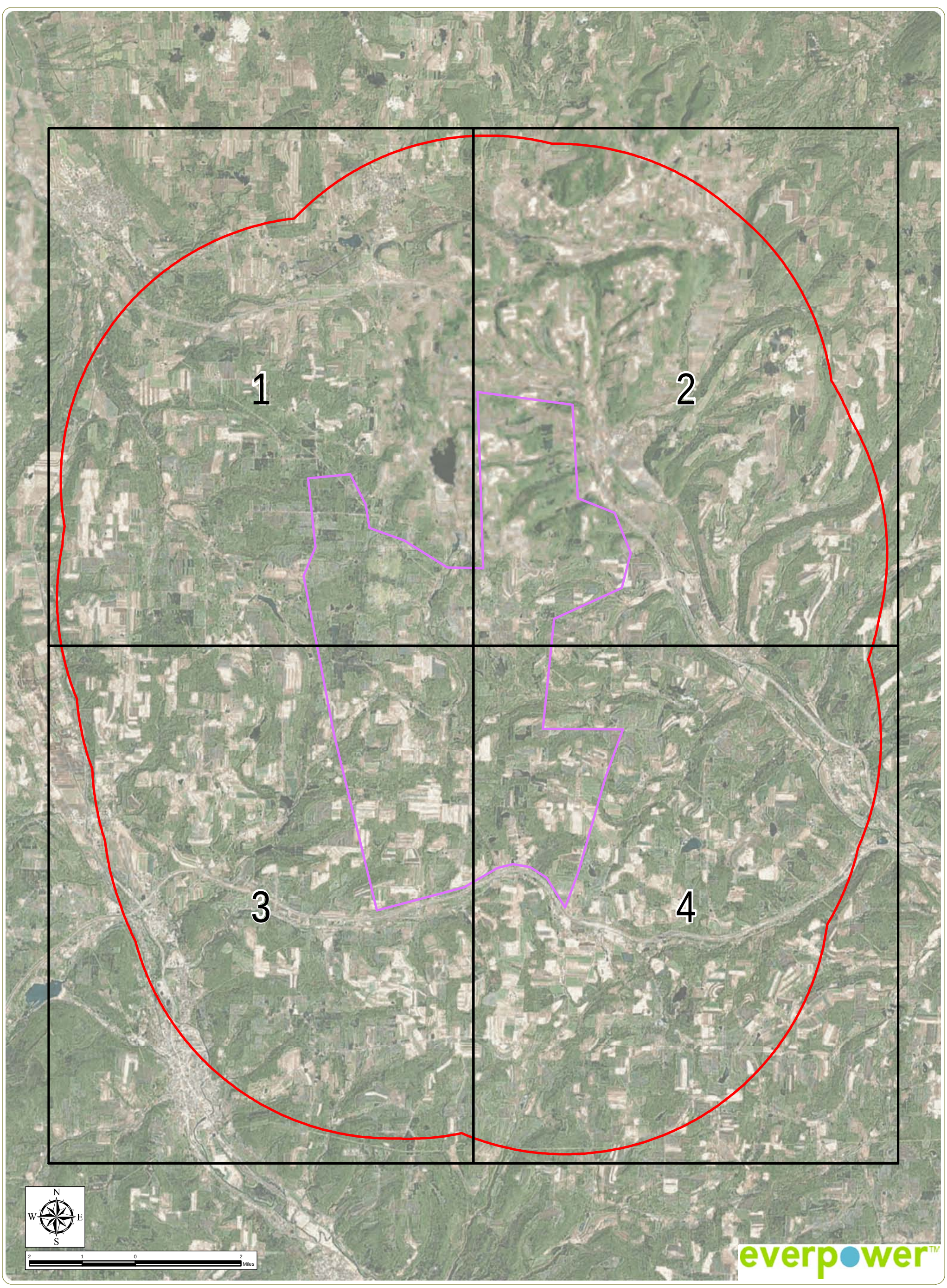

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 8: Existing Conditions

June 2016

Index Sheet

Facility Area

5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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Notes: 1. Basemap: ESRI ArcGIS "World Imagery" online map database.
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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 8: Existing Conditions

