

Correspondence Regarding Visually Sensitive Resources



**Environmental Design & Research,**  
Landscape Architecture, Engineering & Environmental Services, D.P.C.  
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November 07, 2016

Municipal Planning Representatives  
Per Attached Distribution List

RE: Baron Winds Project  
Identification of Visually Sensitive Resources  
Official Request for Information

Dear Municipal Planning Representative:

As you may be aware, Baron Winds LLC. is proposing to construct a 300 megawatt (MW) wind power **facility (“the Facility”)** in the Towns of Avoca, Cohocton, Dansville, Fremont, Hornellsville, Howard, and Wayland, Steuben County, New York. (Figures 1 and 2). The proposed Facility is subject to the rules for siting a major electric generating facility under Article 10 of the New York State **Public Service Law (“PSL”)**. In accordance with the Article 10 regulations, a Public Involvement Program (PIP) plan for this project was released in May 2016 and a Preliminary Scoping Statement (PSS) was released in August 2016. Both documents are available on the **project’s website at** <https://everpower.com/baron-winds-wind-project-steuben-county-ny/>. Please refer to the PIP and the PSS for additional details regarding the proposed Facility.

As part of the Application Baron Winds must conduct a Visual Impact Assessment (VIA). The VIA must include the **“identification of visually sensitive resources.”** The information presented in this letter and its enclosures is intended to provide you with sufficient context and information to assist with the identification of these visually sensitive resources and the selection of important and/or representative viewpoints.

#### Visual Study Area

For the purposes of this consultation, visually sensitive resources have been identified within 10 miles of the proposed Facility boundary. The applicant is proposing to include areas between 5 and 10 miles (midground and background views) from the Facility, to identify regionally significant areas or scenic resources of concern. The 10-mile visual study area boundary for the Facility is depicted on Figure 3.

#### Visually Sensitive Resources

Aesthetic resources of statewide significance are formally defined by the Department of Environmental Conservation (DEC) in the Program Policy entitled Assessing and Mitigating Visual Impacts<sup>1</sup> (**the “DEC Visual Policy”**). EDR

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<sup>1</sup> The DEC Program Policy *Assessing and Mitigating Visual Impacts* was issued on July 31, 2000 and can be reviewed here: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/visual2000.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/visual2000.pdf).

conducted a desktop inventory of visually sensitive resources of potential statewide significance within 10 miles of the proposed Facility which include the following types of resources:

- Properties listed on or determined eligible for listing on the National Register of Historic Places.
- State Parks.
- Urban Cultural Parks (now referenced to as New York State designated Heritage Areas).
- The State Forest Preserve (i.e., the Adirondack or Catskill Parks).
- National Wildlife Refuges, State Game Refuges, and State Wildlife Management Areas.
- National Natural Landmarks.
- The National Park System, Recreation Areas, Seashores, or Forests.
- Rivers designated as National or State Wild, Scenic or Recreational Rivers.
- A site, areas, lake, reservoir, or highway designated or eligible for designation as scenic.
- Scenic Areas of Statewide Significance.
- A Local, State or federally designated trail, or one proposed for designation.
- State Nature and Historic Preserve Areas.
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space category.

Figure 4 illustrates the location of each identified resources and Table 1 provides information about each site, including name, distance to the nearest proposed turbine, and the potential visibility of the Facility based on preliminary viewshed analysis.

#### Selection of Viewpoints for Preparation of Visual Simulations

The VIA will also include a field review (site visit) to confirm visibility and obtain photographs for subsequent use in the development of photographic simulations. Photographs will be taken from representative viewpoints within the study area, including visually sensitive resources identified by local stakeholders in response to this letter. Photographs taken from each viewpoint during field review will be used to illustrate typical potential visibility of the proposed Facility from various distances and visual settings within the study area.

A subset of the viewpoints photographed during the field review effort will be selected for the development of visual simulations. It is not anticipated that photo simulations will be prepared from every visually sensitive resource or area of concern identified by local stakeholders or from every area with potential Facility visibility within the study area. Instead, it is anticipated that a subset of representative viewpoints will be selected that will provide a set of simulations that illustrate the appearance of the Facility from a range of distances and representative visual settings within the study area.

#### Feedback Request

In accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Winds LLC. is formally requesting feedback from municipal planning representatives in the identification of important or representative viewpoints in the 10-mile study area of the Facility. Please review the inventory of visually sensitive resources included as Table 1 and depicted on Figure 4. Baron Winds LLC. believes that the list of aesthetic resources included herein represents a comprehensive inventory of the significant visually sensitive resources in the study area of the proposed Facility. Please consider

whether there are any additional significant visually sensitive sites that are not included in the inventory, and if so please provide Baron Winds LLC. with:

- 1) The name and location of additional visually sensitive resources (not identified in Table 1) that you feel should be included in the inventory of aesthetic resources and subsequent evaluation of potential visual impacts.
- 2) Your recommendations for viewpoints that you feel would be strong candidates for the development of visual simulations, with an explanation of why you feel that view or location is important to consider.

Please provide this information by December 7<sup>th</sup> 2016 (30 days from date of letter) to Baron Winds LLC.:

- Via email through a link on the project website at <https://everpower.com/baron-winds-wind-project-steuben-county-ny/>  
Please type “Baron Winds Project - Visual Resources” in the subject line.
- Via written letter to:  
Attn: Matthew Robinson  
Environmental Design & Research  
217 Montgomery Street  
Suite 1000  
Syracuse, NY 13202

We sincerely appreciate your assistance helping us to identify locally and regionally significant sensitive sites and areas.

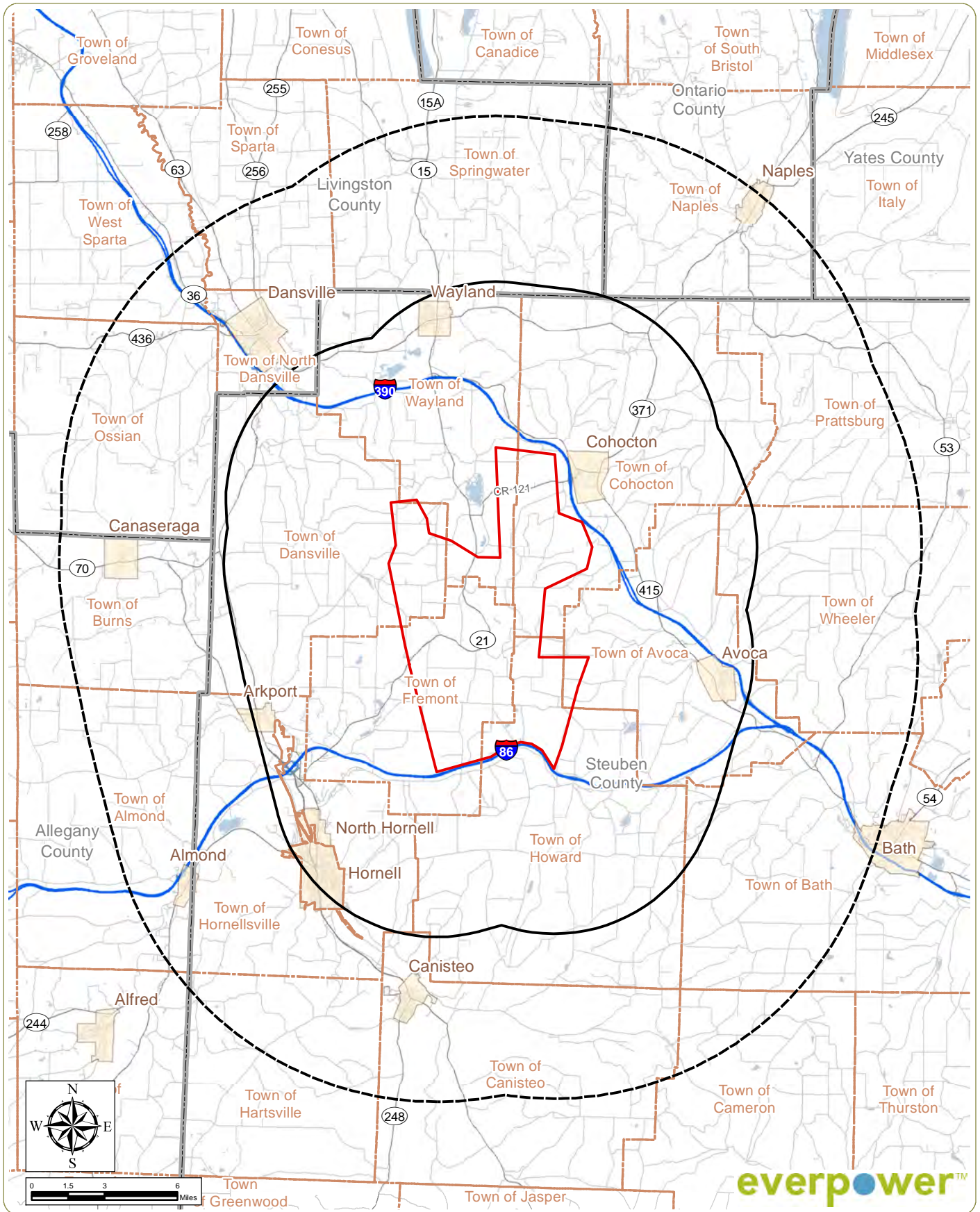
Thank you,



Matthew Robinson  
Visualization Project Manager  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
On behalf of Baron Winds, LLC

List of Enclosures:

- Table 1. Visually Sensitive Resources
- Figure 1. Regional Location Map
- Figure 2. Facility Area
- Figure 3. Visually Sensitive Resources and Viewshed Analysis (2 sheets)



### Baron Winds Project

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

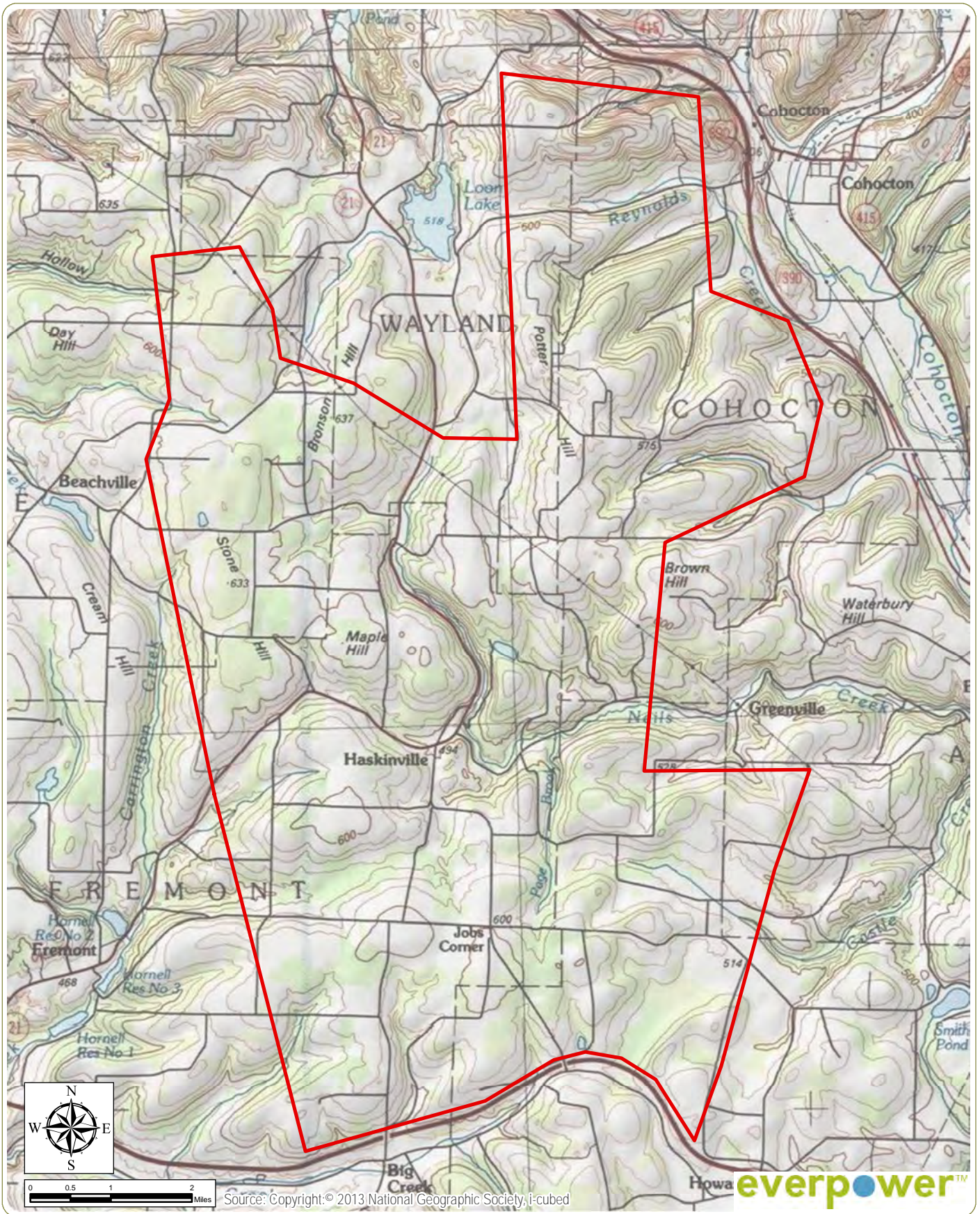
**Figure 1: Regional Location Map**

November 2016

Notes: 1. Basemap: ESRI StreetMap North America, 2008.  
 2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Facility Area
- 5-Mile Study Area
- 10-Mile Study Area
- Town Boundary
- City/Village Boundary
- County Boundary





**Baron Winds Project**

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

**Figure 2: Facility Area**

November 2016

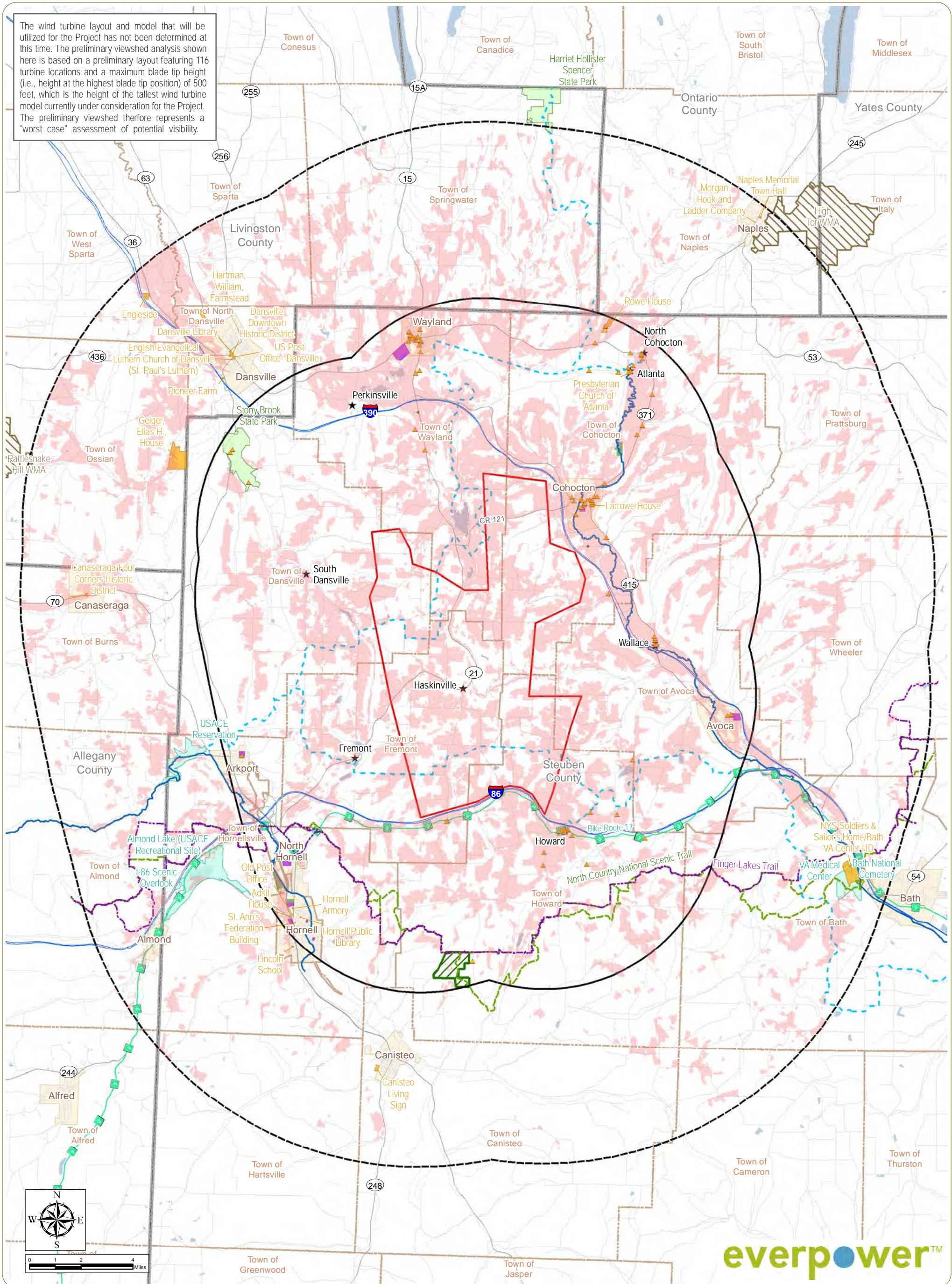
Notes: 1. Basemap: ESRI ArcGIS Online, "USA Topo Maps" Map Service.  
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

 Facility Area



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The wind turbine layout and model that will be utilized for the Project has not been determined at this time. The preliminary viewshed analysis shown here is based on a preliminary layout featuring 116 turbine locations and a maximum blade tip height (i.e., height at the highest blade tip position) of 500 feet, which is the height of the tallest wind turbine model currently under consideration for the Project. The preliminary viewshed therefore represents a "worst case" assessment of potential visibility.



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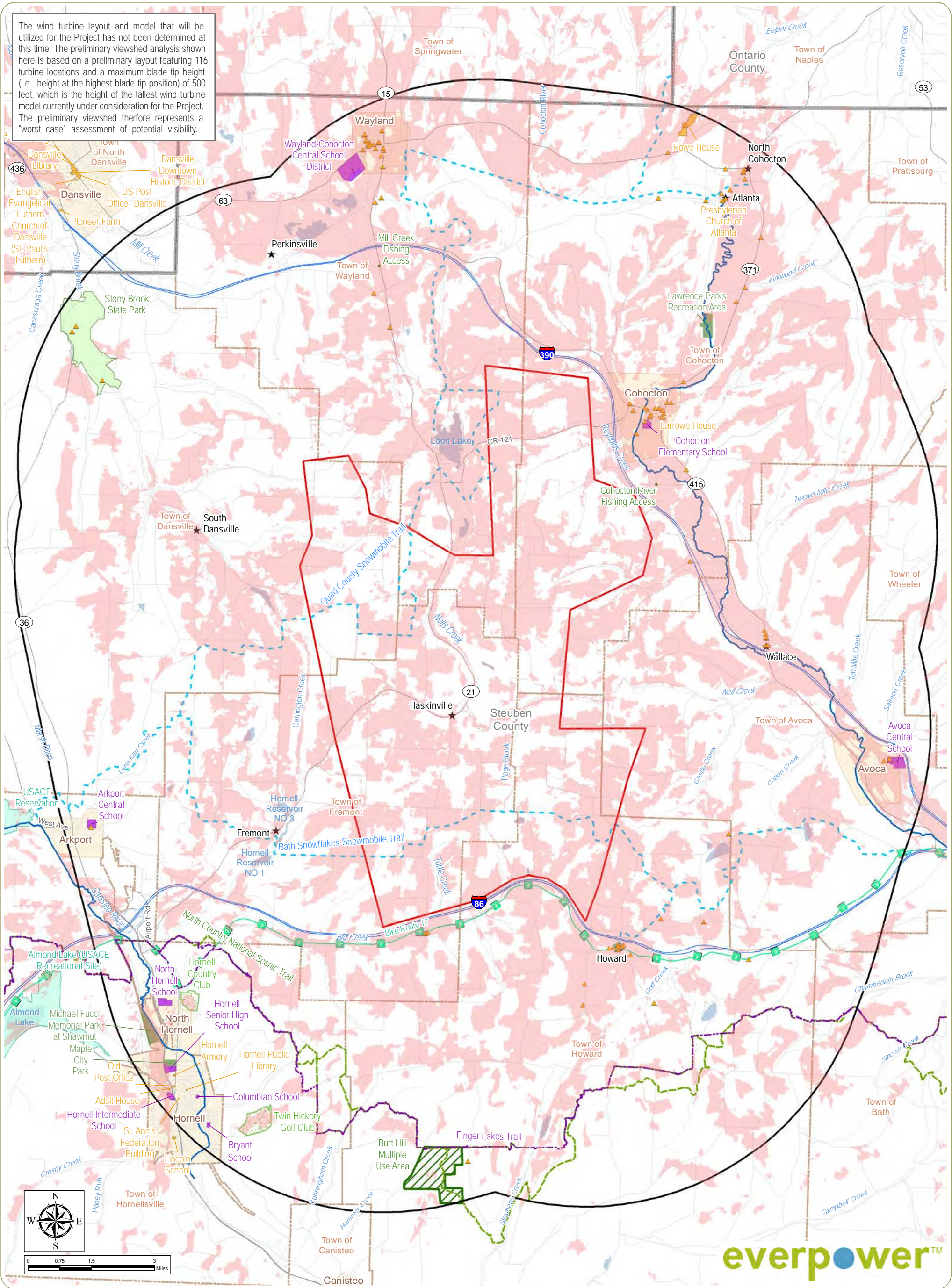
**Baron Winds Project**  
 Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County  
**Figure 3: Visually Sensitive Resources & Viewshed Analysis**  
 Sheet 1 of 2: 10-Mile Study Area  
 November 2016

Notes: 1. Project visibility based on viewshed results accounting for screening by topography and mapped forest vegetation. 2. Basemap: ESRI StreetMap North America, 2008. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- ▲ NRHP-Eligible Site
- ★ Hamlet
- National Scenic Trail
- Finger Lakes Trail
- Nationwide Rivers Inventory
- Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- Wildlife Management Area
- Other Resources of Statewide Significance
- School
- NYSDEC Land
- Local Park
- Golf Course
- Potential Project Visibility
- Facility Area
- 5-Mile Study Area
- 10-Mile Study Area
- City/Village
- Town Boundary
- County Boundary



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### Baron Winds Project

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

Figure 3: Visually Sensitive Resources & Viewshed Analysis

Sheet 2 of 2: 5-Mile Study Area

November 2016

Notes: 1. Project visibility based on viewshed results accounting for screening by topography and mapped forest vegetation. 2. Basemap: ESRI StreetMap North America, 2008. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- ▲ NRHP-Eligible Site
- ★ Hamlet
- National Scenic Trail
- Finger Lakes Trail
- Nationwide Rivers Inventory
- 🚲 Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- ▨ Wildlife Management Area
- Other Resources of Statewide Significance
- School
- ▨ NYSDEC Land
- Local Park
- ▨ Golf Course
- Potential Project Visibility
- Facility Area
- 5-Mile Study Area
- 10-Mile Study Area
- City/Village
- ▨ Town Boundary
- ▨ County Boundary



