



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

October 18, 2017

**Municipal Planning Representatives
Per Attached Distribution List**

**RE: Mohawk Solar
Identification of Visually Sensitive Resources
Official Request for Information**

Dear Municipal Planning Representative:

Below please find information related to the ongoing development and review of the Mohawk Solar project. The purpose of this letter is to request information on behalf of the project regarding aesthetic, scenic, recreational, historic, and other visually sensitive sites and areas that you feel the project should be aware of and consider.

As you may be aware Mohawk Solar, LLC (“the Applicant”) is proposing to construct a 90 megawatt (MW) solar power facility (“the Facility”) in the Towns of Canajoharie and Minden (see attached 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. In accordance with the Article 10 regulations, the Applicant published a Public Involvement Program (“PIP”) plan for this project in May 2017 and is currently preparing a Preliminary Scoping Statement (“PSS”), which is anticipated to be published in October 2017. These documents are available on the project’s website at <http://avangridren.com/mohawksolar>. Please refer to these documents and the project’s website for additional details regarding the proposed Facility.

The Applicant is currently undertaking studies to assist in evaluating the potential environmental impacts of the proposed Facility. One such study is a Visual Impact Assessment (VIA), which will be included as Exhibit 24 of the Article 10 application. An important component of the VIA is the “identification of sensitive resources”, as defined in the Article 10 regulations. 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 sensitive resources and the selection of important and/or representative viewpoints to be used for impact evaluation.

Feedback Request

In accordance with the requirements of Article 10, Exhibit 24, Part 1001.24(b)(4), the Applicant is formally requesting feedback from municipal planning, and state agency representatives in the identification of locally important or representative viewpoints within the 2-mile study area and statewide/federally sensitive sites within the 5-mile-radius Visual Study Area. Please review the inventory of sensitive resources included as Table 1 and depicted on Figure 3.

The Applicant believes that the list of aesthetic resources included herein represents a comprehensive inventory of the significant sensitive aesthetic resources in the study area of the proposed Facility. Please consider whether there are any additionally significant visually sensitive sites that are not included in the inventory, and if so please provide the Applicant 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 Thursday November 30, 2017 to the Applicant:

- Via email at mrobinson@edrdpc.com.
Please type “Mohawk Solar - Visual Resources” in the subject line.
or
- Via written letter to:
Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.
Attn: Matthew Robinson
217 Montgomery Street, Suite 1000
Syracuse, New York 13202

If you do provide feedback via mail, please include your email address so that we can follow up with you with future correspondence related the project and review of visual effects.

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

Visual Study Area

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 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.” Unlike other types of energy development that can include tall structures and/or plumes that can be visible from long distances (e.g., 5 miles or more), a solar generating facility does not have any tall structures or other prominently visible components. The tallest components of the generating portion of the proposed Facility will be the PV panels and inverter equipment, which have a relatively low profile, and are not expected to be more than 10 feet above grade, less than a single-story residence. Therefore, the nature of the technology is such that visibility is anticipated to be relatively limited to those areas located adjacent to the Facility.

To ensure that potential visual effects on regional visually sensitive resources are adequately considered in the Article 10 Application, the VIA will address a broader 5-mile-radius Visual Study Area. This Visual Study Area will be used for identifying visually sensitive resources of regional and/or statewide significance, and evaluating visibility and potential visual impacts to those sites. The Visual Study Area boundary is depicted on Figure 3.

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 Impacts¹ (the “DEC Visual Policy”). The requirements of Article 10, Exhibit 24, part 1001.24 (b)(4)(ii) identify additional categories of sensitive resources. Together, these two sources identify the following sensitive resources:

- Properties listed on or determined eligible for listing on the National Register of Historic Places.
- State Parks and Historic Sites.
- Urban Cultural Parks (now referred 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.
- National Parks, Recreation Areas, Seashores, or Forests.
- Rivers designated as Wild, Scenic or Recreational Rivers, by the state or federal government
- A site, district, 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.
- Adirondack Park Scenic Vistas.
- State Nature and Historic Preserve Areas.
- Palisades Park lands
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space category.
- Landmark Natural Sites.
- Conservation and Scenic Easement Lands.
- Locally designated scenic areas and overlooks.
- High use public areas

Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) conducted a desktop inventory of sensitive resources of potential statewide significance within 5-miles of the proposed Facility. Identified resources within the Visual Study Area are listed in the attached Table 1, and their locations depicted on Figure 3. This letter seeks input on Local Resources that have been identified as significant through Town Plans, websites, and publications, or have a cultural relevance to local residents. This could include, but is not limited to, local trails, parks, overlooks and locally designated historic properties.

¹ 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.

Selection of Viewpoints for Preparation of Visual Simulations

The VIA will also include a field review (site visit) to evaluate potential project visibility and obtain photographs for subsequent use in the development of photographic simulations of the proposed facility. Photographs will be taken from representative viewpoints within the study area, including sensitive resources identified by local stakeholders in response to this letter. Photographs taken from each viewpoint during field review will be used to document 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 simulations will be prepared from every 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.

