



**Adirondack
Park Agency**

Vineyard Solar 1 LLC & Vineyard Solar 2, LLC c/o Sol Source Power, LLC

P2024-0046

July 10, 2024

Presentation Overview

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

Jurisdiction

- Major Public Utility Use
 - APA Act § 809 Class A Regional Project
 - Low Intensity Use and Rural Use land use areas

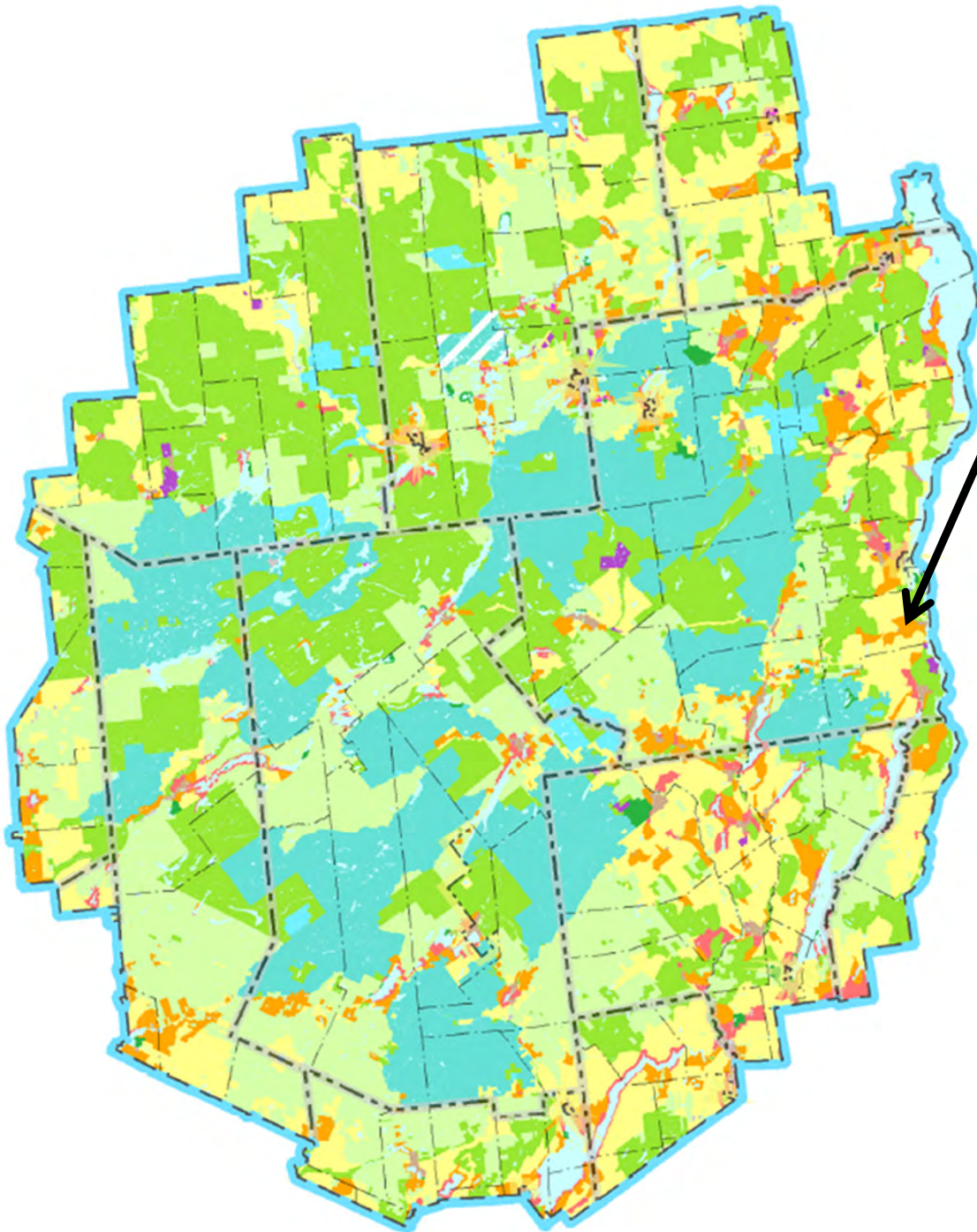
- Subdivision involving wetlands
 - APA Act § 809 Class A Regional Project
 - 9 NYCRR Part 578 Regulated Wetlands Activity
 - Low Intensity Use land use area only

