



**Adirondack
Park Agency**

ELP Ticonderoga Solar, LLC

P2020-0157

**Kathleen Doering
Eric Rafferty
National Grid
ELP Ticonderoga Solar, LLC**

October 14, 2021

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Analysis
- Public Comment & Review by Others
- Staff Recommendation
- Q & A

Jurisdiction

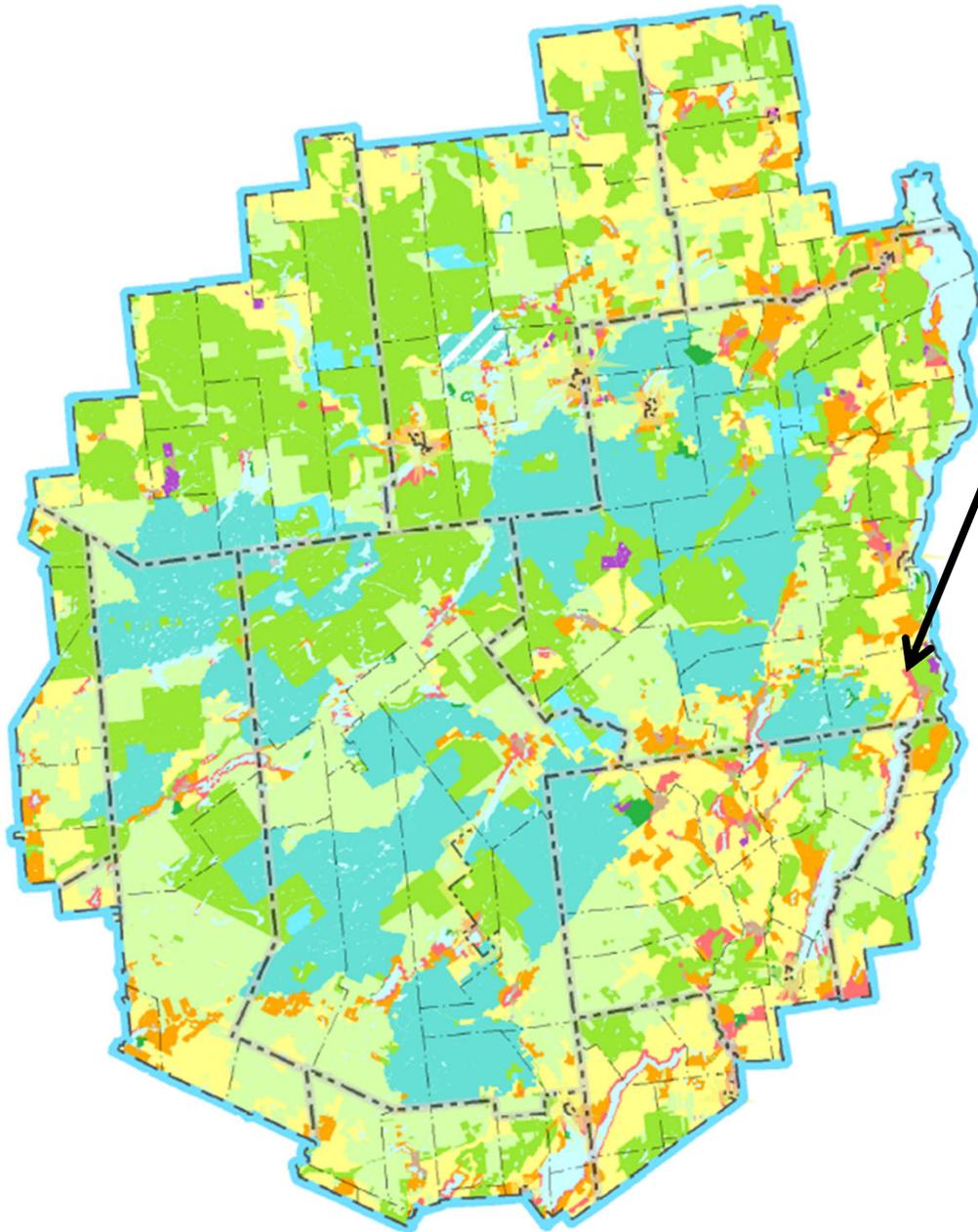
- APA Act § 809
 - Class A Regional Project
 - Moderate Intensity Use land use area
 - Major public utility use
 - Land use and development involving wetlands
 - Subdivision involving wetlands

- Regulated Wetland Activity – 9 NYCRR Part 578
 - Subdivision involving wetlands
 - Development in wetlands
 - Fill in wetlands

Conclusions of Law

- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park
 - Secures natural benefits of wetlands
 - Results in minimal degradation / destruction of the wetland or its associated values