Thank you for your feedback,



Matthew Robinson

Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.
On behalf of Mohawk Solar, LLC

List of Enclosures:

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

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility	
	Town	County			+ Visible	- Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed	
1. Properties Listed in the National or State Register of Historic Places						
Canajoharie Historic District (2014)	Canajoharie	Montgomery	0.5	●	-	
Enlarged Erie Barge Canal Nominated by NPS (2014)	Canajoharie, Danube, Minden, Palatine, Root, St Johnsville	Herkimer, Montgomery	0.9	●	-	
Fort Plain Historic District	Minden	Montgomery	0.9	●	-	
Bragdon-Lipe House	Canajoharie	Montgomery	1.0	●	-	
Van Alstyne House	Canajoharie	Montgomery	1.0	●	-	
Frey House	Palatine	Montgomery	1.1	●	-	
US Post Office--Canajoharie	Canajoharie	Montgomery	1.1	●	-	
West Hill School	Canajoharie	Montgomery	1.1	●	-	
US Post Office--Fort Plain	Minden	Montgomery	1.3	●	-	
Wagner, Webster, House	Palatine	Montgomery	1.5	●	-	
Nelliston Historic District	Palatine	Montgomery	1.6	●	-	
Palatine Bridge Freight House	Palatine	Montgomery	1.6	●	-	
Lasher-Davis House	Palatine	Montgomery	1.7	●	-	
Ehle, Peter, House	Palatine	Montgomery	1.8	●	-	
Nelliston School	Palatine	Montgomery	1.8	●	-	
Walrath-Van Horne House	Palatine	Montgomery	1.9	●	-	
Waterman-Gramps House	Palatine	Montgomery	1.9	●	-	
Nellis, Jacob, Farmhouse	Palatine	Montgomery	2.0	●	+/-	
Ames Academy Building	Canajoharie	Montgomery	2.1	●	-	
Daniel G. Van Wie Farmstead	Palatine	Montgomery	3.0	●	+/-	
Trinity Lutheran Church and Cemetery	Palatine	Montgomery	3.2	●	+/-	
John Smith Farm	Minden	Montgomery	3.3	●	+/-	
Palatine Church	Palatine	Montgomery	3.5	●	+	
Windfall Dutch Barn	Minden	Montgomery	3.5	●	-	

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
Reformed Dutch Church of Stone Arabia	Palatine	Montgomery	3.7	●	+
Springfield Patent Historic District	Minden, Springfield, Stark	Herkimer, Montgomery, Otsego	3.9	●	+/-
Sharon Springs Historic District	Sharon	Schoharie	4.0	●	+/-
The Tepee	Cherry Valley	Otsego	4.1	●	+/-
Lindesay Patent Rural Historic District	Cherry Valley, Springfield	Otsego	4.2	●	+/-
Montgomery County Farm	Palatine	Montgomery	4.2	●	-
Fort Klock	St Johnsville	Montgomery	4.5	●	-
Kilts Farmstead	Palatine	Montgomery	4.6	●	+/-
American Hotel	Sharon	Schoharie	4.7	●	-
John Lehman House	Sharon	Schoharie	5.1	●	+
<i>Properties Eligible for Listing in the National or State Register of Historic Places</i>					
Residence - 99 Reid St	Minden	Montgomery	0.7	●	-
59 Otsego St	Canajoharie	Montgomery	0.9	●	-
74 Otsego St	Canajoharie	Montgomery	0.9	●	-
Movable Dam 10/Lock E-14 - Spring St	Canajoharie, Palatine	Montgomery	1.0	●	-
16 West Main St	Canajoharie	Montgomery	1.1	●	-
3 Rock St (1-2-3 Cliff St)	Canajoharie	Montgomery	1.1	●	-
8 Church St	Canajoharie	Montgomery	1.1	●	-
8 Church St	Canajoharie	Montgomery	1.1	●	-
Pedestal Traffic Light - Church St	Canajoharie	Montgomery	1.1	●	-

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility	
	Town	County			+Visible	- Not Visible +/- Partially Visible
					Preliminary Topographic/Vegetation Viewshed	
Railroad Bridge over Canajoharie Creek - Little Mohawk	Canajoharie	Montgomery	1.1	●	-	
12 Church St	Canajoharie	Montgomery	1.2	●	-	
1-3 Rock St	Canajoharie	Montgomery	1.2	●	-	
Bridge over Canajoharie Creek - Main St	Canajoharie	Montgomery	1.2	●	-	
Cut Limestone Retaining Wall and Bridge Abutment - NY 10	Palatine	Montgomery	1.4	●	-	
Fort Plain Museum Lipe House - 389 Canal St	Minden	Montgomery	1.6	●	-	
Moveable dam 11 at Lock E-15 - Main St	Minden, Palatine	Montgomery	1.7	●	-	
Building Z (DOT PIN #2029.28.101) - 6696 Dutchtown Rd	Minden	Montgomery	2.0	●	-	
Brookman Corners Road Bridge	Minden	Montgomery	2.8	●	-	
Otsquago Grange (Building E) - 89 NY-80	Minden	Montgomery	2.8	●	-	
Building G2 (DOT PIN #2029.28.101) - 7047 Dutchtown Rd	Minden	Montgomery	3.1	●	-	
Building D2 (DOT PIN #2029.28.101) - 7145 Dutchtown Rd	Minden	Montgomery	3.5	●	+/-	
Moyer Road bridge - NY 80	Minden	Montgomery	4.3	●	-	
Sharon Springs School built 1930 brick, colonial revival - 514 US 20	Sharon	Schoharie	4.8	●	-	
2. State Parks						
None in Study Area						
3. Urban Cultural Parks/Heritage Areas						

