

Revised Cultural Resources Mitigation Plan

Cassadaga Wind Project

Towns of Charlotte, Cherry Creek, Arkwright, and Stockton

Chautauqua County, New York

NYSOPRHP Project Review Number 15PR02730

Prepared for:



EverPower Wind Holdings, Inc.

1251 Waterfront Place, 3rd Floor

Pittsburgh, PA 15222

www.everpower.com

Prepared by:



Environmental Design & Research,

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

217 Montgomery Street, Suite 1000

Syracuse, New York 13202

www.edrdpc.com

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MANAGEMENT SUMMARY

SHPO Project Review Number: 15PR02730

Involved State and Federal Agencies: New York State Department of Public Service (DPS), New York State Department of Environmental Conservation (NYSDEC), New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), (Article 10 of the Public Service Law)
NYSOPRHP (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law)

Phase of Survey: Cultural Resources Mitigation Plan

Location Information: Towns of Charlotte, Cherry Creek, Arkwright, and Stockton
Chautauqua County

Report Authors: Susan Lawson

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1.0 INTRODUCTION

1.1 Summary of Cultural Resources Mitigation Plan

On behalf of Cassadaga Wind, LLC (the Applicant), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) prepared a Cultural Resources Mitigation Plan for the proposed Cassadaga Wind Project (or the Facility), located in the Towns of Charlotte, Cherry Creek, Arkwright, and Stockton, Chautauqua County, New York.

The purpose of this Cultural Resources Mitigation Plan is to memorialize consultation undertaken by the Applicant regarding the Facility's potential effect on historic properties, and to propose potential mitigation projects that would be implemented as part of the Facility to offset potential adverse impacts. 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 Project 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.

1.2 NYSOPRHP Consultation

EDR previously prepared a draft *Cultural Resources Mitigation Plan* for the Cassadaga Wind Project which proposed amounts of offset funding and potential mitigation projects (EDR, 2017). The draft plan included the proposal that mitigation funding for the Cassadaga Wind Project be fixed in the amount of \$2,000 per wind turbine, for a total of \$108,000, to include the following projects:

- Town of Charlotte: The Valley Historical Society (located in the Village of Sinclairville) receive up to \$30,000 to fund the stabilization of their museum building foundation, replacement of the roof, painting of the rear wing, and assist with funding of the Sinclairville History Fair for at least one year.
- The Amish Trail receive up to \$40,000 to fund the construction of two informational kiosks along the Amish Trail within the Town of Cherry Creek.

It was anticipated that the remaining available funds would be used to fund local history curriculum development in local school districts, and that the Applicant would also continue to engage with the Towns located within the Facility area to discuss the feasibility of additional mitigation projects such as cemetery stabilization.

In review correspondence dated May 9, 2017 (Bonafide, 2017; Appendix A), NYSOPRHP provided the following comments suggestions:

- The amount of mitigation funding is appropriate for the scope of the undertaking.
- The proposed restoration funding for the Valley Historical Society Museum is an acceptable mitigation project.
- It was suggested that EDR identify the cemetery/cemeteries that would benefit from offset funding for restoration and stabilization.
- It was requested that a more detailed proposal for a school curriculum, including scope of work, be provided to determine if this is a suitable mitigation project.
- NYSOPRHP indicated that the proposed interpretive kiosks for the Amish Trail were not an appropriate mitigation project, and it was suggested funding be redirected from heritage-based economic development to historic preservation activities.
- All work performed as part of approved mitigation projects should follow the guidance of the National Park Service Technical Preservation Briefs, Secretary of the Interior's Standards for Rehabilitation, and be completed by construction professionals with appropriate historic rehabilitation experience.

This revised Cultural Resources Mitigation Plan serves as a response to the May 9, 2017 NYSOPRHP correspondence by incorporating its suggestions and including additional information.

1.3 Revised Facility Layout

Subsequent to the submission of the preliminary cultural resources mitigation plan to NYSOPRHP, the Facility layout was revised such that the maximum number of wind turbines to be constructed was reduced from 54 to 42. Therefore, the total amount of cultural resources offset funding will be reduced from \$108,000 to \$84,000, based on the \$2,000-per turbine amount approved by NYSOPRHP in its May 9, 2017 correspondence. Further discussion of offset funding is found in Section 2.4.