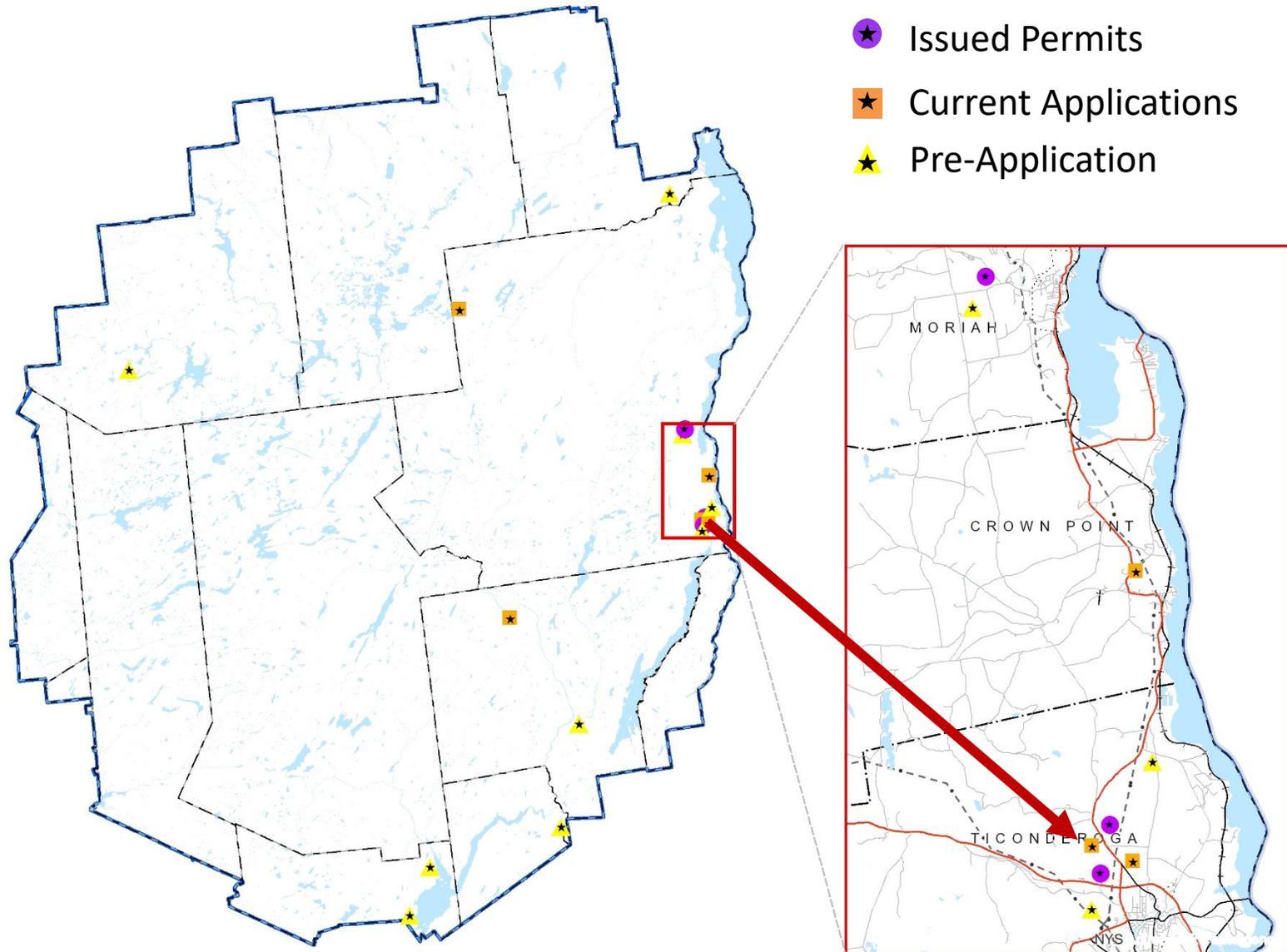
Project Location



Project Location

Town of Ticonderoga
Essex County

Applications for Solar Generating Facilities

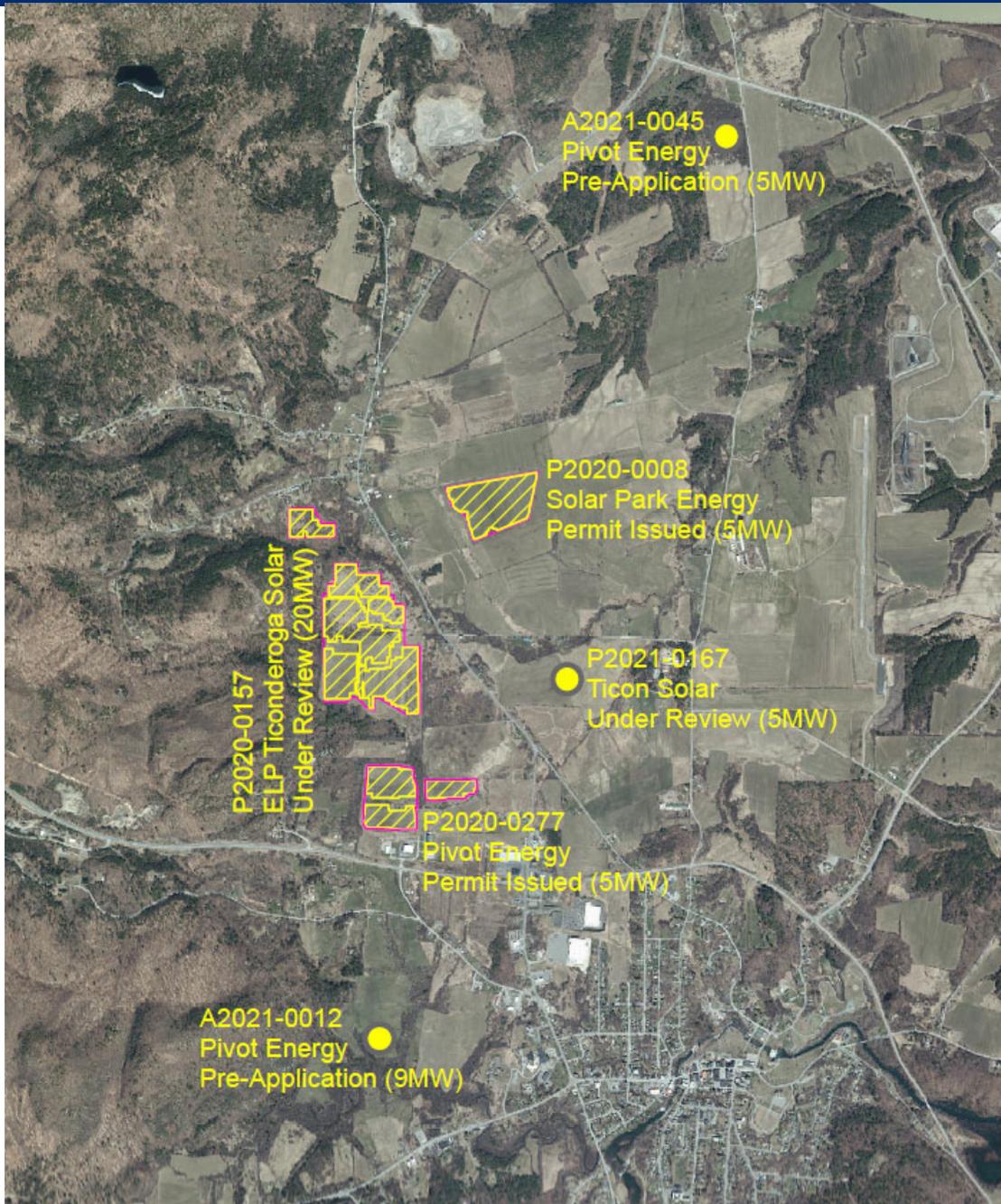


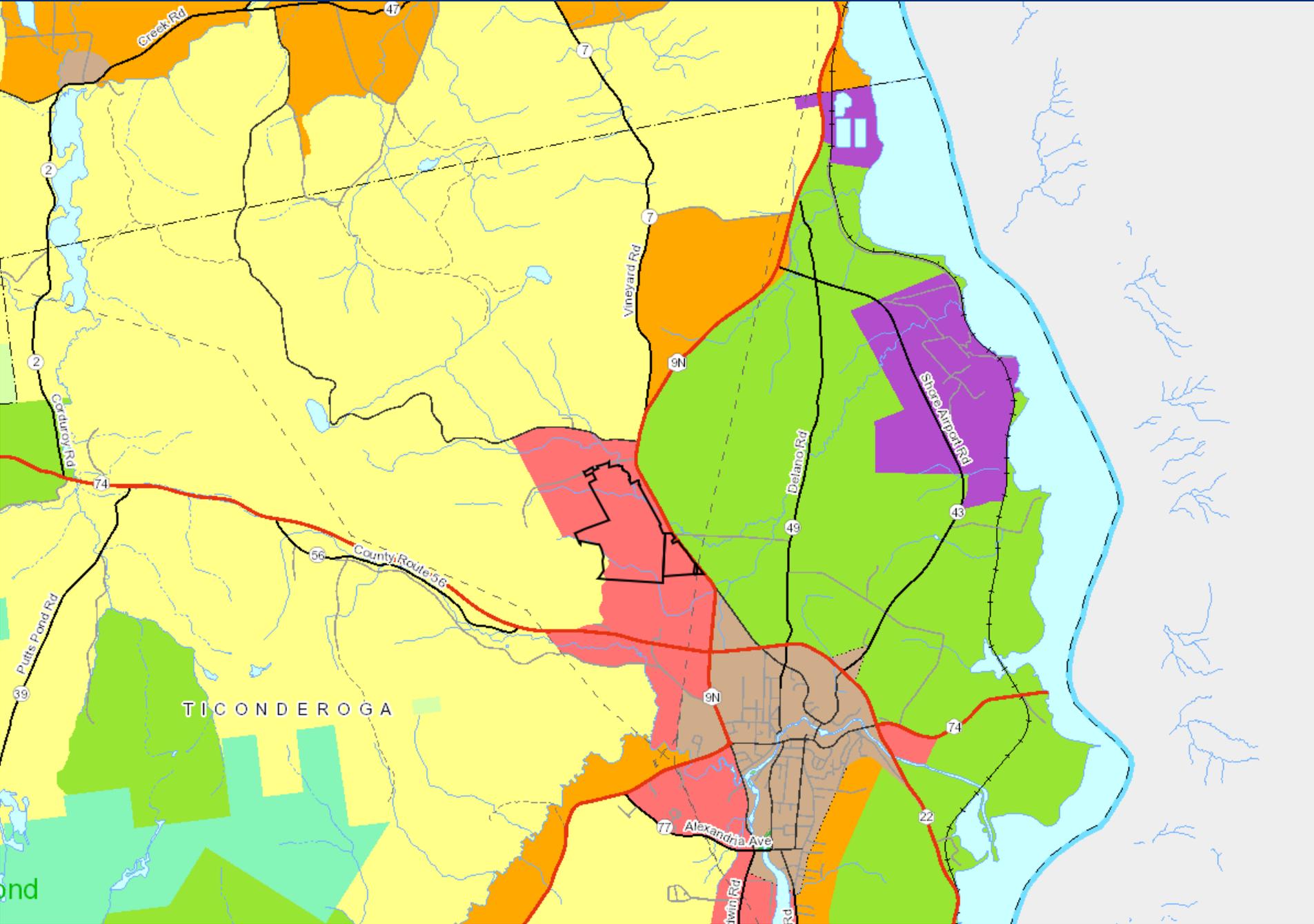
Solar Projects in Ticonderoga

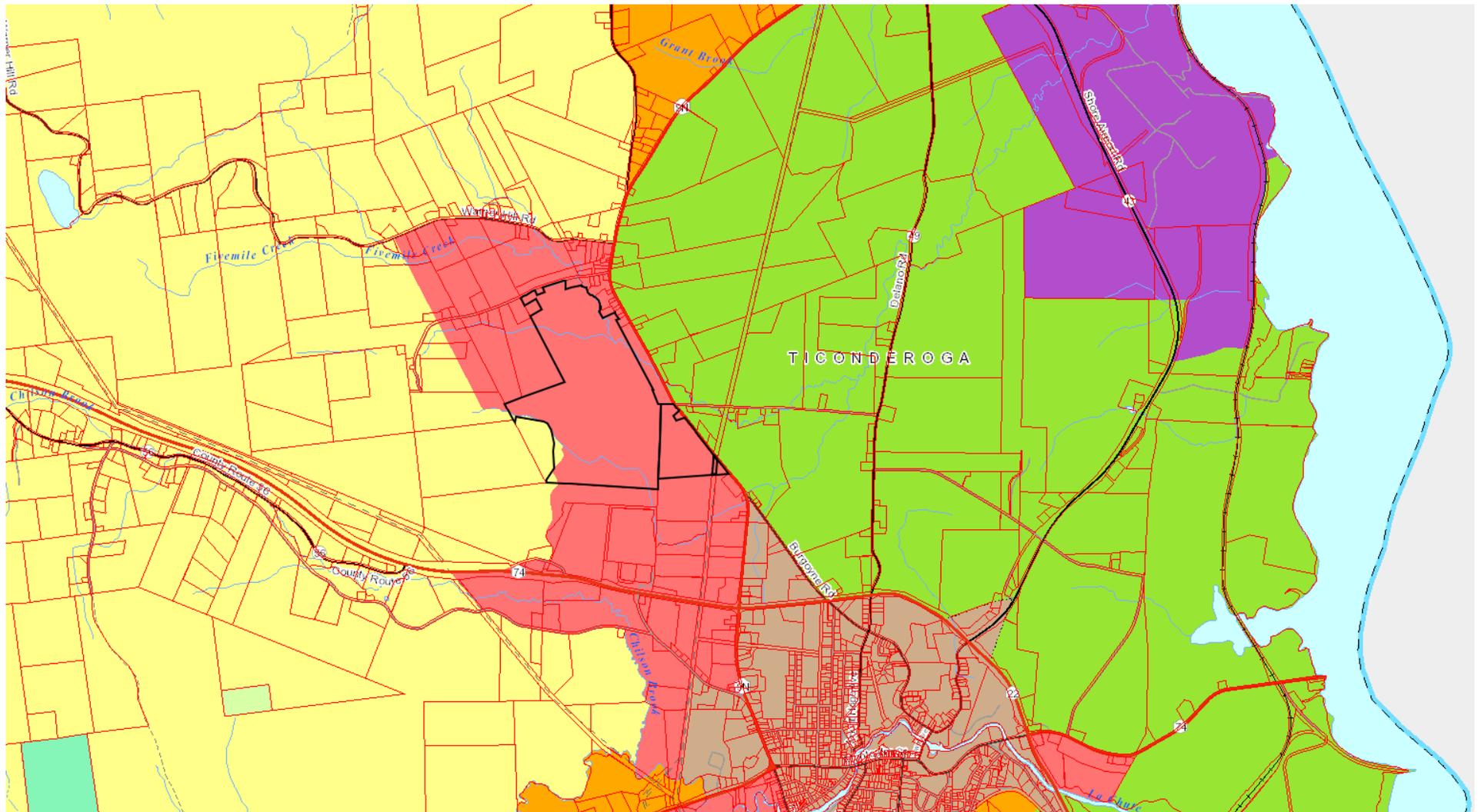
Complete / approved applications

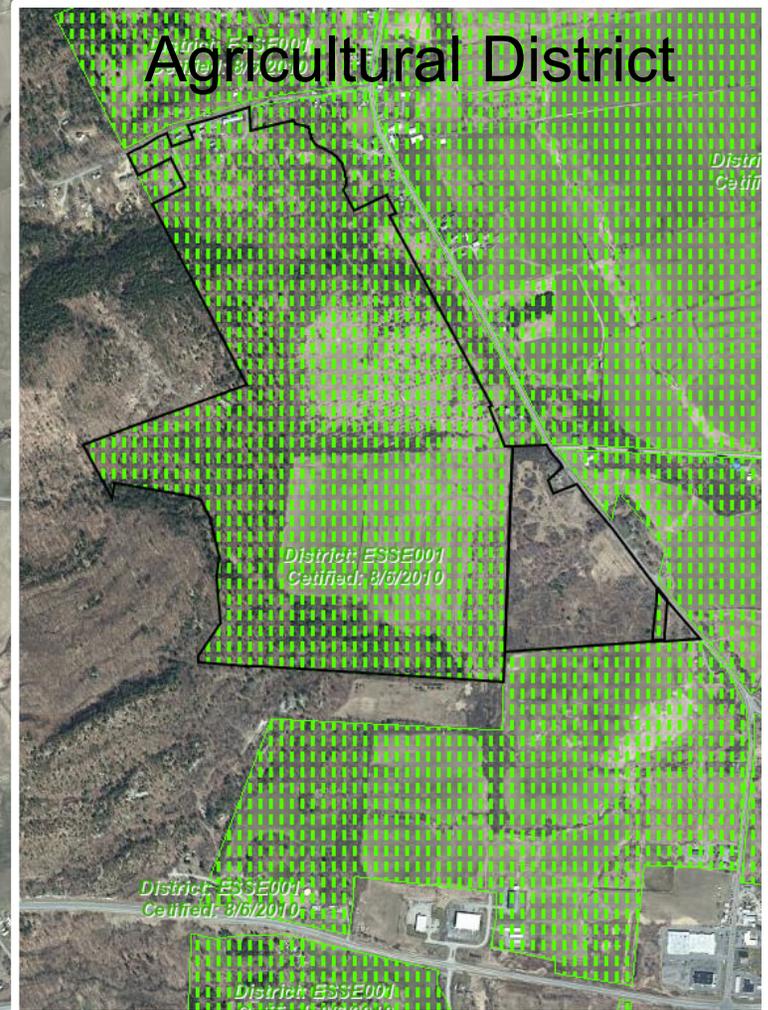
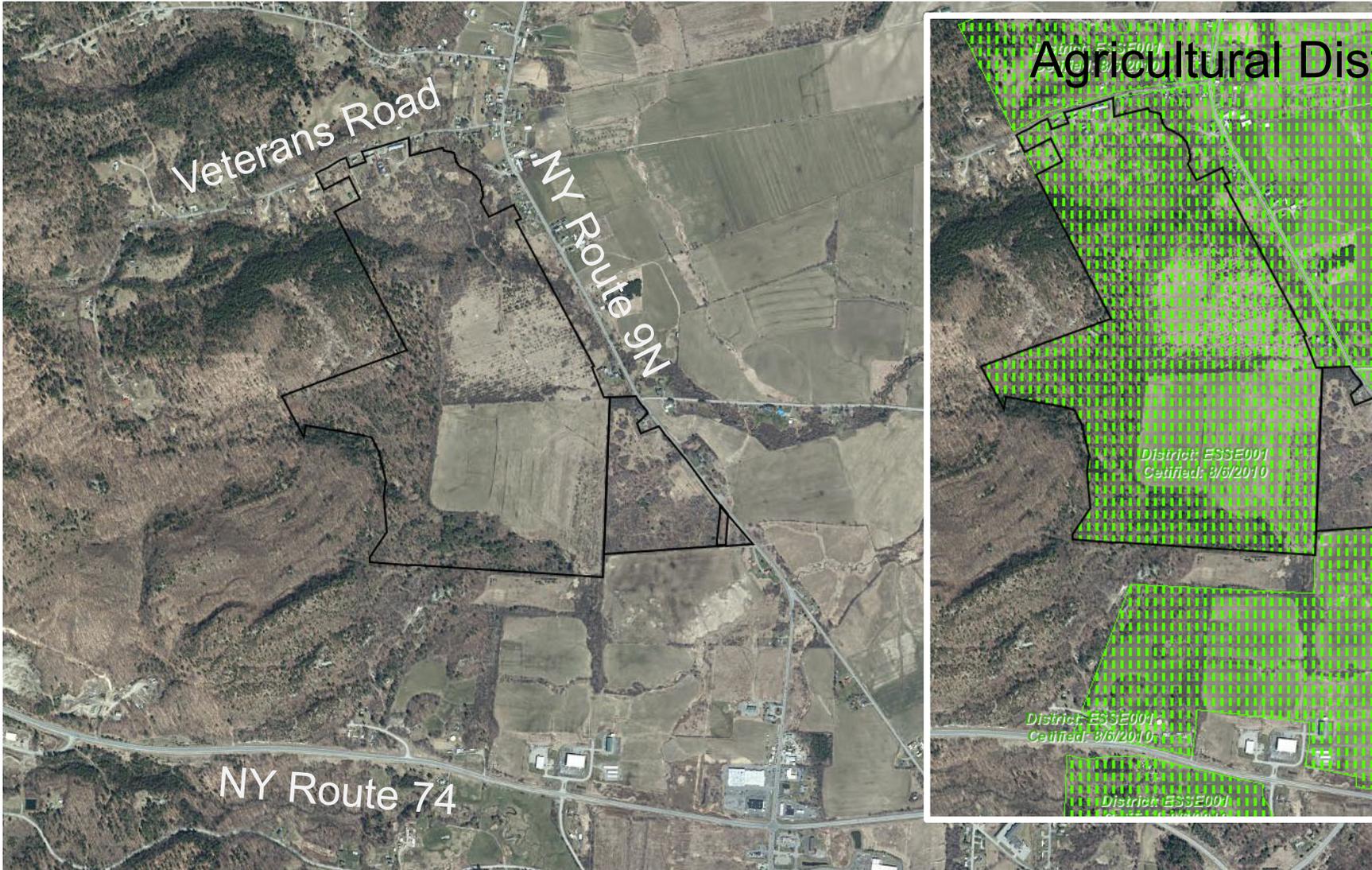


Incomplete applications / pre-applications

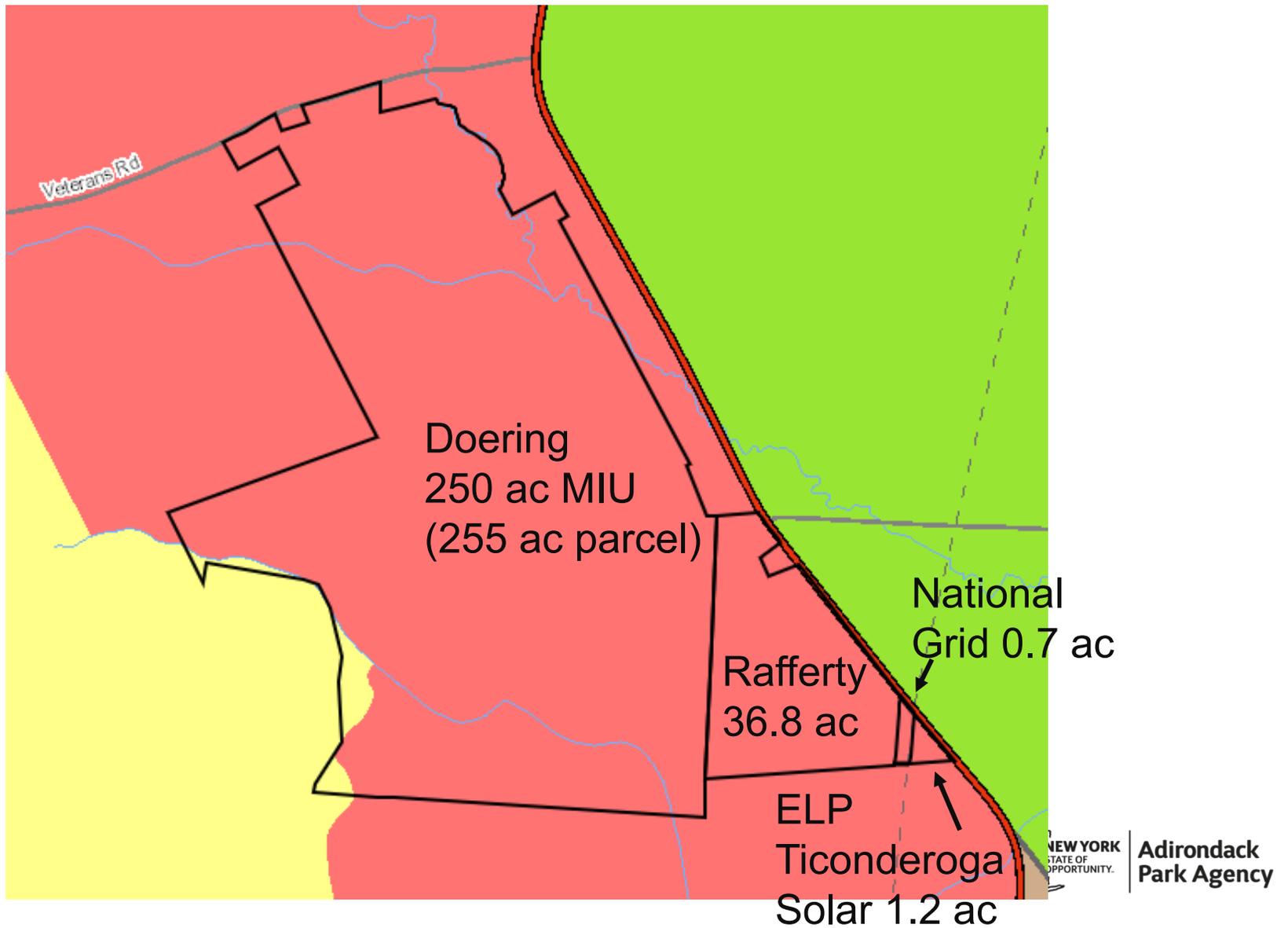




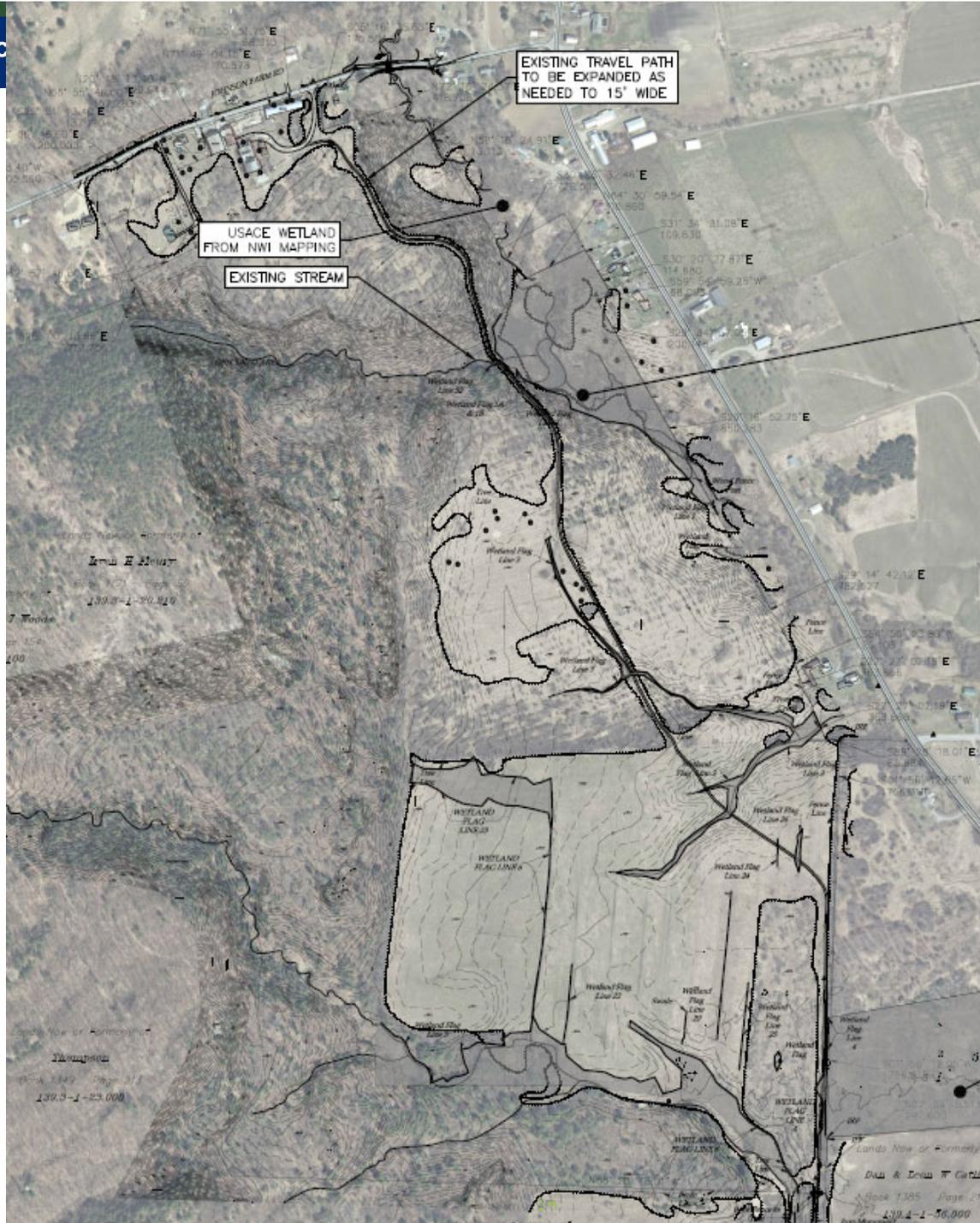




Project site: 288.78± acres



Existing Conditions

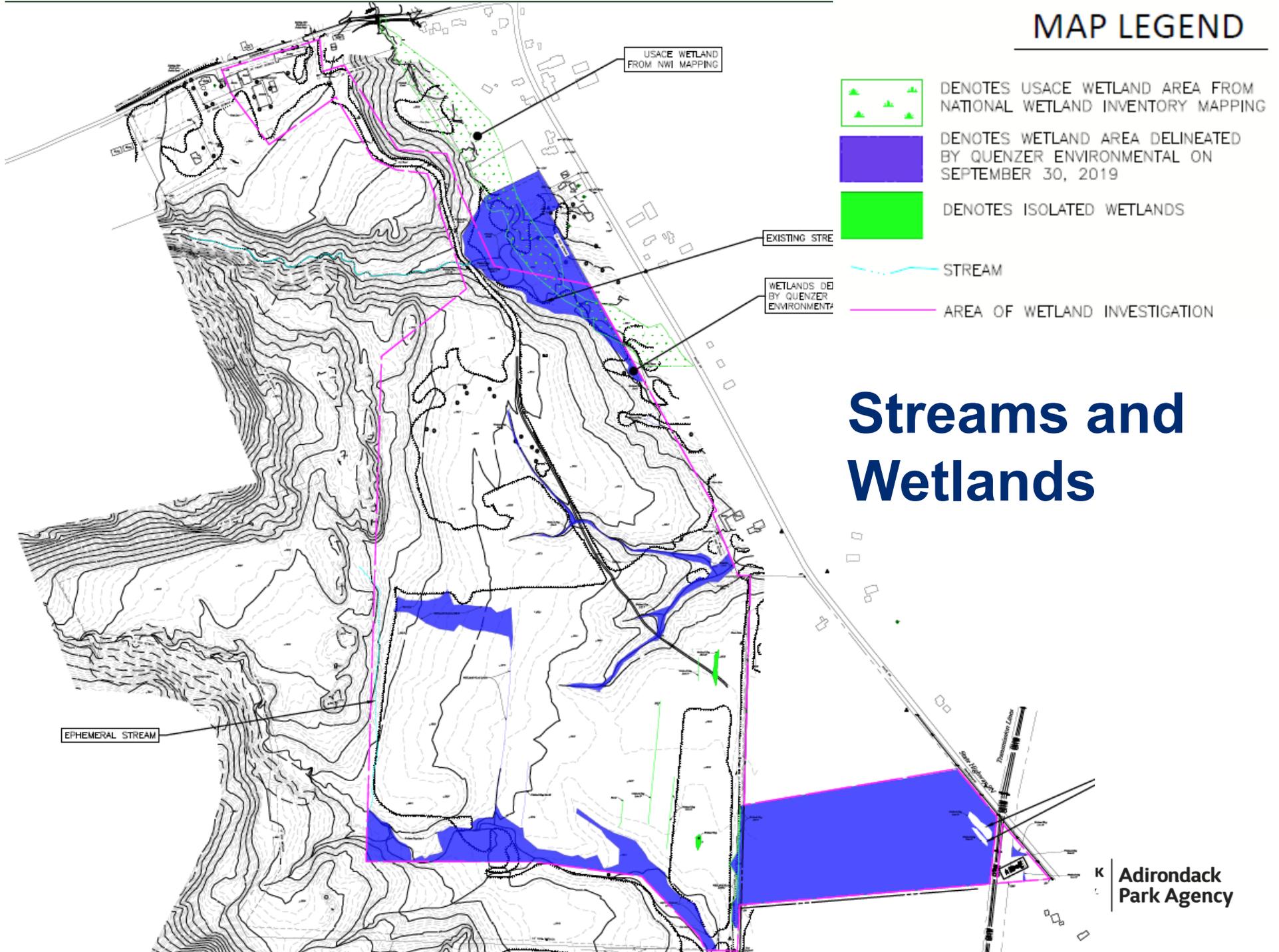


Existing Conditions Map

WETLANDS DELINEATED BY QUENZER ENVIRONMENTAL (TYP.)

