



**Adirondack
Park Agency**

Ticon Solar, LLC

P2021-0167

March 9, 2022

Presentation Overview

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

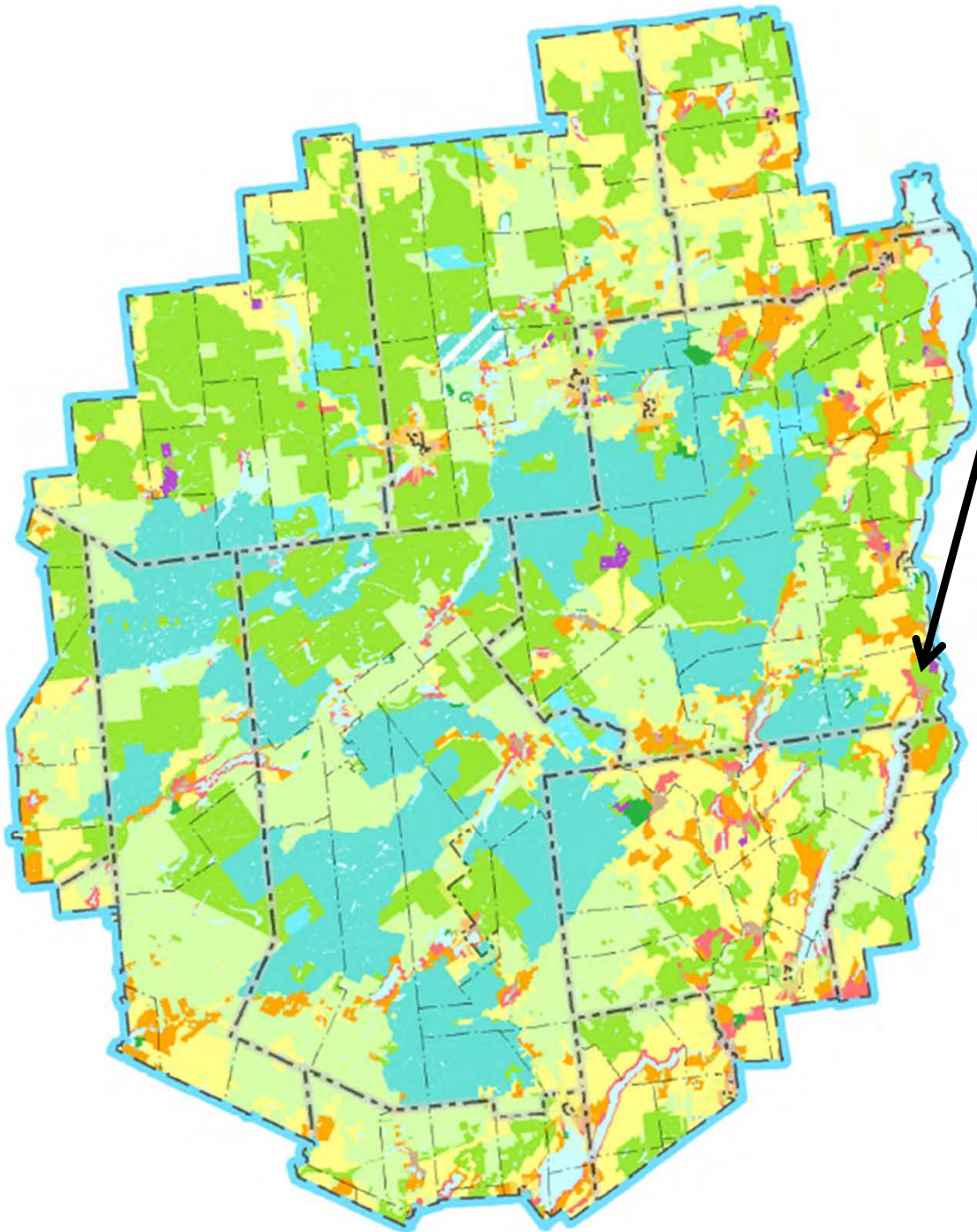
Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - Resource Management land use area
 - Major public utility use
 - Subdivision
 - Subdivision < 300 ft of State Highway
 - Subdivision involving wetlands
- Regulated Wetland Activity – 9 NYCRR Part 578
 - Subdivision involving 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