2.0 CULTURAL RESOURCES MITIGATION

2.1 Mitigation of Visual Impacts to Historic Properties

For previous wind energy projects in New York, the NYSOPRHP has approved mitigation plans for impacts to historic properties consisting of “offset” projects that provide benefits to the overall community’s cultural resources and/or historic properties and/or the public’s appreciation of historic resources. The purpose of these offset mitigation projects is to offset potential visual impacts to historic properties resulting from the introduction of wind turbines and related components into their visual setting.

Mitigation projects that have been proposed for other wind energy projects in New York State have included activities such as additional historic resources surveys, National Register of Historic Place (NRHP) nominations, monetary contributions to historic property restoration causes, development of heritage tourism promotional materials, development of educational materials and lesson plans, and development of public history materials, such as roadside markers.

2.2 Outreach to Stakeholders

As part of the Article 10 review process, the Applicant consulted with local stakeholders to determine the most appropriate and realistic projects to undertake within the Towns of Charlotte and Cherry Creek¹. Stakeholder outreach was conducted via email and telephone with representative organizations with an interest in, or direct involvement in, the promotion of history in the towns where wind turbines will be located. The stakeholders contacted included:

- Town of Cherry Creek²
- Cherry Creek Cemetery Commission
- Cherry Creek Town Library
- Friends of the South Dayton Depot
- Valley Historical Society
- Pine Valley Central School District
- Cassadaga Valley Central School District
- Cassadaga Cemetery Association

As of February 15, 2018, two of these stakeholders had provided responses: Larry Barmore, President of the Valley Historical Society; and Sharon Howe Sweeting, who serves as Cherry Creek Town Librarian and Historian, as well as Cherry Creek Central Cemetery Commissioner, and member of the Zoning Board. No responses were received from the school districts, Friends of the South Dayton Depot, or the Cassadaga Cemetery Association.

¹ The majority of Facility infrastructure is located in these two towns (the Town of Arkwright will host one wind turbine, the Town of Stockton does not have any), and therefore, it is believed cultural resources mitigation efforts should be focused there.

² It is worth noting that since the time the historic resources survey and subsequent correspondence with NYSOPRHP was conducted, the Village of Cherry Creek voted to dissolve its government. Therefore, all resources and projects discussed are identified as being located in the Town of Cherry Creek, though some are located within the former limits of the village.

2.3 Potential Mitigation Projects

The following cultural resources mitigation projects were identified based on responses received from two stakeholders, the Valley Historical Society in the Village of Sinclairville (Town of Charlotte) and the Town of Cherry Creek historian. Stakeholders are aware that all projects would need to be conducted in accordance with the Secretary of the Interior's Standards for Historic Preservation, as applicable.

2.3.1 *Town of Charlotte*

2.3.1.1 *Valley Historical Society*

The NRHP-eligible Valley Historical Society Museum (USN 01356.000033) occupies a two-story former commercial building located at 36 Main Street in the Village of Sinclairville, Town of Charlotte (see Inset 1). It was constructed circa 1845 and is the oldest surviving commercial brick structure in Chautauqua County (Barmore, 2017). The Valley Historical Society (VHS) is a not-for-profit organization formed in 1977 and the official historical association for the Cassadaga Valley. The VHS has owned the building since 1978, and during that time the has invested more than \$40,000 in various building repairs and restoration projects in order to preserve their historic collections. In addition to maintaining a museum and educating the public on local history, VHS has also co-sponsored the Sinclairville History Fair since 1999.



Inset 1. Valley Historical Society Museum, 36 Main Street, Village of Sinclairville, NY (Photo credit: EDR, 2015).

Correspondence with Larry Barmore, President of the Valley Historical Society, resulted in the identification of five potential cultural resources mitigation projects, which are listed below in priority order (per his specification):

- **Foundation Repair for the Valley Historical Society Museum:** The north and west stone foundation walls of the museum building are exhibiting signs of displacement (see Inset 2). The Valley Historical Society previously repaired the east foundation wall but did not have the funds to repair the north and west walls at that time.