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Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
<b>1. Properties Listed in the National or State Register of Historic Places</b>							
Larowe House	Cohocton	Steuben	1.4	●	<b>+</b>		
Presbyterian Church of Atlanta	Cohocton	Steuben	4.1	●	-		
Rowe House	Cohocton	Steuben	4.7	●	<b>+/-</b>		
Hornell Armory	Hornell	Steuben	5.1	●	-		
Hornell Public Library	Hornell	Steuben	5.1	●	-		
Old Post Office	Hornell	Steuben	5.2	●	-		
Adsit House	Hornell	Steuben	5.3	●	<b>+</b>		
St. Ann's Federation Building	Hornell	Steuben	5.3	●	-		
Lincoln School	Hornell	Steuben	5.9	●	-		
Geiger, Elias H., House	Ossian, Dansville	Livingston, Steuben	5.9	●	<b>+/-</b>		
Pioneer Farm	North Dansville	Livingston	6.3	●	-		
Dansville Downtown Historic District	North Dansville	Livingston	6.5	●	-		
English Evangelical Luthern Church of Dansville (St. Paul's Luthern)	North Dansville	Livingston	6.6	●	-		
US Post Office--Dansville	North Dansville	Livingston	6.6	●	-		
Dansville Library	North Dansville	Livingston	6.8	●	-		
Canisteo Living Sign	Canisteo	Steuben	7.9	●	-		
Hartman, William, Farmstead	North Dansville	Livingston	7.9	●	-		
Canaseraga Four Corners Historic District	Burns	Allegany	8.4	●	<b>+</b>		
NYS Soldiers & Sailor's Home/Bath VA Center HD	Bath	Steuben	8.7	●	-		
Engleside	West Sparta	Livingston	9.5	●	<b>+/-</b>		
Morgan Hook and Ladder Company	Naples	Ontario	9.7	●	-		
Naples Memorial Town Hall	Naples	Ontario	9.9	●	-		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+ Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
<i>Properties Eligible for Listing in the National or State Register of Historic Places</i>							
Sovereign Grace Baptist Church	Fremont	Steuben	0.8	●			+
Gothic Revival church (1923)	Cohocton	Steuben	0.8	●			+
Two-story Queen Anne-style residence with tower	Fremont	Steuben	0.8	●			+
Two-story brick Italianate farmhouse	Cohocton	Steuben	0.8	●			+
Two-story Queen Anne residence	Cohocton	Steuben	0.9	●			+
Two-story Stick style residence with ornamental gable spindles	Howard	Steuben	0.9	●			-
One-story c. 20th century industrial building	Howard	Steuben	0.9	●			+
Two-story vernacular residence	Howard	Steuben	0.9	●			+
Howard Public Library (Two-story public hall building c. 1911)	Howard	Steuben	1.0	●			+
Howard Union Church (Gothic Revival-style church with tower)	Howard	Steuben	1.0	●			+
Two-story vernacular residence	Howard	Steuben	1.0	●			+
Two-story Greek Revival style residence	Howard	Steuben	1.0	●			+
Two-story vernacular farmhouse	Howard	Steuben	1.0	●			+
Two-story cross-gabled vernacular residence with engaged corner tower	Howard	Steuben	1.0	●			+
Vacant industrial mill building (1948)	Cohocton	Steuben	1.0	●			+
One-story railroad station	Cohocton	Steuben	1.1	●			+
Two-story Queen Anne style residence	Cohocton	Steuben	1.1	●			+
Two-story Art Deco-style school building (1934)	Cohocton	Steuben	1.2	●			+
Two-story Queen Anne style residence	Cohocton	Steuben	1.2	●			+
Two-and-a-half-story Four-Square style residence	Cohocton	Steuben	1.2	●			+
Two-story Federal style residence (1811)	Cohocton	Steuben	1.2	●			+/-
Two-and-a-half-story Four-Square style residence	Cohocton	Steuben	1.2	●			+
Howard Cemetery	Howard	Steuben	1.2	●			+
Brick Mission Style church (1918)	Cohocton	Steuben	1.3	●			+

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
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					Preliminary Topographic/Vegetation Viewshed		
Two-and-a-half-story Colonial Revival style residence	Cohocton	Steuben	1.3	●			+
Two-story Colonial revival residence	Cohocton	Steuben	1.3	●			+
Vernacular farm residence large barn behind house	Howard	Steuben	1.4	●			+
Two-story Italianate commercial building	Cohocton	Steuben	1.4	●			+
Cohocton Public Library (Two-story Italianate commercial building)	Cohocton	Steuben	1.4	●			+
Mapleview Cemetery (1802)	Cohocton	Steuben	1.4	●			+/-
Farm residence with dormers on three sides	Howard	Steuben	1.4	●			+
Two-story Greek Revival/Italianate residence	Cohocton	Steuben	1.4	●			+/-
Two-story Queen Anne-style with tower	Cohocton	Steuben	1.4	●			+
One-and-a-half-story Gothic Revival cottage	Cohocton	Steuben	1.5	●			+
Two-story Tudor Revival-style cottage	Cohocton	Steuben	1.7	●			+
Two-story cross-gabled residence	Howard	Steuben	1.8	●			+
Smith Pond Cemetery	Howard	Steuben	2.0	●			+/-
Two-story Greek Revival style residence	Wayland	Steuben	2.0	●			+
L-shaped residence	Howard	Steuben	2.1	●			+
Two-story cross-gabled residence with barns	Howard	Steuben	2.1	●			-
Two-story Queen Anne-style residence	Avoca	Steuben	2.5	●			+
Two-story Queen Anne-style residence with tower	Wayland	Steuben	2.5	●			+
United Methodist Church (Two-story church building with tower)	Avoca	Steuben	2.6	●			+
Two-story Italianate residence	Avoca	Steuben	2.6	●			+
Two-story Italianate residence	Avoca	Steuben	2.6	●			+
Two-story vernacular residence	Avoca	Steuben	2.6	●			+
Two-story Greek Revival-style residence	Avoca	Steuben	2.7	●			+
Two-story Italianate residence	Avoca	Steuben	2.7	●			+
William Coff House	Howard	Steuben	3.0	●			-

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
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					Preliminary Topographic/Vegetation Viewshed		
Two-story frame house with two towers (Demolished)	Cohocton	Steuben	3.1	●	+		
One-and-a-half-story Craftsman style residence	Cohocton	Steuben	3.4	●	+		
Two-story Greek Revival-style residence	Cohocton	Steuben	3.6	●	-		
One-story former railroad station	Wayland	Steuben	3.7	●	-		
Three-story industrial building (c. 20th century)	Wayland	Steuben	3.7	●	-		
One-story railroad station	Cohocton	Steuben	3.9	●	-		
Stony Brook State Park Comfort Station	Dansville	Steuben	4.1	●	-		
Two-story saltbox-style residence	Cohocton	Steuben	4.1	●	+		
Two-story Presbyterian Church	Cohocton	Steuben	4.1	●	-		
One-and-a-half-story Bungalow-style residence	Wayland	Steuben	4.1	●	-		
Two-story Four Square-style residence	Cohocton	Steuben	4.2	●	+/-		
Two-story Vernacular residence (20th century)	Cohocton	Steuben	4.2	●	+/-		
Two-story vernacular residence	Wayland	Steuben	4.3	●	+		
Two-and-a-half-story Eastlake/Stick-style residence	Avoca	Steuben	4.3	●	+		
Two-story fieldstone residence	Cohocton	Steuben	4.3	●	+		
Two-story Queen Anne style residence with tower	Cohocton	Steuben	4.4	●	+/-		
Saint Paul's Church (Gothic Revival-style church with tower circa 1917)	Wayland	Steuben	4.4	●	+		
Avoca Central School (Art Deco educational building c. 1938)	Avoca	Steuben	4.4	●	+		
Two-story Italianate residence (Demolished)	Wayland	Steuben	4.4	●	+		
Two-story Queen Anne residence	Wayland	Steuben	4.5	●	+		
Two-story Italianate commercial building (c. 1896)	Wayland	Steuben	4.5	●	+		
Two-story Italianate-style commercial building	Wayland	Steuben	4.5	●	+		
Two-story Queen Anne-style residence	Wayland	Steuben	4.5	●	+		
Two-story Four Square-style residence	Wayland	Steuben	4.6	●	+		
Two-story Classical Revival-style residence	Wayland	Steuben	4.6	●	+		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+ Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
One-and-a-half-story Bungalow style residence	Wayland	Steuben	4.6	•	+
Clearview Cemetery (19th century)	Cohocton	Steuben	4.6	•	-
One-and-a-half-story Bungalow-style residence	Wayland	Steuben	4.6	•	+
Two-story Italianate style residence	Wayland	Steuben	4.6	•	+
Saint Joseph's School, two-story parochial school building (1931)	Wayland	Steuben	4.7	•	+
Steuben House (or Carbrey Building) (Demolished)	Cohocton	Steuben	4.7	•	+
Holy Family Catholic Church, cruciform church with bell tower	Wayland	Steuben	4.7	•	+
One-and-a-half-story Dutch Colonial Revival-style residence	Wayland	Steuben	4.7	•	+
Two-story vernacular residence	Cohocton	Steuben	4.7	•	+
Two-story Gothic Revival-style cottage	Cohocton	Steuben	4.7	•	+
Two-story vernacular residence	Wayland	Steuben	4.8	•	+
Arkport Central School (Art Deco educational building c. 1930s)	Hornellsville	Steuben	4.8	•	-
Two-story Bungalow-style residence	Wayland	Steuben	4.8	•	+
Two-and-a-half-story Second Empire commercial building	Cohocton	Steuben	4.8	•	+
Residence with hipped roof	Howard	Steuben	4.9	•	-
Two-story Tudor Revival -style residence	Cohocton	Steuben	4.9	•	+
Stony Brook State Park Picnic Shelter	Dansville	Steuben	4.9	•	-
Stony Brook State Park Caretaker's Residence	Dansville	Steuben	4.9	•	-
<b>2. State Parks</b>					
Stony Brook State Park	Dansville	Steuben	3.8	•	+/-
Harriet Hollister Spencer State Park	Springwater	Ontario, Livingston	10.0	•	+/-
<b>3. Urban Cultural Parks/Heritage Areas</b>					
None in Study Area					

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					Preliminary Topographic/Vegetation Viewshed
4. State Forest Preserves					
None in Study Area					
5. National Wildlife Refuges, State Game Refuges and State Wildlife Management Areas					
High Tor WMA	Naples, Italy	Ontario, Yates	9.1	.	-
Rattlesnake Hill WMA	Ossian	Livingston, Allegany	10.2	.	+/-
6. National Natural Landmarks					
None in Study Area					
7. National Parks, Recreation Areas, Seashores and/or Forests					
None in Study Area					
8. National or State Designated Wild, Scenic, or Recreational Rivers					
Cohocton River	Avoca, Bath, Cohocton	Steuben	0.6	●	+/-
Canisteo River	Hornell, Hornellsville, Almond	Steuben, Allegany	4.6	.	+/-
9. Sites, Areas, Lakes, Reservoirs or Highways Designated or Eligible as Scenic					
None in Study Area					
10. Scenic Areas of Statewide Significance					
None in Study Area					
11. State and Federally Designated Trails					
North Country National Scenic Trail	Hornellsville, Bath, Almond, Wheeler, Fremont, Howard	Steuben, Allegany	2.9	●	+/-
Finger Lakes Trail	Hornellsville, Bath, Almond, Wheeler, Fremont, Howard	Steuben, Allegany	2.9	●	+/-
12. Adirondack Park Scenic Vistas					
None in Study Area					
13. State Nature and Historic Preserve Areas					
None in Study Area					
14. Palisades Park					
None in Study Area					

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					Preliminary Topographic/Vegetation Viewshed
15. Bond Act Properties for Exceptional Beauty or Open Space					
None in Study Area					
Other Resources of Statewide or Regional Significance					
USACE Reservation	Hornellsville, Almond	Livingston, Steuben, Allegany	5.7	●	+/-
Almond Lake (USACE Recreational Site)	Hornellsville	Steuben	5.9	●	+/-
I-86 Scenic Overlook	Hornellsville	Steuben	7.6	●	+/-
VA Medical Center	Bath	Ontario, Steuben	8.6	●	+/-
Bath National Cemetery	Bath	Steuben	8.8	●	-
Locally Important Resources					
Areas of Intensive Land Use (City, Village, Hamlet)					
Haskinville	Fremont	Steuben	0.2	●	+/-
Cohocton	Cohocton	Steuben	0.5	●	+/-
Howard	Howard	Steuben	0.8	●	+/-
Fremont	Fremont	Steuben	1.5	●	+/-
South Dansville	Dansville	Steuben	2.1	●	+/-
Wallace	Avoca	Steuben	2.5	●	+/-
Avoca	Avoca	Steuben	3.4	●	+/-
Perkinsville	Wayland	Steuben	3.6	●	+/-
Wayland	Wayland	Steuben	3.9	●	+/-
Atlanta	Cohocton	Steuben	4.0	●	+/-
North Hornell	Hornell, Hornellsville	Steuben	4.2	●	+/-
Hornell	Hornell, Hornellsville	Steuben	4.5	●	+/-
Arkport	Hornellsville	Steuben	4.5	●	+/-
North Cohocton	Cohocton	Steuben	4.7	●	+/-
Major Transportation Corridors					
I 86	Hornellsville, Avoca, Bath, Fremont, Howard	Steuben	0.2	●	+/-

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I 390	Avoca, North Dansville, Wayland, Dansville, Cohocton	Livingston, Steuben	0.2	●			+/-
SR 21	Hornell, Hornellsville, Naples, Wayland, Cohocton, Fremont	Ontario, Steuben	0.3	●			+/-
SR 415	Avoca, Bath, Wayland, Cohocton	Steuben	0.5	●			+/-
SR 371	Cohocton	Steuben	1.4	●			+/-
SR 15	Springwater, Wayland	Livingston, Steuben	3.0	●			+/-
SR 63	North Dansville, Wayland	Livingston, Steuben	4.5	●			+/-
SR 36	Canisteo, North Dansville,	Livingston, Steuben	4.5	●			+/-
Recreation Resources							
<i>Local Parks and Playgrounds</i>							
Lawrence Parks Recreation Area	Cohocton	Steuben	2.3	●			+/-
Maple City Park	Hornell	Steuben	4.9	●			+/-
Michael Fucci Memorial Park at Shawmut	Hornell, Hornellsville	Steuben	5.0	●			+/-
<i>Lakes and Rivers</i>							
Tuttle Creek	Fremont	Steuben	0.0	●			+/-
Big Creek	Hornellsville, Fremont, Howard	Steuben	0.1	●			+/-
Reynolds Creek	Cohocton	Steuben	0.2	●			+/-
Page Brook	Fremont, Howard	Steuben	0.2	●			+/-
Hornell Reservoir NO 3	Fremont	Steuben	0.3	●			+/-
Castle Creek	Avoca, Howard	Steuben	0.3	●			+/-
Neils Creek	Fremont, Howard	Steuben	0.3	●			+/-
Carrington Creek	Dansville, Fremont	Steuben	0.4	●			+/-
Smith Ponds	Avoca, Howard	Steuben	0.4	●			+/-



Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
Cohocton River	Avoca, Bath, Springwater, Cohocton	Livingston, Steuben	0.6	●	+/-		
Loon Lake	Wayland	Steuben	0.7	●	+/-		
Neil Creek	Avoca	Steuben	0.9	●	+/-		
Mill Creek	North Dansville, Wayland, Dansville	Livingston, Steuben	1.2	●	+/-		
Hornell Reservoir NO 3	Fremont	Steuben	1.2	●	+/-		
Goff Creek	Avoca, Bath, Howard	Steuben	1.9	●	+/-		
Hornell Reservoir NO 1	Fremont	Steuben	1.9	●	+/-		
Twelve Mile Creek	Avoca, Prattsburg, Cohocton, Wheeler	Steuben	2.0	●	+/-		
Cotton Creek	Avoca	Steuben	2.5	●	+/-		
Kirkwood Creek	Cohocton	Steuben	2.6	●	+/-		
Demons Pond	Howard	Steuben	2.8	●	-		
Stony Brook	North Dansville, Dansville	Livingston, Steuben	3.0	●	+/-		
Lime Kiln Creek	Hornellsville, Dansville, Fremont	Steuben	3.2	●	-		
Loucks Pond	Avoca	Steuben	3.2	●	+/-		
Ten Mile Creek	Avoca, Wheeler	Steuben	3.4	●	+/-		
Chauncey Run	Hornell, Hornellsville	Steuben	3.4	●	-		
Cunningham Creek	Hornellsville, Canisteo, Howard	Steuben	3.4	●	-		
MC Manus Brook	Hornell, Hornellsville	Steuben	3.6	●	-		
Stephens Creek	Canisteo, Howard	Steuben	4.2	●	+/-		
Salmon Creek	Avoca, Wheeler	Steuben	4.4	●	+/-		
Canisteo River	Hornell, Hornellsville, Canisteo, Cameron, Almond	Steuben, Allegany	4.6	●	+/-		
Chamberlain Brook	Bath	Steuben	4.7	●	-		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
Canacadea Creek	Hornell, Hornellsville	Steuben	4.8	●	+/-
Marsh Ditch	Hornellsville, Dansville	Steuben	5.0	●	+/-
Canaseraga Creek	North Dansville, West Sparta, Ossian, Dansville, Burns	Livingston, Steuben, Allegany	5.3	●	+/-
Hammer Creek	Canisteo, Howard	Steuben	5.4	●	-
<i>Trails</i>					
Quad County Snowmobile Trail	Springwater, Wayland, Dansville, Cohocton, Fremont	Livingston, Steuben	0.0	●	+/-
Bath Snowflakes Snowmobile Trail	Hornellsville, Avoca, Bath, Dansville, Fremont, Howard	Steuben	0.0	●	+/-
Bike Route 17	Hornellsville, Avoca, Bath, Alfred, Almond, Fremont, Howard	Steuben, Allegany	0.2	●	+/-
Hill & Valley Riders Snowmobile Trail	Cohocton	Ontario, Livingston, Steuben	5.1	●	+/-
<i>NYSDEC Lands</i>					
Cohocton River Fishing Access	Cohocton	Steuben	0.6	●	+
Mill Creek Fishing Access	Wayland	Steuben	2.8	●	+
Burt Hill Multiple Use Area	Howard	Steuben	4.6	●	+/-
<i>Golf Courses</i>					
Hornell Country Club	Hornellsville	Steuben	4.0	●	+/-
Twin Hickory Golf Club	Hornellsville	Steuben	4.4	●	+/-
<i>Schools and Colleges</i>					
Cohocton Elementary School	Cohocton	Steuben	1.1	●	+
Wayland-Cohocton Central School District	Wayland	Steuben	4.2	●	+/-
Avoca Central School	Avoca	Steuben	4.4	●	+/-
North Hornell School	Hornellsville	Steuben	4.4	●	+/-

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
Preliminary Topographic/Vegetation Viewshed					
Arkport Central School	Hornellsville	Steuben	4.7	●	-
Hornell Senior High School	Hornell	Steuben	5.0	●	+/-
Columbian School	Hornell	Steuben	5.0	●	-
Bryant School	Hornell	Steuben	5.3	●	-
Hornell Intermediate School	Hornell	Steuben	5.4	●	+/-

<sup>1</sup> For large areas and linear sites, approximate distance to the nearest turbine was measured from the respective area's closest point.





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

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P. 315.471.0688 • F. 315.471.1061 • www.edrdpc.com

## memorandum

To: Seth Wilmore  
EverPower Wind Holdings, Inc. EDR Project No: 13039

From: Ben Brazell

Date: November 1, 2016

Reference: Baron Winds Project  
Visual Outreach Letter – Distribution List

### Comments:

Kenneth Parsels, Town Supervisor  
Town of Avoca  
PO Box 468  
Avoca, NY 14809

Steven Weed, Town Supervisor  
Town of Canisteo  
6 South Main  
Canisteo, NY 14823

Peter Gledhill, Town Historian  
Town of Avoca  
PO Box 223  
Avoca, NY 14809

George Dickey, Town Historian  
Town of Canisteo  
4510 County Route 30  
Cameron, NY 14819

Judith Wightman, Town Historian  
Town of Avoca  
27 N. Main Street  
Avoca, NY 14809

Daniel Johnson, Town Supervisor  
Town of Cohocton  
PO Box 200  
Atlanta, NY 14808

Ronald Smith, Town Supervisor  
Town of Bath  
PO Box 327  
110 Liberty Street, Room 103  
Bath, NY 14810

Geraldine Deusenbery, Town Historian  
Town of Cohocton  
PO Box 200  
Atlanta, NY 14808

Eleanor Silliman, Town Historian  
Town of Bath  
PO Box 327  
110 Liberty Street, Room 103  
Bath, NY 14810

Raymond Schrader, Planning Board Chairman  
Town of Cohocton  
PO Box 200  
Atlanta, NY 14808

James Coots, Planning Board Chairman  
Town of Bath  
PO Box 327  
Bath, NY 14810

Michael Willis, Town Supervisor  
Town of Dansville  
1487 Day Road  
Arkport, NY 14807

Baron Winds Project – Visual Outreach Letter Distribution List  
November 1, 2016

Dorothy Ascomb, Town Historian  
Town of Dansville  
9127 Strobel Road  
Arkport, NY 14807

Dennis Mahus, Town Supervisor  
Town of North Dansville  
14 Clara Barton Street  
Dansville, NY 14437

Michael Hoag, Planning Board Chairman  
Town of Dansville  
9127 Strobel Road  
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Kenneth Holbrook, Town Historian  
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14 Clara Barton Street  
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Town of Fremont  
8217 Cream Hill Road  
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Nancy Nice, Planning Board Chairman  
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31 Knox Street  
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8668 Mattoon Road  
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Prattsburgh, NY 14873

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Lenora Applebee, Town Historian  
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PO Box 1  
4 Park Avenue  
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George W. Ott, Town Supervisor  
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110 North Main Street  
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Marcia Everett, Town Historian  
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Carol Mykel, Town Historian  
Town of Wayland  
110 North Main Street  
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Donald F. Evia, Town Supervisor  
Town of Howard  
3725 Mill Road  
Avoca, NY 14809

Beverly Robinson, Planning Board Chairman  
Town of Wayland  
110 North Main Street  
Wayland, NY 14572

Robert & Marsha Patrick, Town Historians  
Town of Howard  
3882 Smith Pond Road  
Avoca, NY 14809

Jeanette E. Underhill, Town Supervisor  
Town of Wheeler  
6429 Gardner Road  
Bath, NY 14810

Baron Winds Project – Visual Outreach Letter Distribution List  
November 1, 2016

Erma Partridge, Town Historian  
Town of Wheeler  
6167 Fritz Hill Road  
Avoca, NY 14809

Shawn Hogan, Mayor  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Collette Cornish, Town Historian  
City of Hornell  
41 Hartshorn Street  
Hornell, NY 14843

Charles Flanders, Mayor  
Village of Arkport  
PO Box 465  
6 Park Avenue  
Arkport, NY 14807

Peter Gledhill, Mayor  
Village of Avoca  
PO Box 462  
3 Chase Street  
Avoca, NY 14809

Justin Dix, Planning Board Chairman  
Village of Avoca  
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3 Chase Street  
Avoca, NY 14809

Thomas Cox, Mayor  
Village of Cohocton  
PO Box 330  
17 South Main Street  
Cohocton, NY 14826

John J. Falci, Mayor  
Village of North Hornell  
4 Maplewood Avenue  
North Hornell, NY 14843

Elise McColum, Planning Board Chairman  
Village of North Hornell  
4 Maplewood Avenue  
North Hornell, NY 14843

Michael Parks, Mayor  
Village of Wayland  
15 North Main Street  
Wayland, NY 14572

Amy Dlugos, Director  
Steuben County Department of Planning  
3 East Pulteney Square  
Bath, NY 14810

Eleanor Silliman, County Historian  
Steuben County  
3 East Pulteney Square  
Bath, NY 14810

Jake Buganski, President  
Steuben County Conference & Visitors Bureau  
1 West Market Street  
Corning, NY 14830

Marcia Weber, Executive Director  
Southern Tier Central Regional Planning &  
Development Board  
8 Denison Parkway East, Suite 310  
Corning, NY 14830

Finger Lakes Resource Conservation &  
Development Council, Inc.  
415 W. Morris St.  
Bath, NY 14810

Janet Thigpen, Chairman  
Steuben County Environmental Management  
Council  
4557 Dyke Road  
Corning, NY 14830

Helen K. Brink, President  
Steuben County Historical Society  
1 Conhocton Street  
Bath, NY 14810

Nancy Glover, President  
Canisteo Valley Historical Society  
PO Box 123  
Arkport, NY 14807

## Melissa McCarthy

---

**From:** Marcia Weber <weber@stny.rr.com>  
**Sent:** Tuesday, January 03, 2017 6:12 PM  
**To:** Matthew Robinson  
**Cc:** KSheen@Everpower.com; Benjamin Brazell  
**Subject:** RE: Baron Winds Project Visual Comments  
**Attachments:** Notes on Baron Winds Dec2016.docx

Thank you, Matthew, for incorporating the attached comments. I appreciate the opportunity to submit them now.