WETLANDS DELINEATED BY QUENZER ENVIRONMENTAL (TYP.)

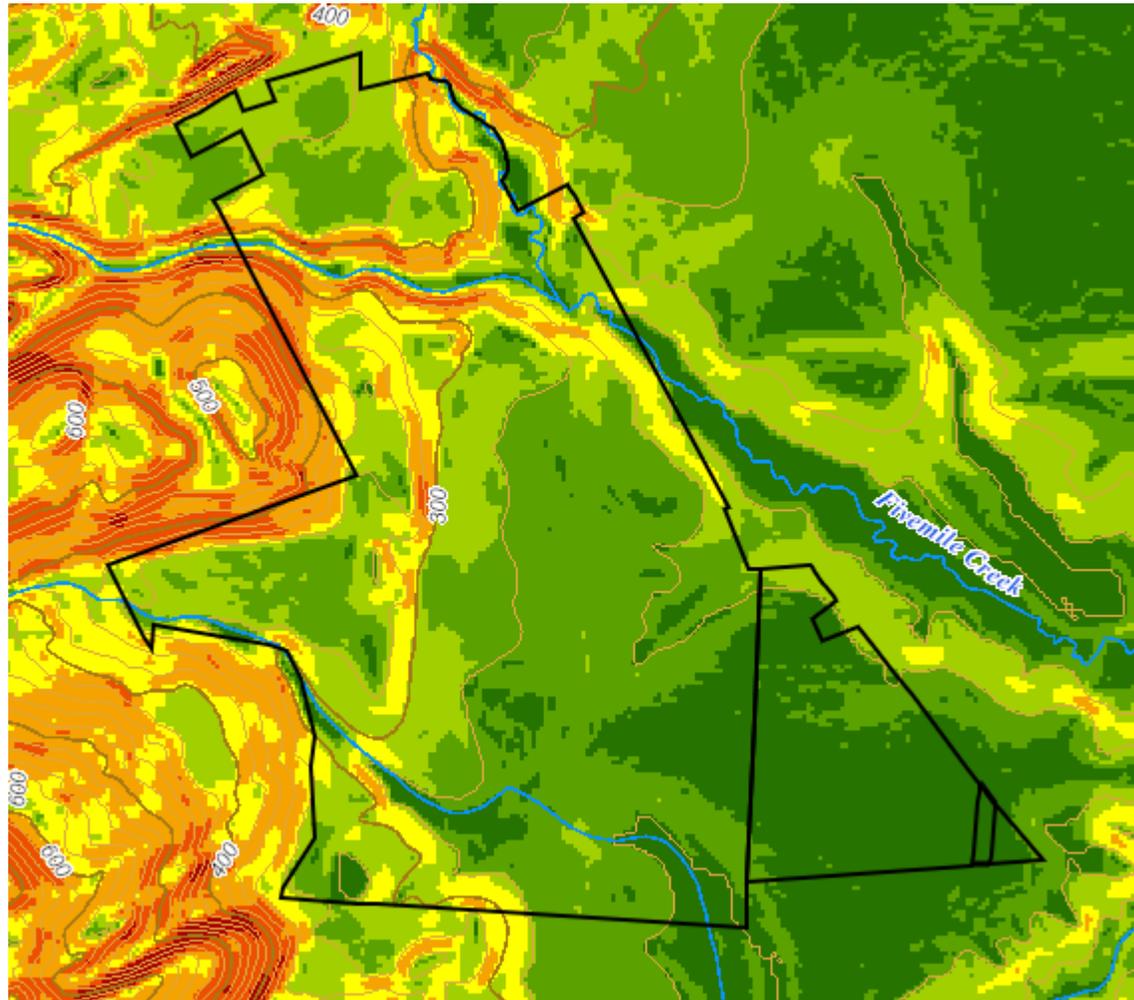
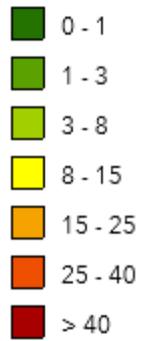
MAP LEGEND



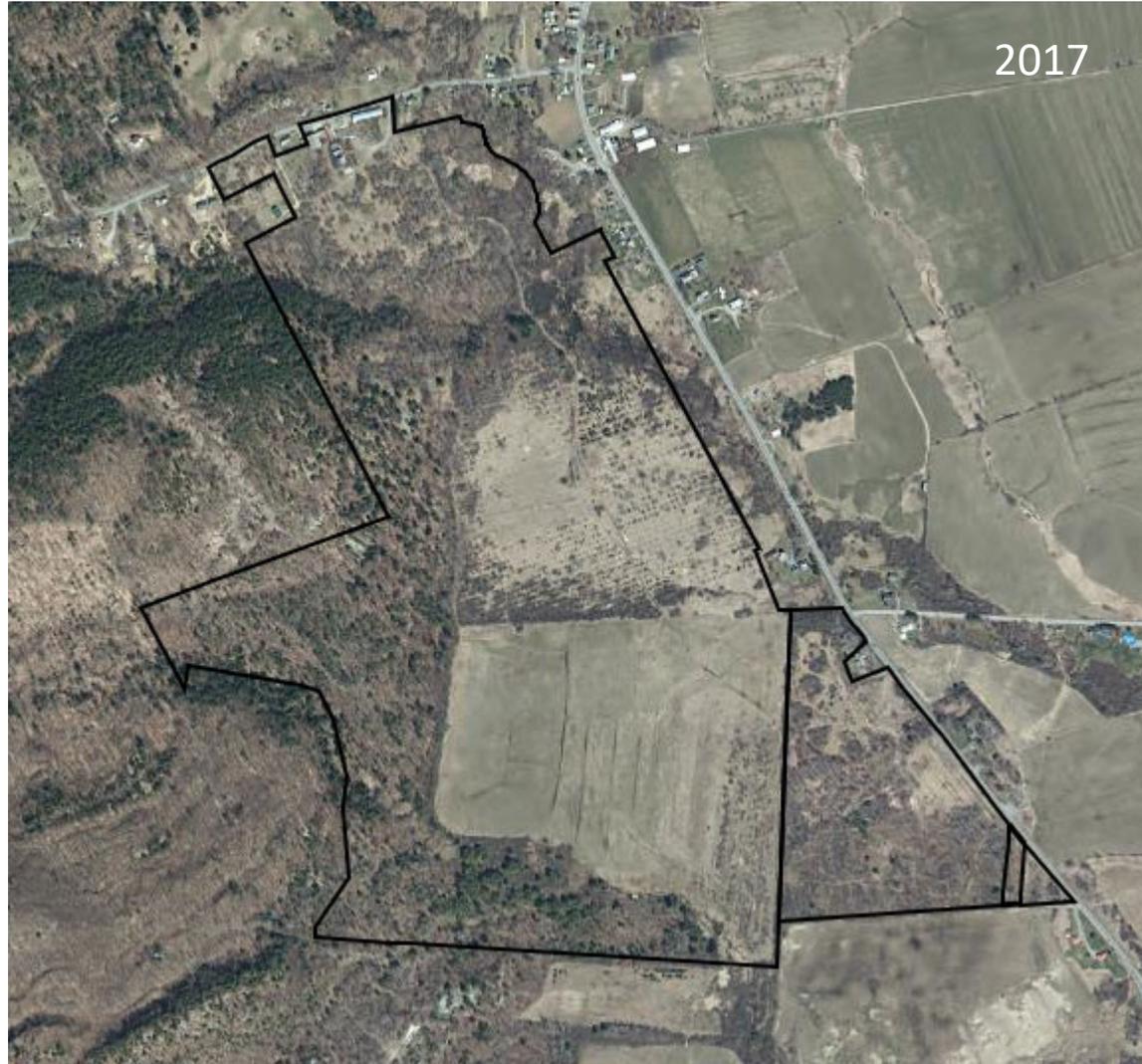
Streams and Wetlands

Adirondack Park Agency

Slopes



Land Use - 2017



Land Use - 2017



Existing Terrain / Vegetation



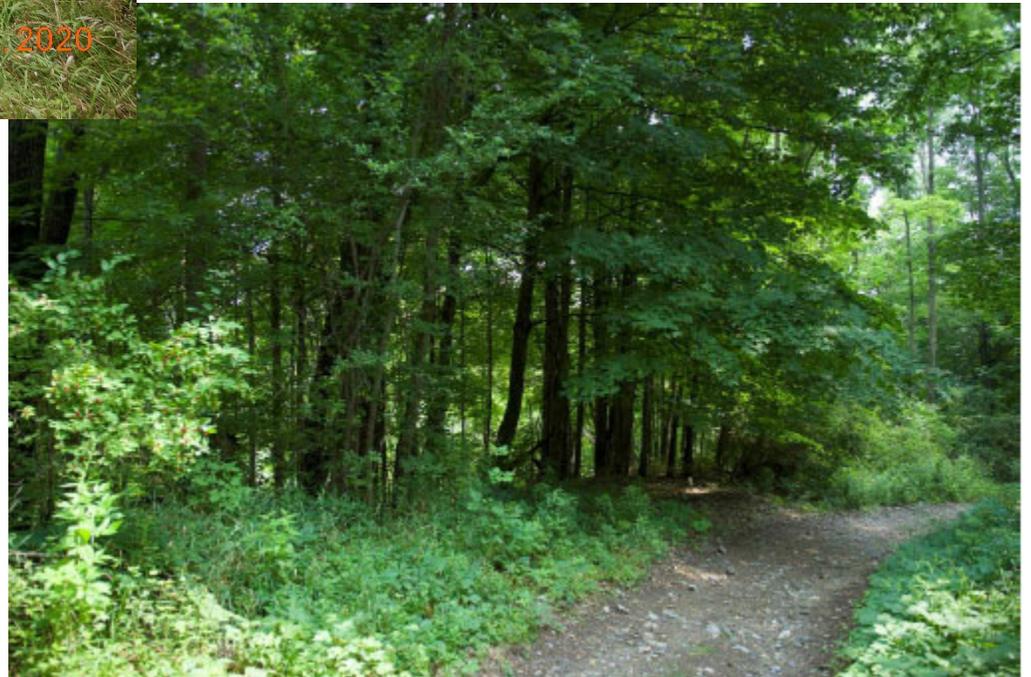
Existing Terrain / Vegetation







**Existing
unimproved road**

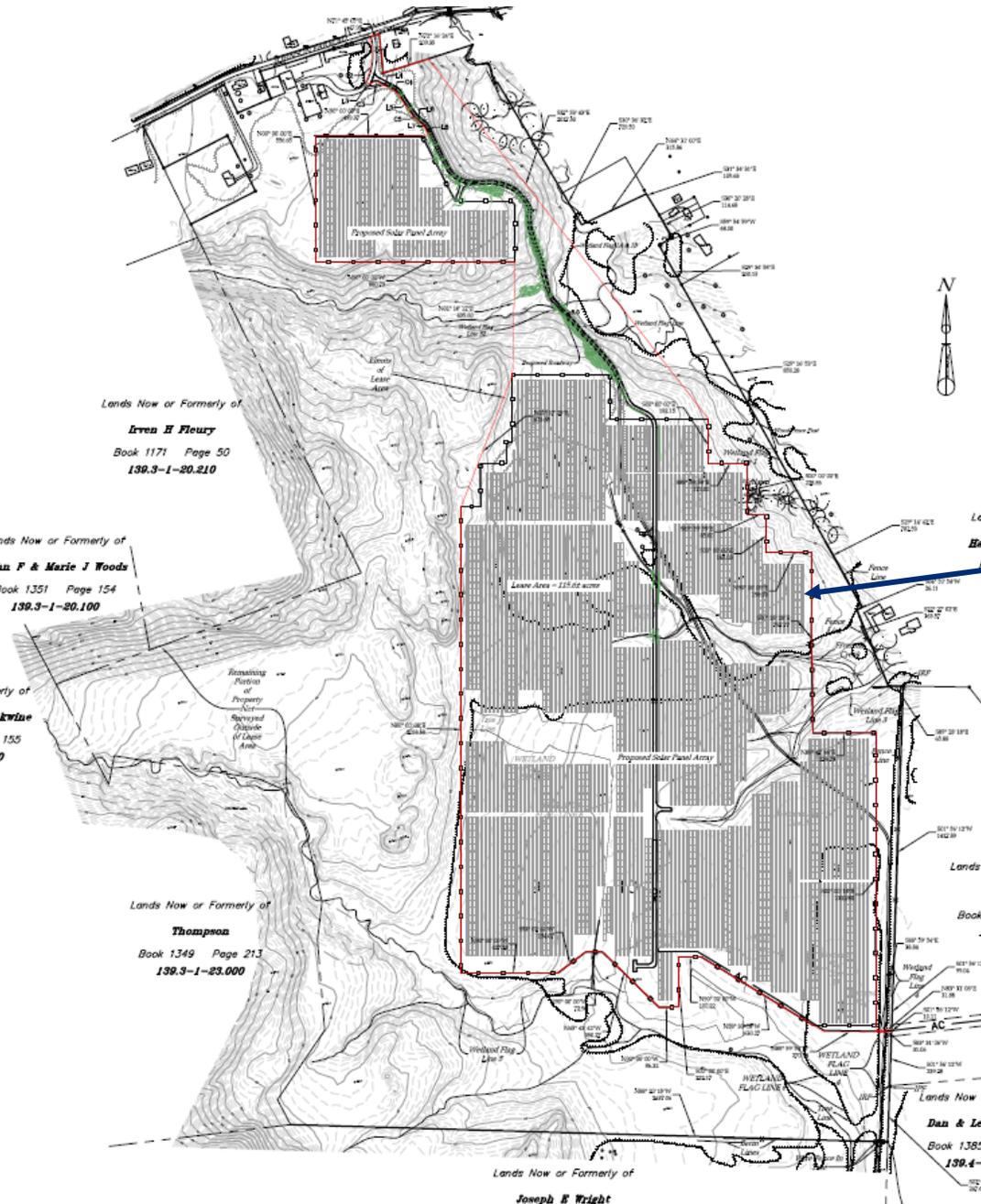
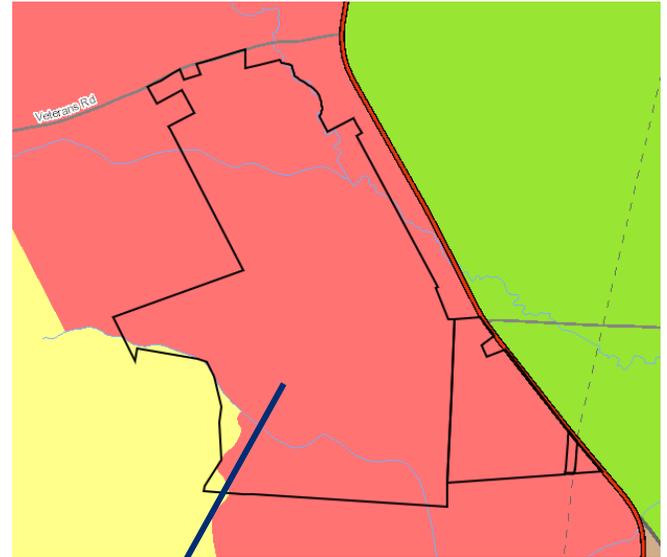


Existing Structures



Proposed Project

Subdivision Plan / Lease Area



250 ac in MIU
115 ac lease area
135 ac remaining

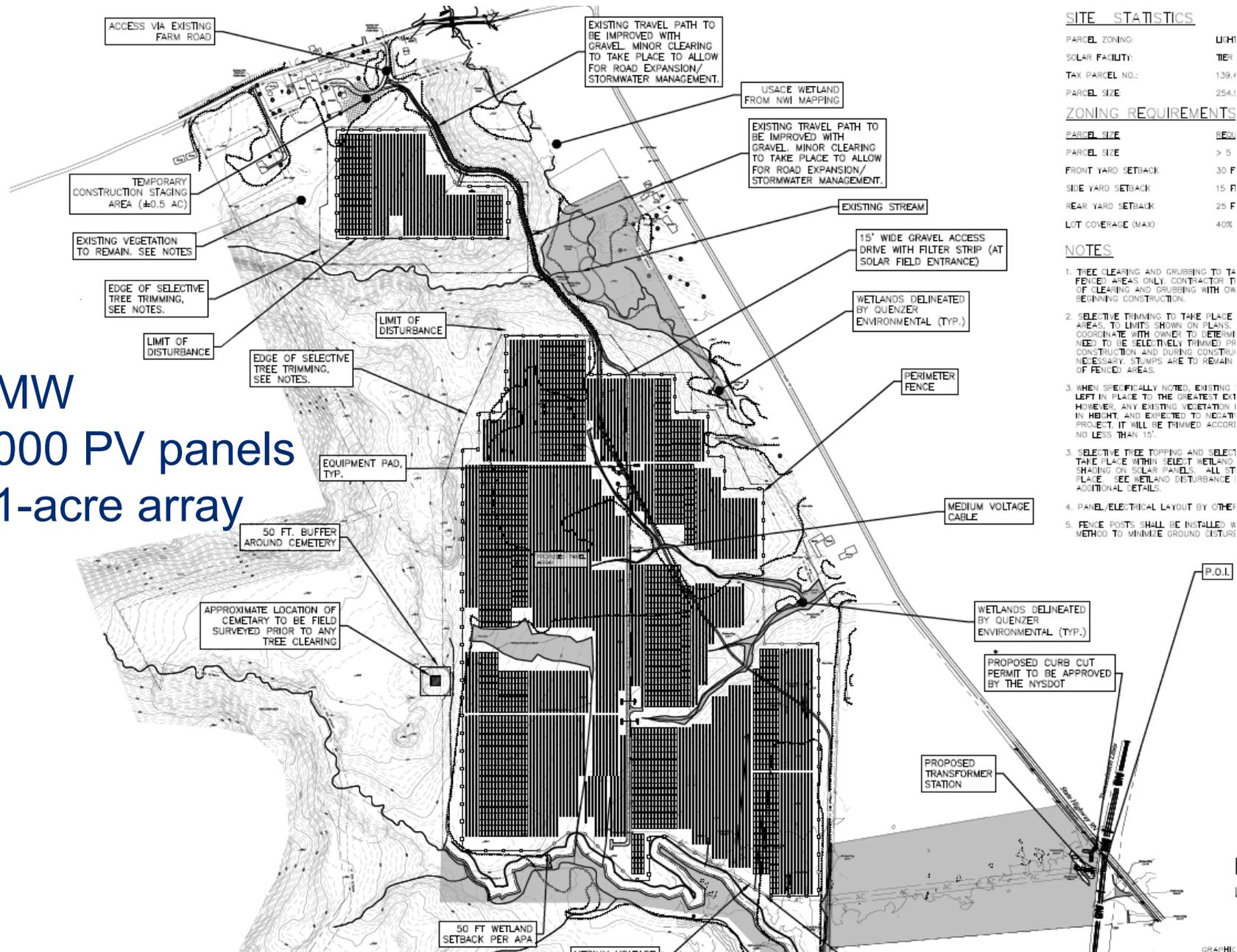
to be merged

KRISTIN M. DARRAH 050603	DATE	REV.	ORK NITY.

