



Phase 1A Historic Architectural Resources Survey Work Plan Bluestone Wind Project

Towns of Windsor and Sanford, Broome County, New York

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MANAGEMENT SUMMARY

SHPO Project Review Number:	17PR01874
Involved State and Federal Agencies:	Department of Public Service (DPS), Article 10 Application
Phase of Survey:	Phase 1A Historic Resources Survey Work Plan
Location Information:	Towns of Windsor and Sanford, Broome County, New York
Survey Area:	
Facility Description:	Up to 40 wind turbines and associated infrastructure
Facility Site:	Approximately 60 square miles (APE for Indirect [Visual] Effects = approximately 242 square miles)
USGS 7.5-Minute Quadrangle Map:	<i>Deposit, Gulf Summit, North Sanford, and Windsor, NY</i>
Historic Resources Survey Overview:	<p>Three properties and one district (with 71 contributing properties) are listed on the National Register of Historic Places (NRHP) and are located within the APE for Indirect (Visual) Effects.</p> <p>There are 20 properties within the APE for Indirect (Visual) Effects that were previously determined to be NRHP-eligible and 54 properties whose NRHP-eligibility has not been formally determined.</p>
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Date of Report:	March **, 2018

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1.0 INTRODUCTION

1.1 Purpose of the Investigation

On behalf of Bluestone Wind, LLC (the Applicant), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) prepared a Phase 1A Historic Resources Survey Work Plan for the proposed Bluestone Wind Project (the Facility), located in the Towns of Windsor and Sanford, Broome County, New York. The Phase 1A survey was prepared in support of a Preliminary Scoping Statement (PSS) being prepared as part of review of the Facility under Article 10 (Certification of Major Electrical Generating Facilities) of the New York State Public Service Law. The information and recommendations included in this report are intended to assist the New York State Department of Public Service (NYSDPS), the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the U.S. Army Corps of Engineers (USACE), and other New York state and/or federal agencies in their review of the Facility under Article 10 of the New York State Public Service Law, Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Law, and/or Section 106 of the National Historic Preservation Act, as applicable. Please note that this report addresses only historic architectural resources and other aboveground historic properties (such as cemeteries, monuments, etc.); information concerning the Facility's potential effect on archaeological resources is being provided to NYSOPRHP under separate cover.

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

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

The purpose of the historic resources survey is to identify and document those buildings within the Facility's area of potential effect (APE) that appear to satisfy National Register of Historic Places (NRHP) eligibility criteria.

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

1.2 Facility Location and Description

The Bluestone Wind Project is a proposed 124-megawatt (MW) project located within the Towns of Windsor and Sanford, Broome County, New York (see Figure 1). The proposed Facility consists of the construction and operation of a commercial-scale wind power project, including the installation and operation of up to 40 wind turbines, together with the associated collection lines (below grade and overhead), access roads, meteorological towers, and operation and maintenance (O&M) building. These turbines and related facilities will be sited within privately-owned leased land within an approximately 10,000-acre Facility Site. To deliver electricity to the New York State power grid, the Applicant proposes to construct a collection substation, a 115-kV electrical transmission line approximately four miles in length, and a point of interconnect substation, which will interconnect with NYSEG's existing Afton to Stilesville 115 kV transmission line, in the Town of Sanford. The proposed Facility Site is located on leased lands that are rural in nature. The actual footprint of the proposed facilities will be located within the leased land, and will enable landowners to continue with existing land uses, such as forestry operations, mining, and hunting. The proposed Facility Site is depicted on Figure 2.

The following terms are used throughout this document to describe the proposed action:

<u>Facility:</u>	Collectively refers to all components of the Bluestone Wind Project, which includes up to 40 wind turbines and associated infrastructure in the Towns of Windsor and Sanford in Broome County (Figures 1 and 2).
<u>Facility Site:</u>	Those parcels currently under, or being pursued, for lease (or other real property interests) with the Applicant for the location of all Facility components (which will be defined in the Article 10 Application).
<u>Study Area:</u>	The area within five miles of the Facility, which is defined in Section 1.4 of this report as the appropriate study area for indirect (visual) effects on cultural resources.
<u>APE for Direct Effects:</u>	The area of potential effect (APE) for Direct Effects for the Facility is the area containing all proposed soil disturbance associated with the Project. The proposed locations of specific components have not been defined yet. It is anticipated that the APE for Direct Effects will change as the Facility's design advances and becomes more refined.
<u>APE for Indirect Effects:</u>	The APE for Indirect Effects on historic resources includes those areas where the Facility may result in indirect effects on cultural resources, such as visual or auditory impacts. As presently envisioned, the APE for Indirect (Visual) Effects for the Facility is the area within 5 miles of proposed turbines which are within the potential viewshed (based on topography) of the Facility. The current Facility layout has an APE for Indirect (Visual) Effects of approximately 242 square miles.

1.3 Cultural Resources Consultation

16 NYCRR § 1001.20 indicates that the scope of cultural resources studies for a major electrical generating facility should be determined in consultation with NYSOPRHP. In addition, the *SHPO Wind Guidelines* request that cultural

resources surveys for wind energy projects include consultation with NYSORPHP to determine the scope and methodology to identify and evaluate historic properties.

A Public Involvement Program Plan (PIP) was prepared for the Facility as part of the Article 10 process, released in October 2016¹. The PIP is designed to initiate the Article 10 process, and includes consultation with the affected agencies and other stakeholders; pre-application activities to encourage stakeholders to participate at the earliest opportunity; activities designed to educate the public as to the specific proposal and the Article 10 review process, including the availability of funding for municipal and local parties; the establishment of a website to disseminate information to the public and updates regarding the Facility and the Article 10 process; notifications to affected agencies and other stakeholders; and activities designed to encourage participation by stakeholders in the certification and compliance process.

The Applicant initiated formal consultation with the NYSOPRHP via the online Cultural Resources Information System (CRIS) on March 22, 2017, with follow-up meetings on March 27 and March 30, 2017. The focus of these meetings was on the anticipated archaeological impacts of the Project, which are discussed in detail in the Phase IA Archaeological Survey and Phase IB Fieldwork Plan, provided under separate cover.

On August 22, 2017, the Applicant submitted the Public Scoping Statement for the proposed Facility to the NYSOPRHP via the CRIS system. NYSOPRHP responded to this submission on September 20, 2017 and requested that archaeological and historic architectural survey work plans be prepared and submitted for the Project (Perazio, 2017).

On February 8, 2018 the Delaware Nation responded to a visual resources outreach request for the project ("Bluestone Wind Project Identification of Visually Sensitive Resources Official Request for Information"), stating in part:

"Our main concerns at the Delaware Nation on these types of projects are as follows:

1. Keeping a 50-100 ft (at least) area of protection around known sites.
2. Maintaining the buffer area and not allowing heavy equipment to impact these areas. Compression is an issue of concern for us.
3. Protection of indigenous plants and/or re-introduction of the indigenous plants to the area is important to the Delaware Nation. Many of these are considered Traditional Cultural Properties for our people.

¹ The Public Involvement Program Plan (PIP) for the Facility is available on DPS' website here:
<http://documents.dps.ny.gov/public/MatterManagement/CaseMaster.aspx?MatterCaseNo=16-F-0559&submit=Search>

4. And if something is found, halting all work, contacting us within 48 hours and when work resumes discussion of a monitor if needed.”

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

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

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

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

Per the *SHPO Wind Guidelines*, the APE for Indirect (Visual) Effects on historic properties for wind projects is defined as those areas within 5 miles of proposed turbines which are within the potential viewshed (based on topography) of a given project (NYSOPRHP, 2006). The Study Area for the Facility includes parts of the Towns of Colesville, Sanford, Windsor, and parts of the Villages of Windsor and Deposit in Broome County. It also includes parts of the Town of Afton in Chenango County and parts of the Towns of Masonville, Deposit and Tompkins in Delaware County (see Figure 2). It is worth noting that the Facility’s APE for Indirect (Visual) Effects relative to historic resources may be revised in association with subsequent layout changes during the permitting process, and that changes in the

² The Cassadaga Wind Project (15PR02730) and Baron Winds Project (15PR02834) were reviewed by NYSOPRHP under Article 10 of the New York State Public Service Law. EDR submitted historic resources survey work plans for review and verification by NYSOPRHP, followed by historic resources surveys, and historic resources effects analyses.

layout of the Facility are likely to result in changes in the size of the APE for Indirect (Visual) Effects, which will be documented in the historic resources survey report described herein.

2.0 BACKGROUND AND SITE HISTORY

2.1 Previously Identified Historic Properties

EDR reviewed the CRIS website maintained by NYSOPRHP to identify significant historic buildings and/or districts, as well as other previously identified historic properties (i.e., cemeteries, bridges, monuments) located within five miles of the Facility. The “Previously Identified Historic Properties” map (see Figure 3) indicates the locations of historic properties identified through review of the APE for Indirect (Visual) Effects for the Facility using the CRIS database. A list of all previously identified historic properties is included as Table 1.

The following properties in the Facility’s Study Area were identified using the CRIS website:

- three individually NRHP-listed properties,
- one NRHP-listed historic district with 71 contributing properties,
- 20 properties determined eligible for listing on the NRHP, and
- 54 properties whose NRHP eligibility has not been formally determined.

No properties listed on or determined eligible for the NRHP are located within the Facility Site. A review of the CRIS database also indicated that no historic architectural surveys have been conducted within the Study Area for the Facility.

Table 1. Previously Identified Historic Properties Located within the Study Area

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
02NR04990	Dutchtown Road over Susquehanna River	Ouaquaga Lenticular Truss Bridge	Towns of Windsor and Colesville	Broome	NRHP-Listed Site
90NR00089	148 Front Street	State Theater	Town of Sanford	Broome	NRHP-Listed Site
90NR00090	10 Chestnut Street	Jedediah Hotchkiss House	Town of Windsor	Broome	NRHP-Listed Site
90NR00091	Academy, Chapel, Church, College, Dewey, Elm and Main Streets	Windsor Village Historic District	Town of Windsor	Broome	NRHP-Listed Historic District
00747.000108	Chapel Street (County Route 28)	Old Route 17 (County Route 28) over Susquehanna River Bridge	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
02544.000019	171 Second Street	Deposit Junior-Senior High School	Town of Deposit	Delaware	NRHP-Eligible Resource (NYSOPRHP Determined)
BIN 3349160	Old Bridge Street over Susquehanna River	Center Village Bridge, a Pratt through-truss bridge	Town of Colesville	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000002	Page Pond Road	Page Pond Fire Tower	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000010	Page Pond Road	Page Pond Fire Observers Cabin	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000012	3471 County Route 28	Two-story Greek Revival residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000014	3521 County Route 28	One-and-one-half-story Greek Revival residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000013	3172 County Route 28	Two-story Greek Revival residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00712.000015	3346 County Route 28	Two-story vernacular residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00743.000002	75 Second Street	Two-story Greek Revival with additions	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00743.000003	45 Second Street	Two-and-one-half-story Second Empire residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00743.000006	16 Court Street	Two-and-one-half-story Stick residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
02506.000054	129 Second Street	Two-story Colonial Revival residence	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
02544.000015	159 Front Street	Deposit Free Library, a one-story brick	Town of Sanford	Broome	NRHP-Eligible Resource