Inset 2. Bowing interior face of west foundation wall. (Photo credit: Barmore, 2018)

- **New Front Doors and Door Sill Repair for the Valley Historical Society Museum:** The VHS replaced the front windows three years ago with insulated, vinyl-clad replicas of the original windows. At that time, they did not have sufficient funds to replace the doors as well. The wood doors are estimated to be at least one hundred years old, if not potentially the original doors. The current doors exhibit signs of deterioration including rotting and cracking (see Inset 3). New front doors will be custom designed to match the existing pair. In addition, the masonry sill beneath the doors has shifted (see Inset 4). A repaired sill will provide an appropriate fit to the new doors and improve safety at the building's entrance.



Inset 3. Detail of museum entrance doors. (Photo credit: Barmore, 2018)



Inset 4. Detail of museum entrance door sill. (Photo credit: Barmore, 2018)

- **Funding for the 20th Annual Sinclairville History Fair:** The Valley Historical Society largely relies on donations to fund their annual history fair which is well attended by the community and marketed as a day of fun and learning for all ages. It has become increasingly difficult to fund the fair as local businesses close and personal giving decreases. The fair hosts local history discussions, provides historical demonstrations, and offers museum exhibits. Events include a classic car and tractor display, a log cutting contest, and a display of WWI artifacts among other activities as shown below (see Insets 5 and 6).



Inset 5. Artist Lecture at the 2017 Sinclairville History Fair. (Photo credit: Barmore, 2017)



Inset 6. Horse-drawn carriage rides at the 2017 Sinclairville History Fair. (Photo credit: Barmore, 2017)

- **New Gutters for the Valley Historical Society Museum:** Because gutters on the west elevation are missing, exterior water infiltration at the west foundation wall has caused damage. Rainwater is washing over the stones and causing their displacement. For the foundation repairs to be successful, roof water needs to be directed away from the building. New gutters and downspouts are required at the west elevation roofline.
- **New Paint for the Carriage House at the Valley Historical Society Museum:** The exterior paint of the rear Carriage House addition is in poor condition (see Inset 7). Water can directly encounter bare wood and damage the board and batten siding. New paint is required to ensure longevity of the building envelope.



Inset 7. South Elevation, Carriage House. (Photo credit: Barmore, 2018)

