



**Adirondack  
Park Agency**

# Pivot Energy

**P2020-0277**

**April 15, 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

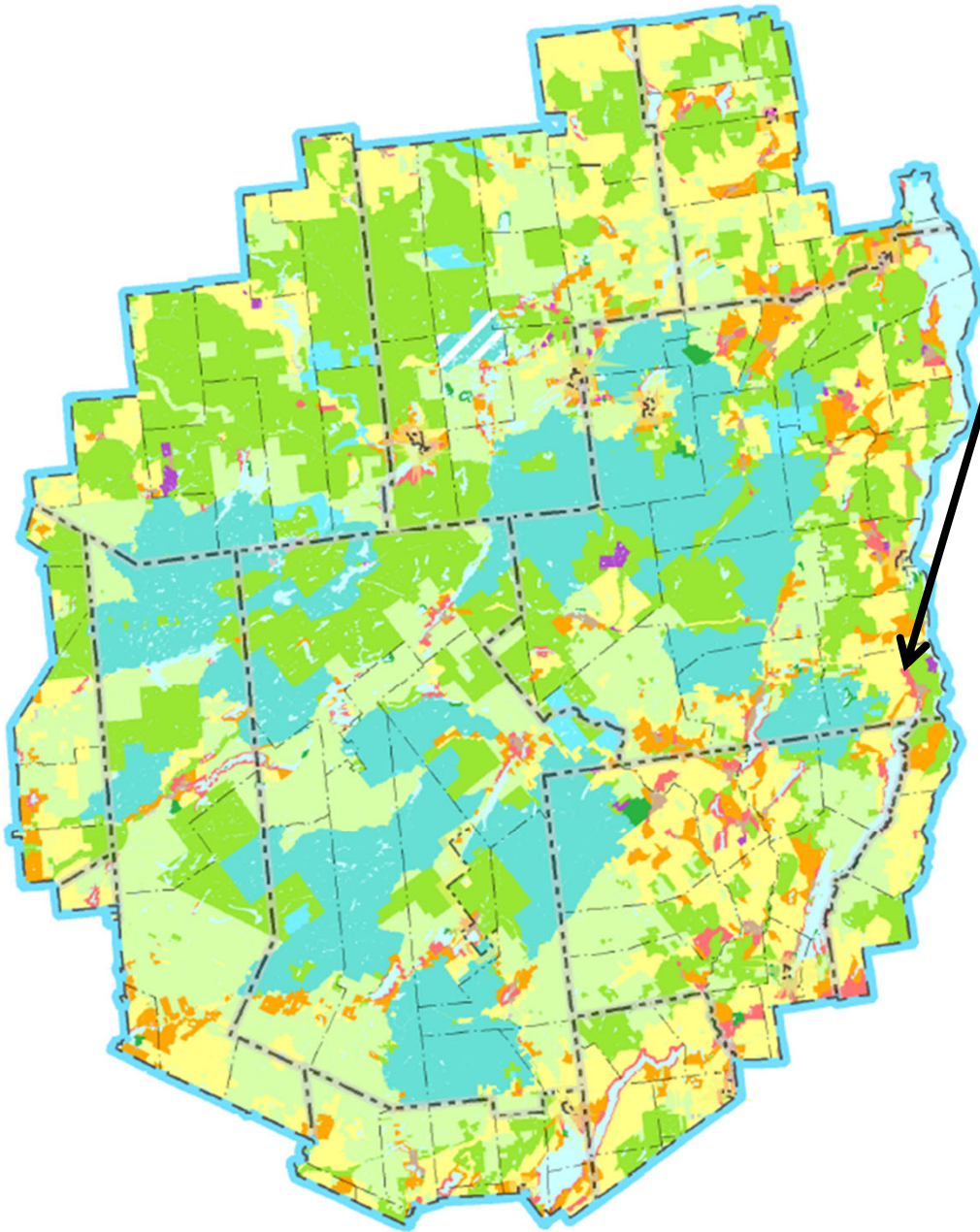
- APA Act § 809
  - Class A Regional Project
  - Moderate Intensity Use land use area
    - Major public utility use
    - Involves wetlands
  
- Regulated Wetland Activity – 9 NYCRR Part 578
  - Excavation and deposit of fill in a wetland

## Conclusions of Law

- Development authorized:
  - Consistent with the 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