Please let me know if you have any questions about the comments.

Thanks again!

Marcia

Marcia D. Weber

Executive Director

Southern Tier Central Regional

Planning and Development Board

607-962-5092 extension 208

[www.stcplanning.org](http://www.stcplanning.org)

---

**From:** Matthew Robinson [mailto:mrobinson@edrdpc.com]  
**Sent:** Tuesday, January 03, 2017 11:23 AM  
**To:** weber@stny.rr.com  
**Cc:** KSheen@Everpower.com; Benjamin Brazell <BBrazell@edrdpc.com>  
**Subject:** Baron Winds Project Visual Comments

Marcia --

Thank you for contacting the Baron Winds Project Team. My name is Matthew and I work for Environmental Research and Design, D.P.C. (EDR) out of Syracuse, NY and am the contact for comments regarding the visual outreach portion of the project. Although it is past the stated date for comments I would be happy to receive and incorporate any additional comments that you and your staff members have. It is important to us to field all questions and hear all of the comments that are out there.

I look forward to receiving the input that you have from your staff,

Best,

- Matthew -

Matthew Robinson  
Visualization Project Manager

Environmental Design & Research,  
Landscape Architecture, Engineering & Environmental Services, D.P.C.  
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## Notes on Baron Winds Project Visually Sensitive Resources

Notes by Gabriel Holbrow, Planner

### 1) Additional Visually Sensitive Resources

The list of potential Visually Sensitive Resources that EDR compiled seems very complete. I cannot imagine there are very many more, or any at all, to add. The more difficult task, I expect, will be determining which are the most important resources to consider. I would defer to the people who actually live in the area on that.

### 2) Recommendations for viewpoints

Based on considering that views from interstate and state highways will be seen by the most people, I think the following locations would be good candidates for visual simulations. These are the spots on the surrounding highways with the broadest views in the direction of the proposed facility area.

- View from I-86 eastbound near mile 134, just up the hill to the west of exit 34
- View from I-390 northbound near mile 3.4, at the west end of the cut where the highway bends around the Village of Avoca
- View from I-390 southbound near mile 16.6, just west of exit 3
- View from I-390 southbound near mile 23.6, at exit 5
- View in the hamlet of Fremont from State Route 21 northbound near mile 20.6 at intersection with Cream Hill Road
- View in the Village of Cohocton looking west down Maple Street from near the intersection of Maple Street and Main Street (State Route 415 northbound near mile 37.0)
- View from State Route 371 southbound near mile 1.3, just south of the second bridge over the Cohocton River

Note by Victoria Ehlen, Economic Development Coordinator

I recommend that they do an overlay of the viewshed from each of the 120 wind turbines, or at least provide a map of the 120 sites that are being reviewed. That would be helpful.



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February 27, 2017

State Of New York Interested Parties  
Per Attached Distribution List

RE: Baron Winds Project  
Identification of Visually Sensitive Resources  
Official Request for Information

To Whom it may concern:

As you may be aware, Baron Winds LLC. is proposing to construct a 300 megawatt (MW) wind power facility ("the Facility") in the Towns of Avoca, Cohocton, Dansville, Fremont, Hornellsville, Howard, and Wayland, Steuben County, New York. (Figures 1 and 2). The proposed Facility is subject to the rules for siting a major electric generating facility under Article 10 of the New York State Public Service Law ("PSL"). In accordance with the Article 10 regulations, a Public Involvement Program (PIP) plan for this project was released in May 2016 and a Preliminary Scoping Statement (PSS) was released in August 2016. Both documents are available on the project's website at <https://everpower.com/baron-winds-wind-project-steuben-county-ny/>. Please refer to the PIP and the PSS for additional details regarding the proposed Facility.

As part of the Application Baron Winds must conduct a Visual Impact Assessment (VIA). The VIA must include the "identification of visually sensitive resources." The information presented in this letter and its enclosures is intended to provide you with sufficient context and information to assist with the identification of these visually sensitive resources and the selection of important and/or representative viewpoints.

#### Visual Study Area

For the purposes of this consultation, visually sensitive resources have been identified within 10 miles of the proposed Facility boundary. The applicant is proposing to include areas between 5 and 10 miles (midground and background views) from the Facility, to identify regionally significant areas or scenic resources of concern. The 10-mile visual study area boundary for the Facility is depicted on Figure 3.

#### Visually Sensitive Resources

Aesthetic resources of statewide significance are formally defined by the Department of Environmental Conservation (DEC) in the Program Policy entitled *Assessing and Mitigating Visual Impacts*<sup>1</sup> (the "DEC Visual Policy"). EDR

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<sup>1</sup> The DEC Program Policy *Assessing and Mitigating Visual Impacts* was issued on July 31, 2000 and can be reviewed here: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/visual2000.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/visual2000.pdf).

conducted a desktop inventory of visually sensitive resources of potential statewide significance within 10 miles of the proposed Facility which include the following types of resources:

- Properties listed on or determined eligible for listing on the National Register of Historic Places.
- State Parks.
- Urban Cultural Parks (now referenced to as New York State designated Heritage Areas).
- The State Forest Preserve (i.e., the Adirondack or Catskill Parks).
- National Wildlife Refuges, State Game Refuges, and State Wildlife Management Areas.
- National Natural Landmarks.
- The National Park System, Recreation Areas, Seashores, or Forests.
- Rivers designated as National or State Wild, Scenic or Recreational Rivers.
- A site, areas, lake, reservoir, or highway designated or eligible for designation as scenic.
- Scenic Areas of Statewide Significance.
- A Local, State or federally designated trail, or one proposed for designation.
- State Nature and Historic Preserve Areas.
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space category.

Figure 4 illustrates the location of each identified resources and Table 1 provides information about each site, including name, distance to the nearest proposed turbine, and the potential visibility of the Facility based on preliminary viewshed analysis.

#### Selection of Viewpoints for Preparation of Visual Simulations

The VIA will also include a field review (site visit) to confirm visibility and obtain photographs for subsequent use in the development of photographic simulations. Photographs will be taken from representative viewpoints within the study area, including visually sensitive resources identified by local stakeholders in response to this letter. Photographs taken from each viewpoint during field review will be used to illustrate typical potential visibility of the proposed Facility from various distances and visual settings within the study area.

A subset of the viewpoints photographed during the field review effort will be selected for the development of visual simulations. It is not anticipated that photo simulations will be prepared from every visually sensitive resource or area of concern identified by local stakeholders or from every area with potential Facility visibility within the study area. Instead, it is anticipated that a subset of representative viewpoints will be selected that will provide a set of simulations that illustrate the appearance of the Facility from a range of distances and representative visual settings within the study area.

#### Feedback Request

In accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Winds LLC. is formally requesting feedback from interested parties in the identification of important or representative viewpoints in the 10-mile study area of the Facility. Please review the inventory of visually sensitive resources included as Table 1 and depicted on Figure 4. Baron Winds LLC. believes that the list of aesthetic resources included herein represents a comprehensive inventory of the significant visually sensitive resources in the study area of the proposed Facility. Please consider whether there are

any additional significant visually sensitive sites that are not included in the inventory, and if so please provide Baron Winds LLC. with:

- 1) The name and location of additional visually sensitive resources (not identified in Table 1) that you feel should be included in the inventory of aesthetic resources and subsequent evaluation of potential visual impacts.
- 2) Your recommendations for viewpoints that you feel would be strong candidates for the development of visual simulations, with an explanation of why you feel that view or location is important to consider.

Please provide this information by March 29, 2017 (30 days from date of letter) to Baron Winds LLC.:

- Via email through a link on the project website at <https://everpower.com/baron-winds-wind-project-steuben-county-ny/>  
Please type “Baron Winds Project - Visual Resources” in the subject line.
- Via written letter to:  
Attn: Matthew Robinson  
Environmental Design & Research  
217 Montgomery Street  
Suite 1000  
Syracuse, NY 13202

We sincerely appreciate your assistance helping us to identify locally and regionally significant sensitive sites and areas.

Thank you,



Benjamin Brazell  
Senior Project Manager  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
On behalf of Baron Winds, LLC

List of Enclosures:

- Table 1. Visually Sensitive Resources
- Figure 1. Regional Location Map
- Figure 2. Facility Area
- Figure 3. Visually Sensitive Resources and Viewshed Analysis (2 sheets)



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

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memorandum

To: Seth Wilmore EDR Project No: 13039  
EverPower Wind Holdings, Inc.  
From: Ben Brazell  
Date: February 27, 2017  
Reference: Baron Winds Project  
Viewpoint Recommendations – Distribution List

Comments:

Diana Carter, Director of Planning  
NYS Office of Parks, Recreation & Historic  
Preservation  
Resource and Facility Planning Bureau  
625 Broadway  
Albany, NY 12238

Rudyard Edick, Project Manager  
NYSDEC Division of Environmental Permits  
625 Broadway  
4<sup>th</sup> Floor  
Albany, NY 12233

Director, Finger Lakes Region  
NYS Office of Parks, Recreation & Historic  
Preservation  
2221 Taughannock Road  
Trumansburg, NY 14886

Seneca Nation of Indians  
Allegany Reservation  
90 Ohiyo Way  
Salamanca, NY 14779

John Bonafide,  
NYS Office of Parks, Recreation & Historic  
Preservation  
Peebles Island State Park  
PO Box 189  
Waterford, NY 12188

Seneca Nation of Indians  
Cattaraugus Reservation  
12837 Route 438  
Irving, NY 14081

Andy Davis, Utility Supervisor  
NYS Department of Public Service  
Empire State Plaza  
Agency Building 3  
Albany, NY 12223

Paul D'Amato, Region 8 Director  
New York State Department of Environmental  
Conservation  
6274 E. Avon-Lima Road  
Avon, NY 14414-9519

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
<b>1. Properties Listed in the National or State Register of Historic Places</b>							
Larowe House	Cohocton	Steuben	1.4	●	<b>+</b>		
Presbyterian Church of Atlanta	Cohocton	Steuben	4.1	●	-		
Rowe House	Cohocton	Steuben	4.7	●	<b>+/-</b>		
Hornell Armory	Hornell	Steuben	5.1	●	-		
Hornell Public Library	Hornell	Steuben	5.1	●	-		
Old Post Office	Hornell	Steuben	5.2	●	-		
Adsit House	Hornell	Steuben	5.3	●	<b>+</b>		
St. Ann's Federation Building	Hornell	Steuben	5.3	●	-		
Lincoln School	Hornell	Steuben	5.9	●	-		
Geiger, Elias H., House	Ossian, Dansville	Livingston, Steuben	5.9	●	<b>+/-</b>		
Pioneer Farm	North Dansville	Livingston	6.3	●	-		
Dansville Downtown Historic District	North Dansville	Livingston	6.5	●	-		
English Evangelical Luthern Church of Dansville (St. Paul's Luthern)	North Dansville	Livingston	6.6	●	-		
US Post Office--Dansville	North Dansville	Livingston	6.6	●	-		
Dansville Library	North Dansville	Livingston	6.8	●	-		
Canisteo Living Sign	Canisteo	Steuben	7.9	●	-		
Hartman, William, Farmstead	North Dansville	Livingston	7.9	●	-		
Canaseraga Four Corners Historic District	Burns	Allegany	8.4	●	<b>+</b>		
NYS Soldiers & Sailor's Home/Bath VA Center HD	Bath	Steuben	8.7	●	-		
Engleside	West Sparta	Livingston	9.5	●	<b>+/-</b>		
Morgan Hook and Ladder Company	Naples	Ontario	9.7	●	-		
Naples Memorial Town Hall	Naples	Ontario	9.9	●	-		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+ Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
<i>Properties Eligible for Listing in the National or State Register of Historic Places</i>							
Sovereign Grace Baptist Church	Fremont	Steuben	0.8	●			+
Gothic Revival church (1923)	Cohocton	Steuben	0.8	●			+
Two-story Queen Anne-style residence with tower	Fremont	Steuben	0.8	●			+
Two-story brick Italianate farmhouse	Cohocton	Steuben	0.8	●			+
Two-story Queen Anne residence	Cohocton	Steuben	0.9	●			+
Two-story Stick style residence with ornamental gable spindles	Howard	Steuben	0.9	●			-
One-story c. 20th century industrial building	Howard	Steuben	0.9	●			+
Two-story vernacular residence	Howard	Steuben	0.9	●			+
Howard Public Library (Two-story public hall building c. 1911)	Howard	Steuben	1.0	●			+
Howard Union Church (Gothic Revival-style church with tower)	Howard	Steuben	1.0	●			+
Two-story vernacular residence	Howard	Steuben	1.0	●			+
Two-story Greek Revival style residence	Howard	Steuben	1.0	●			+
Two-story vernacular farmhouse	Howard	Steuben	1.0	●			+
Two-story cross-gabled vernacular residence with engaged corner tower	Howard	Steuben	1.0	●			+
Vacant industrial mill building (1948)	Cohocton	Steuben	1.0	●			+
One-story railroad station	Cohocton	Steuben	1.1	●			+
Two-story Queen Anne style residence	Cohocton	Steuben	1.1	●			+
Two-story Art Deco-style school building (1934)	Cohocton	Steuben	1.2	●			+
Two-story Queen Anne style residence	Cohocton	Steuben	1.2	●			+
Two-and-a-half-story Four-Square style residence	Cohocton	Steuben	1.2	●			+
Two-story Federal style residence (1811)	Cohocton	Steuben	1.2	●			+/-
Two-and-a-half-story Four-Square style residence	Cohocton	Steuben	1.2	●			+
Howard Cemetery	Howard	Steuben	1.2	●			+
Brick Mission Style church (1918)	Cohocton	Steuben	1.3	●			+



Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+ Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
Two-and-a-half-story Colonial Revival style residence	Cohocton	Steuben	1.3	●			+
Two-story Colonial revival residence	Cohocton	Steuben	1.3	●			+
Vernacular farm residence large barn behind house	Howard	Steuben	1.4	●			+
Two-story Italianate commercial building	Cohocton	Steuben	1.4	●			+
Cohocton Public Library (Two-story Italianate commercial building)	Cohocton	Steuben	1.4	●			+
Mapleview Cemetery (1802)	Cohocton	Steuben	1.4	●			+/-
Farm residence with dormers on three sides	Howard	Steuben	1.4	●			+
Two-story Greek Revival/Italianate residence	Cohocton	Steuben	1.4	●			+/-
Two-story Queen Anne-style with tower	Cohocton	Steuben	1.4	●			+
One-and-a-half-story Gothic Revival cottage	Cohocton	Steuben	1.5	●			+
Two-story Tudor Revival-style cottage	Cohocton	Steuben	1.7	●			+
Two-story cross-gabled residence	Howard	Steuben	1.8	●			+
Smith Pond Cemetery	Howard	Steuben	2.0	●			+/-
Two-story Greek Revival style residence	Wayland	Steuben	2.0	●			+
L-shaped residence	Howard	Steuben	2.1	●			+
Two-story cross-gabled residence with barns	Howard	Steuben	2.1	●			-
Two-story Queen Anne-style residence	Avoca	Steuben	2.5	●			+
Two-story Queen Anne-style residence with tower	Wayland	Steuben	2.5	●			+
United Methodist Church (Two-story church building with tower)	Avoca	Steuben	2.6	●			+
Two-story Italianate residence	Avoca	Steuben	2.6	●			+
Two-story Italianate residence	Avoca	Steuben	2.6	●			+
Two-story vernacular residence	Avoca	Steuben	2.6	●			+
Two-story Greek Revival-style residence	Avoca	Steuben	2.7	●			+
Two-story Italianate residence	Avoca	Steuben	2.7	●			+
William Coff House	Howard	Steuben	3.0	●			-

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+ Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
Two-story frame house with two towers (Demolished)	Cohocton	Steuben	3.1	●	+		
One-and-a-half-story Craftsman style residence	Cohocton	Steuben	3.4	●	+		
Two-story Greek Revival-style residence	Cohocton	Steuben	3.6	●	-		
One-story former railroad station	Wayland	Steuben	3.7	●	-		
Three-story industrial building (c. 20th century)	Wayland	Steuben	3.7	●	-		
One-story railroad station	Cohocton	Steuben	3.9	●	-		
Stony Brook State Park Comfort Station	Dansville	Steuben	4.1	●	-		
Two-story saltbox-style residence	Cohocton	Steuben	4.1	●	+		
Two-story Presbyterian Church	Cohocton	Steuben	4.1	●	-		
One-and-a-half-story Bungalow-style residence	Wayland	Steuben	4.1	●	-		
Two-story Four Square-style residence	Cohocton	Steuben	4.2	●	+/-		
Two-story Vernacular residence (20th century)	Cohocton	Steuben	4.2	●	+/-		
Two-story vernacular residence	Wayland	Steuben	4.3	●	+		
Two-and-a-half-story Eastlake/Stick-style residence	Avoca	Steuben	4.3	●	+		
Two-story fieldstone residence	Cohocton	Steuben	4.3	●	+		
Two-story Queen Anne style residence with tower	Cohocton	Steuben	4.4	●	+/-		
Saint Paul's Church (Gothic Revival-style church with tower circa 1917)	Wayland	Steuben	4.4	●	+		
Avoca Central School (Art Deco educational building c. 1938)	Avoca	Steuben	4.4	●	+		
Two-story Italianate residence (Demolished)	Wayland	Steuben	4.4	●	+		
Two-story Queen Anne residence	Wayland	Steuben	4.5	●	+		
Two-story Italianate commercial building (c. 1896)	Wayland	Steuben	4.5	●	+		
Two-story Italianate-style commercial building	Wayland	Steuben	4.5	●	+		
Two-story Queen Anne-style residence	Wayland	Steuben	4.5	●	+		
Two-story Four Square-style residence	Wayland	Steuben	4.6	●	+		
Two-story Classical Revival-style residence	Wayland	Steuben	4.6	●	+		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+ Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
One-and-a-half-story Bungalow style residence	Wayland	Steuben	4.6	•	+
Clearview Cemetery (19th century)	Cohocton	Steuben	4.6	•	-
One-and-a-half-story Bungalow-style residence	Wayland	Steuben	4.6	•	+
Two-story Italianate style residence	Wayland	Steuben	4.6	•	+
Saint Joseph's School, two-story parochial school building (1931)	Wayland	Steuben	4.7	•	+
Steuben House (or Carbrey Building) (Demolished)	Cohocton	Steuben	4.7	•	+
Holy Family Catholic Church, cruciform church with bell tower	Wayland	Steuben	4.7	•	+
One-and-a-half-story Dutch Colonial Revival-style residence	Wayland	Steuben	4.7	•	+
Two-story vernacular residence	Cohocton	Steuben	4.7	•	+
Two-story Gothic Revival-style cottage	Cohocton	Steuben	4.7	•	+
Two-story vernacular residence	Wayland	Steuben	4.8	•	+
Arkport Central School (Art Deco educational building c. 1930s)	Hornellsville	Steuben	4.8	•	-
Two-story Bungalow-style residence	Wayland	Steuben	4.8	•	+
Two-and-a-half-story Second Empire commercial building	Cohocton	Steuben	4.8	•	+
Residence with hipped roof	Howard	Steuben	4.9	•	-
Two-story Tudor Revival -style residence	Cohocton	Steuben	4.9	•	+
Stony Brook State Park Picnic Shelter	Dansville	Steuben	4.9	•	-
Stony Brook State Park Caretaker's Residence	Dansville	Steuben	4.9	•	-
<b>2. State Parks</b>					
Stony Brook State Park	Dansville	Steuben	3.8	•	+/-
Harriet Hollister Spencer State Park	Springwater	Ontario, Livingston	10.0	•	+/-
<b>3. Urban Cultural Parks/Heritage Areas</b>					
None in Study Area					

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
4. State Forest Preserves					
None in Study Area					
5. National Wildlife Refuges, State Game Refuges and State Wildlife Management Areas					
High Tor WMA	Naples, Italy	Ontario, Yates	9.1	.	-
Rattlesnake Hill WMA	Ossian	Livingston, Allegany	10.2	.	+/-
6. National Natural Landmarks					
None in Study Area					
7. National Parks, Recreation Areas, Seashores and/or Forests					
None in Study Area					
8. National or State Designated Wild, Scenic, or Recreational Rivers					
Cohocton River	Avoca, Bath, Cohocton	Steuben	0.6	●	+/-
Canisteo River	Hornell, Hornellsville, Almond	Steuben, Allegany	4.6	.	+/-
9. Sites, Areas, Lakes, Reservoirs or Highways Designated or Eligible as Scenic					
None in Study Area					
10. Scenic Areas of Statewide Significance					
None in Study Area					
11. State and Federally Designated Trails					
North Country National Scenic Trail	Hornellsville, Bath, Almond, Wheeler, Fremont, Howard	Steuben, Allegany	2.9	●	+/-
Finger Lakes Trail	Hornellsville, Bath, Almond, Wheeler, Fremont, Howard	Steuben, Allegany	2.9	●	+/-
12. Adirondack Park Scenic Vistas					
None in Study Area					
13. State Nature and Historic Preserve Areas					
None in Study Area					
14. Palisades Park					
None in Study Area					

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
15. Bond Act Properties for Exceptional Beauty or Open Space					
None in Study Area					
Other Resources of Statewide or Regional Significance					
USACE Reservation	Hornellsville, Almond	Livingston, Steuben, Allegany	5.7	●	+/-
Almond Lake (USACE Recreational Site)	Hornellsville	Steuben	5.9	●	+/-
I-86 Scenic Overlook	Hornellsville	Steuben	7.6	●	+/-
VA Medical Center	Bath	Ontario, Steuben	8.6	●	+/-
Bath National Cemetery	Bath	Steuben	8.8	●	-
Locally Important Resources					
Areas of Intensive Land Use (City, Village, Hamlet)					
Haskinville	Fremont	Steuben	0.2	●	+/-
Cohocton	Cohocton	Steuben	0.5	●	+/-
Howard	Howard	Steuben	0.8	●	+/-
Fremont	Fremont	Steuben	1.5	●	+/-
South Dansville	Dansville	Steuben	2.1	●	+/-
Wallace	Avoca	Steuben	2.5	●	+/-
Avoca	Avoca	Steuben	3.4	●	+/-
Perkinsville	Wayland	Steuben	3.6	●	+/-
Wayland	Wayland	Steuben	3.9	●	+/-
Atlanta	Cohocton	Steuben	4.0	●	+/-
North Hornell	Hornell, Hornellsville	Steuben	4.2	●	+/-
Hornell	Hornell, Hornellsville	Steuben	4.5	●	+/-
Arkport	Hornellsville	Steuben	4.5	●	+/-
North Cohocton	Cohocton	Steuben	4.7	●	+/-
Major Transportation Corridors					
I 86	Hornellsville, Avoca, Bath, Fremont, Howard	Steuben	0.2	●	+/-

