



**Adirondack  
Park Agency**

# Pivot Energy

**P2021-0296**

**May 10, 2022**

# Presentation Overview

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

# Jurisdiction

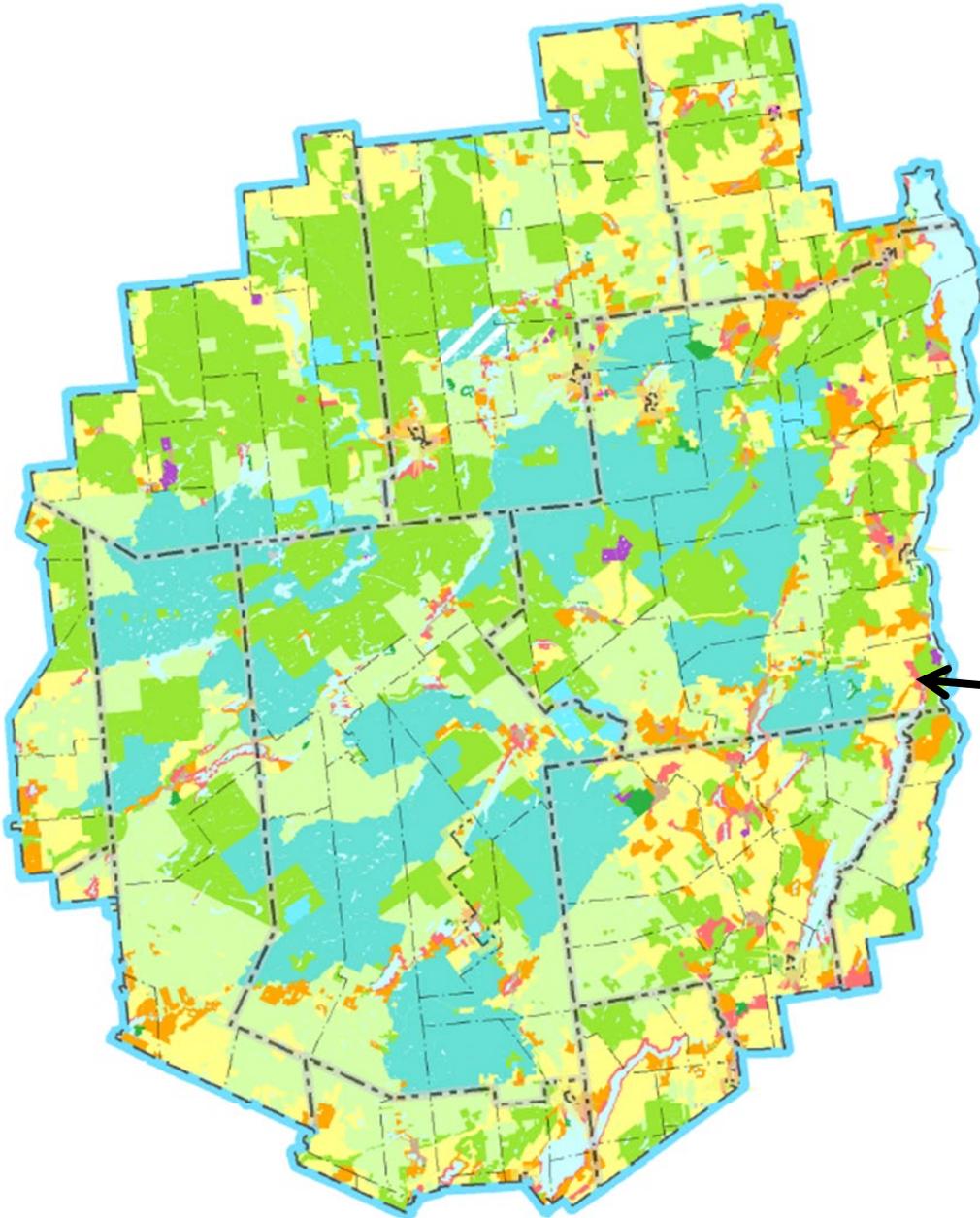
- APA Act § 809
  - Class A Regional Project
  - Major Public Utility Use
  
- Regulated Wetland Activity – 9 NYCRR Part 578
  - Subdivision Involving Wetlands
  - Excavation and Fill

# 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
  - will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
  - will result in minimal degradation or destruction of the wetland or its associated values and is the only alternative which reasonably can accomplish the applicant's objectives.