June 2016

Facility Area

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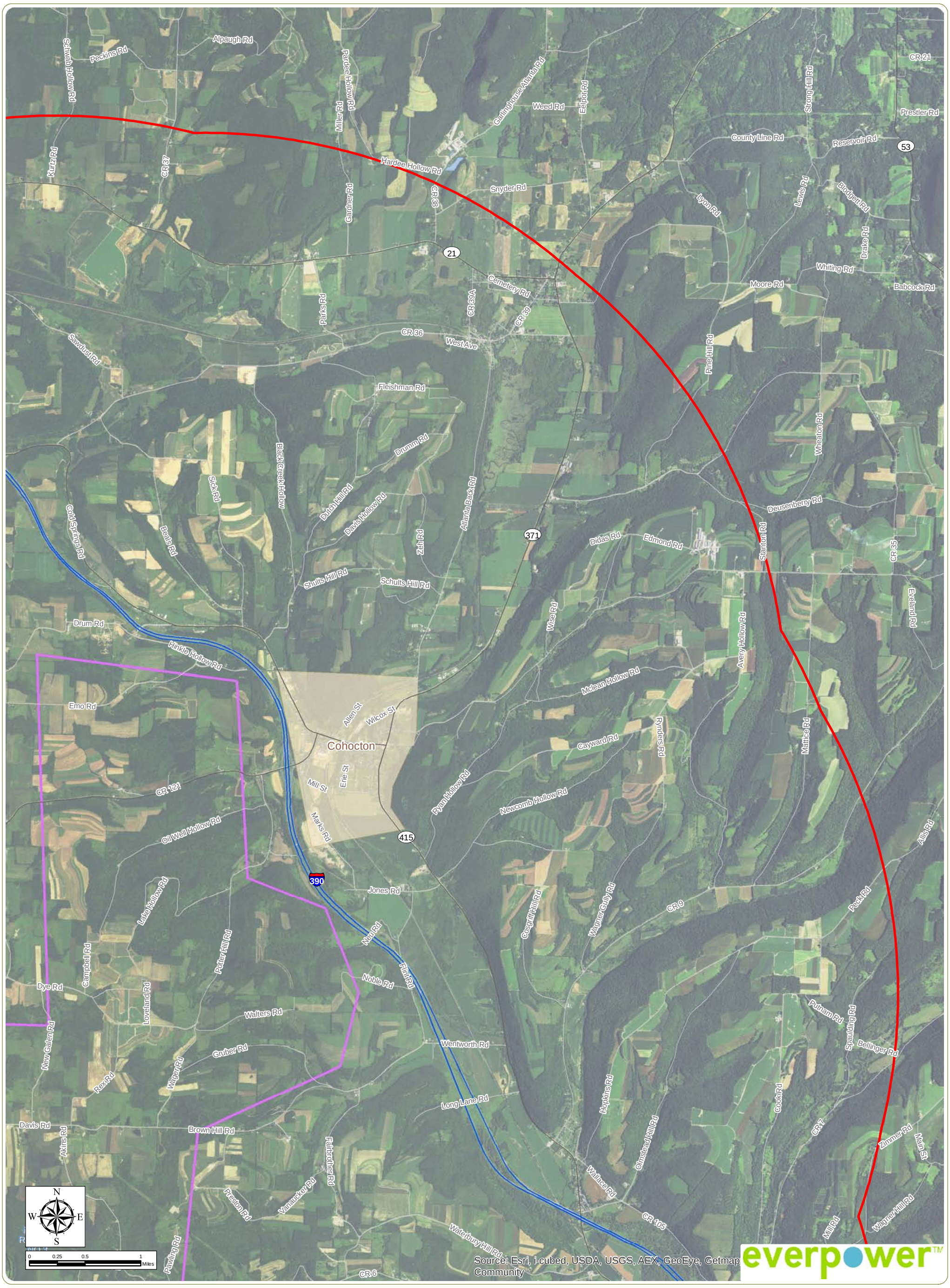

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 8: Existing Conditions

June 2016

Facility Area

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 8: Existing Conditions

June 2016

Facility Area

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 8: Existing Conditions

June 2016

Facility Area

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NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 07, 2017

Mr. Grant Johnson
Senior Cultural Resources Specialist
EDR
217 Montgomery Street
Suite 100
Syracuse, NY 13202

Re: PSC
Baron Winds Project
Steuben County, NY
15PR02834

Dear Mr. Johnson:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

OPRHP has reviewed the following document submitted for this project – Addendum Historic Architectural Survey Work Plan (EDR, February 2017). Based on the information provided, we concur with the proposed changes to the Area of Potential Effects. Please note that since some of the wind turbine locations have been altered for this project that an addendum to the Phase 1A Archaeological Survey Report will be required.

If you have any questions please don't hesitate to contact me.