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
		building			(NYSOPRHP Determined)
02544.000017	128-132 Front Street	Three-story brick commercial building	Town of Sanford	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00716.000013	517 State Route 79	One-story Schoolhouse	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00716.000059	215 Main Street	A. F. Palmer Elementary, a two-story brick building	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00747.000104	213 Main Street	Windsor Middle School, a two-story brick building	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00747.000098	21 Main St	Squire Frederick Hotchkiss House, a two-story Greek Revival residence	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
00747.000106	75 Park Street	One-story residence	Town of Windsor	Broome	NRHP-Eligible Resource (NYSOPRHP Determined)
02506.000034	269 Hale Eddy Road	One-and-one-half-story cabin residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
02506.000033	227 Hale Eddy Road	One-and-one-half-story cabin residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
02506.000035	349 Hale Eddy Road	Two-story Greek Revival residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
02544.000001	20 Main Street	Two-story Greek Revival residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
02544.000012	47 Wheeler Street	Two-story vernacular residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
02544.000016	32 Pine Street	Two-story Greek Revival residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
02544.000018	60 Wheeler Street	Two-and-one-half-story Stick residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
02506.000106	1269 McCabe Hollow Road	One-story modular residence	Town of Deposit	Delaware	NRHP Eligibility Undetermined
00704.000059	1336 E Windsor Road	One-and-one-half-story residence	Town of Colesville	Broome	NRHP Eligibility Undetermined
00704.000060	27 Thorn Hill Road	Two-story vernacular residence	Town of Colesville	Broome	NRHP Eligibility Undetermined
00704.000070	2906 State Route 79	Winsor Acres Farms	Town of Colesville	Broome	NRHP Eligibility Undetermined

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
00712.000009	166 Big Hollow Road	Historic farmstead with two-story vernacular residence	Town of Sanford	Broome	NRHP Eligibility Undetermined
00716.000052	Railroad Row	Abandoned railroad bed	Town of Windsor	Broome	NRHP Eligibility Undetermined
00716.000054	54 Ford Way Road	One-and-one-half-story residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
00716.000055	Dutchtown Road	Approximately 0.5-acre cemetery with an estimated eight headstones, circa 1837 (Salisbury Farm Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000103	178 Main Street	Miller Farm	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000017	Main Street	Deposit Telephone Company	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000030	80 Main Street	Miller/Russel House	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000102	52 Main Street	Vanco Residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000019	46 Main Street	Jones/Brown House	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000020	48 Main Street	Stinbrecker House	Town of Windsor	Broome	NRHP Eligibility Undetermined
00716.000060	101 Dutchtown Road	Farmstead with one-and-one-half-story Greek Revival residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
00716.000072	1609 State Route 79	Farmstead with a two-story split-level residence and a two-story vernacular residence.	Town of Windsor	Broome	NRHP Eligibility Undetermined
00747.000100	21 Maple Avenue	Two-story Greek Revival residence	Town of Windsor	Broome	NRHP Eligibility Undetermined
BIN 7702200	CSX over Mill Street (County Route 237)	Girder and floor beam train bridge, built 1920	Town of Sanford	Broome	NRHP Eligibility Undetermined
BIN 7702160	CSX over Oquaga Lake Road (County Route 237)	Girder and floor beam train bridge, built 1932	Town of Sanford	Broome	NRHP Eligibility Undetermined
BIN 7702170	Abandoned railroad bridge over Chapel Street (County Route 315)	Girder and floor beam train bridge, built 1935	Town of Windsor	Broome	NRHP Eligibility Undetermined
BIN 3349950	Old Route 17 over Occanum	Girder and floor beam highway bridge,	Town of Windsor	Broome	NRHP Eligibility

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
	Creek	built 1935 ³			Undetermined
N/A	415 Nabinger Hill Road	Approximately 1.9-acre cemetery with an estimated 450 headstones, circa 1860 (Perch Pond Hill Cemetery)	Town of Colesville	Broome	NRHP Eligibility Undetermined
N/A	270-298 Dutchtown Road	Approximately 3.8-acre cemetery with an estimated 1586 headstones, circa 1835 (Knox Cemetery)	Town of Ouaquaga	Broome	NRHP Eligibility Undetermined
N/A	2814 State Route 79	Approximately 0.6-acre cemetery with an estimated 291 headstones, circa 1798 (Harpur Cemetery)	Town of Ouaquaga	Broome	NRHP Eligibility Undetermined
N/A	3571 Old New York 17	Approximately 2.5-acre cemetery with an estimated 234 headstones, circa 1869 (Saint Joseph's Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	605 North Sanford Road	Approximately 2-acre cemetery with an estimated 500 headstones, circa 1860 (Anthony Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	1208 North Sanford Road	Approximately .3-acre cemetery with an estimated 64 headstones, circa 1833 (Arctic Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	14 Lord Road	Approximately 0.25-acre cemetery with an estimated 12 headstones, circa 1843 (Lord Road Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	98 Fourth Street	Approximately 2.5-acre cemetery with an estimated 1300 headstones, circa 1812 (Pine Grove Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	Set back approximately 350 feet from the east side of Huggins Road, approximately 1.2 miles north of the intersection with State Route 41	Approximately 0.4-acre cemetery with an estimated 5 headstones, circa 1900 (Huggins Cemetery)	Town of Sanford	Broome	NRHP Eligibility Undetermined
N/A	819 State Route 41	Approximately 0.7-acre cemetery with an	Town of Sanford	Broome	NRHP Eligibility

³ This bridge includes a duplicate entry in CRIS (with a Unique Site Number [USN] of 00716.000027) where its NRHP eligibility is listed as "Undetermined" i.e. a formal determination of eligibility has not been made. It is likely that the bridge was included in a survey or inventory that pre-dates the current CRIS database and no further information was included, and therefore no determination of eligibility has been made. However, CRIS also shows that NYSDOT information for the bridge lists it as "Not Eligible." The resource has been listed here as "Undetermined" and will be reviewed in the field as part of the historic resources survey.

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
		estimated 150 headstones, circa 1830 (Sanford Cemetery)			Undetermined
N/A	790 Windsor-Perrineville Road	Approximately 0.4-acre cemetery with an estimated 224 headstones, circa 1832 (East Windsor Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	585 William Law Road, approximately 100 feet from the road	Approximately 0.2-acre cemetery with an estimated 46 headstones, circa 1848 (Alexander Hill Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	East side of Old New York 17, approximately 1.3 miles south east of the Village of Windsor	Cemetery of indeterminate size with an estimated 14 headstones, circa 1785 (Edwards Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	State Route 79 south of State Highway 86	Approximately 9.8-acre cemetery with an estimated 2024 headstones, circa 1870 (Riverside Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	32 Chapel Street	Approximately 3-acre cemetery with an estimated 1013 headstones, circa 1861 (Windsor Village Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	491 State Route 79	Approximately 2.8-acre cemetery with an estimated 607 headstones, circa 1870 (South Windsor Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	West side of Kelsey Road, approximately 350 feet south of Homer Smith Road	Approximately 0.25-acre cemetery with an estimated 27 headstones, circa 1853 (Danville Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	45 State Route 41, located at rear of McClure United Methodist Church	Approximately 2-acre cemetery with an estimated 900 headstones, circa 1845 (McClure Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	623 State Route 79	Approximately 0.25-acre cemetery with an estimated 100 headstones, circa 1780 (Old South Windsor Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	On the east side of the terminus of Alexander Road, approximately 0.26 miles from the intersection with Cascade Valley Road	Approximately 1-acre cemetery with an estimated 170 headstones, circa 1838 (Cascade Valley Cemetery)	Town of Windsor	Broome	NRHP Eligibility Undetermined
N/A	1687 State Route 79	Approximately 0.20-acre cemetery with an estimated 200 headstones, circa 1796	Town of Windsor	Broome	NRHP Eligibility Undetermined

USN	Address	Name and/or Description	Municipality	County	NRHP-Eligibility Determination (NYSOPRHP)
		(Stow Cemetery, or North Windsor Cemetery)			
N/A	27 Oak Street	Approximately 8.9-acre cemetery with an estimated 2101 headstones, circa 1882 (Laurel Hill Cemetery)	Town of Deposit	Delaware	NRHP Eligibility Undetermined
N/A	East side of Buck Road, approximately 0.75 miles from the hamlet of Stilesville	Approximately 2-acre cemetery with an estimated 600 headstones, established 1875 (Oakwood Cemetery)	Town of Deposit	Delaware	NRHP Eligibility Undetermined
N/A	North side of State Route 8, approximately 0.4 miles from the hamlet of Hambletville	Approximately 1.4-acre cemetery with an estimated 180 headstones, circa 1865 (Hambletville Cemetery)	Town of Deposit	Delaware	NRHP Eligibility Undetermined
N/A	284 Loomis Hill Road	Approximately 0.1-acre cemetery with an estimated 28 headstones, circa 1857 (Loomis Hill Cemetery)	Town of Deposit	Delaware	NRHP Eligibility Undetermined
N/A	Set back on private property approximately 180 feet on the west side of County Route 20 near Intersection of Scholfield Road.	Approximately 0.4-acre cemetery with an estimated 71 headstones, circa 1842 (China Road Cemetery)	Town of Deposit	Delaware	NRHP Eligibility Undetermined

The NRHP-listed resources located with the Study Area include one church, one bridge, one theater, one residence and one historic district:

- The Ouaquaga Lenticular Truss Bridge (02NR04990), which spans the Susquehanna River and connects the Towns of Windsor and Coleville, is a double-span, through lenticular metal truss bridge with stone abutments and central pier. The bridge was constructed in 1888, and had a major rehabilitation in 1963. The bridge is significant as the sole lenticular truss bridge still in operation in New York State. It was listed in the NRHP in 2002 (LaFrank, 2002).
- The State Theater (90NR00089), located at 148 Front Street in the village of Deposit in the Town of Sanford, is a one-story theater constructed of block with a blue, vitrolite tile façade. The theater was originally built as a section of the Empire Theater opera house, and was adapted into a cinema in 1937 by the movie house architect H. L. Beebe. It is significant as an extant example of a small Art Deco-style movie theater. It was listed in the NRHP in 1988 (Jettner, 1988).
- The Jedediah Hotchkiss House, also known as the Old Stone House (90NR00090), is located at 10 Chestnut Street in the Town of Windsor. It is a two-story Federal-style house of stone construction. Built between 1823 and 1828, the Hotchkiss House is significant as an example of a Federal period residence with possible connections with the Underground Railroad in New York State (Johnstone, 1980). It was listed in the NRHP in 1982.
- The Windsor Village Historic District (90NR00091) is comprised of 80 buildings and two landscaped areas. 69 structures and both landscape areas are contributing resources to the historic district. The district is comprised of Academy, Chapel, Church, College, Dewey, Elm, and Main Streets encompassing 55 acres in the village of Windsor in the Town of Windsor. The district is significant as an example of the development of a southern tier New York village since the early nineteenth century, as illustrated through the variety of building styles throughout the village of Windsor (Breyer, 1979). It was listed in the NRHP in 1980.

The NRHP-eligible properties within the Study Area include farmsteads, residences, bridges, cemeteries, commercial structures. Numerous nineteenth- and early-twentieth-century structures (primarily residences and farmsteads) are located within the Study Area that have not been previously evaluated by NYSOPRHP to determine if they are NRHP-eligible. These types of resources are typically determined NRHP-eligible under NRHP Criterion C (i.e., they “embody the distinctive characteristics of a type, period, or method of construction” [CFR, 2004]), and often derive their significance from being representative examples of vernacular nineteenth-century architectural styles that retain

their overall integrity of design and materials. Within the Study Area, many of the nineteenth-century residences are Greek Revival or Greek Revival-inspired vernacular houses. The architectural integrity of historic resources throughout the Study Area is highly variable, with many showing noticeable alteration, or deterioration due to the elements. Cemeteries are not typically eligible for listing unless they satisfy NRHP Criteria Consideration D which stipulates a cemetery may be eligible “if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events” (NPS, 1990).