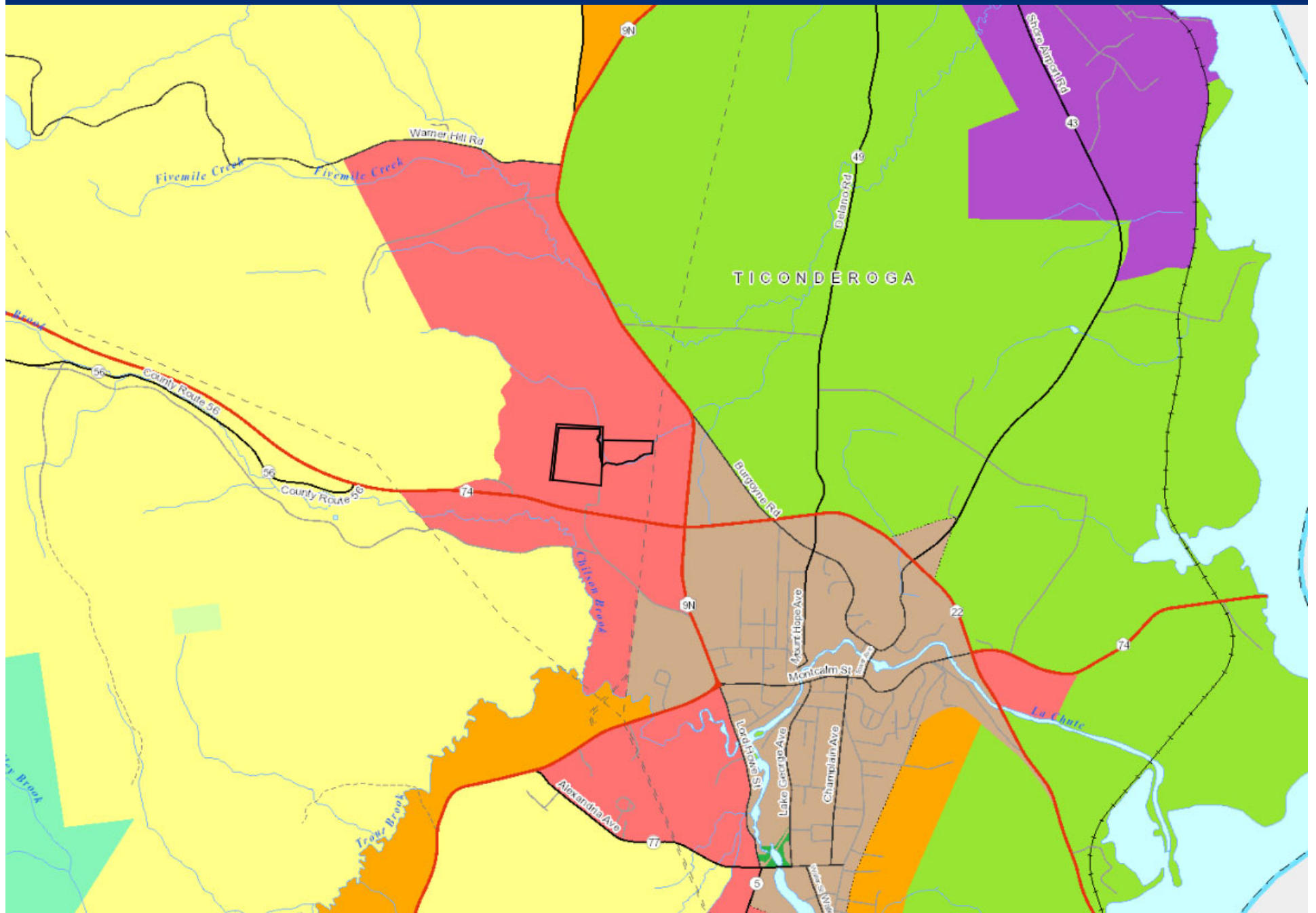


# Project Location

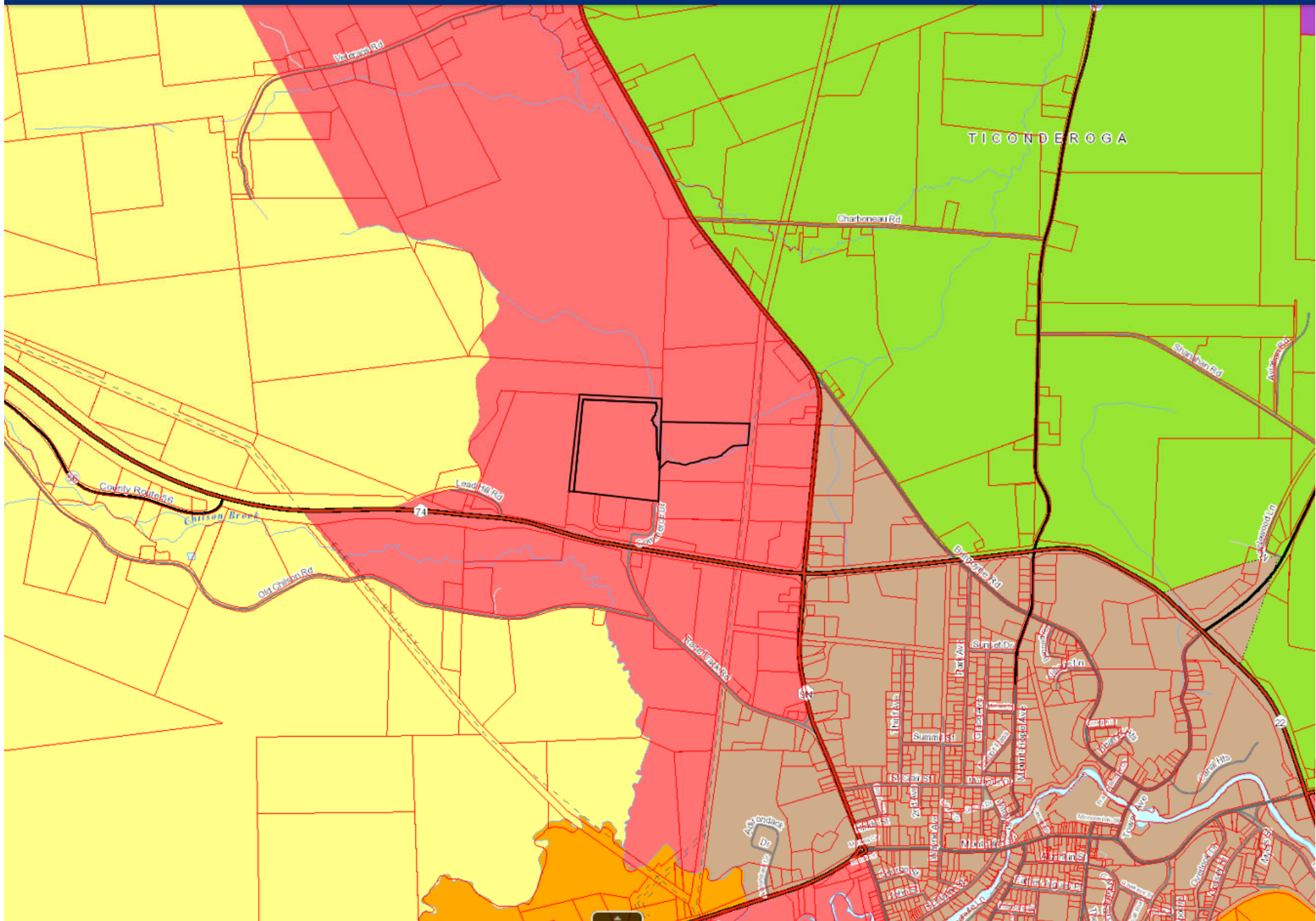


## Project Location

Town of Ticonderoga  
Essex County











# Existing Conditions



# 2017 Aerial Photo





# View of Commerce Drive from Route 74



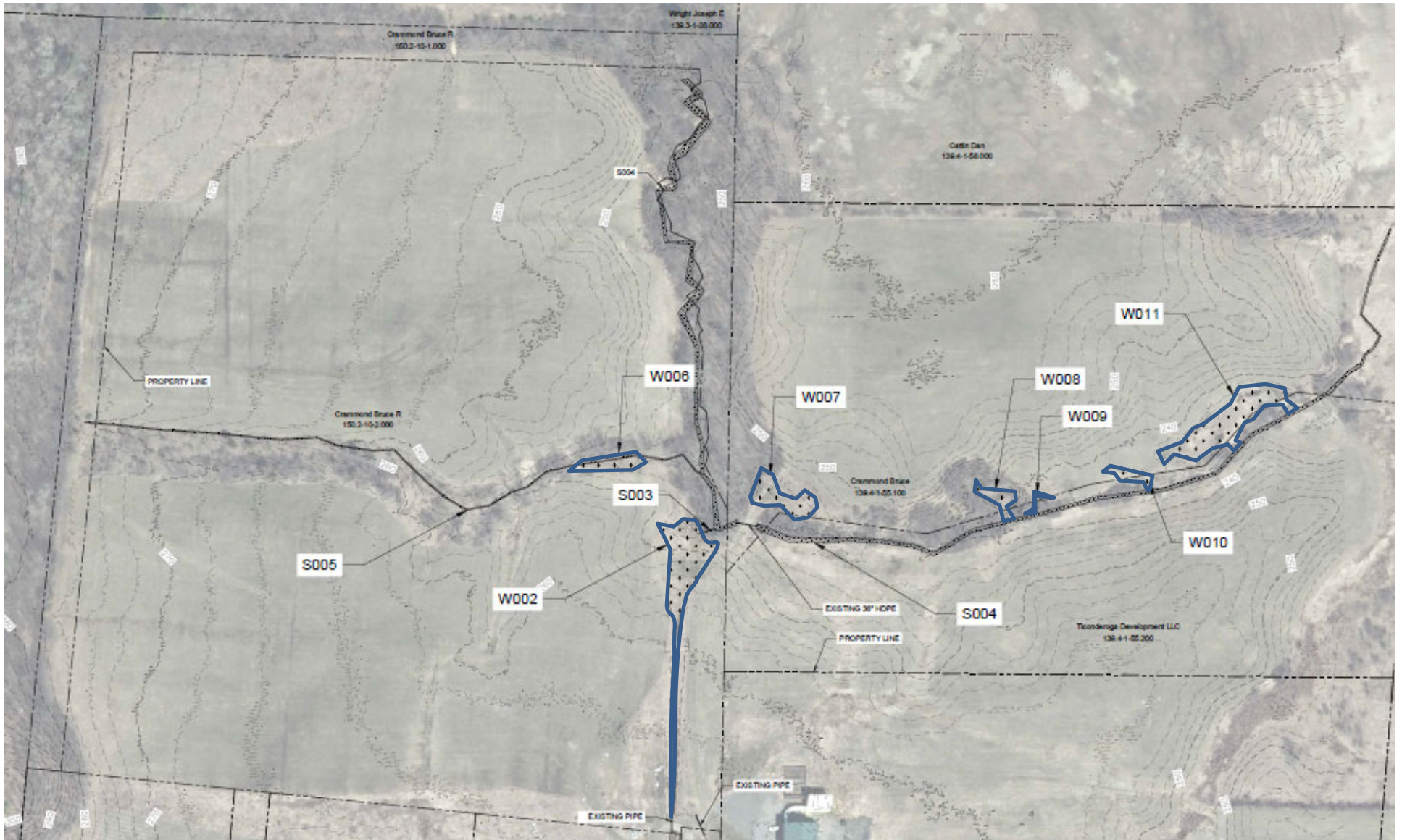