Sincerely,

James Finelli

James Finelli
Historic Preservation Program Analyst
518.268.2215 | james.finelli@parks.ny.gov

Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.

217 Montgomery Street, Suite 1000, Syracuse, New York 13202
P. 315.471.0688 • F. 315.471.1061 • www.edrdpc.com

February 22, 2017

RE: 15PR02834
Baron Winds Project
Towns of Avoca, Cohocton, Fremont, Howard and Wayland, Steuben County, New York
Addendum Historic Architectural Survey Work Plan
EDR Project No. 13039

On behalf of Baron Winds, LLC, a wholly owned subsidiary of EverPower Wind Holdings, Inc. (the Applicant), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) has prepared an addendum historic architectural survey work plan for the proposed Baron Winds Project (or the Facility), located in the Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. This addendum historic architectural survey work plan has prepared in response to a request from New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) staff on January 12th, 2017 that changes to the area of potential effect (APE) be submitted in order to review potential changes in impacts to historic architectural resources posed by the proposed Facility.

Previous Historic Architectural Survey Work Plan

A *Phase 1A Historic Architectural Survey Report and Work Plan* (EDR, 2016) was submitted to NYSOPRHP via the CRIS website on July 5, 2016. The work plan recommended that a historic architectural resources survey be conducted for the Facility. However, it was noted that a significant portion of the study area for the Facility had been recently (2006) surveyed for historic architectural resources as part of the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects (see Figure 1).

Based on previous NYSOPRHP consultation for other wind projects, it was proposed by EDR that no additional historic architectural resources survey would be necessary within these recently surveyed areas, and proposed only conducting a survey within the remaining portions of the study area that had not been formally surveyed for historic architectural resources using the standard methodology outlined in the *New York State Historic Preservation Office Guidelines for Wind Farm Development Cultural Resources Survey Work* (the *SHPO Wind Guidelines*) issued by NYSOPRHP in 2006. On July 18, 2016, NYSOPRHP provided a response to the *Phase 1A Historic Architectural Survey Report and Work Plan*, which concurred with the historic architectural survey methodology and APE proposed by EDR (Bonafide, 2016).

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Changes in Facility Layout and Area of Potential Effect for Indirect (Visual) Effects

The layout of the proposed Facility as summarized in the *Phase 1A Historic Architectural Survey Report and Work Plan* consisted of the construction and operation of a commercial-scale wind power project, including the installation and operation of up to 120 wind turbines, together with associated collection lines (below grade and overhead), access roads, permanent meteorological towers, operation and maintenance (O&M) building, and temporary construction staging/laydown areas. The revised Facility layout is anticipated to include up to 93 wind turbines, with associated access roads, collection lines, substation, permanent meteorological towers, staging/laydown areas, and operations and maintenance building.

The attached "Revised Facility Area and Area of Potential Effect" map (see Figure 2) is intended to provide NYSOPRHP with an updated understanding of the Facility layout as presently envisioned by the Applicant as well as the revised area of potential effect (APE) for indirect (visual) effects considering the potential viewshed (based on topography) of a given project (see Figure 3).

Per the *SHPO Wind Guidelines*, the APE for visual impacts on historic properties for wind projects is defined as those areas within 5 miles of proposed turbines which are within the potential viewshed (based on topography) of a given project (NYSOPRHP, 2006). This area represents a conservative, "worst case" assessment of potential Project visibility. It is worth noting that the APE included in *Phase 1A Historic Architectural Resources Survey and Work Plan* (EDR, 2016) was based on a preliminary Facility layout of 120 turbines, which was anticipated to change during the development and permitting of the Facility; therefore, the work plan did not include a viewshed in on maps of the proposed historic architectural survey.

A topographic viewshed map for the revised, 93-turbine Facility layout was prepared using 10-meter resolution USGS digital elevation model (DEM) data, the location and height of all proposed turbines (see Figures 3 and 4), and ESRI ArcGIS® software with the Spatial Analyst extension. A 5-mile radius topographic viewshed was mapped to illustrate "worst case" daytime visibility (based on a maximum blade tip height of approximately 500 feet, or 152 meters, above existing grade).

The ArcGIS program defines the viewshed (using topography only) by reading every cell of the DEM data and assigning a value based upon visibility from observation points throughout the 5-mile study area. The resulting topographic viewshed map defines the maximum area from which any portion of the completed Facility could potentially be seen from ground-level vantage points (existing grade plus 1.7 meters to account for viewer height) within the study area (ignoring the screening effects of existing vegetation and structures).