# Project Location

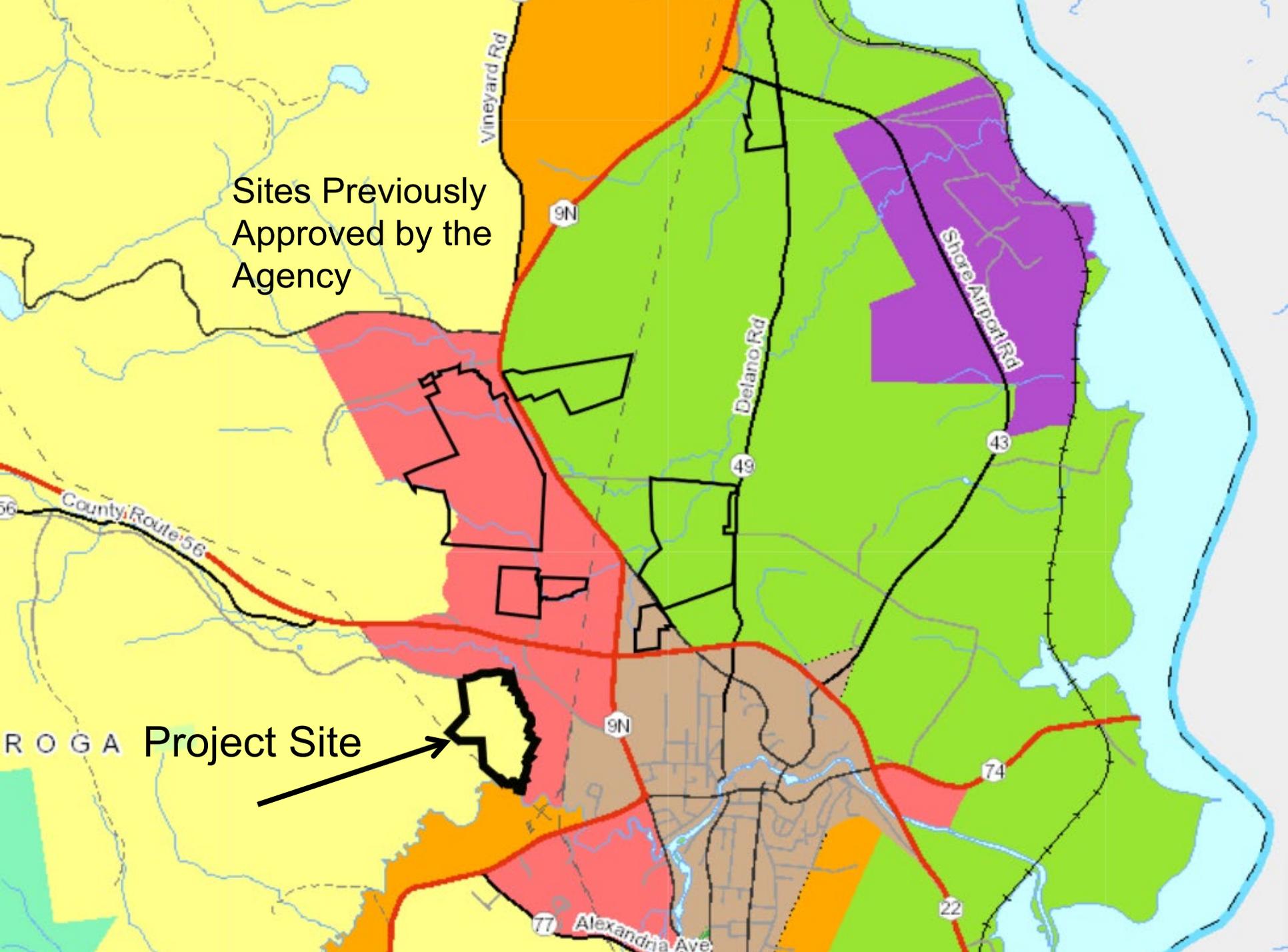
# Project Location



Town of Ticonderoga  
Essex County

Sites Previously  
Approved by the  
Agency

ROGA Project Site



# Existing Conditions



NYS 74

Old Chilson Road

Racetrack Road

95± Ac.