2.3.2 **Town of Cherry Creek**

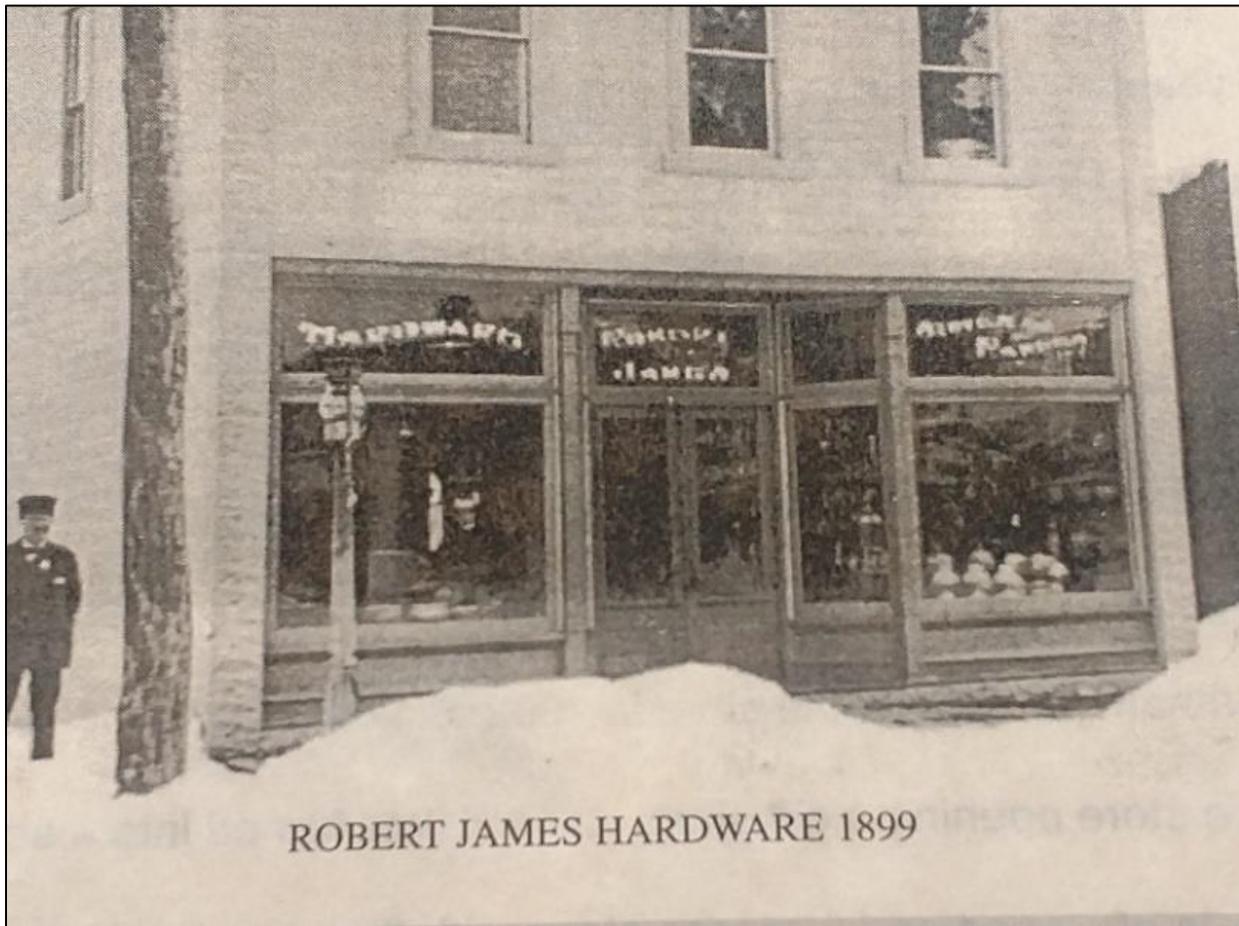
2.3.2.1 *Cherry Creek Town Library*

The Cherry Creek Town Library (USN 01351.000033) also known as the Robert James Hardware building, circa 1899) is located at 6778 Main Street (see Inset 8). The building served as a hardware store until the owners retired in 2007 when it was purchased by a local businessman. The first floor is currently rented to the Cherry Creek Town Library, which is operated by the town and supervised by a professional librarian. The library hosts weekend children's programming, serves as a meeting space for community organizations, and has many book titles related to the local Amish community.

Correspondence with Sharon Howe Sweeting, who serves as Cherry Creek Town Librarian and Historian, as well as Cherry Creek Central Cemetery Commissioner, and member of the Town of Cherry Creek Zoning Board, resulted in the identification of two potential cultural resources mitigation projects for the Town of Cherry Creek Library:

- **Exterior Door Replacement and Associated Storefront Repairs, Cherry Creek Town Library:**

The Town wishes to remove the existing modern entrance door and replace it with a custom replica of the original historic wood doors and frame as depicted in early photographs (see Inset 8). Additional deficiencies in the adjacent storefront paint and trim would be repaired at this time (see Inset 9).



**Inset 8. Robert James Hardware building (now the Cherry Creek Town Library) circa 1899
(Photo Credit: Sweeting, 2018).**



Inset 9. Photograph of existing entrance door and deteriorated storefront trim.
(Photo Credit: Sweeting, 2018)

- **Interior Light Fixture Replacement, Cherry Creek Town Library:** Although first floor library space retains its original tin ceiling, the primary lighting is provided by eight, eight-foot long fluorescent lighting fixtures, that have been in place since the library was opened in this location (see Inset 10). In addition, one of the fixtures has an inoperable ballast, and another was removed following a small electrical fire at the ceiling level. For improved safety and function, the town would like to replace the fixtures, as they are insufficient for current lighting requirements of the library.



Inset 10. Photograph of existing library lighting and historic tin ceiling.
(Photo Credit: Sweeting, 2018)

2.3.2.2 *Cherry Creek Town Hall*

The Cherry Creek Town Hall building at 6845 Main Street (USN 01351.000048) is a former Baptist church building originally constructed in the 1940s (see Inset 11). The church was vacated in the early 2000s, and the Town of Cherry Creek purchased the building to house its administrative functions. The Cherry Creek Museum is located in the front portion of the building, and the newly refurbished courtroom presided over by the local Justice of the Peace is located in the rear of the building. Offices of the Town Supervisor, the Clerk, and Assessor are also located in the Cherry Creek Town Hall, the walls of which are decorated with photographs related to the history of the town. A custom-built storage unit housing the Town of Cherry Creek's official historical documents as prescribed by Chautauqua County, is located behind the town hall building.