Because the screening provided by vegetation and existing structures is not considered in this analysis, the topographic viewshed represents a "worst case" assessment of potential Project visibility. Topographic viewshed maps assume

that no trees or existing buildings and infrastructure exist, and are therefore very accurate in predicting where visibility will not occur due to topographic interference. However, they are less accurate in identifying areas from which the Project would actually be visible. Tall vegetation, coniferous trees, and buildings can limit or eliminate visibility in areas indicated as having potential Project visibility in the topographic viewshed analysis.

Preliminary Historic Architectural Resources Survey

Following the submission of the *Phase 1A Historic Architectural Resources Survey and Work Plan*, EDR conducted a preliminary historic architectural resources survey of the APE for the original 120-turbine layout in October and November 2016. Following the completion of the initial historic architectural resources survey, the Facility layout was revised to only include up to 93 turbines, and a topographic viewshed was prepared. The results of this preliminary survey considering the revised APE and topographic viewshed are depicted Figure 3. A more detailed analysis of these survey results will be provided as part of the complete Historic Architectural Resources Survey Report and Visual Effects Analysis Report to be prepared by EDR for the Facility once all historic architectural resources surveys are complete (see below).

Addendum Historic Architectural Survey Work Plan

EDR proposes to conduct a historic resources survey of *only areas not previously surveyed* within the Facility study boundary within the revised APE and considering the topographic viewshed (see Figure 4). EDR will provide initial survey results and recommendations of NRHP eligibility for historic architectural properties surveyed, including photographs, brief property descriptions, and location maps, to NYSOPRHP via the CRIS website. EDR is requesting that NYSOPRHP review these results and provide determinations of eligibility prior to EDR completing a historic resources visual effects analysis for the Facility, so that only the potential effects of the Facility on historic properties determined eligible by NYSOPRHP are considered.

Based on previous NYSOPRHP consultation for other wind projects and the methodology described in the *Phase 1A Historic Architectural Resources Survey and Work Plan* for the Facility, it is assumed that no additional documentation of resources of the area previously surveyed for the Windfarm Prattsburgh, Cohocton Wind Power, and Howard Wind Farm projects will be necessary. Furthermore, based on the *SHPO Wind Guidelines*, it is assumed that no documentation will be required outside the revised APE or areas of potential Facility visibility based on the topographic viewshed.

The methods and results of the survey will be summarized in an illustrated report, along with an annotated properties table that will include an entry for each identified property. The annotated properties table will include one or more photographs of each property, a brief description of the property (name, address, estimated age, architectural style, materials, etc.), an assessment of its condition, and an evaluation of significance.