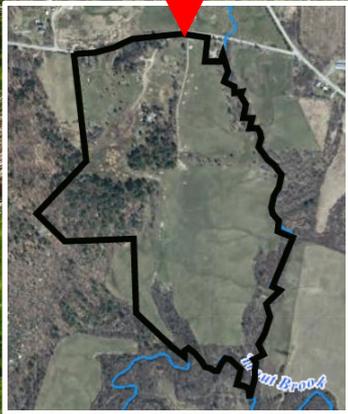
Existing Transmission Line

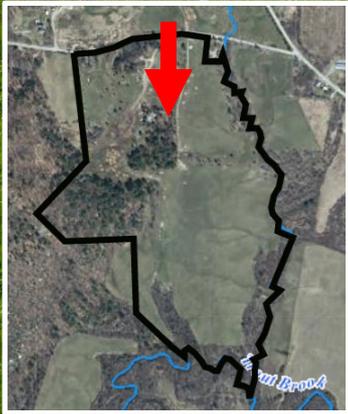
Existing Transmission Line

NYS 9N

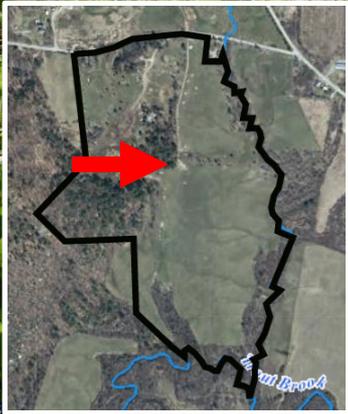
Chilson Brook

Mount Brook

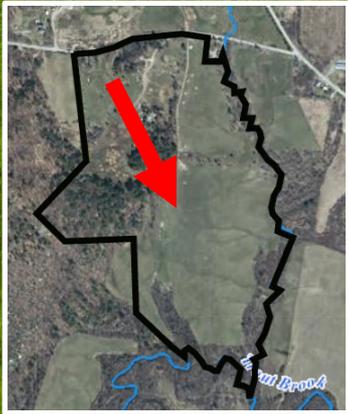




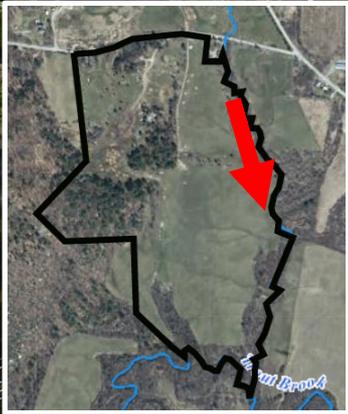
05.17.2021 09:01



05.17.2021 09:07

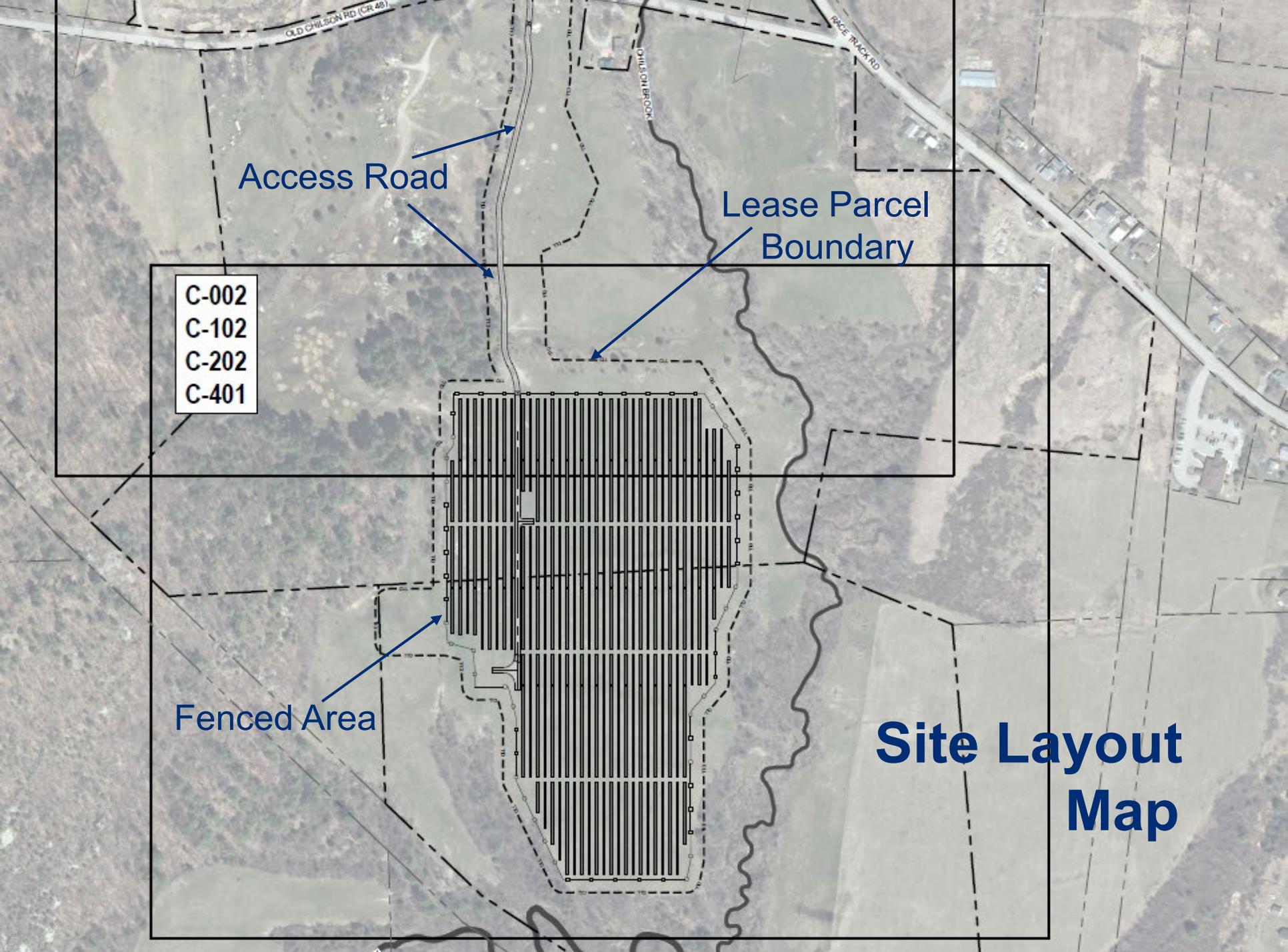


05.17.2021 09:09



05.17.2021 09:51

# Proposed Project



Access Road

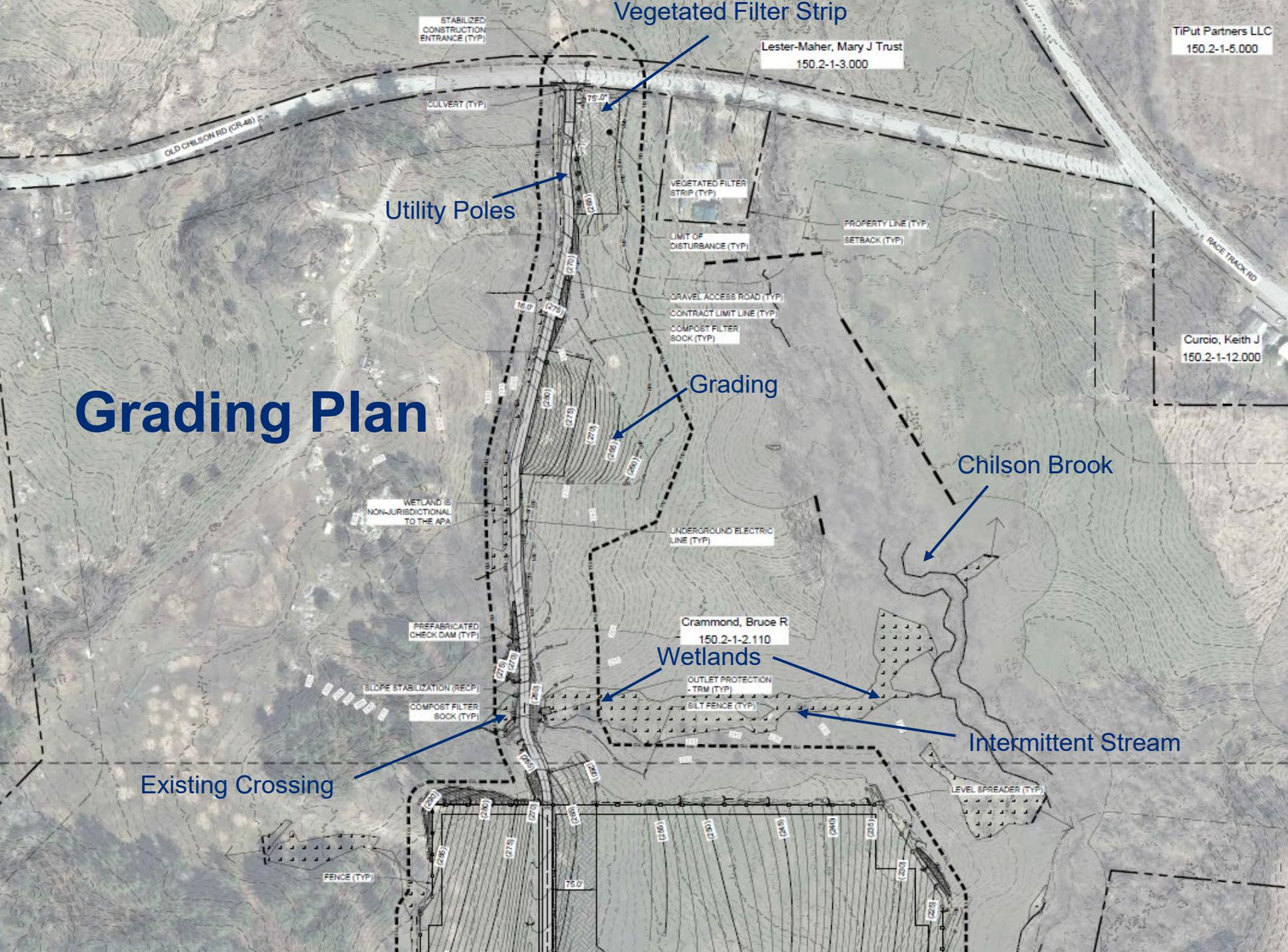
Lease Parcel Boundary

- C-002
- C-102
- C-202
- C-401

Fenced Area

Site Layout Map

# Grading Plan



STABILIZED  
CONSTRUCTION  
ENTRANCE (TYP)

Vegetated Filter Strip

TiPut Partners LLC  
150.2-1-5.000

Lester-Maher, Mary J Trust  
150.2-1-3.000

OLD CHILSON RD (CR-49)

CULVERT (TYP)

Utility Poles

VEGETATED FILTER  
STRIP (TYP)

PROPERTY LINE (TYP)  
SETBACK (TYP)

LIMIT OF  
DISTURBANCE (TYP)

GRAVEL ACCESS ROAD (TYP)

CONTRACT LIMIT LINE (TYP)

COMPOST FILTER  
SOCK (TYP)

Curcio, Keith J  
150.2-1-12.000

RACE TRACK RD

Grading

Chilson Brook

WETLAND IS  
NON-JURISDICTIONAL  
TO THE APA

UNDERGROUND ELECTRIC  
LINE (TYP)

Crammond, Bruce R  
150.2-1-2.110

Wetlands

PREFABRICATED  
CHECK DAM (TYP)

OUTLET PROTECTION  
- TRM (TYP)

SILT FENCE (TYP)

SLOPE STABILIZATION (RECP)