Correspondence with Sharon Howe Sweeting resulted in the identification of one potential cultural resources mitigation project for Cherry Creek Town Hall:

- **Exterior Signage, Cherry Creek Town Hall:** The Town of Cherry Creek would like to replace the existing exterior Town Hall signage with an interpretive sign that describes the various uses of the building through photographs and narrative. The sign is intended to communicate and depict various aspects of life in Cherry Creek, including its history (see Insets 12 and 13).



Inset 11. Overall view of Cherry Creek Town Hall (Photo Credit: GDH Construction, 2018)



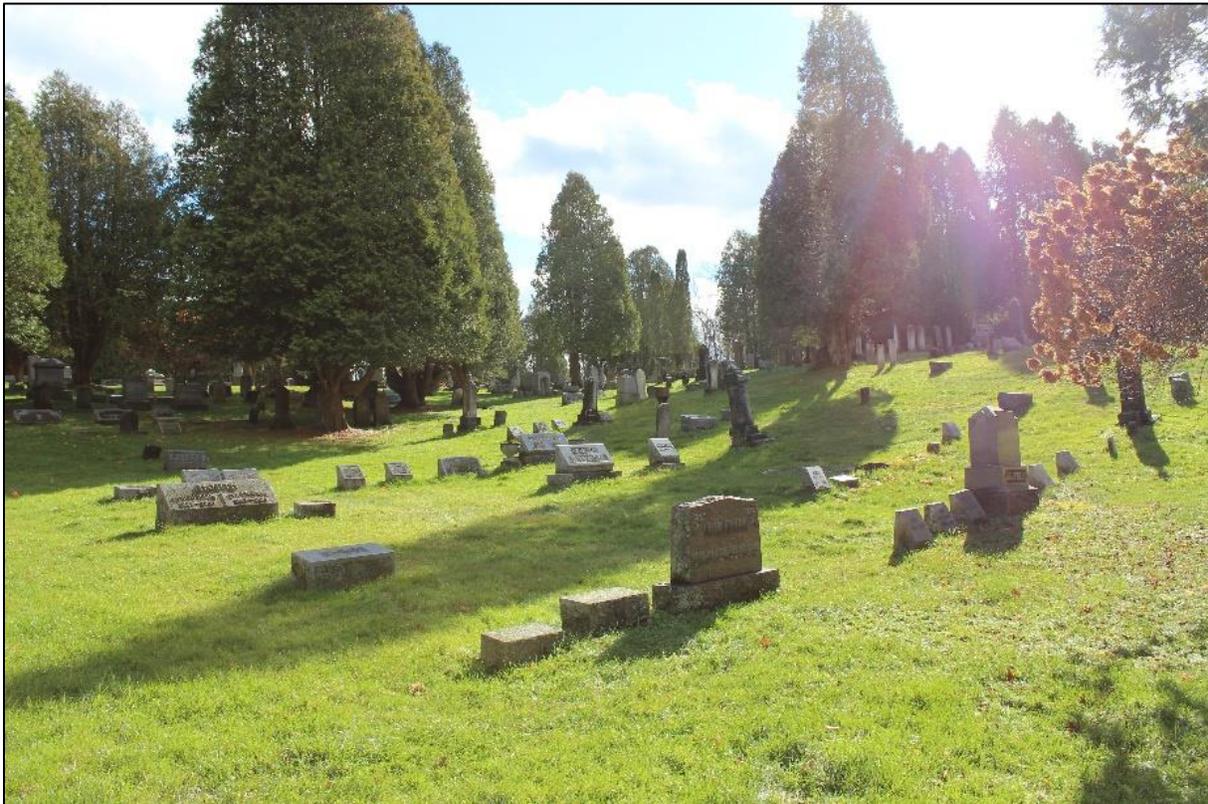
Inset 12. Photograph of existing Town Hall signage.
(Photo Credit: Sweeting, 2018)



Inset 13. Proposed Town Hall signage framing design.
(Photo Credit: Sweeting, 2018)

2.3.2.3 *Cherry Creek Central Cemetery*

The NRHP-eligible Cherry Creek Central Cemetery (USN 01351.0000100) is owned by the Town of Cherry Creek and operated by a board of commissioners who holds monthly meetings to determine and respond to the ongoing maintenance needs of the site (see Inset 14). The cemetery is 2.5 acres in size, located on the north and south sides of Center Street, one mile west of the business district of Cherry Creek. The original Cemetery Association dates from 1849 and encompasses five acres on the south side (Sweeting, 2018). A Soldier's Monument was erected in 1888 by Isaac S. Benton, a local monument maker, honoring Civil War veterans. In 1924 and 1982, additional land on the north side of Center Street was purchased.