**Adirondack
Park Agency**

Site Plan Map – Overall

20 MW
46,000 PV panels
77.1-acre array



SITE STATISTICS

PARCEL ZONING:	U/H
SOLAR FACILITY:	TIER
TAX PARCEL NO.:	139.4
PARCEL SIZE:	254.1

ZONING REQUIREMENTS

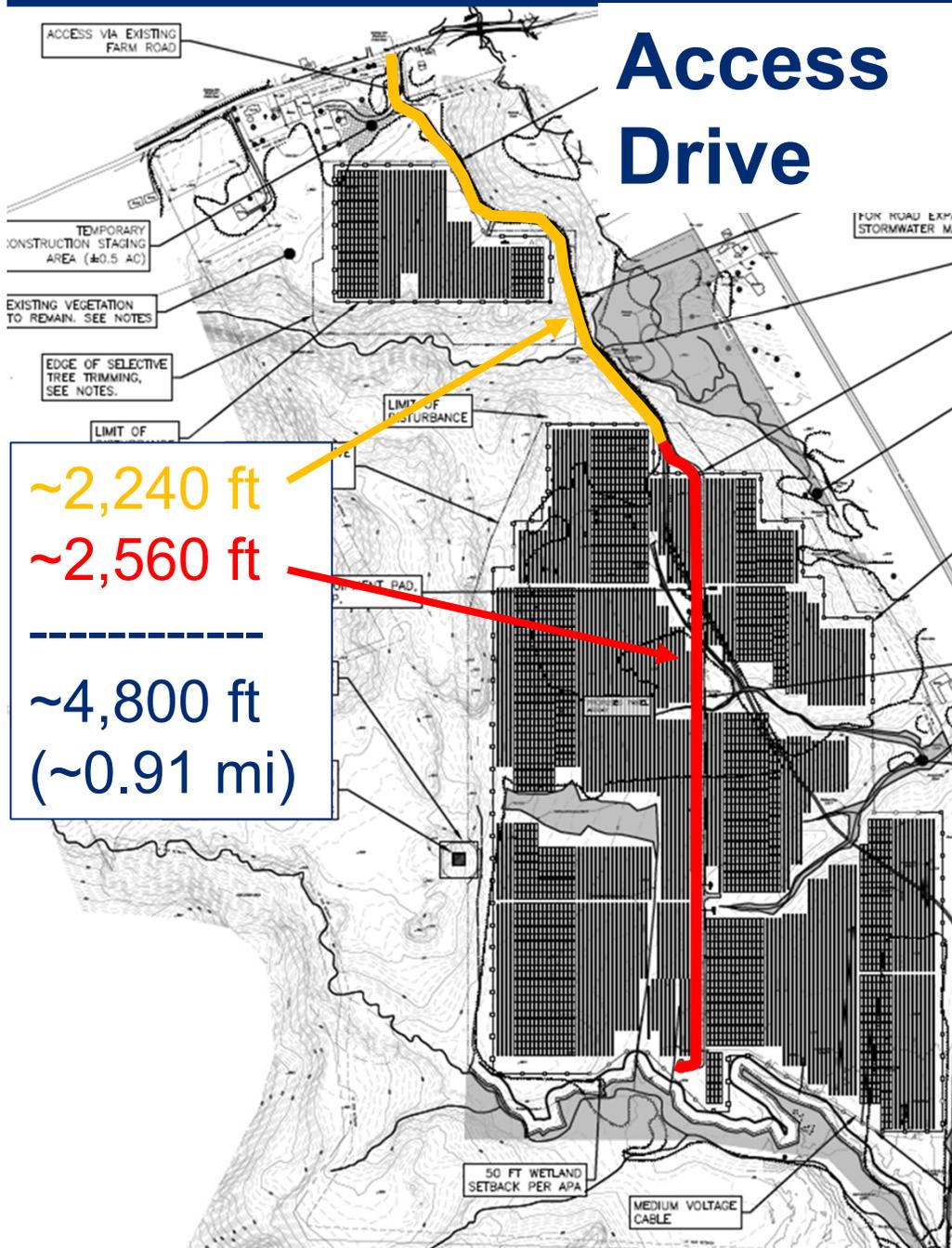
PARCEL SIZE:	800
PARCEL SIZE:	> 5
FRONT YARD SETBACK:	30 F
SIDE YARD SETBACK:	15 F
REAR YARD SETBACK:	25 F
LOT COVERAGE (MAX):	40%

NOTES

1. TREE CLEARING AND GRUBBING TO BE FENCED AREAS ONLY. CONTRACTOR TO BE CLEARING AND GRUBBING WITH OWN BEGINNING CONSTRUCTION.
2. SELECTIVE TRIMMING TO TAKE PLACE AREAS, TO LIMITS SHOWN ON PLANS. COORDINATE WITH OWNER TO DETERMINE NEED TO BE SELECTIVELY TRIMMED. PR CONSTRUCTION AND DURING CONSTRUCTION NECESSARY. STUMPS ARE TO REMAIN OF FENCED AREAS.
3. WHEN SPECIFICALLY NOTED, EXISTING LEFT IN PLACE TO THE GREATEST EXTENT POSSIBLE. HOWEVER, ANY EXISTING VEGETATION IN HEIGHT, AND EXPOSED TO NEGATIVE PROJECT, IT WILL BE TRIMMED ACCORDING TO LESS THAN 15'.
3. SELECTIVE TREE TOPPING AND SELECTIVE TREE REMOVAL TO TAKE PLACE WITHIN SELECT WETLAND SHADING ON SOLAR PANELS. ALL STUMPS TO BE REMOVED. SEE WETLAND DISTURBANCE ADDITIONAL DETAILS.
4. PANEL/ELECTRICAL LAYOUT BY OTHER.
5. FENCE POSTS SHALL BE INSTALLED WITH METHOD TO MINIMIZE GROUND DISTURBANCE.

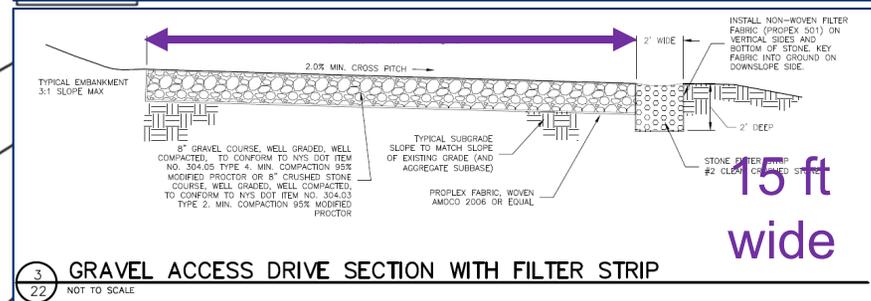
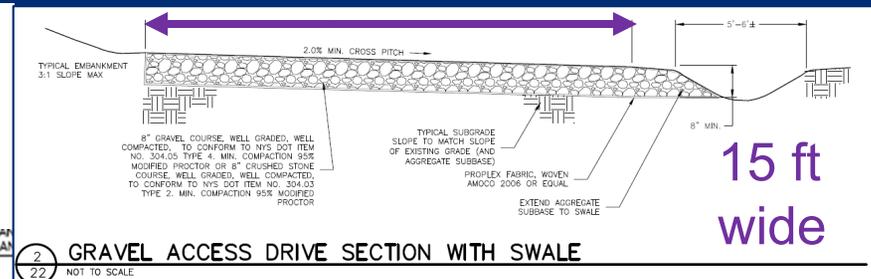
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GRAPHIC



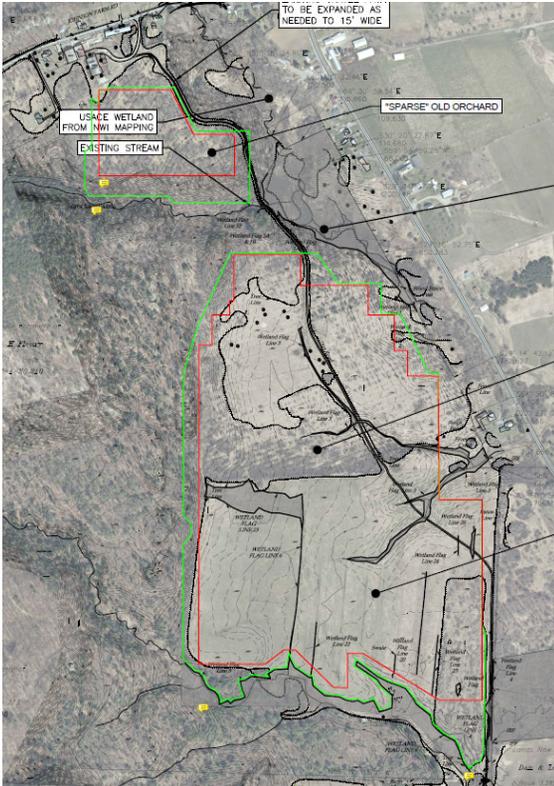
~2,240 ft
 ~2,560 ft

 ~4,800 ft
 (~0.91 mi)

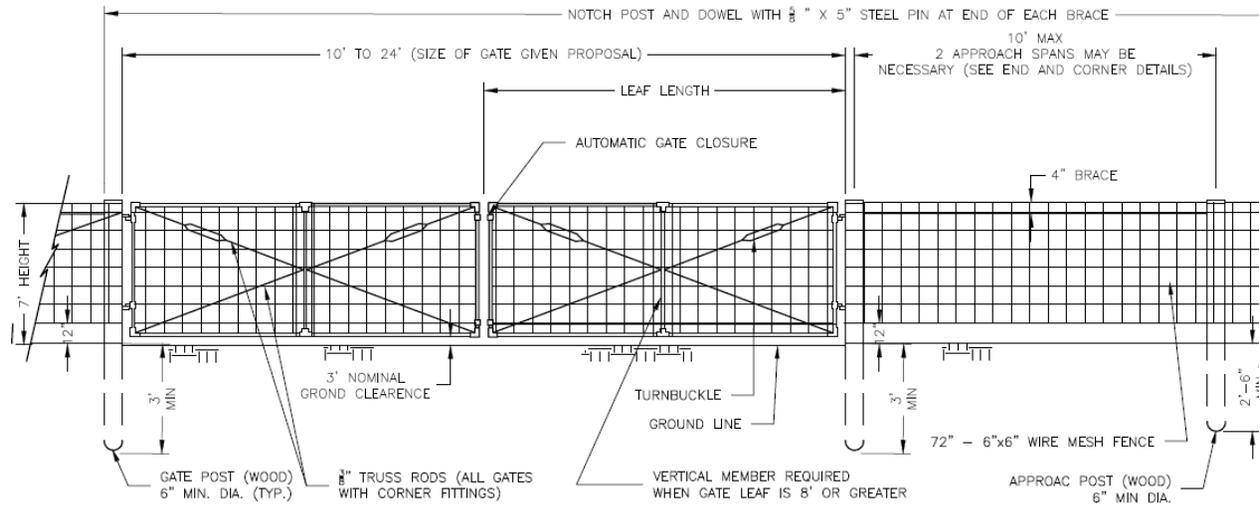


- 3. SELECTIVE TREE TOPPING AND SELECTIVE TREE REMOVAL WITHIN SELECT WETLAND SHADING ON SOLAR PANELS. ALL STAKE PLACES. SEE WETLAND DISTURBANCE I ADDITIONAL DETAILS.
- 4. PANEL ELECTRICAL LAYOUT BY OTHER
- 5. FENCE POSTS SHALL BE INSTALLED W METHOD TO MINIMIZE GROUND DISTUR.

