



**Adirondack
Park Agency**

Pivot Energy

P2021-0247

February 9, 2022

Presentation Overview

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

Jurisdiction

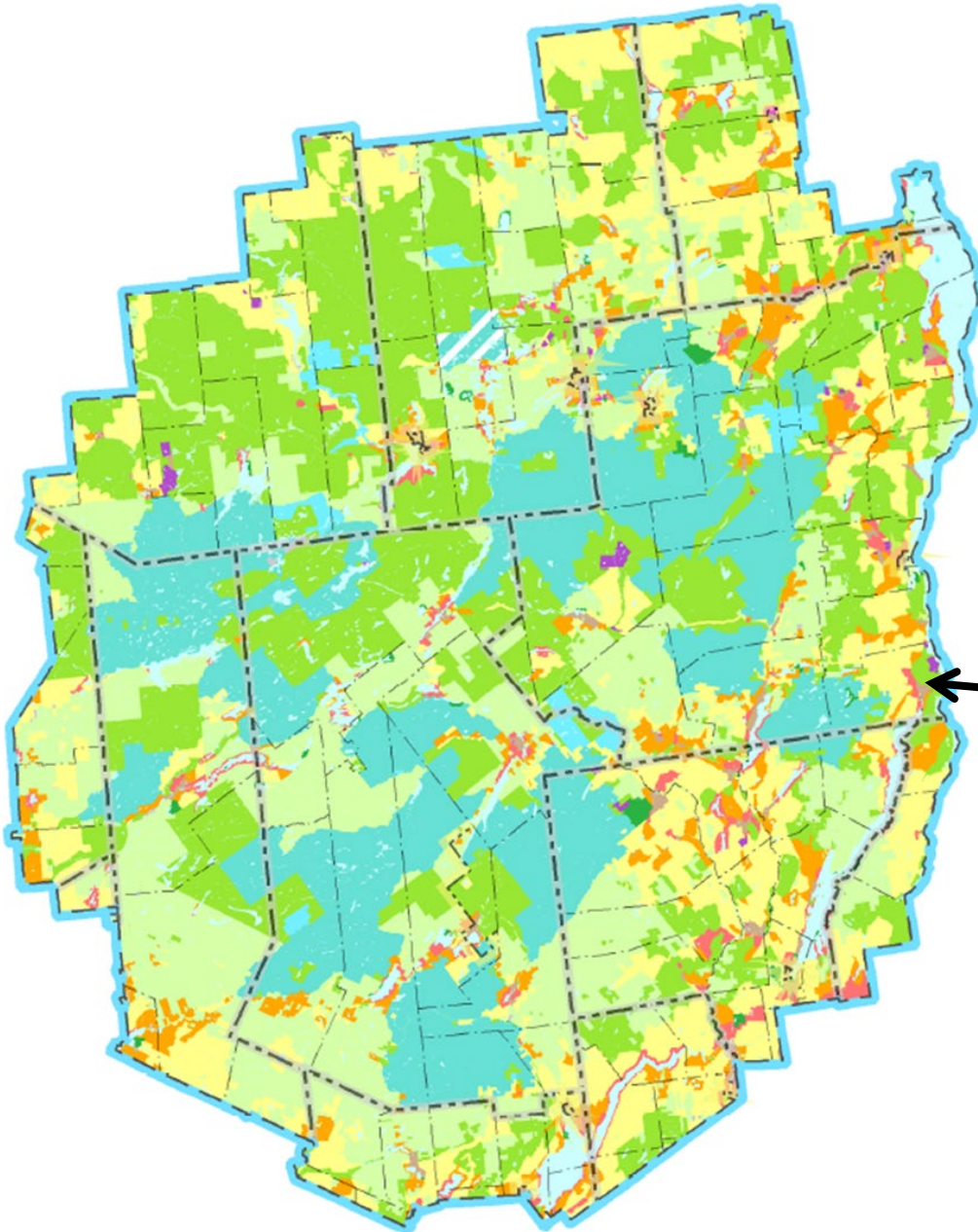
- APA Act § 809
 - Class A Regional Project
 - Subdivision By Lease (Resource Management)
 - Major Public Utility Use