# Existing Access From Commerce Drive



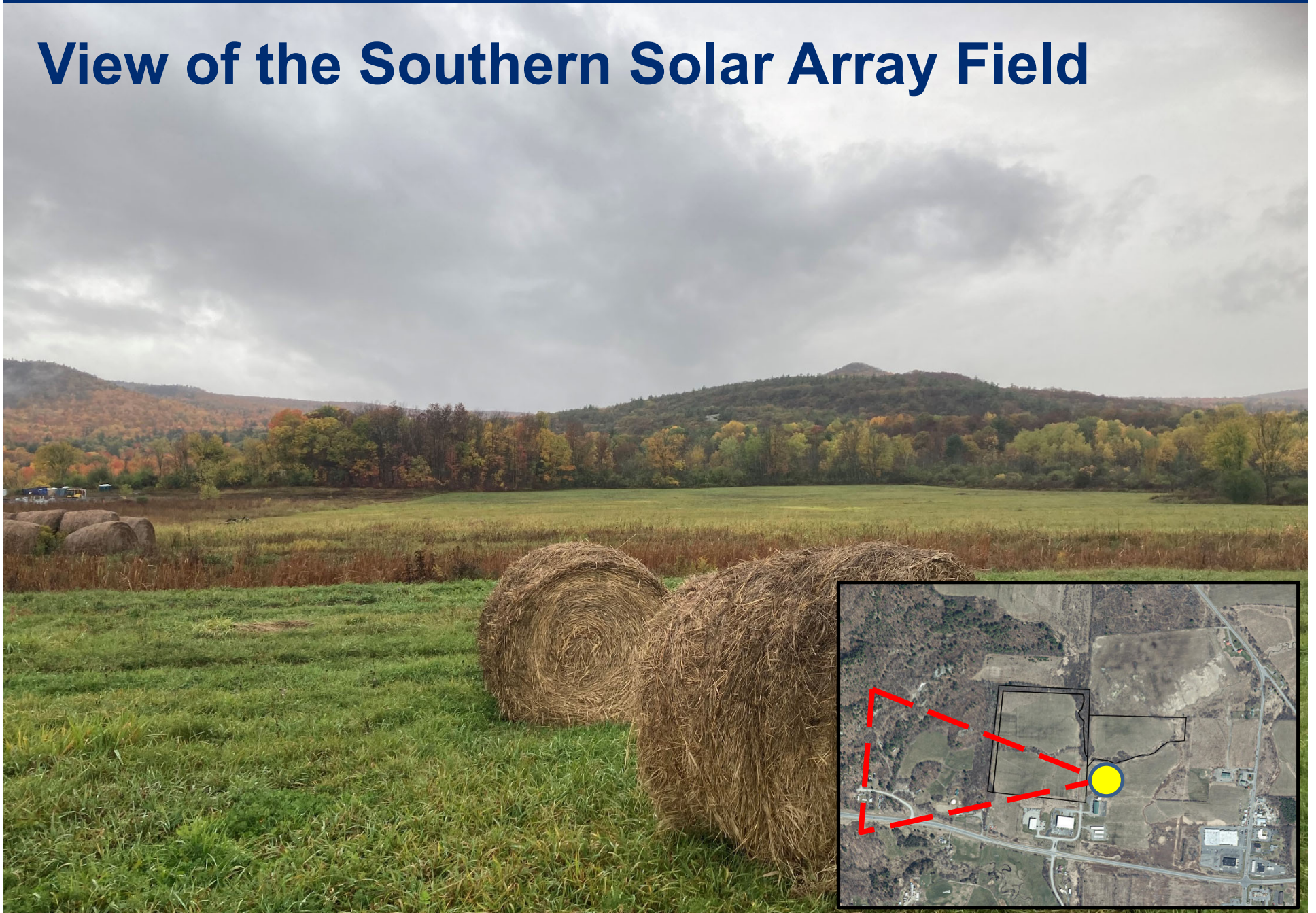


# Wetlands Map





# View of the Southern Solar Array Field



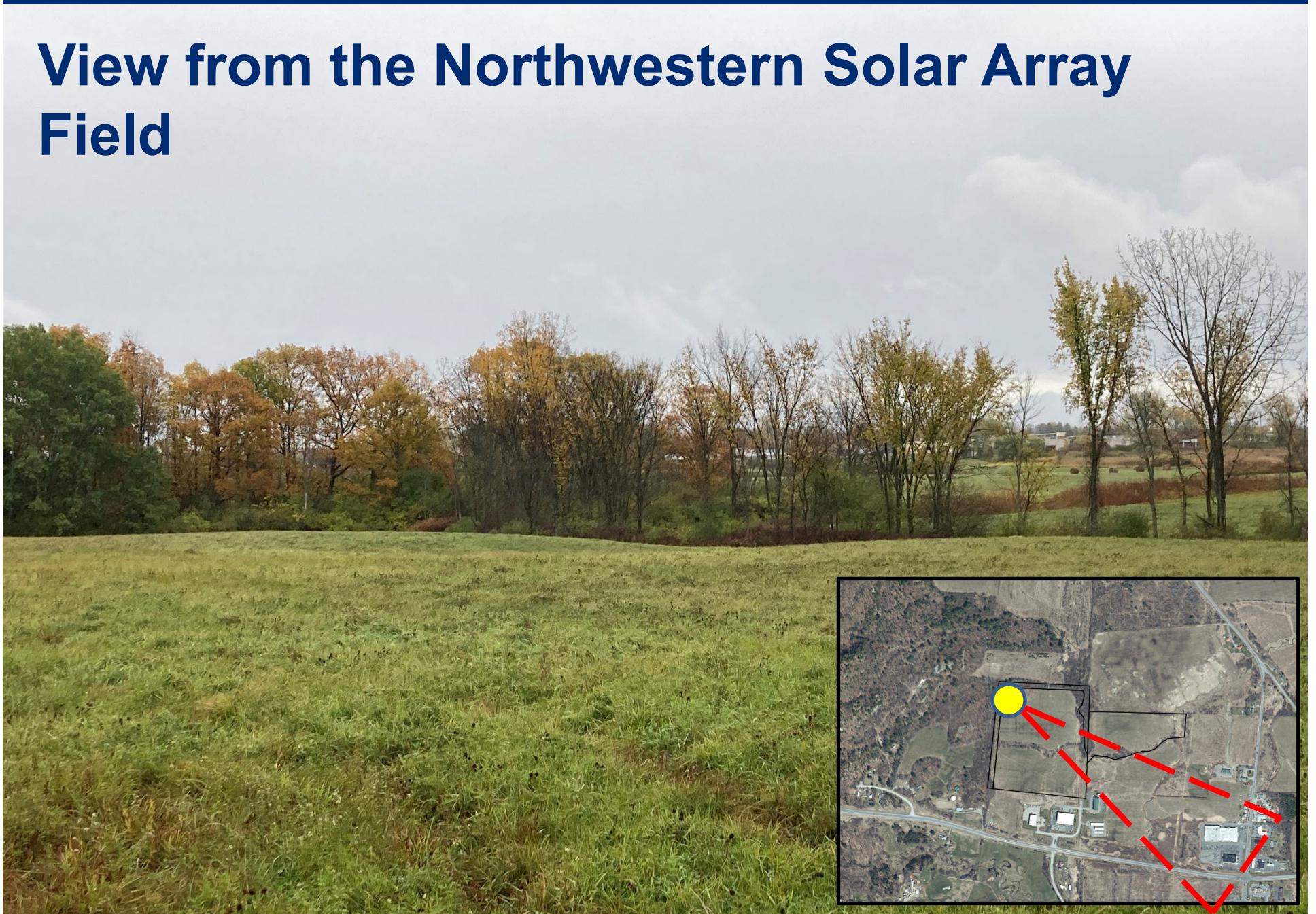


# Existing Stream Crossing





# View from the Northwestern Solar Array Field



# Proposed Project



