

ATTACHMENT 5

SIMULATION RATINGS



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 7.30.2019	
Viewpoint Number: 3	Preparer: J Bartos	
Viewpoint Location: Sharon		
Viewpoint Description: view looking north from NYS Route 20 Scenic Byway		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	0.5	Very little of project is visible
Line Contrast	0.5	Very little line contrast. Not much of project visible. Existing elements in photo provides varying line contrasts over project
Texture Contrast	0.5	Very little of project is visible
Color Contrast	1	Color distinction and change is detected but is weak due as not much of project is visible and is subordinate in the view.
Project Scale Contrast/Spatial Dominance	0	Project scale contrast is minimal and extremely subordinate in the view.
Broken Horizon Line	1	While solar panels break horizon line it is a weak contrast and not very discernible. Vegetation in foreground field provides more interruption of horizon line.
Visual Acuity	1	Not very discernible
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	1	Likely not needed at this location
Total	5.5	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	VP is from NYS Route 20 Scenic Byway
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above
Number of Viewers (Low or High Use Activity)	2	Major point A to Point B travel corridor going through the project.
Duration of View	1	Transient short duration views
Presence of Existing Development	1.5	Yes, existing substation utility development
Uniqueness of Landscape Compared to Region	1	Typical of area
Presence of Water	0	
Total	11.5	
Part 3 Scenic Quality		
General Scenic Quality of the View	1.5	View is not outstanding

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center		Date: 8/15/19
Viewpoint Number: 6		Preparer: J Bartos
Viewpoint Location: Sharon		
Viewpoint Description: view looking north from Beech Road		
Landscape Similarity Zone: Agricultural/Open		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2	New shapes and form compared to existing
Line Contrast	2	New vertical and horizontal lines introduced
Texture Contrast	2	New smoother texture contrasts introduced in vegetated natural environments
Color Contrast	2.5	Darker color contrast against yellow fields and somewhat dark bkgnd trees
Project Scale Contrast/Spatial Dominance	2	Size is co-dominant in view
Broken Horizon Line	0	Horizon line not broken
Visual Acuity	2	Discernible detail perceived due to proximity
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	1	Existing roadside vegetation provides screening
Total	13.5	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	0	
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	0	
Number of Viewers (Low or High Use Activity)	1	Rural road
Duration of View	1	Short duration views from road
Presence of Existing Development	0	No development in view
Uniqueness of Landscape Compared to Region	1	Typical view for this area
Presence of Water	0	
Total	3	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 7.30.2019	
Viewpoint Number: 10a	Preparer: J Bartos	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2.5	New large forms compared to existing
Line Contrast	3	New line elements compared to existing
Texture Contrast	3	New textures introduced compared to existing
Color Contrast	2	New color compared to existing but appears moderate due to similar hue and value to trees and some field in view.
Project Scale Contrast/Spatial Dominance	2.5	Although vertical elements are not too great the Project is dominant in view because of proximity
Broken Horizon Line	0.5	Solar panels generally stay below treeline-sky interface
Visual Acuity	2.5	Proximity to panels gives discernible detail.
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	2.5	Depends. Not all parts of road here may need screening.
Total	18.5	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above.
Number of Viewers (Low or High Use Activity)	2	Appears to be a Point A to Point B type of road so local but moderate travel. One residence in view, not highly populated area
Duration of View	3	Long duration view for resident
Presence of Existing Development	0	Generally none.
Uniqueness of Landscape Compared to Region	0.5	Typical for this area.
Presence of Water	0	
Total	11.5	
Part 3 Scenic Quality		
General Scenic Quality of the View	2.5	Pretty and pastoral. This view has interesting elements in the view like a few isolated trees and a ridge line in background. Gave it a 2.5 and not a 3 because there is no water in the view.

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 7.30.2019	
Viewpoint Number: 12	Preparer: J Bartos	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	1.5	New forms compared to existing. Vertical is minimal but has lateral breadth
Line Contrast	2	New line elements compared to existing but flows with topography
Texture Contrast	2	New textures introduced compared to existing
Color Contrast	2	New color compared to existing but appears moderate due to similar hue and value to trees and some field in view.
Project Scale Contrast/Spatial Dominance	1.5	Project is co-dominant but appears somewhat small
Broken Horizon Line	1	Slightly
Visual Acuity	2	Proximity to panels gives discernible detail but recedes
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	2.0	Depends. Not all parts of road here may need screening.
Total	14	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above
Number of Viewers (Low or High Use Activity)	2	Appears to be a Point A to Point B type of road so local but moderate travel. One residence in view, not highly populated area
Duration of View	2	
Presence of Existing Development	3	Long duration view for resident
Uniqueness of Landscape Compared to Region	0.5	Typically found in this area
Presence of Water	0	
Total	13.5	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	Nice view of an open field but not outstanding

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center		Date: August 16, 2019
Viewpoint Number: 3		Preparer: Michael Ross
Viewpoint Location: Sharon		
Viewpoint Description: view looking north from NYS Route 20 Scenic Byway		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input checked="" type="checkbox"/> Leaf On <input type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	1	Although there are numerous existing manmade elements including roadways and utility poles and lines, the overall linear pattern of shapes remains fairly consistent and the visual presence of the proposed arrays are minimal at best.
Line Contrast	1.5	The existing manmade linear and vertical delineation of the roadways and the utility lines and poles contrast with the same linear shapes of the farm field and existing trees and other vegetation however the visual impact of the proposed arrays are minimal at best.
Texture Contrast	1.5	The smoothness of the roadways contrast with the existing farm field vegetation and allow for the linear patterns of the arrays to stand out.
Color Contrast	0.5	Color contrast is minimal due to minimal views of the arrays.
Project Scale Contrast/Spatial Dominance	0.5	Project scale contrast is minimal due to minimal views of the arrays.
Broken Horizon Line	0.5	The horizon line is affected minimally at best due to minimal views of the arrays.
Visual Acuity	0.5	Visual acuity is minimal at best due to distance and minimal views of the arrays.
Amount of Project Clearing Seen	0	The amount of project clearing needed for the arrays is not able to be determined from this view.
Screening/Mitigation Needed	2	In order to fully mitigate the arrays in leaf off conditions some sort of screening effort will need to occur.
Total	8	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	
Number of Viewers (Low or High Use Activity)	3	An existing roadway is present allowing for numerous viewers and views to occur.
Duration of View	1	Views will occur mostly at high traveling speeds during leaf off conditions.
Presence of Existing Development	1	Numerous utility poles and utility lines are present along the roadway.
Uniqueness of Landscape Compared to Region	1	Farmland versus mountains and forested areas.
Presence of Water	0	None.
Total	12	
Part 3 Scenic Quality		
General Scenic Quality of the View	1	Although the overall scenic quality appears to be simple with open farmland and hedge row, the presence of manmade utilities (particularly numerous utility wires) interrupts the view and disrupts the overall feel of where you may be.