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
I 390	Avoca, North Dansville, Wayland, Dansville, Cohocton	Livingston, Steuben	0.2	●			+/-
SR 21	Hornell, Hornellsville, Naples, Wayland, Cohocton, Fremont	Ontario, Steuben	0.3	●			+/-
SR 415	Avoca, Bath, Wayland, Cohocton	Steuben	0.5	●			+/-
SR 371	Cohocton	Steuben	1.4	●			+/-
SR 15	Springwater, Wayland	Livingston, Steuben	3.0	●			+/-
SR 63	North Dansville, Wayland	Livingston, Steuben	4.5	●			+/-
SR 36	Canisteo, North Dansville,	Livingston, Steuben	4.5	●			+/-
Recreation Resources							
<i>Local Parks and Playgrounds</i>							
Lawrence Parks Recreation Area	Cohocton	Steuben	2.3	●			+/-
Maple City Park	Hornell	Steuben	4.9	●			+/-
Michael Fucci Memorial Park at Shawmut	Hornell, Hornellsville	Steuben	5.0	●			+/-
<i>Lakes and Rivers</i>							
Tuttle Creek	Fremont	Steuben	0.0	●			+/-
Big Creek	Hornellsville, Fremont, Howard	Steuben	0.1	●			+/-
Reynolds Creek	Cohocton	Steuben	0.2	●			+/-
Page Brook	Fremont, Howard	Steuben	0.2	●			+/-
Hornell Reservoir NO 3	Fremont	Steuben	0.3	●			+/-
Castle Creek	Avoca, Howard	Steuben	0.3	●			+/-
Neils Creek	Fremont, Howard	Steuben	0.3	●			+/-
Carrington Creek	Dansville, Fremont	Steuben	0.4	●			+/-
Smith Ponds	Avoca, Howard	Steuben	0.4	●			+/-

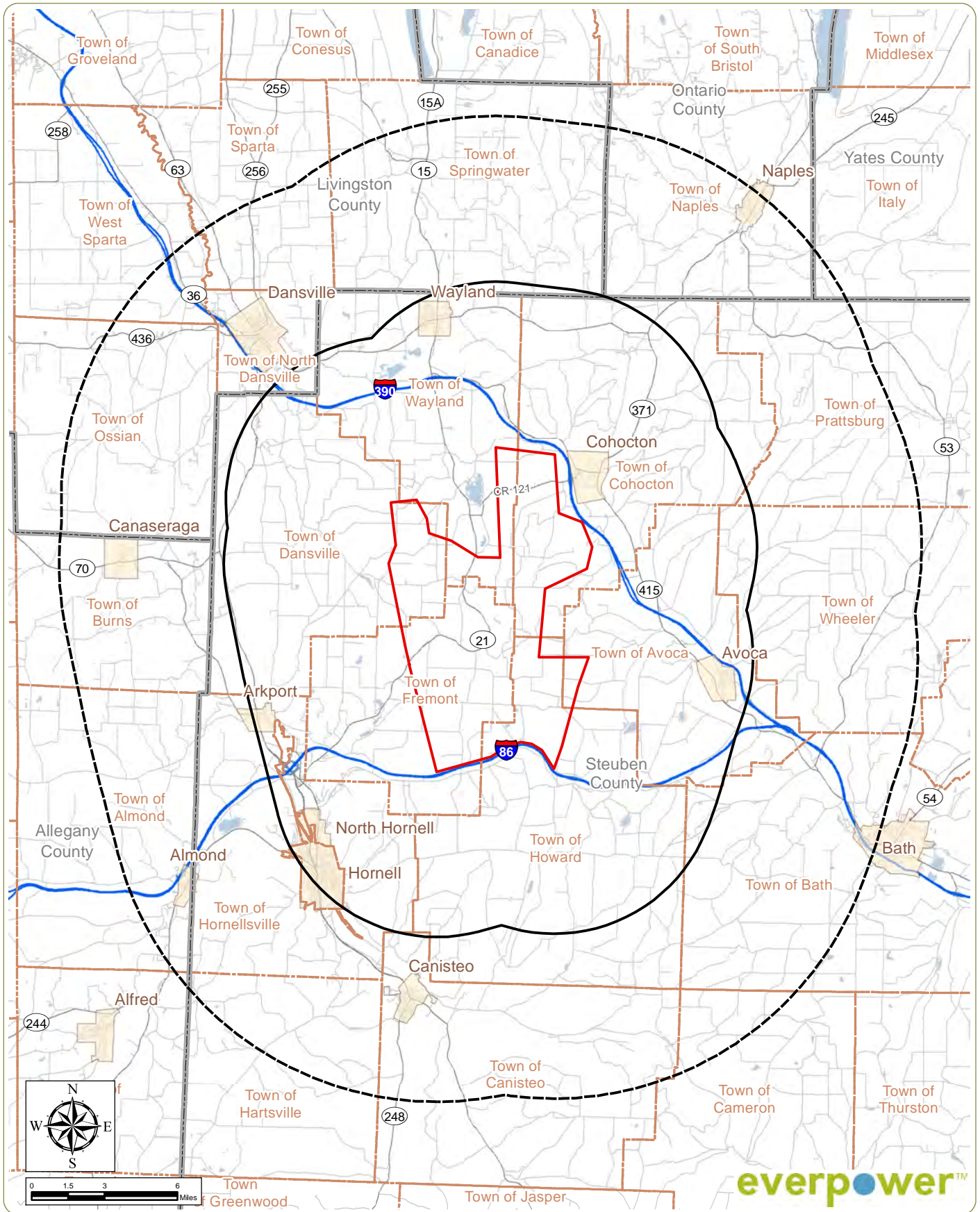
Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility		
	Town	County			+Visible	- Not Visible	+/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed		
Cohocton River	Avoca, Bath, Springwater, Cohocton	Livingston, Steuben	0.6	●	+/-		
Loon Lake	Wayland	Steuben	0.7	●	+/-		
Neil Creek	Avoca	Steuben	0.9	●	+/-		
Mill Creek	North Dansville, Wayland, Dansville	Livingston, Steuben	1.2	●	+/-		
Hornell Reservoir NO 3	Fremont	Steuben	1.2	●	+/-		
Goff Creek	Avoca, Bath, Howard	Steuben	1.9	●	+/-		
Hornell Reservoir NO 1	Fremont	Steuben	1.9	●	+/-		
Twelve Mile Creek	Avoca, Prattsburg, Cohocton, Wheeler	Steuben	2.0	●	+/-		
Cotton Creek	Avoca	Steuben	2.5	●	+/-		
Kirkwood Creek	Cohocton	Steuben	2.6	●	+/-		
Demons Pond	Howard	Steuben	2.8	●	-		
Stony Brook	North Dansville, Dansville	Livingston, Steuben	3.0	●	+/-		
Lime Kiln Creek	Hornellsville, Dansville, Fremont	Steuben	3.2	●	-		
Loucks Pond	Avoca	Steuben	3.2	●	+/-		
Ten Mile Creek	Avoca, Wheeler	Steuben	3.4	●	+/-		
Chauncey Run	Hornell, Hornellsville	Steuben	3.4	●	-		
Cunningham Creek	Hornellsville, Canisteo, Howard	Steuben	3.4	●	-		
MC Manus Brook	Hornell, Hornellsville	Steuben	3.6	●	-		
Stephens Creek	Canisteo, Howard	Steuben	4.2	●	+/-		
Salmon Creek	Avoca, Wheeler	Steuben	4.4	●	+/-		
Canisteo River	Hornell, Hornellsville, Canisteo, Cameron, Almond	Steuben, Allegany	4.6	●	+/-		
Chamberlain Brook	Bath	Steuben	4.7	●	-		

Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
Canacadea Creek	Hornell, Hornellsville	Steuben	4.8	●	+/-
Marsh Ditch	Hornellsville, Dansville	Steuben	5.0	●	+/-
Canaseraga Creek	North Dansville, West Sparta, Ossian, Dansville, Burns	Livingston, Steuben, Allegany	5.3	●	+/-
Hammer Creek	Canisteo, Howard	Steuben	5.4	●	-
<i>Trails</i>					
Quad County Snowmobile Trail	Springwater, Wayland, Dansville, Cohocton, Fremont	Livingston, Steuben	0.0	●	+/-
Bath Snowflakes Snowmobile Trail	Hornellsville, Avoca, Bath, Dansville, Fremont, Howard	Steuben	0.0	●	+/-
Bike Route 17	Hornellsville, Avoca, Bath, Alfred, Almond, Fremont, Howard	Steuben, Allegany	0.2	●	+/-
Hill & Valley Riders Snowmobile Trail	Cohocton	Ontario, Livingston, Steuben	5.1	●	+/-
<i>NYSDEC Lands</i>					
Cohocton River Fishing Access	Cohocton	Steuben	0.6	●	+
Mill Creek Fishing Access	Wayland	Steuben	2.8	●	+
Burt Hill Multiple Use Area	Howard	Steuben	4.6	●	+/-
<i>Golf Courses</i>					
Hornell Country Club	Hornellsville	Steuben	4.0	●	+/-
Twin Hickory Golf Club	Hornellsville	Steuben	4.4	●	+/-
<i>Schools and Colleges</i>					
Cohocton Elementary School	Cohocton	Steuben	1.1	●	+
Wayland-Cohocton Central School District	Wayland	Steuben	4.2	●	+/-
Avoca Central School	Avoca	Steuben	4.4	●	+/-
North Hornell School	Hornellsville	Steuben	4.4	●	+/-



Visually Sensitive Resource	Location		Distance <sup>1</sup> Miles from Nearest Turbine	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed
Arkport Central School	Hornellsville	Steuben	4.7	●	-
Hornell Senior High School	Hornell	Steuben	5.0	●	+/-
Columbian School	Hornell	Steuben	5.0	●	-
Bryant School	Hornell	Steuben	5.3	●	-
Hornell Intermediate School	Hornell	Steuben	5.4	●	+/-

<sup>1</sup> For large areas and linear sites, approximate distance to the nearest turbine was measured from the respective area's closest point.



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**Baron Winds Project**

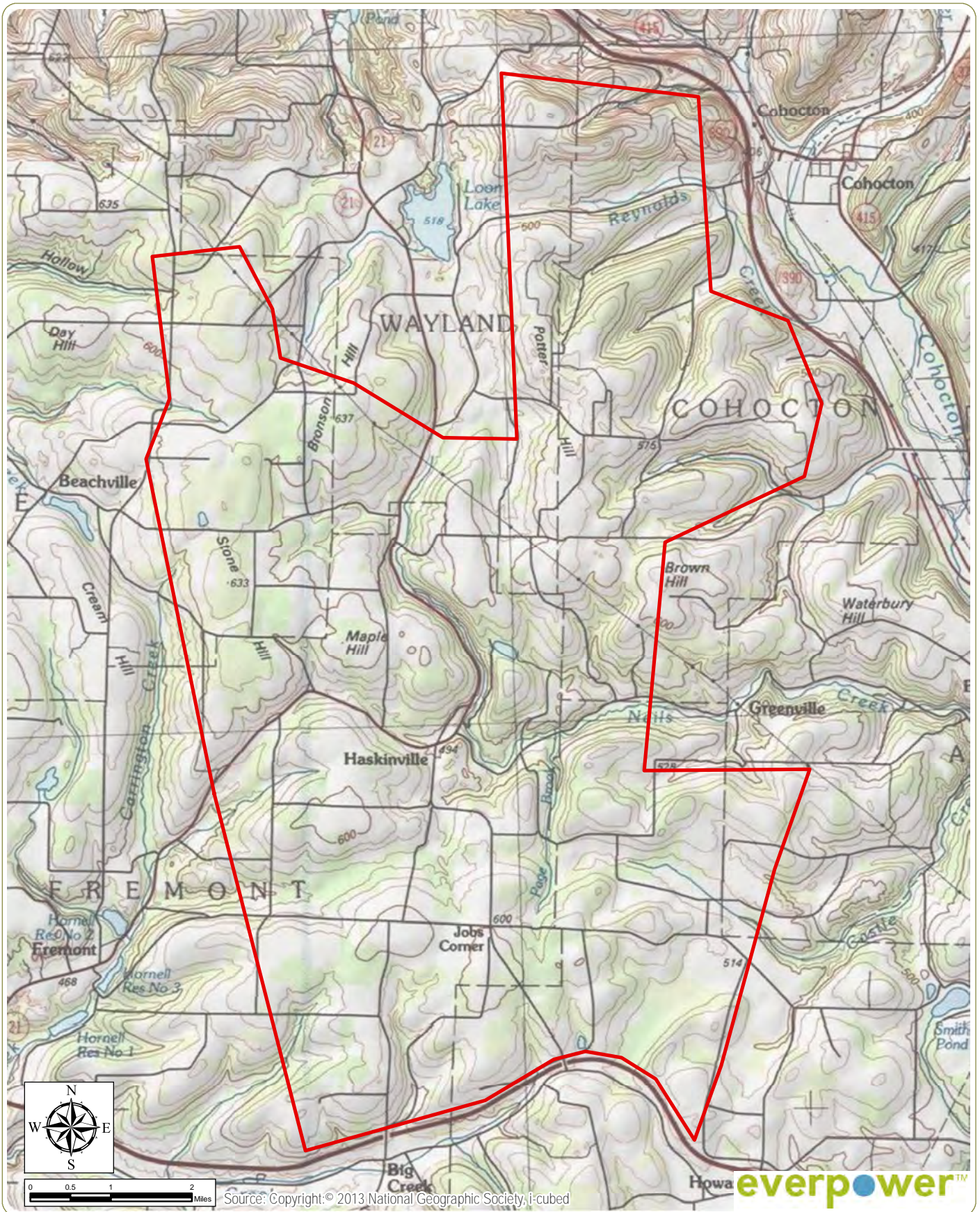
Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County

**Figure 1: Regional Location Map**

October 2016

Notes: 1. Basemap: ESRI StreetMap North America, 2008.  
 2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Facility Area
- 5-Mile Study Area
- 10-Mile Study Area
- City/Village Boundary
- Town Boundary
- County Boundary



### Baron Winds Project

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

**Figure 2: Facility Area**

October 2016

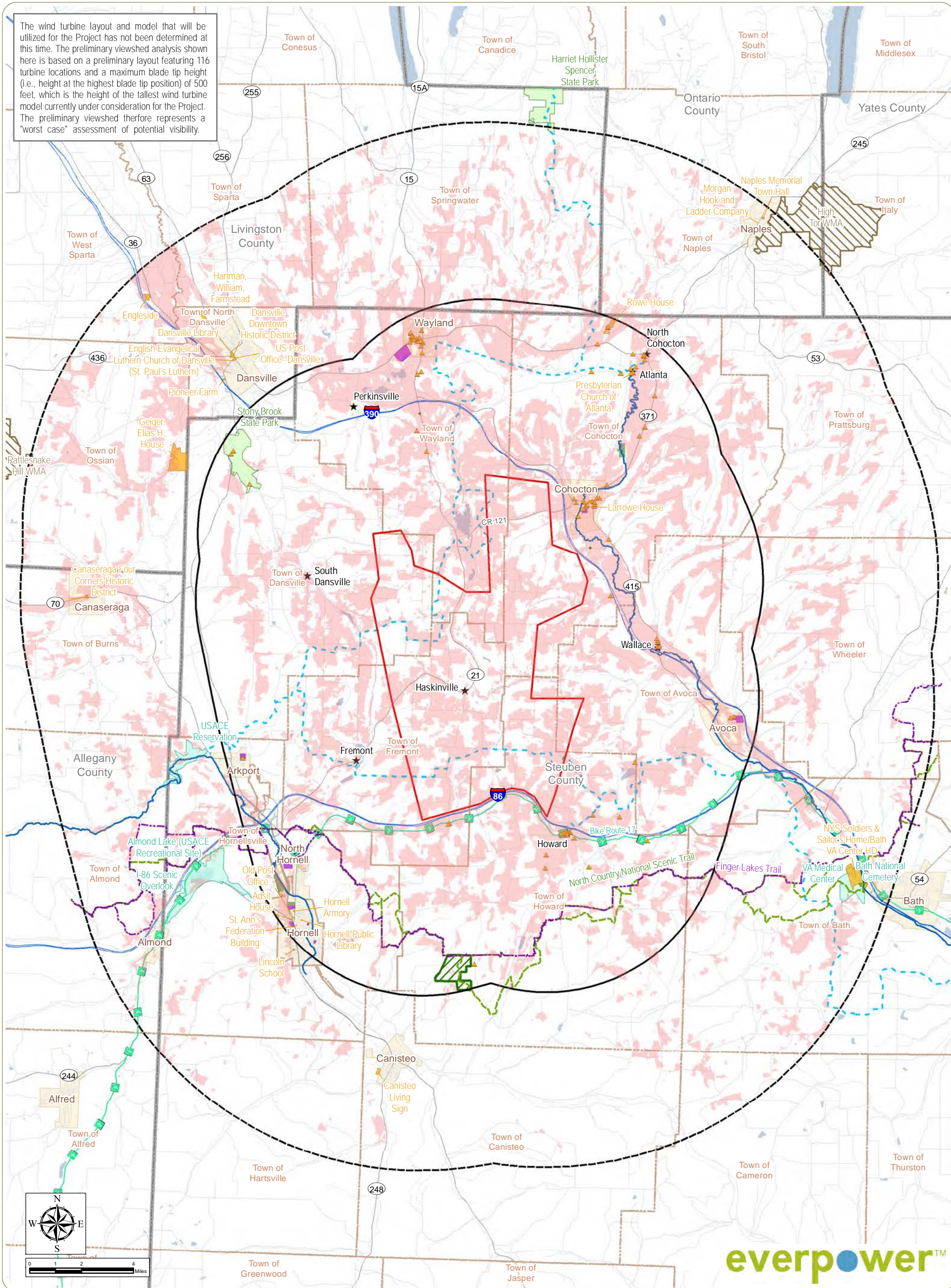
Notes: 1. Basemap: ESRI ArcGIS Online, "USA Topo Maps" Map Service.  
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.

 Facility Area



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The wind turbine layout and model that will be utilized for the Project has not been determined at this time. The preliminary viewshed analysis shown here is based on a preliminary layout featuring 116 turbine locations and a maximum blade tip height (i.e., height at the highest blade tip position) of 500 feet, which is the height of the tallest wind turbine model currently under consideration for the Project. The preliminary viewshed therefore represents a "worst case" assessment of potential visibility.



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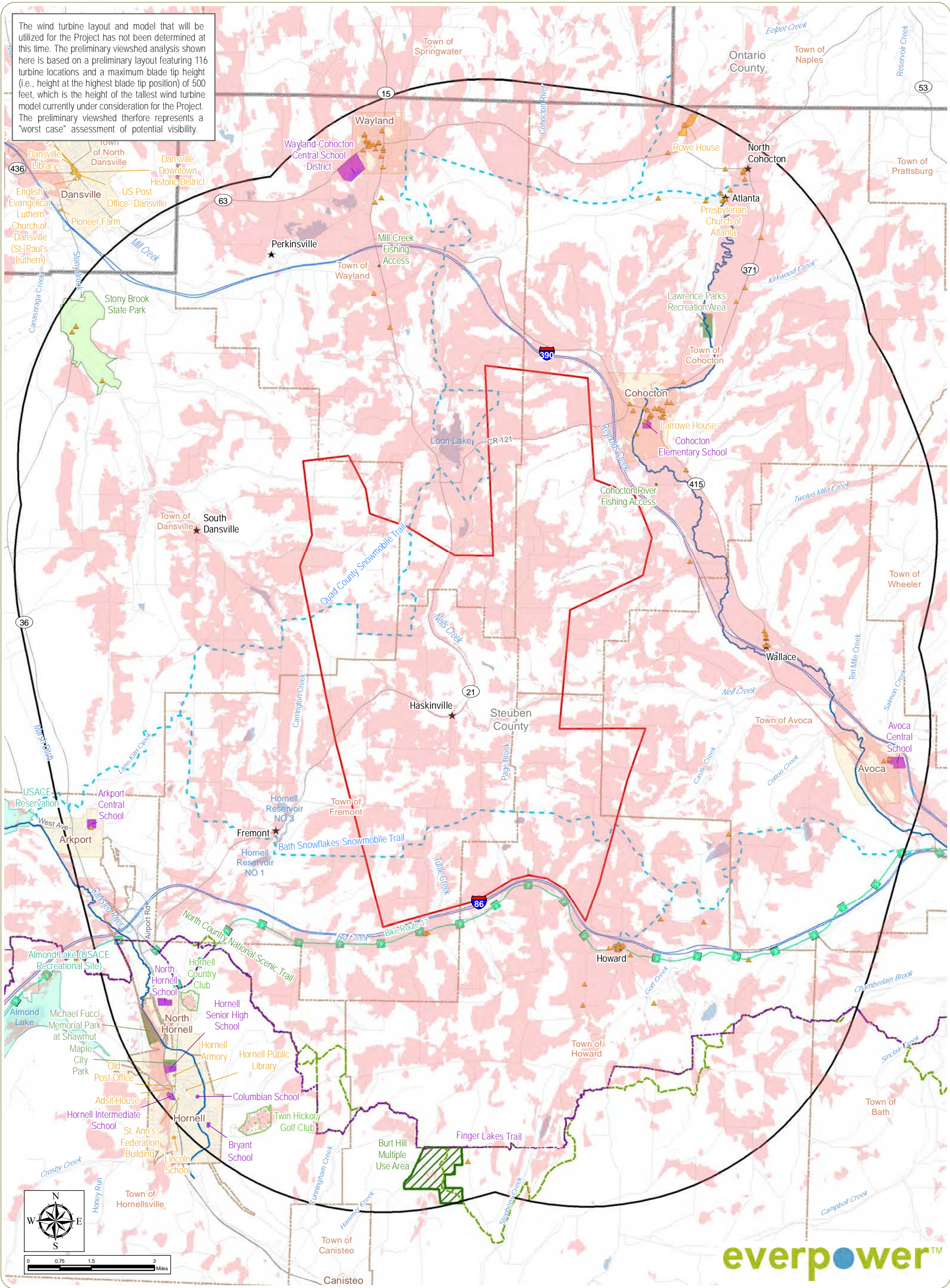
**Baron Winds Project**  
 Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland - Steuben County  
**Figure 3: Visually Sensitive Resources & Viewshed Analysis**  
 Sheet 1 of 2: 10-Mile Study Area  
 November 2016

Notes: 1. Project visibility based on viewshed results accounting for screening by topography and mapped forest vegetation. 2. Basemap: ESRI StreetMap North America, 2008. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- ▲ NRHP-Eligible Site
- ★ Hamlet
- National Scenic Trail
- Finger Lakes Trail
- Nationwide Rivers Inventory
- Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- Wildlife Management Area
- Other Resources of Statewide Significance
- School
- NYSDEC Land
- Local Park
- Golf Course
- Potential Project Visibility
- Facility Area
- 5-Mile Study Area
- 10-Mile Study Area
- City/Village
- Town Boundary
- County Boundary



The wind turbine layout and model that will be utilized for the Project has not been determined at this time. The preliminary viewshed analysis shown here is based on a preliminary layout featuring 116 turbine locations and a maximum blade tip height (i.e., height at the highest blade tip position) of 500 feet, which is the height of the tallest wind turbine model currently under consideration for the Project. The preliminary viewshed therefore represents a "worst case" assessment of potential visibility.



### Baron Winds Project

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

Figure 3: Visually Sensitive Resources & Viewshed Analysis

Sheet 2 of 2: 5-Mile Study Area

November 2016

Notes: 1. Project visibility based on viewshed results accounting for screening by topography and mapped forest vegetation. 2. Basemap: ESRI StreetMap North America, 2008. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- ▲ NRHP-Eligible Site
- ★ Hamlet
- National Scenic Trail
- Finger Lakes Trail
- Nationwide Rivers Inventory
- 🚲 Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- ▨ Wildlife Management Area
- Other Resources of Statewide Significance
- School
- ▨ NYSDEC Land
- Local Park
- ▨ Golf Course
- Potential Project Visibility
- ▨ Facility Area
- ▨ 5-Mile Study Area
- ▨ 10-Mile Study Area
- ▨ City/Village
- ▨ Town Boundary
- ▨ County Boundary

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## Melissa McCarthy

---

**From:** Benjamin Brazell  
**Sent:** Wednesday, March 15, 2017 4:41 PM  
**To:** Matthew Robinson  
**Cc:** Gordon Perkins; Pat Heaton; John Hecklau  
**Subject:** Fwd: Case Baron Winds Project - Identification of Visually Sensitive Resources

FYI - see below.