Fence



+/- 101.8-acre fenced area
+/- 12,230-foot perimeter



1
22 **7' HIGH PERIMETER FENCE**
NOT TO SCALE

Stormwater Management

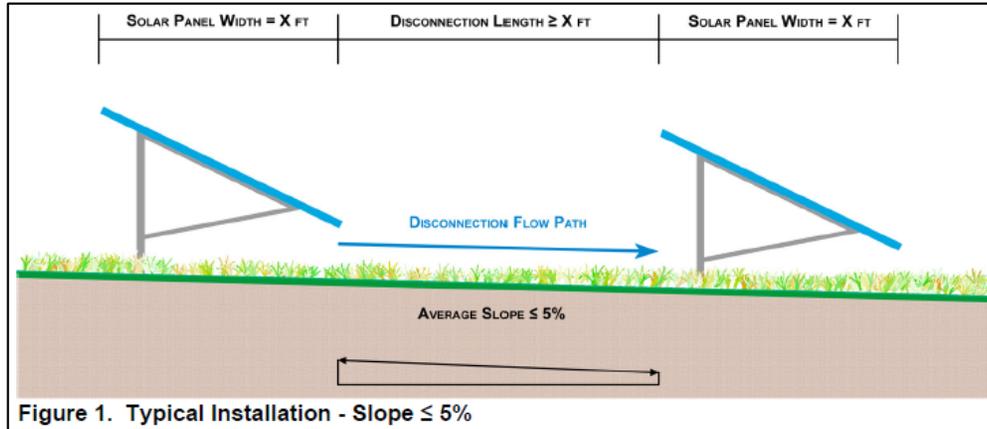
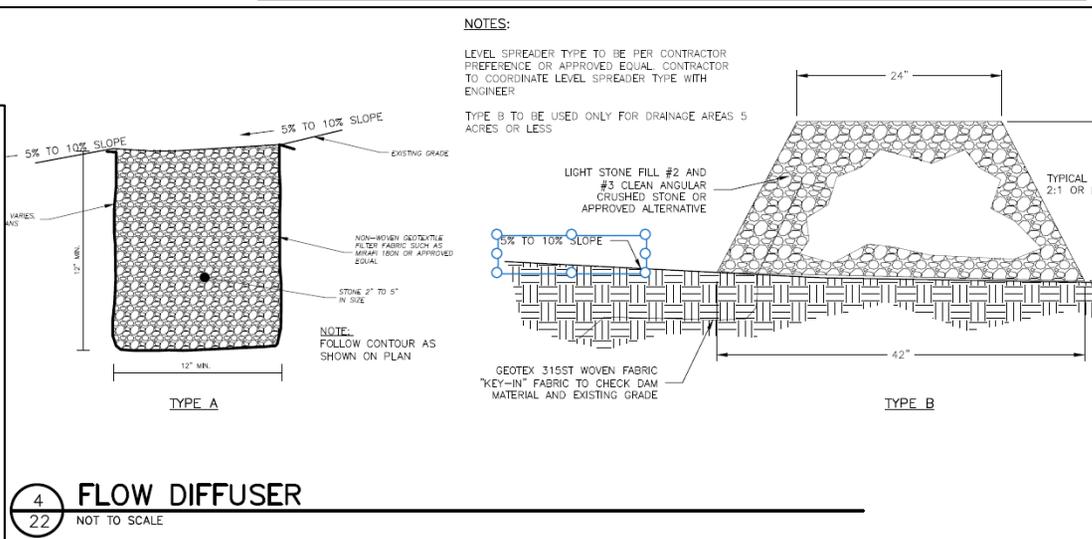
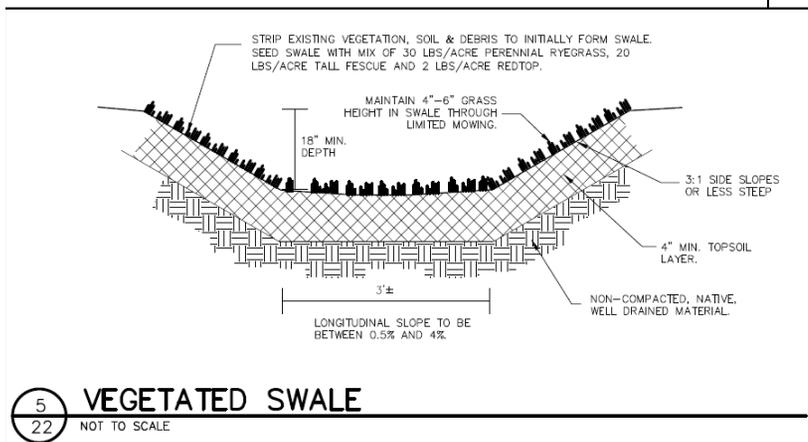
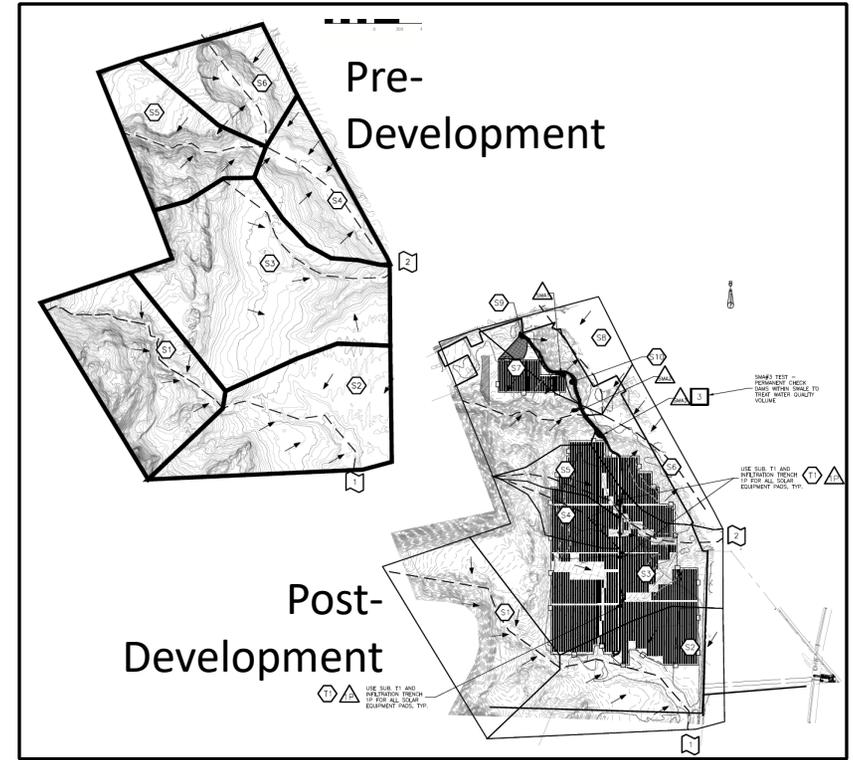
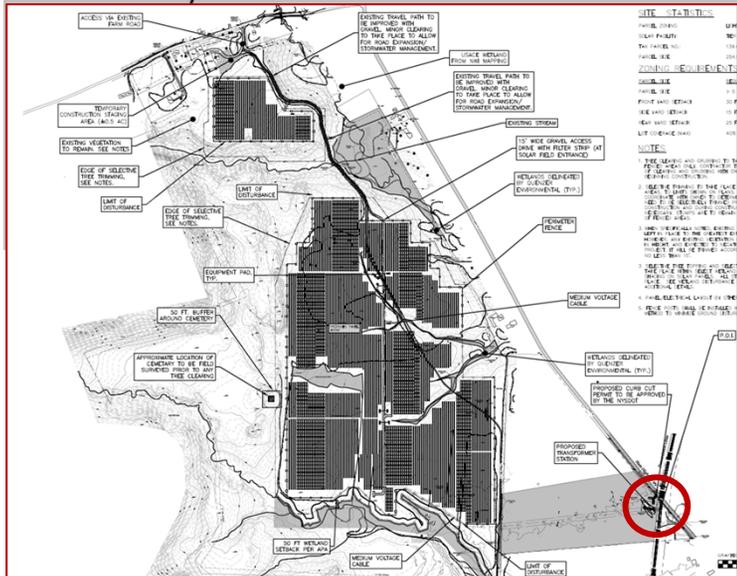
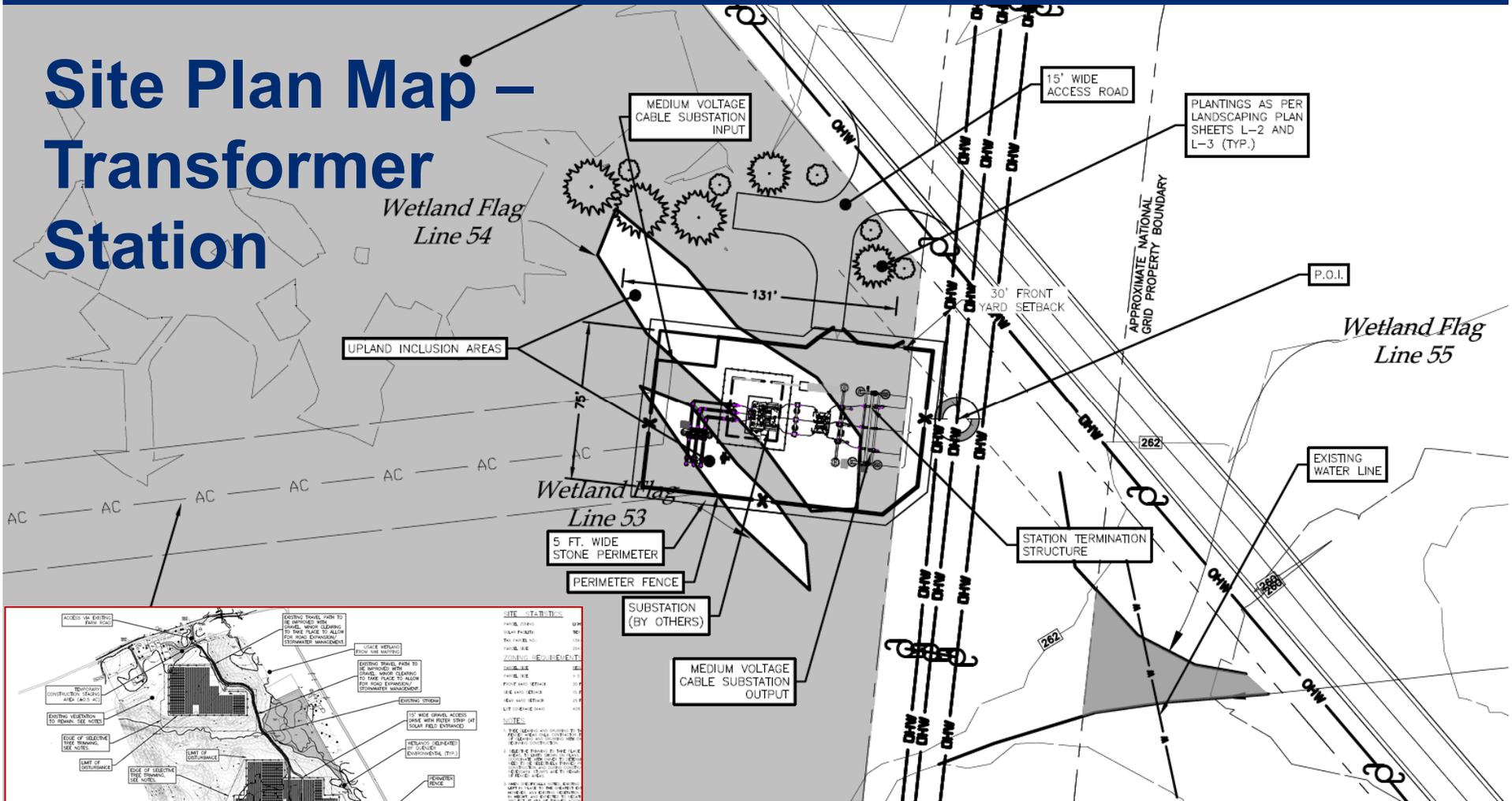


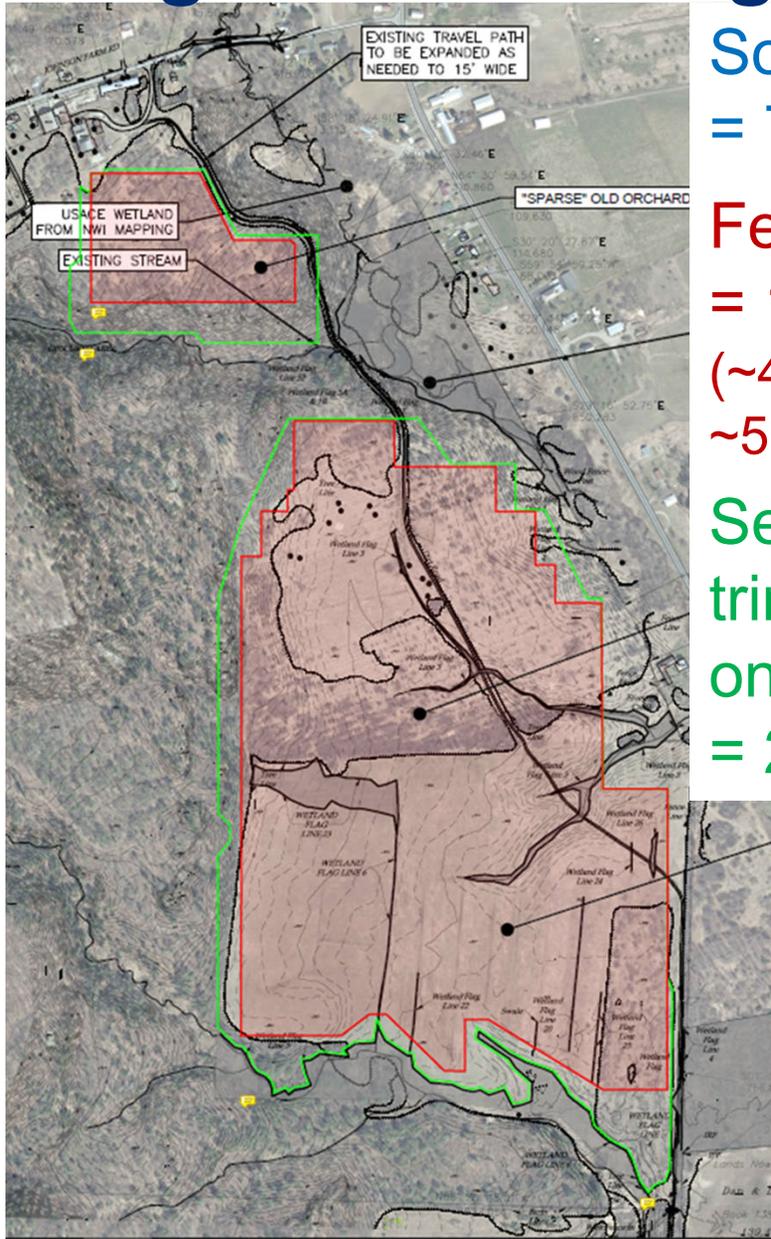
Figure 1. Typical Installation - Slope $\leq 5\%$



Site Plan Map – Transformer Station



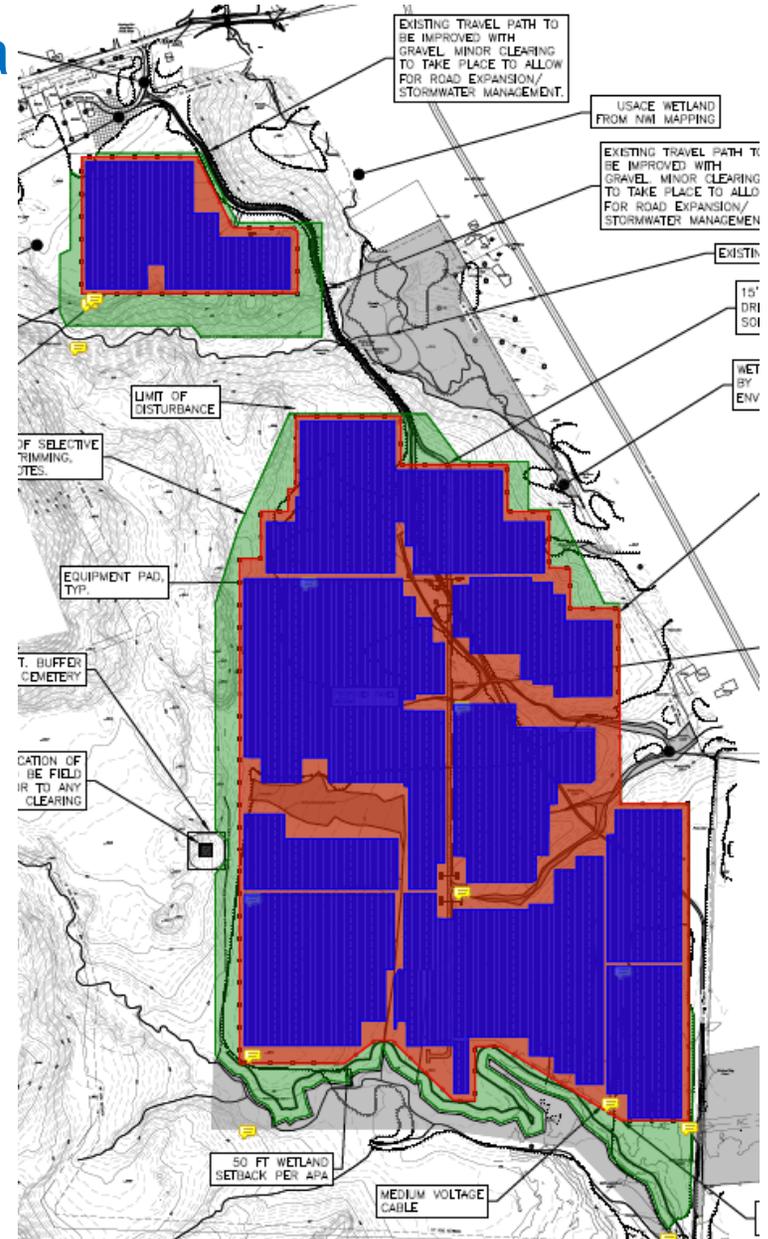
Vegetation Management



Solar array area = 77.1± acres

Fenced area = 101.8± acres (~41% wooded / ~59% open)

Selective trimming area, only as needed = 20.6± acres



Landscaping Plan – Seed Mix / Mowing

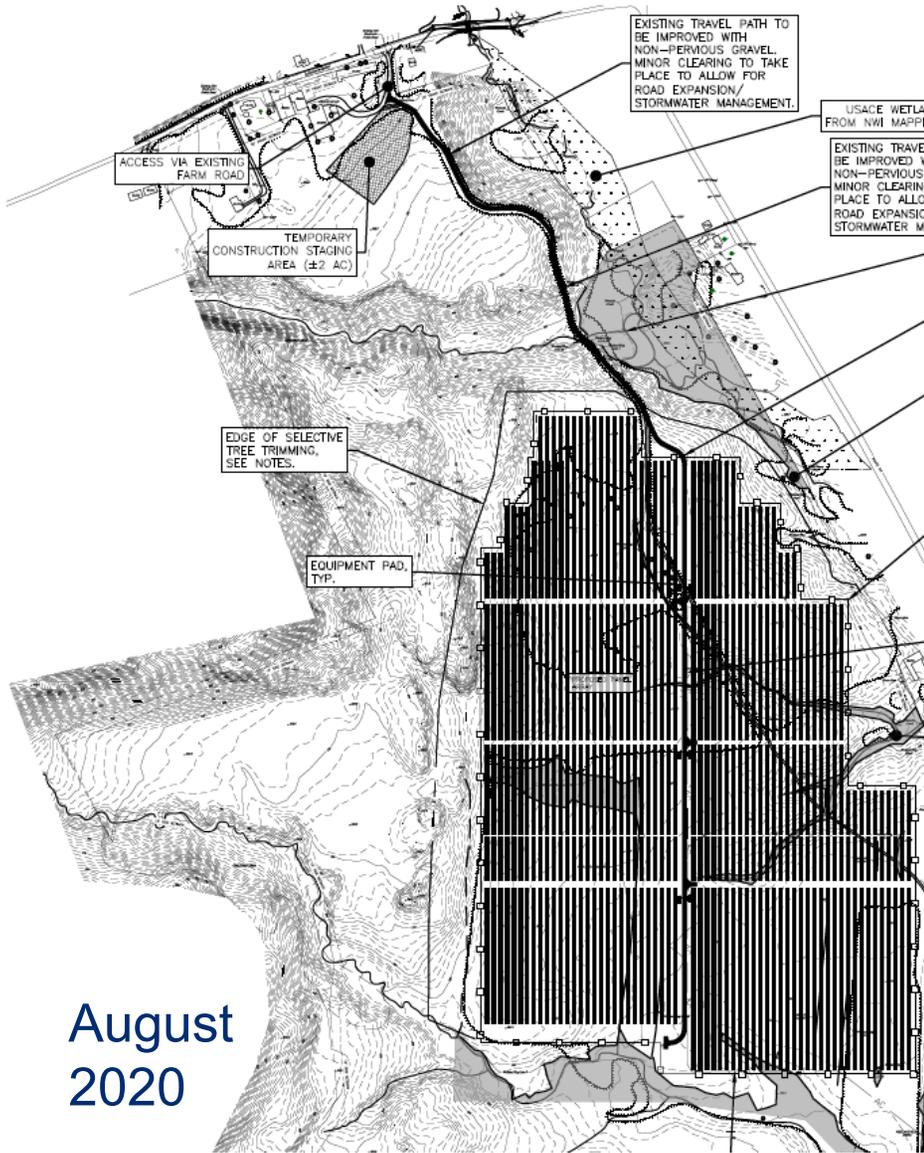
WILDFLOWER/RESTORATION SEED MIXTURE SCHEDULE					
SCIENTIFIC NAME	COMMON NAME	INDICATOR STATUS	% BY NUMBER OF SEEDS	APPLICATION RATE	PLANTING PERIOD
NORTHEAST SOLAR POLLINATOR 3' MIX – ERNMX-612 (IN SUNLIGHT AREAS)					APRIL 15–JUNE 15 SEPTEMBER 15–OCTOBER 15
FESTUCA OVINA	SHEEP FESCUE	N/A	94.90	40 LBS/43,560 SF	
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	N/A	2.5	40 LBS/43,560 SF	
CHAMAECRISTA, PA ECOTYPE	PARTRIDGE PEA, PA ECOTYPE	N/A	2.0	40 LBS/43,560 SF	
OENOTHERA FRUTICOSA VAR. FRUTICOSA	SUNDROPS	N/A	0.3	40 LBS/43,560 SF	
TRADESCANTIA VIRGINIANA, SOUTHEASTERN PA / NORTHERN VA	VIRGINIA SPIDERWORT, SOUTHEASTERN PA / NORTHERN VA BLEND	N/A	0.3	40 LBS/43,560 SF	