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Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: August 16, 2019	
Viewpoint Number: 6	Preparer: Michael Ross	
Viewpoint Location: Sharon		
Viewpoint Description: view from Beech Road		
Landscape Similarity Zone: Agricultural/Open, Developed Road, Forested in view		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2	The arrays distract from the natural setting and somewhat stand out.
Line Contrast	1	Although the arrays do stand out- the structure "rolls" along with the existing terrain.
Texture Contrast	2	The smooth and hard materials of the arrays contrast with the natural existing vegetation.
Color Contrast	2	A noticeable contrast in color is present with the arrays versus the existing surroundings.
Project Scale Contrast/Spatial Dominance	1	The scale of the arrays "fits" somewhat nicely into the existing rolling terrain.
Broken Horizon Line	0	Because the arrays are nestled into the rolling terrain- the horizon line is not affected.
Visual Acuity	2.5	The arrays are in close proximity to the roadway and therefore good clarity of the structures is present.
Amount of Project Clearing Seen	0.5	These arrays will be located in an area that is already cleared and serves as an open field. Therefore, minimal to no clearing should occur.
Screening/Mitigation Needed	3	Screening and visual mitigation efforts will be needed to block views of the proposed array structures.
Total	14	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	0	
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	0	
Number of Viewers (Low or High Use Activity)	1.5	Although hardly any residential structures are present, the arrays are located along an existing roadway therefore increasing the chances of passersby to view the structures.
Duration of View	1.5	Again, minimal long duration of views will occur from the adjacent residential structures however, the majority of views will occur from vehicular travel resulting in shorter duration of view times.
Presence of Existing Development	1.5	There is one (1) residential structure directly across the street from the proposed array field and several other residential structures located nearby.
Uniqueness of Landscape Compared to Region	1	Farmland versus mountains and forested areas. This is a fairly typical view for this area rather than a unique one.
Presence of Water	0	None.
Total	5.5	
Part 3 Scenic Quality		
General Scenic Quality of the View	1.5	A large farm field dominates the foreground however, gentle, rolling hills in the background increase the quality of the view.

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong

TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: August 16, 2019	
Viewpoint Number: 10a	Preparer: Michael Ross	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2	The overall shapes of the arrays contrast with the softer rolling terrain in the foreground and background.
Line Contrast	1.5	The hard lines of the arrays and fence line contrast somewhat with the smooth rolling terrain of the hills and farm field.
Texture Contrast	2	The smooth and hard materials of the arrays contrast with the natural existing vegetation and feel of softness from the farm field topsoil.
Color Contrast	1.5	The color of manmade materials contrasts with the natural earth tones of the existing surroundings even though color tone is like or similar.
Project Scale Contrast/Spatial Dominance	1.5	Even though the arrays and fence line stand out- they do not seem to totally dominate the landscape due to the sheer size of the farm field and the presence of the rolling hills in the background.
Broken Horizon Line	1	Minimal portions of the horizon line are broken where the rolling hills in the background drop in elevation.
Visual Acuity	2	The array structures are in close proximity to the roadway and therefore discernable detail is present.
Amount of Project Clearing Seen	0	The project location for the array structures is in a farm field that has already been cleared.
Screening/Mitigation Needed	3	Screening efforts will be needed in order to mitigate these array structures.
Total	14.5	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above.
Number of Viewers (Low or High Use Activity)	1.5	Although hardly any residential structures are present, the arrays are located along an existing roadway therefore increasing the chances of passersby to view the structures.
Duration of View	1.5	Again, minimal long duration of views will occur from the adjacent residential structures however, the majority of view will occur from vehicular travel resulting in shorter duration of view times.
Presence of Existing Development	1	There is one (1) residential structure directly across the street from the proposed array field.
Uniqueness of Landscape Compared to Region	1	Farmland versus mountains and forested areas.
Presence of Water	0	None.
Total	11	
Part 3 Scenic Quality		
General Scenic Quality of the View	1.5	This land is fairly typical for the region consisting of open farm field along a local roadway however, the rolling hills in the distance do provide interest.



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: August 16, 2019	
Viewpoint Number: 12	Preparer: Michael Ross	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2	The overall shapes of the arrays and patterns of the array layout contrast with the softer rolling terrain and existing vegetation.
Line Contrast	1	Over all line contrast appears to be minimal as the pattern of the array layout and configuration seems to mimic the rolling terrain.
Texture Contrast	2.5	The size of the array field and the quantity of the arrays creates a contrast in the overall texture and feel of the view.
Color Contrast	2	The quantity in color of manmade materials contrasts with the natural earth tones of the existing surroundings even though color tone is like or similar.
Project Scale Contrast/Spatial Dominance	2	The size of the array layout and configuration is undeniable in size in its relationship to the existing landscape.
Broken Horizon Line	1.5	Minimal portions of the horizon line are broken where the rolling hills in the background drop in elevation.
Visual Acuity	2	The array structures are in close proximity to the roadway and farmstead and therefore discernable detail is present.
Amount of Project Clearing Seen	0	The project location for the array structures is in a farm field that has already been cleared.
Screening/Mitigation Needed	3	Screening efforts will be needed in order to mitigate these array structures.
Total	16	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above
Number of Viewers (Low or High Use Activity)	1.5	Although hardly any residential structures are present, the arrays are located along an existing roadway therefore increasing the chances of passersby to view the structures.
Duration of View	1.5	Minimal long duration of views will occur from the adjacent residential/farmstead structure however, the majority of views will occur from vehicular travel resulting in shorter duration of view times.
Presence of Existing Development	1	There is one (1) residential structure directly in front of the proposed array field and several other residential structures located nearby.
Uniqueness of Landscape Compared to Region	1	Farmland versus mountains and forested areas. This is a fairly typical view for this area rather than a unique one.
Presence of Water	0	None.
Total	11	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	Existing scenic farmland is present.