Conclusions of Law

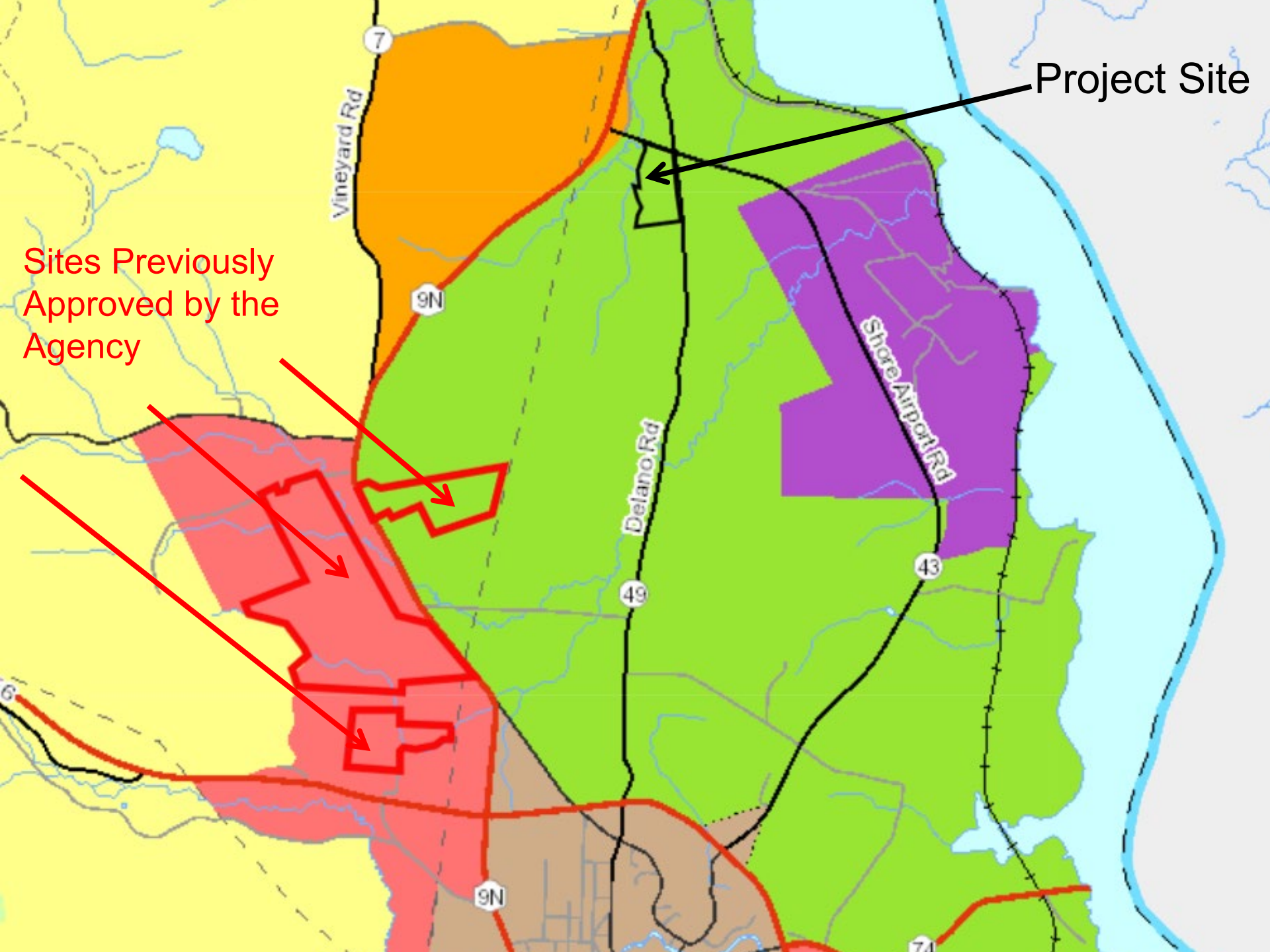
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

Project Location

Project Location



Town of Ticonderoga
Essex County



Project Site

Sites Previously
Approved by the
Agency

Vineyard Rd

9N

Delano Rd

Shore Airport Rd

7

49

43

6

9N

71

Existing Conditions



Wetlands

Dwelling

NYS 9N

Shore-Airport Rd.

Delano Rd.