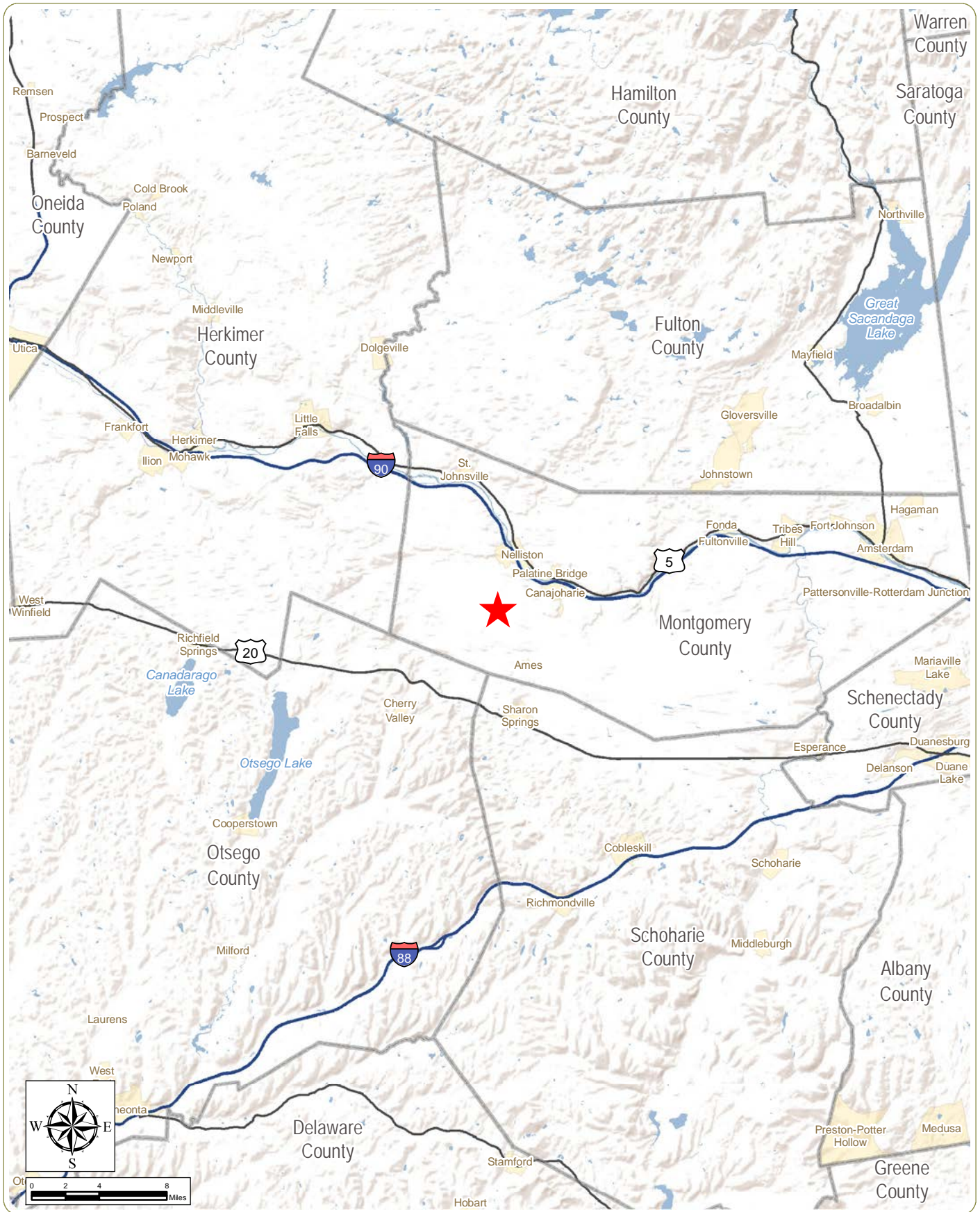
Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
Erie Canalway National Heritage Corridor	Canajoharie, Danube, Minden, Palatine, Root, St Johnsville, Stark	Herkimer, Montgomery, Schoharie	0.0		+/-
Mohawk Valley Heritage Corridor	Canajoharie, Cherry Valley, Danube, Minden, Palatine, Root, Sharon, Springfield, St Johnsville, Stark	Herkimer, Montgomery, Otsego, Schoharie	0.0		+/-
4. State Forest Preserves					
None in Study Area					
5. National Wildlife Refuges, State Game Refuges and State Wildlife Management Areas					
None in Study Area					
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					
None in Study Area					
9. Sites, Areas, Lakes, Reservoirs or Highways Designated or Eligible as Scenic					
Revolutionary Trail Scenic Byway	Palatine, St Johnsville	Herkimer, Montgomery	1.3	●	+/-
Route 20 Scenic Byway	Cherry Valley, Sharon, Springfield	Otsego, Schoharie	4.2	●	+/-
10. Scenic Areas of Statewide Significance					
None in Study Area					
11. State and Federally Designated Trails					
Bike Route 5	Canajoharie, Danube, Minden, Root	Herkimer, Montgomery	0.7	●	+/-
NYS Canalway Trail	Canajoharie, Danube, Minden, Root	Herkimer, Montgomery	0.7	●	-
NYS Canalway Water Trail	Canajoharie, Danube, Minden, Palatine, Root, St Johnsville	Herkimer, Montgomery	0.9	●	-