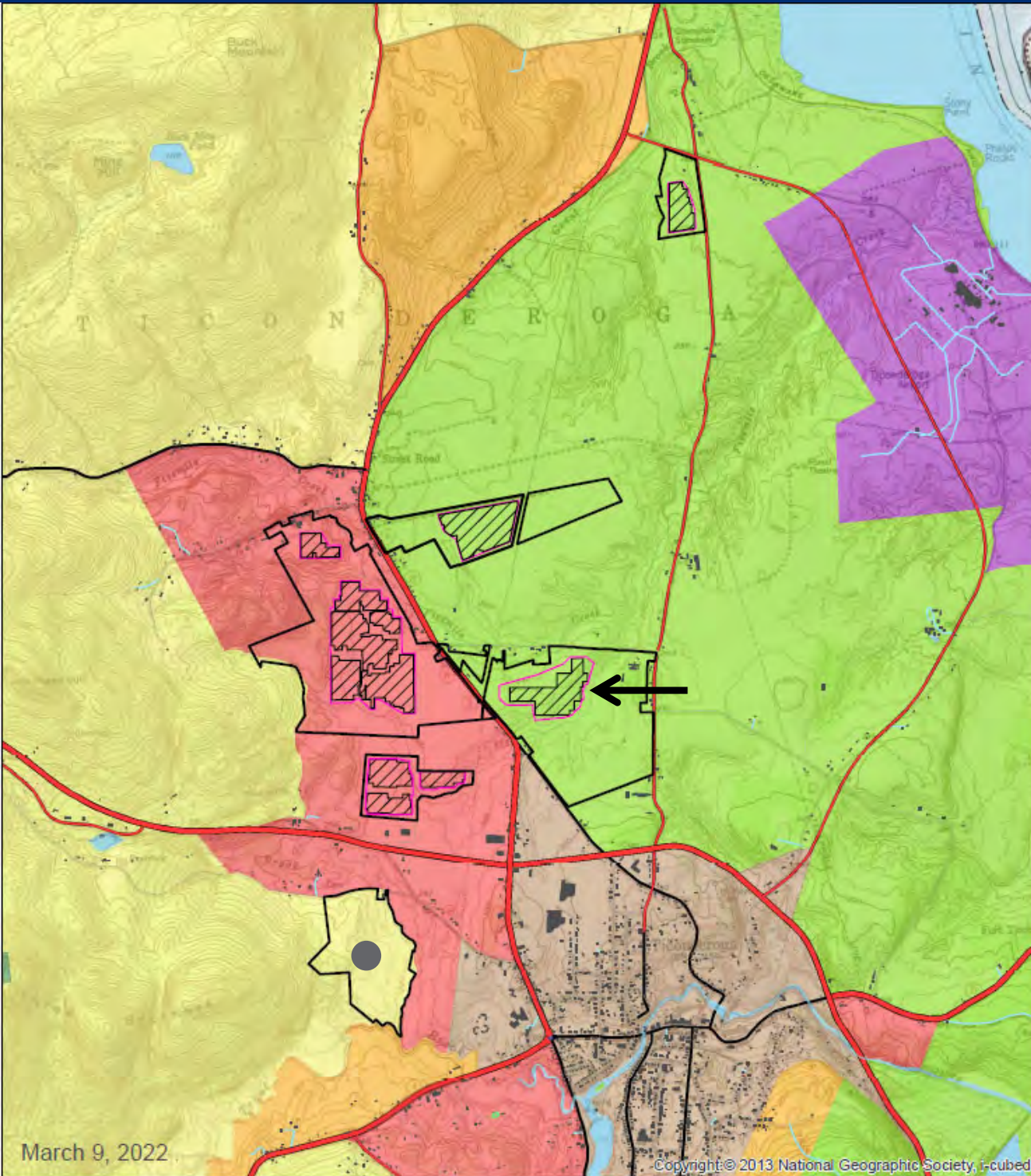
Project Location

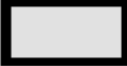



Project Location

Town of Ticonderoga
Essex County


Solar Projects in Ticonderoga




 Tax Parcel(s) with Solar Project

 Building Footprints 2019

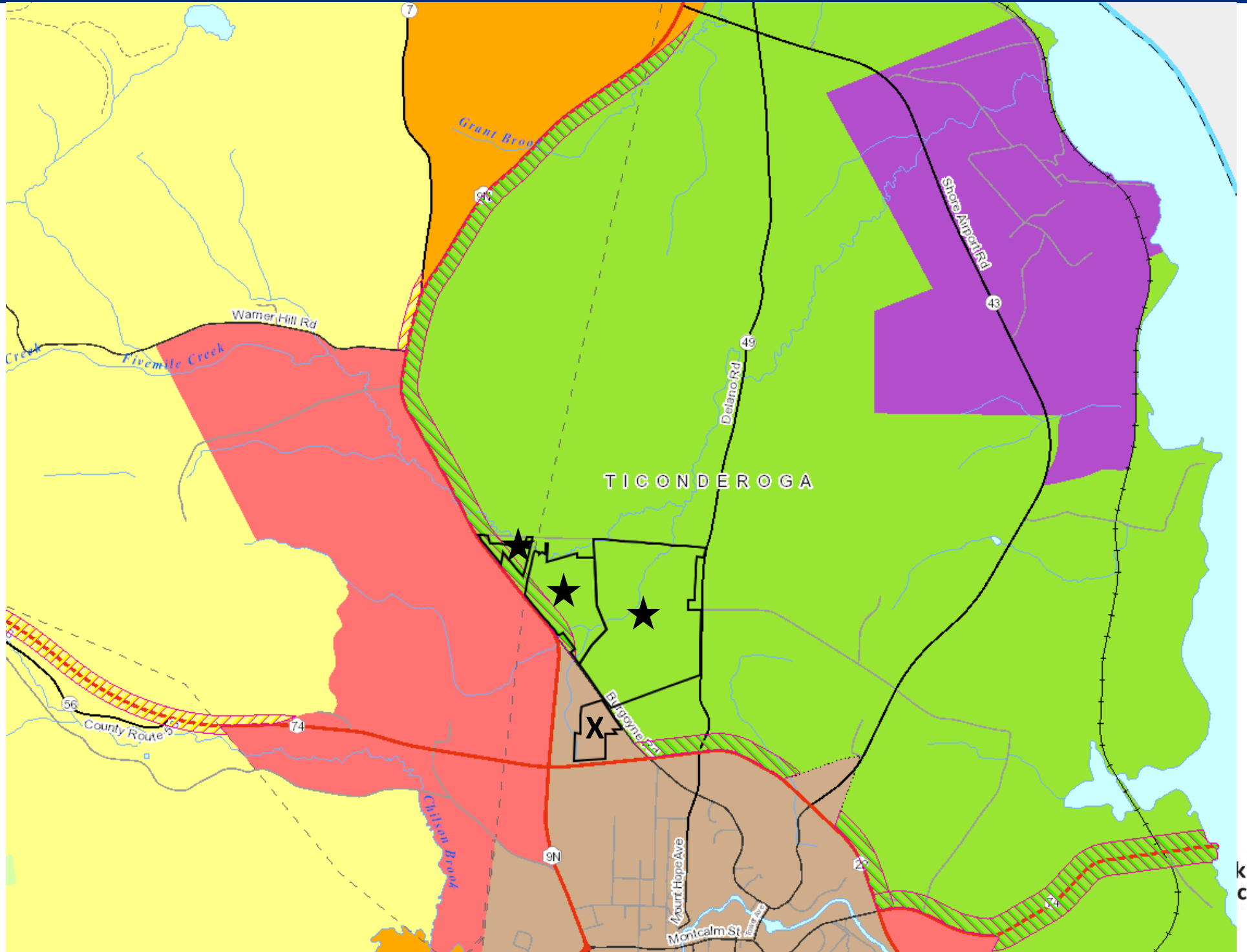
Complete / approved permit applications

 Solar Arrays Area

 Fenced Area

Incomplete applications / pre-applications







Existing Conditions



3 tax parcels
215.11 acres





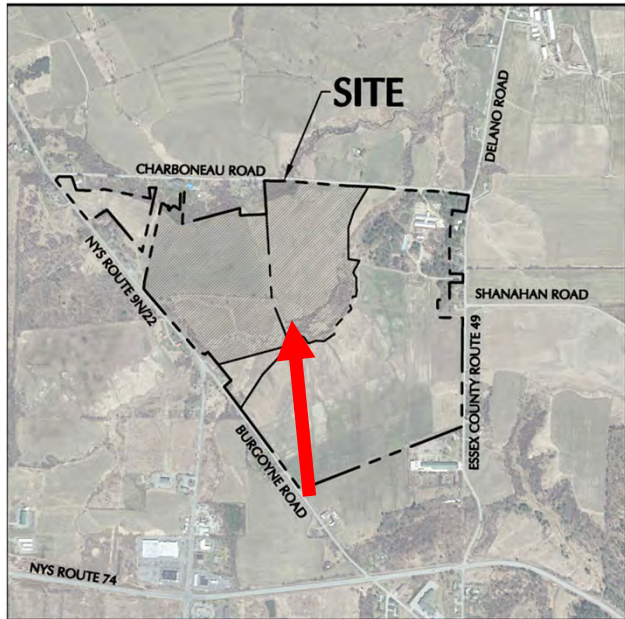


State Route 9N Existing Conditions (Oct 2020 / Nov 2021)





Burgoyne Road Existing Conditions (Oct 2020)





Delano Road Existing Conditions (Oct 2020)





Charboneau Road Existing Conditions (Oct 2015 / Sept 2020)



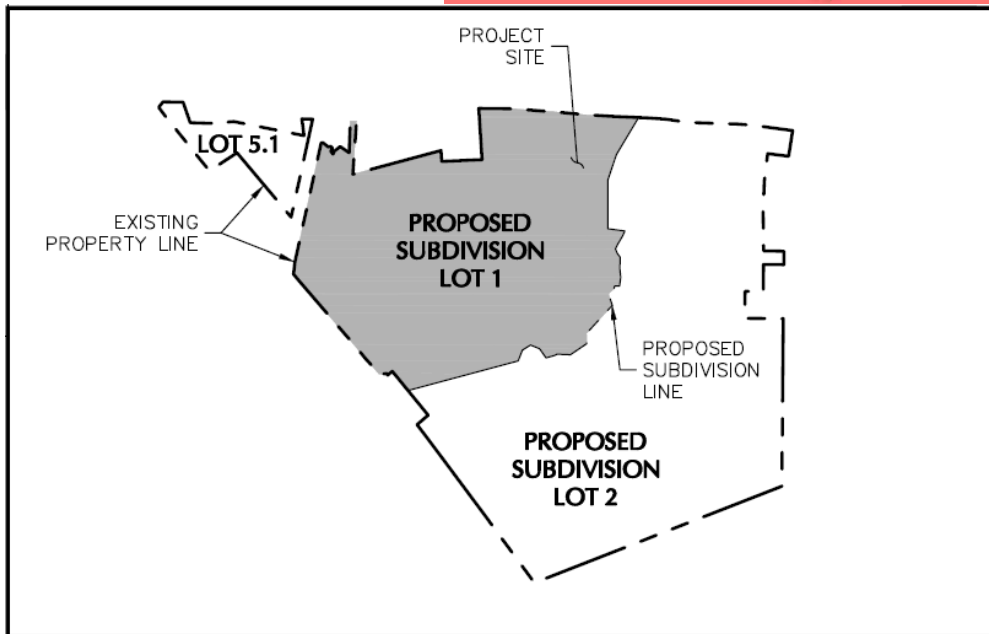
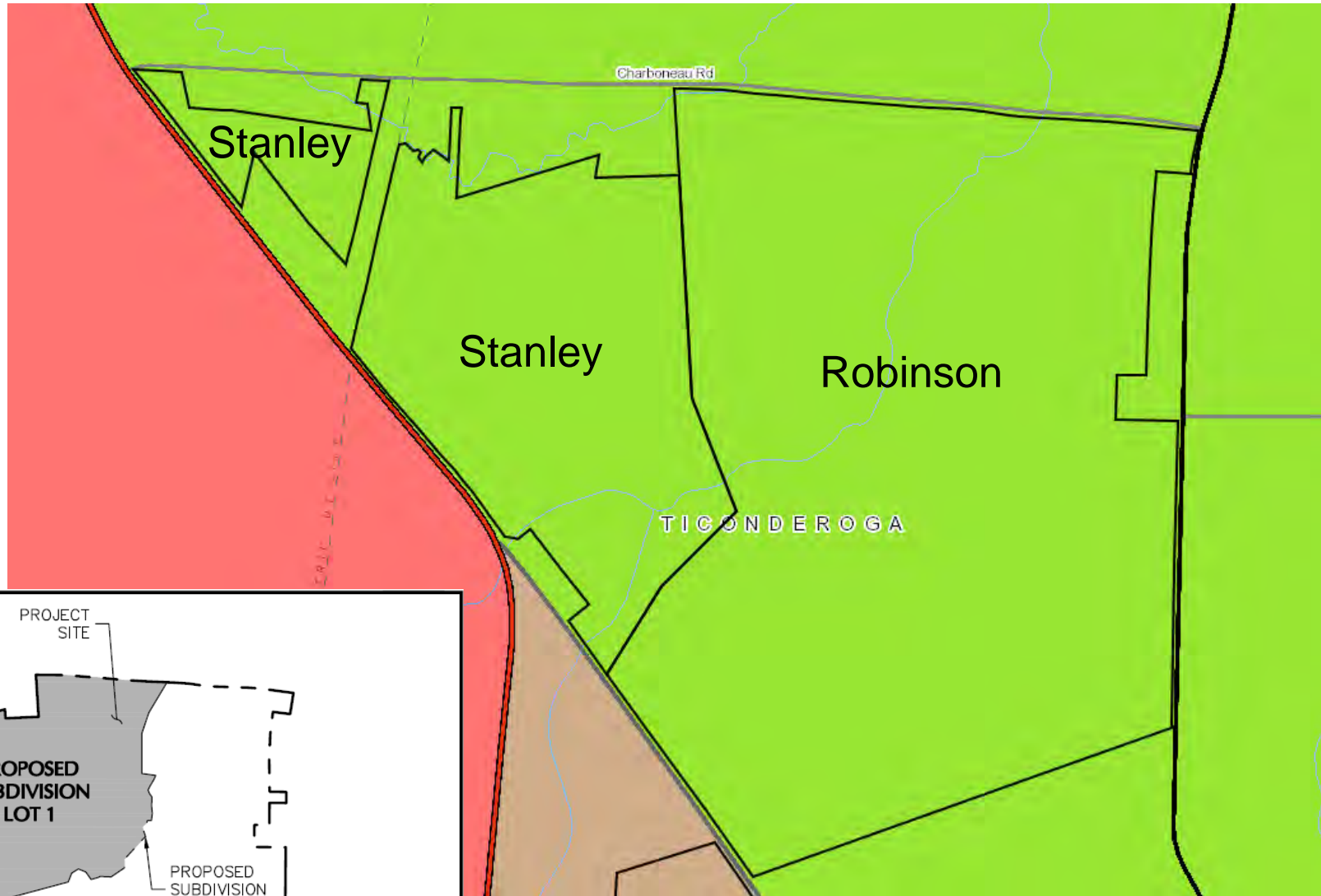
Proposed Subdivision