35.63 Ac.



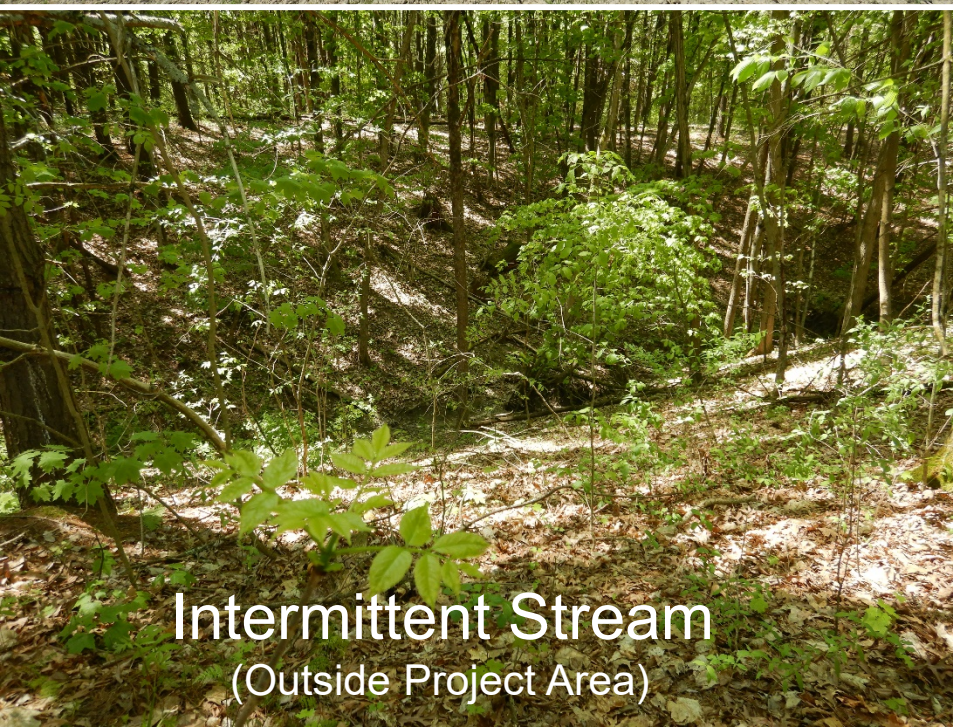
Google



Google



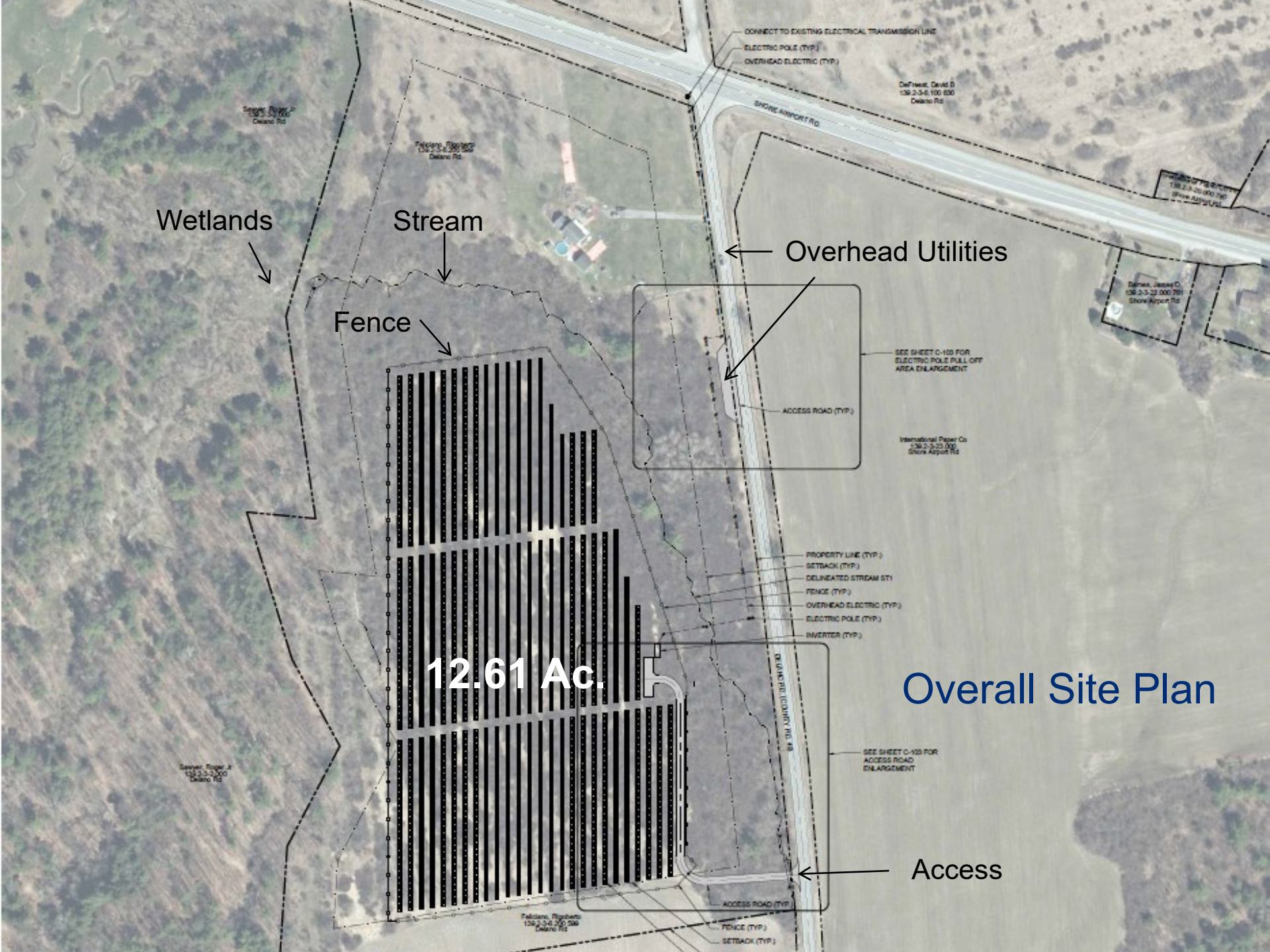




Intermittent Stream
(Outside Project Area)

Project Area

Proposed Project



Wetlands

Stream

Fence

12.61 Ac

CONNECT TO EXISTING ELECTRICAL TRANSMISSION LINE
ELECTRIC POLE (TYP.)
OVERHEAD ELECTRIC (TYP.)

DeTrost, David B
136-2-3-6 100 800
Delano Rd

SHORE AIRPORT RD

Overhead Utilities

SEE SHEET C-103 FOR
ELECTRIC POLE PULL OFF
AREA ENLARGEMENT

ACCESS ROAD (TYP.)

International Paper Co
136-2-2-25,000
Shore Airport Rd

PROPERTY LINE (TYP.)
SETBACK (TYP.)
DELIMITED STREAM ST1
FENCE (TYP.)
OVERHEAD ELECTRIC (TYP.)
ELECTRIC POLE (TYP.)
INVERTER (TYP.)

DELTA COUNTY RD 48

Overall Site Plan

SEE SHEET C-103 FOR
ACCESS ROAD
ENLARGEMENT

Access

ACCESS ROAD (TYP.)

FENCE (TYP.)
SETBACK (TYP.)

Faldano, Robert
136-2-3-6 240 596
Delano Rd

Sawyer, Roger Jr
136-2-3-2700
Delano Rd

Feldman, Robert
136-2-3-2800
Delano Rd

PROVINCE OF PIEDMONT
136-2-3-45 000 785
Shore Airport Rd

Damen, James C.
136-2-3-22 000 701
Shore Airport Rd

Sawyer, Roger Jr
136-2-3-2700
Delano Rd