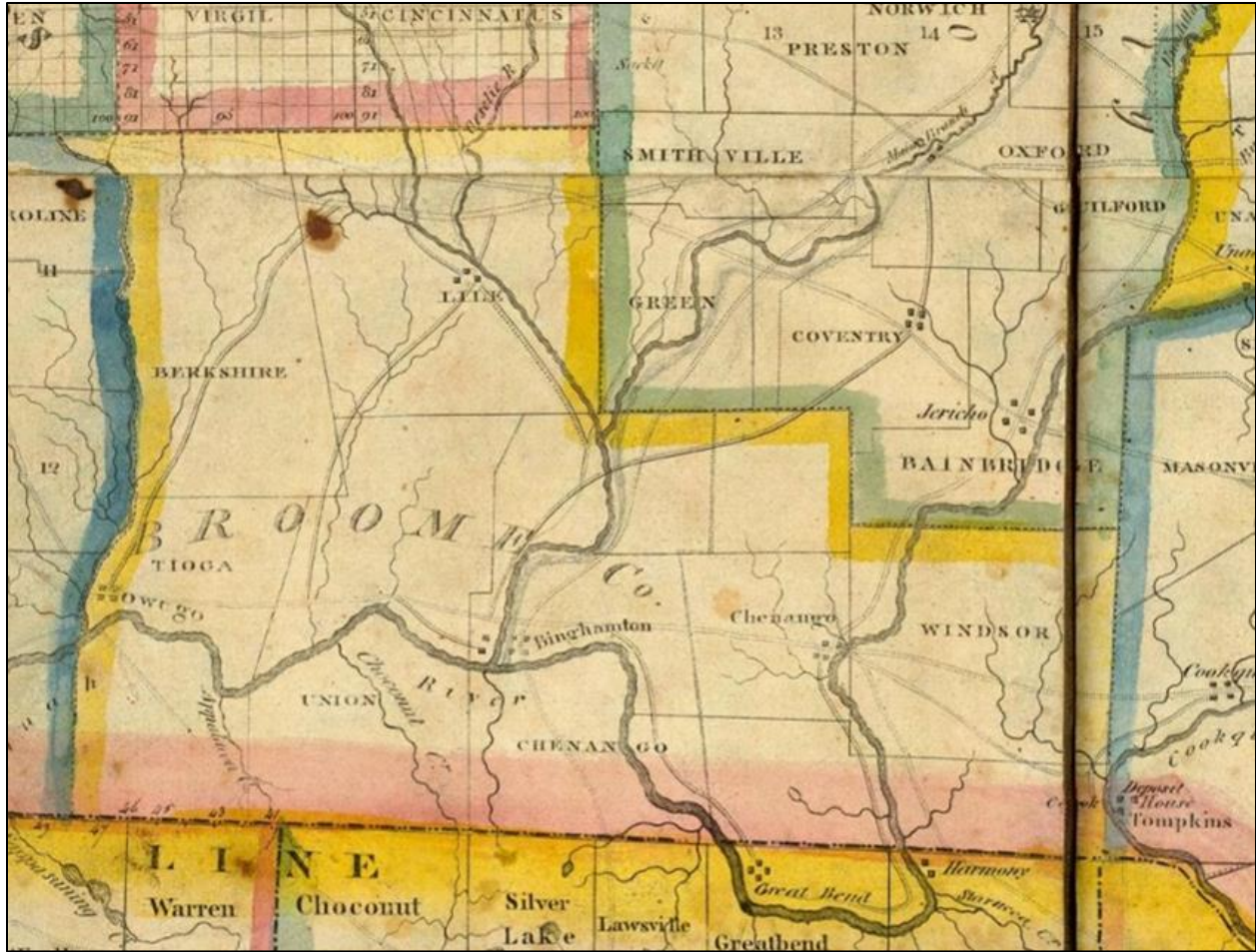
2.2 History of the Study Area

Archives and repositories consulted during EDR’s research for the Facility and Study Area included EDR’s in-house collection of reference materials, and online digital collections of the Library of Congress, the New York State Library, and the New York Public Library; and the David Rumsey Map Collection. Maps reviewed included the 1855 Gifford *Map of Broome County, New York* (Figure 4), the 1876 Everts *Combination Atlas Map of Broome County* (Figure 5) the 1905 *Nineveh*, and the 1924 *Deposit, NY* USGS topographic quadrangle maps (Figure 6). Sources reviewed included *The Historical and Statistical Gazetteer of the State of New York* (French, 1860), *History of Broome County, New York* (Everts, 1876) and *The History of Broome County* (Smith, 1885).

The Facility is located in the Towns of Windsor and Sanford, Broome County, New York. Broome County’s 607 square miles are divided into the City of Binghamton and 16 towns which contain 7 incorporated villages. European explorers had come to the area that would become Broome County as early as 1618, with subsequent visits by Moravian missionaries from Pennsylvania in 1748. A missionary outpost was located at Oquaga⁴, which previously served as a large Native American resting place for the traveling tribes of the Wyoming Valley just north of what would become the Village of Windsor. Mohawk Chief Joseph Brant used Oquaga as a headquarters to raid New York colony settlements. In response, the fortification was destroyed by the colonial forces. Further European settlement was excluded due to the 1768 Treaty of Fort Stanwix, and did not begin again until after the treaty line was rescinded during the Revolutionary War (Smith 1885; Smith, 2005).

The earliest non-Native transplants were from New England and Pennsylvania, most having purchased large land tracts from proprietors (see Inset 1). Their journey was difficult, using only narrow Indian trails through unending forests and streams (Smith 2005). The entire county is in the Appalachian uplands, with hills of considerable topographical relief. The pioneers felled trees to build modest log cabins and planted some crops in what remained of their clearing, which helped eased the hardships of the harsh winters (Everts, 1876; Smith 1885).

⁴ Martial R. Hulce of Deposit (grandson of David Hotchkiss, early settler of the Town of Windsor) obtained as many as fifty different spellings for the Indian Village that predated Windsor. These include Onoquaga, Onoquagee, Onohogiquage and so forth. Oquaga became the generally accepted spelling (Smith, 1885).

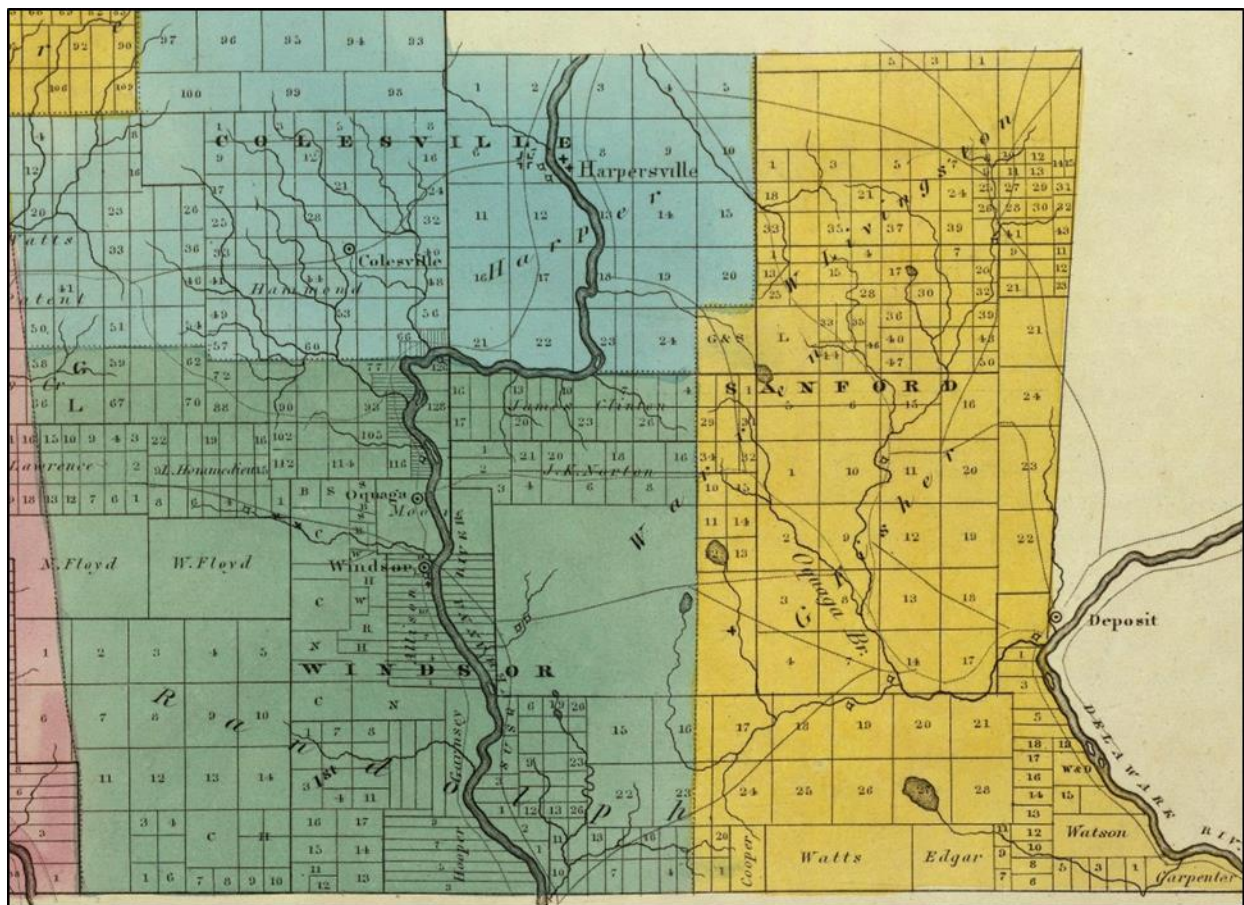


Inset 1. 1812 Lay Map of the State of New York

Broome County, created from Tioga County in 1806, experienced gradual settlement in the early nineteenth century, with only a handful of village centers established at the junctions of surface roads and waterways. By 1812, though Sanford Township was not yet established, the settlements of Owego, Binghamton and Chenango had formed along the Susquehanna River (Lay, 1812; collections of David Rumsey).

Perseverance won out, and by 1855, the New York State census revealed that Broome County manufacturing included an extensive list of articles, surpassing agriculture in variety. This included: 33 blacksmith shops, 16 boot and shoe shops, one brewery, one brick manufacturer, five cabinet makers shops, four carding and cloth dressing establishments, one candle and soap factory, fifteen carriage and wagon manufacturers, seven cooper shops, 27 gristmills, six saddle and trunk manufactories, one line manufactory, five machine shops, two marble manufactories, two millenaries, one paper mill, two plaster mills, 159 sawmills, four stair building establishments, 20 tanneries, eight tin and sheet iron manufactories, and one turning shop (French, 1860). By 1855, the 36,500 residents of Broome County were served by 63 churches, and the 1859 Report of the Superintendent of Public Instruction counted 211 schoolhouses, 214 districts, and 221 employed teachers serving 13,510 students (French, 1860).

One of the earliest Broome County settlers, David Hotchkiss of Waterbury, Connecticut, purchased ten lots of Allison's Class Rights Patent in 1789 and had it surveyed for subdivision. It was from the Hotchkiss Tract that the Village of Windsor was founded (see Inset 2). Other Connecticut families followed in that same year, who collectively became known as the early settlers of Windsor: the Guerseys, Stows, Atwells, Knoxes, Russells, Springsteens, and Beechers among them. A 1794 flood of the Susquehanna River caused much suffering for those in Windsor, with the loss of homes, industry, and food. In the following years, without lumber and grain mills, the villagers had to travel 40 miles to the nearest facilities. Consequently, when Windsor was first settled in 1797, a grist and saw mill on Castle Creek were among the first buildings constructed. The industries that grew from this initial period necessitated the dams and bridges built in the early nineteenth century (Smith, 1885).