No mowing May 1 – October 31

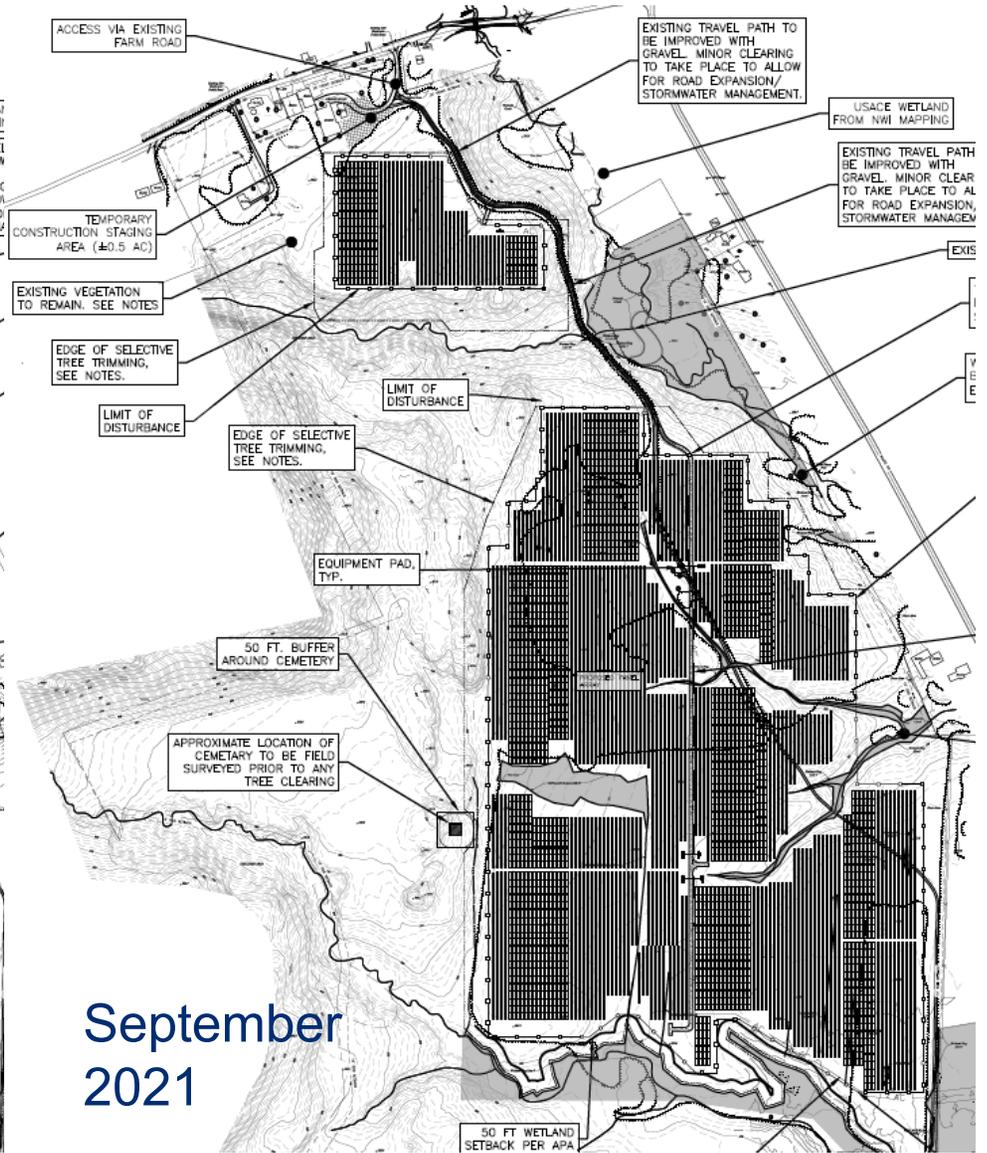
Except selective trimming if veg > 3 ft tall



Alternative Design / Wetland Avoidance



August
2020



September
2021

Wetland Impacts < 0.3 acre

- **Permanent Wetland Disturbance: 12,034± SF (0.276± AC)**
 - Transformer station (all components): 10,500± SF
 - Culverts (3): 245± SF, 594± SF, 437± SF
 - Post-construction stormwater controls for permanent wetland protection (stone check dams): 258± SF

- **Temporary Wetland Disturbance: 1,904± SF (0.004± AC)**
 - Utility trenches (3 crossings): 25± SF, 15± SF, 15± SF
 - Post-construction stormwater controls for permanent wetland protection (2 vegetated swales): 1,370± SF, 478± SF

Wetland Impacts

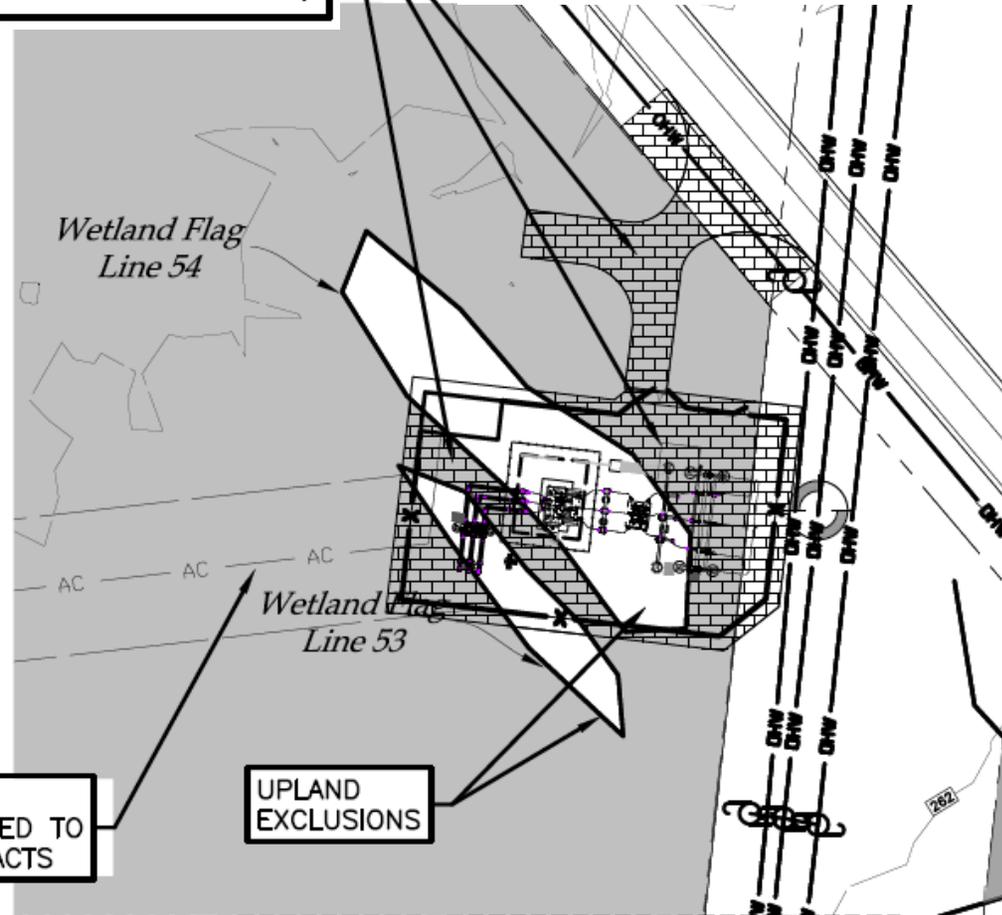
PERMANENT WETLAND DISTURBANCE #4 FOR INSTALLATION OF SUBSTATION, EQUIPMENT PAD, ACCESS DRIVE AND CULVERT OUTSIDE OF UPLAND EXCLUSIONS 10,500± SF (.24± AC)

DISTURBANCE #2
SF CULVERT 594±

DISTURBANCE #3
SF CULVERT 437±

AC TRENCH TO BE
DIRECTIONALLY DRILLED TO
AVOID WETLAND IMPACTS

UPLAND
EXCLUSIONS

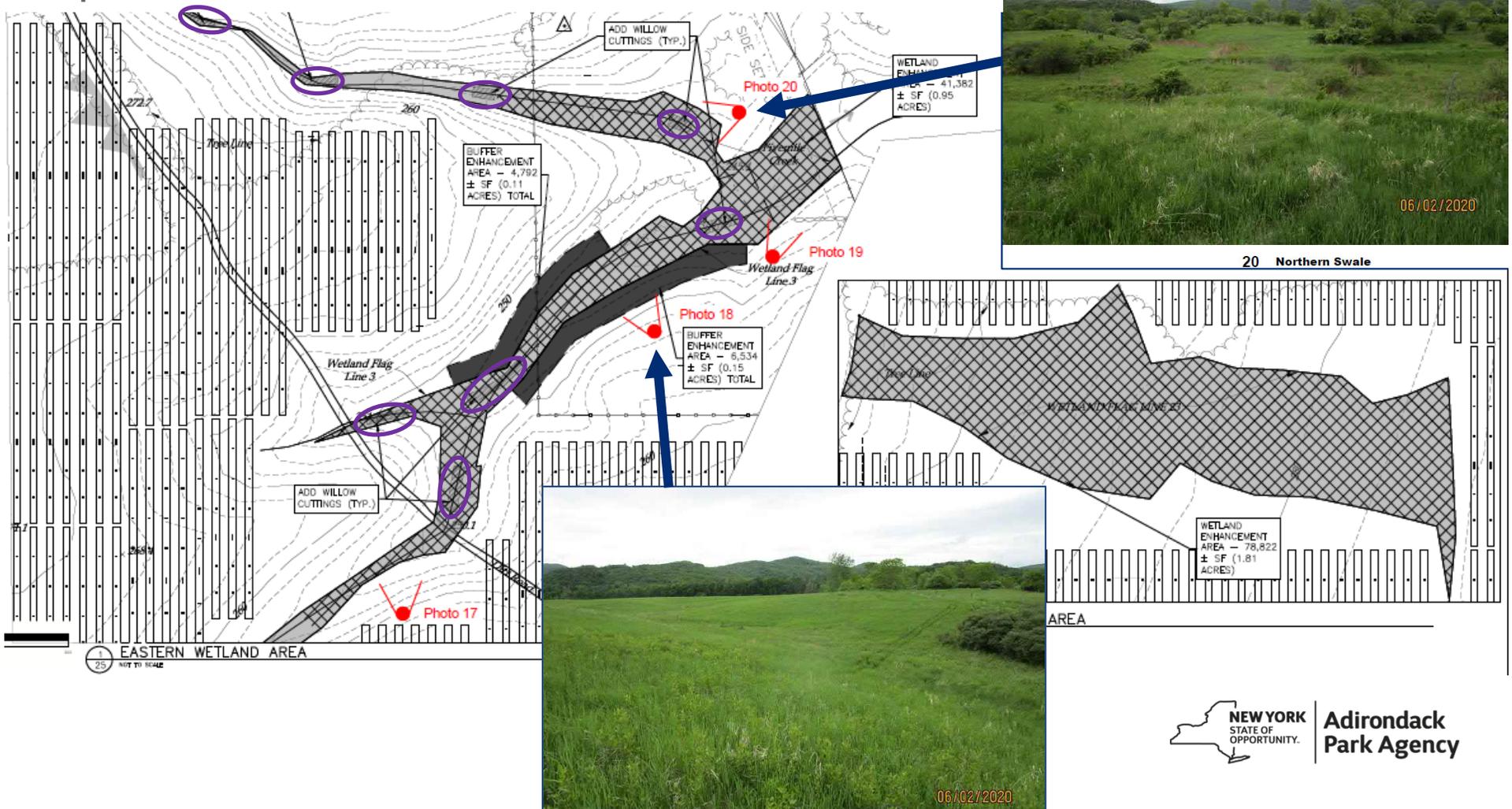


 **EQUIPMENT PAD DISTURBANCE AREAS**
SCALE: 1"=50'

Wetland Mitigation – 10:1

Wetland enhancement: 2.76± acres

Upland buffer enhancement: 0.26± acres

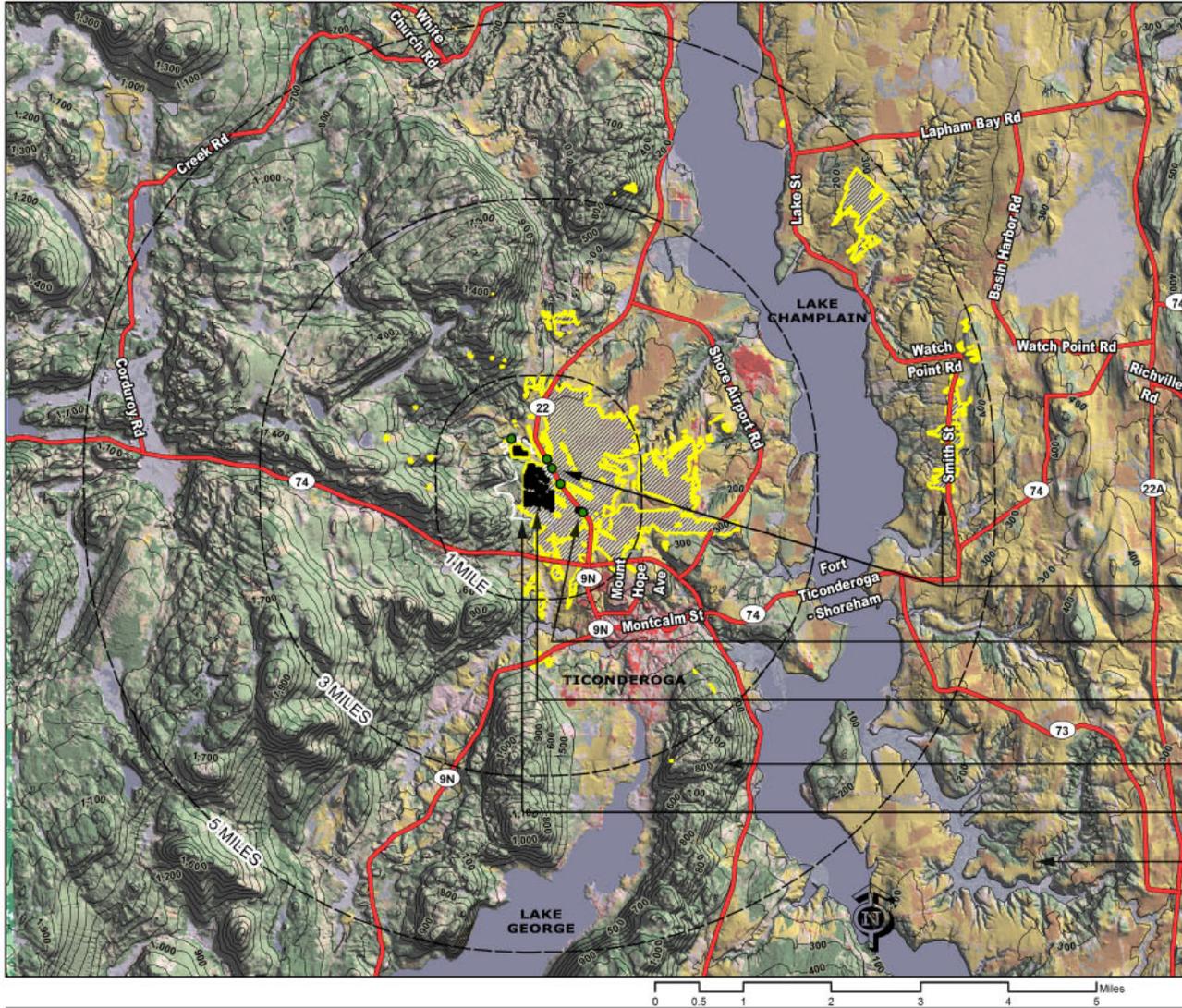


Decommissioning Plan

- Removal of system to 3-foot soil depth
 - Equipment, conduit structures, fencing, roads, foundations
- Disposal/recycling components
- Restoration property
- Security provided to town
 - 125% cost minus salvage value = \$318,499.62

Visual Analysis

Potential Visibility



- LINE OF SIGHT OBSTRUCTION AREAS @ 35' TALL)
 NLCD Land Cover Classification Legend
- 11 Open Water
 - 12 Perennial Ice/ Snow
 - 21 Developed, Open Space
 - 22 Developed, Low Intensity
 - 23 Developed, Medium Intensity
 - 24 Developed, High Intensity
 - 31 Barren Land (Rock/Sand/Clay)
 - 41 Deciduous Forest
 - 42 Evergreen Forest
 - 43 Mixed Forest
 - 51 Dwarf Scrub*
 - 52 Shrub/Scrub
 - 71 Grassland/Herbaceous
 - 72 Sedge/Herbaceous*
 - 73 Lichens*
 - 74 Moss*
 - 81 Pasture/Hay
 - 82 Cultivated Crops
 - 90 Woody Wetlands
 - 95 Emergent Herbaceous Wetlands
- LINE OF SIGHT OBSTRUCTION AREAS @ 60' TALL)

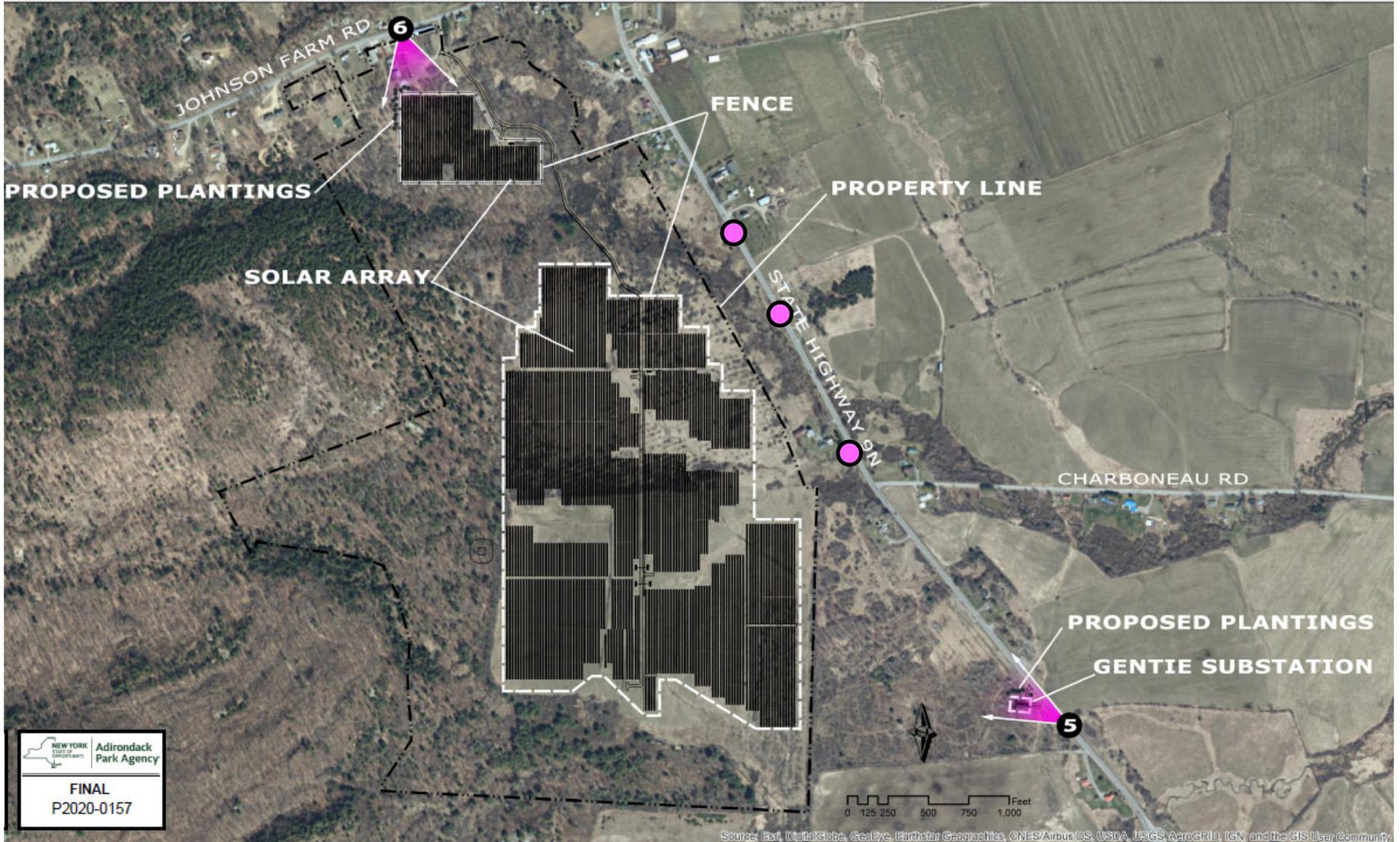
- POTENTIAL PROJECT VISIBILITY AREA (YELLOW-WHITE/BLACK HATCH) & ROADSIDE VISIBILITY (GREEN DOTS)
- GENTIE SUBSTATION (1- LINE OF SIGHT EMITTER @ 35' TALL)
- SOLAR ARRAY (10-LINE OF SIGHT EMITTERS @ 11' TALL)
- MOUNT DEFIANCE
- SUBJECT PROPERTY LINE (WHITE)
- USGS 3DEP TOPOGRAPHIC SURFACE MODEL DATA