- Condition 8 of Permit 1993-0358B

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 the natural benefits of wetlands
 - Compatible with preservation of the entire wetland

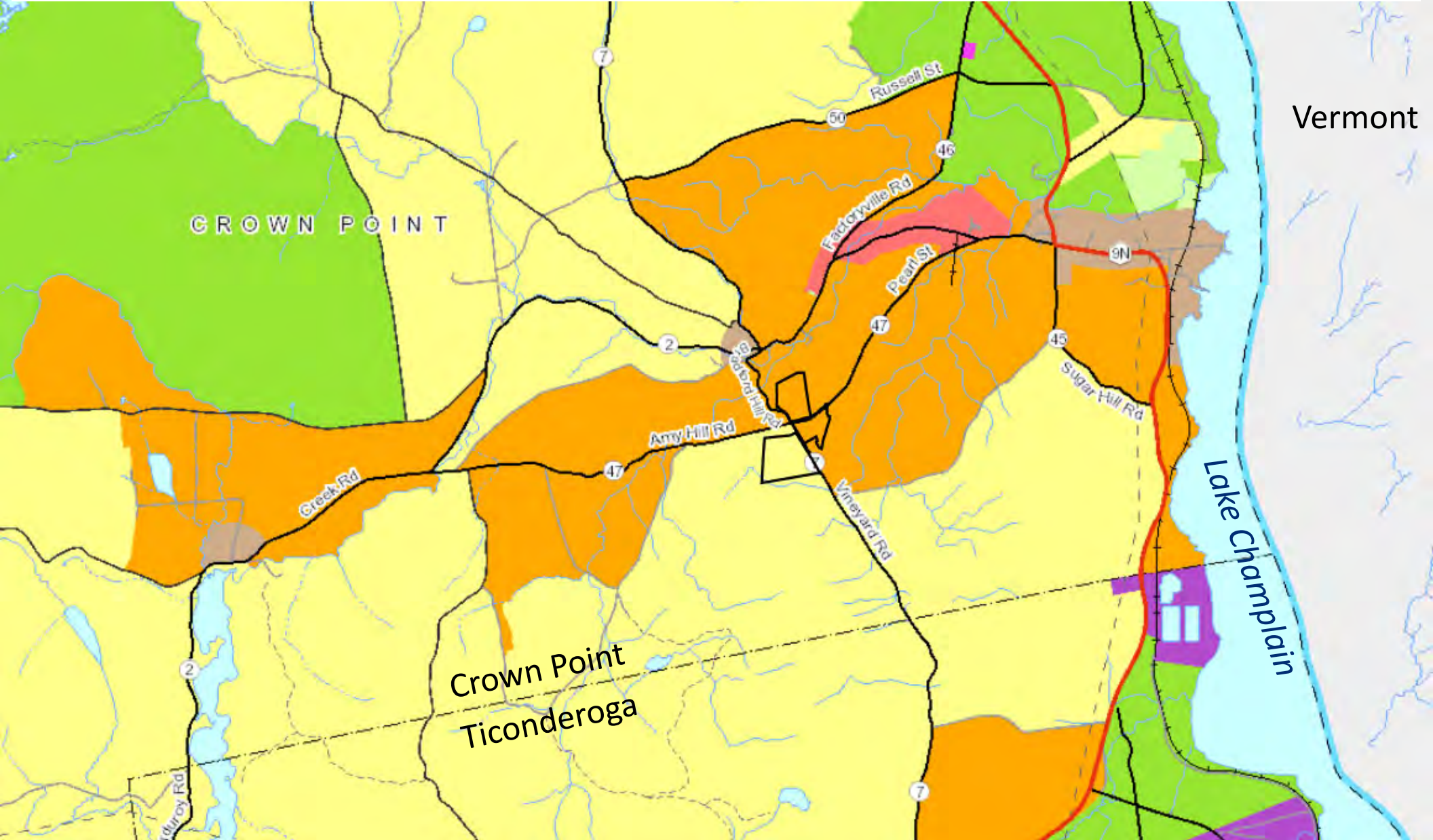
Project Location



Project Location

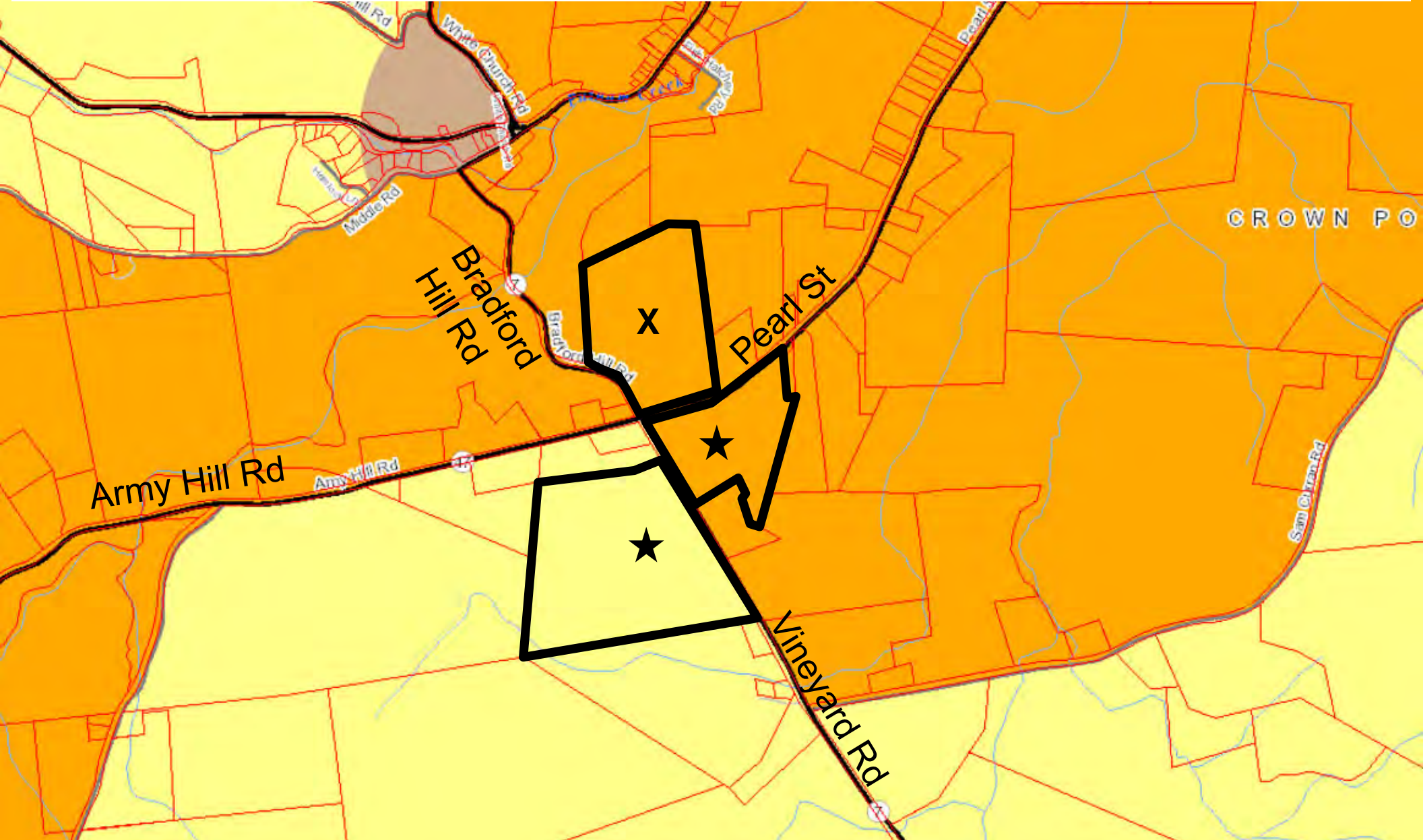
Town of Crown Point