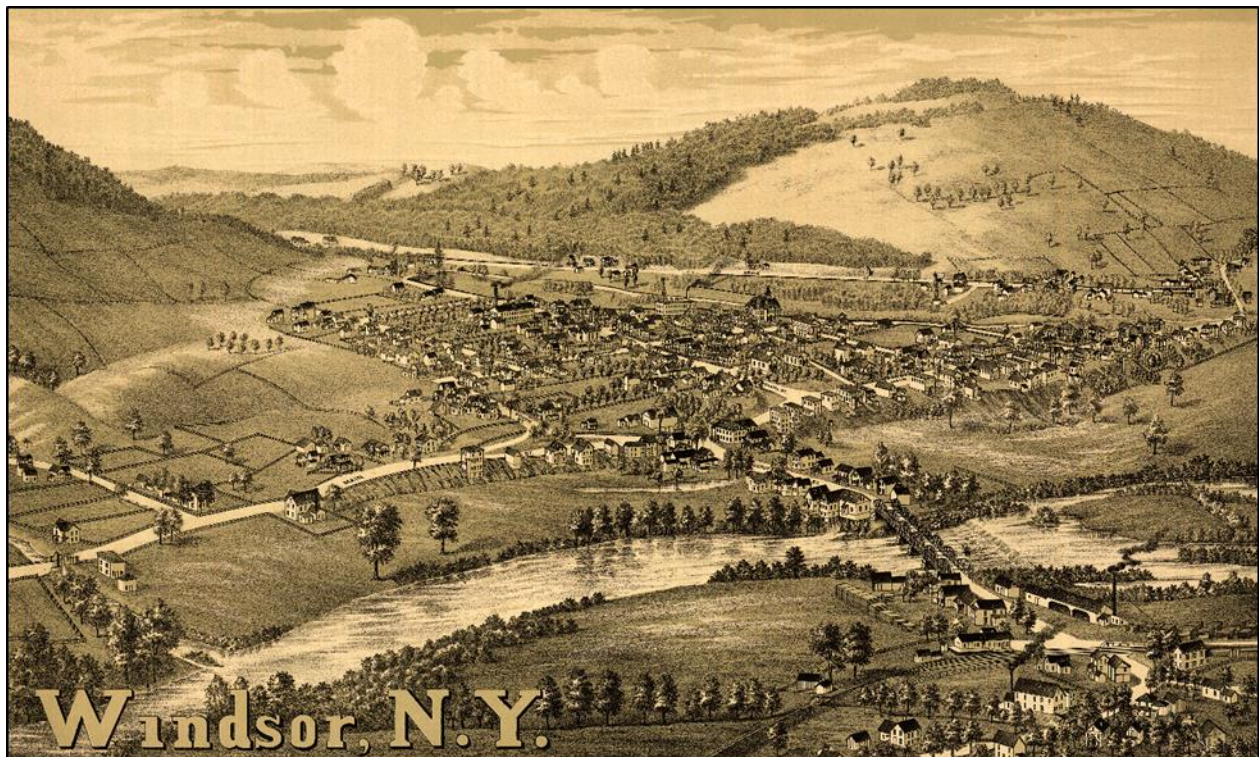
Inset 2. 1829 Burr Map of the County of Broome

By 1829, significant development had occurred in southeast Broome County with the settlement of the Village of Windsor, and establishment of Sanford Township which occurred in 1821. Much of southeastern Broome County was still wilderness, yet to be subdivided into the long narrow farming lots as seen along the Susquehanna River in Windsor (Burr, 1829; collections of David Rumsey).

Hotchkiss modeled Windsor after a typical rural New England village, complete with a village green that remains extant today. Mail service began by a four-horse coach in 1815 and its schools were established shortly thereafter. The density of Windsor changed as mills, homes, churches and businesses were established around the village

green in the 1830s and 40s, although during those decades its early economy continued to be centered on agriculture and small-scale milling operations (Broome County Department of Planning, 1979). The hills back from the river were mostly covered in pine, and the Susquehanna River allowed for lumber and produce to be floated south to the Pennsylvania markets. The abundance of lumber and its low price allowed for the conversion of log homes to frame, far earlier than the other neighboring villages in Broome County. In 1840, Windsor's population was 2,368, increasing to 3,286 by 1880 (Smith, 2005; Smith, 1885).

Smaller businesses such as tanneries, foundries and manufacturers also contributed to the village's early success, which was further boosted by the arrival of the New York and Erie railroad in 1849. By the 1850s, the major industry in Windsor was the manufacturing of buggy whips, which led to a long period of economic success. This growth was illustrated by the construction of five churches to serve the village (French, 1860; Breyer, 1979; Browne, 2005a). During these decades, many of Windsor's most elegant residences and businesses were constructed (see Inset 3). Dairy based agriculture enjoyed huge success in the 1880s, with two cheese factories built that decade, whose products were brought to other markets by the railroad (Smith, 1885).



Inset 3. 1887 Burleigh Lithograph of Windsor, New York.

View northwest into the Village of Windsor. A variety of businesses and churches were present at the Village center, with residences and schools along side streets. Development was sparse along the floodplains of the Susquehanna River. Farmsteads were located south, west and north of the Village (Burleigh, 1887; collections of Library of Congress).

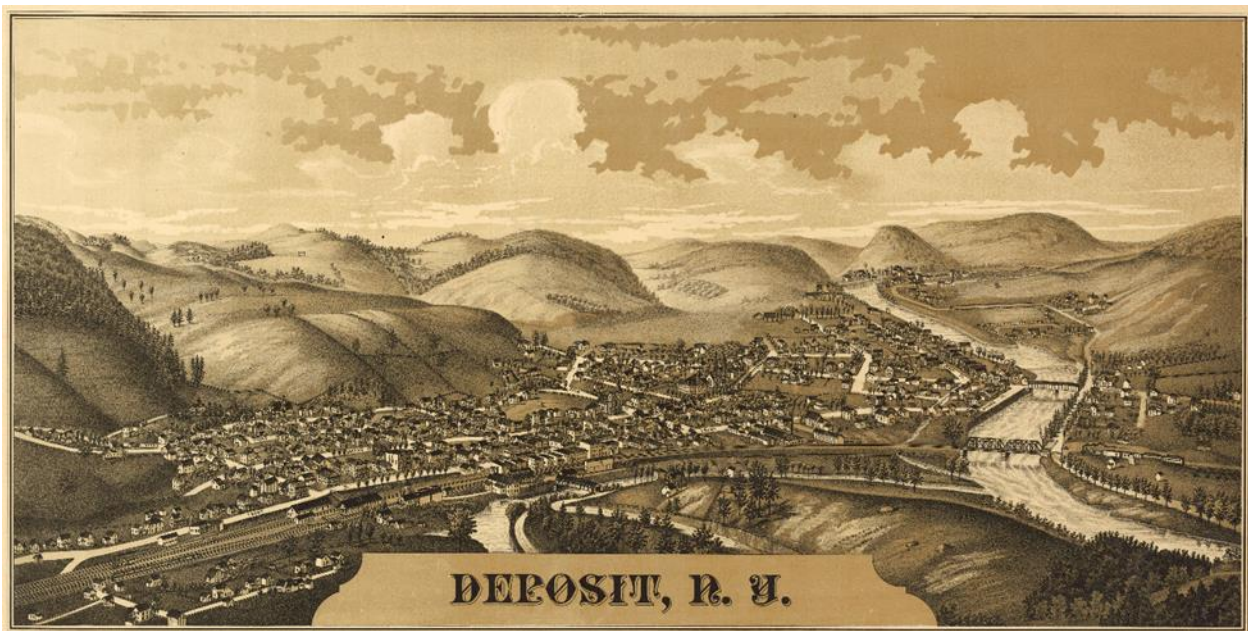
The Village of Windsor was incorporated in 1897. At the turn of the twentieth century, the population began to decline. The whip industry collapsed as the automobile replaced the horse-drawn carriage in the early decades of the twentieth century. By 1920, Windsor's population had decreased to 2,137 as labor opportunities expanded elsewhere in Broome County (Breyer, 1979). Grove Street, on the north side of the Village, experienced a boost in development with school consolidation in 1931, and the construction of the Central School on the corner of Main Street and Grove Avenue. With the introduction of highways, Windsor later reemerged as a residential bedroom community to nearby Binghamton, and the population had risen to 4,373 by 1960 (Browne, 2005a).

The Town of Sanford was formed from the Town of Windsor in 1821, and has since remained largely rural in character (see Inset 2). Its early settlement can be traced back to William McClure in 1787, a surveyor from New Hampshire who became the first Town Supervisor in 1822 (Everts, 1876). McClure settled about five miles west of the current Village of Deposit and surveyed the Fisher and Norton tracts into lots of one square mile each. Much like Windsor, Sanford's early economy and success was based in lumbering thanks to its river access to Pennsylvania markets. Sanford also benefitted from leather production at its many tanneries. By and large it was an agricultural town, and therefore its population growth was slow when compared to the Town of Windsor. In 1821, there "was not a sufficient number of freeholders in Sanford to form a jury, and an act was passed constituting any.... resident a competent juror" (Everts, 1876). The 1855 census which described the yield of the previous year indicated the local agricultural products included over 2,000 bushels of winter grain, over 36,000 bushels of spring grain, over 4,000 tons of hay, over 11,000 bushels of potatoes, over 7,000 bushels of apples, over 238,000 pounds of butter and over 1,000 pounds of cheese. In 1860, Sanford boasted a livestock collection of 344 horses, 1,630 working oxen, 1,067 cows, 2,366 sheep and 673 pigs (French, 1860).

The largest village in the Town of Sanford is the village of Deposit, which is located in both Broome and Delaware Counties, and was formerly known as the location of the Lenape settlement of Cokeose⁵ (Browne, 2005b). Deposit was settled in 1791 by Captain Nathan Dean who purchased the portion of the village within Broome County, and opened a saw mill there that same year, a gristmill in 1792, a school in 1793 and an inn in 1794. The first store in Deposit was built in 1795 by Benjamin and Peter Gardiner, merchants who brought in eight sleighs of goods from New York (Smith, 1885). Growth was slow in Deposit during its first five decades due to the difficulty of settling such densely forested, hilly land. Most of the early settlement was on the east side of the Delaware River in Delaware County. In 1811 when the village was incorporated, there were only 12 dwellings on the west side of the river (Smith, 1885).

⁵ Locally, this was pronounced and written as Cookhouse by European settlers.

The 1840 census for the Broome County portion of Deposit indicated a population of just 1,173. The 1840s changed that with the construction of the railroad through the village which brought jobs to the area. By 1849, several hotels, a railroad depot, and half of Sanford's dwellings were located in Deposit. The population had more than doubled to 2,508 in 1850 (Everts, 1876). A year later, the village charter was extended to include 828 acres, 400 of which were in Broome County. Deposit had few mercantile interests in this period aside from a grocery and general store which changed hands every few decades. A bootery, hardware store, book store, druggist and furniture store didn't arrive until 1870s. These businesses were largely located on Front Street, which followed the path of the old Indian trail from Deposit to Oquaga (Smith, 1885).



Inset 4. 1887 Burleigh Lithograph of Deposit, New York.

Located at the confluence of the Delaware River and Oquaga Creek, the village took its name from having been an important place of “deposit” for pine lumber drawn from the Susquehanna River in winter, preparing to raft down the river to Pennsylvania in the spring. Surrounded by hills of that rise one thousand feet above the river, there was limited space for development. (Smith, 1885; Burleigh, 1887; collections of the Library of Congress).

The remaining settlements of the Study Area include the Town of Colesville in Broome County including the hamlet of Harpursville, the Towns of Masonville and Deposit in Delaware County, including the Village of Deposit, and Town of Afton in Chenango County. The Towns of Colesville, Masonville and Afton developed on a similar trajectory to the Towns of Windsor and Deposit though they never enjoyed their size or success. Despite the development of commercial and industrial operations typical to southern New York in the early-to-mid nineteenth century (such as saw and grist mills, tanneries, and blacksmith and carriage shops) the populations of these towns and their hamlets did not expand significantly beyond the area in the vicinity of the crossroads or immediately adjacent waterways that initially encouraged settlement and commerce. The region between Windsor and Deposit in Broome County went largely uninhabited due to hilly topography and lack of river access.