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
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					
15. Bond Act Properties for Exceptional Beauty or Open Space					
None in Study Area					
Other Resources of Statewide or Regional Significance					
<i>NYSDEC Lands</i>					
Nelliston Boat Launch Site	Palatine	Montgomery	1.5	●	-
Otsquago State Forest	Stark	Herkimer	4.7	●	+/-
Locally Important Resources					
Areas of Intensive Land Use (City, Village, Hamlet)					
Village of Canajoharie	Canajoharie, Palatine	Montgomery	0.4	●	+/-
Village of Fort Plain	Canajoharie, Minden, Palatine	Montgomery	0.4	●	+/-
Village of Palatine Bridge	Canajoharie, Palatine	Montgomery	1.1	●	+/-
Village of Nelliston	Canajoharie, Minden, Palatine	Montgomery	1.3	●	+/-
Village of Ames	Canajoharie	Montgomery	1.7	●	-
Hamlet of Salt Springville	Cherry Valley, Minden	Montgomery, Otsego	3.5	●	-
Hamlet of Sprakers	Root	Montgomery	3.9	●	-
Village of Sharon Springs	Sharon	Schoharie	3.9	●	+/-
Major Transportation Corridors					
SR 10	Canajoharie, Palatine, Sharon	Montgomery, Schoharie	0.0		+/-
SR 163	Canajoharie, Minden	Montgomery	0.0		+/-
SR 5S	Canajoharie, Minden, Root	Montgomery	0.7	●	+/-

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
Preliminary Topographic/Vegetation Viewshed					
SR 80	Minden, Palatine, Stark	Herkimer, Montgomery	1.1	●	+/-
I 90	Canajoharie, Minden, Root	Montgomery	1.2	●	+/-
SR 5	Palatine, St Johnsville	Montgomery	1.3	●	+/-
SR 162	Canajoharie, Root	Montgomery, Schoharie	3.2	●	+/-
US 20	Cherry Valley, Sharon, Springfield	Otsego, Schoharie	4.3	●	+/-
SR 166	Cherry Valley	Otsego	4.6	●	+/-
Local Parks					
NBT Park	Canajoharie	Montgomery	1.1	●	+/-
Arnell Park	Canajoharie	Montgomery	1.2	●	+/-
Library Park	Canajoharie	Montgomery	1.2	●	+/-
Wiles Park	Minden	Montgomery	1.2	●	+/-
Wintergreen Park	Canajoharie	Montgomery	1.3	●	+/-
Waterfront Park and Canajoharie Boat Launch	Canajoharie	Montgomery	1.4	●	+/-
Lakes and Rivers					
Canajoharie Creek	Canajoharie, Cherry Valley, Minden	Montgomery, Otsego	0.0	●	+/-
Otsquago Creek	Minden, Stark	Herkimer, Montgomery	0.6	●	-
Mohawk River	Canajoharie, Danube, Minden, Palatine, Root, St Johnsville	Herkimer, Montgomery	0.9	●	-
Bowmans Creek	Canajoharie, Minden	Montgomery	1.0	●	-
Brimstone Creek	Canajoharie, Sharon	Montgomery, Schoharie	1.4	●	-
Fort Plain Reservoir	Palatine	Montgomery	2.5	●	+/-
Flat Creek	Canajoharie, Root	Montgomery	2.8	●	-
Caroga Creek	Palatine	Montgomery	3.6	●	+/-
Mother Creek	St Johnsville	Montgomery	3.7	●	+/-
Mill Creek	Palatine	Montgomery	4.6	●	-