Stanley = 60.97 acres

Robinson = 154.14 acres (in RM)

Project Site
215.11 acres

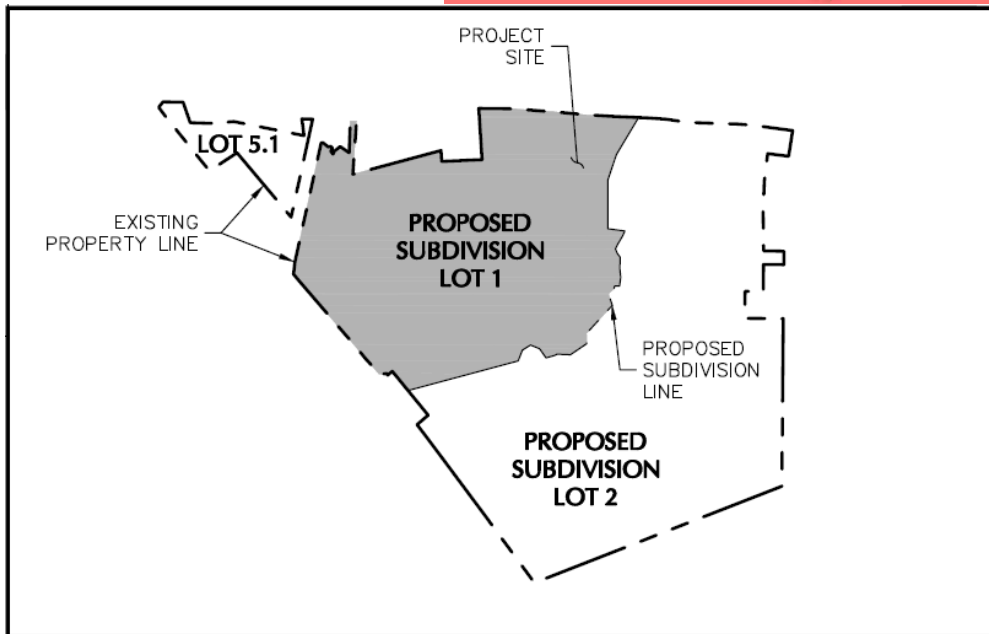
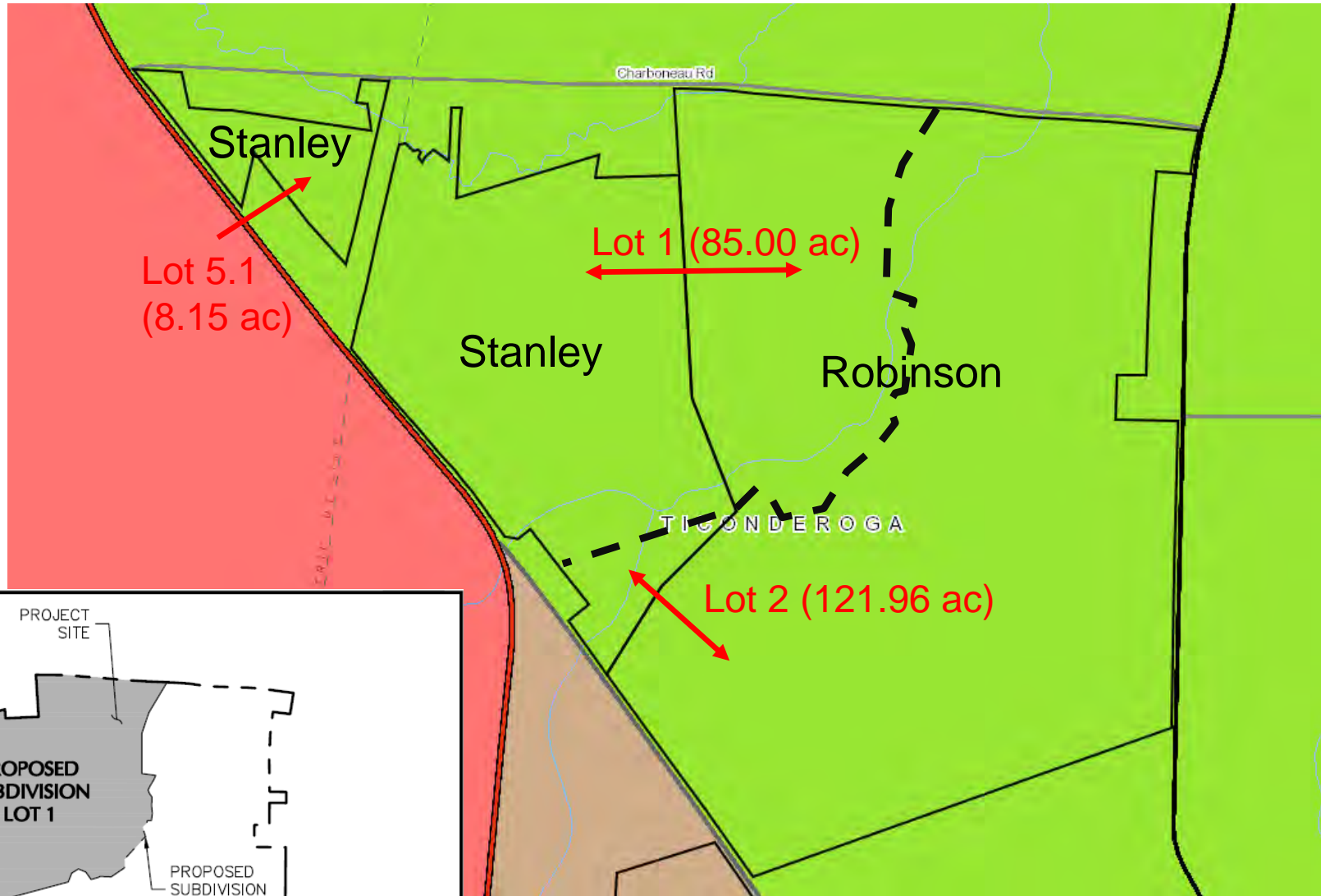
two landowners
in 1973