# Project Plans

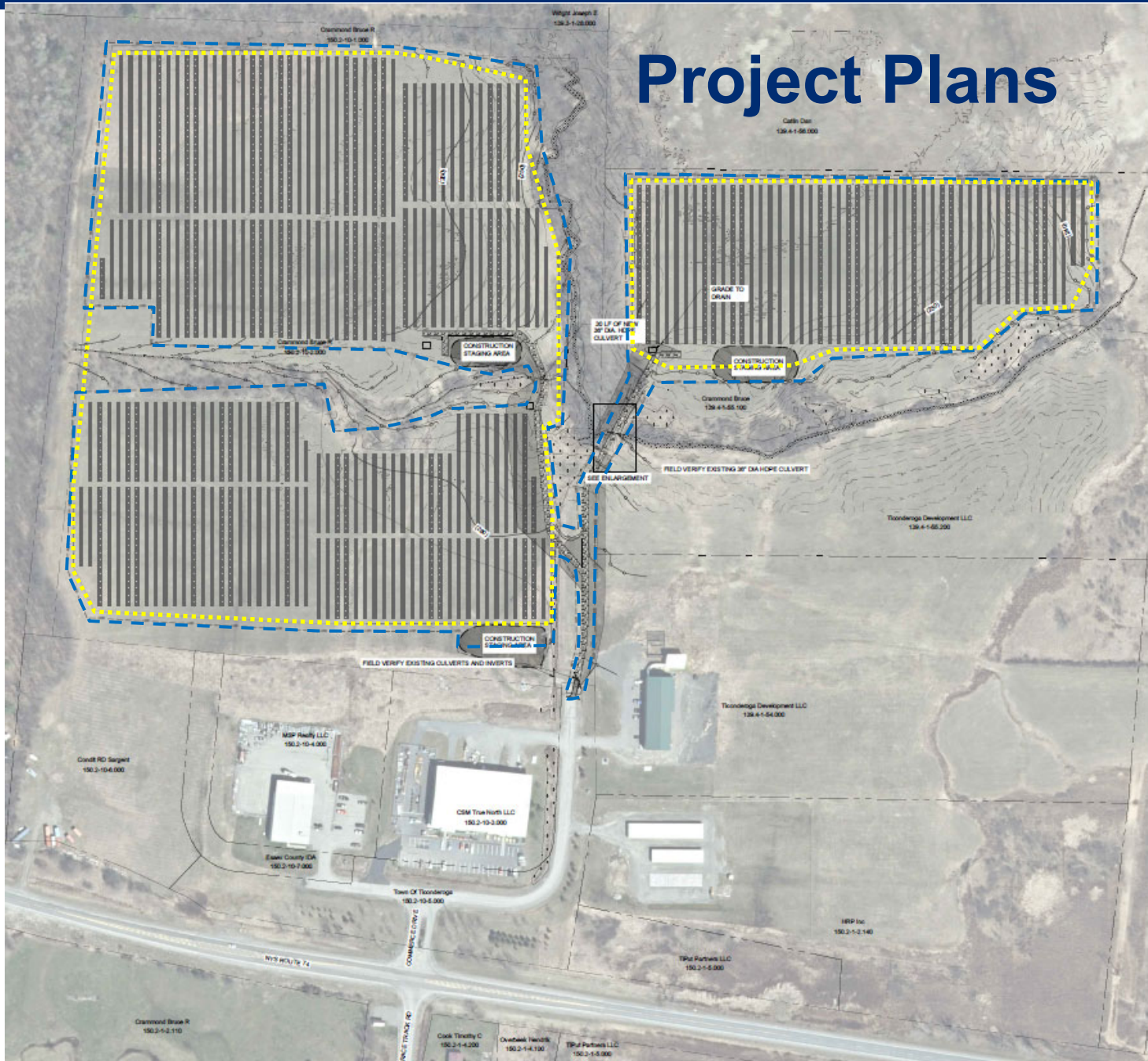
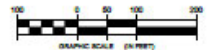
EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT LEGEND	
ITEM	SYMBOL
SILT FENCE	
LIMITS OF DISTURBANCE	
EXISTING CULVERT	
PROPOSED CULVERT	
STABILIZED CONSTRUCTION ENTRANCE	
VEGETATED FILTER STRIP	