Historic maps reflect the slow rate of nineteenth century settlement of the towns within the county and the Study Area, and the continued lack of significant expansion throughout the twentieth century. The 1855 Gifford *Map of Broome, New York* (Figure 4) shows that the Villages of Windsor and Deposit are the most significant population and commercial centers nearest to the Facility within the Study Area, with a secondary center located at the hamlet of Harpursville at the north end of the Study Area. Most of the Study Area can be characterized as residences and farmsteads spaced along roadways without notable commercial operations or schools located nearby. Most roads cut across the eastern, northern and western sides of the Study Area. The central portion of the Study Area is sparsely populated, comprised of forests amid larger tracts of undeveloped land. The southern end of the Study Area terminates at the Pennsylvania State Line.

The 1876 Everts *Combination Atlas Map of Broome County, New York* (Figures 5) depicts the Study Area within the Towns of Colesville, Sanford, and Windsor in Broome County, with settlements concentrated at crossroads or around the major waterways. By 1876, the early tracts and patents had all been subdivided into rectangular lots, and sold. Owners, their built improvements, and early roads are depicted. Roadways were diagonal thoroughfares that crossed the grid of parcels, driven by topography and connections to Windsor and Deposit, rather than a product of town-wide planning.

The 1905 USGS 15-minute *Nineveh NY* topographic quadrangle (Figure 6) shows similar road conditions to the 1876 Everts maps, though the 1924 7.5-minute *Deposit, NY* topographic quadrangle depicts a more formalized and defined network of roads located throughout the Study Area, thanks to the introduction of the automobile. Additional residential growth is noticeable in the Towns of Windsor and Sanford, particularly in the Villages of Windsor and Deposit and the 18 smaller hamlets of the Towns. During this time Harpursville, in Chenango County, established itself as the principal community in the Town of Colesville. Development is relatively sparse in the remainder of the Study Area, though several schools are noted throughout the region.

The Broome County population reached its maximum of 221,815 people in 1970, and has steadily decreased since then (Forstall, 1996). Major population and employment centers in the twenty-first century include the City of Binghamton, and the Towns of Union and Vestal. The 2010 population of Broome County was 200,600, with the Town of Windsor housing 6,274 residents and the Town of Sanford housing 2,407 (USCB, 2017).

2.3 Existing Conditions

Representative existing conditions within the Study Area are summarized below, depicted in photographs included as Appendix A:

- The Facility Site is generally bordered on the west by the Susquehanna River, on the south by the Commonwealth of Pennsylvania, on the east by the Broome County line and Village of Deposit, and borders of participating parcels on the north, southeast, and southwest.
- The major transportation routes are the east-west Interstate 86 which bisects the Facility Site, and New York State Route 88 at the north end of the Study Area. Secondary transportation routes through the Study Area are County Routes 8, 41, and 79, as well as local roads.
- The proposed Facility Site is characterized by a patchwork of forested woodlots, open agricultural fields, pasture, and scattered residences and farms (see Appendix A, Photographs 1-4). Two State Forests, two churches and two cemeteries are within the Facility Site though no areas of concentrated settlement occur within the Facility boundaries.
- Except for the Villages of Windsor and Deposit, the area within five miles of the Facility Site is for the most part rural and lightly populated. Older homes and farms are widely spaced at regular intervals along roadways and include primarily vernacular interpretations of Federal and Greek Revival style houses, traditional agricultural buildings and farm facilities, and one-story single- or double-wide modular homes (see Appendix A, Photographs 5-8).
- Rural housing is concentrated in hamlets, with houses usually clustered around a four-way intersection without any notable commercial development (see Appendix A, Photograph 9).
- Significant areas of concentrated settlement within the Study Area include the Villages of Windsor and Deposit, (see Appendix A, Photographs 10-12).
- The Village of Windsor is located approximately one mile west of the Facility Site, and is comprised of a village green, churches, town hall, schools, farms, stores, and residences bound by Interstate 86/New York State Route 17 at the south, Main Street, Susquehanna River at the east and Grove Avenue at the north and west (see Appendix A, Photograph 10).
- The only NRHP-listed historic district in the APE for Indirect (Visual) Effects is located in the Town of Windsor, approximately one mile west of the Facility Site. The Windsor Village Historic District (90NR00091) is comprised of 71 contributing resources and has served as the principal settlement of the town since the early nineteenth century (Breyer, 1979) (see Appendix A, Photographs 10-11).
- The Village of Deposit is located four miles east of the Facility Site, and is comprised of a village hall, a museum, theater, library, schools and residences. The village is bisected by the Delaware River and Delaware/Broome County line. It is bound by New York State Route 17 at the south, County Route 8 at the east, and private parcels to the north and west (see Appendix A, Photograph 12).
- The NRHP-listed (90NR00090) Jedediah Hotchkiss House is located on the outskirts of Village of Windsor at 10 Chestnut Street. The residence is associated with the Hotchkiss family, founders of the Village of Windsor (Johnstone, 1980) (see Appendix A, Photograph 13).

- The NRHP-listed Ouaquaga Bridge (02NR04990) spanning the Susquehanna River is located in the hamlet of Ouaquaga, approximately three miles west of the northwest corner of the Facility Site. The bridge is an exceptionally intact example of a double-span metal lenticular truss metal bridge in the Southern Tier region of New York (LaFrank, 2002) (see Appendix A, Photograph 14).
- The NRHP-listed State Theater is located at 148 Front Street (90NR00089). The theater is significant as a distinctive example of a small Art Deco-style movie house (Jettner, 1988) (see Appendix A, Photograph 15).
- No properties listed on or determined eligible for the NRHP are located within the Facility Site.
- Previously identified NRHP-eligible properties within the Study Area include residences, schools and bridges dating to the nineteenth century (see Appendix A, Photographs 16-17).
- Additional previously identified historic resources whose NRHP eligibility has yet to be determined include residences, cemeteries, and bridges (see Appendix A, Photograph 18-19).

3.0 HISTORIC RESOURCES SURVEY WORK PLAN

3.1 Criteria for Evaluating the Significance of Historic Resources

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

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) that are associated with the lives of persons significant in our past; or
- (C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) that have yielded, or may be likely to yield, information important in prehistory or history.

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

3.2 Historic Resources Survey

The *SHPO Wind Guidelines* suggest the completion of a preliminary historic resources survey of the areas located within one mile of the turbines where viewshed analysis indicates the Facility is potentially visible, and then schedule a meeting with NYSOPRHP staff in Albany to review the results of the preliminary survey. The purpose of this meeting is to allow NYSOPRHP the opportunity to verify the evaluation criteria being used by the consultant to determine NRHP-eligibility. However, EDR's cultural resources staff have successfully undertaken numerous

previous historic resources surveys for energy projects in New York State, including wind energy projects, in close consultation with NYSOPRHP staff⁶. In these previous surveys, NYSOPRHP staff have concurred with EDR staff recommendations regarding the potential NRHP-eligibility of historic resources without the need for additional survey or justification. In recent correspondence related to other wind energy projects in New York, NYSOPRHP staff have confirmed that EDR does not need to conduct this initial one-mile survey and confirmation of methodology. Therefore, a one-mile survey and initial consultation with NYSOPRHP to review the results of the one-mile survey are not proposed herein.

The Facility's APE for Indirect (Visual) Effects is defined in Section 1.4 of this report. EDR will conduct an historic resources survey of the Facility's APE for Indirect (Visual) Effects. The Study Area for the Facility includes approximately 242 square miles.⁷ The historic resources survey will be conducted by a qualified architectural historian who meets the Secretary of Interior's Standards for Historic Preservation Projects (36 CFR Part 61). The historic resources survey will identify and document those buildings within the Study Area that, in the opinion of EDR's architectural historian, appear to satisfy National Register of Historic Places (NRHP) eligibility criteria. In addition, the survey will also be conducted for the purpose of providing updated photographs and recommendations of eligibility for NRHP-eligible resources, as well as previously surveyed resources within the APE for Indirect (Visual) Effects whose NRHP eligibility has not formally been determined (see Section 2.2 and Table 1).

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

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

⁶ See Cassadaga Wind Project (15PR02730), and Baron Winds Project (15PR02834).

⁷ Based on the current Facility Site boundary, which is likely to change as the Facility layout is refined. The final survey area will reflect a five-mile buffer around the final layout of the Facility, which will be specified in the Historic Resources Survey Report.

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

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

Note that all properties included in the historic resources survey will be photographed and assessed from public rights of way. The condition and integrity of all resources will be evaluated based solely on the visible exterior of the structures. No inspections or evaluations requiring access to the interior of buildings, or any portion of private property, will be conducted as part of this assessment. In accordance with the *SHPO Wind Guidelines*, and based on previous consultation with NYSOPRHP for previous wind projects,⁸ buildings that are not sufficiently old (i.e., are less than 50 years in age), that lack architectural integrity, or otherwise were evaluated by EDR's architectural historian as lacking historical or architectural significance will *not* be included in or documented during the survey.

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

3.3 Historic Resources Survey Report

The methods and results of the survey will be summarized in an illustrated Historic Resources Survey report, along with an annotated properties table that will include an entry for each identified property. The annotated properties table will include one or more photographs of each property, a brief description of the property (name, address, estimated age, architectural style, materials, etc.), an assessment of its condition, and an evaluation of significance. The initial survey results and recommendations of NRHP eligibility will be provided to NYSOPRHP via the CRIS website. The Applicant will request that NYSOPRHP review these results and provide determinations of eligibility prior to completing an historic resources effects analysis for the Facility, so that only the potential effects of the Facility on historic properties determined eligible by NYSOPRHP are considered.

⁸ See Historic Resources Surveys for the Cassadaga Wind Project (15PR02730) (EDR, 2016), and Baron Winds Project (15PR02834) (EDR, 2017).

Construction of the Facility will not require the demolition or physical alteration of any buildings or other potential historic resources. No direct physical impacts to historic-architectural resources will occur as a result of the Facility.

The Facility's potential effect on historic resources would be a change (resulting from the introduction of wind turbines and overhead transmission lines) in the visual or auditory setting associated with a given historic resource. The potential effect of the Facility on the visual setting associated with historic resources is highly variable, and is dependent on a number of factors including the distance to the project, the number of visible turbines and overhead electrical transmission lines, orientation of views, viewer context and activity, the extent to which the Facility is screened or partially screened (by structures, buildings and trees) and the types and density of modern features in the view (such as cellular towers, billboards, and highways). It is also worth noting that visual and auditory setting may or may not be an important factor contributing to a given property's historical significance. Neither scenic views nor association with the landscape, or historic soundways are specifically identified as contributing to the significance of any of the previously identified historic resources in the Study Area.

Following NYSOPRHP's review of the Historic Resources Survey results (described above) for the Facility, the Applicant will prepare a Historic Resources Effects Analysis that will evaluate the potential visual and auditory effect of the Facility on properties determined by NYSOPRHP to be NRHP-eligible. This will include consideration of distance and the effect of vegetation and other landscape features that may screen or minimize views of the Facility from historic resources and will include visual simulations where appropriate. The effects analysis will specifically address the visual effect of the Facility on the setting associated with NRHP-eligible and listed sites and/or districts within the APE for Indirect (Visual) Effects. The effects analysis will also include recommendations regarding potential cultural resources mitigation projects, as appropriate. The Historic Resources Effects Analysis will be provided to NYSOPRHP via the CRIS website and provide the basis for the evaluation of potential visual and auditory effects on historic resources included in Exhibit 24 of the Article 10 Application and will be submitted as part of the Article 10 Application.

In addition, 16 NYCRR § 1001.24 (Exhibit 24: Visual Impacts) describes the necessary components of a Visual Impact Assessment (VIA) that must be conducted as part of the Article 10 application. The VIA must include "identification of visually sensitive resources, viewshed mapping, confirmatory visual assessment fieldwork, visual simulations (photographic overlays), cumulative visual impact analysis, and proposed visual impact mitigation". 16 NYCRR § 1001.24 also requires that "the applicant shall confer with municipal planning representatives, DPS, DEC, OPRHP, and where appropriate, APA in its selection of important or representative viewpoints" (Article 10, Exhibit 24,

Part 1001.24[b][4])⁹. To address this requirement, the Historic Resources Effects Analysis report will identify those historic resources where visual setting is an important factor in their significance and where viewshed analysis indicates potential visibility of the Facility. The report will recommend those historic resources where preparation of a visual simulation would be appropriate to assess the Facility's potential effect.