Visually Sensitive Resource	Location		Distance ¹ Miles from Nearest Project Component	Distance Zone ● Foreground ● Midground ● Background	Project Visibility
	Town	County			+Visible - Not Visible +/- Partially Visible
Golf Courses					
Canajoharie Country Club	Canajoharie	Montgomery	0.1	.	+/-
Trails					
None Identified in Study Area					
Schools and Colleges					
Fort Plain Junior-Senior High School	Minden	Montgomery	1.0	●	-
Harry Hoag Elementary School	Minden	Montgomery	1.0	●	+/-
Canajoharie Central School District	Canajoharie	Montgomery	1.3	●	-
Sharon Springs Central School	Sharon	Schoharie	4.9	.	-
Other Resources of Local Importance					
None Identified in Study Area					

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

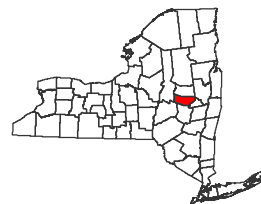


Mohawk Solar

Towns of Canajoharie and Minden, Montgomery County

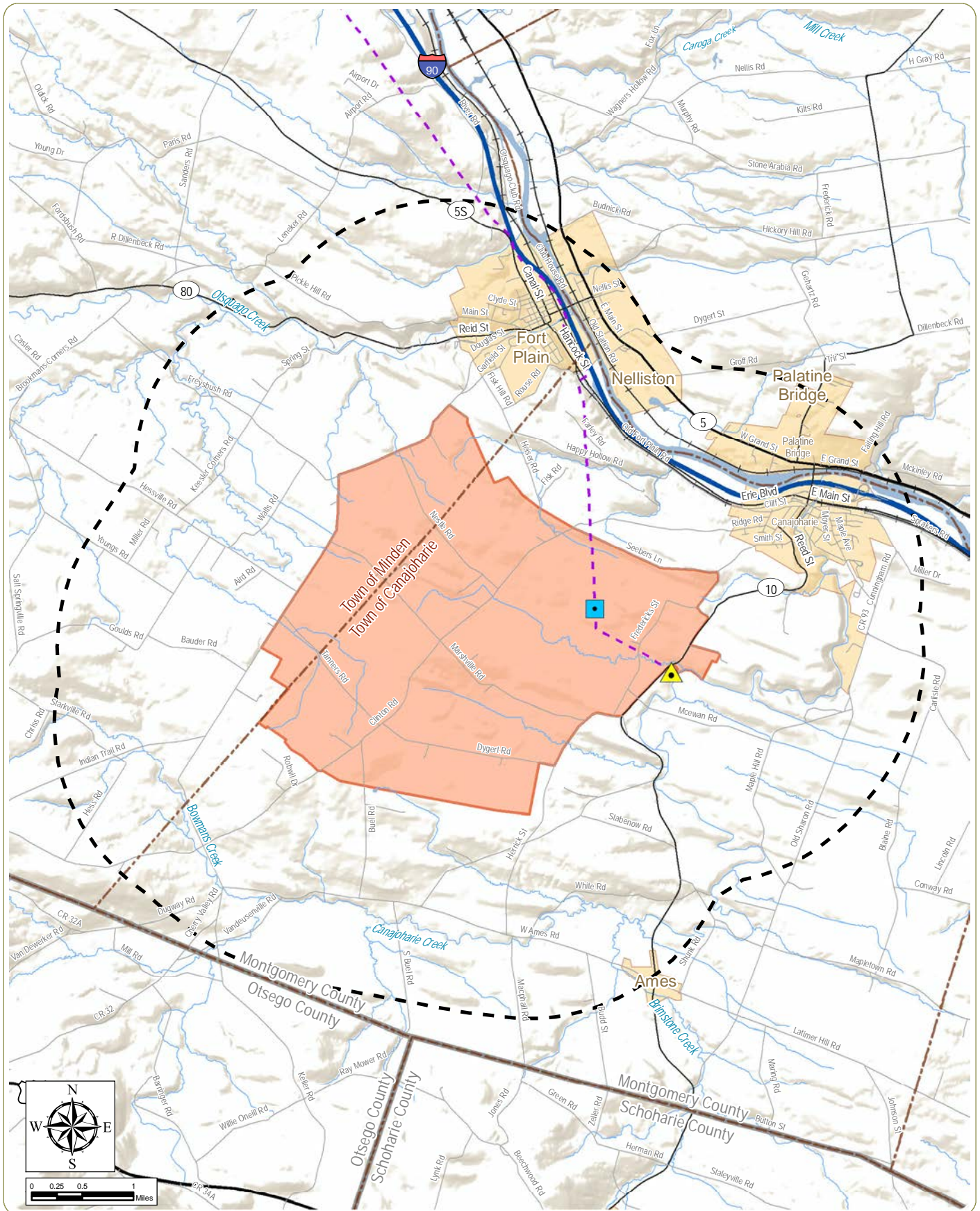
Figure 1: Regional Facility Location

 Facility Location



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- Notes: 1. Basemap: ESRI ArcGIS Online "World Terrain Base" Map Service and ESRI StreetMap North America, 2012.
 2. This map was generated in ArcMap on September 18, 2017.
 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.