Stanley = 60.97 acres

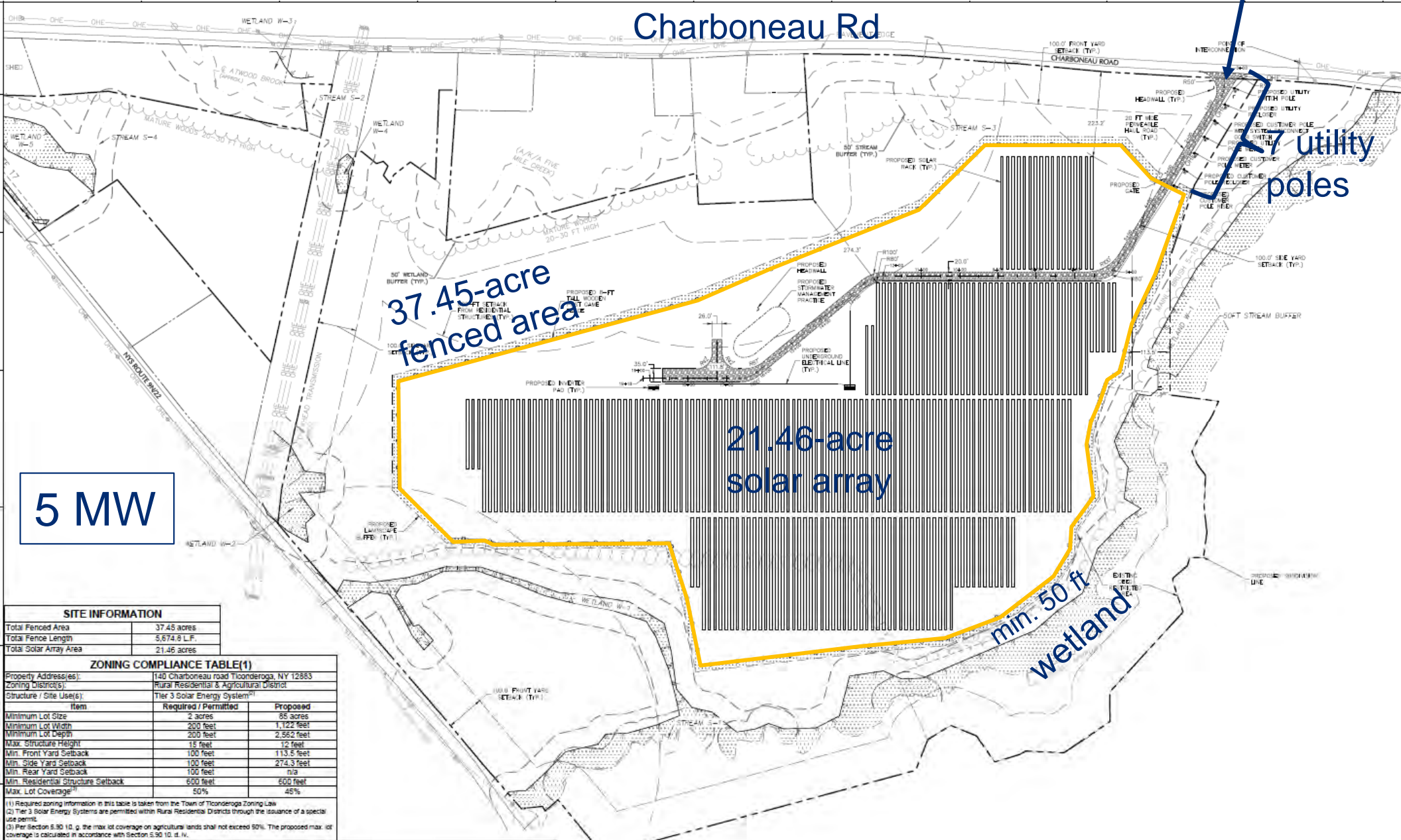
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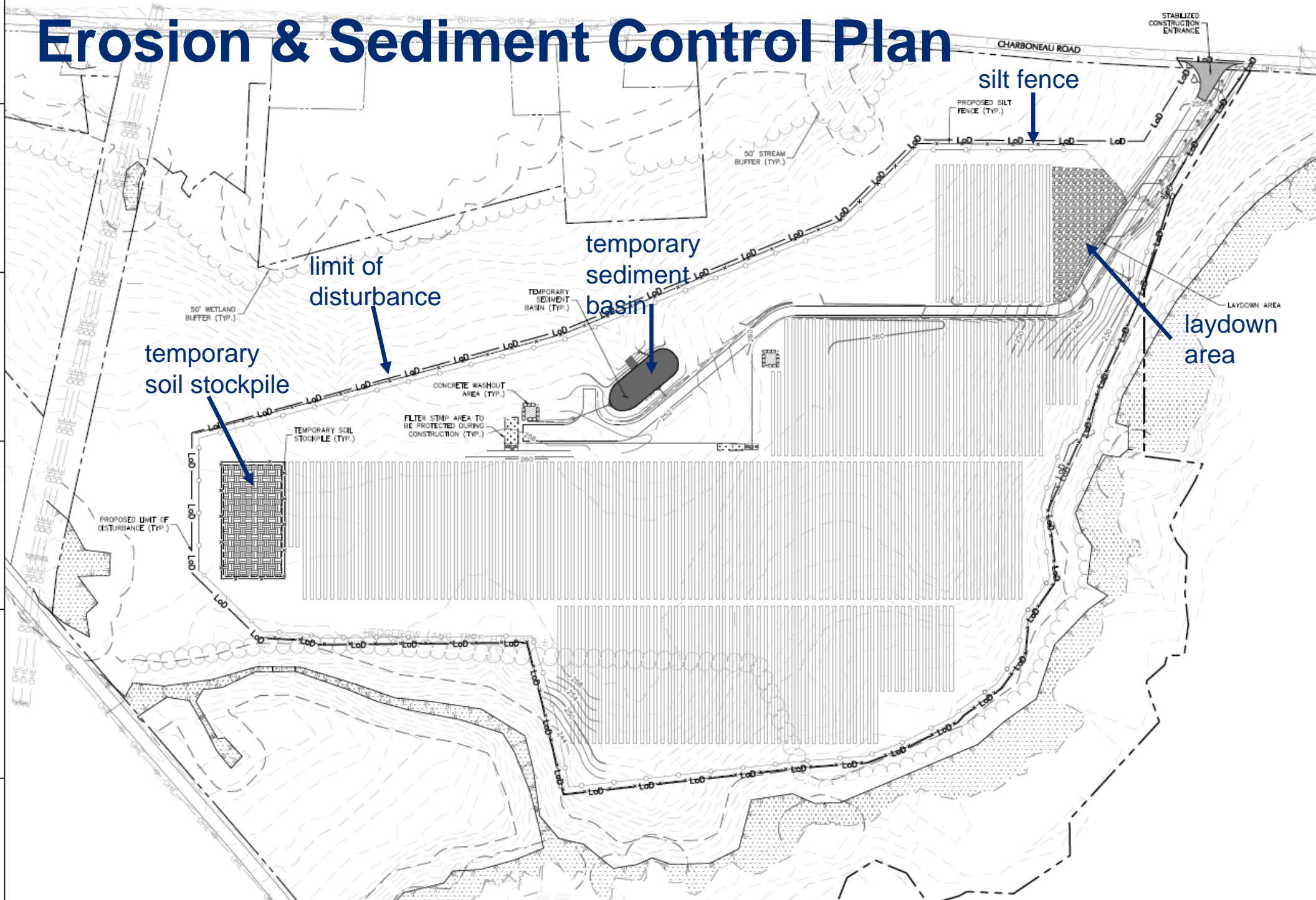