⁹ Note: "DPS" is the New York State Department of Public Service, "DEC" is the New York State Department of Environmental Conservation, "OPRHP" is the New York State Office of Parks, Recreation, and Historic Preservation, and "APA" is the Adirondack Park Agency.

4.0 SUMMARY

4.1 Summary of Historic Resources Survey Work Plan

On behalf of Bluestone Wind, LLC, EDR has prepared a Phase 1A historic resources survey work plan for the proposed Bluestone Wind Project, located in the Towns of Windsor and Sanford, Broome County, New York. Per the *SHPO Wind Guidelines*, the APE for Indirect (Visual) Effects on historic properties for wind projects is defined as those areas within five miles of proposed turbines and overhead transmission lines which are within the potential viewshed (based on topography) of the project (NYSOPRHP, 2006).

EDR located a total of 148 previously-identified historic resources within the Study Area for the Bluestone Wind Farm:

- There are three properties and one historic district listed on the NRHP are located within the APE for Indirect (Visual) Effects: (05NR05519), the Ouaquaga Lenticular Truss Bridge (02NR04990), the State Theater (90NR00089), the Jedediah Hotchkiss House (90NR00090), and the Windsor Village Historic District (90NR00091). The Windsor Village Historic District is comprised of 71 contributing properties (69 structures and two landscaped areas).
- There are 20 properties located within the APE for Indirect (Visual) Effects that have been previously determined eligible by NYSOPRHP, and 54 properties whose NRHP-eligibility is currently undetermined located within five miles of the Facility.
- No previous historic resources surveys have been conducted within the Study Area. All of the properties within the Study Area previously determined NRHP-eligible or whose NRHP eligibility is currently undetermined were identified using the CRIS database.

This Phase 1A Historic Resources Work Plan proposes the following activities to identify historic properties and evaluate the potential effect of the Bluestone Wind Farm Facility:

- EDR will conduct a historic resources survey of the five-mile-radius APE for Indirect Effects for the Facility, and provide photographs and a brief description of all properties determined to be NRHP-eligible
- In addition, EDR will provide updated recommendations of NRHP eligibility for properties within the APE that have been previously determined eligible, as well as properties whose NRHP eligibility has not yet been determined.
- EDR will provide initial survey results and recommendations of NRHP eligibility for historic architectural properties surveyed, including photographs and a brief property description, to NYSOPRHP via the CRIS

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

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

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

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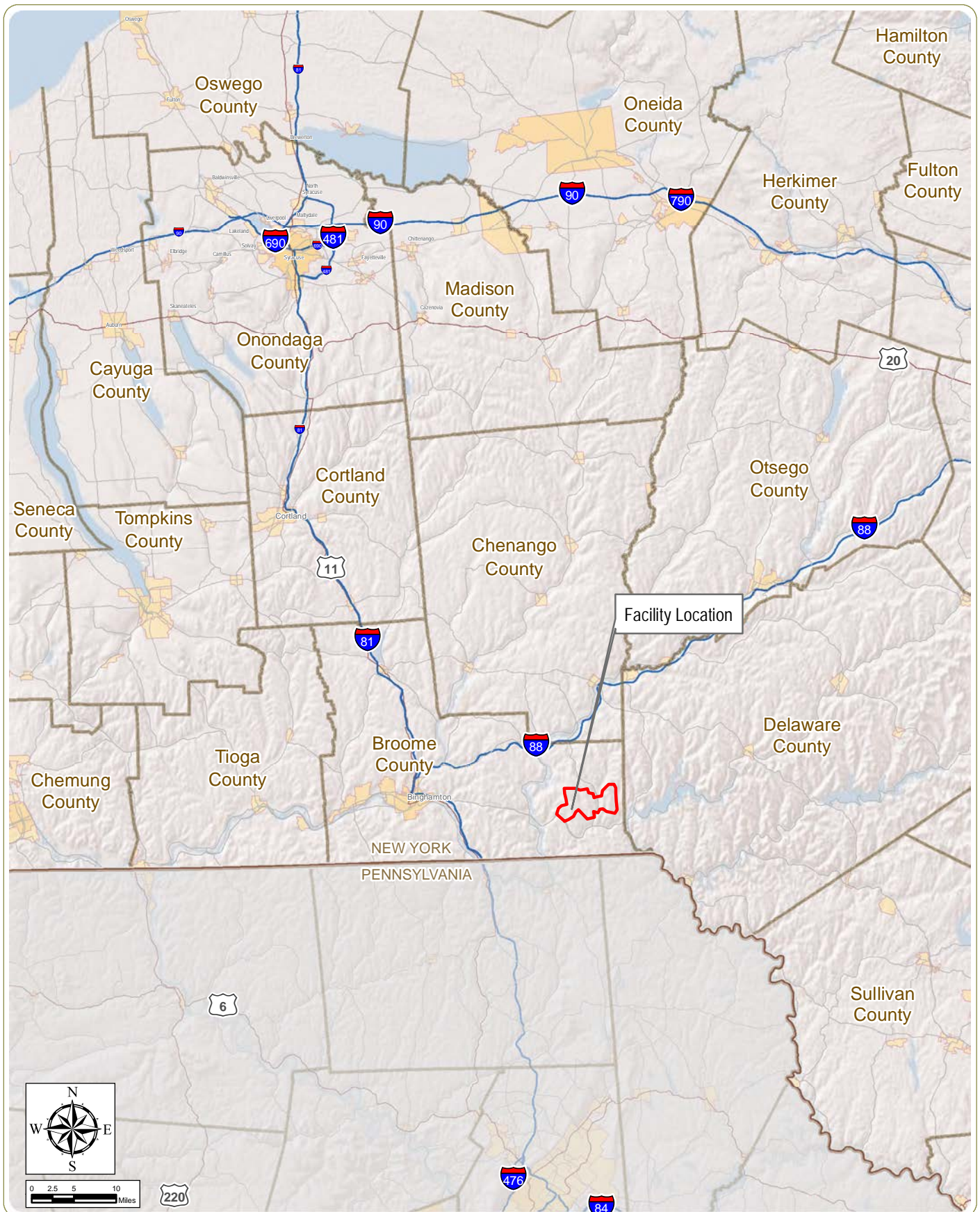
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Figures

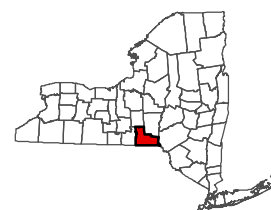


Bluestone Wind Project

Towns of Windsor and Sanford - Broome County, New York

Figure 1. Regional Facility Location

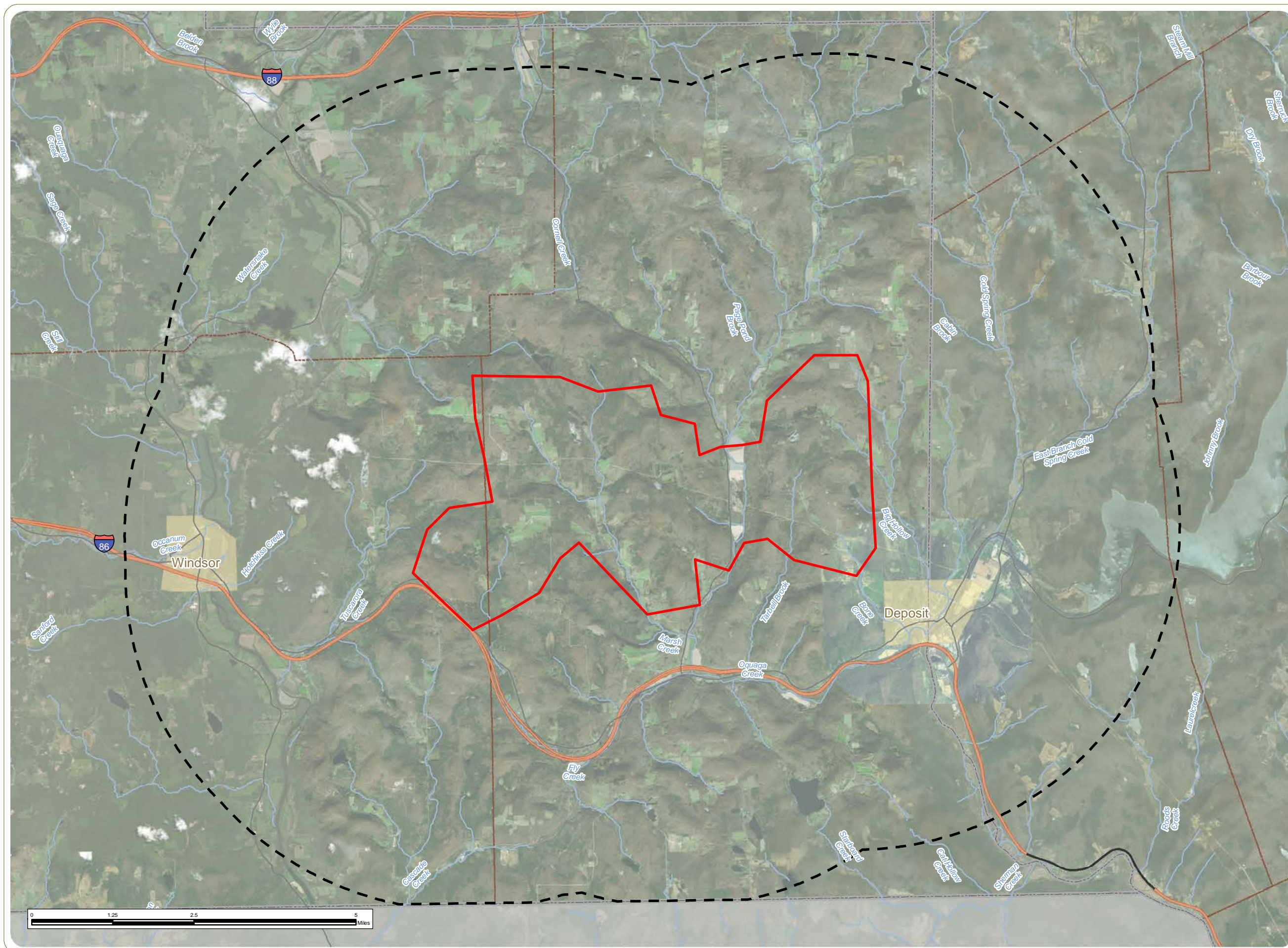
Facility Area



Notes: 1. Basemap: ESRI ArcGIS Online "Shaded Relief" map service, and ESRI StreetMap North America, 2008.