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 8/5/19	
Viewpoint Number: 3	Preparer: Heather Vaillant	
Viewpoint Location: Sharon		
Viewpoint Description: view looking north from NYS Route 20 Scenic Byway		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input checked="" type="checkbox"/> Leaf On <input type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	1	New form but difficult to discern
Line Contrast	0.5	Very little
Texture Contrast	1	
Color Contrast	1	
Project Scale Contrast/Spatial Dominance	0.5	Difficult to see project in landscape
Broken Horizon Line	1	
Visual Acuity	1	
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	1	Minimal views and may be screened by vegetation during growing season
Total	7	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	
Number of Viewers (Low or High Use Activity)	2	State route
Duration of View	1	Short term views along state route; no residences in vicinity
Presence of Existing Development	2	
Uniqueness of Landscape Compared to Region	0.5	
Presence of Water	0	
Total	11.5	
Part 3 Scenic Quality		
General Scenic Quality of the View	1.5	

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 8/15/19	
Viewpoint Number: 6	Preparer: Heather Vaillant	
Viewpoint Location: Sharon		
Viewpoint Description: view looking north from Beech Road		
Landscape Similarity Zone: Agricultural/Open		
Viewer Type (check all that apply): <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2	New form
Line Contrast	1	
Texture Contrast	2	
Color Contrast	2	
Project Scale Contrast/Spatial Dominance	2	Co-dominant
Broken Horizon Line	1	
Visual Acuity	1	
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	1	Existing screening
Total	12	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	0	
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	0	
Number of Viewers (Low or High Use Activity)	1	Rural road
Duration of View	1	Short term views from road; long-term views from residence
Presence of Existing Development	1	No development in view; residence adjacent to viewpoint and residence and farm across the street
Uniqueness of Landscape Compared to Region	1	Typical view for this area
Presence of Water	0	
Total	4	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 8/5/19	
Viewpoint Number: 10a	Preparer: Heather Vaillant	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	2.5	New form in landscape
Line Contrast	1.5	
Texture Contrast	2.5	
Color Contrast	2	
Project Scale Contrast/Spatial Dominance	2.5	Co-dominant with surroundings
Broken Horizon Line	1	
Visual Acuity	2	
Amount of Project Clearing Seen	0.5	Minimal clearing
Screening/Mitigation Needed	2.5	No existing screening; clear unobstructed view
Total	17	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above.
Number of Viewers (Low or High Use Activity)	1	Rural road, adjacent residence
Duration of View	2	Short duration from road, but long duration from residence
Presence of Existing Development	2	One existing residence
Uniqueness of Landscape Compared to Region	1	Typical scenery of the area
Presence of Water	0	
Total	12	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	0

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong



TRC Visual Impact Rating Form

Project: East Point Energy Center	Date: 8/15/19	
Viewpoint Number: 12	Preparer: Heather Vaillant	
Viewpoint Location: Sharon		
Viewpoint Description: view from Gilberts Corners Road, a locally designated scenic road according to Sharon Comprehensive Plan		
Landscape Similarity Zone: Agricultural/Open, Developed Road		
Viewer Type (check all that apply): <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Commuter/Traveler <input checked="" type="checkbox"/> Local Motorist <input type="checkbox"/> Recreational <input type="checkbox"/> Worker		
Seasonal Condition: <input type="checkbox"/> Leaf On <input checked="" type="checkbox"/> Leaf Off		
Visual Rating Element	Rating	Notes
Part 1 Visual Contrast Rating		
Form Contrast	1.5	New form
Line Contrast	1	
Texture Contrast	2	
Color Contrast	2	
Project Scale Contrast/Spatial Dominance	2	Co-dominant
Broken Horizon Line	1	
Visual Acuity	2	
Amount of Project Clearing Seen	0	
Screening/Mitigation Needed	2.5	Open view from roadway
Total	14	
Part 2 Viewpoint Sensitivity Rating		
Within a Visual Resource*	3	Gilberts Corners Road is a locally designated scenic road according to the Sharon Comprehensive Plan
View of Other Visual Resource with Project*	0	
A Listed/Known Scenic Resource of Visual Quality*	3	See above
Number of Viewers (Low or High Use Activity)	1	Local rural road
Duration of View	2	Short duration from road, but long duration from residence
Presence of Existing Development	2	Existing barns and residences in vicinity
Uniqueness of Landscape Compared to Region	1	Typical view for this area
Presence of Water	0	
Total	12	
Part 3 Scenic Quality		
General Scenic Quality of the View	2	

* these visual rating elements are yes or no answers. Therefore, a rating of 0 or 3 should be applied

Rating Scale	
0	None
1	Weak
2	Moderate
3	Strong

ATTACHMENT 6

SHARON SPRINGS HISTORIC DISTRICT SITES LISTING

Table 6-A. NRHP Listed Historic Districts

Resource Name		Town	Distance Zone	LSZ	Expected Visibility
9545.000136	Sharon Springs Historic District	Sharon Springs	2	2, 3	No

Table 6-B. Listed Historic Sites in Sharon Springs Historic District Sourced from NY Cultural Resources Information System (CRIS)