Ben  
Sent from phone

Begin forwarded message:

**From:** "Davis, Andrew (DPS)" <[Andrew.Davis@dps.ny.gov](mailto:Andrew.Davis@dps.ny.gov)>  
**Date:** March 15, 2017 at 4:33:50 PM EDT  
**To:** "[BBrazell@edrdpc.com](mailto:BBrazell@edrdpc.com)" <[BBrazell@edrdpc.com](mailto:BBrazell@edrdpc.com)>  
**Cc:** "Seth Wilmore ([swilmore@everpower.com](mailto:swilmore@everpower.com))" <[swilmore@everpower.com](mailto:swilmore@everpower.com)>  
**Subject:** **Case Baron Winds Project - Identification of Visually Sensitive Resources**

Ben Brazell, EDR:

I have reviewed the request for information dated February 27, 2017 regarding the Baron Winds Wind Energy Project Visual Resources study, and offer the following comments.

There are several locations that in or around the identified Project Facility Area and visual resources Study Areas that warrant consideration in assessing the project visual impact. The February 27 correspondence references NYS DEC "Visual Policy" but does not reference NYS Public Service Law Article 10 visual assessment requirements in regulations for Exhibit 24 (or the relevant Article 10 Case Number). As you know, the "Visual Policy" does not capture all State or local resource categories that may be important to communities located in areas of potential impact. Suggested additions to the initial project resource inventory are identified by this note.

Several locations with public access that are not included in the preliminary Project Study Area inventory are noted below, including:

NYS Lands and resources:

- Bully Hill State Forest and recreational trails
- Canacadea State Forest and recreational trails
- Canaderaga State Forest and recreational trails

Waterways with NYS Public Fishing Rights access easements (note: location mapping available at NYSDEC website):

- Neils Creek in and near Project Facility Area
- Mill Creek
- Cohocton Creek near Project Facility Area

Lawrence Parks Recreation Area near Cohocton Village along Cohocton River

Loon Lake – boat launch and open water access reportedly available at Laf-a-Lot Restaurant.

Individual properties listed or eligible for listing based on SHPO response to Project Historic Architectural survey results and further consultation. Please provide revised viewshed map with survey results locations of results listing or eligibility clearly identified.

Please note that further consultation with State agencies, and local municipal planning representatives, is appropriate following development of Landscape Similarity Zones classification and mapping, mapping of Historical Architectural survey results, and photographic inventory of Applicant-proposed representative viewpoints to address results of initial consultations; the range of resource categories, LSZ's, distance zones and directions; and potential for significant visual impacts.

Thank you for your outreach, and consideration of these comments. Please forward these comments to the appropriate Project personnel.

Respectfully,  
ACDavis  
NYS Dept Public Service  
518-486-2853

Correspondence Regarding Viewpoint Selection





**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

# memorandum

To: Interested Agencies and Stakeholders EDR Project No: 13039  
 From: Benjamin Brazell, Matthew Robinson  
 Date: January 27, 2017  
 Reference: Baron Wind Project – Recommendations for Visual Simulations

As you are aware, Baron Wind, LLC is proposing to construct a 300 megawatt (MW) wind power facility (“the Facility”) in the Towns of Avoca, Cohocton, Dansville, Fremont, Howard, and Wayland, Steuben County, New York. The proposed Facility is subject to the rules for siting a major electric generating facility under Article 10 of the New York State Public Service Law (PSL). A number of studies are now underway to assist in evaluating the potential environmental impacts of the proposed Project in support of the Article 10 Application. One such study is the Visual Impact Assessment (VIA), which is being prepared by Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) and will be included in support of Exhibit 24 of the Article 10 Application. Per the requirements of Exhibit 24, 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”. The purpose of this letter is to help address the requirement 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])<sup>1</sup>.

In accordance with Section 2.24 of the Project’s Public Scoping Statement (PSS), this memorandum provides updated information relevant to the Project’s VIA and includes recommendations for the development of visual simulations based on photographs from specific viewpoints. Photographs that will be used to develop visual simulations were obtained during site visits conducted on December 20<sup>th</sup> 2016 and January 11<sup>th</sup> 2017, as described below. The selection of viewpoints to be used in the development of visual simulations included consideration of a number of factors, including:

- The locations of visually sensitive resources/sites within the study area, including those identified by the DPS and other stakeholders during review of the Project’s PSS.
- The definition of Landscape Similarity Zones within the study area.
- The predicted visibility of the Project based on viewshed analysis.
- The availability of open views towards the proposed Project as determined by field review/site visits.

Each of these factors are briefly summarized below, followed by a suggested list of viewpoints for the development of visual simulations.

<sup>1</sup> 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.

### Visual Study Area and Visually Sensitive Sites

Per the requirements set forth in 16 NYCRR § 1000.2(ar), the visual study area to be used for analysis of major electric generating facilities is defined as “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.”

For the purposes of the VIA, visually sensitive resources have been identified within 10 miles of the proposed Facility boundary. In general terms, a five-mile-radius study area for a VIA is typically considered adequate for wind projects because the area within five miles of a Facility typically represents the area within which significant visual effects may occur. The purpose of including areas between five and 10 miles from the Facility was to identify any regionally significant areas or resources of concern and to assist in determining whether a five-mile radius study area is appropriate for this Facility. The five-mile and 10-mile visual study area boundaries for the Facility are depicted on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations.”

Aesthetic resources of statewide significance are formally defined by the NYS Department of Environmental Conservation (DEC) in the Program Policy entitled *Assessing and Mitigating Visual Impacts*<sup>2</sup> (the “DEC Visual Policy”). EDR conducted a desktop inventory of visually sensitive resources of potential statewide significance within 10 miles of the proposed Project and a more detailed inventory (including potential locally significant resources) within the five-mile visual study area. In addition, as part of the preparation of the PSS, EDR reached out to local stakeholders (per the requirements of Article 10, Exhibit 24, Part 1001.24[b][4]) to identify additional significant sites of local concern:

- On November 7, 2016, in accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Wind, LLC distributed a request to appropriate agency personnel and municipal representatives that requested feedback regarding the identification of important aesthetic resources and/or representative viewpoints in the Project vicinity to inform field review efforts and the eventual selection of simulation candidates.
- On January 3, 2017, EDR received a response from the Executive Director of the Southern Tier Central Regional Planning and Development Board (STCRPDB) with notes and comments from the staff. EDR has included this information in our analysis.
- In addition, EDR has conducted a historic resources survey of the five-mile study area to identify potential historic sites, which were included in the evaluation of potential sensitive resources. The results of this survey will be included as an appendix to the Article 10 Application.

Note that all of the visually sensitive sites that were identified as a result of EDR’s research and subsequent consultation are not depicted on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations”; however, all of these sites will be included in the VIA report included as an appendix to the Article 10 Application.

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<sup>2</sup> The DEC Program Policy *Assessing and Mitigating Visual Impacts* was issued on July 31, 2000 and can be reviewed here: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/visual2000.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/visual2000.pdf).

### Landscape Similarity Zones

Within the 10-mile study area for the Project, six discrete Landscape Similarity Zones (LSZ) were identified. LSZs are defined based on the similarity of various landscape characteristics, individual landform, vegetation, water, and land use patterns. These LSZ's are listed below and will be further described, and their locations mapped in the VIA report included as an appendix to the Article 10 Application:

- Rural Upland/Ridgeline
- Rural Valley
- Forest
- Village/Hamlet
- Transportation Corridor
- Waterfront/Open Water

### Viewshed Analysis

A Preliminary viewshed analyses has been prepared for the Facility (see enclosed map entitled “Project Visibility and Selected Viewpoint Locations”). The viewshed analysis depicts potential visibility of the Project based on consideration of the screening effect of topography and mapped forest vegetation (with a conservative assumed height of 40 feet). However, screening provided by buildings and street/yard trees, as well as characteristics of the proposed turbines that influence visibility (color, narrow profile, distance from viewer, etc.), are not taken into consideration in the analysis. Consequently, being within the preliminary viewshed does not necessarily equate to actual Facility visibility. Regardless, the preliminary viewshed provides an effective prediction of potential Facility visibility.

The methods and results of the viewshed analysis will be more fully described in the VIA report included as an appendix to the Article 10 Application.

### Field Review/Site Visits

EDR personnel conducted visual field review in the study area on December 20, 2016. The site visit included a team of four technicians in three separate vehicles. This site visit resulted in the field evaluation of, and photographs from, 122 representative viewpoints within the 10-mile study area. This number of viewpoints will likely be added to before the final VIA is complete. The viewpoints document potential visibility of the Project from numerous visually sensitive resources, area of high public use, and representative LSZs within the study area.

It is worth noting that weather conditions during the December 20, 2016 site visit transitioned from clear to very overcast as the day progressed, which was not consistent with the predicted forecast. Therefore, on January 11, 2017 another field visit was performed to recapture selected viewpoints under better weather conditions. These photos are included within the “Photolog of Selected Viewpoints.”

### Recommendations for Visual Simulations

Based on fieldwork conducted to date, viewshed analysis, mapping of known visually sensitive resources, and the results of consultation with municipal planning representatives mentioned above and described in Section 2.24(b)(4)

of the Public Scoping Statement, EDR has selected 14 viewpoints that we propose for the development of visual simulations. The selected simulation viewpoints are listed in Table 1 (below) and shown on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations”. In addition, a representative photograph from each viewpoint, oriented toward the Project, is included in the attached “Photolog of Selected Viewpoints”. These viewpoints are representative of the proposed Project from a range of distances, directions, visually sensitive resources, and LSZs that are within the study area. This will be adequate for characterizing potential visibility of the Facility and evaluating the Facility’s potential visual effect.

Table 1: Visual Simulation Viewpoint Recommendations

Viewpoint	Location	Town	Distance of View <sup>1</sup>	LSZ	Cumulative View	Sensitive Site	Justification
21	Yocum Road	Wayland	Midground	Rural Upland/Ridgeline	No	Quad County Snowmobile Trail	Sensitive Site; Request made for Visual Simulation by STCRPDB
23	State Route 371	Cohocton	Background	Rural Valley	Yes	SR 371	Sensitive Site; Cumulative View of Existing and Proposed Project
30	State Route 371	Cohocton	Midground	Rural Valley	Yes	SR 371 and Cohocton River Fishing Access	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
37	Larrowe House; State Route 415	Cohocton	Midground	Village/Hamlet	No	Larrowe House and Memorial Park	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
43	State Route 415 Pull off and Parking Area	Cohocton	Midground	Rural Valley/Transportation Corridor	No	SR 415	Sensitive Site (with Historic Marker for Cohocton)
49	I-390 Scenic Pull off and Parking Area	Cohocton	Midground	Transportation Corridor	Yes	I-390	Sensitive Site
51	State Route 21 at South Church Road	Wayland	Foreground	Rural Valley	No	SR 21 and Cohocton River	Multiple Sensitive Sites in Vicinity; Foreground View of Project
54	I-390 Overpass at Wentworth Road	Cohocton	Midground	Transportation Corridor	Yes	I-390, NRHP	Sensitive Site; Cumulative View of Existing and Proposed Project
57	State Route 415 at Wallace Back Road	Avoca	Midground	Rural Valley	No		Midground view from Rural Valley LSZ with distinct character.
66	County Route 46	Fremont	Midground	Rural Upland/Ridgeline	No		Sweeping View of Proposed Project
79	County Route 54 at Jones Road	Fremont	Foreground	Rural Upland/Ridgeline	Yes		Cumulative View of Existing and Proposed Project; Foreground View of Project
92	Russell Road at County Route 70A	Fremont	Midground	Rural Valley	No	EDR Recommended NRHP-Eligible Sites	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
114	Finger Lake Trail at Cochrane Road	Bath	Background	Rural Upland/Ridgeline	No	Finger Lakes Trail	Sensitive Site
118	South Woods Road at Burt Hill Road	Howard	Background	Rural Upland/Ridgeline	Yes		Cumulative View of Existing and Proposed Project

1) Foreground Distance ≤ 0.5 mile, Mid-ground Distance 0.6 – 3.0 miles, Background Distance ≥ 3.1 miles

It is worth noting that during preparation of the simulations, and prior to completion of the VIA report, some of the photos included in the attached “Photolog of Selected Viewpoints” may be replaced by alternate photos from nearby locations that provide comparable views from similar settings (in the event that the photographs included in the attached Photolog do not show the most open or representative view toward the Project that may be available from that vicinity, which will be determined during preparation of each visual simulation). However, the ultimate selection of photographs used for simulations in the VIA will reflect the representative range of distances, settings, sensitive sites, and LSZs comparable to the viewpoints included in Table 1.

#### Feedback Request

In accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Wind, LLC is formally requesting the feedback of agencies and municipal planning representatives to select viewpoints for visual simulations. Please review the list of viewpoints listed in Table 1, depicted on the enclosed “Project Visibility and Selected Viewpoint Locations”, and shown in the attached “Photolog of Selected Viewpoints”. Please provide any comments or feedback by February 27, 2017 to Baron Wind, LLC:

- Via email to Matthew Robinson at: [mrobinson@edrdpc.com](mailto:mrobinson@edrdpc.com)
- Via written letter to:  
Attn: Matthew Robinson (re: Baron Wind Project)  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
217 Montgomery Street, Suite 1000, Syracuse, NY 13202

We sincerely appreciate your assistance.

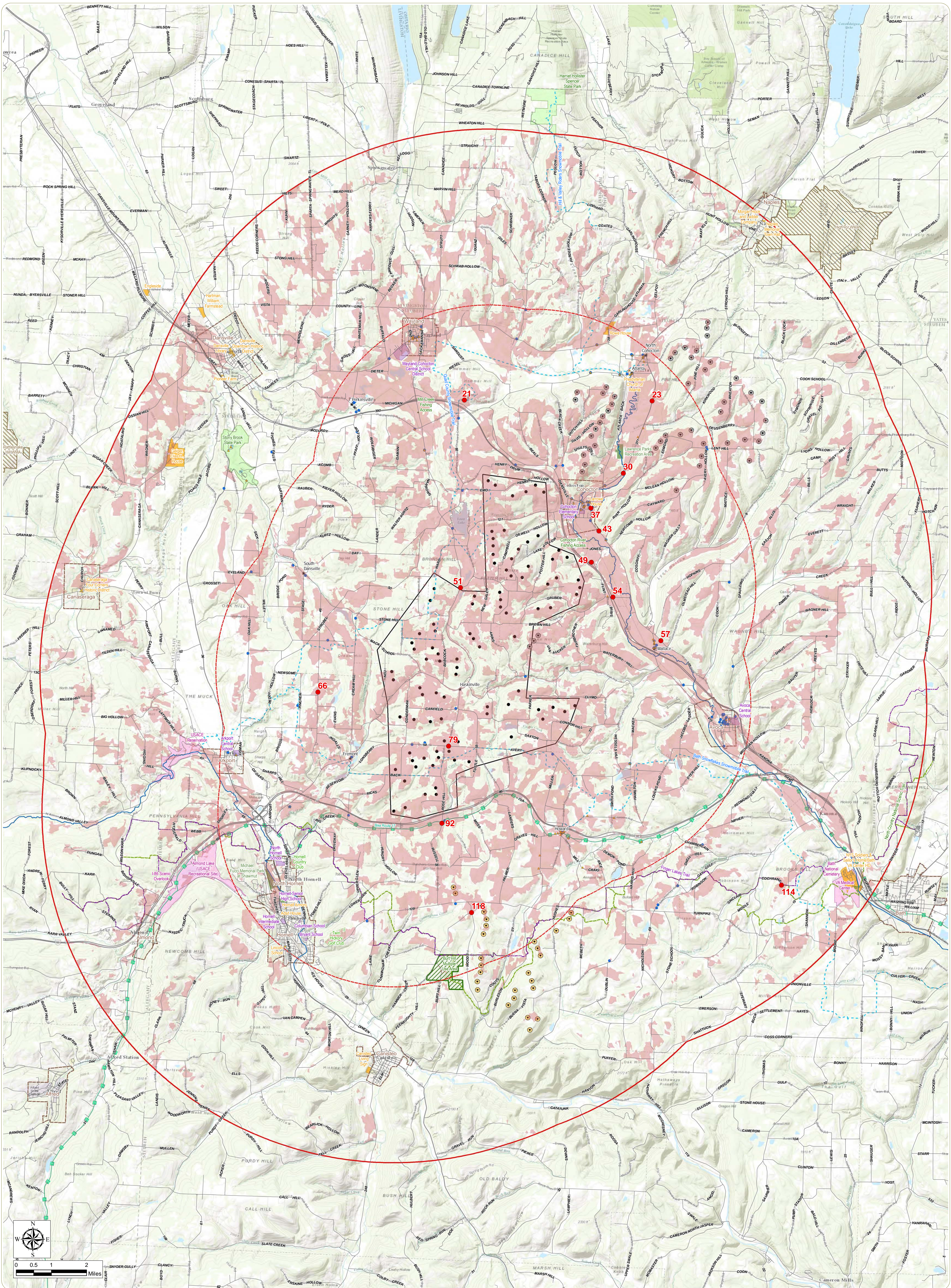
Thank you,



Benjamin Brazell, Director of Environmental Services and Matthew Robinson, Visualization Project Manager  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
On behalf of Baron Wind, LLC

Attachments:

- Project Visibility and Selected Viewpoint Locations
- Photolog of Selected Viewpoints



# Baron Winds Project

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

## Project Visibility and Selected Viewpoint Locations

January 2017

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

- Wind Turbine
- Prattsburgh Wind Turbine
- Howard Wind Turbine
- Cohocton-Dutch Hill Wind Turbine
- NRHP-Eligible Site
- EDR Recommended NRHP-Eligible
- Hamlet
- Finger Lakes Trail
- North Country National Scenic Trail
- Nationwide Rivers Inventory
- Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- Wildlife Management Area
- Other Resources of Statewide Significance
- NYSDEC Land
- Local Park
- Golf Course
- School
- City/Village Boundary
- Project Area
- 5-Mile Study Area
- 10-Mile Study Area
- Potential Project Visibility





Viewpoint 21

Location:  
**View from Yocum Road  
looking Southeast**

Distance of View:  
**Midground**

Landscape Similarity  
Zone:  
**Rural Uplands/Ridgeline**

Cumulative View:  
**No**

Sensitive Site:  
**Quad County Snowmobile  
Trail**



Viewpoint 23

Location:  
**View from State Route  
371 looking Southwest**

Distance of View:  
**Background**

Landscape Similarity  
Zone:  
**Rural Valley**

Cumulative View:  
**Yes**

Sensitive Site:  
**SR 371**

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



Viewpoint 30

Location:  
View from State Route  
371 looking West-  
Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
Yes

Sensitive Site:  
SR 371 and Cohocton  
River Fishing Access



Viewpoint 37

Location:  
View from Larrowe  
House; State Route 415  
looking Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Village/Hamlet

Cumulative View:  
No

Sensitive Site:  
Larrowe House and  
Memorial Park

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017







Viewpoint 43

Location:

View from State Route 415 Pull off and Parking Area looking Southwest

Distance of View:

Midground

Landscape Similarity Zone:

Rural Valley/  
Transportation Corridor

Cumulative View:

No

Sensitive Site:

SR 415



Viewpoint 49

Location:

View from I-390 Scenic Pull off and Parking Area looking West

Distance of View:

Midground

Landscape Similarity Zone:

Transportation Corridor

Cumulative View:

Yes

Sensitive Site:

I-390 Scenic Pull-Off

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



Viewpoint 51

Location:  
View from State Route  
21 at South Church Road  
looking East-Northeast

Distance of View:  
Foreground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
No

Sensitive Site:  
SR 21 and Cohocton  
River



Viewpoint 54

Location:  
View from I-390 Overpass  
at Wentworth Road  
looking West

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Transportation Corridor

Cumulative View:  
Yes - to the left and right

Sensitive Site:  
I-390

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



Viewpoint 57

Location:  
View from State Route  
415 at Wallace Back  
Road looking West-  
Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
No



Viewpoint 66

Location:  
View from County Route  
46 looking East

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
No

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



Viewpoint 79

Location:  
View from County Route  
54 at Jones Road looking  
South-Southeast

Distance of View:  
Foreground

Landscape Similarity  
Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes



Viewpoint 92

Location:  
View from Queen-Anne  
Style Residence; Russell  
Road at County Route  
70A looking North

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
No

Sensitive Site:  
Two-story Queen Anne-  
style residence with tower

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017





Viewpoint 114

Location:  
View from Finger Lake Trail at Cochrane Road looking Northwest

Distance of View:  
Background

Landscape Similarity Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes

Sensitive Site:  
Finger Lakes Trail



Viewpoint 118

Location:  
View from South Woods Road at Burt Hill Road looking North

Distance of View:  
Background

Landscape Similarity Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



**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

# memorandum

To: **Seth Wilmore** EDR Project No: **13039**  
**EverPower Wind Holdings, Inc.**

From: **Ben Brazell**

Date: **January 27, 2017**

Reference: **Baron Winds Project**  
**Recommendations for Visual Simulations – Distribution List**

Comments:

**Kenneth Parsels, Town Supervisor**  
 Town of Avoca  
 PO Box 468  
 Avoca, NY 14809

**Steven Weed, Town Supervisor**  
 Town of Canisteo  
 6 South Main  
 Canisteo, NY 14823

**Peter Gledhill, Town Historian**  
 Town of Avoca  
 PO Box 223  
 Avoca, NY 14809

**George Dickey, Town Historian**  
 Town of Canisteo  
 4510 County Route 30  
 Cameron, NY 14819

**Judith Wightman, Town Historian**  
 Town of Avoca  
 27 N. Main Street  
 Avoca, NY 14809

**Daniel Johnson, Town Supervisor**  
 Town of Cohocton  
 PO Box 200  
 Atlanta, NY 14808

**Ronald Smith, Town Supervisor**  
 Town of Bath  
 PO Box 327  
 110 Liberty Street, Room 103  
 Bath, NY 14810

**Geraldine Deusenbery, Town Historian**  
 Town of Cohocton  
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**Eleanor Silliman, Town Historian**  
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 110 Liberty Street, Room 103  
 Bath, NY 14810

**Raymond Schrader, Planning Board Chairman**  
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 Atlanta, NY 14808

**James Coots, Planning Board Chairman**  
 Town of Bath  
 PO Box 327  
 Bath, NY 14810

**Michael Willis, Town Supervisor**  
 Town of Dansville  
 1487 Day Road  
 Arkport, NY 14807

Baron Winds Project – Visual Outreach Letter Distribution List  
November 1, 2016

Dorothy Ascomb, Town Historian  
Town of Dansville  
9127 Strobel Road  
Arkport, NY 14807

Michael Hoag, Planning Board Chairman  
Town of Dansville  
9127 Strobel Road  
Arkport, NY 14807

Robert Osborn, Town Supervisor  
Town of Fremont  
8217 Cream Hill Road  
Arkport, NY 14807

Cynthia Smith, Town Historian  
Town of Fremont  
8668 Mattoon Road  
Cohocton, NY 14826

Robert Szymanski, Planning Board Member  
Town of Fremont  
8217 Cream Hill Road  
Arkport, NY 14807

Kenneth Isaman, Town Supervisor  
Town of Hornellsville  
PO Box 1  
4 Park Avenue  
Arkport, NY 14807

Marcia Everett, Town Historian  
Town of Hornellsville  
PO Box 1  
4 Park Avenue  
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Town of Howard  
3725 Mill Road  
Avoca, NY 14809