Mohawk Solar

Towns of Canajoharie and Minden,
Montgomery County, New York

Figure 2: Facility Area

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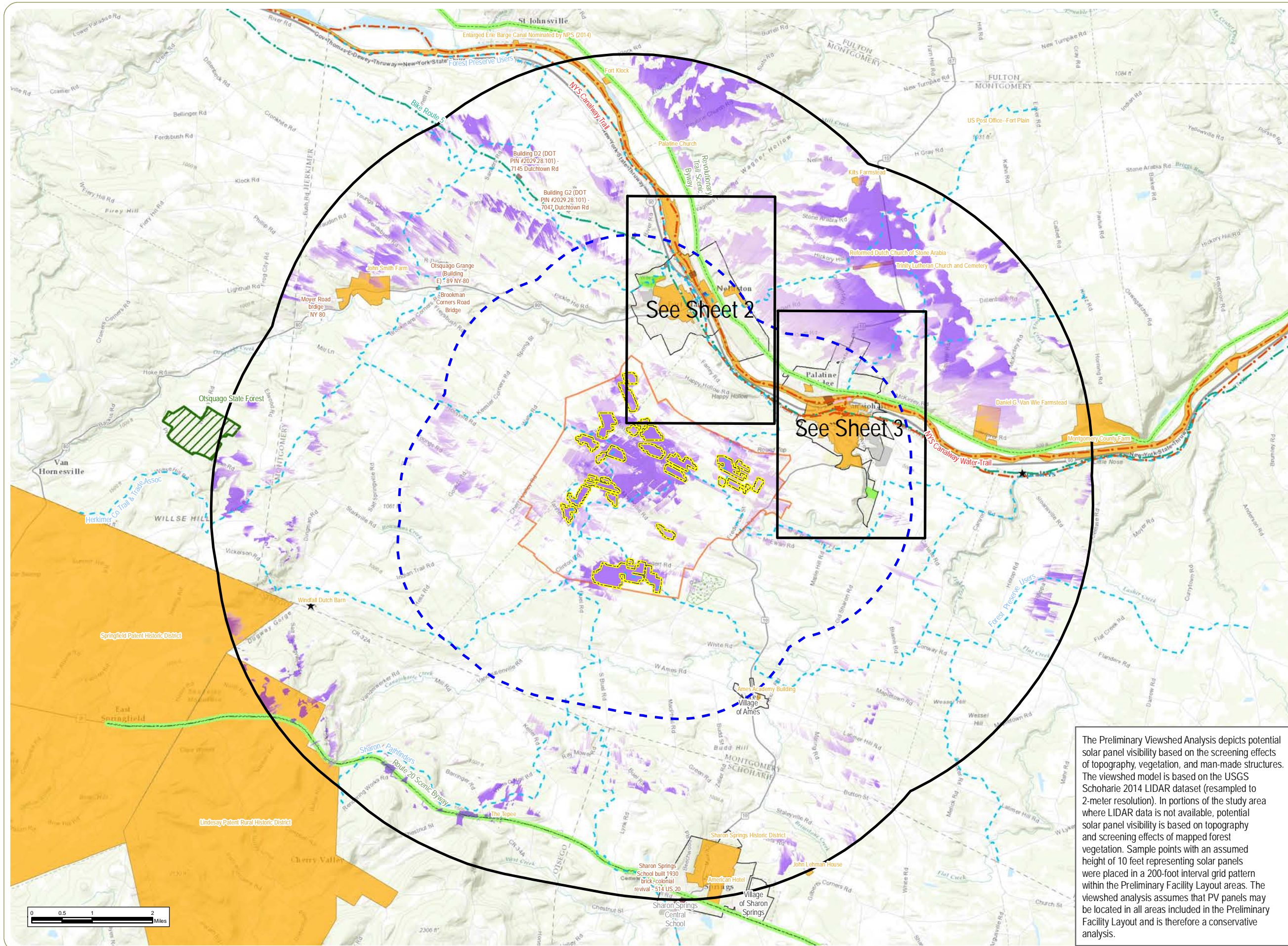
-  Existing Substation
-  Proposed Point-of-Interconnect Substation
-  St. Johnsville-Marshville 115-kV Line
-  Facility Area
-  2 Mile Article 10 Study Area
-  Town Boundary



Mohawk Solar

Town of Canajoharie and Minden,
Montgomery County, New York

Figure 3: Visually Sensitive Resources and Viewshed Analysis
Sheet 1 of 3



- Project Components**
- Preliminary Facility Layout
 - 5-Mile Preliminary Visual Study Area
 - 2-Mile Article 10 Study Area
 - Facility Area

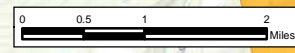
- Visually Sensitive Resources**
- ★ Hamlet
 - Local Trail
 - - - Snowmobile Trail
 - - - NYS Trail
 - - - NYS Bike Route
 - - - NYS Scenic Byway
 - NRHP-Eligible Site
 - Golf Course
 - State Forest
 - Local Recreation
 - NYSDEC Land
 - NRHP-Listed Resource
 - School
 - Village