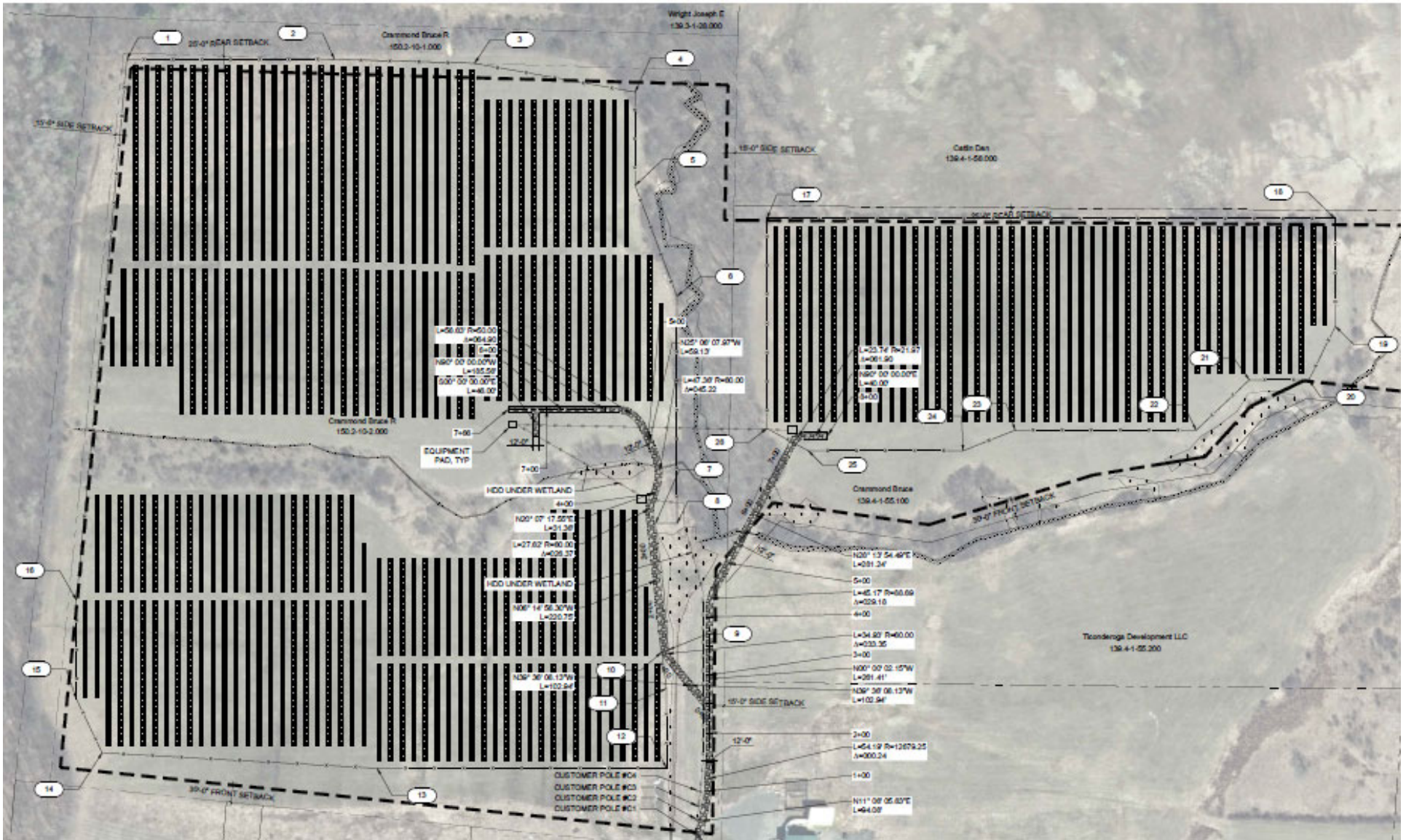
ENLARGEMENT

- NOTES:  
 1. NOT TO SCALE  
 2. THE CONTRACTOR SHALL PLACE EROSION CONTROL PRACTICES, EXCAVATE FOR THE ROAD AND IMMEDIATELY PLACE ROAD SECTION HOLDING ALL SOIL STABILIZATION REQUIREMENTS