Proposed Development

Site Plan Map



Erosion & Sediment Control Plan



temporary soil stockpile

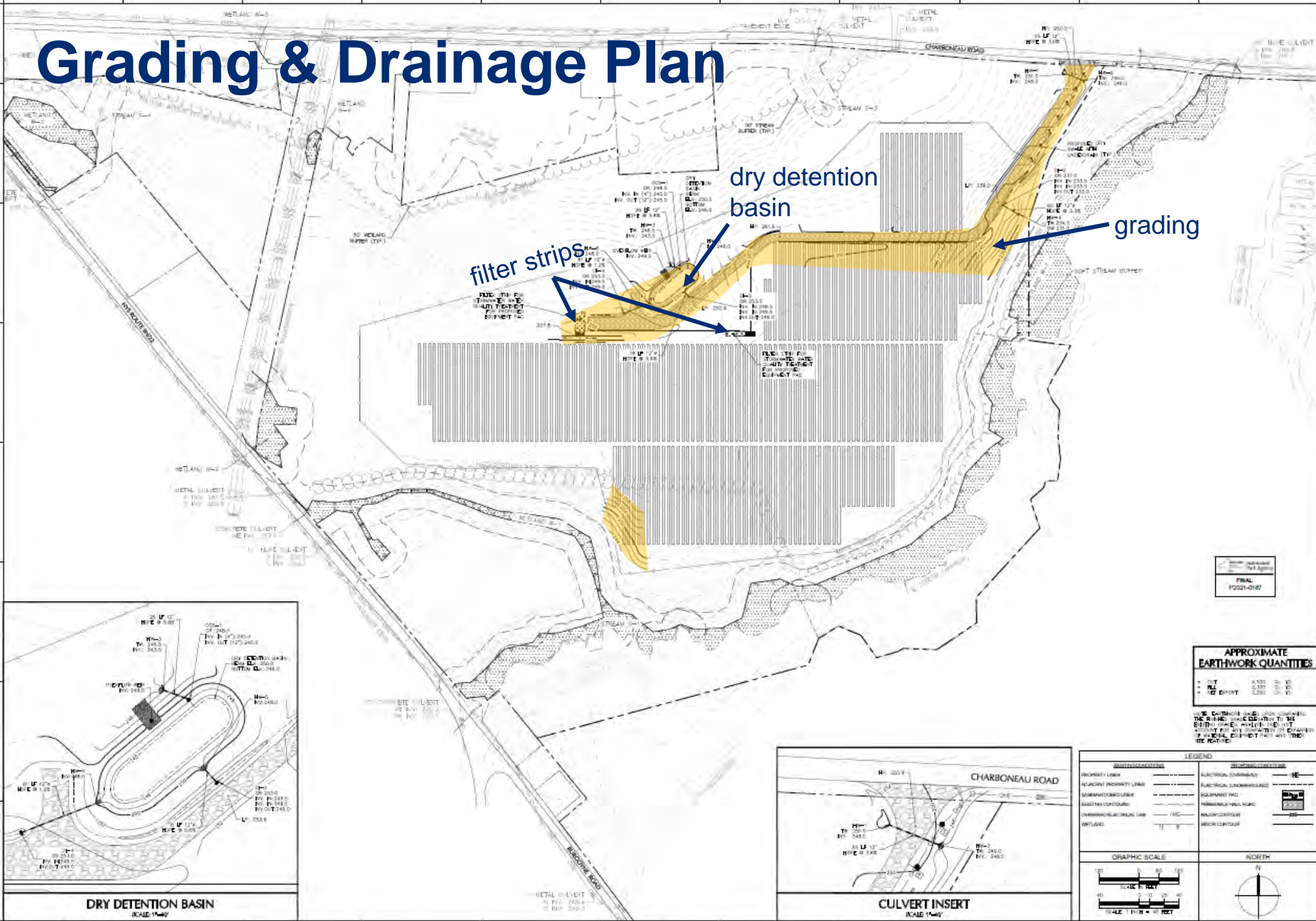
limit of disturbance

temporary sediment basin

silt fence

laydown area

Grading & Drainage Plan

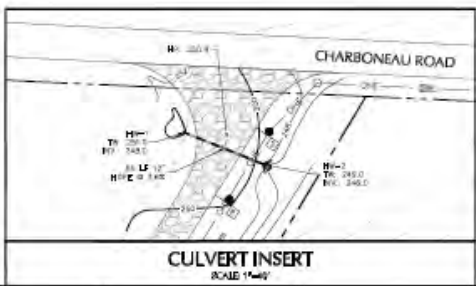
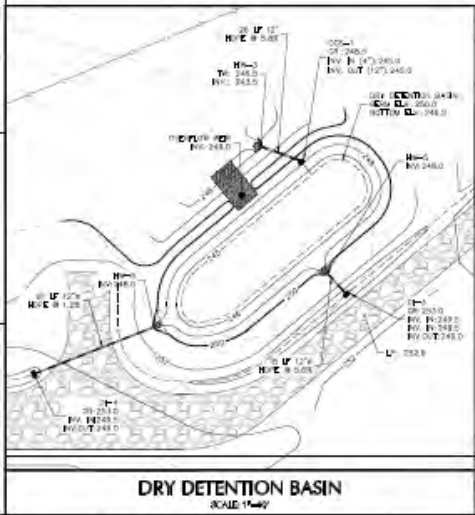


FINAL
10/2021-01/22

APPROXIMATE EARTHWORK QUANTITIES

• CUT	4,530	CU YD
• FILL	2,370	CU YD
• EXPORT	2,290	CU YD

NOTE: QUANTITIES SHOWN ABOVE ARE APPROXIMATE. THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS CONDUCTED VISUAL INSPECTION OF THE LOCAL DISTRICT PART AND THE SITE PLAN.



LEGEND

	PROPERTY LINE		ELECTRICAL (OVERHEAD)
	EASEMENT PROPERTY LINE		ELECTRICAL (UNDERGROUND)
	SUBMERGED ROAD LINE		SIDEWALK PAVING
	SUBMITTER CONTOUR		PERMANENT PAVED ROAD
	OVERHEAD ELECTRICAL LINE		MAJOR CENTERLINE
	WETLAND		MINOR CONTOUR

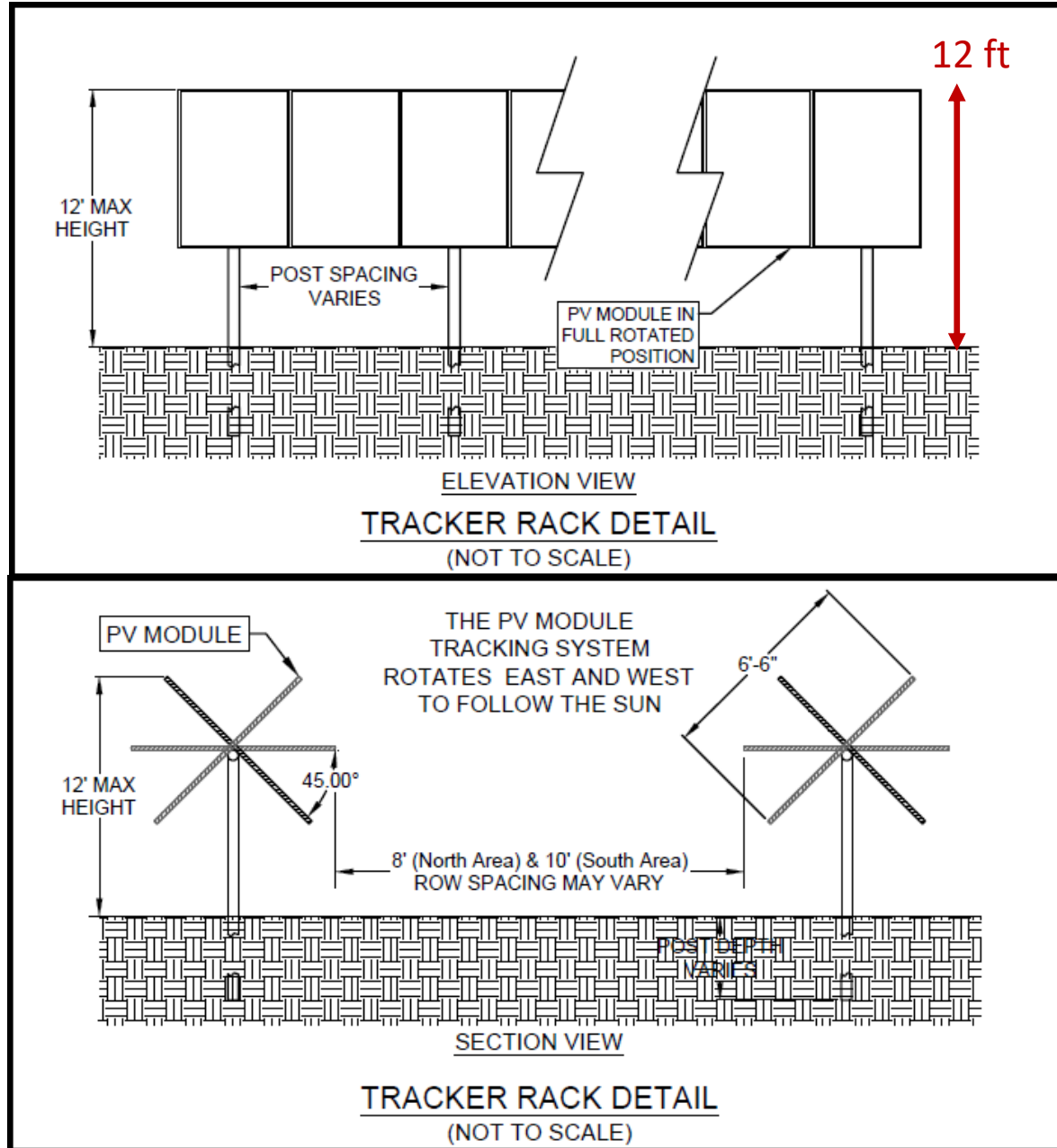
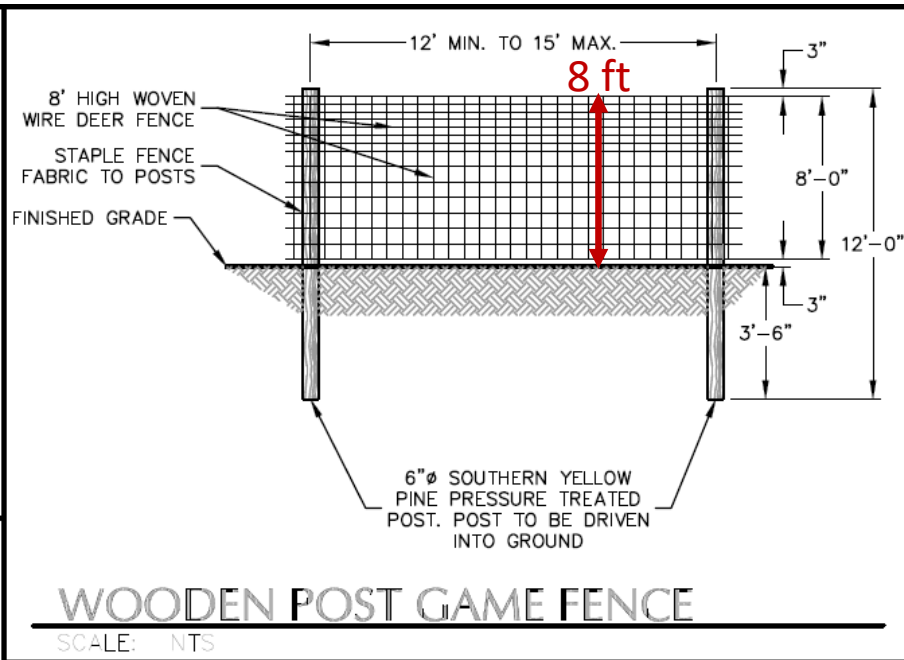
GRAPHIC SCALE