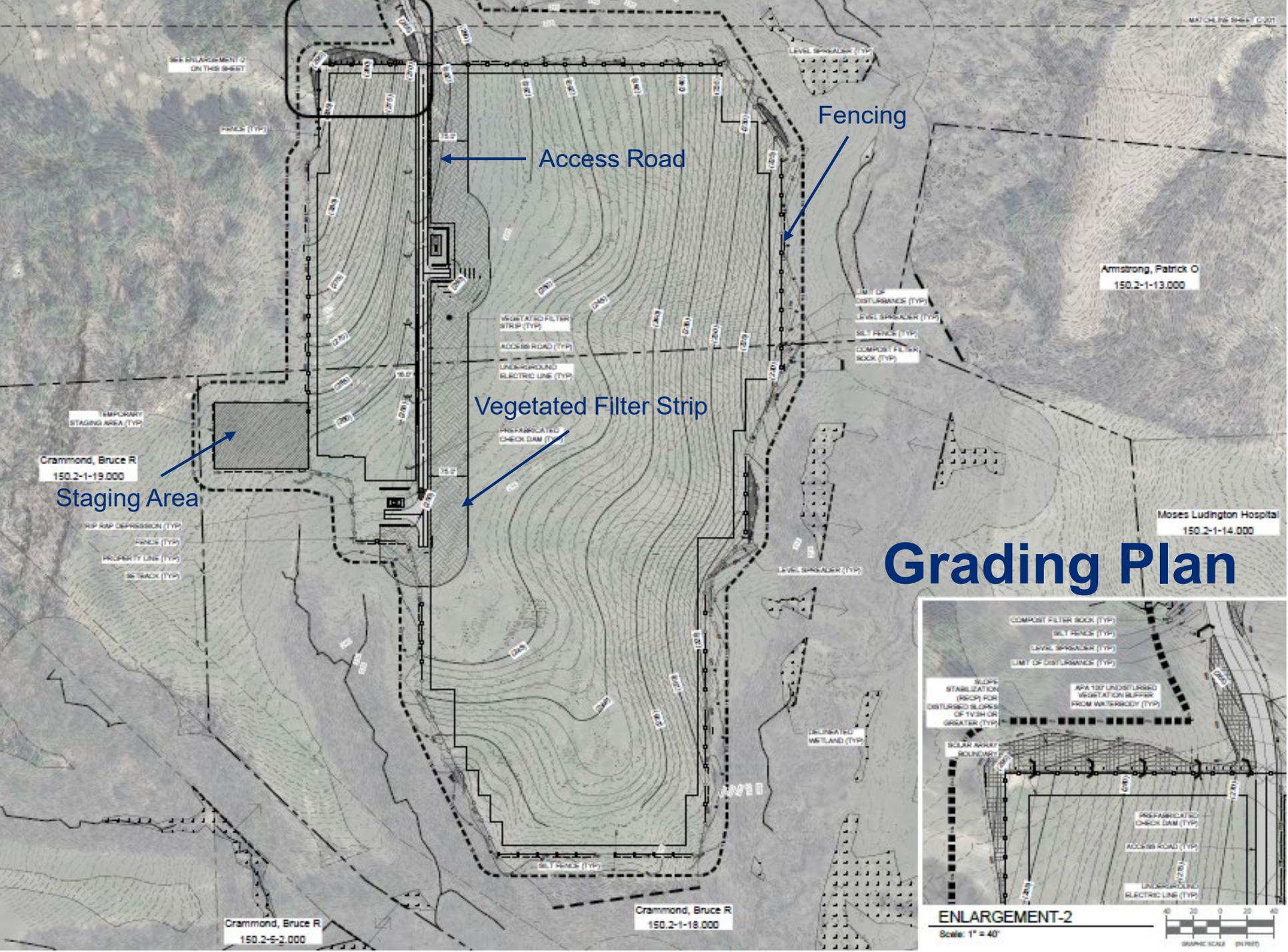
COMPOST FILTER  
SOCK (TYP)

Intermittent Stream

Existing Crossing

LEVEL SPREADER (TYP)

FENCE (TYP)



SEE ENLARGEMENT (2) ON THIS SHEET

Fencing

Access Road

Vegetated Filter Strip

Staging Area

Armstrong, Patrick O  
150.2-1-13.000

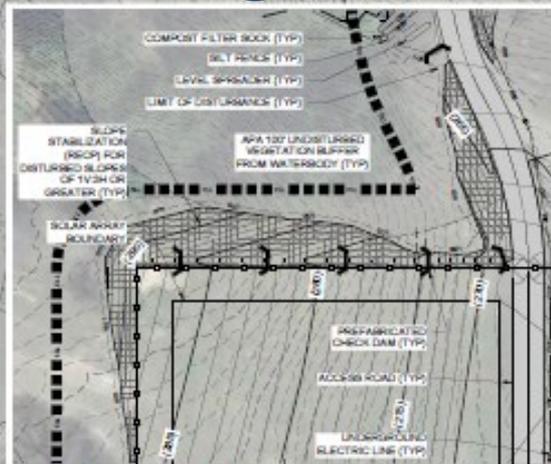
Moses Ludington Hospital  
150.2-1-14.000

# Grading Plan

Crammond, Bruce R  
150.2-1-19.000

Crammond, Bruce R  
150.2-1-18.000

Crammond, Bruce R  
150.2-5-2.000



ENLARGEMENT-2

Scale: 1" = 40'





# Stormwater

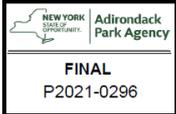
- > 1 Acre of Disturbance
- SPDES General Permit for Storm Water Discharge from Construction Sites

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**

**Pivot Solar NY 6**  
Pivot Energy  
Essex County  
Town of Ticonderoga, New York

Revised February 2022  
EDR Project No. 20204





FOR MUNICIPAL REVIEW  
NOT FOR CONSTRUCTION

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# Vegetation

- Permanent ground cover
- Mowing or Grazing
- Maintenance



Pivot Solar NY 6 – Maintenance and Vegetation Plan



Site maintenance is critical to ensure that an operational solar facility meets all conditions of operation. This document outlines the steps the operator will take to ensure the site is properly maintained during construction and throughout the operational life of the facility.