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Adirondack Park Agency
FINAL
 P2020-0157

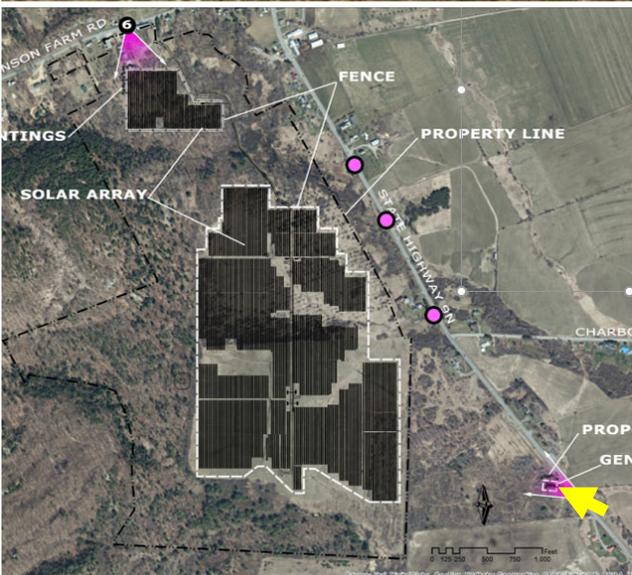
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Adirondack Park Agency
RECEIVED
 Date: September 1, 2021

Visual Environments
 7/26/21

Photo Locations



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Adirondack Park Agency
FINAL
P2020-0157

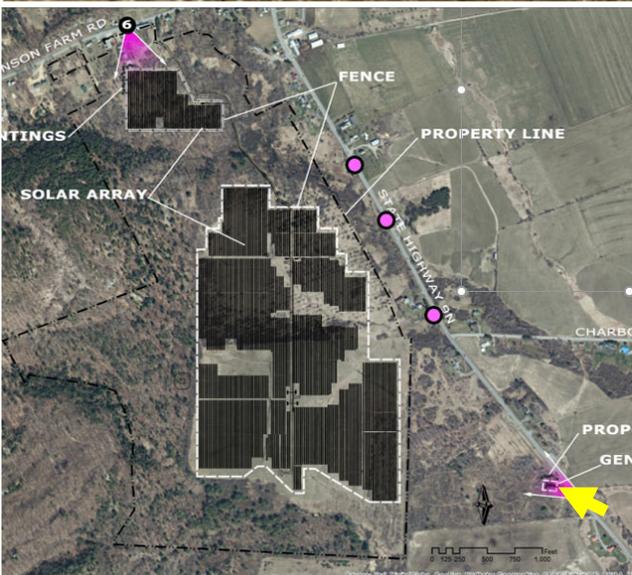


HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38mm Zoom)

DEROGA SOLAR PROJECT

LOOKING NORTHWEST - EXISTING VIEW

Existing Conditions



HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38mm Zoom)

DEROGA SOLAR PROJECT

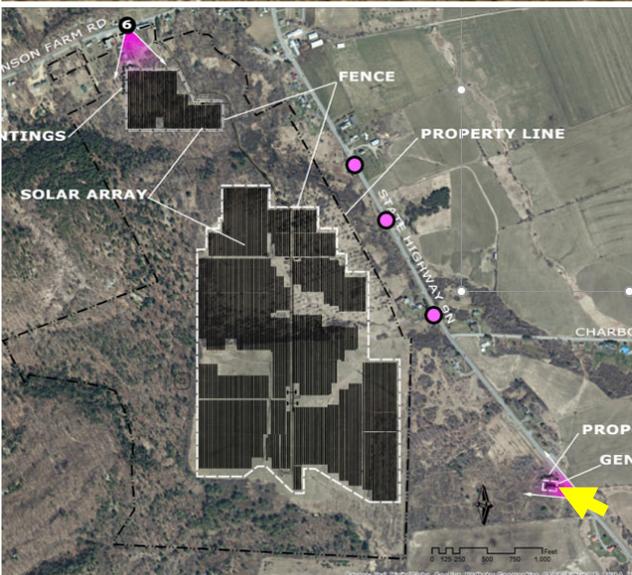
LOOKING NORTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
7/27/21

KOP# 5

Proposed Conditions + 5-year trees



HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38mm Zoom)

DEROGA SOLAR PROJECT

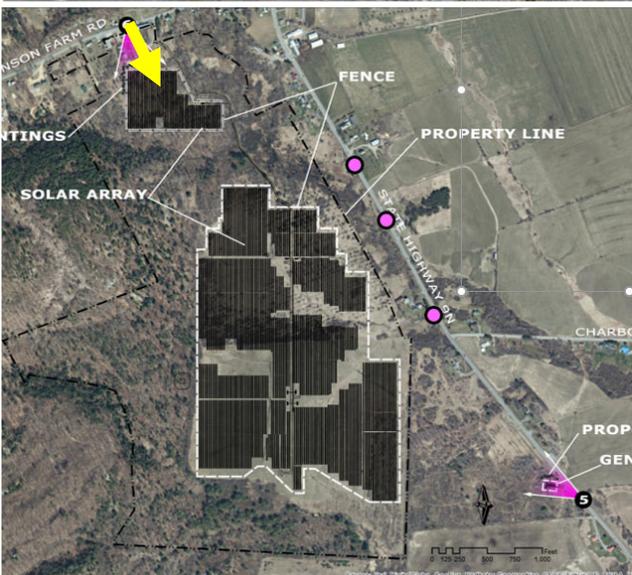
LOOKING NORTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 10 YEARS OF GROWTH.

Visual Environments
7/27/21

KOP# 5

Proposed Conditions + 10-year trees



HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38mm Zoom)

DEROGA SOLAR PROJECT

- LOOKING SOUTH - EXISTING VIEW

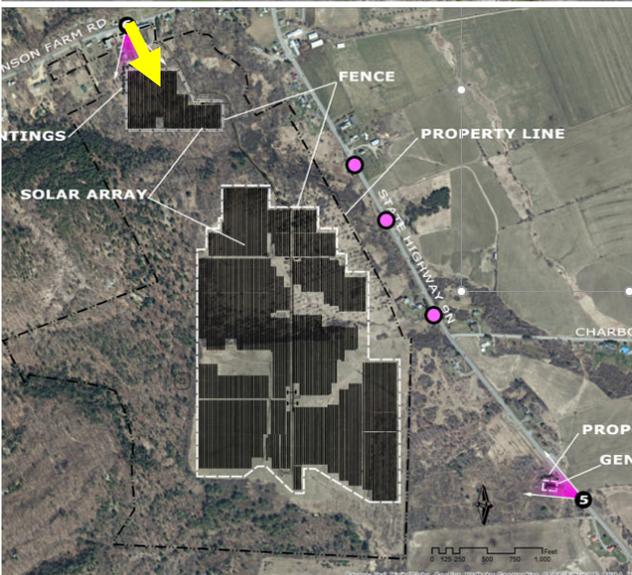
Existing Conditions (38 mm)

Visual Environments

7/27/21

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 & 10 YEARS OF GROWTH

KOP# **6**



HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38mm Zoom)

DEROGA SOLAR PROJECT

- LOOKING SOUTH - PROPOSED VIEW

Proposed Conditions (38 mm)

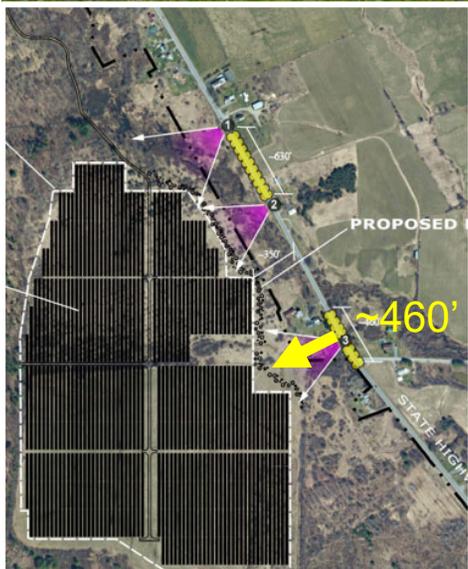
Visual Environments

7/27/21

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 & 10 YEARS OF GROWTH.

KOP# 6





WIDE HORIZONTAL FIELD OF VIEW - 52 DEGREES - (35 mm Full Frame Camera with a 38mm Zoom)

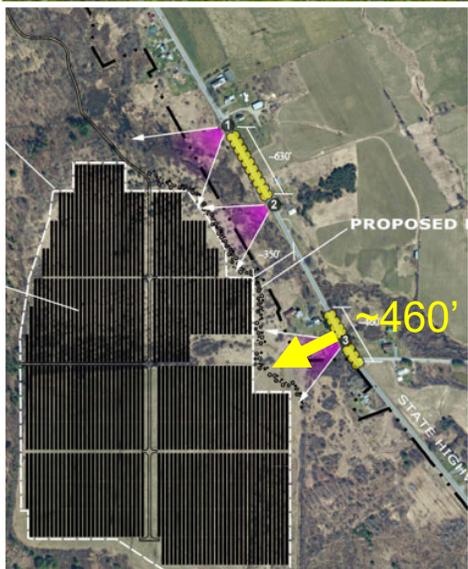
ADIRONDOGAGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTHWEST - EXISTING VIEW

Existing Conditions (38 mm)

Visual Environments
10/1/20

KOP# **3**



WIDE HORIZONTAL FIELD OF VIEW - 52 DEGREES - (35 mm Full Frame Camera with a 38 mm Zoom)

WICONDEROGA SOLAR PROJECT

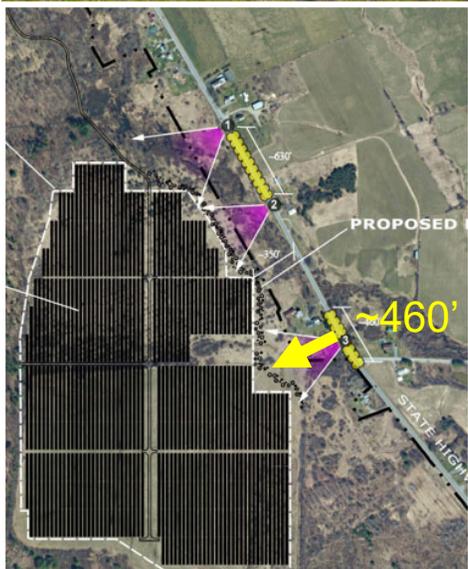
GHWAY 9N - LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH

Visual Environments
10/1/20

KOP# **3**

Proposed Conditions (38 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES - (35 mm Full Frame Camera with a 50 mm Zoom)

TICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/1/20

KOP# 3

Proposed Conditions (50 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES - (35 mm Full Frame Camera with a 50 mm Zoom)

ICONDEROGA SOLAR PROJECT

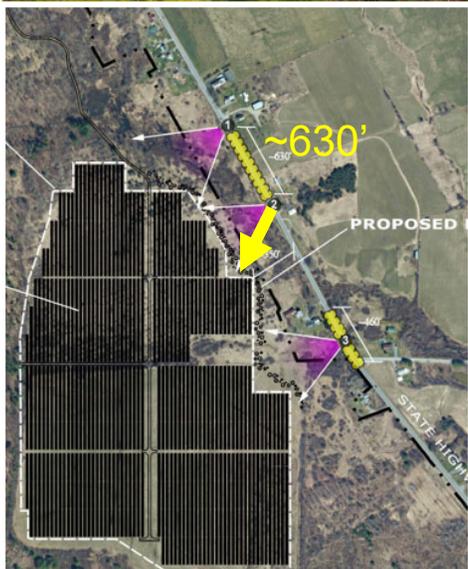
GHWAY 9N - LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 10 YEARS OF GROWTH.

Visual Environments
10/21/20

KOP# **3**

Proposed Conditions (50 mm) + 10-year trees



WIDE HORIZONTAL FIELD OF VIEW - 63 DEGREES (35 mm Full Frame Camera with a 35mm Zoom)

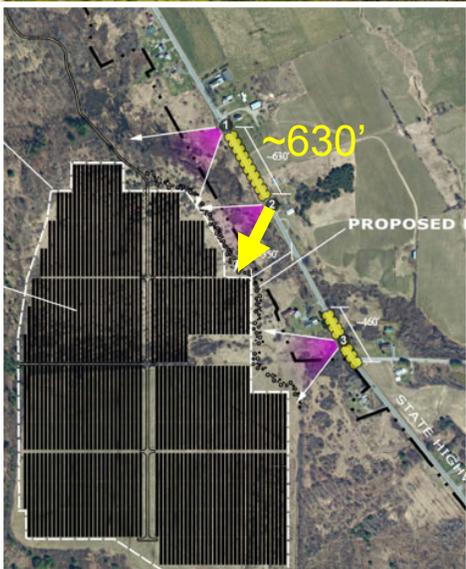
Visual Environments
10/1/20

ADIRONDOGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTH - EXISTING VIEW

KOP# **2a**

Existing Conditions (38 mm)



WIDE HORIZONTAL FIELD OF VIEW - 63 DEGREES (35 mm Full Frame Camera with a 35 mm Zoom)

WICONDEROGA SOLAR PROJECT

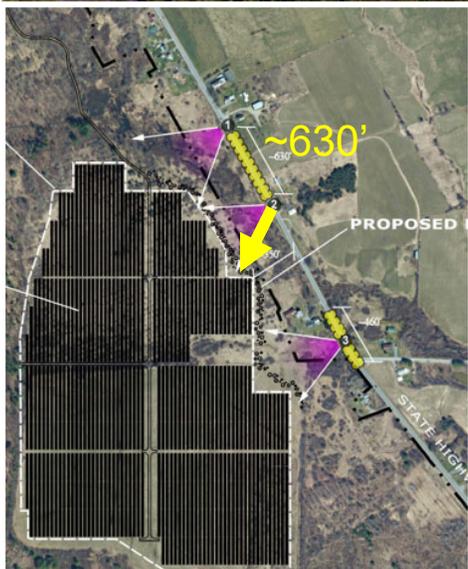
HIGHWAY 9N - LOOKING SOUTH - PROPOSED VIEW

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Visual Environments
10/1/20

KOP# **2a**

Proposed Conditions (38 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES (35 mm Full Frame Camera with a 50 mm Zoom)

WICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTH - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments

10/1/20

KOP# **2a**

Proposed Conditions (50 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES (35 mm Full Frame Camera with a 50 mm Zoom)

WICONDEROGA SOLAR PROJECT

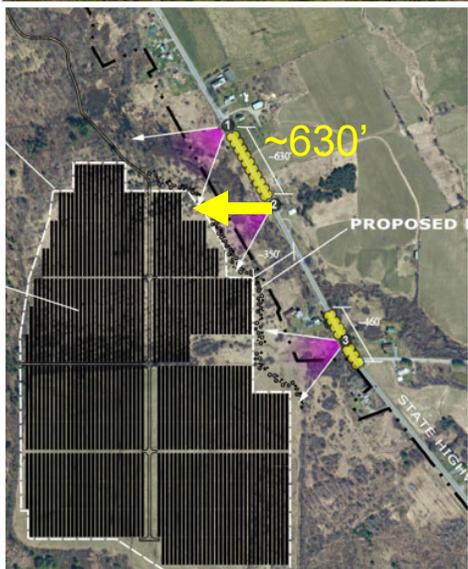
GHWAY 9N - LOOKING SOUTH - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 10 YEARS OF GROWTH.