0 20 40 60 80 100
SCALE 1"=40'

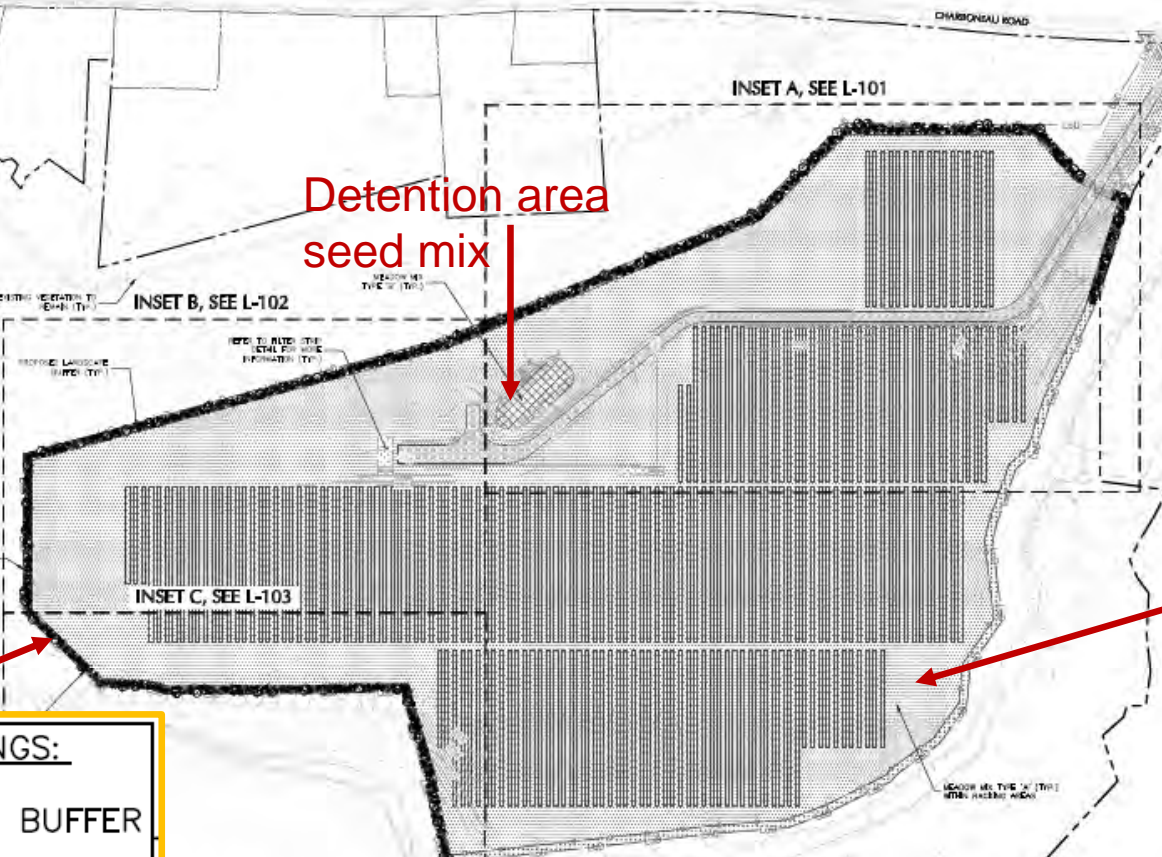
NORTH

0 20 40 60 80 100
SCALE 1"=40'

Panels and Fence



Planting Plan



LANDSCAPE BUFFER PLANTINGS:
 3,873 LF TOTAL LANDSCAPE BUFFER
 367 TOTAL TREES PROPOSED
 954 TOTAL SHRUBS PROPOSED

Pollinator seed mix

Detention area seed mix

Retain hedgerow

FINAL
 10/2021-0167



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHRUB SPECIES						
AR	10	ARCTIC BIRCH	RED BARK	2 1/2"-3" GAL	040	-
COV	5	CANYA QUATA	SHAGBARK HICKORY	2 1/2"-3" GAL	040	-
LT	8	LEUCODENDRON TILIAEFOLIA	SLIP POKER	2 1/2"-3" GAL	040	-
ML	28	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	2 1/2"-3" GAL	040	-
SD	17	QUERCUS BICOLOR	SHAW WHITE OAK	2 1/2"-3" GAL	040	-
DECIDUOUS TREES						
AC	40	ACER FLAMMULUM	SOFT LEAF Sycamore	3-5"	040	-
CO	50	CORYLUS CORNIGERA	COMMON HICKORY	3-5" 1/2" GAL	040	-
FR	30	FRAXINUS VIRGINIANA	GREEN HICKORY	3-5" 1/2" GAL	040	-
CONIFERUS TREES						
ADP	24	ADONIS PARSIFLORA	PARSONS PINE	6-7"	040	-
JV	43	JUNIPERUS HORIZONTALIS	COMMON RED CEDAR	6-7"	040	-
PR	33	PRUNUS ELAEGNA	WHITE SPICE	6-7"	040	-
PR	45	PRUNUS SPERDOLIA	EASTERN WHITE PINE	6-7"	040	-
PERENNIALS						
FL	83	FALCATA LATIFOLIA	MOUNTAIN LAUREL	30-36"	040	-
TR	288	TRIALIS CANADENSIS	EMERALD VIOLET	30-36"	040	-
PERENNIAL SHRUBS						
AS	100	ARTEMISIA BILOBA	BLANK GONOLY	3-4"	040	-
CO	57	CORNUS RUGOSA	GRAY DOGWOOD	3-4"	040	-
COV	107	CORNUS NICTITANS	COMMON NECTAR	3-4"	040	-
FR	104	FRAXINUS VIRGINIANA	COMMON HICKORY	30-36"	040	-
FR	108	FRAXINUS VIRGINIANA	COMMON HICKORY	18-24"	040	-
UL	14	ULMUS AMERICANA	AMERICAN Sycamore	3-4"	040	-
UL	78	ULMUS AMERICANA	AMERICAN Sycamore	3-4"	040	-

PLANTING NOTES
 1. TREES SHALL BE PLANTED IN ONE-DIMENSIONED TRUCKS AND BACKFILLED WITH FINISHED PLANTING SOIL FOR THE PLANTING SOIL SPECIFICATIONS AND PLANTING DETAILS ON SHEET L-101.
 2. TREES SHALL BE PLANTED 10 FT. BY 10 FT. BY A STAIRCASE BOX. SHRUBS SHALL BE PLANTED 3 FT. BY 3 FT. BY 3 FT. BY.

LANDSCAPE NOTES
 1. NO SHRUBS SHALL BE USED IN OR NEAR THE FRESH WATER WETLANDS.
 2. RETAIN ALL TREES AND FIVE FEET BUFFER ZONES AS NOTED WITHIN LIMITS OF DISTURBANCE.

LEGEND

PROPERTY LINE	ADJACENT PROPERTY LINE	CONTRACTOR'S WORK LINE	WETLAND
LIMIT OF DISTURBANCE	SECURITY FENCE	SECURITY FENCE	PROPOSED MIX TYPE III
PROPOSED MIX TYPE III	PROPOSED MIX TYPE III	PROPOSED MIX TYPE III	PROPOSED MIX TYPE III