**FOR PERMITTING ONLY**  
 1/15/2021  
 NOT FOR CONSTRUCTION

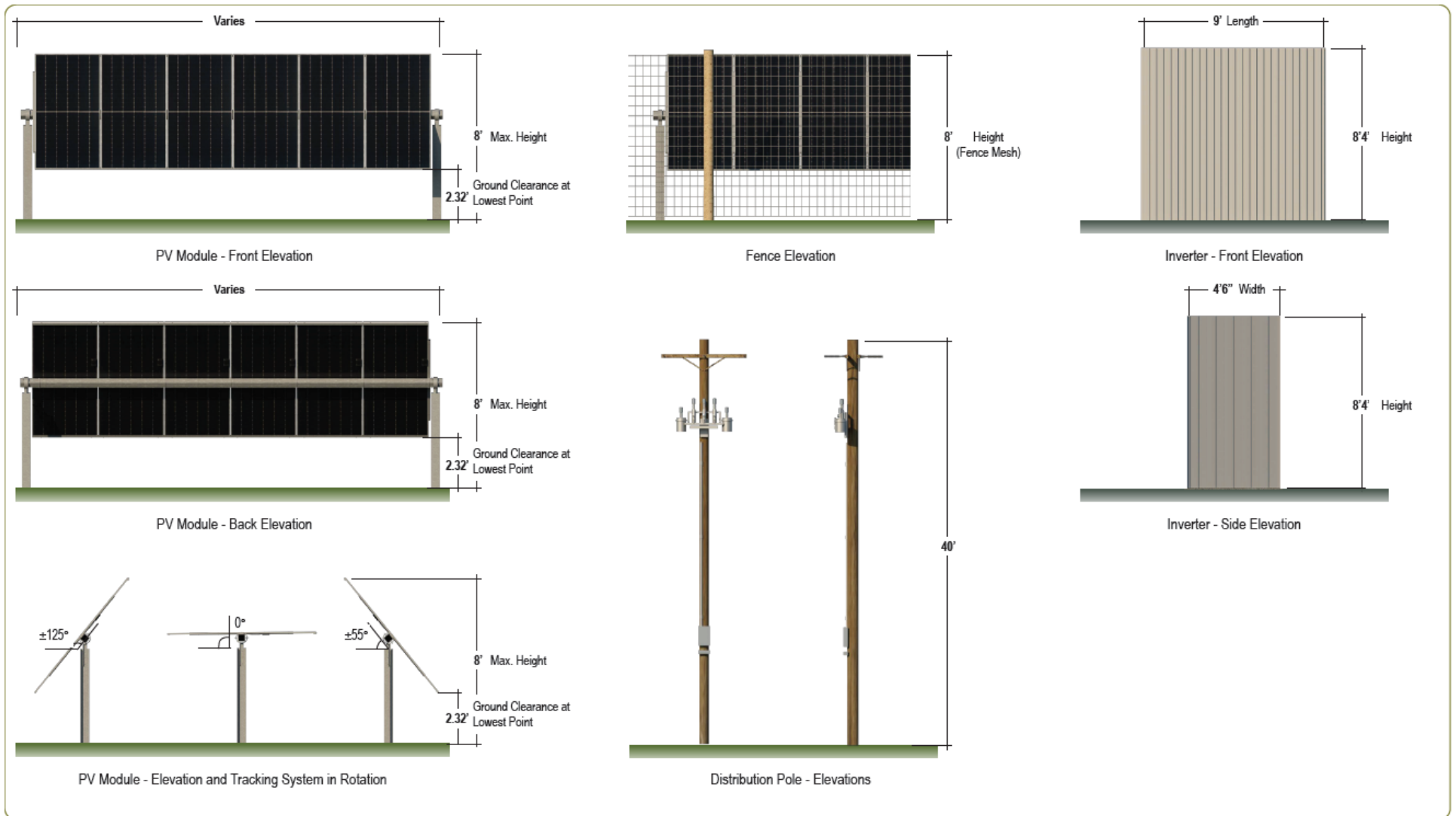




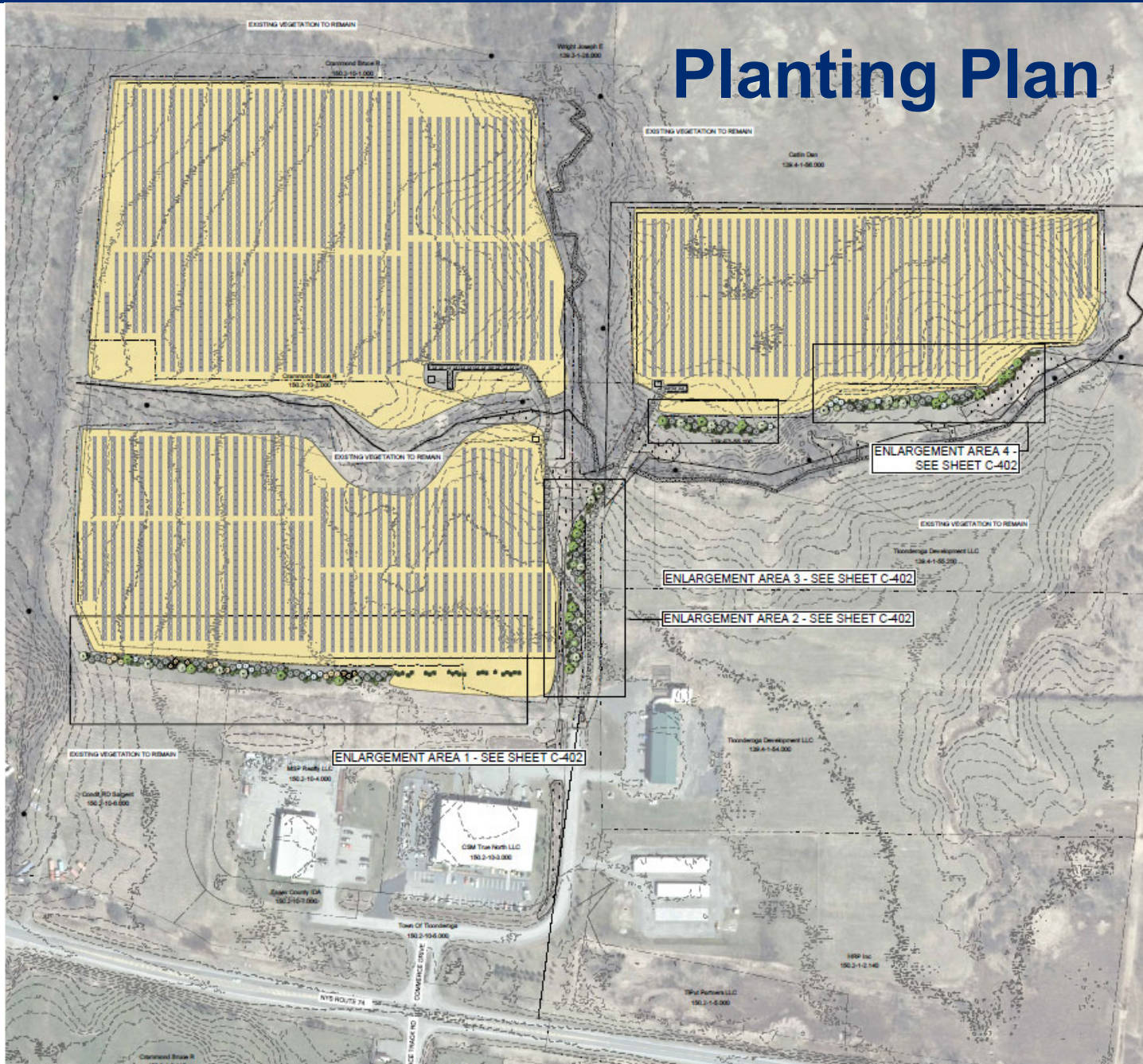




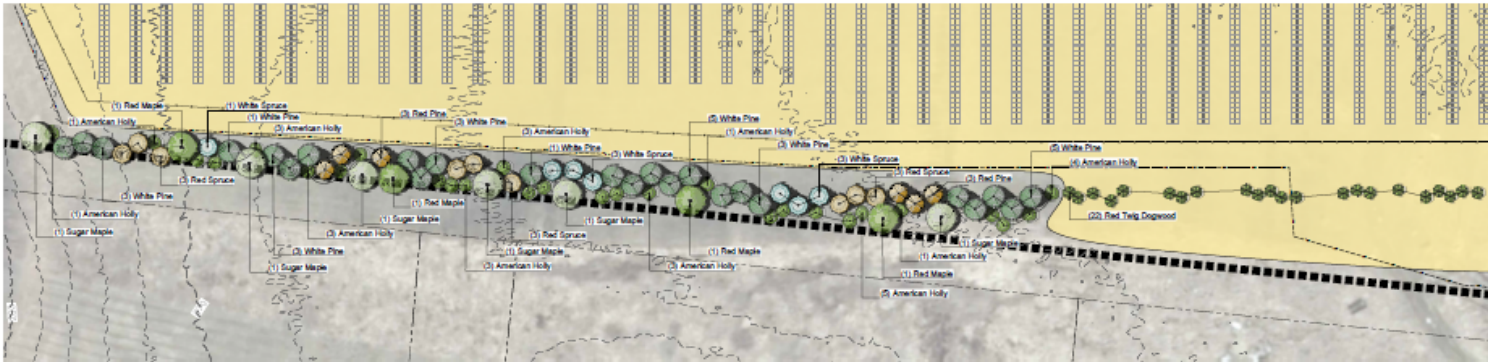
# Project Components Models



# Planting Plan







**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	4	Acer rubrum	Red Maple	1.5' Cal.	BAB
	6	Acer saccharum	Sugar Maple	1.5' Cal.	BAB
	7	Pinus glauca	White Spruce	6' H.	BAB
	9	Pinus rubens	Red Spruce	6' H.	BAB
	6	Pinus resinosa	Red Pine	6' H.	BAB
	24	Pinus strobus	White Pine	6' H.	BAB
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	22	Cornus sericea	Red Twig Dogwood	2' H.	#5 Cont.
	26	Ilex opaca	American Holly	3' H.	BAB

SEED MIX SUITABLE FOR SHEEP GRAZING AND CONTAINING NATIVE SPECIES BENEFICIAL TO POLLINATORS

**1 ENLARGEMENT AREA 1**

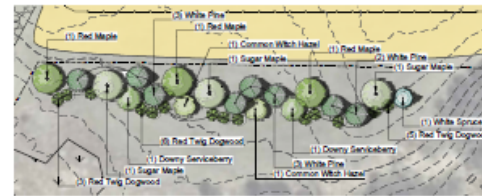
Scale: 1" = 40'-0"



**PLANT SCHEDULE AREA 2**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	7	Acer rubrum	Red Maple	1.5' Cal.	BAB
	5	Acer saccharum	Sugar Maple	1.5' Cal.	BAB
	4	Amelanchier arborea	Downy Serviceberry	1.5' Cal.	BAB
	9	Pinus strobus	White Pine	6' H.	BAB
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	3	Cornus amomum	Silyb Dogwood	3' H.	BAB
	21	Cornus sericea	Red Twig Dogwood	2' H.	#5 Cont.
	7	Salix discolor	Pussy Willow	2' H.	#3 Cont.

SEED MIX SUITABLE FOR SHEEP GRAZING AND CONTAINING NATIVE SPECIES BENEFICIAL TO POLLINATORS



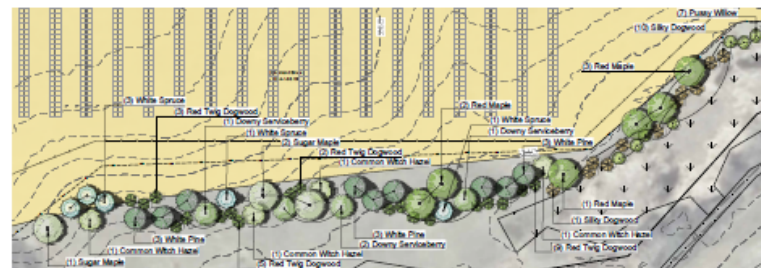
**PLANT SCHEDULE AREA 3**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	3	Acer rubrum	Red Maple	1.5' Cal.	BAB
	3	Acer saccharum	Sugar Maple	1.5' Cal.	BAB
	2	Amelanchier arborea	Downy Serviceberry	1.5' Cal.	BAB
	2	Hamamelis virginica	Common Witch Hazel	3' H.	BAB
	1	Pinus glauca	White Spruce	6' H.	BAB
	8	Pinus strobus	White Pine	6' H.	BAB
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	14	Cornus sericea	Red Twig Dogwood	2' H.	#5 Cont.