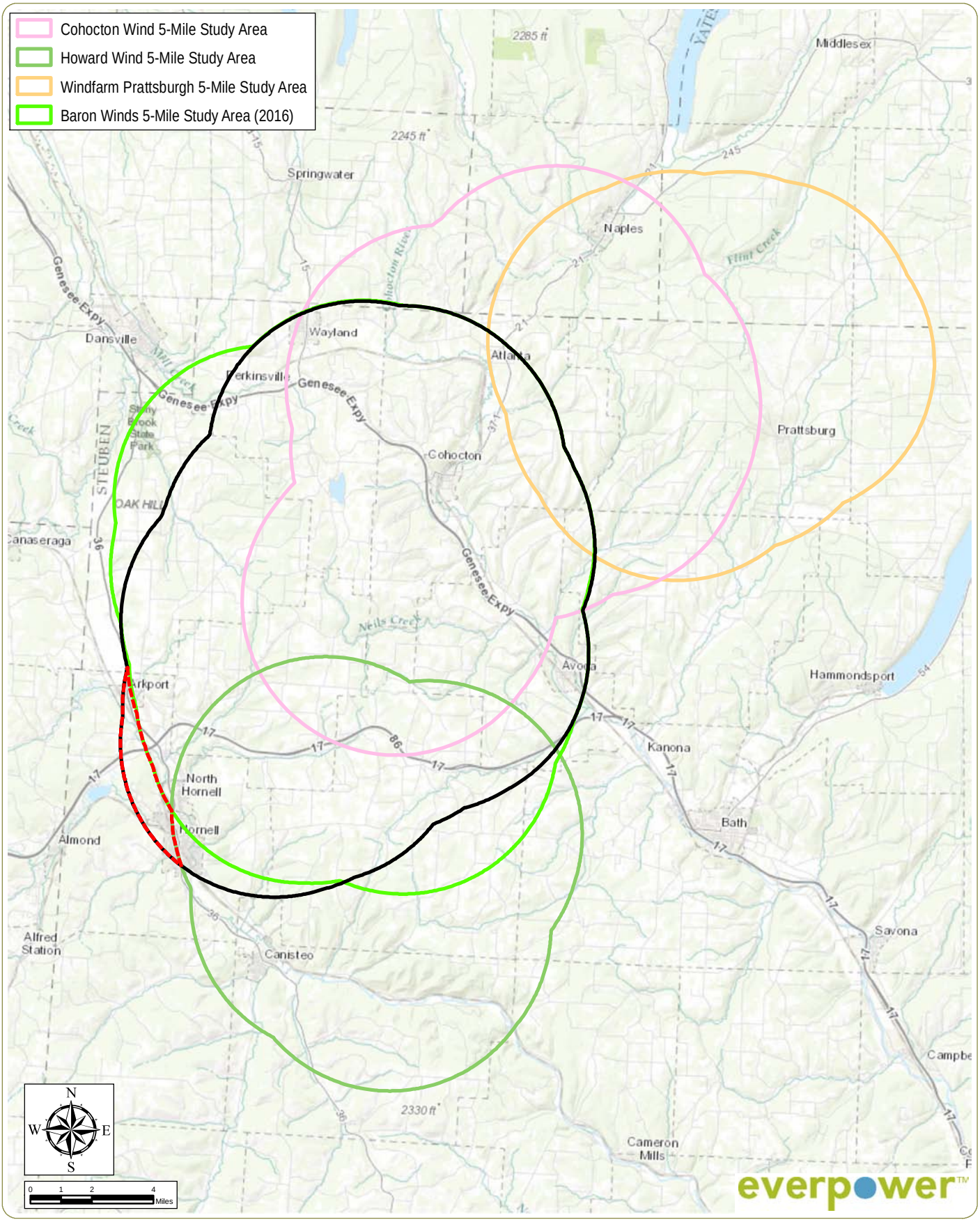
EDR has provided this work plan to NYSOPRHP in advance of conducting the historic architectural resources survey to confirm the revised visual APE for the project and to ensure that the proposed scope of the survey is consistent with

NYSOPRHP's expectations. Please provide a formal response indicating NYSOPRHP's concurrence with and/or comments on the addendum work plan described herein.

If you have any further questions or would like to discuss the information discussed herein, please contact Grant Johnson at gjohnson@edrdpc.com or Pat Heaton at pheaton@edrdpc.com, or by phone (for both) at (315) 471-0688.

Attachments

- Figure 1. Revised Facility Layout and Area of Potential Effect
- Figure 2. Previous Historic Architectural Surveys
- Figure 3. Preliminary Historic Architectural Survey Results and Potential Facility Visibility
- Figure 4. Additional Historic Architectural Survey Area



Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 1: Previous Historic Architectural Resources Surveys

February 2017

Notes: 1. Basemap: ESRI ArcGIS Online "World Topographic Map" Map Service.
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

Area Not Previously Surveyed

5-Mile Study Area (Area of Potential Effect for [Indirect] Visual Effects)