USN	Resource	Address
9545.000005	The American Hotel	192 Main Street
9545.000009	Manor Home	117 Great Western Tpk
9545.000001	Clausen Farms Casino	118 Great Western Tpk
9545.000011	Clausen Farms Main House	118 Great Western Tpk
9545.000012	Clausen Farms Tenant House	119 Great Western Tpk
9545.000013	Norton House	143 Main St
9545.000014	Foursquare Frame House	144 Main St
9545.000014	Imperial Bath Laundry	233 Main St
9545.000015	Ruth's Beauty Shop	145 Main St
9545.000016	Shaul Cottage (Sunnyside)	146 Main St
9545.000017	Klinkhart House	149 Main St
9545.000018	Fritcher House (First Hungarian Hotel)	151 Main St
9545.000019	Village Hall	152 Main St
9545.000002	Florence Cottage	153 Main St
9545.000021	Klinkhart Hall	191 Main St
9545.000022	New Brooklyn House	163 Main St
9545.000023	New Brooklyn House, North	163 Main St
9545.000024	Berman's Little Village	167 Main St
9545.000025	Smith House (Berman's Place)	167 Main St
9545.000026	Chalybeate Spring House (Berman's Place)	167 Main St
9545.000027	Bath House (Berman's Place)	167 Main St
9545.000028	Smith, Empie & Smith Building	168 Main St
9545.000029	Comrie's Hardware Store	204 Main St
9545.000003	Imperial Bath House	223 Main Street
9545.000031	Lower Bath House	233 Main Street
9545.000032	White Sulphur Temple	233 Main St
9545.000033	Inhalation Bath House	233 Main St
9545.000034	Bangs House (Schaefer House)	207 Main St

Table 6-B. Listed Historic Sites in Sharon Springs Historic District Sourced from NY Cultural Resources Information System (CRIS)

USN	Resource	Address
9545.000035	Beethoven's Stone House (Sunnyside)	139 Main St
9545.000036	Ziegelmeier House	142 MAIN ST
9545.000037	Two Story Queen Anne Frame House	147 Main St
9545.000038	Liberty Hotel (Italian American Hotel)	150 Main St
9545.000039	Monticello Cottage	165 Main St
9545.00004	Samson Block	166 Main St
9545.000041	Riddel House	169 Main St
9545.000042	Roseboro Hotel	170 Main St
9545.000043	Two Story Frame House	202 Main St
9545.000044	Selengut Store	227 Main St
9545.000045	Sharon Historical Society Museum Building	228 Main St
9545.000046	Chestnut Street School Building	228 Main St
9545.000047	Parkview Hotel	229 Main St
9545.000048	Hotel Adler	248 Main St
9545.000049	Village Sewage Treatment Plant	249 Main St
9545.00005	Two Story Gable Front Frame House	156a Division St
9545.000051	Mikveh	156b Division St
9545.000052	Bronx House	158 Division St
9545.000053	One And One Half Story Frame House	159 Division St
9545.000054	Two Story Frame House	159 Division St
9545.000055	Two Story Frame House	162 Division St
9545.000056	Two Story Frame House	161 Division St
9545.000057	Two Story Frame House	160 Division St
9545.000058	Two Story Frame House	177 Union St
9545.000059	Meyer's Central Hotel	179 Union St
9545.00006	Hartman's (New Brighton) Hotel	181 Union St
9545.000061	The Green	182 Union St
9545.000062	Wollner House	176 Union St
9545.000063	Two Story Frame House	178 Union St
9545.000064	Stratton House	180 Union St
9545.000065	Two Story Frame House	183 Union St
9545.000066	Two Story Frame House	190 Union St
9545.000067	New Paradise Boardinghouse	173 Washington St
9545.000068	Two Story Frame House	195 Washington St
9545.000069	Trinity Episcopal Church Rectory	193 Washington St
9545.00007	Trinity Episcopal Church	192 Washington St
9545.000071	Button House	191 Washington St
9545.000073	Durlach House (Mayer Estate)	189 Washington St
9545.000074	Korn House (Mayer Estate)	188 Washington St

Table 6-B. Listed Historic Sites in Sharon Springs Historic District Sourced from NY Cultural Resources Information System (CRIS)

USN	Resource	Address
9545.000077	Two Story Frame House	199 Washington St
9545.000078	Two Story Italianate Frame House	198 Washington St
9545.000079	Curry House	187 Washington St
9545.00008	Two Story Frame House	186 Washington St
9545.000082	Salo House	208 South St
9545.000083	Hotel Washington	209 South St
9545.000088	Hotel Columbia	223 South St
9545.000089	Two Story Frame House	222 South St
9545.000092	Homeowner Tax Credit: 129 South Street, Sharon Springs (Schoharie)	129 South Street
9545.000093	White Sulphur Springs Company Office Building	230 Pavilion Ave
9545.000097	One And One Half Story Frame House Frame House	239a Pavilion Ave
9545.00011	Ganz House	224 Center St
9545.000111	Ganz Cottage Court (Gurrell's Bungalows)	224 Center St
9545.000112	Two Story Frame Commercial Building	225 Center St
9545.000113	New York House (Chalfonte Boardinghouse)	225a Center St
9545.000117	Empire Hotel	194 Willow St
9545.000118	Sharon Springs Synagogue	196 Willow St
9545.00012	Harris Hotel (Tony's House)	219 Willow St
9545.000128	Village Garage	164 Main St
9545.000129	Smith House	148 Main St
9545.00013	2 Story 4 Sq Frame House	245 Pavilion Ave

ATTACHMENT 7

OUTREACH CORRESPONDENCE



650 Suffolk St., Suite 200
Lowell, MA 01854

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TRCcompanies.com

June 5, 2019

Sandra L. Manko, Town Supervisor
Town of Sharon
P.O. Box 204
Sharon Springs, NY 13459

Sent via email to: sandra.manko@co.schoharie.ny.us

Subject: Visual Impact Survey Request – East Point Energy Center

Dear Ms. Manko,

This letter serves as an information request concerning the development of a proposed 50 MW solar energy center, the East Point Energy Center, in the town of Sharon, Schoharie County, New York, by East Point Energy Center, LLC (the Applicant), a subsidiary of NextEra Energy Resources, LLC. The Applicant plans to submit an Application to construct a major electric generating facility under Article 10 of the New York Public Service Law (PSL) for the Project. Pursuant to the rules of the New York State Board on Electric Generation Siting and the Environment (Siting Board), applicants proposing to submit an Application under Article 10 of the PSL must submit a Public Involvement Program (PIP) plan and solicit input to inform the development and review process.