PROPERTY LINE (TYP.)
SETBACK (TYP.)
SLOPE STABILIZATION (TYP.)
SILT FENCE (TYP.)
COMPOST FILTER SOCK (TYP.)

OVERHEAD ELECTRIC (TYP.)
PROPERTY LINE (TYP.)
SETBACK (TYP.)
SILT FENCE (TYP.)
UTILITY POLE (TYP.)
VEGETATED FILTER STRIP (TYP.)
ACCESS ROAD (TYP.)

International Paper Co
2825 S 1000
Shore Airport Rd

Grading and S&E Control Plan

PROPERTY LINE (TYP.)
SETBACK (TYP.)
SILT FENCE (TYP.)
STORM END SECTION WITH
OUTLET PROTECTION
SLOPE STABILIZATION (TYP.)
COMPOST FILTER SOCK (TYP.)
PROPOSED CULVERT
VEGETATED FILTER STRIP (TYP.)
ACCESS ROAD (TYP.)
STABILIZED CONSTRUCTION ENTRANCE
PREFABRICATED CHECK DAM (TYP.)

Delano Rd





PLANT LIST - TREES						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
AA	10	AMELANCHIER ALBOPEA (MULTI-STEM)	SERVICE BERRY	5-6 FT	BALL & BURLAP	MULTI-STEM HABIT
AR	15	ACER RUBRUM	RED MAPLE	2"-3" CAL	BALL & BURLAP	
AS	6	ACER SACCHARUM	SUGAR MAPLE	2"-3" CAL	BALL & BURLAP	
PS	18	PINUS STROBUS	EASTERN WHITE PINE	6" HT	BALL & BURLAP	

PLANT LIST - SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
CS	47	CORNUS SERICEA	RED OSIER DOGWOOD	#3	CONT.	