2. This map was generated in ArcMap on March 2, 2018.

3. This is a color graphic. Reproduction in grayscale may misrepresent the data.



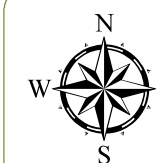
Bluestone Wind Project

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Figure 2.
Facility Layout and
Area of Potential Effect

-  Facility Area
-  Study Area

- Notes:
1. Basemap: ESRI ArcGIS Online "World Imagery" map service.
 2. This map was generated in ArcMap on March 2, 2018.
 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

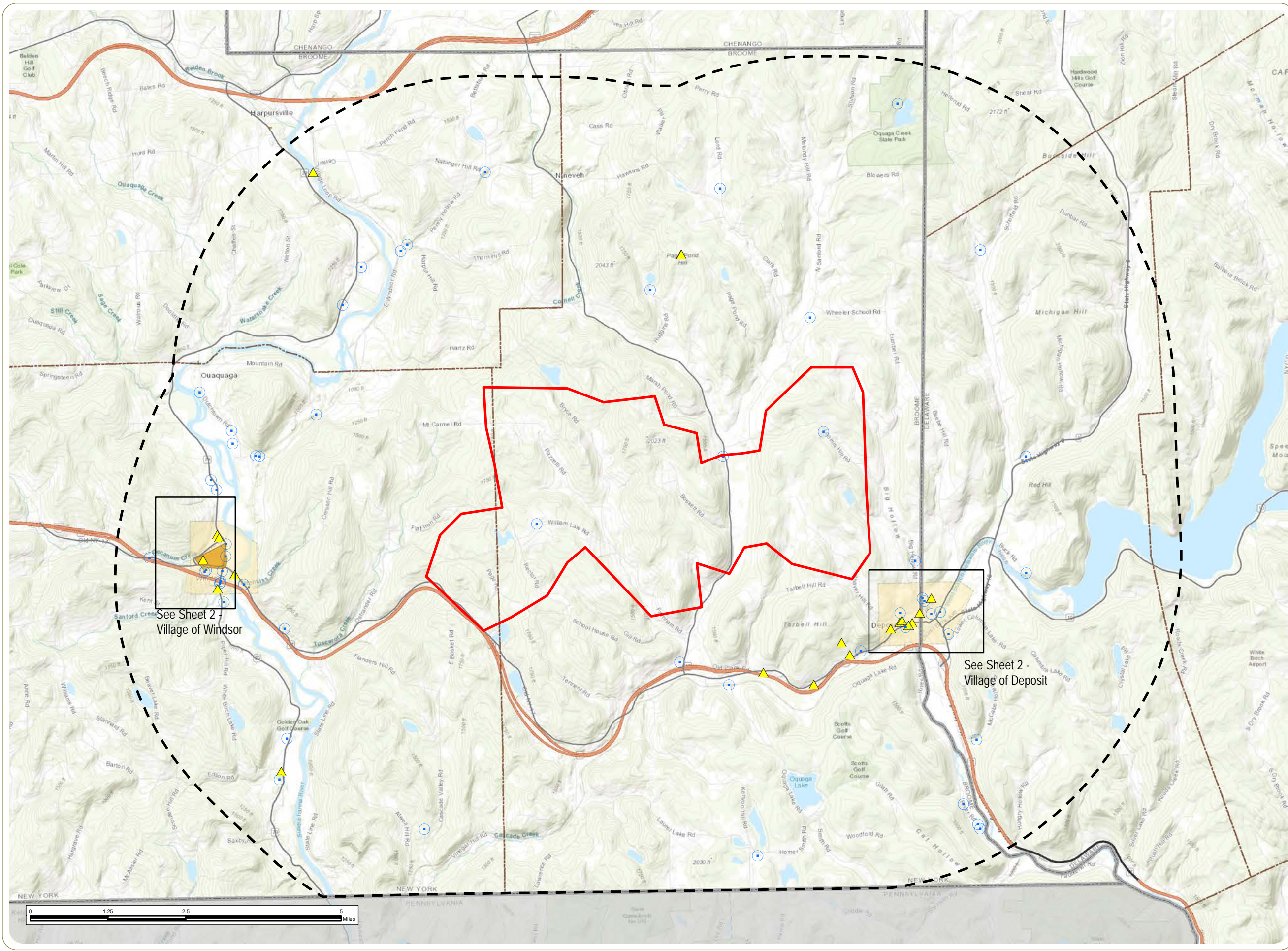


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Figure 3. Previously Identified Historic Properties - Sheet 1



Previously Identified Historic Architectural Resource

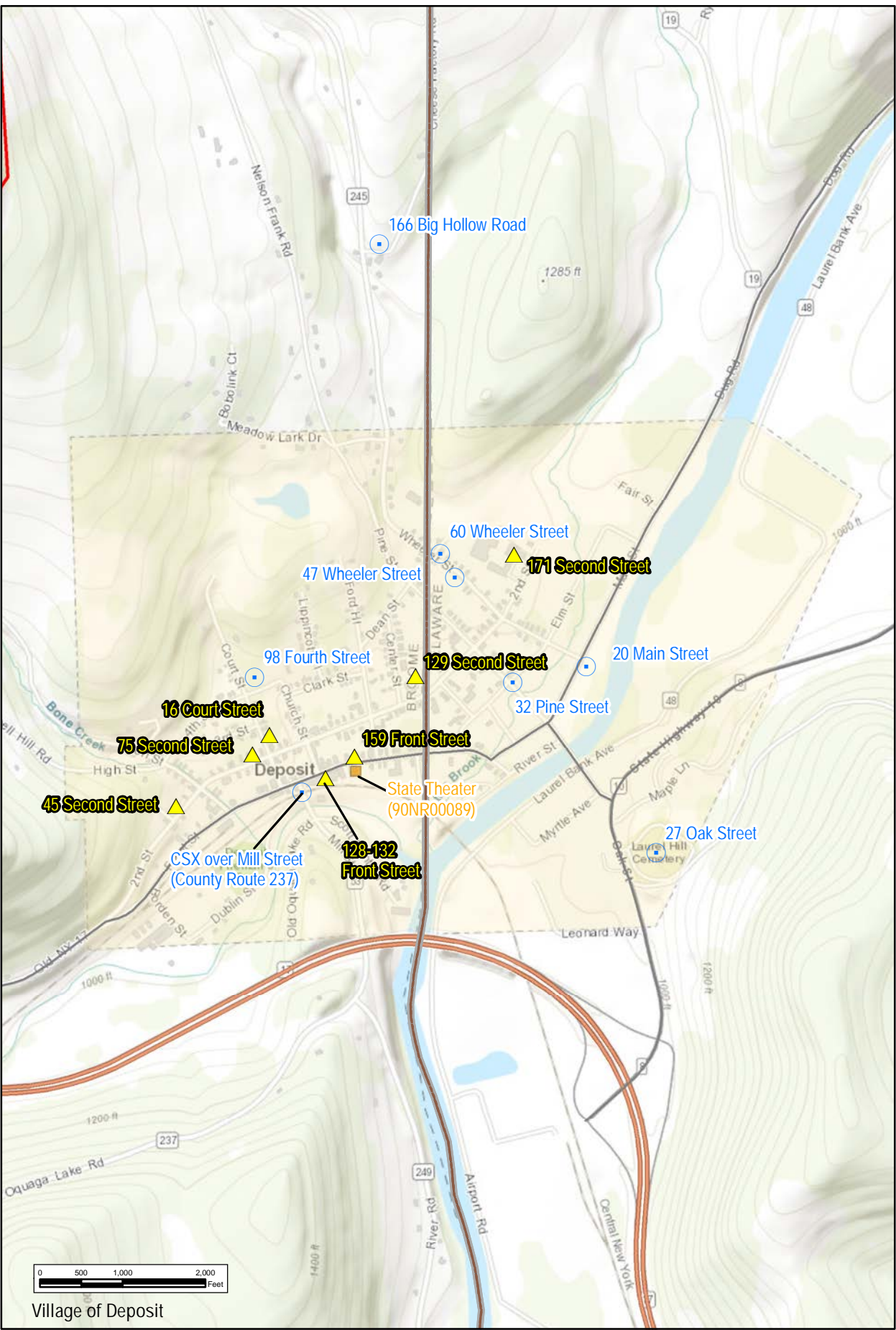
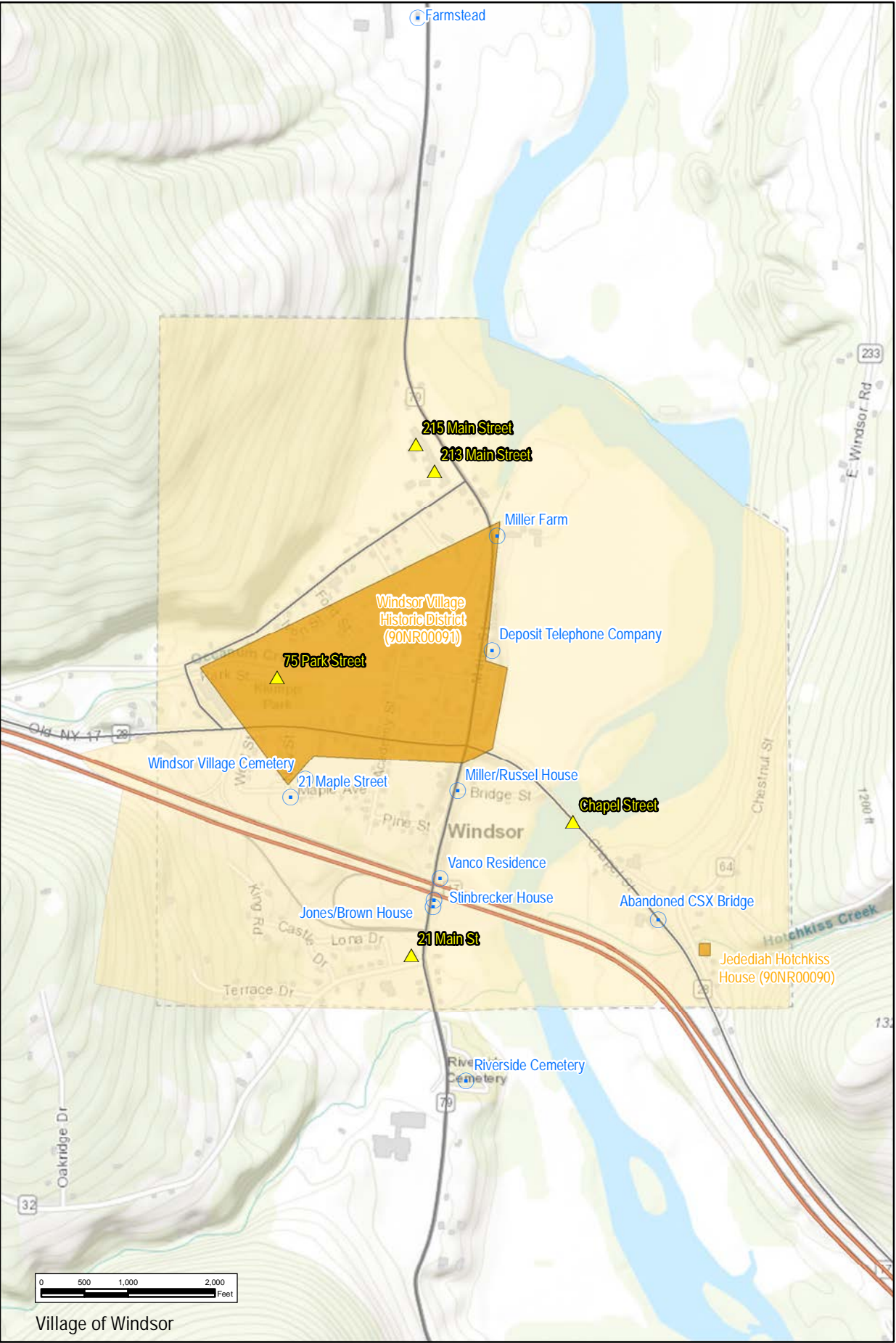
- NRHP Eligibility Undetermined
- ▲ NRHP-Eligible Resource (NYSOPRHP Determined)
- Study Area
- NRHP-Listed Site
- Facility Area

Notes:
1. Basemap: ESRI ArcGIS Online "USGS Topo" map service.
2. This map was generated in ArcMap on March 2, 2018.
3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

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Figure 3. Previously Identified Historic Properties - Sheet 2



- Previously Identified Historic Architectural Resource
- NRHP Eligibility Undetermined
 - NRHP-Eligible Resource (NYSOPRHP Determined)
 - NRHP-Listed Site
 - Facility Area