Specifically, this letter request is in regards to the requirements of Sections 1001.20 b and 1001.24 b(4) of the PSL concerning Exhibit 20 (Cultural Resources) and Exhibit 24 (Visual Impacts) of the Application. As required for Exhibit 24, a Visual Impact Assessment (VIA) shall be provided to the Siting Board to determine the extent and assess the significance of facility visibility. The VIA will, in part, identify sensitive resource areas susceptible to visual changes from the proposed Project and present photographic simulations of the proposed Project's facilities in relation to selected viewpoints. The VIA also supports requirements for Exhibit 20, which takes into account sites or structures listed in or eligible for listing in the National or State Register of Historic Places (NRHP/SRHP).

Enclosed with this letter is a progress report on the VIA. It provides an overview of the work that has been done to date on the VIA including the status of visualization studies, site visits, preliminary analyses, and background information on the VIA process.

In compliance with Article 10 regulations, we are herein requesting your input as part of the Applicant's consultations with local historic preservation groups, Town of Sharon planning representatives, and State agencies, in its selection of important or representative viewpoints that may be subject to Project visibility.

Preliminary visual analyses and site investigations are in progress. The purpose of this letter and the enclosed Progress Report is to:

- Provide the reader with the extent and findings of visibility studies thus far, and

- Request the timely input from Town of Sharon planning representatives, local historic preservation groups, and other agencies in identifying any additional sensitive visual resources important to the community within the Project Study Area over what is provided herein, and/or,
- Provide opportunity for the Town of Sharon to suggest additional, representative, and reasonable candidate locations for photo-simulations (before and after depictions of Project) in areas of their concern. It should be noted this request is confined to areas with public access.

Please review the inventory of visual resources in Table 1 of the Progress Report for completeness.

Please also review the candidate simulation viewpoints listed in Table 2 and shown in Figure 1 and 3 in Attachment 2 of the enclosed Progress Report.

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Any comments or feedback you may have are **requested by June 20, 2019** and should be sent to the following:

- Via email to:
 - Judy Bartos: JBartos@trccompanies.com
 - William Boer: William.Boer@nexteraenergy.com

Thank you for your attention to this request. We appreciate your input and assistance identifying significant sensitive visual areas.

Best regards,



Judy Bartos, Visualization Specialist
TRC Companies, Inc.

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OSTERMAN
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Associate
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June 19, 2019

VIA EMAIL

Judy Bartos
TRC Companies Inc.
650 Suffolk Street
Lowell, MA 01854
JBartos@trccompanies.com

William Boer
NextEra Energy Resources
William.Boer@nexteraenergy.com

RE: CONFIDENTIAL -- Visual Impact Survey Request – East Point Energy Center –
Response to TRC

Dear Ms. Bartos and Mr. Boer:

This firm, along with Barton & Loguidice, D.P.C., represents the Town of Sharon (the “Town”) with regard to the above-referenced matter. The Town has received the letter from TRC dated June 5, 2019 containing a visual progress report and requesting information relative to the Visual Impact Assessment (“VIA”) that will be undertaken by East Point Energy Center, LLC (the “Applicant”) as part of its Application under Article 10 of the New York Public Service Law to construct a 50 MW solar energy project in the Town of Sharon (the “Project”). The Town appreciates the opportunity to provide input for the VIA and wishes to provide the following comments.

Proposed Panel Placement

Upon review of the progress report and preliminary site plan provided with TRC’s letter, the Town would like to express its concerns regarding the proximity of the panels as currently proposed to residences in the vicinity. Particularly with respect to proposed panel Areas 4 and 5, these areas are extremely close to the homes on Beech Road and Route 20, some which will be surrounded by solar panels if the Applicant were to proceed with the site plan as currently proposed. The Town would therefore like to suggest that the Applicant consider placing the panels farther away from these populated areas so as to avoid such a drastic impact to local residents.

Public Roadways

As noted in Table 1 of the TRC letter, the Town of Sharon Comprehensive Plan (the “Sharon Comprehensive Plan”) identifies the following roads within the Town that are considered scenic by the community and should be included in the list of visual resources for the VIA:

1. Route 20
2. Route 10 South
3. Chestnut Street
4. Center Valley Road
5. Engleville Road
6. Hanson Crossing Road
7. Kilts Road
8. Gilberts Corner Road
9. Argusville Road
10. Lynk Road
11. Beechwood Road
12. Goodrich Road
13. Green Road

Moreover, Table 1 lists “Local Excursion from Scenic Byway 20,” but it is not clear what encompasses this resource. As discussed in the Sharon Comprehensive Plan, this resource should include those roads within five miles of the Project Area that are part of the Primary Route 20 Byway Corridor (“The Historic Cherry Valley Turnpike (County Route 54), all public right of ways along Route 20...”) as well as excursion routes along Route 10 and Route 145 (see Appendix E, Sharon Comprehensive Plan (March 2012)).

Finally, any public roadways that would be traversed to access the Village of Sharon Springs Historic District and the future spa project should be included as photo-simulation candidate locations. The Town and the Village of Sharon Springs anticipate that the spa and other historic preservation projects will bring in over 50,000 visitors per year, in addition to the 20,000+ visitors that come to the area for seasonal events, and therefore want to ensure that the scenic viewshed from the roadways to these destinations will not be greatly impacted for tourism purposes.

Other Public Areas of Local Importance

Table 1 identifies Sharon Springs Historic District as a visual resource including 120 properties. The Sharon Comprehensive Plan lists some of these historic properties, including “the Sulphur Temple, Chalybeate Temple, Magnesia Temple, Lower Bath House, Imperial Baths, Adler Hotel, Stone House, Pavilion Cottage, several churches, American Hotel, Klinkhart Hotel, and . . . the [b]uildings at Clausen Farm” (Appendix E, Sharon Comprehensive Plan (March 2012)). These historic properties should be considered visually sensitive resources. In particular, the American Hotel is listed on the National Register of Historic Places and therefore should be included on the visual resources inventory as its own resource. The Town also encourages the Applicant to review the regional inventory of historic resources conducted in 2004, which is part of the Sharon Comprehensive Plan as Appendix F. This inventory provides historic detail on 362 parcels in the Town of Sharon and identifies potentially eligible buildings and historic districts that should be

assessed for visual impacts. In particular, the Sharon Battleground located near 916 Highway Route 20 (south side of Route 20) and the Camp of Cedar Swamp located near 867 Highway Route 20 are both marked historic sites of importance to the community.