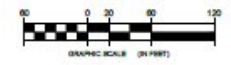
PLANTING LINE LEGEND	
SYMBOL	ITEM
	EDGE OF TREES / BRUSH

PLANTING SYMBOL LEGEND	
SYMBOL	ITEM
	DECIDUOUS TREE
	DECIDUOUS TREE - MULTI-STEM
	EVERGREEN TREE
	DECIDUOUS SHRUB
	DISTURBED AREAS SHALL BE SEEDED WITH MIX BENEFICIAL TO POLLINATORS AND GRASSING. CRIST FLIZ & BLIZ MIX-STANDARD OR EQUIVALENT. SEE BELOW FOR ADDITIONAL SEED MIX INFORMATION.

- CRIST FLIZ & BLIZ - STANDARD SEED MIX:**
- 26.4% LOIUM PERENNE, 'ORAVE', TETRAPLOID (PERENNIAL RYEGRASS, 'ORAVE', TETRAPLOID)
 - 20.8% DACTYLUS GLOMERATA, 'PENNLATE' (ORCHARDGRASS, 'PENNLATE')
 - 18.9% POA PRATENSIS, 'GINGER' (KENTUCKY BLUEGRASS, 'GINGER' (PASTURE TYPE))
 - 17.0% FESTUCA ELATOR (MEADOW FESCUE)
 - 5.7% TRIFOLIUM HYBRIDUM (ALSINE CLOVER)
 - 4.8% TRIFOLIUM PRATENSE, MEDIUM VARIETY NOT STATED (RED CLOVER, MEDIUM)
 - 3.0% LOTUS CORNICULATUS, 'LEO' (BIRD'S FOOT TRIFOLIUM, 'LEO')
 - 1.3% CICHORIUM INTYBUS (BLUE CHICORY)
 - 1.0% CHRYSANTHEMUM LEUCANTHEMUM (OXEYE Daisy)
 - 0.8% COREOPSIS LANCOLATA, (LANCELEAF COREOPSIS)
 - 0.8% CHAMAEDORISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
 - 0.4% SOLIDAGO MEMORIALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)