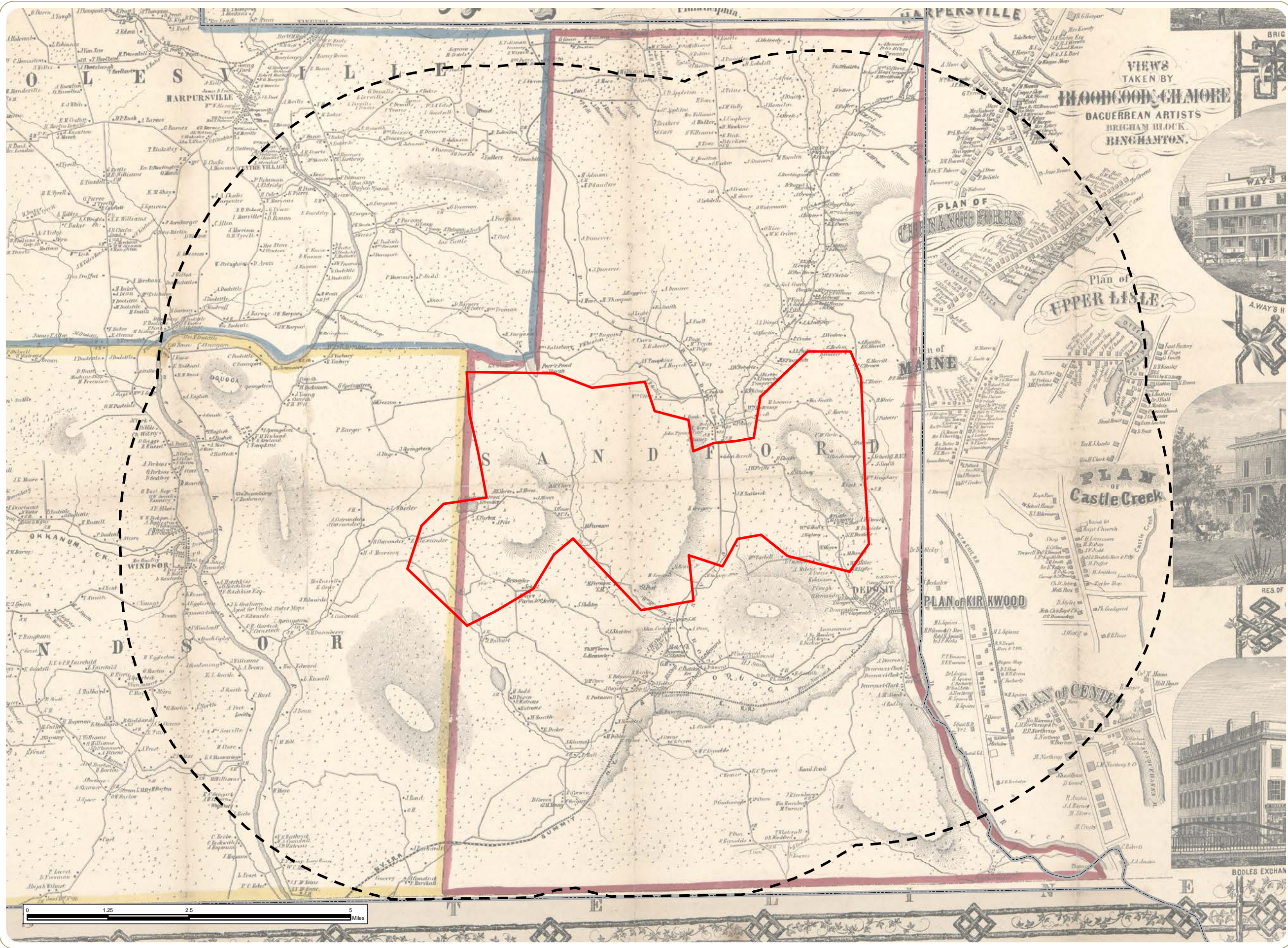
Notes:
1. Basemap: ESRI ArcGIS Online "USGS Topo" map service.
2. This map was generated in ArcMap on March 2, 2018.
3. This is a color graphic. Reproduction in grayscale may misrepresent the data.



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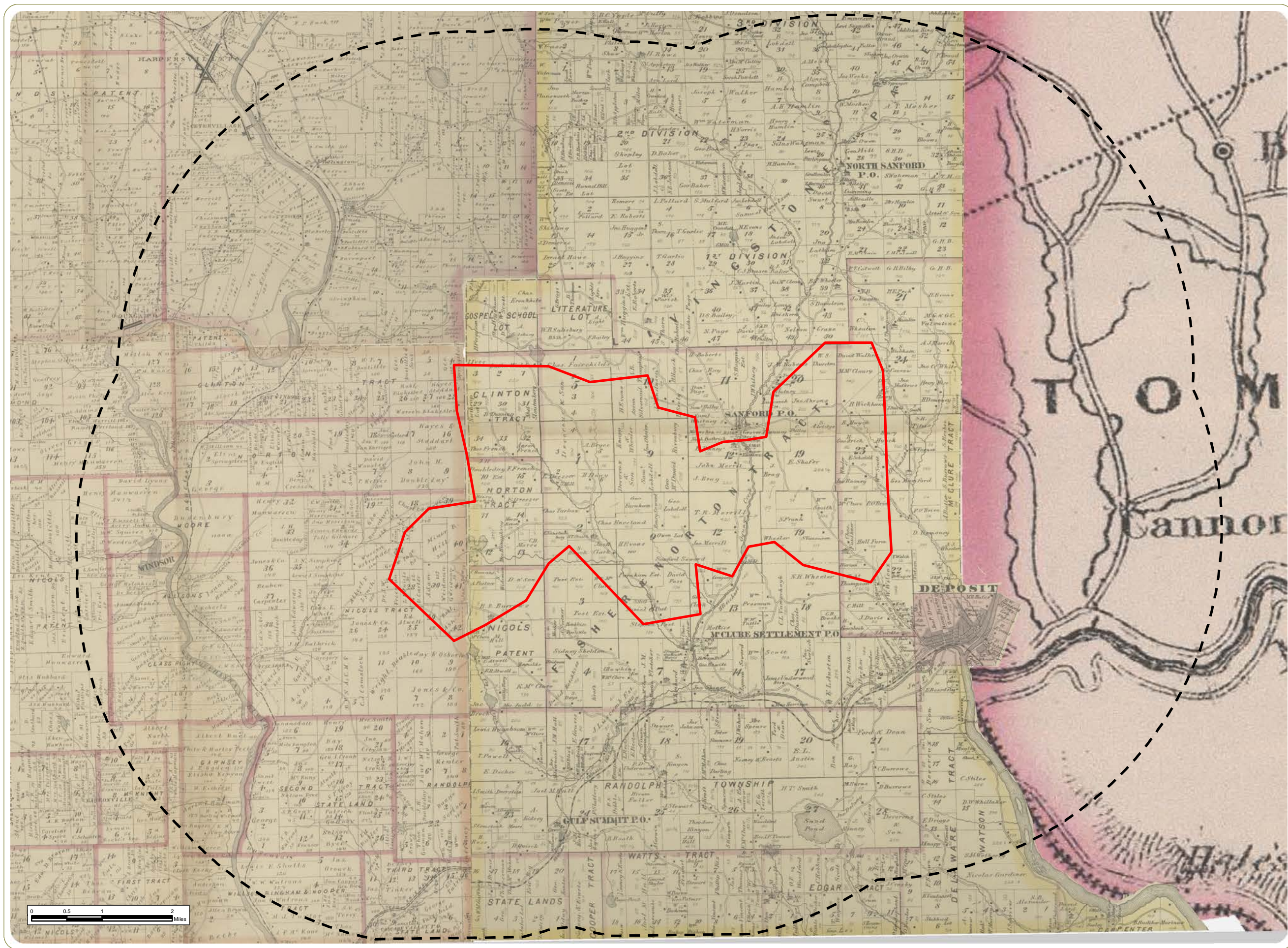
Towns of Windsor and Sanford
Broome County, New York

Figure 4. 1855 Gifford *Map of Broome County*



Study Area
 Facility Area

- Notes:
1. Basemap: 1855 Gifford *Map of Broome County*
 2. This historic map has been geo-referenced with modern map features. Potential sources of error inherent in this process include cartographic inaccuracies, differences in scale, and changes in the modern landscape. The geo-referenced map therefore presents approximate locations of historic map-documented features, and is not intended to depict survey-accurate information.
 3. This map was generated in ArcMap on March 2, 2018.
 4. This is a color graphic. Reproduction in grayscale may misrepresent the data.



Bluestone Wind Project

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Figure 5.
1876 Everts, Ensign and Everts
*Combination Atlas Map of
Broome County, New York-*
Towns of Colesville, Sanford
and Windsor plates, and 1870
Asher and Adams *Combination
Madison and Chenango
County Map.*

- Study Area
- Facility Area

- Notes:
1. Basemap: 1876 Everts, Ensign and Everts *Combination Atlas Map of Broome County, New York-* Towns of Colesville, Sanford, and Windsor plates, and 1870 Asher and Adams *Combination Madison and Chenango County Map.*
 2. This historic map has been geo-referenced with modern map features. Potential sources of error inherent in this process include cartographic inaccuracies, differences in scale, and changes in the modern landscape. The geo-referenced map therefore presents approximate locations of historic map-documented features, and is not intended to depict survey-accurate information.
 3. This map was generated in ArcMap on March 2, 2018.
 4. This is a color graphic. Reproduction in grayscale may misrepresent the data.



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Figure 6. 1905 USGS
Ninevah, NY and 1924
Deposit, NY 15-minute
Topographic Quadrangles

-  Study Area
-  Facility Area

- Notes:
1. Basemap: 1905 USGS *Ninevah, NY* and 1924 *Deposit, NY* 15-minute Topographic Quadrangles
 2. This historic map has been geo-referenced with modern map features. Potential sources of error inherent in this process include cartographic inaccuracies, differences in scale, and changes in the modern landscape. The geo-referenced map therefore presents approximate locations of historic map-documented features, and is not intended to depict survey-accurate information.
 3. This map was generated in ArcMap on March 2, 2018.
 4. This is a color graphic. Reproduction in grayscale may misrepresent the data.



Appendix A:

Photographs



Photo 1

View to the east of a forested woodlot on Harpur Hill Road in the Town of Colesville.



Photo 2

View to the south of an open agricultural field on State Route 41, near Gill Road.

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 1 of 10



Photo 3

View to the north from State Route 8 across the West branch of the Delaware River toward farmsteads and fields near the Village of Deposit.



Photo 4

View to the south along Harpur Hill Road toward a trailhead in Marsh Pond State Forest.

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Appendix A: Photographs

Sheet 2 of 10



Photo 5

View to the west toward the Greek Revival farm residence at 1669 State Route 79 in the Town of Colesville.



Photo 6

View to the north toward the farmstead and Greek Revival residence at 110 Bryce Road in the Town of Windsor.

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 3 of 10



Photo 7

View to the north east toward the single-wide modular home at 59 Harpur Hill Road.



Photo 8

View to the east of the double-wide modular home and garage at 100 Farnham Road.

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 4 of 10



Photo 9

View to the east of the hamlet of Damascus.



Photo 10

View to the east along Main Street in the Windsor Village Historic District (90NR00091).

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 5 of 10



Photo 11

View to the west toward the Greek Revival residence at 15 Elm Street (USN 00747.000053) within the Windsor Village Historic District.



Photo 12

View to the east along Front Street in the Village of Deposit.

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 6 of 10



Photo 13

View to the north toward the Jedediah Hotchkiss House (90NR00090).



Photo 14

View to the south of the Ouaquaga Lenticular Truss Bridge (02NR04990).

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 7 of 10



Photo 15

View to the south west
toward the State Theater
(90NR00089).



Photo 16

View to the west toward
NRHP-eligible Center Village
Bridge (BIN 3349160).

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 8 of 10



Photo 17

View to the north toward the NRHP-eligible residence at 75 Park Street (USN 00747.000106).



Photo 18

View to the south toward CSX over Mill Street Bridge (BIN 7702200).

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 9 of 10



Photo 19

View to the north east toward Lyons Farm Cemetery (AKA Stow Cemetery) at 1687 State Route 79 in the Town of Windsor.

Bluestone Wind Project

Town of Windsor and Sanford - Broome County, New York

Appendix A: Photographs

Sheet 10 of 10