- Potential Solar Panel Visibility**
- More Panels Potentially Visible
 - Fewer Panels Potentially Visible

The Preliminary Viewshed Analysis depicts potential solar panel visibility based on the screening effects of topography, vegetation, and man-made structures. The viewshed model is based on the USGS Schoharie 2014 LIDAR dataset (resampled to 2-meter resolution). In portions of the study area where LIDAR data is not available, potential solar panel visibility is based on topography and screening effects of mapped forest vegetation. Sample points with an assumed height of 10 feet representing solar panels were placed in a 200-foot interval grid pattern within the Preliminary Facility Layout areas. The viewshed analysis assumes that PV panels may be located in all areas included in the Preliminary Facility Layout and is therefore a conservative analysis.

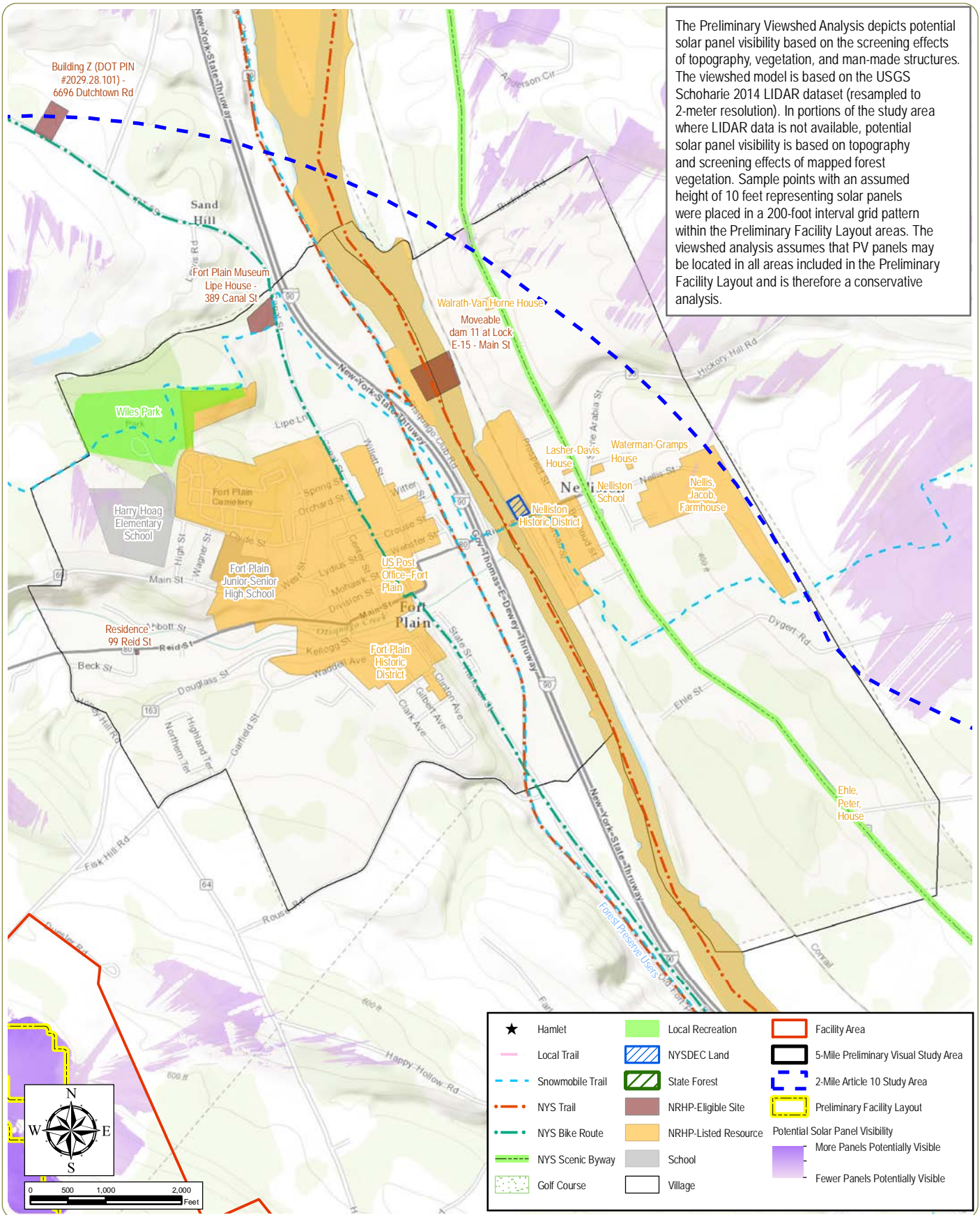
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See Sheet 2