Robert & Marsha Patrick, Town Historians  
Town of Howard  
3882 Smith Pond Road  
Avoca, NY 14809

Dennis Mahus, Town Supervisor  
Town of North Dansville  
14 Clara Barton Street  
Dansville, NY 14437

Kenneth Holbrook, Town Historian  
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14 Clara Barton Street  
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Nancy Nice, Planning Board Chairman  
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Dansville, NY 14437

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Prattsburgh, NY 14873

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Town of Prattsburg  
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Prattsburgh, NY 14873

George W. Ott, Town Supervisor  
Town of Wayland  
110 North Main Street  
Wayland, NY 14572

Carol Mykel, Town Historian  
Town of Wayland  
110 North Main Street  
Wayland, NY 14572

Beverly Robinson, Planning Board Chairman  
Town of Wayland  
110 North Main Street  
Wayland, NY 14572

Jeanette E. Underhill, Town Supervisor  
Town of Wheeler  
6429 Gardner Road  
Bath, NY 14810

Baron Winds Project – Visual Outreach Letter Distribution List  
November 1, 2016

Erma Partridge, Town Historian  
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6167 Fritz Hill Road  
Avoca, NY 14809

Shawn Hogan, Mayor  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Collette Cornish, Town Historian  
City of Hornell  
41 Hartshorn Street  
Hornell, NY 14843

Charles Flanders, Mayor  
Village of Arkport  
PO Box 465  
6 Park Avenue  
Arkport, NY 14807

Peter Gledhill, Mayor  
Village of Avoca  
PO Box 462  
3 Chase Street  
Avoca, NY 14809

Justin Dix, Planning Board Chairman  
Village of Avoca  
PO Box 462  
3 Chase Street  
Avoca, NY 14809

Thomas Cox, Mayor  
Village of Cohocton  
PO Box 330  
17 South Main Street  
Cohocton, NY 14826

John J. Falci, Mayor  
Village of North Hornell  
4 Maplewood Avenue  
North Hornell, NY 14843

Elise McColum, Planning Board Chairman  
Village of North Hornell  
4 Maplewood Avenue  
North Hornell, NY 14843

Michael Parks, Mayor  
Village of Wayland  
15 North Main Street  
Wayland, NY 14572

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Steuben County Department of Planning  
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Bath, NY 14810

Eleanor Silliman, County Historian  
Steuben County  
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Bath, NY 14810

Jake Buganski, President  
Steuben County Conference & Visitors Bureau  
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Marcia Weber, Executive Director  
Southern Tier Central Regional Planning &  
Development Board  
8 Denison Parkway East, Suite 310  
Corning, NY 14830

Finger Lakes Resource Conservation &  
Development Council, Inc.  
415 W. Morris St.  
Bath, NY 14810

Janet Thigpen, Chairman  
Steuben County Environmental Management  
Council  
4557 Dyke Road  
Corning, NY 14830

Helen K. Brink, President  
Steuben County Historical Society  
1 Conhocton Street  
Bath, NY 14810

Nancy Glover, President  
Canisteo Valley Historical Society  
PO Box 123  
Arkport, NY 14807





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

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# memorandum

To: Interested State Agencies EDR Project No: 13039  
 From: Benjamin Brazell, Matthew Robinson  
 Date: March 13, 2017  
 Reference: Baron Wind Project – Recommendations for Visual Simulations

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In accordance with Section 2.24 of the Project’s Public Scoping Statement (PSS), this memorandum provides updated information relevant to the Project’s VIA and includes recommendations for the development of visual simulations based on photographs from specific viewpoints. Photographs that will be used to develop visual simulations were obtained during site visits conducted on December 20<sup>th</sup> 2016 and January 11<sup>th</sup> 2017, as described below. The selection of viewpoints to be used in the development of visual simulations included consideration of a number of factors, including:

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Per the requirements set forth in 16 NYCRR § 1000.2(ar), the visual study area to be used for analysis of major electric generating facilities is defined as “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.”

For the purposes of the VIA, visually sensitive resources have been identified within 10 miles of the proposed Facility boundary. In general terms, a five-mile-radius study area for a VIA is typically considered adequate for wind projects because the area within five miles of a Facility typically represents the area within which significant visual effects may occur. The purpose of including areas between five and 10 miles from the Facility was to identify any regionally significant areas or resources of concern and to assist in determining whether a five-mile radius study area is appropriate for this Facility. The five-mile and 10-mile visual study area boundaries for the Facility are depicted on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations.”

Aesthetic resources of statewide significance are formally defined by the NYS Department of Environmental Conservation (DEC) in the Program Policy entitled *Assessing and Mitigating Visual Impacts*<sup>2</sup> (the “DEC Visual Policy”). EDR conducted a desktop inventory of visually sensitive resources of potential statewide significance within 10 miles of the proposed Project and a more detailed inventory (including potential locally significant resources) within the five-mile visual study area. In addition, as part of the preparation of the PSS, EDR reached out to local stakeholders (per the requirements of Article 10, Exhibit 24, Part 1001.24[b][4]) to identify additional significant sites of local concern:

- On November 7, 2016, in accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Wind, LLC distributed a request to appropriate agency personnel and municipal representatives that requested feedback regarding the identification of important aesthetic resources and/or representative viewpoints in the Project vicinity to inform field review efforts and the eventual selection of simulation candidates.
- On January 3, 2017, EDR received a response from the Executive Director of the Southern Tier Central Regional Planning and Development Board (STCRPDB) with notes and comments from the staff. EDR has included this information in our analysis.
- In addition, EDR has conducted a historic resources survey of the five-mile study area to identify potential historic sites, which were included in the evaluation of potential sensitive resources. The results of this survey will be included as an appendix to the Article 10 Application.

Note that all of the visually sensitive sites that were identified as a result of EDR’s research and subsequent consultation are not depicted on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations”; however, all of these sites will be included in the VIA report included as an appendix to the Article 10 Application.

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<sup>2</sup> The DEC Program Policy *Assessing and Mitigating Visual Impacts* was issued on July 31, 2000 and can be reviewed here: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/visual2000.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/visual2000.pdf).

### Landscape Similarity Zones

Within the 10-mile study area for the Project, six discrete Landscape Similarity Zones (LSZ) were identified. LSZs are defined based on the similarity of various landscape characteristics, individual landform, vegetation, water, and land use patterns. These LSZ's are listed below and will be further described, and their locations mapped in the VIA report included as an appendix to the Article 10 Application:

- Rural Upland/Ridgeline
- Rural Valley
- Forest
- Village/Hamlet
- Transportation Corridor
- Waterfront/Open Water

### Viewshed Analysis

A Preliminary viewshed analyses has been prepared for the Facility (see enclosed map entitled “Project Visibility and Selected Viewpoint Locations”). The viewshed analysis depicts potential visibility of the Project based on consideration of the screening effect of topography and mapped forest vegetation (with a conservative assumed height of 40 feet). However, screening provided by buildings and street/yard trees, as well as characteristics of the proposed turbines that influence visibility (color, narrow profile, distance from viewer, etc.), are not taken into consideration in the analysis. Consequently, being within the preliminary viewshed does not necessarily equate to actual Facility visibility. Regardless, the preliminary viewshed provides an effective prediction of potential Facility visibility.

The methods and results of the viewshed analysis will be more fully described in the VIA report included as an appendix to the Article 10 Application.

### Field Review/Site Visits

EDR personnel conducted visual field review in the study area on December 20, 2016. The site visit included a team of four technicians in three separate vehicles. This site visit resulted in the field evaluation of, and photographs from, 122 representative viewpoints within the 10-mile study area. This number of viewpoints will likely be added to before the final VIA is complete. The viewpoints document potential visibility of the Project from numerous visually sensitive resources, area of high public use, and representative LSZs within the study area.

It is worth noting that weather conditions during the December 20, 2016 site visit transitioned from clear to very overcast as the day progressed, which was not consistent with the predicted forecast. Therefore, on January 11, 2017 another field visit was performed to recapture selected viewpoints under better weather conditions. These photos are included within the “Photolog of Selected Viewpoints.”

### Recommendations for Visual Simulations

Based on fieldwork conducted to date, viewshed analysis, mapping of known visually sensitive resources, and the results of consultation with municipal planning representatives mentioned above and described in Section 2.24(b)(4)

of the Public Scoping Statement, EDR has selected 14 viewpoints that we propose for the development of visual simulations. The selected simulation viewpoints are listed in Table 1 (below) and shown on the enclosed map entitled “Project Visibility and Selected Viewpoint Locations”. In addition, a representative photograph from each viewpoint, oriented toward the Project, is included in the attached “Photolog of Selected Viewpoints”. These viewpoints are representative of the proposed Project from a range of distances, directions, visually sensitive resources, and LSZs that are within the study area. This will be adequate for characterizing potential visibility of the Facility and evaluating the Facility’s potential visual effect.

Table 1: Visual Simulation Viewpoint Recommendations

Viewpoint	Location	Town	Distance of View <sup>1</sup>	LSZ	Cumulative View	Sensitive Site	Justification
21	Yocum Road	Wayland	Midground	Rural Upland/Ridgeline	No	Quad County Snowmobile Trail	Sensitive Site; Request made for Visual Simulation by STCRPDB
23	State Route 371	Cohocton	Background	Rural Valley	Yes	SR 371	Sensitive Site; Cumulative View of Existing and Proposed Project
30	State Route 371	Cohocton	Midground	Rural Valley	Yes	SR 371 and Cohocton River Fishing Access	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
37	Larrowe House; State Route 415	Cohocton	Midground	Village/Hamlet	No	Larrowe House and Memorial Park	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
43	State Route 415 Pull off and Parking Area	Cohocton	Midground	Rural Valley/Transportation Corridor	No	SR 415	Sensitive Site (with Historic Marker for Cohocton)
49	I-390 Scenic Pull off and Parking Area	Cohocton	Midground	Transportation Corridor	Yes	I-390	Sensitive Site
51	State Route 21 at South Church Road	Wayland	Foreground	Rural Valley	No	SR 21 and Cohocton River	Multiple Sensitive Sites in Vicinity; Foreground View of Project
54	I-390 Overpass at Wentworth Road	Cohocton	Midground	Transportation Corridor	Yes	I-390, NRHP	Sensitive Site; Cumulative View of Existing and Proposed Project
57	State Route 415 at Wallace Back Road	Avoca	Midground	Rural Valley	No		Midground view from Rural Valley LSZ with distinct character.
66	County Route 46	Fremont	Midground	Rural Upland/Ridgeline	No		Sweeping View of Proposed Project
79	County Route 54 at Jones Road	Fremont	Foreground	Rural Upland/Ridgeline	Yes		Cumulative View of Existing and Proposed Project; Foreground View of Project
92	Russell Road at County Route 70A	Fremont	Midground	Rural Valley	No	EDR Recommended NRHP-Eligible Sites	Multiple Sensitive Sites in Vicinity; Request made for Visual Simulation by STCRPDB
114	Finger Lake Trail at Cochrane Road	Bath	Background	Rural Upland/Ridgeline	No	Finger Lakes Trail	Sensitive Site
118	South Woods Road at Burt Hill Road	Howard	Background	Rural Upland/Ridgeline	Yes		Cumulative View of Existing and Proposed Project

1) Foreground Distance ≤ 0.5 mile, Mid-ground Distance 0.6 – 3.0 miles, Background Distance ≥ 3.1 miles

It is worth noting that during preparation of the simulations, and prior to completion of the VIA report, some of the photos included in the attached “Photolog of Selected Viewpoints” may be replaced by alternate photos from nearby locations that provide comparable views from similar settings (in the event that the photographs included in the attached Photolog do not show the most open or representative view toward the Project that may be available from that vicinity, which will be determined during preparation of each visual simulation). However, the ultimate selection of photographs used for simulations in the VIA will reflect the representative range of distances, settings, sensitive sites, and LSZs comparable to the viewpoints included in Table 1.

#### Feedback Request

In accordance with Article 10, Exhibit 24, Part 1001.24(b)(4); Baron Wind, LLC is formally requesting the feedback of agencies and municipal planning representatives to select viewpoints for visual simulations. Please review the list of viewpoints listed in Table 1, depicted on the enclosed “Project Visibility and Selected Viewpoint Locations”, and shown in the attached “Photolog of Selected Viewpoints”. Please provide any comments or feedback by April 13, 2017 to Baron Wind, LLC:

- Via email to Matthew Robinson at: [mrobinson@edrdpc.com](mailto:mrobinson@edrdpc.com)
- Via written letter to:  
Attn: Matthew Robinson (re: Baron Wind Project)  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
217 Montgomery Street, Suite 1000, Syracuse, NY 13202

We sincerely appreciate your assistance.

Thank you,



Benjamin Brazell, Director of Environmental Services and Matthew Robinson, Visualization Project Manager  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
On behalf of Baron Wind, LLC

Attachments:

- Project Visibility and Selected Viewpoint Locations
- Photolog of Selected Viewpoints



**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

# memorandum

To: **Seth Wilmore** EDR Project No: **13039**  
EverPower Wind Holdings, Inc.

From: **Ben Brazell**

Date: **March 13, 2017**

Reference: **Baron Winds Project**  
**Visual Simulation Location Recommendations – Distribution List**

Comments:

**Diana Carter, Director of Planning**  
NYS Office of Parks, Recreation & Historic  
Preservation  
**Resource and Facility Planning Bureau**  
**625 Broadway**  
**Albany, NY 12238**

**Director, Finger Lakes Region**  
NYS Office of Parks, Recreation & Historic  
Preservation  
**2221 Taughannock Road**  
**Trumansburg, NY 14886**

**John Bonafide,**  
NYS Office of Parks, Recreation & Historic  
Preservation  
**Peebles Island State Park**  
**PO Box 189**  
**Waterford, NY 12188**

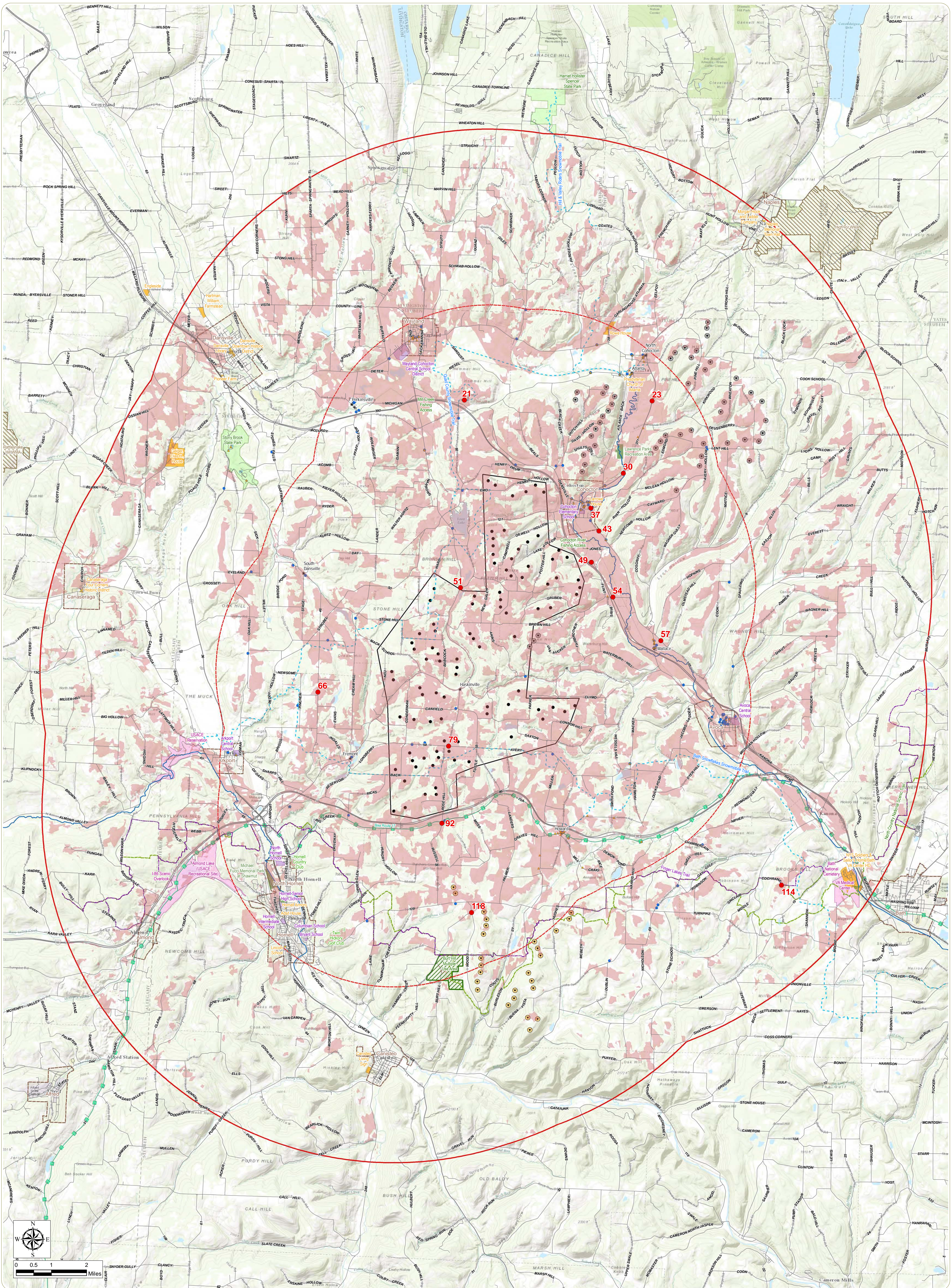
**Andy Davis, Utility Supervisor**  
NYS Department of Public Service  
**Empire State Plaza**  
**Agency Building 3**  
**Albany, NY 12223**

**Paul D'Amato, Region 8 Director**  
New York State Department of Environmental  
Conservation  
**6274 E. Avon-Lima Road**  
**Avon, NY 14414-9519**

**Rudyard Edick, Project Manager**  
NYSDEC Division of Environmental Permits  
**625 Broadway**  
**4<sup>th</sup> Floor**  
**Albany, NY 12233**

**Seneca Nation of Indians**  
Allegany Reservation  
**90 Ohiyo Way**  
**Salamanca, NY 14779**

**Seneca Nation of Indians**  
Cattaraugus Reservation  
**12837 Route 438**  
**Irving, NY 14081**



# Baron Winds Project

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

## Project Visibility and Selected Viewpoint Locations

January 2017

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

- Wind Turbine
- Prattsburgh Wind Turbine
- Howard Wind Turbine
- Cohocton-Dutch Hill Wind Turbine
- NRHP-Eligible Site
- EDR Recommended NRHP-Eligible
- Hamlet
- Finger Lakes Trail
- North Country National Scenic Trail
- Nationwide Rivers Inventory
- Bike Route
- Snowmobile Trail
- NRHP-Listed Site
- State Park
- Wildlife Management Area
- Other Resources of Statewide Significance
- NYSDEC Land
- Local Park
- Golf Course
- School
- City/Village Boundary
- Project Area
- 5-Mile Study Area
- 10-Mile Study Area
- Potential Project Visibility





### Viewpoint 21

Location:  
**View from Yocum Road  
looking Southeast**

Distance of View:  
**Midground**

Landscape Similarity  
Zone:  
**Rural Uplands/Ridgeline**

Cumulative View:  
**No**

Sensitive Site:  
**Quad County Snowmobile  
Trail**



### Viewpoint 23

Location:  
**View from State Route  
371 looking Southwest**

Distance of View:  
**Background**

Landscape Similarity  
Zone:  
**Rural Valley**

Cumulative View:  
**Yes**

Sensitive Site:  
**SR 371**

## Baron Winds Project

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

Selected Viewpoint Photolog

January 2017





Viewpoint 30

Location:  
View from State Route  
371 looking West-  
Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
Yes

Sensitive Site:  
SR 371 and Cohocton  
River Fishing Access



Viewpoint 37

Location:  
View from Larrowe  
House; State Route 415  
looking Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Village/Hamlet

Cumulative View:  
No

Sensitive Site:  
Larrowe House and  
Memorial Park

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017





Viewpoint 43

Location:

View from State Route 415 Pull off and Parking Area looking Southwest

Distance of View:

Midground

Landscape Similarity Zone:

Rural Valley/  
Transportation Corridor

Cumulative View:

No

Sensitive Site:

SR 415



Viewpoint 49

Location:

View from I-390 Scenic Pull off and Parking Area looking West

Distance of View:

Midground

Landscape Similarity Zone:

Transportation Corridor

Cumulative View:

Yes

Sensitive Site:

I-390 Scenic Pull-Off

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017



### Viewpoint 51

Location:  
View from State Route  
21 at South Church Road  
looking East-Northeast

Distance of View:  
Foreground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
No

Sensitive Site:  
SR 21 and Cohocton  
River



### Viewpoint 54

Location:  
View from I-390 Overpass  
at Wentworth Road  
looking West

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Transportation Corridor

Cumulative View:  
Yes - to the left and right

Sensitive Site:  
I-390

## Baron Winds Project

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

Selected Viewpoint Photolog

January 2017

Sheet 4 of 7





Viewpoint 57

Location:  
View from State Route  
415 at Wallace Back  
Road looking West-  
Southwest

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Valley

Cumulative View:  
No



Viewpoint 66

Location:  
View from County Route  
46 looking East

Distance of View:  
Midground

Landscape Similarity  
Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
No

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017





Viewpoint 79

Location:  
View from County Route 54 at Jones Road looking South-Southeast

Distance of View:  
Foreground

Landscape Similarity Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes



Viewpoint 92

Location:  
View from Queen-Anne Style Residence; Russell Road at County Route 70A looking North

Distance of View:  
Midground

Landscape Similarity Zone:  
Rural Valley

Cumulative View:  
No

Sensitive Site:  
Two-story Queen Anne-style residence with tower

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017





Viewpoint 114

Location:  
View from Finger Lake Trail at Cochrane Road looking Northwest

Distance of View:  
Background

Landscape Similarity Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes

Sensitive Site:  
Finger Lakes Trail



Viewpoint 118

Location:  
View from South Woods Road at Burt Hill Road looking North

Distance of View:  
Background

Landscape Similarity Zone:  
Rural Uplands/Ridgeline

Cumulative View:  
Yes

Baron Winds Project

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

Selected Viewpoint Photolog

January 2017

## Melissa McCarthy

---

**From:** Benjamin Brazell  
**Sent:** Thursday, April 13, 2017 6:14 PM  
**To:** Matthew Robinson; Pat Heaton; John Hecklau; Gordon Perkins  
**Subject:** Fwd: Case 15-F-0122 - Baron Wind - Visual Simulations Memo

Ben  
Sent from phone

Begin forwarded message:

**From:** "Davis, Andrew (DPS)" <[Andrew.Davis@dps.ny.gov](mailto:Andrew.Davis@dps.ny.gov)>  
**Date:** April 13, 2017 at 6:05:54 PM EDT  
**To:** "[BBrazell@edrdpc.com](mailto:BBrazell@edrdpc.com)" <[BBrazell@edrdpc.com](mailto:BBrazell@edrdpc.com)>  
**Cc:** "Seth Wilmore ([swilmore@everpower.com](mailto:swilmore@everpower.com))" <[swilmore@everpower.com](mailto:swilmore@everpower.com)>  
**Subject:** Case 15-F-0122 - Baron Wind - Visual Simulations Memo

Memo re: Case 15-F-0122 Baron Winds Visual Consultation April 13, 2017

To: Ben Brazell & Matthew Robinson, EDR; Seth Wilmore, Everpower

From: Andrew Davis, NYS DPS

DPS has reviewed the memorandum dated March 13, 2017 regarding Recommendations for Visual Simulations, and offers the following comments.