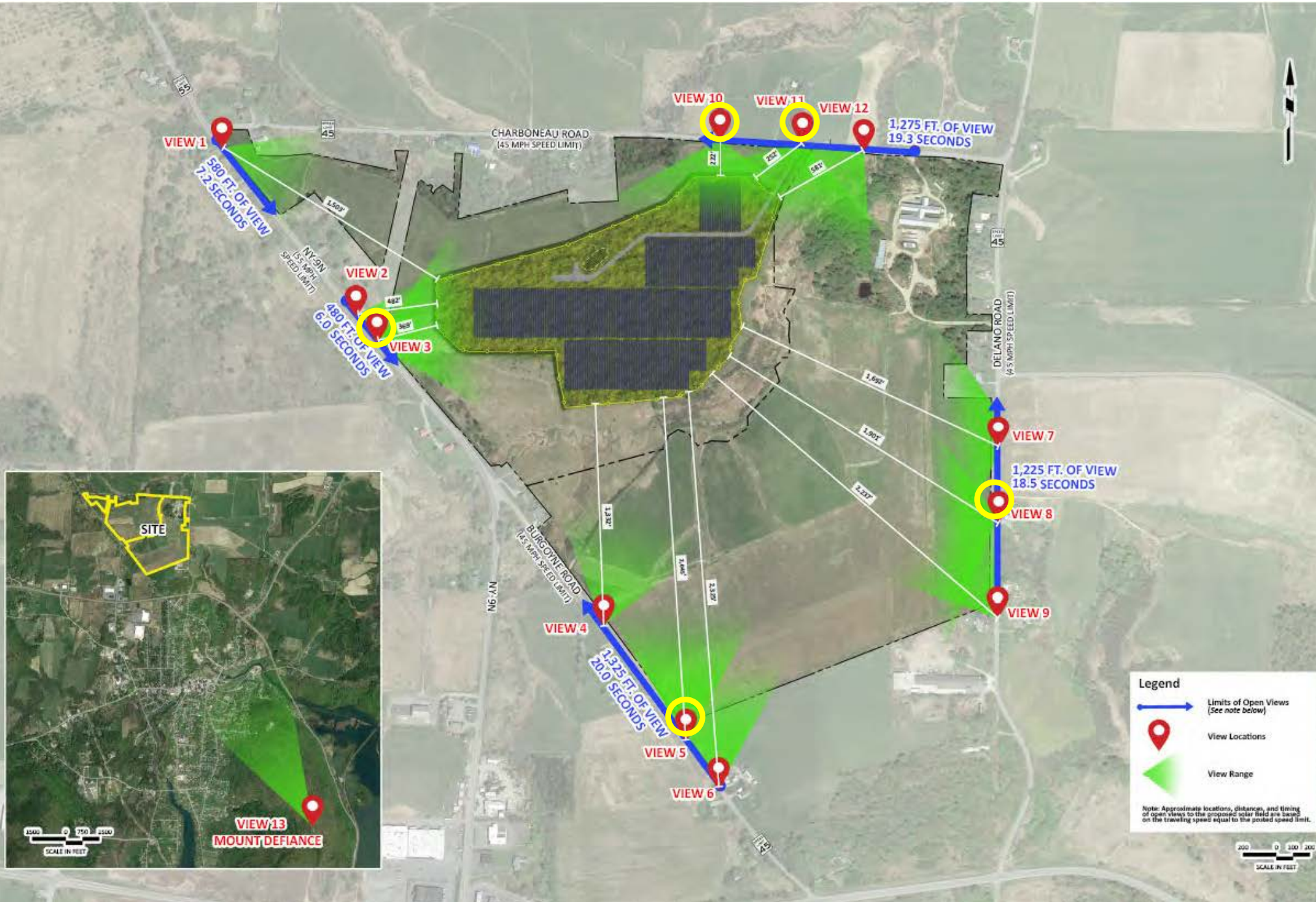
GRAPHIC SCALE
 0 25 50 75 100
 FEET

NORTH

Additional Reports / Plans Prepared

- Wetland and Stream Delineation Report
- Bat Habitat Assessment Report
 - < 1.25 miles Indiana bat hibernaculum
 - < 2.5 miles northern long-eared bat hibernaculum
 - No moderate / high-quality roosting habitat at site
 - 16 trees + 1 snag to be removed in winter
- State-listed Wintering Grassland Raptor Survey Report
 - Not occupied habitat
- Phase 1A/1B Cultural Resources Survey
 - No effect on historic resources
- Stormwater Pollution Prevention Plan
- Decommissioning Plan
 - If/when does not produce power for 1 year
 - Infrastructure removed to 3 ft depth

Visual Analysis



At installation (26 mm)



After 5 years



After 10 years



At installation (55 mm)



After 5 years (55 mm)

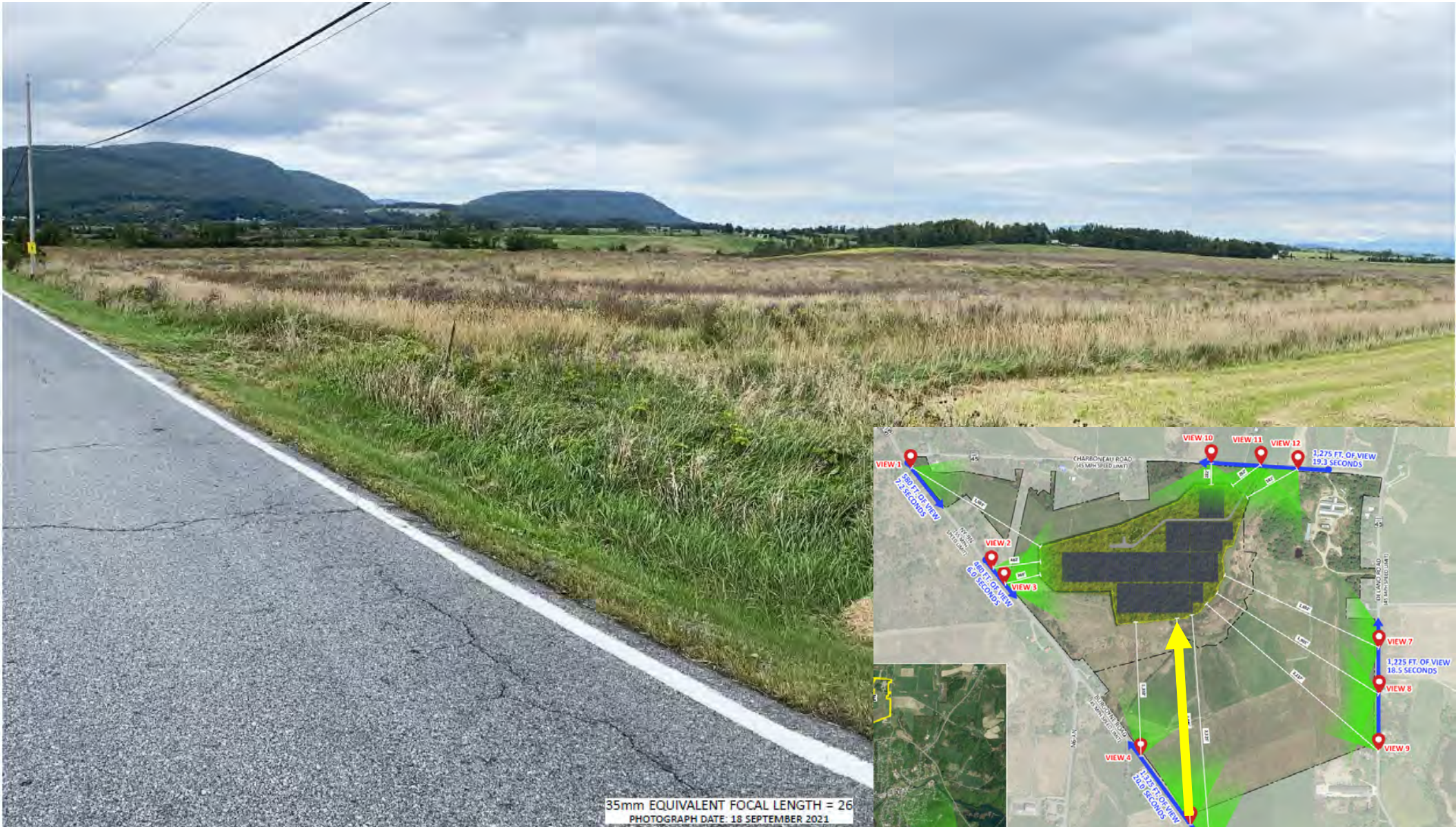


After 10 years (55 mm)



Burgoyne Road Existing Conditions (Sept 2021)

Distance: 2,045 ft to fence
Speed limit: 45 mph
View duration: 1,325 ft / 20 sec



35mm EQUIVALENT FOCAL LENGTH = 26
PHOTOGRAPH DATE: 18 SEPTEMBER 2021



At installation (26 mm)



At installation (55 mm)



Delano Road Existing Conditions (Sept 2021)

Distance: 1,901 ft to fence
Speed limit: 45 mph
View duration: 1,225 ft / 18.5 sec



35mm EQUIVALENT FOCAL LENGTH = 26
PHOTOGRAPH DATE: 18 SEPTEMBER 2021



At installation (26 mm)



At installation (55 mm)

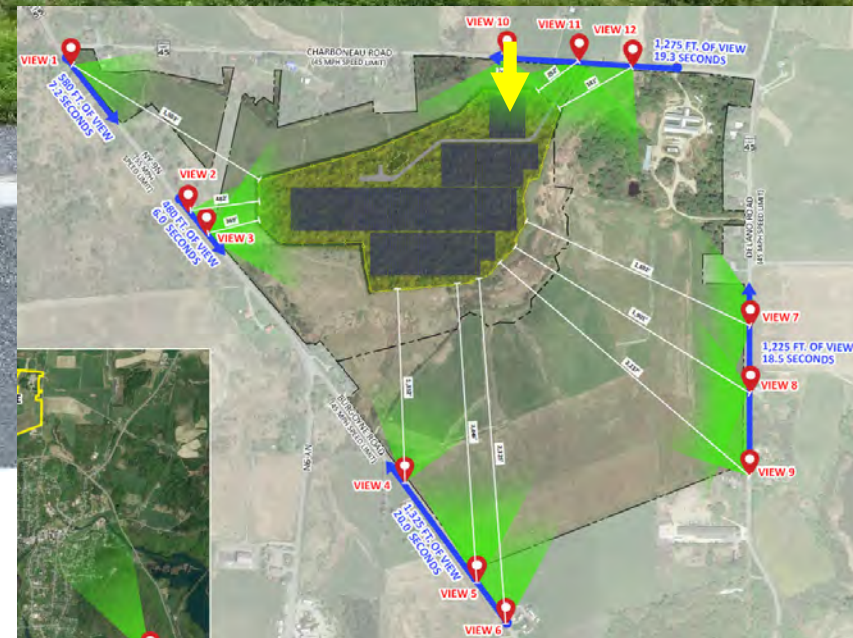


Charboneau Road Existing Conditions (Sept 2021)