See Sheet 3

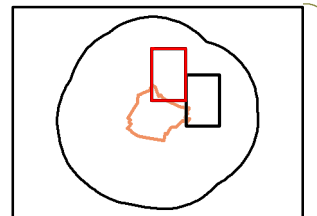


Mohawk Solar
 Town of Canajoharie and Minden,
 Montgomery County, New York

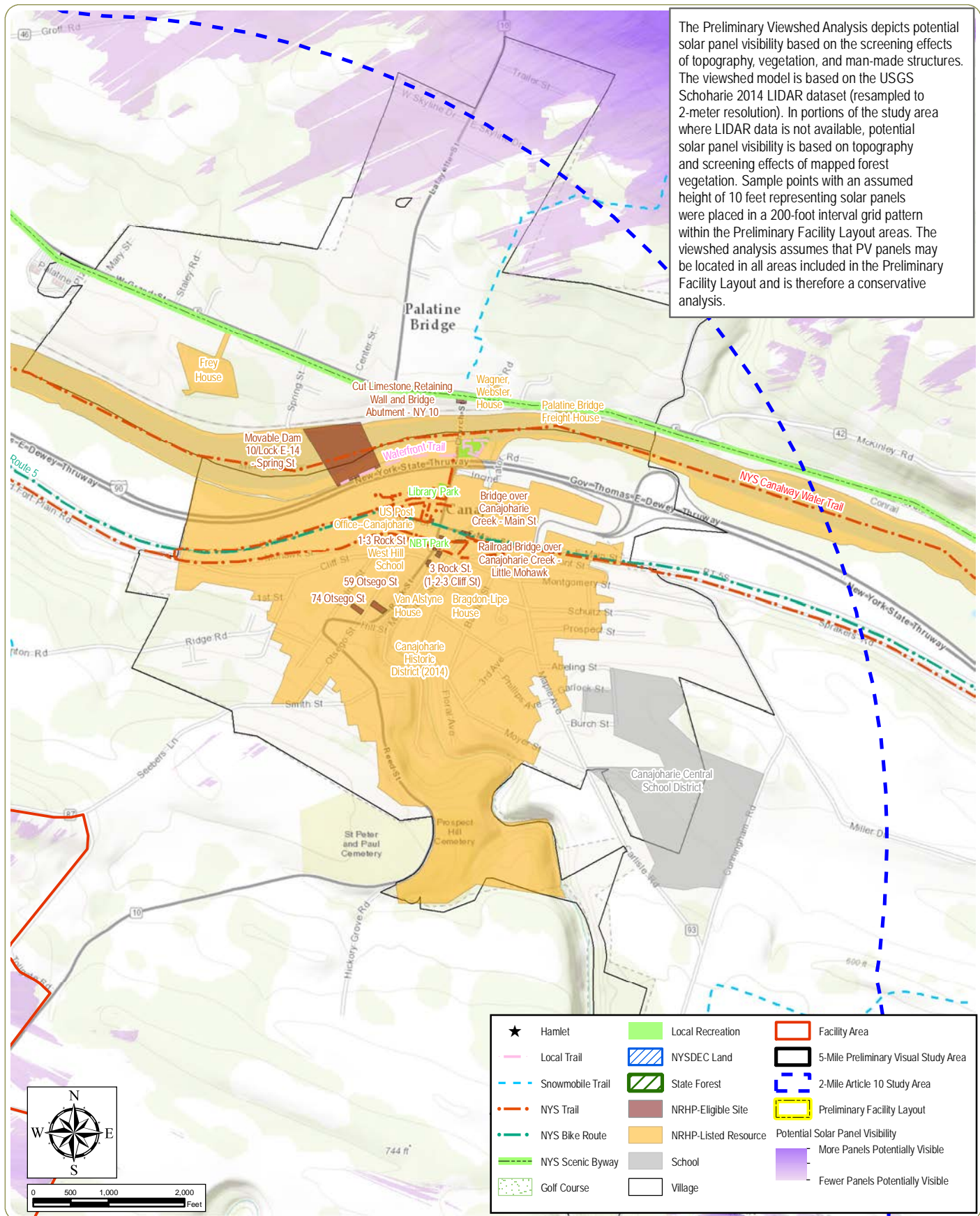
Sheet 2 of 3

Figure 3: Visually Sensitive Resources and Viewshed Analysis

1. Basemap: ESRI ArcGIS Online "World Topographic Map" map service.
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★	Hamlet	Local Recreation	Facility Area
—	Local Trail	NYSDEC Land	5-Mile Preliminary Visual Study Area
- - -	Snowmobile Trail	State Forest	2-Mile Article 10 Study Area
· · ·	NYS Trail	NRHP-Eligible Site	Preliminary Facility Layout
· · ·	NYS Bike Route	NRHP-Listed Resource	Potential Solar Panel Visibility
—	NYS Scenic Byway	School	More Panels Potentially Visible
□	Golf Course	Village	Fewer Panels Potentially Visible

Mohawk Solar
Town of Canajoharie and Minden,
Montgomery County, New York

Figure 3: Visually Sensitive Resources and Viewshed Analysis

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