Visual Environments
10/21/20

KOP# **2a**

Proposed Conditions (50 mm) + 10-year trees



WIDE HORIZONTAL FIELD OF VIEW - 63 DEGREES (35 mm Full Frame Camera with a 35mm Zoom)

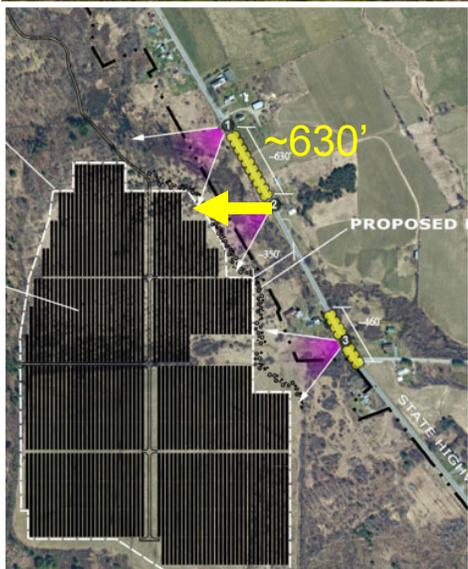
TICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING WEST - EXISTING VIEW

Visual Environments
10/1/20

KOP# **2b**

Existing Conditions (38 mm)



WIDE HORIZONTAL FIELD OF VIEW - 63 DEGREES (35 mm Full Frame Camera with a 35mm Zoom)

WINDY HOLLOW SOLAR PROJECT

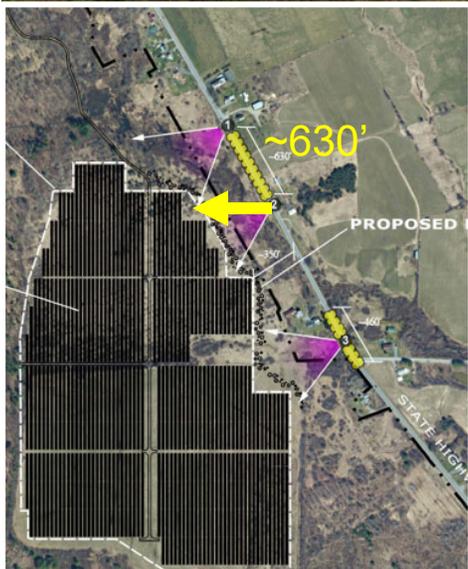
GHWAY 9N - LOOKING WEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/1/20

KOP# **2b**

Proposed Conditions (38 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES (35 mm Full Frame Camera with a 50 mm Zoom)

WICONDEROGA SOLAR PROJECT

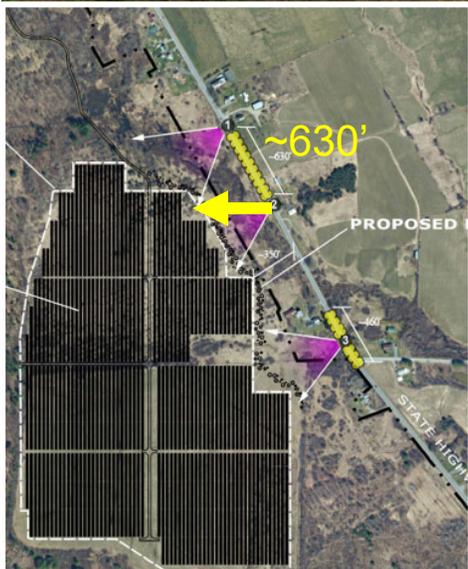
GHWAY 9N - LOOKING WEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/1/20

KOP# **2b**

Proposed Conditions (50 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES (35 mm Full Frame Camera with a 50 mm Zoom)

ICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING WEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/21/20

KOP# **2b**

Proposed Conditions (50 mm) + 10-year trees



WIDE HORIZONTAL FIELD OF VIEW - 52 DEGREES (35 mm Full Frame Camera with a 38 mm Zoom)

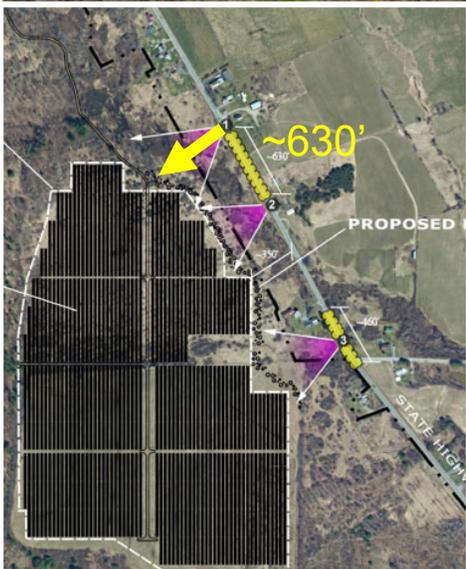
Visual Environments
10/1/20

TICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTHWEST - EXISTING VIEW

KOP# **1**

Existing Conditions (38 mm)



WIDE HORIZONTAL FIELD OF VIEW - 52 DEGREES - (35 mm Full Frame Camera with a 38 mm Zoom)

WICONDEROGA SOLAR PROJECT

STATE HIGHWAY 9N - LOOKING SW - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/1/20

KOP# 1

Proposed Conditions (38 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES - (35 mm Full Frame Camera with a 50 mm Zoom)

TICONDEROGA SOLAR PROJECT

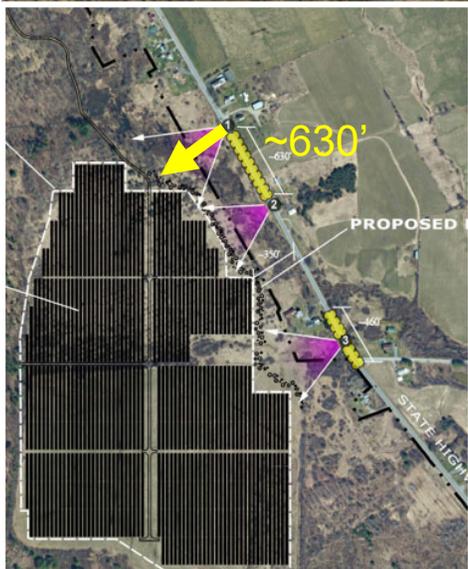
GHWAY 9N - LOOKING SW - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 5 YEARS OF GROWTH.

Visual Environments
10/1/20

KOP# **1**

Proposed Conditions (50 mm) + 5-year trees



NORMAL HORIZONTAL FIELD OF VIEW - 39 DEGREES - (35 mm Full Frame Camera with a 50 mm Zoom)

WICONDEROGA SOLAR PROJECT

GHWAY 9N - LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE. PROPOSED TREES ARE ILLUSTRATED AT 10 YEARS OF GROWTH.

Visual Environments
10/21/20

KOP# **1**

Proposed Conditions (50 mm) + 10-year trees

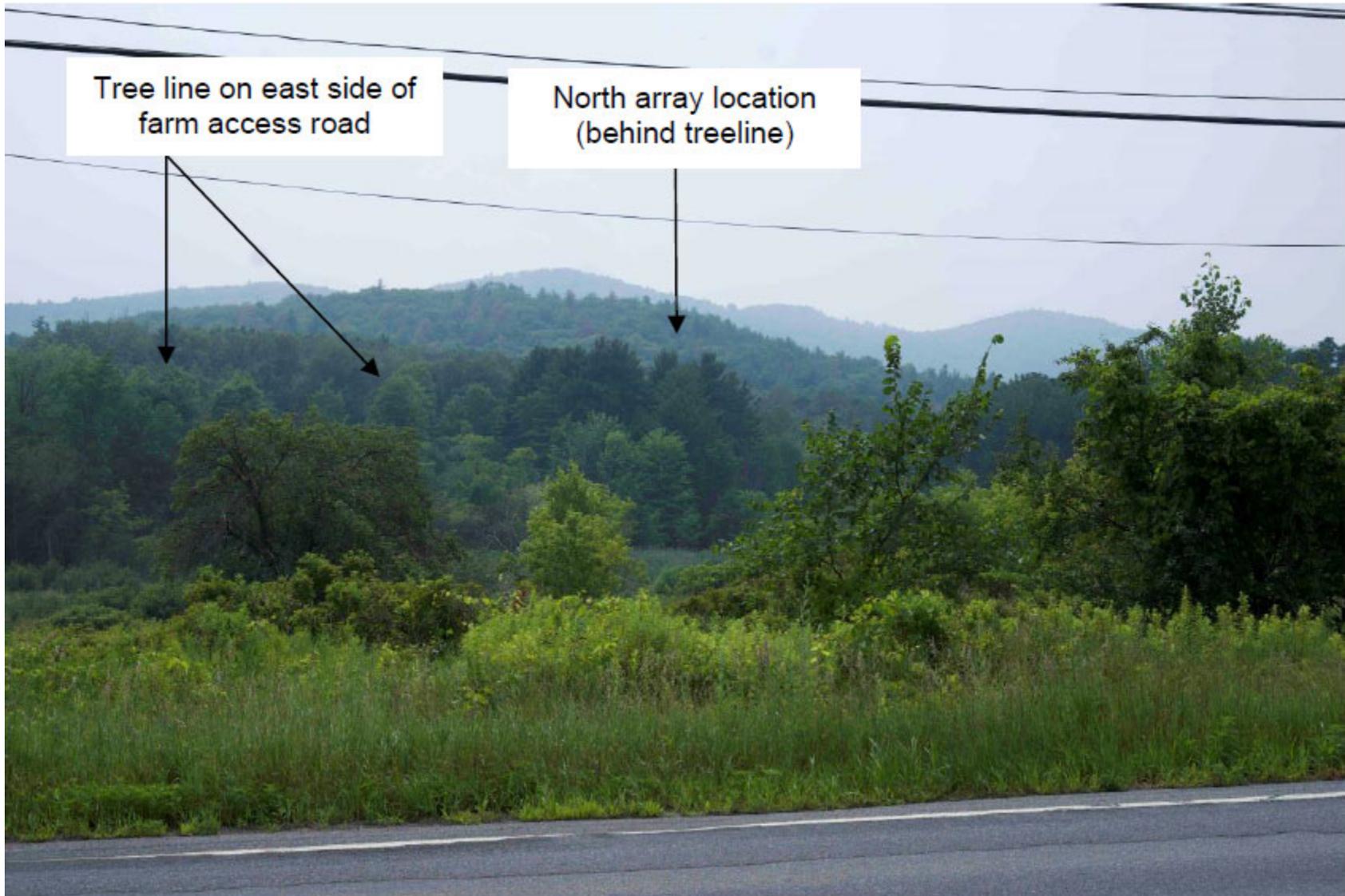


Photo 5 – View from 9N West Towards North Array

35 mm Photograph from
Top of Mt. Defiance

ELP Ticonderoga Solar



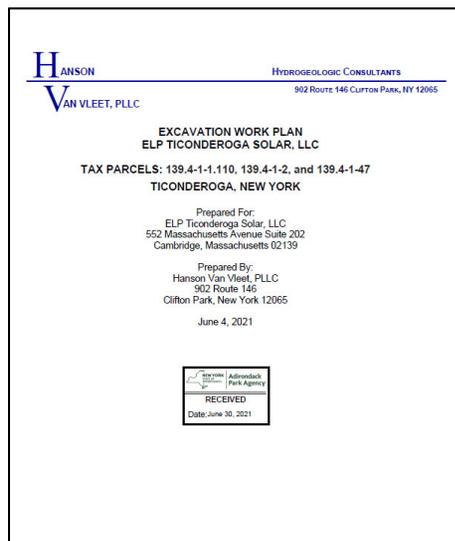
Public Comment and Review by Others

Public Comment

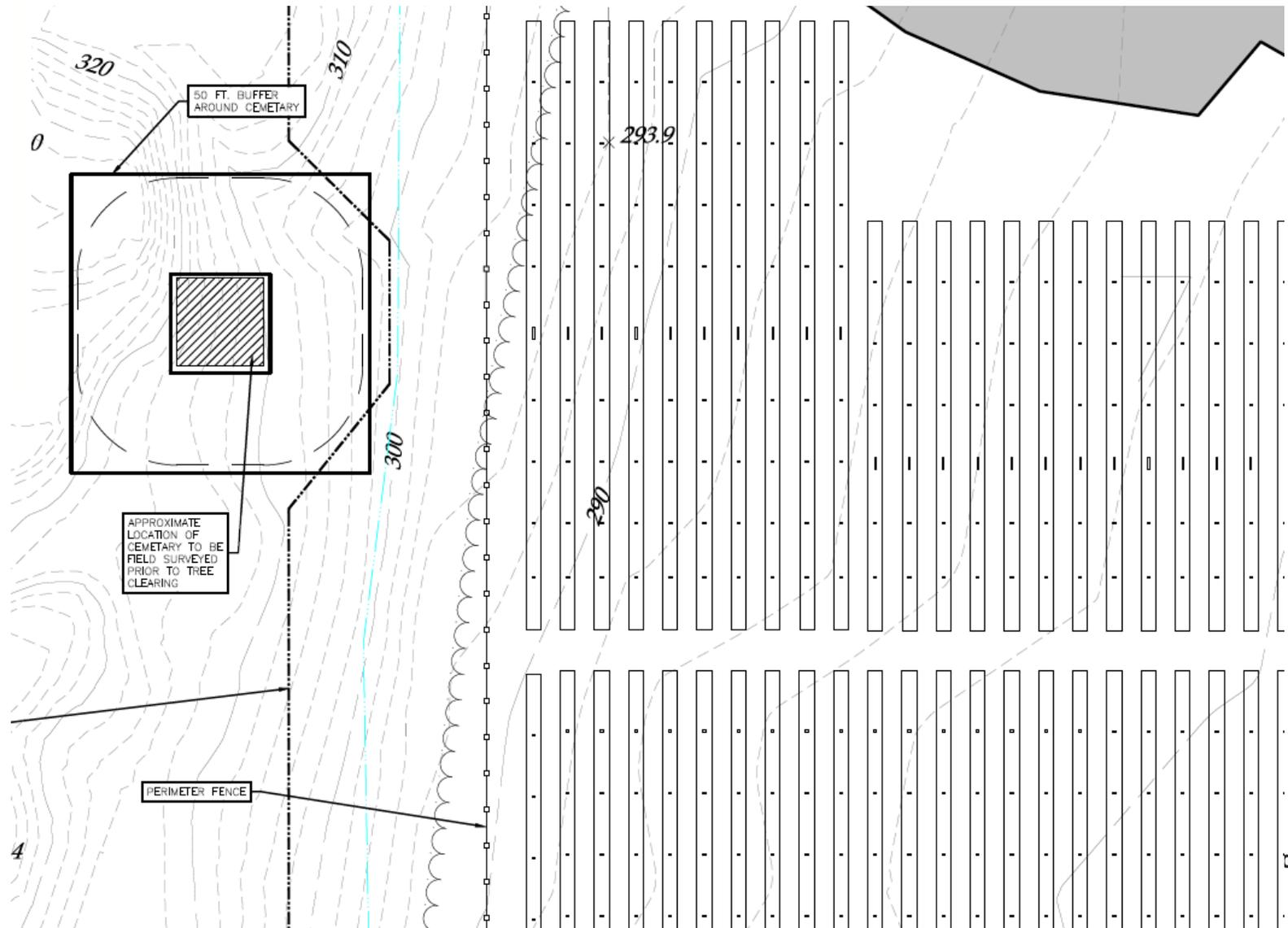
- Public Notice
 - Mailed to adjoining landowners, town, county, LGRB
 - Posted to NYS APA website
 - Posted to NYS DEC's Environmental Notice Bulletin
- Comment Letters – 29 total
 - 2020 – 3 letters with concerns, 1 letter in support
 - 2021 – 25 letters in support
- Concern
 - change to natural environment/neighborhood/wildlife
 - soil contamination
 - family cemetery
- Support
 - renewable energy important
 - good use of site
 - economic benefit

Soils and Work Plan

- Site contains former orchard and related soil contamination
 - Residual pesticides and metals in surficial soils
 - Arsenic exceeds DEC's soil cleanup objective for commercial and industrial uses
 - DEC's solid waste regulations apply to soil excavation
 - Applicant has prepared an Excavation Work Plan
 - Stormwater Management Plan – prevent soil migration



Cemetery Avoidance

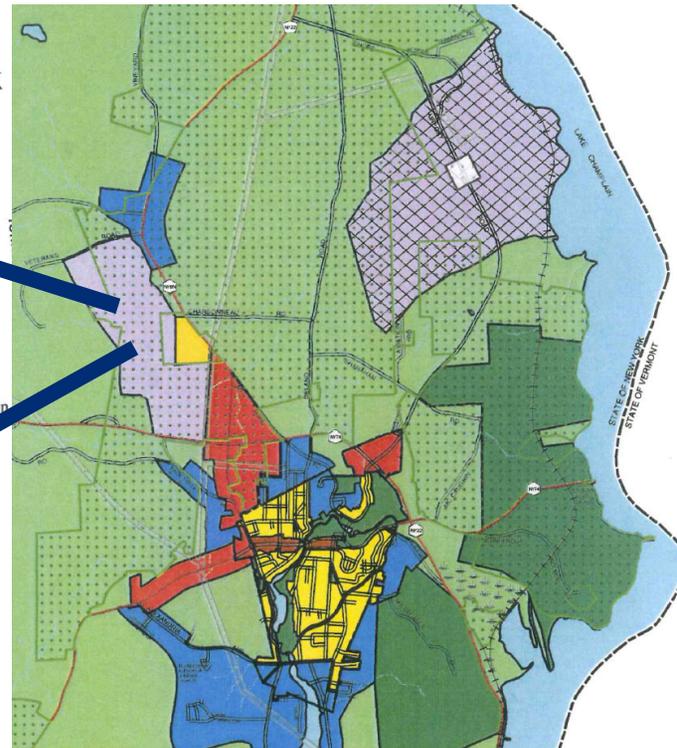


Review by Others

- Town of Ticonderoga
 - Issued Site Plan Approval May 2021
 - Property zoned “Light Industrial”
 - Project is “Tier III Ground Mounted” solar

**Town of Ticonderoga
Essex County, New York
Zoning Map**
Adopted: January 15, 2003

-  Water
 -  Agricultural Districts
 -  Adult Use Overlay
- Town and Former Village Zoning*
-  Central Commercial
 -  Historic Preservation and Land Conservation
 -  High Density Residential
 -  Industry
 -  Light Industry
 -  Medium Density Residential
 -  Rural Residential
 -  Service Business
 -  Service Business/Light Industry
 -  Water



Review by Others

- NYS OPRHP
 - September 2020 – no adverse impacts
 - Provided cemetery avoided, 25-ft buffer maintained

- NYS DEC
 - Grassland birds – June 2021 letter of No Jurisdiction
 - Stream disturbance permit required for culvert
 - May require Individual Water Quality Certification
 - Soil excavation: solid waste regulations
 - SPDES / Stormwater Notice of Intent

- US Army Corps
 - Submitted application, under review

Taxes

- PILOT Agreement
 - In progress with town, school, county
 - Current draft framework: \$2,000/MW per year, escalating 2% annually → at least \$40,000 in revenue

**Staff
Recommendation:
Approve with
Conditions**

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park
 - ✓ Secures natural benefits of wetlands
 - ✓ Results in minimal degradation / destruction of the wetland or its associated values

Draft Permit Conditions

- Construct solar generation facility according to Project Plans
- Change to Point of Interconnection requires prior review
- Retain trees outside fence line, with exceptions / zones
- No tree cutting April 1 – October 31 (bats)
- No mowing May 1 – October 31 (pollinators)
- Plant trees as depicted on Project Plans
- Equipment cleaning (invasive species spread prevention)
- Comply with Stormwater Plan (permanent wetland protection)
- Comply with Erosion and Sediment Control Plan
- Provide Fraction Mitigation Plan prior to directional drilling
- Wetland Mitigation Plan: implement, monitor, report
- Provide photographs after construction
- If/when inoperative, follow Decommissioning Plan within 1 yr



**Adirondack
Park Agency**

ELP Ticonderoga Solar, LLC

P2020-0157

**Kathleen Doering
Eric Rafferty
National Grid
ELP Ticonderoga Solar, LLC**

October 14, 2021