DPS previously provided comments on March 15, 2017, on your letter titled "Identification of Visually Sensitive Resources - Official Request for Information." That responsive letter was provided two weeks prior to the March 29, 2017 date indicated as your response request date. Your recent memo dated March 13 was not received until after the March 15 memo was sent to you via email. Please note that my March 15 memo includes several locations and resources that are not reflected in any of your correspondence regarding the visual study. Please consider addressing those comments as you advance your visual assessment and consideration of viewpoints, as well as the additional comments below.

The results of the historic resources survey (referenced at third bullet at page 2) are not yet available for review; please remember that SHPO review and determination of NRHP eligibility are necessary to consider and inform the final selection of visual study photo-simulation locations, pursuant to Article 10 regulations at 16 NYCRR 1001.24(b)(4)(vi).

The memo identifies a Waterfront/Open Water Landscape Similarity Zone (LSZ). The March 13 report Photolog does not include any photographs of this LSZ. As indicated in my prior comments, DPS recommends that Loon Lake (and the Cohocton River) be considered for photo-simulations. These two waterbodies are the most significant elements of a Waterfront/Open Water LSZ in the Study Area. Despite statements at pages 4 and 5 regarding the full range of representation of LSZs, the statements are not supported by your recommendations: the analysis will be incomplete without Waterfront/Open Water viewpoint(s) for consideration.

DPS reviewed the Viewpoints, Distance of Views, and LSZs listed at Table 1 and notes the following:

Rural Upland/Ridge and Rural Valley LSZs are the only LSZs represented at all distance zones.

Midground view distance is disproportionally represented throughout the Table 1 Recommendations.

There are no viewpoints recommended to represent the Forest LSZ or the Waterfront/Open Water LSZ.

The Transportation LSZ is represented by only one distance zone.

There are only two viewpoints to represent the entire Foreground Distance Zone from all LSZs.

Of the full range of Viewpoint Recommendations, only 8 of the 18 LSZ/Distance Zone combinations are represented.

Finally, the full range of 122 representative viewpoint photographs referenced at page 3 should be made available for consideration in nominating and selecting final candidates for photographic simulations of the Project.





**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

# memorandum

To: Mr. Andrew Davis EDR Project No: 13039  
 From: Patrick Heaton  
 John Hecklau  
 Matthew Robinson  
 Date: April 25, 2017  
 Reference: Response to DPS Memo re: Case 15-F-0122 Baron Winds Visual Consultation

Comments:

Thank you for providing your recent comments regarding recommendations and selection of visual simulation viewpoints for the Baron Wind Project (the Facility). Below please find our responses to your comments received on April 13, 2017. In addition, we are scheduling an on-line meeting (or webinar) to discuss viewpoint selection with previously identified stakeholders on April 26, 2017. We look forward to further discussing the Visual Impact Assessment (VIA) for the Facility with you during that meeting. The comments received from DPS on April 13, and EDR's response to those comments, are summarized below:

- 1) *Please note that my March 15 memo includes several locations and resources that are not reflected in any of your correspondence regarding the visual study. Please consider addressing those comments as you advance your visual assessment and consideration of viewpoints, as well as the additional comments below.*

Our apologies for sending the Recommended Viewpoint Letter before receiving your input. This letter was sent as a follow-up to earlier correspondence with local municipalities and stakeholders, and should have been held until a response was received from your office. The comments we received from you on March 15 have been reviewed and the viewpoints you suggest have been identified as potential candidates for the development of visual simulations. Our intent is to discuss these further during the April 26, 2017 webinar.

- 2) *The results of the historic resources survey (referenced at third bullet at page 2) are not yet available for review; please remember that SHPO review and determination of NRHP eligibility are necessary to consider and inform the final selection of visual study photo-simulation locations, pursuant to Article 10 regulations at 16 NYCRR 1001.24(b)(4)(vi).*

As part of the visually sensitive site identification conducted to date, EDR reviewed the New York State Office of Parks, Recreations, and Historic Preservation's ((NYSOPRHP's) Cultural Resources Information System (CRIS) and mapped the locations of properties that are listed on or have been previously determined eligible (by NYSOPRHP) to be listed on the National Register of Historic Places. In addition, a *Phase 1A Historic Architectural Survey Report and Work Plan* was submitted to NYSOPRHP via the CRIS website on July 5, 2016, and was included as an Appendix to the Preliminary Scoping Statement (PSS) for the Facility. 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. The historic resources survey has been conducted concurrent with the ongoing identification of visually sensitive sites as well as EDR's

visual fieldwork/photography for the VIA, and the locations of identified historic properties have been taken into account while conducting visual fieldwork. The *Historic Resources Survey* report was formally submitted to NYSOPRHP via their CRIS website on April 14, 2017. As described in the *Phase 1A Historic Architectural Resources Survey and Work Plan*, EDR has requested that NYSOPRHP review the results of the historic resources survey and provide determinations of eligibility for all of the identified potential resources prior to EDR completing a historic resources visual effects analysis for the Facility. Following NYSOPRHP's determinations of eligibility, EDR will evaluate the potential effects of the Facility on those historic properties determined to be NRHP-eligible by NYSOPRHP. In addition to including consideration of historic properties in the VIA, EDR will provide a historic resources visual effects analysis report to NYSOPRHP via the CRIS website. The report will include an analysis of the potential visual effect of the Facility on properties determined NRHP-Eligible by NYSOPRHP, including representative visual simulations, and recommendations for potential mitigation projects, if appropriate.

It is also worth noting that 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. Historic architectural resources found within the study area resources include residences, churches, cemeteries, schools, railroad stations, and commercial structures in a variety of vernacular styles. 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"), and often derive their significance from being representative examples of vernacular architectural styles that retain their overall integrity of design and materials. None of the historic properties within the study area have been identified as deriving their significance specifically from their association with scenic views or similar types of considerations.

- 3) *The memo identifies a Waterfront/Open Water Landscape Similarity Zone (LSZ). The March 13 report Photolog does not include any photographs of this LSZ. As indicated in my prior comments, DPS recommends that Loon Lake (and the Cohocton River) be considered for photo-simulations. These two waterbodies are the most significant elements of a Waterfront/Open Water LSZ in the Study Area. Despite statements at pages 4 and 5 regarding the full range of representation of LSZs, the statements are not supported by your recommendations: the analysis will be incomplete without Waterfront/Open Water viewpoint(s) for consideration.*

The March 13 Photolog included only a small sample of the viewpoint locations that are being considered in the VIA. A complete Photolog that all includes all viewpoints documented to date will be included in the VIA and provided to the visual stakeholders in advance of the April 26 webinar. The Waterfront/Open Water LSZ is a minor zone within the visual study area. However, we have obtained photos from Loon Lake, Almond Lake, Hornell Reservoirs #1, #2, & #3, and the Cohocton River, which are classified as Waterfront/Open Water LSZ. These locations are all included in the full VIA photo log. We intend to review viewpoints from this LSZ, including views from Loon Lake and looking across the Cohocton River, as part of the April 26 webinar.

- 4) *DPS reviewed the Viewpoints, Distance of Views, and LSZs listed at Table 1 and notes the following: Rural Upland/Ridge and Rural Valley LSZs are the only LSZs represented at all distance zones.*

As indicated in Table 1 (below), the identified LSZs are not distributed equally across all distance zones within the study area. The Forest LSZ occupies approximately 47% of the 10-mile study area, and from most locations within this LSZ the Facility will be screened from view by vegetation. The Rural Upland/Ridge and Rural Valley LSZs make up approximately 46% of the visual study area and have the highest concentration of open views from all the distance zones. Consequently, the majority of recommended simulations are located within these two LSZs. The remaining LSZs occupy collectively less than 7% of the study area.

Table 1. Land Area by Distance Zone and Landscape Similarity Zone, 10-Mile Visual Study Area

Landscape Similarity Zone (LSZ)	Foreground (0 to 0.5 miles)		Midground (0.5 to 3.5 miles)		Background (3.5 to 10 miles)		Total	
	Acres	%	Acres	%	Acres	%	Acres	%
Forest	6,965.6	2%	31,123.2	9%	133,964.0	37%	172,052.8	47%
Transportation Corridor	192.8	0%	1,376.1	0%	2,046.5	1%	3,615.4	1%
Rural Upland	8,219.1	2%	27,272.0	8%	53,223.9	15%	88,715.0	24%
Rural Valley	477.9	0%	12,000.0	3%	66,344.4	18%	78,822.2	22%
Village/Hamlet	105.7	0%	1,727.9	0%	16,522.8	5%	18,356.4	5%
Open Water/Waterfront	12.5	0%	359.1	0%	515.5	0%	887.1	0%
Total	15,973.41	4%	73,858.29	20%	272,617.09	75%	362,448.79	100%

- 5) *Midground view distance is disproportionally represented throughout the Table 1 Recommendations.*

The mid-ground distance zone makes up approximately 20% of the 10-mile-radius study area, and includes substantial areas where open views of the Facility will be available. In our experience, it is within this distance (i.e., less than 3.5 miles) that the potential visual effect of a wind project tends to be most substantial for the greatest numbers of potential viewers. Although most of the 10-mile study area is within the background distance zone, the potential visual effect of the Facility is less significant from these areas due to distance and the resulting perceived scale of the wind turbines. Therefore, we feel it is appropriate to prioritize views from the foreground and midground distance zones, and include a representative sample of views from the background distance zone.

- 6) *There are no viewpoints recommended to represent the Forest LSZ or the Waterfront/Open Water LSZ.*

As mentioned in the response to question/comment #3 above, we will be incorporating recent photographs and viewpoints as candidates to represent the Waterfront/Open Water LSZ, as well as the Forest LSZ. It is worth noting, however, that open views in forested settings are rare, and the Waterfront/Open Water LSZ makes up only a small portion of the study area. Therefore, selected viewpoints from these LSZs are anticipated to be limited. We do intend to review viewpoints from this LSZ, including views from the various state forests, and larger water bodies, as part of the April 26 webinar.

- 7) *The Transportation LSZ is represented by only one distance zone.*

The transportation corridors that make up this LSZ within the study area are concentrated within the mid-ground distance zone. There are very limited opportunities for views from the Transportation LSZ within the foreground distance zone. However, we have recommended viewpoints within this LSZ from near mid-ground distances (greater than 0.5 mile, less than 1 mile). In response to your concern, we will also recommend at least one candidate viewpoint from the background distance zone within this LSZ as well.

- 8) *There are only two viewpoints to represent the entire Foreground Distance Zone from all LSZs.*

As indicated in Table 1, the foreground distance zone makes up only 4% of the visual study area. In addition, due to topography, land use and land cover characteristics, the foreground distance zone has limited available open views from public vantage points and generally lacks sensitive resources or areas of high public use. In addition, of the 9 recommended viewpoints within the mid-ground distance zone, 3 of these are located less than 1-mile from the Facility (Viewpoints 49, 54, and 92, which are located 0.6, 0.9, and 0.8-mile from the Facility, respectively) and were intentionally selected to address potential visual effects from proximate locations. However, recognizing that views within the foreground distance zone can have relatively high visual impact, we will consider additional candidate viewpoints within this distance zone.

- 9) *Of the full range of Viewpoint Recommendations, only 8 of the 18 LSZ/Distance Zone combinations are represented.*

As described above and shown in Table 1, the identified LSZs are not distributed equally across all distance zones within the study area. We believe the selected viewpoints should represent the most typical and sensitive open views within the study area, not necessarily every possible combination of LSZ and distance zone.

- 10) *Finally, the full range of 122 representative viewpoint photographs referenced at page 3 should be made available for consideration in nominating and selecting final candidates for photographic simulations of the Project.*

The full photolog will be provided for review prior to the April 26, 2017 webinar

Photolog can be found here: <https://edrdpc.box.com/v/baronwindsVIA>

Please let us know if you have any additional questions or concerns. We look forward to continuing to consult with you to adequately address the potential visual impact of the Facility.

Copies To: Seth Wilmore, Everpower  
Ben Brazell, EDR  
File



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April 19, 2017

Municipal Planning and State Agency Representatives  
Per Attached Distribution Lists

RE: Baron Winds Project (DPS Case No.15-F-0122)  
Invitation to Consult Regarding Viewpoint Selection for Photo Simulations

Dear Municipal Planning or State Agency Representative:

Baron Winds, LLC is inviting you to participate in an online meeting scheduled for Wednesday April 26, 2017, to discuss the Visual Impact Assessment that is being prepared for the proposed Baron Winds Project. To accommodate participant's different schedules, we intend to hold two 1-hour sessions of the meeting at 10 AM and 3 PM. Please only join us for one of these sessions (both sessions will be identical in terms of substance). The meeting will be conducted via a conference call and on-line web meeting (see dial in and log-in credentials below). I will forward to you all separately electronic calendar invitations for both meetings, please join whichever session better fits your schedule. The purpose of the meeting will be to review the research and analyses we have conducted to date regarding potential visual impacts for the Baron Wind Project, and discuss the selection of viewpoints for the development of photo-realistic visual simulations.

Prior to the meetings, please also download and review the following materials which is posted at a file sharing site (<https://edrdpc.box.com/v/baronwindsVIA>). We will review and discuss these materials as part of the online meeting.

Please note that all future visual correspondence will be via email. If you are receiving this invite via regular, please reply to Matthew Robinson at [mrobinson@edrdpc.com](mailto:mrobinson@edrdpc.com) to provide your preferred email address.

To dial-in to the webinar at the specific time, enter the dial-in number. When prompted, enter the conference code followed by the #.

Webinar dial-in number: (888) 858.6021  
Conference code: 1864344155

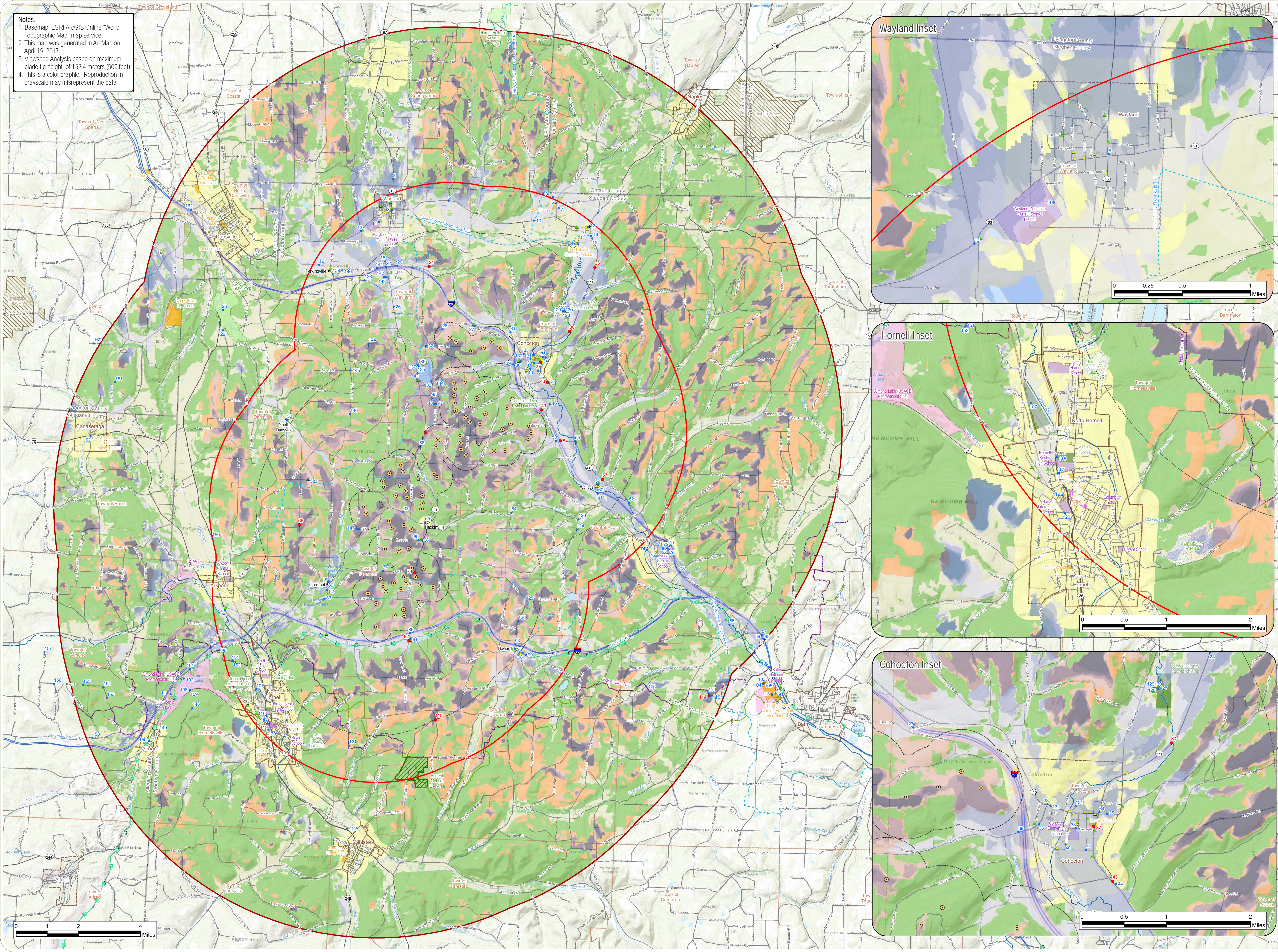
To enter the webinar via Skype at the specific time, enter the following web address into a browser.  
[www.EDRDPC.com/webinar](http://www.EDRDPC.com/webinar)

Once on the page please click the link to join the webinar.

Thank you,

Patrick Heaton and Matthew Robinson  
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.  
On behalf of Baron Winds, LLC

Notes:  
 1. Basemap: ESRI ArcGIS Online "World Topographic Map" map service.  
 2. This map was generated in ArcMap on April 19, 2017.  
 3. Viewshed Analysis based on maximum blade tip height of 152.4 meters (500 feet).  
 4. This is a color graphic. Reproduction in grayscale may misrepresent the data.



# Baron Winds Project

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

## Project Visibility and Viewpoint Locations

### Project Components

- Wind Turbine
- 5-Mile Study Area
- 10-Mile Study Area

### Viewpoints

- Viewpoint
- Selected Viewpoint

### Landscape Similarity Zones

- Forest
- Transportation Corridor
- Rural Upland
- Rural Valley
- Village/Hamlet
- Open Water/Waterfront