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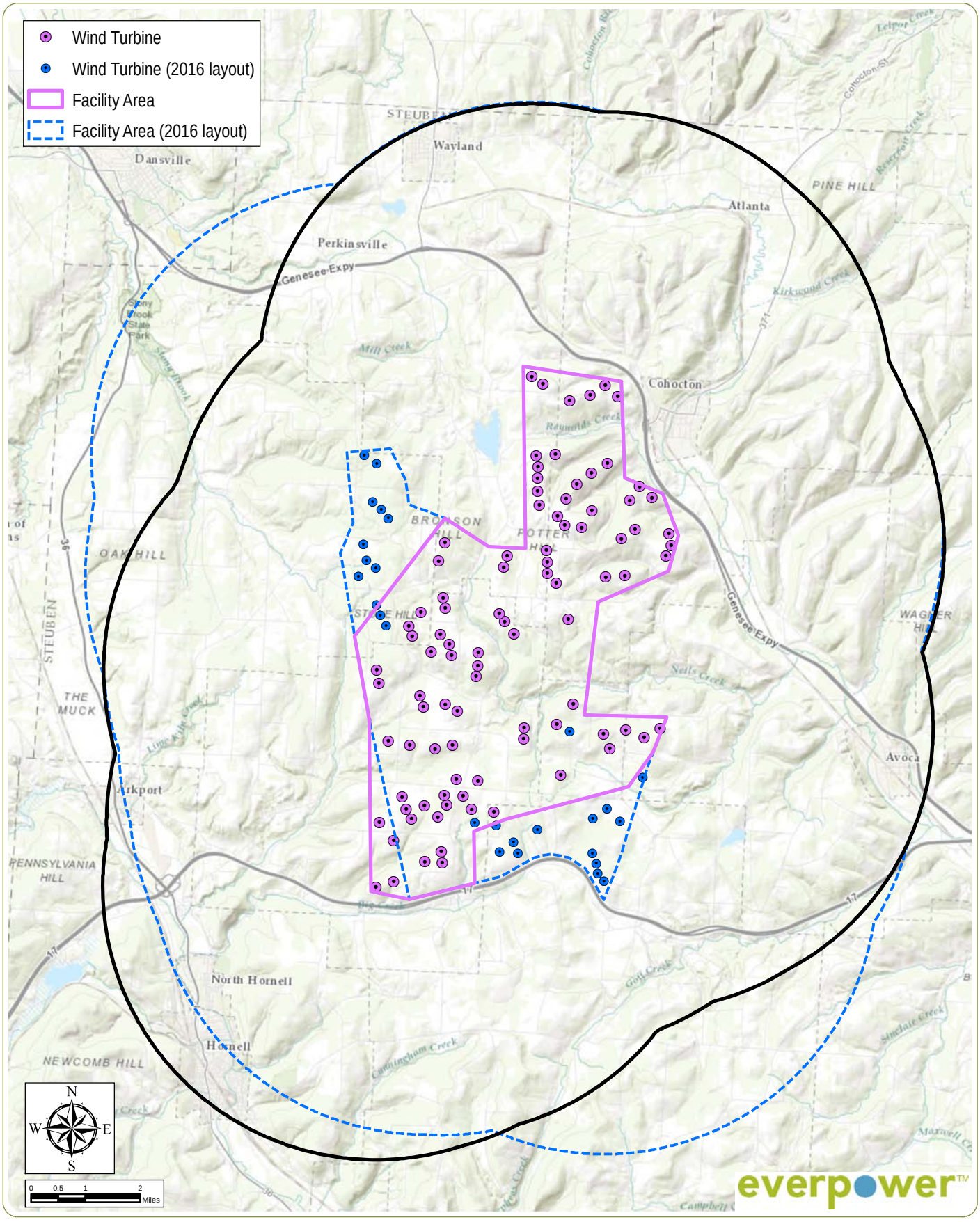

Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard and Wayland - Steuben County, New York

Figure 2: Revised Facility Area and Area of Potential Effect

February 2017

Notes: 1. Basemap: ESRI ArcGIS Online "World Topographic" Map Service.
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Revised 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

Previous 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County, New York

Figure 3: Preliminary Historic Architectural Survey Results and Potential Facility Visibility

January 2017

Notes: 1. Basemap: ESRI ArcGIS Online "USA Topo Maps" Map Service.
2. Viewshed analysis based off of 10-meter resolution USGS DEM data. Potential structure visibility based on topography only. Screening effects of buildings, trees or other factors are not accounted for. Analysis based on maximum structure height of 152.4 meters (500 feet).
3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

Historic Architectural Resource Surveyed By EDR
- NRHP-Eligible Site
- Not NRHP-Eligible Site
- No Longer Extant
- Eligibility Unknown
- NRHP-Listed Site

- Potential Facility Visibility
- Area Not Previously Surveyed
- 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

- Wind Turbine
- Facility Area
- City/Village Boundary
- Town Boundary
- County Boundary

0 0.5 1 2 Miles

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Baron Winds Project

Towns of Avoca, Cohocton, Dansville, Fremont,
Howard, and Wayland - Steuben County, New York

Figure 4: Additional Historic Architectural Survey Area

January 2017

Notes: 1. Basemap: ESRI ArcGIS "USA Topo Maps" online map database.
2. Viewshed analysis based off of 10-meter resolution USGS DEM data. Potential structure visibility based on topography only. Screening effects of buildings, trees or other factors are not accounted for. Analysis based on maximum structure height of 152.4 meters (500 feet).
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Previously Identified Historic Architectural Resource

- NRHP-Eligible Site
- Undetermined Site
- NRHP-Eligible Historic District Boundary
- NRHP-Listed Site

- Potential Facility Visibility
- Area Not Previously Surveyed
- 5-Mile Study Area (Area of Potential Effect for Indirect [Visual] Effects)

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