Distance: 222 ft to fence
Speed limit: 45 mph
View duration: 1,275 ft / 19.5 sec



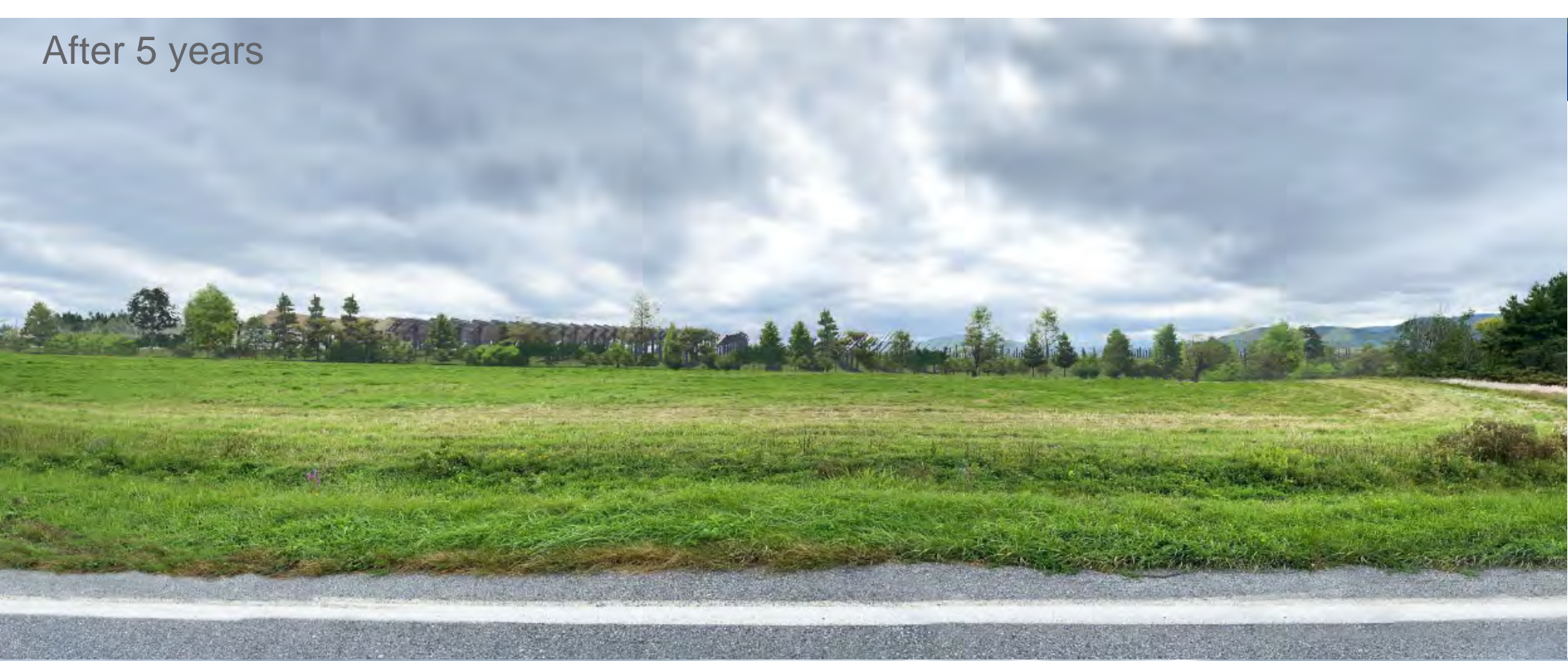
35mm EQUIVALENT FOCAL LENGTH = 26
PHOTOGRAPH DATE: 18 SEPTEMBER 2021



At installation (26 mm)



After 5 years



After 10 years



Existing Conditions (55 mm)



At installation (55 mm)



After 5 years (55 mm)



After 10 years (55 mm)



Charboneau Road Existing Conditions (Sept 2021)

Distance: 252 ft to fence
Speed limit: 45 mph
View duration: 1,275 ft / 19.5 sec



35mm EQUIVALENT FOCAL LENGTH = 26
PHOTOGRAPH DATE: 18 SEPTEMBER 2021



At installation (26 mm)



After 5 years



After 10 years



Existing Conditions (55 mm)



35mm EQUIVALENT FOCAL LENGTH = 55
PHOTOGRAPH DATE: 18 SEPTEMBER 2021

At installation (55 mm)



After 5 years (55 mm)



After 10 years (55 mm)



Public Comment and Review by Others

Public Notice

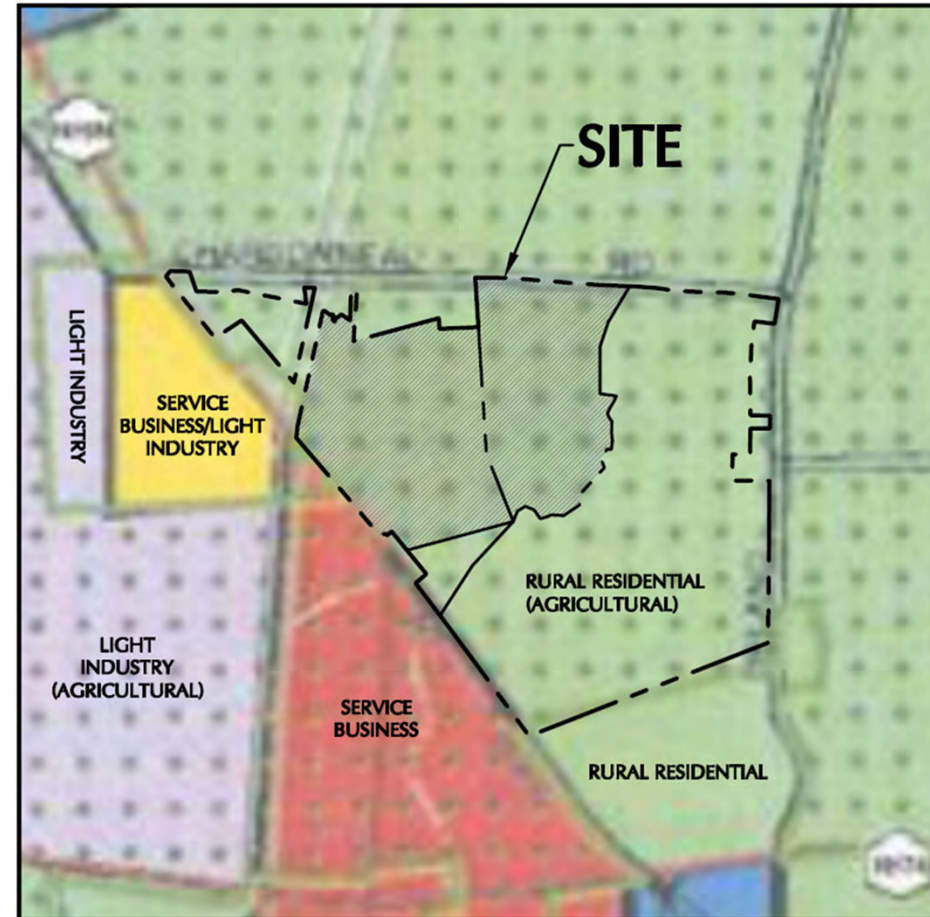
- Notices sent to:
 - Adjoining Landowners
 - Town and County Officials
 - Local Government Review Board

- Notice posted to:
 - Environmental Notice Bulletin
 - Agency Website

- 1 Comment Letter Received

Review by Others

- Town of Ticonderoga
 - Local land use controls for commercial solar (2019)
 - Rural Residential zoning district
 - Site Plan Review, Special Use and Building Permits
 - Permit application submitted to town: January 2022
 - PZB meeting: Feb 3rd & March 3rd
 - Next PZB mtg / public hearing: May 5th



ZONING MAP

Review by Others

- NYS Department of Environmental Conservation
 - For bat protection: limit tree cutting to Nov 1 – March 31
 - For grassland birds: no occupied habitat → Letter of No Jurisdiction Endangered Species Act
 - Stormwater Pollution Prevention Plan

- US Fish and Wildlife Service
 - No “take” of bat species
 - No Endangered Species Act permit required

- 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
 - ✓ Secures natural benefits of wetlands
 - ✓ Results in minimal degradation / destruction of the wetland or its associated values

Draft Permit Conditions

- Subdivision as depicted, including merger of lots
- Location & dimensions of the development, access, utilities
- Compliance with the SWPPP and E & SC Plan
- Invasive Species Control
- Lighting and Signage
- Tree/Vegetation Retention, Planting, Management
- Photographs of completed project
- Decommissioning



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