SEED MIX SUITABLE FOR SHEEP GRAZING AND CONTAINING NATIVE SPECIES BENEFICIAL TO POLLINATORS

**3 ENLARGEMENT AREA 3**

Scale: 1" = 40'-0"



**PLANT SCHEDULE AREA 4**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	6	Acer rubrum	Red Maple	1.5' Cal.	BAB
	3	Acer saccharum	Sugar Maple	1.5' Cal.	BAB
	4	Amelanchier arborea	Downy Serviceberry	1.5' Cal.	BAB
	4	Hamamelis virginica	Common Witch Hazel	3' H.	BAB
	5	Pinus glauca	White Spruce	6' H.	BAB
	9	Pinus strobus	White Pine	6' H.	BAB
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	11	Cornus amomum	Silyb Dogwood	3' H.	BAB
	19	Cornus sericea	Red Twig Dogwood	2' H.	#5 Cont.
	7	Salix discolor	Pussy Willow	2' H.	#3 Cont.

SEED MIX SUITABLE FOR SHEEP GRAZING AND CONTAINING NATIVE SPECIES BENEFICIAL TO POLLINATORS

**4 ENLARGEMENT AREA 4**

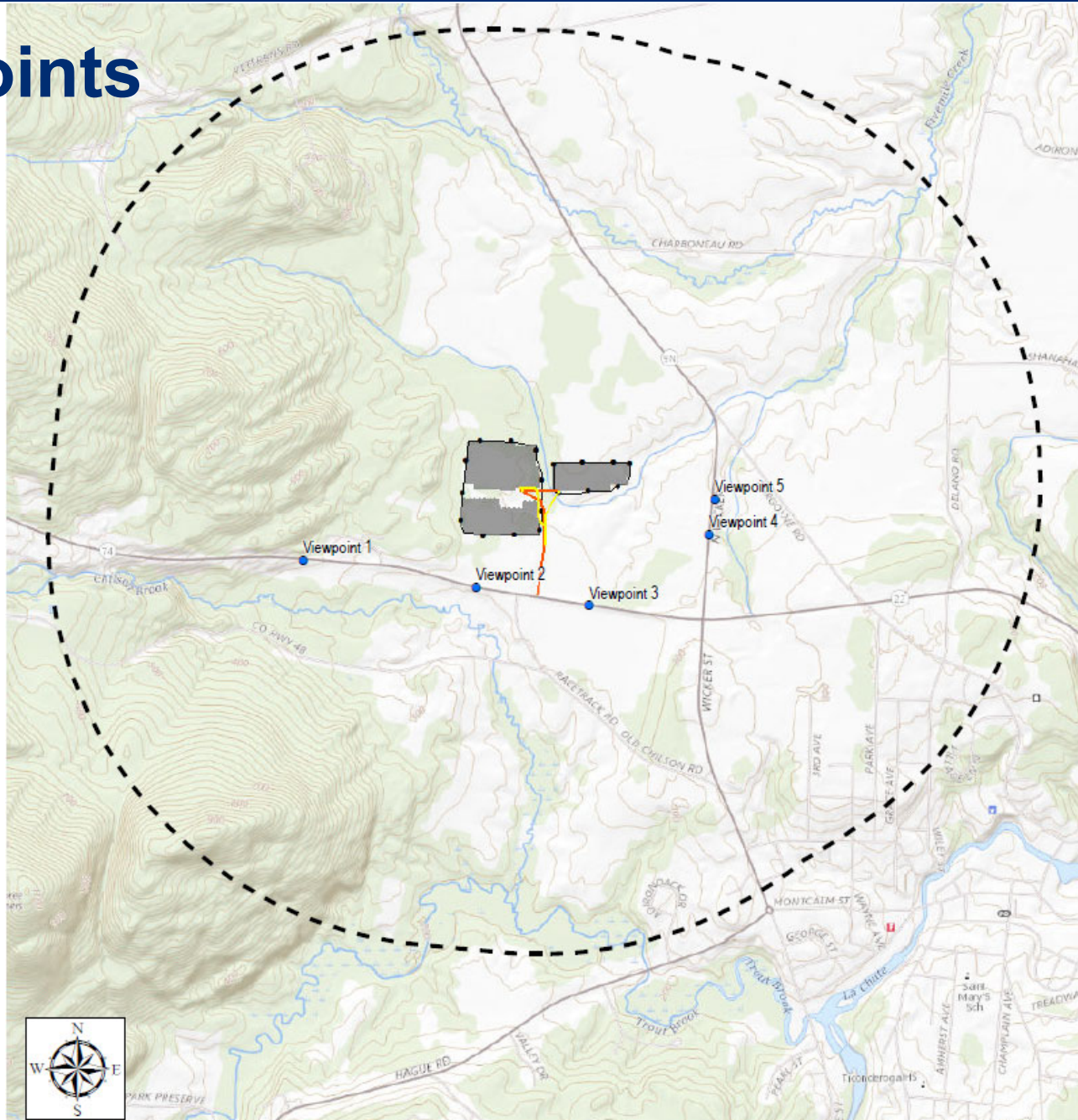
Scale: 1" = 40'-0"

**2 ENLARGEMENT AREA 2**

Scale: 1" = 40'-0"

# Visual Analysis

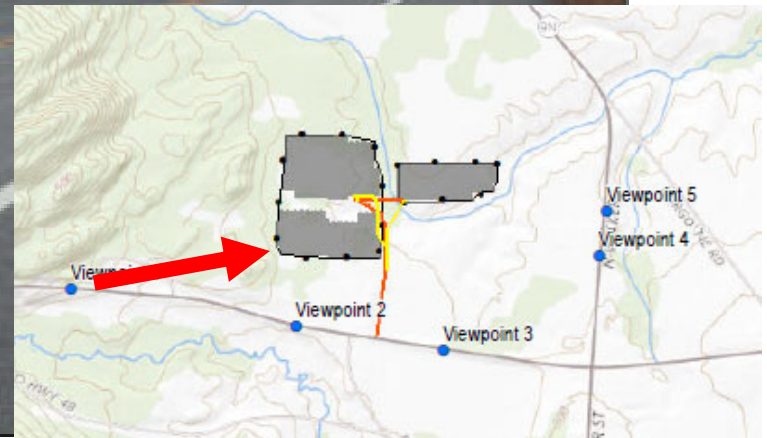
# Viewpoints





# Viewpoint #1 – View from NYS Route 74 Looking East-Northeast

Project site screened by existing  
vegetation and topography



52mm Focal Length

2,095 ft. from Project Site

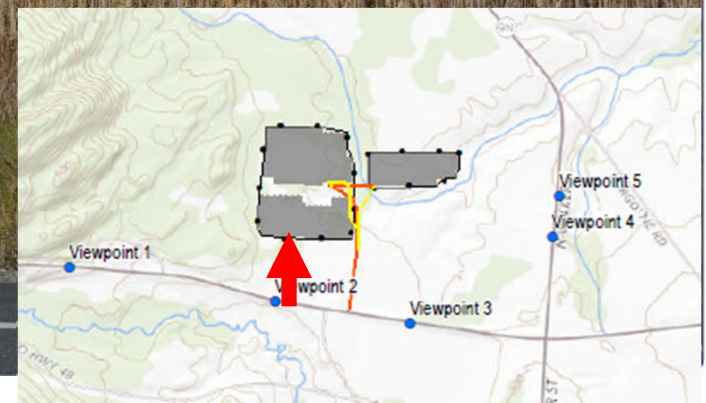
Existing Conditions

# Viewpoint #2 – View from NYS Route 74 Looking North



57mm Focal Length

700 ft. from Project Site





Visual Simulation

# Visual Simulation of Proposed Arrays and Fencing





Visual Simulation - Mitigation (5-7 years growth)