Planting Plan

FOR PERMITTING ONLY
1322281
NOT FOR CONSTRUCTION

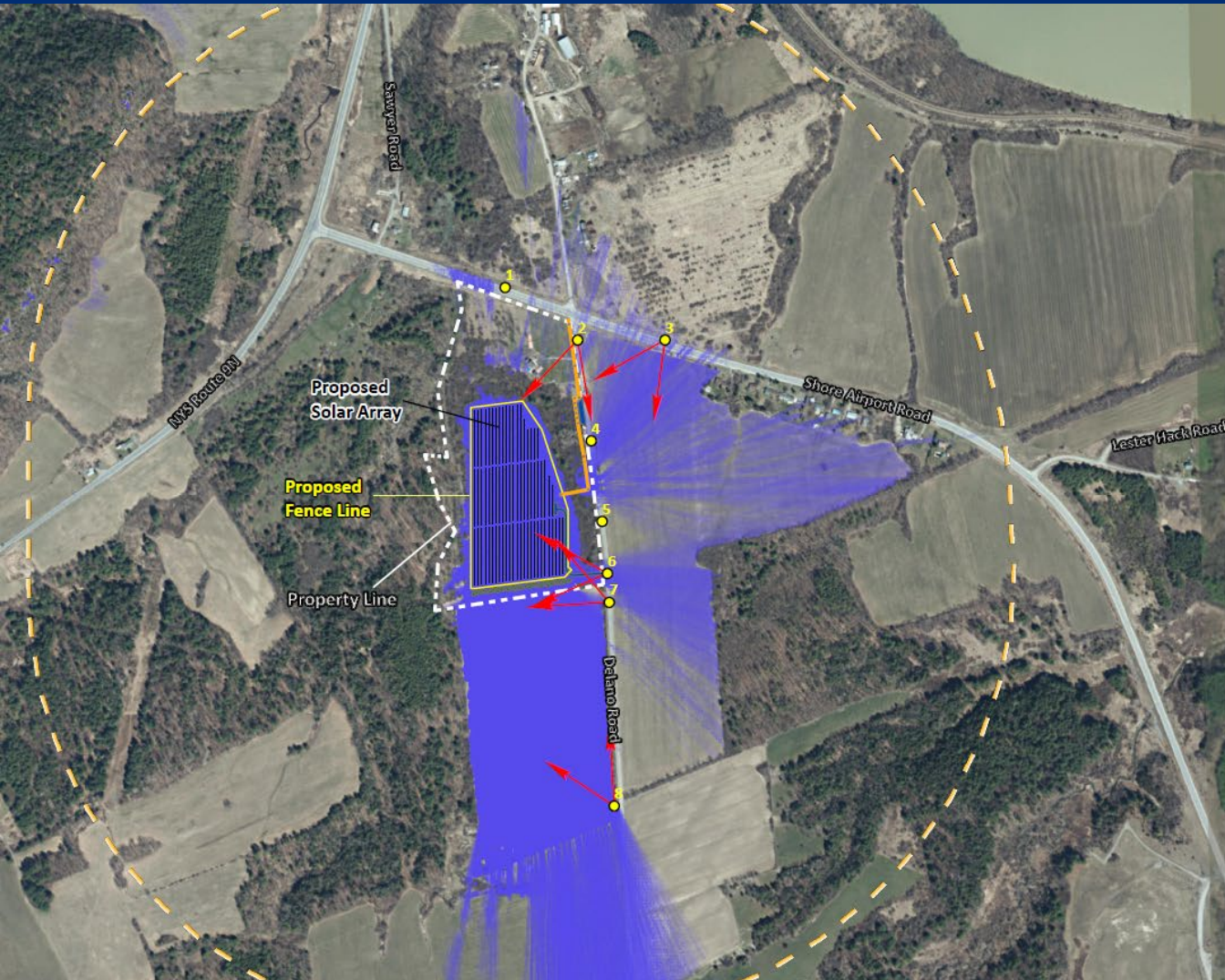


Project Details

- Additional Plans Prepared:
 - Stormwater Pollution Prevention Plan
 - Maintenance and Vegetation Management
 - Decommissioning Plan

Visual Analysis

Town of Ticonderoga, Essex County, New York
Visual Assessment
Exhibit A: Land Cover Viewshed Map

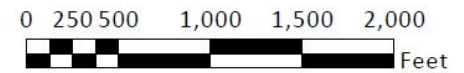


Legend

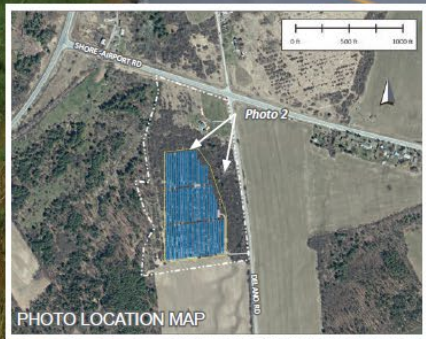
-  More Visible
 -  Less Visible
 -  Photo Locations
 -  Photo Simulations
- Land Cover Viewshed Area**
Solar Arrays Visible (including the screening value of existing vegetation)

Note: Viewshed areas are not definitive. Viewshed mapping provides a general understanding of where the proposed project is theoretically visible based on regional topographic, vegetation and building cover data sources.

The "Land Cover" condition viewshed area includes the screening effect of intervening vegetation and buildings is based on 2014 Lidar data acquired from NYS GIS Clearinghouse.



Existing



Proposed



Existing



Proposed



Existing



Proposed



At completion

Proposed



After 5 years

Proposed



After 10 years

Existing – Approximately ¼ Mile



Proposed



At completion

Proposed



After 5 years

Proposed



After 10 years

Public Notice and Review by Others

Public Notice

- Notices sent to:
 - Adjoining Landowners
 - Town and County Officials
 - Local Government Review Board
 - Environmental Notice Bulletin

- No Comment Letters Received

Review by Others

- Town of Ticonderoga
 - Rural Residential
 - Site Plan Review, Special Use and Building Permits

- NYS Department of Environmental Conservation
 - Confirmed stream is unclassified
 - Confirmed IB and NLEB occurrences within 2.5 miles
 - SWPPP including NOI and SPEDES

- Essex County DPW
 - Access improvements from C.R. 49 (Delano Road)

- NYS Office of Parks, Recreation and Historic Preservation
 - No Impact on historic or cultural resources

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

Draft Permit Conditions

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



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