### Distance Zones

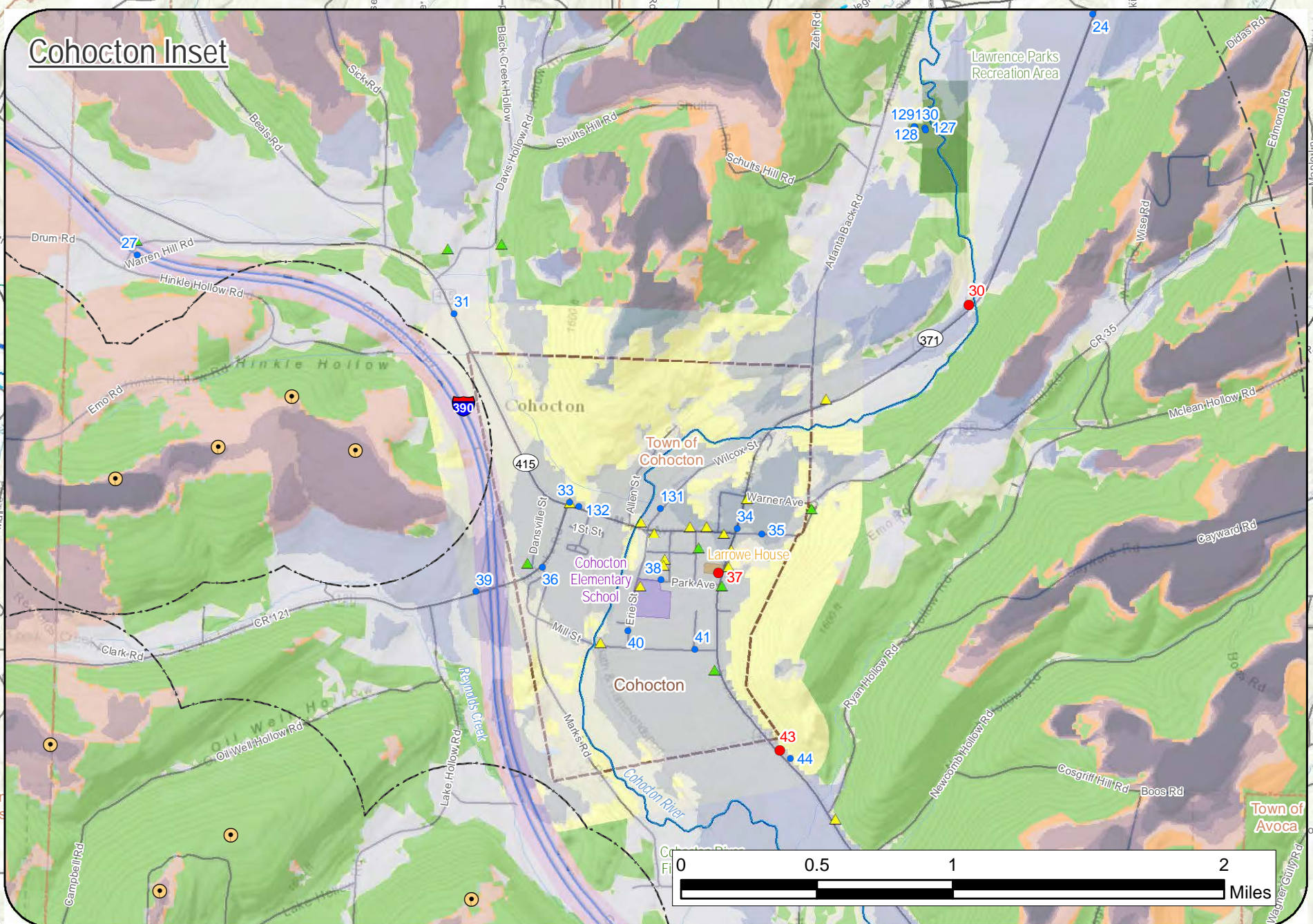
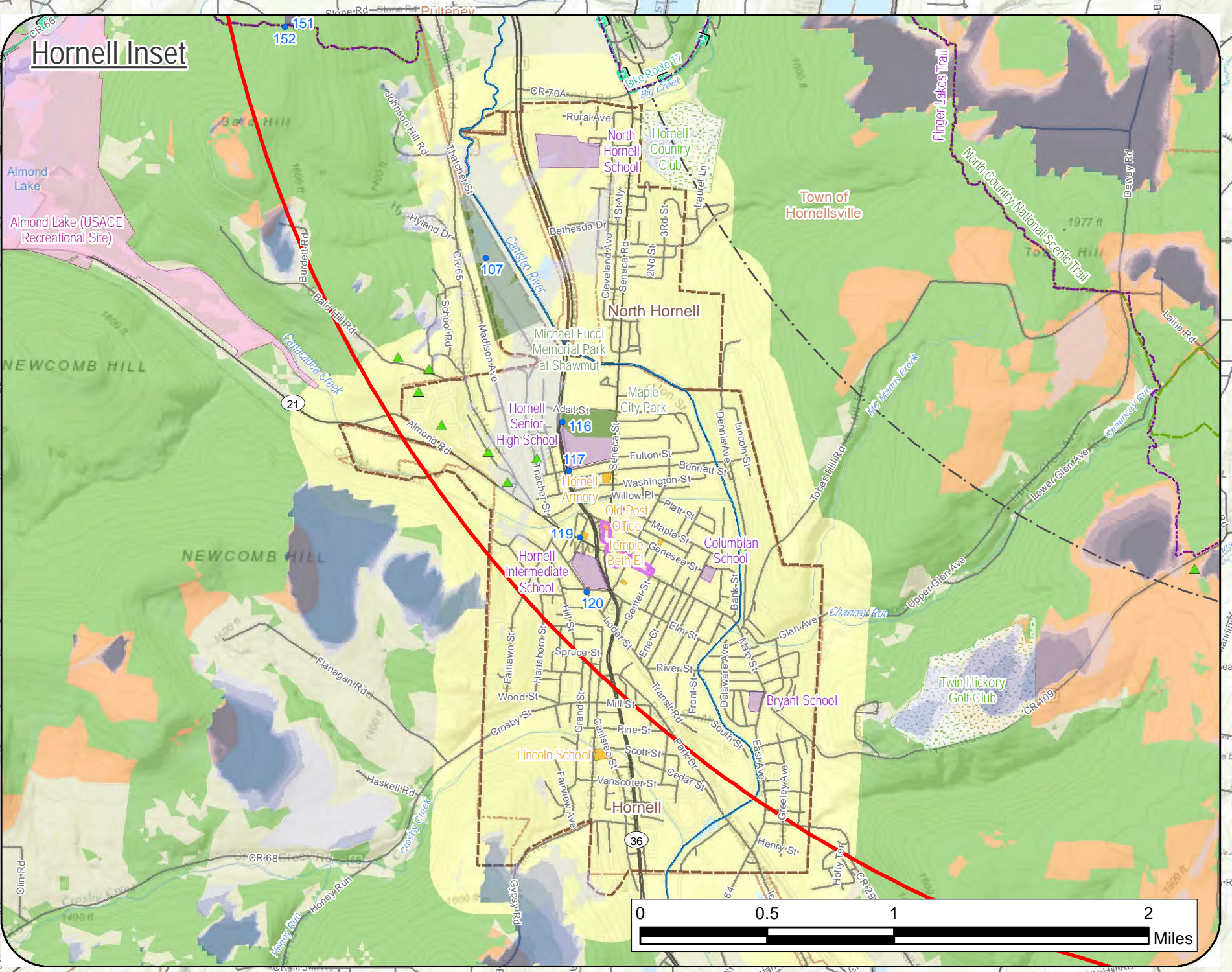
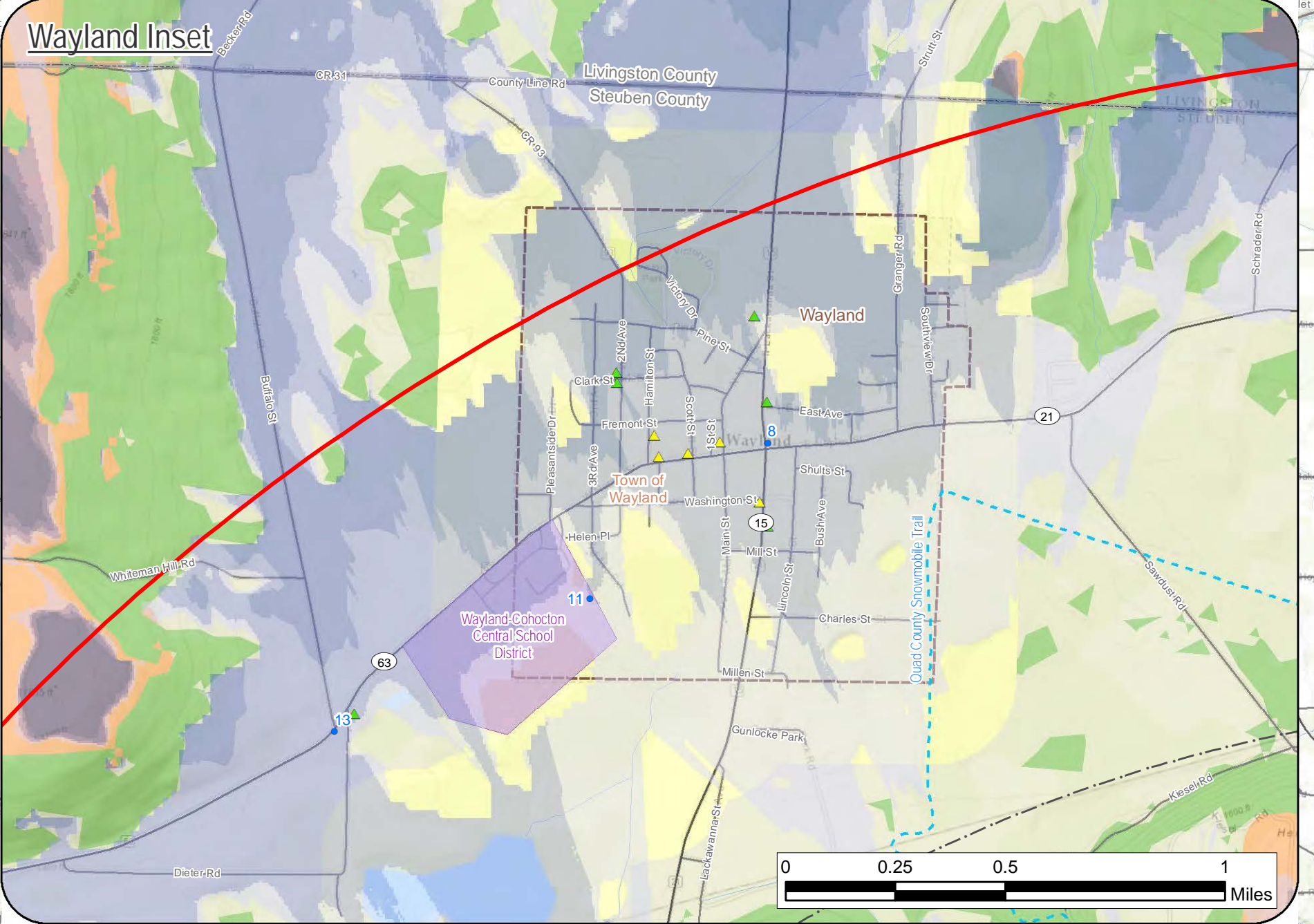
- Foreground (<0.5 Mile) Distance Zone Limit
- Mid-ground (0.5-3.5 Miles) Distance Zone Limit

### Viewshed Analysis

- 1-15 Turbines Visible
- 16-30 Turbines Visible
- 31-45 Turbines Visible
- 46-60 Turbines Visible
- 61-76 Turbines Visible

### Visually Sensitive Resources

- NRHP-Eligible Resource (NYSOPRHP Determined)
- NRHP-Eligible Resource (EDR Recommended)
- Hamlet
- Finger Lakes Trail
- North Country National Scenic Trail
- Nationwide Rivers Inventory
- Bike Route
- Snowmobile Trail
- NRHP-Eligible District (NYSOPRHP Determined)
- NRHP-Listed Site
- Local Park
- Golf Course
- School
- Other Resources of Statewide Significance
- State Park
- Wildlife Management Area
- NYSDEC Land
- City/Village Boundary





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## memorandum

To: Seth Wilmore  
EverPower Wind Holdings, Inc. EDR Project No: 13039

From: Ben Brazell

Date: April 19, 2017

Reference: Baron Winds Project  
Webinar Invitation – Email Distribution List

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memorandum

To: Seth Wilmore EDR Project No: 13039  
EverPower Wind Holdings, Inc.

From: Ben Brazell

Date: April 19, 2017

Reference: Baron Winds Project  
Webinar Invitation – Letter Distribution List

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## Baron Visual Call: April 26, 2017 (10am)

### Attendees:

Pat Heaton, Matt Robinson, Ely Margolis, Gordon Perkins and Ben Brazell – EDR  
Seth – Everpower  
Anthony Jacoby – Seneca nation  
Marcy  
John Bonfini

- Pat: opens call, asks for introductions from callers
  - Seth Wilmore, director of environmental power with Everpower
  - Stephanie
  - Bob Jonathan Town Supervisor Town of Cohocton
  - ... Need to fill in (Seth will send sign in sheet later)
  - Anthony Jacoby – Seneca Nation Representative
  - John Bonifini - SHPO
  - Marcy - DPS
- Seth: brief overview of the project and the Article 10 process
  - Have been through PIP and PSS of Article 10 Process
  - EDR has been doing support of Article 10 application, fieldwork in fall
  - Layout is still in process, may be reduced
  - Still on track to submit full application in August 2017
  - EDR will walk through visual components
- Pat: overview of visual analysis to date and information on various maps
  - Visual impacts are important for environmental permitting and public understanding of the built project
  - DPS has established guidelines for evaluating visual effect (Article 10 Process) – in the past year we've pulled together that information
  - This consultation is part of DPS regulations to make sure that public and other stakeholders can comment and ask questions about views in the VIA
  - Explains viewshed map – study area, viewpoints, landscape similarity zones, distance zones, viewshed analysis and visually sensitive resources
- Seth: A lot of this analysis is based on the height of the turbine. Trend is towards taller turbines. This is sensitive for visibility. Our limit for turbine height will be 500 ft which will limit some visibility.
  - In regards to the recommended viewpoints, let us know if there are additional views that we don't have here for consideration that you may be concerned about.
  - Pat: The viewshed analysis is based on a maximum turbine height of 500' – this will be re-run with the actual turbine height when selected.
- Pat: Ready to discuss recommended viewpoints for visual simulation
  - Views are selected to address specific sensitive locations, and are representative of distance, landscape, and other characteristics for the area. This is a specific place but will be representative of other rural uplands/ridgeline photos within the midground range of visibility of the project. We can't do photo simulations from all locations, but these are representative of what people would see from various locations.

- Scrolls through various locations and compares on map
  - Views were selected to be as open as possible. VP37 is within the Village of Cohocton and near several sensitive sites, and is an open view that is representative of the view that many residents in the Village will have of the built project.
  - VP54 isn't directly on the interstate, but on an overpass above it. This helps demonstrate what travelers/passersby will experience at this distance from the project when traveling along I-390.
  - VP79 – because this view is so close to the project, access roads may be visible.
  - **VP114 – NOTE TO ELY – SHOULD BE CUMULATIVE (AS IS ONE OF THE EARLY VPs)**
  - Will be showing cumulative views with existing turbines in the foreground (while proposed are in the background) and the other way around
- Pat: Foreground is within a half mile of the nearest turbine, though Midground views do include some close views within a mile of the project. Midground views show the most visible impact – background views don't often show the same kind of impact on the landscape. Thus, the heavy focus on midground views. These are the recommendations for visual simulations – let us know what suggestions/comments you have. Opens to questions.
- Questions/comments:
  - Q: Seth: What is the best way to comment?
    - A: Through email to Matt Robinson. We will follow up this call with his contact information.
  - Q: Seth: In the interest of time, you probably want any feedback within the next two weeks or so?
    - A: Pat: Yes – we need to keep preparing these visual simulations so, the sooner we have that feedback the better.
  - Q: You might want to check a view from the soccer fields in Cohocton.
    - A: We will check that out.
  - Q: Will any VPs from Loon Lake be included?
    - A: We are considering two viewpoints from Loon Lake for visual simulations.
  - Q: Noted that NYS will be removing the parking area on Route 415
- Pat: asks if anybody has any further comments or questions. The afternoon call is not a follow-up or any different content, it is just a repeat for anyone who was not available this morning.
- Call ends at approximately 10:55am.

## Baron Visual Call: April 26, 2017 (3pm)

### Attendees:

Pat Heaton, Matt Robinson, Ely Margolis, Gordon Perkins and Ben Brazell – EDR  
Andy Davis – DPS  
Diana Carter – NYS Parks  
Mike Higgins – NYS DEC

- Pat: opens call, asks for introductions from callers
- Ben: brief overview of the project and the Article 10 process
  - Applicant is Everpower, same applicant as Cassadaga Wind Farm which has moved through the Article 10 Application to hearings. Located in Steuben County. Applicant also has a working project in the county, Howard Wind.
  - Current status of project: in pre-application phase, preliminary scoping statement has been prepared. Application will be prepared and submitted at the end of August 2017.
  - Visual study is one of several that is continuing into the summer. This call will get perspectives from interested parties re: viewpoints for visual simulation.
- Matt: overview of visual analysis to date and information on various maps
  - Visited 162 viewpoints to document character. Will start by looking at map to understand the processes we've gone through.
  - Viewshed Analysis Map: overview of most of our data. Has wind turbines, 5 and 10 mile study area, viewpoints, landscape similarity zones, distance zones, viewshed analysis and visually sensitive resources.
    - Andy Davis: Is the viewshed map taking into account vegetation, or just topography?
      - Matt: Yes – vegetation as well as topography.
  - Aim is to select representative views of these LSZs, distance zones, sensitive sites, etc.
- Matt: Ready to discuss recommended viewpoints for visual simulation
  - Scrolls through various locations and compares on map
    - Describes character of each viewpoint location, distance, and sensitive sites.
- Questions/comments:
  - Q: Andy Davis: Which existing wind projects are visible in the VP57 photo?
    - A: Matt: Howard and Cohocton
  - Q: Andy Davis: Does I-86 go through the VP92 photo?
    - A: Matt: Yes – it's difficult to see behind the topography though
  - Q: Andy Davis: How tall is the silo in this photo? That would be good info to include in the report.
    - A: Matt and Gordon: We should be able to estimate this from our alignment and can include that information.
  - Matt tries reviews photos re: Andy Davis's comments.
    - VP148 – shows most/all of project and is within state forest land (Canacadea.) View from a small clearing at the top of a hill, accessible by a "truck road."
    - VP160 – more heavily wooded area, but some visibility down road from within Canaseraga State Forest. This is representative of more typically

screened/partially screened view. This view is more typical than the VP148 photo.

- Andy: Where is this on the map?
- Gordon and Matt: Near town of Ossian, just outside of 10 mile border from project. This is a very distant view, but it's representative because the state forest land in this area is for the most part at this distance from the project area.
- VP135 and VP136 – Both views are waterfront views at Loon Lake – haven't decided which photos we would use for visual simulations. Good representation of views from the Lake.
  - Andy: This is a place where you can pay to launch your boat?
  - Matt: Yes – at the Laf-A-Lot Restaurant on Laf-A-Lot Road.
- VP108 – Also an open water view with some foreground vegetation that will screen the project a bit.
  - Matt: Yes – there's also a Canacadea lean-to, but there isn't any visibility from there.
- Q: Andy: There's a scenic overlook from the highway.
  - A: VP111 is from the scenic overlook. The white snow in the foreground is Almond Lake.
    - Andy: Are those cell towers on the hill?
    - Matt: Yes.
- Q: Andy: It's not on your map, but where the interconnect substation would be, could you describe where that would be for everybody?
  - A: Matt: It would be in the same area as an existing substation, hidden in a small valley among forest. It's not really visible from anywhere due to existing vegetation and topography.
- Q: Andy: There's an existing power line running through the area.
  - A: Gordon: I believe the interconnect line will be in the existing transmission line right of way.
- Q: Andy: You have a lot of representation in the Cohocton Valley, that's for sure. Six locations. Views from the West are few. I'd urge you to pick up a couple of those, perhaps the Almond shot and the waterfront shots from Loon Lake.
  - A: Matt: Certainly. (More discussion.) We'll do more "foreground" midground views (about 1 mile.)
- Q: Andy: Did SHPO participate in the call this morning?
  - A: Pat: Yes – John Bonifidi was on the call, we discussed doing additional village views. We also discussed doing representative views from villages the same way we represent LSZs. I also mentioned we had just submitted a formal historic resources survey to them, and if anything comes out of that they want to review, we can do that.
- Matt: We will be taking email comments – I'll send an email about that. We can accept those comments until next Friday. We can do additional fieldwork to address any needs.
  - Andy will consult further with his colleague and be in touch
- Matt: asks if anybody has any further comments or questions.

- Q: Andy: You mentioned that there was a site you would do a panorama from?
  - A: Matt and Gordon: We don't have specific locations chosen yet, but we will make that determination when we're doing alignments. If the project is cut off, we will do a panorama – or we may do that if the character of the viewpoint seems cut off without adding an additional photo. We are open to suggestions for good candidates as well.
  - A: Pat: We may also use panoramas to help demonstrate visibility of a cumulative view of both Baron Wind and existing projects within the same viewpoint.
- Q: Andy: If you have candidates for panorama in mind, drop a note soon.
  - A: Gordon: Will do.
- Q: Andy: I appreciate this format for review. I wonder if you're getting feedback from municipal representatives about if it's understandable or not.
  - A: Gordon: We haven't had any comments on format, just on views.
  - A: Pat: We chose this format for the convenience of folks across the state and to foster dialogue between stakeholders. We did the same format for Cassadaga we had feedback from Chautauqua that the format was useful to them.
  - A: Gordon: We are open to any suggestions from other folks on the phone?
- Q: Andy: It helps to have the recommended viewpoints selected so that that level of review doesn't need to happen over the phone.
- Q: Mike (DEC): Can you go over the anticipated timeline for submission again?
  - A: Ben: Right now we are targeting the end of August for filing.
- Matt: I will follow up an email – please send comments if you have any after our meeting. Thank you.
- Call ends at approximately 4:16pm.



## Melissa McCarthy

---

**From:** Matthew Robinson  
**Sent:** Wednesday, April 26, 2017 4:52 PM  
**To:** 'Andrew.Davis@dps.ny.gov'; 'Diana.Carter@parks.ny.gov'; 'jsilliman@stny.cc.com'; 'Fred.Bonn@parks.ny.gov'; 'gdickey@earthlink.net'; 'John.Bonafide@oprhp.state.ny.us'; 'judithwightman517@yahoo.com'; 'avocatown@stny.rr.com'; 'paul.damato@dec.ny.gov'; 'avocavillageclerk@stny.rr.com'; 'bathtownsupervisor@gmail.com'; 'Rudyard.edick@dec.ny.gov'; 'Scott.Abrams@sni.org'; 'sjweed@yahoo.com'; 'Todd.Gates@sni.org'; Pat Heaton; Benjamin Brazell; 'Seth Wilmore'; 'Bill Spencer'; Higgins, Michael T (DEC); Gordon Perkins  
**Subject:** Baron Winds Project\_Webinar Follow Up

Dear Municipal Planning or State Agency Representative:

Thank you very much to those who participated in one of the webinars that were held today April 26. Good thoughts and ideas were communicated by all throughout the meetings. This email is to formalize the time frame to send the next round of comments that were generated as a result of the webinars.

Please have any comments emailed to me by the close of business on Friday, May 5.

To those who were un-able to attend, please do submit any further comments during this time frame as well.

Below is the link to the project Box Site for download of the materials viewed during the webinars. If there are any issues with this service please contact me.

<https://edrdpc.box.com/v/baronwindsVIA>

We look forward to receiving your comments and moving forward with visual simulations that represent the different landscape similarity zones, distance zones and local and state representative's comments.

Best,

- Matthew -

Matthew Robinson  
Visualization Project Manager

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# memorandum

To: Visual Stakeholders EDR Project No: 13039  
 From: Matthew Robinson  
 Date: May 09, 2017  
 Reference: Baron Winds Project – Selected Viewpoints for Visual Simulations

Per our recent consultations regarding the Visual Impact Assessment for the Baron Winds Project, we have compiled the final list of viewpoints to be used for visual simulations. This list includes 14 viewpoints originally proposed, along with four additional viewpoints that were the direct result of two outreach letters and the April 26 webinars, summarized as follows:

### Original Viewpoints Proposed for Visual Simulations

Viewpoint #	Location	Nearest Turbine	Distance Zone	Landscape Similarity Zone	Comments
21	Quad County Snowmobile Trail	2.4 miles	Mid-ground	Rural Uplands/Ridgeline	Open View Snowmobile Trail: I390
23	State Route 371	4.0 miles	Mid-ground	Rural Valley	Cumulative Effect
30	State Route 371	2.3 miles	Mid-ground	Rural Valley	Cohocton River State Fishing Access
37	Larrowe House	1.5 miles	Mid-ground	Village/Hamlet	Larrowe House, Memorial Park, Cohocton Town/Village Offices
43	State Route 415	1.1 miles	Mid-ground	Rural Valley/Transportation Corridor	Open Distant View, Working Farm Structures
49	I-390 North Bound Scenic Rest Area	0.6 mile	Mid-ground /Foreground	Transportation Corridor	Scenic Rest Area, Cumulative Effect
51	State Route 21	0.5 mile	Foreground	Rural Valley	SR 21
54	I-390 Overpass, Wentworth Road	0.9 mile	Mid-ground /Foreground	Transportation Corridor	NHRP Home, Cumulative Effect, Panoramic
57	State Route 57, Wallace Back Road	2.7 miles	Midground	Rural Valley	SR 415
66	County Route 46	2.2 miles	Mid-ground	Rural Uplands/Ridgeline	Open View with agricultural field
79	County Route 54, Jones Road	0.15 mile	Foreground	Rural Uplands/Ridgelines	Open View, Cumulative Effect
92	Intersection of Russel Road and County Route 70A	0.8 miles	Mid-ground /Foreground	Rural Valley	NHRP Listed Site
114	Cochrane Road	9.5 miles	Background	Rural Uplands/Ridgelines	Finger Lakes Trail Panoramic, Cumulative Effect
118	Intersection of South Woods Road and Burt Hill Road	3.6 miles	Midground	Rural Uplands/Ridgelines	Cumulative Effect Panoramic

Additional Viewpoints Proposed for Visual Simulations

Viewpoint #	Location	Nearest Turbine	Distance Zone	Landscape Similarity Zone	Comments
137	Laf-A-Lot Road	1.2 miles	Midground	Shoreline/Open Water	Loon Lake
148	Cananadea State Forest	6.4 miles	Background	Forest	Canacadea State Forest
160	Canaseraga State Forest	10 miles	Background	Forest	Canaseraga State Forest
TBD	Ellsworth "Ozzie" Tripp Sports Complex	1.2 miles	Mid-ground	Village/Hamlet	Cohocton Soccer Fields

In summary, a total of 18 viewpoints will be used to prepare visual simulations for the Baron Winds Project, which resulted from EDR recommendations and stakeholder input.

We appreciate your interest and participation in the project,

- Matthew Robinson -

Copies to: S. Wilmore, B. Spencer (Baron Winds, LLC).  
P. Heaton, B. Brazell (EDR)

- Correspondence Regarding Visually Sensitive Resources (tab)
  - Identification of Visually Sensitive Resources letter to Municipal Planning Representatives, dated November 07, 2016
    - Letter
    - Figures
    - VSR Table
    - Distribution List – Municipal and Regional Reps
  - E-mail response from Marcia Weber, Southern Tier Central Regional Planning and Development Board (dated January 03, 2017) with attachment
    - Attachment: Notes on Baron Winds Project Visually Sensitive Resources from Gabriel Hollow, Planner and Victoria Ehlen, Economic Development Coordinator
  - Identification of Visually Sensitive Resources letter to State of New York Interested Parties, dated February 27, 2017
    - Letter
    - Distribution List – State Reps
    - VSR Table
    - Figures
  - Response from Andy Davis, DPS, dated March 15, 2017
- Correspondence Regarding Viewpoint Selection (tab)
  - Recommendations for Visual Simulations letter to Interested Agencies and Stakeholders, dated January 27, 2017
    - Letter
    - Figure
    - Viewpoint Photolog
    - Distribution List – Municipal and Regional Reps
  - Recommendations for Visual Simulations letter to Interested State Agencies, dated March 13, 2017
    - Letter
    - Distribution List – State Reps
    - Figure
    - Viewpoint Photolog
  - Response from Andy Davis, DPS, dated April 13, 2017
  - EDR response to DPS Memo, dated April 25, 2017
  - Webinar Invitation to Consult Regarding Viewpoint Selection for Photo Simulations letter to Municipal Planning and State Agency Reps, dated April 19, 2017
    - Letter
    - Figure
    - E-mail Distribution List
    - Letter Distribution List
  - Webinar Call Notes
    - Baron Visual Call: April 26, 2017 (10 am)
    - Baron Visual Call: April 26, 2017 (3 pm)
  - Webinar Follow-Up e-mail from Matthew on April 26, 2017
  - Selected Viewpoints for Visual Simulations letter to Visual Stakeholders, dated May 09, 2017