Finally, the Sharon Springs Central School (514 Highway Route 20) and the local Sharon Airport (near 951 Highway Route 20) should be considered for photo-simulation candidate locations.

Impacted Property Owners

With the understanding that the Applicant has asked for input regarding areas of public access, the Applicant should also consider the visual impacts that the Project will have on private properties located within the vicinity of the Project when contemplating panel placement and visual impacts therefrom. Listed below are such property owners who live in close proximity (within one-half mile) of the Project and would therefore be most visually impacted. A few of the properties are also considered historic sites, as noted in parenthesis below.

1. Mary Jane Bianchine, 1264 Highway Route 20 (historic – built 1780-1782)
2. High Hill Farm, 1248 Highway Route 20 (historic - built late-1800s)
3. Conchita Morin, 1189 Highway Route 20 (historic - built 1930s)
4. Michael Maiorana, 1203 Highway Route 20
5. Charles & Marie Wohr, 1218 Highway Route 20
6. Gordon Sevene & Lisa Cardilli, 1227 Highway Route 20 (historic - built 1930s)
7. Thomas All, 1259 Highway Route 20
8. John & Melissa Olsen, 594 Beech Road
9. Art & Helen Fitzpatrick, 559 Beech Road
10. Richard & Lorraine Kowalski, 564 Beech Road (historic – built 1800s)
11. Ben Autio, 576 Beech Road
12. Timothy Beuth, 608 Beech Road
13. Anthony Bianchine, 628 Beech Road
14. Robert & Bonnie Tyler, Gilbert's Corners Road (historic- built 1850s)
15. Harry Tomlinson, 242 Empie Road
16. Susan Lighthall and Thomas Acompora, 1271 Highway Route 20 (historic – built 1850s)
17. Karen Wilsey, 1274 Highway Route 20 (historic built late-1800s)
18. Carl & Helen Roberts, 1288 Highway Route 20 (historic – built 1850s)
19. Audrey Waltemyer, 1071 Highway Route 20 (historic – built 1775-1800)
20. Kathleen Cooper, 1118 Highway Route 20 (historic – built 1929)
21. Jacob Bartlett, 476 Gilberts Corners Road
22. William Vetter, 529 Gilberts Corners Road (historic – built early 1850s)

The Town is particularly concerned with the visual impacts on property numbers 1, 5, and 14 given how close the panels are proposed to those sites, as well as the properties located on Beech Road and Scenic Route 20, since many of these residences will have a direct, expansive, and unobstructed view of the panels proposed to be located in Areas 4 and 5.

Ms. Bartos
Mr. Boer
June 19, 2019

CONFIDENTIAL

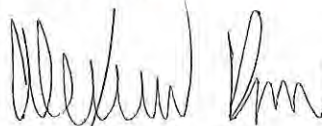
Please note that the comments and lists of sites provided above are not intended to be exhaustive, and the Town reserves the right to provide further comments and identify additional sites of local concern.

Please contact us with any questions.

Sincerely,



Terresa Bakner



Alexandra Dobles

Cc: Sandra Manko, Town Supervisor, Town of Sharon
Stephen LeFevre, Barton & Loguidice D.P.C.
Shane Nickle, Schoharie County Office of Community Development Services



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June 5, 2019

Andrew Davis
NYS Department of Public Service
#3 Empire State Plaza
Albany, NY 12223

Sent via email to: Andrew.davis@dps.ny.gov

Subject: Visual Impact Survey Request – East Point Energy Center

Dear Mr. Davis,

This letter serves as an information request concerning the development of a proposed 50 MW solar energy center, the East Point Energy Center, in the town of Sharon, Schoharie County, New York, by East Point Energy Center, LLC (the Applicant), a subsidiary of NextEra Energy Resources, LLC. The Applicant plans to submit an Application to construct a major electric generating facility under Article 10 of the New York Public Service Law (PSL) for the Project. Pursuant to the rules of the New York State Board on Electric Generation Siting and the Environment (Siting Board), applicants proposing to submit an Application under Article 10 of the PSL must submit a Public Involvement Program (PIP) plan and solicit input to inform the development and review process.

Specifically, this letter request is in regards to the requirements of Sections 1001.20 b and 1001.24 b(4) of the PSL concerning Exhibit 20 (Cultural Resources) and Exhibit 24 (Visual Impacts) of the Application. As required for Exhibit 24, a Visual Impact Assessment (VIA) shall be provided to the Siting Board to determine the extent and assess the significance of facility visibility. The VIA will, in part, identify sensitive resource areas susceptible to visual changes from the proposed Project and present photographic simulations of the proposed Project's facilities in relation to selected viewpoints. The VIA also supports requirements for Exhibit 20, which takes into account sites or structures listed in or eligible for listing in the National or State Register of Historic Places (NRHP/SRHP).

Enclosed with this letter is a progress report on the VIA. It provides an overview of the work that has been done to date on the VIA including the status of visualization studies, site visits, preliminary analyses, and background information on the VIA process.

In compliance with Article 10 regulations, we are herein requesting your input as part of the Applicant's consultations with local historic preservation groups, Town of Sharon planning representatives, and State agencies, in its selection of important or representative viewpoints that may be subject to Project visibility.

Preliminary visual analyses and site investigations are in progress. The purpose of this letter and the enclosed Progress Report is to:

- Provide the reader with the extent and findings of visibility studies thus far, and

- Request the timely input from Town of Sharon planning representatives, local historic preservation groups, and other agencies in identifying any additional sensitive visual resources important to the community within the Project Study Area over what is provided herein, and/or,
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Please review the inventory of visual resources in Table 1 of the Progress Report for completeness.

Please also review the candidate simulation viewpoints listed in Table 2 and shown in Figure 1 and 3 in Attachment 2 of the enclosed Progress Report.