Inset 14. View within Cherry Creek Central Cemetery (Photo Credit: EDR, 2016).

Correspondence with Sharon Howe Sweeting resulted in the identification of two potential cultural resources mitigation projects for the Cherry Creek Central Cemetery:

- **Electrical Updates, Cherry Creek Central Cemetery Receiving Vault:** A receiving vault was built in 1926 which is now used for storage of cemetery tools and equipment. The 16-square-foot stone-block building is two-stories high with a shingle roof, has only rudimentary electricity, and is in need of a new electrical system (see Inset 15).



Inset 15. Cherry Creek Central Cemetery Receiving Vault.
(Photo Credit: Sweeting, 2018)

- **Monument Restoration and Repair Fund, Cherry Creek Central Cemetery:** As the only historic cemetery in the Town of Cherry Creek, the establishment of a restoration and maintenance fund would contribute to ongoing efforts by the town to promote the heritage of its settlers and founders. Some headstones from the early nineteenth century require repair due to age and exposure to the elements over one hundred years.

2.4 Offset Funding

The total amount of offset funding for cultural mitigation projects is usually proposed on a per-turbine basis by the Applicant based on consultations with host communities, NYSOPRHP, and/or other applicable agencies. In the past, these discussions and the commitments for offset funding and mitigation projects have been formalized in a Memorandum of Agreement. The per-turbine amount reflects the degree of adverse effect on the historic resources within the Area of Potential Effect, as defined in historic resources surveys and approved by NYSOPRHP.

Cassadaga Wind is proposing offset funding of \$2,000 per wind turbine for a total of up to \$84,000.00 based on 42 turbines, the maximum number proposed to be constructed. This amount is consistent with cultural resources offset funding for recent wind projects located in New York State. As described in Section 1.2, NYSOPRHP previously concurred with the amount of proposed offset funding (Bonafide 2017; see Appendix A).

Typically, cultural resources offset funding has been divided among the towns where the wind turbines are located on a per-turbine basis. The proposed amount of offset funding for the Cassadaga Wind Project is anticipated to be divided based on the mitigation projects identified through consultation with stakeholders in the municipalities where wind turbines are sited. Funding for proposed mitigation projects will be generally proportionate to the number of wind turbines located in the Town of Charlotte (15 turbines), and Town of Cherry Creek (26 turbines). There is one turbine in the Town of Arkwright, however no NRHP-eligible properties identified as part of the historic resources survey experience views toward any turbines. There are no turbines located in the Town of Stockton.

2.4.1 **Town of Charlotte**

The NRHP-eligible Valley Historical Society Museum, located at 36 Main Street in the Village of Sinclairville, is a highly-visible and highly-used historic resource in the Town of Charlotte. The Society sponsors monthly lectures about local history that are open to the public, offers public exhibits, and is a repository for local historical records. In addition, this year will mark their 20th annual Sinclairville History Fair. The museum would benefit from the work described in Section 2.3.1.1, which would help the Valley Historical Society with promotion the heritage of their village, and the preservation of the oldest Greek Revival brick commercial building in Chautauqua County.

The Applicant proposes to fund the following mitigation projects (listed in order of priority as indicated in correspondence with Larry Barmore of the Valley Historical Society) totaling \$36,985, as summarized in Table 1:

Table 1. Summary of mitigation projects for the Town of Charlotte.

Offset Funding Recipient	Mitigation Project	Estimated Amount of Offset Funding^A
Valley Historical Society Museum	Foundation Repair for the Valley Historical Society Museum building	\$9,780
Valley Historical Society Museum	New Front Doors and Door Sill Repair for the Valley Historical Society Museum building	\$17,705
Valley Historical Society Museum	Funding to cover all costs of the 20 th annual Sinclairville History Fair	\$8,000
Valley Historical Society Museum	New Gutters for the Valley Historical Society Museum building	\$500
Valley Historical Society Museum	New Paint for Carriage House addition	\$1,000

^A The amount of offset funding for each project is based on preliminary estimates provided to EDR by stakeholders. These estimates, included in Appendix B, are not considered final totals and may be adjusted on a per-project basis as work is undertaken. However, the total amount of offset funding provided to the Valley Historical Society (\$36,985) will stay the same.