**1) Weed and Vegetation Management**

- i) If construction occurs during growing season, Pivot will apply broadleaf herbicide prior to commencing construction as needed. Once construction is complete, Pivot will re-apply broadleaf herbicide if needed to allow planted native grass and pollinator seed mix to revegetate the site and establish the native plant community.
- ii) Hydroseed or hydromulch a drought tolerant native grass and pollinator friendly seed mix in the early spring or early fall. Final seed mix will be determined by an approved professional knowledgeable with re-vegetation means and methods.
- iii) Mow or graze project area a minimum of once per year, at a cut height of no less than six inches. It is likely that mowing or grazing may need to take place twice or more during the growing season to manage vegetation.
  - Mowing will not be performed between May 1 and November 1 in any year
  - Rotational grazing is typically employed with 3.5 to 4.0 mature ewes per acre (rounded up) to effectively manage vegetation for a full season which runs approximately May to November. Sheep may be on site for several days to two weeks depending on the fenced acreage and number of sheep. Sites will be grazed two to three times throughout the season with a targeted rest period of 42 days between grazes. The grazing manager will assess and tune site management variables such as number of sheep, duration of the grazing interval, and timing of grazing based on site specific conditions.
- iv) Since weed seeds remain viable in the soil for number years, site and weed management is a long-term process. Treated areas will be monitored annually and re-treated if necessary, using typical weed management practices and procedures.

**2) Planting Method**  
Preferred method will be hydroseed and hydromulching. If required, nutrient supplementation will take place to ensure the successful establishment of permanent ground cover. Permanent seeding shall occur as recommended by a vegetation specialist.

**3) Temporary Seed Mix**  
Temporary seeding areas, which will be ready for stabilization after May 1 and before August 1, shall be seeded with Millet or Sorghum at the rate of 40 pounds per acre, with the amount of fertilizer as specified by a vegetation specialist. The requirement to plant temporary seeding does not eliminate the requirement to plant permanent seeding. Straw mulch is not required for temporary seeding.

pivotenergy.net



## Pivot Solar NY 6 – Decommissioning Plan

The Town of Ticonderoga Planning Board requires that Pivot Solar ("Pivot") submit a Decommissioning Plan as part of the Special Use Permit application for a Tier 3 Solar Energy System.

The useful life of the solar facility is anticipated to be at least 25-years. At the end of the project's useful life, Pivot will suspend operations and decommission the plant which will include any necessary demolition, removal of above and below ground equipment, and site reclamation efforts. Pivot's obligation under the Solar Lease Agreement is to return the site to the landowner in substantially the same condition that the property was in prior to the improvements being made.

This document establishes a detailed plan for decommissioning and reclamation activities once the project reaches the end of its useful life. The proposed activities will likely need to be refined periodically throughout the project's life to reflect future best practices of the solar industry.

The planning process will be initiated one to two years prior to the anticipated end of commercial operation. The final plans will be developed in consultation with the Ticonderoga Planning Board and code enforcement officer and any other applicable agencies that have jurisdiction of activities in the decommissioning process.

### 1. Decommissioning Project Elements and Milestones

The key tasks of project decommissioning are divided into related activities that represent milestones in the process. Each activity is described in further detail below. The decommissioning schedule reflects the conceptual timing of the milestones and overall process.

The individual project components to be decommissioned will either be 1) recycled or reused to the maximum extent practicable, or 2) removed from the site and disposed of at an appropriately licensed disposal facility. The general decommissioning approach will be the same whether a portion of or the entire Project is decommissioned.

The activities involved in the facility closure will depend on the expected future use of the site. Certain facility equipment and features may be left in place at the property owner's request, such as transmission facilities, roads, and drainage features. At the time of decommissioning, a plan will be submitted to the Planning Board proposing the equipment that will be removed and, if applicable, equipment that will remain, based on expected future use of the site.

Pre-closure activities include final closure and reclamation planning, which identifies measures to be taken to restore the site to near pre-construction conditions. This includes but is not limited to the following:

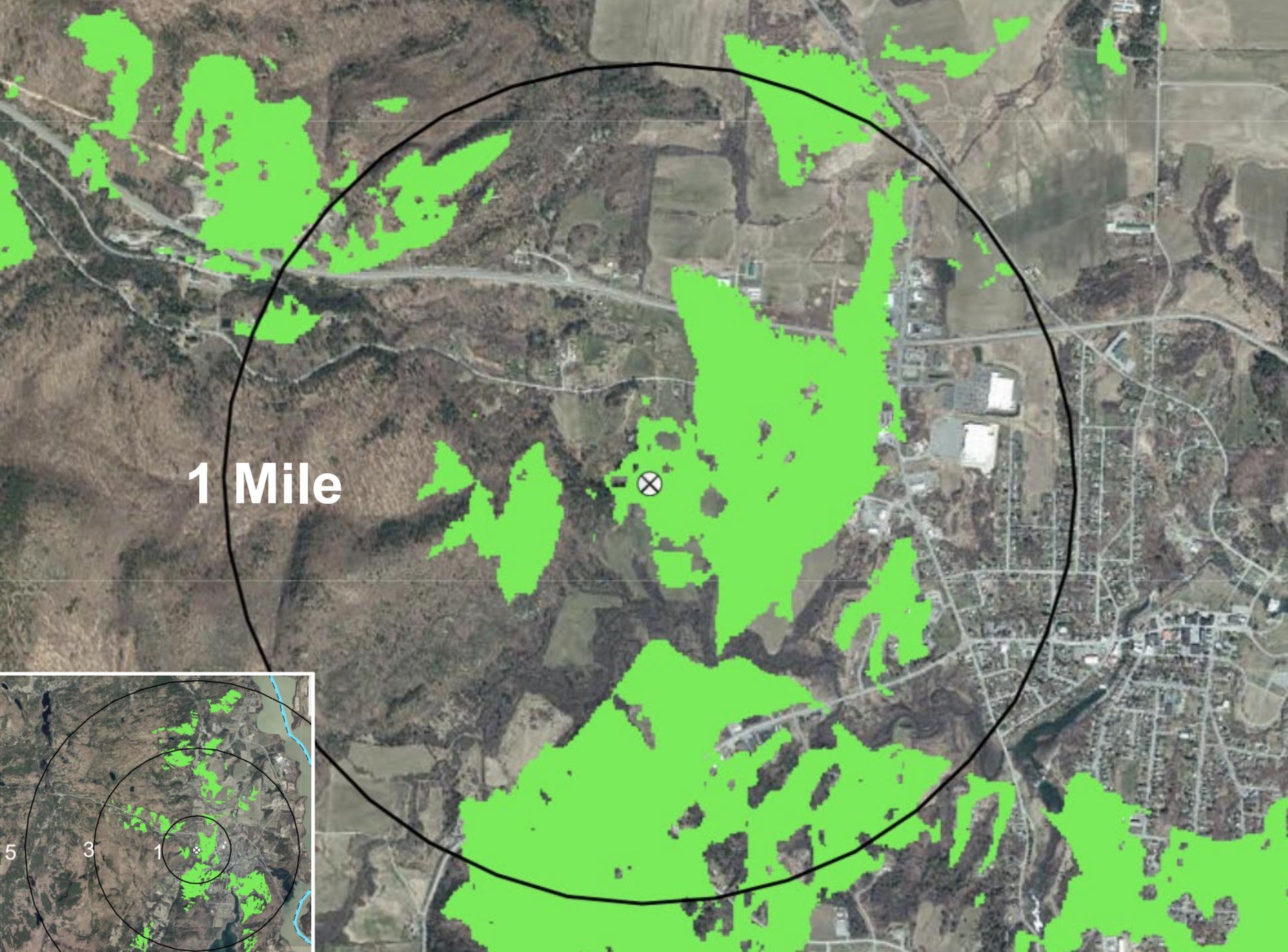
- Complete an analysis of the project materials and their composition to identify those specific components that may be recycled, re-used, scrapped, or sent to disposal sites; as well as identifying specific recycling facilities and disposal sites for materials.
- Coordinate with local officials to obtain permits and develop plans for the transportation of materials and equipment to and from the site.
- Develop final specifications for demolition and reclamation, which will serve as the basis for decommissioning the project and establish the scope of demolition and reclamation, including developing reclamation plans in compliance with local, state, and federal regulations.

## Decommissioning

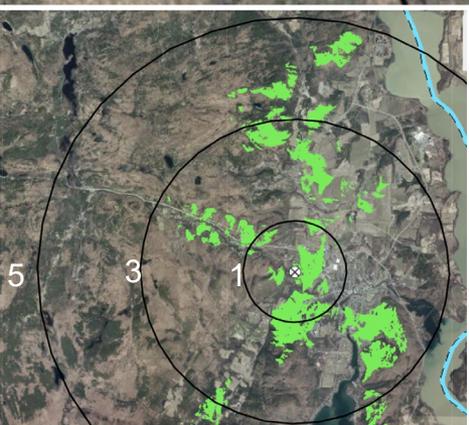
- Plan for removal and restoration
- Town of Ticonderoga Planning Board
- Enforceable by Permit Condition