If you feel that the identified visual resources and candidate viewpoints provide an adequate representation of the Project for the purposes of preparing the VIA, no further action on your part is necessary. However, if there are other public locations of concern, currently not depicted, where you would like to suggest that additional representative photos be taken, or if there are any additional visual resources that are important to note, please provide your comments or feedback, with an explanation of why you feel that location/viewpoint should be included.

Any comments or feedback you may have are **requested by June 20, 2019** and should be sent to the following:

- Via email to:
 - Judy Bartos: JBartos@trccompanies.com
 - William Boer: William.Boer@nexteraenergy.com

Thank you for your attention to this request. We appreciate your input and assistance identifying significant sensitive visual areas.

Best regards,



Judy Bartos, Visualization Specialist
TRC Companies, Inc.

DPS Staff Review

Case 17-F-0599 East Point Energy: Visual Impact Survey Request

June 20, 2019

DPS staff provides the following comments regarding the June 5, 2019 request by East Point Energy Center for agency input for selection of representative viewpoints for development of Application Exhibit 24.

- Distance zone indications at Table 1 appear to be based on all site parcels, not proposed facilities (PV Arrays) locations. DPS advises that distances should be in relation to visible elements of the facility.
- The report does not indicate whether an Historic Architectural Analysis or additional potentially eligible historic resources have been considered. Final Viewpoint selection should include input from Exhibit 20 Field Review of Historic Resources within the Study Area.
- “Scenic Roads listed in Sharon Comp Plan” (Table 1 and Figure 1 Overview Map) are not identified by road name on maps or in narrative. Table 1 reports “Expected Visibility,” but mapping is not definitive. Additional information regarding consideration of the Sharon Comp Plan is provided below.
- The viewpoints recommended in the memo do not include any potential background views (over 2 miles); and other than viewpoint 10 (representing the Forested LSZ) all identified locations are included in both the “Agricultural/Open Land” LSZ and the “Developed” LSZ. DPS suggests development of some distinctive criteria between the two LSZs.

LSZ	Foreground (0 - 0.5miles)	Middleground (.5 – 2.0 miles)	Background (2.0 – 5.0 miles)
Agriculture / Open Land	1,2,3,10, 11, 12,17	4	No Views
Forested	10	4	No Views
Developed	1,2,3,10, 11, 12,17	4	No Views

- Furthermore, there is only one middleground distance zone viewpoint (VP 4) indicated. The predicted viewshed map provided indicates that there may be several limited areas of visibility in middleground (0.5 to 2.0 miles) and background (2.0 – 5.0 miles) distance zones. The precise geographic locations of those areas are, however, not readily discernable from the report, since the base mapping used in the viewshed figures provided is of poor print quality, and local roads are difficult to discern and not consistently labelled with road names. DPS suggests that additional review of locations of potential/predicted facility visibility be further reviewed for additional potential visual receptors. DPS also recommends that electronic copies and GIS shape files of resources and facilities configuration, etc., be provided to allow for additional review.
- There are two recreational locations that are not listed that may have potential views of the Project. The first is Pangaea Puddle which is a competition waterski and soccer facility. (<https://www.pangaeapuddle.com/index.php>) The other area is Camp Joharie which appears to have an expanse of recreational areas. (<https://campjoharie.net/>)

The following information is from the Town of Sharon Comprehensive Plan

<https://www4.schohariecounty-ny.gov/government/town-of-sharon/compplan/>

- *“Visual and Historic Resources: Many of the aesthetic qualities important to the residents of the Town of Sharon are represented by historical buildings, scenic views, and unique geology throughout the Town. Identified in the community survey specific locations include Bowmaker Pond, The Beekman Mansion, Helderburg Escarpment, and **views from Route 20**, Beechwood Road, Engleville Road, Lynk Road. However, the rural landscape itself with open space and operating farms is very much as important as any specific location.”* (Sharon Comprehensive Plan pages 7-12 <https://www4.schohariecounty-ny.gov/PdfFiles/TSHA/compPlan/SharonCompPlanPages7-12.pdf>)
 - Since views from Route 20 (Scenic Byway) are considered an important aesthetic resource, DPS recommends that a sequential set of photo simulations should be created to represent the serial views that travelers along this Scenic Byway would experience. The simulations should start from as far away as the panels can be seen from Route 20, to the immediate vicinity where the panels are adjacent to the byway.

- Appendix E. Detailed Inventory of Unique and Critical Resources

<https://www4.schohariecounty-ny.gov/PdfFiles/TSHA/compPlan/AppendixEFinaldoc.pdf>

“Scenic Areas:

*Residents have identified several scenic areas in the Town of Sharon. These have been identified by the survey included as part of this Comprehensive Plan, a previous planning effort in the Town (SHARE-IT, an acronym for “Saving Historic Assets Renewing Economies by Introducing Tourism”), and through efforts by the Sharon Springs Chamber of Commerce. **The public has identified the following roads as being scenic:** Route 20, Route 10, Chestnut Street, Center Valley Road, Engleville Road, Hanson Crossing Road, Kilts Road, Gilberts Corners Road, Argusville Road, Lynk Road, Beechwood Road, Goodrich Road, Green Road.*

Route 20 Scenic Byway:

Route 20 has been designated a New York State Scenic Byway. This 123-mile corridor is part of the NYS Department of Transportation approved byway program. The Byway is recognized by New York State, Schoharie County, and the Town as a significant economic development tool. Maintaining the integrity and landscape of the corridor area is seen as an important resource to foster the revitalization of Sharon as a tourist destination. Further, the role of community character has been identified as a critical resource to the community as part of this Plan, the Scenic Byway Strategy, and the SHARE-IT economic development strategy developed for the Town of Sharon.

The 2004 Byway Strategy identifies the primary corridor as Route 20 and its various intersections from Onondaga County to Schenectady County. The entire length of Route 20 as it APPENDIX E MARCH 2012 20 passes through the Town of Sharon is included in the Byway. The Primary Route 20 Byway Corridor also includes The Historic Cherry Valley Turnpike (County Route 54), all public right of ways along Route 20, and the adjoining park lands, pedestrian and bike trails and open

spaces, including lakes and wetlands along Route 20. Two excursions to the Route 20 Byway are also located in the Town of Sharon along Route 10 and Route 145. The excursion routes are not officially part of the Byway.”