Written cost estimates for these projects, where available, are included in Appendix B.

2.4.2 *Town of Cherry Creek*

The Town of Cherry Creek Town Library, Town Hall, and Cherry Creek Central Cemetery are highly-visible and highly-used historic resources that would benefit from the work described in Section 2.3.2. Offset funds would help the Town of Cherry Creek with promotion of its heritage, preservation of their Main Street commercial buildings³ and upkeep of the NRHP-eligible Cherry Creek Central Cemetery. Because Cherry Creek has visibility of 26 turbines (compared to the 15 in the Town of Charlotte), the Applicant proposes to grant the remainder, and a greater amount of, the mitigation funds to the Town of Cherry Creek.

The Applicant proposes to fund the following mitigation projects for a total of \$47,015, as summarized in Table 2:

Table 2. Summary of mitigation projects for the Town of Cherry Creek.

Offset Funding Recipient	Mitigation Project	Estimated Amount of Offset Funding^A
Cherry Creek Town Library	Interior Light Fixture Replacement	\$3,000
Cherry Creek Town Library	Exterior Door Replacement and Associated Storefront Repairs	\$6,115
Town of Cherry Creek	New Exterior Signage for Cherry Creek Town Hall (including fabrication, installation landscaping)	\$6,025
Cherry Creek Central Cemetery	Receiving Vault Electrical Updates	\$1,000
Cherry Creek Central Cemetery	Cemetery Maintenance and Restoration Fund	\$30,875

^A The amount of offset funding for each project is based on preliminary estimates provided to EDR by stakeholders. These estimates, included in Appendix C, are not considered final totals and may be adjusted on a per-project basis as work is undertaken. However, the total amount of offset funding provided to the Town of Cherry Creek (\$47,015) will stay the same.

Written cost estimates for these projects, where available, are included in Appendix C.

³ Although the Cherry Creek Town Library building (USN 01351.000033) has previously been determined by NYSOPRHP to be not NRHP-eligible, the proposed mitigation projects will help to highlight and enhance the historic character of the building, and will not alter any remaining historic materials or details.

3.0 SUMMARY

3.1 Summary of Proposed Cultural Resources Mitigation Projects

On behalf of Cassadaga Wind, LLC, EDR prepared this summary of potential cultural resources mitigation projects that would be undertaken to offset the Cassadaga Wind Project's impacts on historic properties, which include the following:

- Mitigation funding for the Cassadaga Wind Project will be fixed in the amount of \$2,000 per wind turbine, for a total of \$84,000 in cultural resources offset funding. It is important to note that if fewer than 42 turbines are constructed, Cassadaga Wind will still provide \$84,000 in cultural resources offset funding.
- The Valley Historical Society will receive \$36,985 to fund maintenance and rehabilitation projects at the NRHP-eligible Valley Historical Society Museum in the Village of Sinclairville and to fund the annual Sinclairville History Fair. All work performed on the VHS museum building would need to be conducted in accordance with the Secretary of the Interior's Standards for Historic Preservation, as applicable.
- The Town of Cherry Creek will receive \$47,015 to complete projects at the Cherry Creek Town Library, to replace exterior signage at Cherry Creek Town Hall, and to replace electrical systems in the Cherry Creek Central Cemetery receiving vault, as well as establish a cemetery stabilization fund. All work performed on the cemetery would need to be conducted in accordance with the Secretary of the Interior's Standards for Historic Preservation, as applicable.

All projects will need to be approved by NYSOPRHP, as well as the USACE as the lead Federal agency reviewing the Facility under Section 106 of the Historic Preservation Act. The Applicant will continue to engage with NYSOPRHP, DPS, USACE, and local stakeholders as the Article 10 and Section 106 processes progress to further refine the proposed mitigation projects discussed above as needed, leading to the drafting of a Memorandum of Agreement between the host communities, USACE, and NYSOPRHP that will define the terms and period of time under which the mitigation projects are to be undertaken.

4.0 REFERENCES

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Appendix A:
NYSOPRHP Correspondence

Appendix B:
Valley Historical Society Project Estimates

Appendix C:
Town of Cherry Creek Project Estimates