# Visual Simulation 5-7 Years After Plantings





Visual Simulation  
Zoomed to 85mm Focal Length



Visual Simulation - Mitigation (5-7 years growth)  
Zoomed to 85mm Focal Length





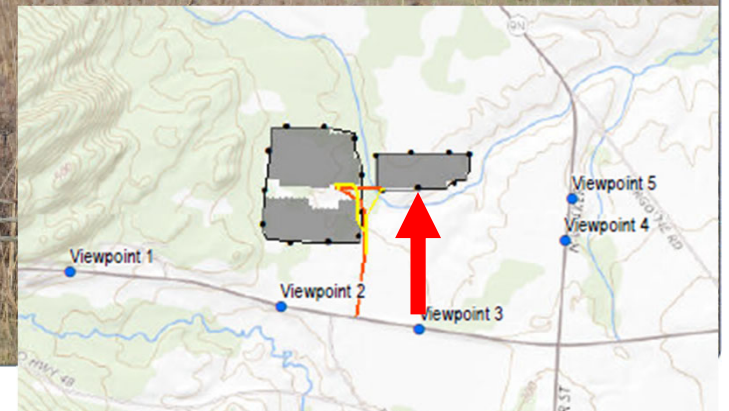
Existing Conditions

# Viewpoint #3 – View from NYS Route 74 Looking North



57mm Focal Length

1,465 ft. from Project Site



Visual Simulation

# Visual Simulation of Proposed Arrays and Fencing





Visual Simulation - Mitigation (15 years growth)

# Visual Simulation 15 Years After Plantings





Visual Simulation  
Zoomed to 85mm Focal Length





Visual Simulation - Mitigation (15 years growth)  
Zoomed to 85mm Focal Length



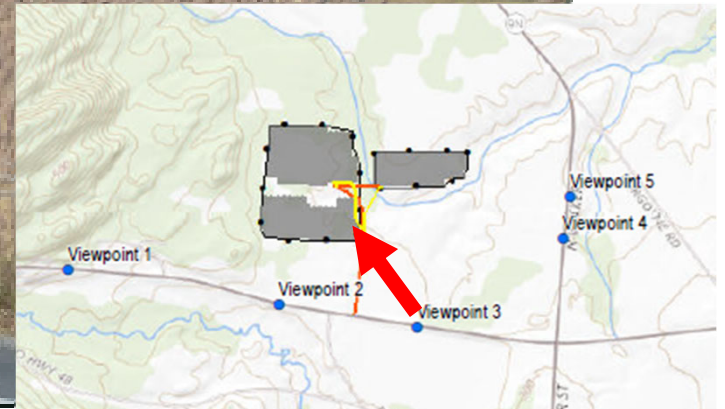


# Viewpoint #3 – View from NYS Route 74 Looking Northwest



57mm Focal Length

1,105 ft. from Project Site



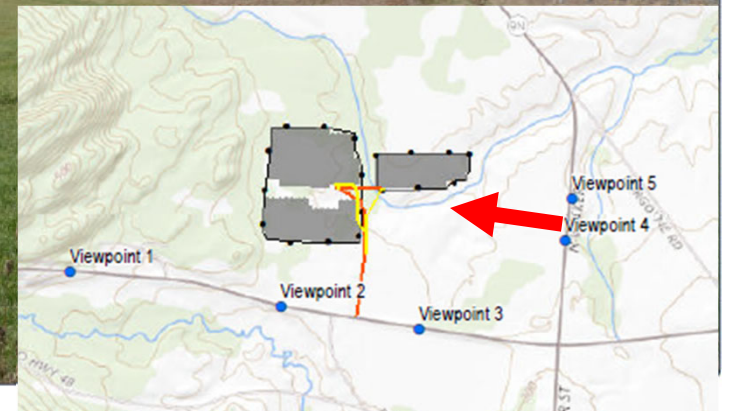
Existing Conditions

# Viewpoint #4 – View from NYS Route 9N Looking West



57mm Focal Length

1,245 ft. from Project Site





Visual Simulation

# Visual Simulation of Proposed Arrays and Fencing





Visual Simulation - Mitigation (15 years growth)

# Visual Simulation 15 Years After Plantings





Visual Simulation  
Zoomed to 85mm Focal Length



Visual Simulation - Mitigation (15 years growth)  
Zoomed to 85mm Focal Length



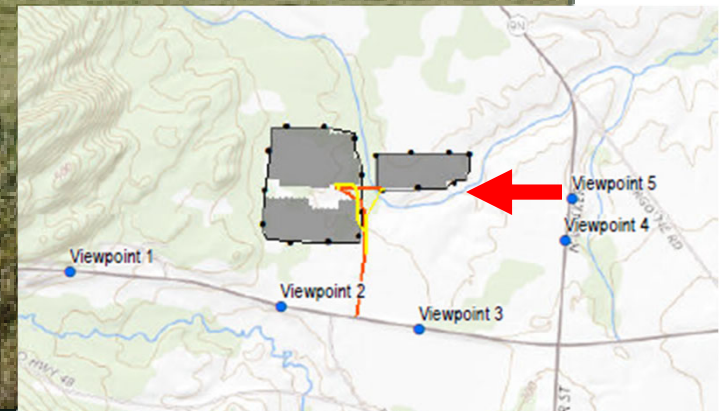


# Viewpoint #5 – View from NYS Route 9N looking west



57mm Focal Length

1,130 ft. from Project Site



# Public Comment and Review by Others



# Public Comment

- Public Notice
  - Mailed to adjoining landowners, town, county, LGRB
  - Posted to NYS APA website
  - NYS DEC's Environmental Notice Bulletin
  
- One Comment Letter
  - March 2021 letter from Adirondack Council

## Review by Others

- Town of Ticonderoga
  - Permits required; application submitted
- NYS OPRHP
  - No historic properties impacted by this project
- NYS DEC
  - Letter stating no impact to bird habitat
  - Stormwater Pollution Prevention Plan



**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
- Outdoor lights require prior review
- Signage requires prior review
- Cutting trees outside of the Limits of Disturbance requires prior review
- Plant trees as depicted on Project Plans
- Mowing within the Limits of Disturbance shall only occur between October 1 and May 1
- Any activity involving wetlands that is not depicted on the Project Plans requires a new or amended permit

## Draft Permit Conditions Continued

- Application of herbicides within 100 feet of wetlands requires prior authorization
- Invasive species spread prevention
- Compliance with SWPPP
- Change to Point of Intersection requires prior review
- If/when inoperative, follow Decommissioning Plan within 1 year





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Park Agency**

# Pivot Energy

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**April 15, 2021**

**Slides that follow are  
EXTRA SLIDES**