- DPS notes that “Locally designated scenic roads” are mentioned in the report, but the road names are not specified. DPS recommends pinpointing which locally designated scenic roads will be impacted by the Project.

The following information links are from NYSDOT

Route 20 Scenic Byway Information:

<https://www.dot.ny.gov/display/programs/scenic-byways/route-20>

Route 20 – The Road across America

<http://www.nyroute20.com/>



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June 5, 2019

Kristy Primeau
NYS DEC - Region 4 Office
Division of Environmental Permits
1130 North Westcott Road
Schenectady, NY 12306

Sent via email to: kristy.primeau@dec.ny.gov

Subject: Visual Impact Survey Request – East Point Energy Center

Dear Ms. Primeau,

This letter serves as an information request concerning the development of a proposed 50 MW solar energy center, the East Point Energy Center, in the town of Sharon, Schoharie County, New York, by East Point Energy Center, LLC (the Applicant), a subsidiary of NextEra Energy Resources, LLC. The Applicant plans to submit an Application to construct a major electric generating facility under Article 10 of the New York Public Service Law (PSL) for the Project. Pursuant to the rules of the New York State Board on Electric Generation Siting and the Environment (Siting Board), applicants proposing to submit an Application under Article 10 of the PSL must submit a Public Involvement Program (PIP) plan and solicit input to inform the development and review process.

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Any comments or feedback you may have are **requested by June 20, 2019** and should be sent to the following:

- Via email to:
 - Judy Bartos: JBartos@trccompanies.com
 - William Boer: William.Boer@nexteraenergy.com

Thank you for your attention to this request. We appreciate your input and assistance identifying significant sensitive visual areas.

Best regards,



Judy Bartos, Visualization Specialist
TRC Companies, Inc.



650 Suffolk St., Suite 200
Lowell, MA 01854

T 978.970.5600
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June 5, 2019

Erin Czernecki
New York State Division for Historic Preservation
Peebles Island Resource Center
One Delaware Ave North
Cohoes, NY 12047

Sent via email to: cris.web@parks.ny.gov

Subject: Visual Impact Survey Request – East Point Energy Center

Dear Ms. Czernecki,

This letter serves as an information request concerning the development of a proposed 50 MW solar energy center, the East Point Energy Center, in the town of Sharon, Schoharie County, New York, by East Point Energy Center, LLC (the Applicant), a subsidiary of NextEra Energy Resources, LLC. The Applicant plans to submit an Application to construct a major electric generating facility under Article 10 of the New York Public Service Law (PSL) for the Project. Pursuant to the rules of the New York State Board on Electric Generation Siting and the Environment (Siting Board), applicants proposing to submit an Application under Article 10 of the PSL must submit a Public Involvement Program (PIP) plan and solicit input to inform the development and review process.

Specifically, this letter request is in regards to the requirements of Sections 1001.20 b and 1001.24 b(4) of the PSL concerning Exhibit 20 (Cultural Resources) and Exhibit 24 (Visual Impacts) of the Application. As required for Exhibit 24, a Visual Impact Assessment (VIA) shall be provided to the Siting Board to determine the extent and assess the significance of facility visibility. The VIA will, in part, identify sensitive resource areas susceptible to visual changes from the proposed Project and present photographic simulations of the proposed Project's facilities in relation to selected viewpoints. The VIA also supports requirements for Exhibit 20, which takes into account sites or structures listed in or eligible for listing in the National or State Register of Historic Places (NRHP/SRHP).

Enclosed with this letter is a progress report on the VIA. It provides an overview of the work that has been done to date on the VIA including the status of visualization studies, site visits, preliminary analyses, and background information on the VIA process.

In compliance with Article 10 regulations, we are herein requesting your input as part of the Applicant's consultations with local historic preservation groups, Town of Sharon planning representatives, and State agencies, in its selection of important or representative viewpoints that may be subject to Project visibility.

Preliminary visual analyses and site investigations are in progress. The purpose of this letter and the enclosed Progress Report is to:

- Provide the reader with the extent and findings of visibility studies thus far, and

- Request the timely input from Town of Sharon planning representatives, local historic preservation groups, and other agencies in identifying any additional sensitive visual resources important to the community within the Project Study Area over what is provided herein, and/or,
- Provide opportunity for the Town of Sharon to suggest additional, representative, and reasonable candidate locations for photo-simulations (before and after depictions of Project) in areas of their concern. It should be noted this request is confined to areas with public access.

Please review the inventory of visual resources in Table 1 of the Progress Report for completeness.

Please also review the candidate simulation viewpoints listed in Table 2 and shown in Figure 1 and 3 in Attachment 2 of the enclosed Progress Report.

If you feel that the identified visual resources and candidate viewpoints provide an adequate representation of the Project for the purposes of preparing the VIA, no further action on your part is necessary. However, if there are other public locations of concern, currently not depicted, where you would like to suggest that additional representative photos be taken, or if there are any additional visual resources that are important to note, please provide your comments or feedback, with an explanation of why you feel that location/viewpoint should be included.

Any comments or feedback you may have are **requested by June 20, 2019** and should be sent to the following:

- Via email to:
 - Judy Bartos: JBartos@trccompanies.com
 - William Boer: William.Boer@nexteraenergy.com

Thank you for your attention to this request. We appreciate your input and assistance identifying significant sensitive visual areas.

Best regards,



Judy Bartos, Visualization Specialist
TRC Companies, Inc.



650 Suffolk St., Suite 200
Lowell, MA 01854

T 978.970.5600
TRCcompanies.com

June 5, 2019

Lori Nolfo, President
Sharon Historical Society
P.O. Box 267
Sharon Springs, NY 13459

Sent via email to: lorinolfo@gmail.com

Subject: Visual Impact Survey Request – East Point Energy Center

Dear Ms. Nolfo,

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Judy Bartos, Visualization Specialist
TRC Companies, Inc.