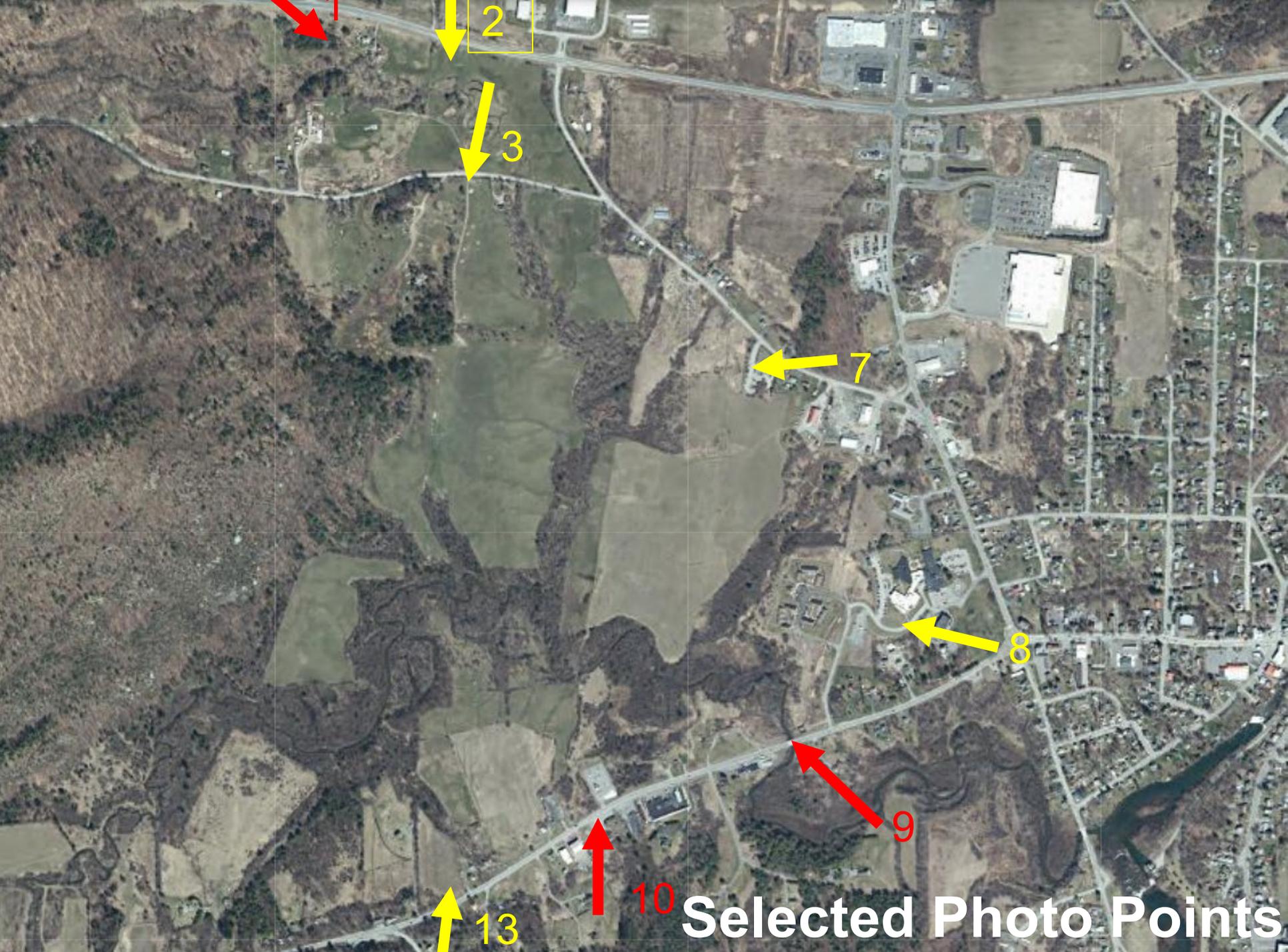


# Visual Analysis



1 Mile





**Selected Photo Points**



Photo 2  
EXISTING CONDITION

Exhibit 3  
PHOTO SIMULATIONS



Photo 2  
SIMULATED CONDITION

Exhibit 4  
PHOTO SIMULATIONS



Photo 3  
EXISTING CONDITION



Exhibit 5  
PHOTO SIMULATIONS



Adirondack  
Park Agency



Photo 3  
SIMULATED CONDITION - LANDSCAPE MITIGATION 1 YEAR GROWTH





Photo 3  
SIMULATED CONDITION - LANDSCAPE MITIGATION 10 YEAR GROWTH





Photo 7  
EXISTING CONDITION - LEAF OFF SEASON





Photo 7  
SIMULATED CONDITION - LEAF OFF SEASON - LATE AFTERNOON PANEL ORIENTATION





Photo 7  
SIMULATED CONDITION - LEAF OFF SEASON - EARLY MORNING PANEL ORIENTATION





Photo 8  
EXISTING CONDITION





Photo 8  
SIMULATED CONDITION - LATE AFTERNOON PANEL ORIENTATION





Photo 8  
SIMULATED CONDITION - EARLY MORNING PANEL ORIENTATION





Photo 13  
EXISTING CONDITION

Exhibit 22

PHOTO SIMULATIONS



**Park Agency**



Photo 13  
SIMULATED CONDITION



# Public Comment and Review by Others

# Public Comment

- Public Notice
  - Environmental Notice Bulletin
  - Agency's Website
- Comment Letters
  - Access
  - Location
  - Wildlife
  - Glare
  - Nearby land uses
  - Decommissioning

# Review by Others

- NYS Department of Environmental Conservation
  - SPDES for Construction Activities
  - Grassland Bird Determination
  - Northern Long-Eared Bat
  
- NYS State Historic Preservation Office
  - No Impact
  
- Essex County Department of Public Works
  - Driveway Use and Location
  
- Town of Ticonderoga
  - Special Use – Tier 3 Solar Energy System
  - Site Plan Review / Building Permit
  - Decommissioning Bond

# Staff Recommendation: Approve with Conditions

# Conclusions of Law

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  - Consistent with land use and development plan
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  - will result in minimal degradation or destruction of the wetland or its associated values and is the only alternative which reasonably can accomplish the applicant's objectives.

# Draft Permit Conditions

- Location & dimensions of the lease parcel, development, access and utilities
- Review and restrictions on future development
- Compliance with the SWPPP and E & SC Plan
- Invasive Species Control
- Lighting and Signage
- Vegetation Management and habitat protection
- Reporting on the completed project
- Decommissioning



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Park Agency**

# Pivot Energy

**P2021-0296**

**May 10, 2022**