Essex County

Project Location



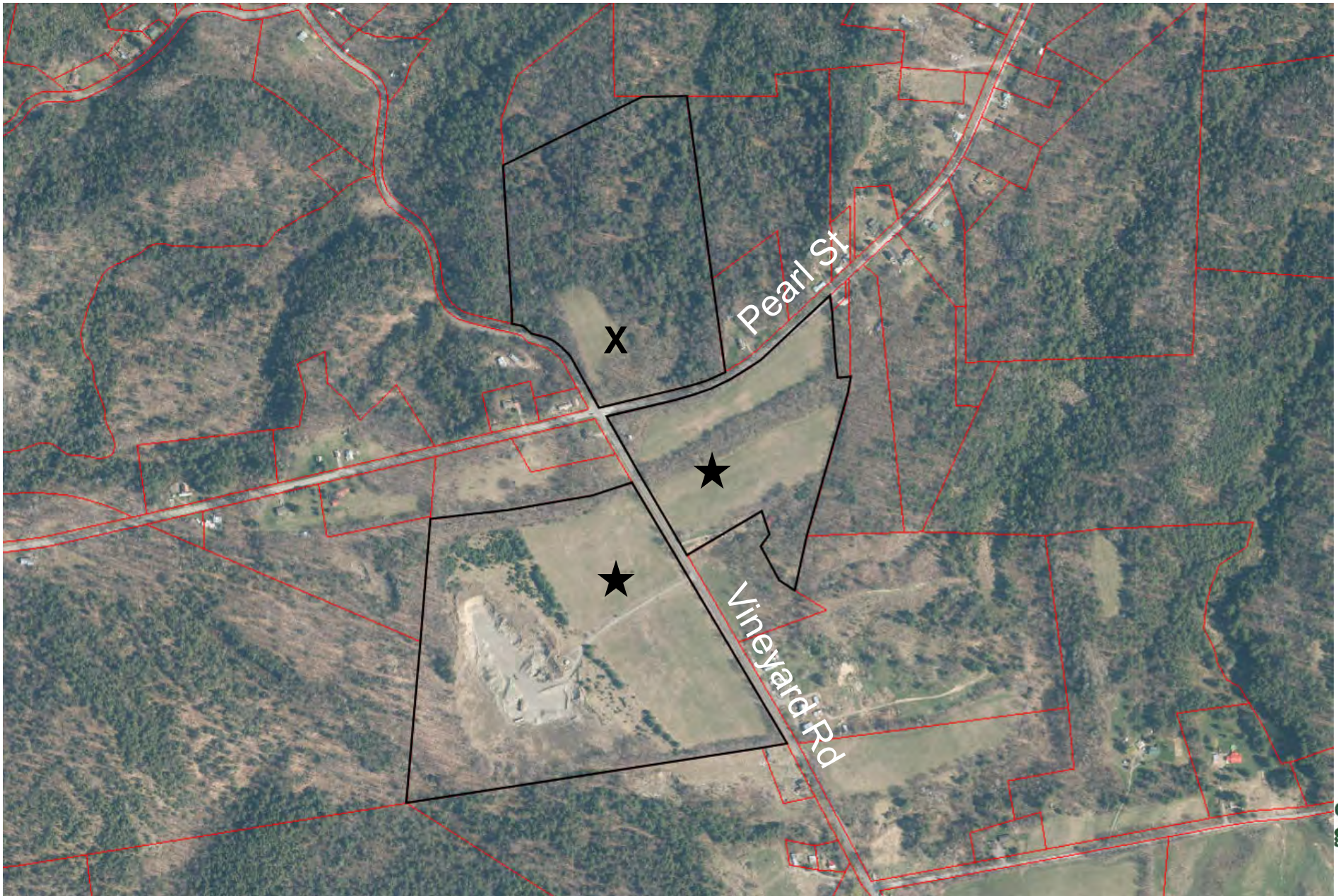
Project Location

Tax Map # 128.1-4-23.111
98.85 acres



Existing Conditions

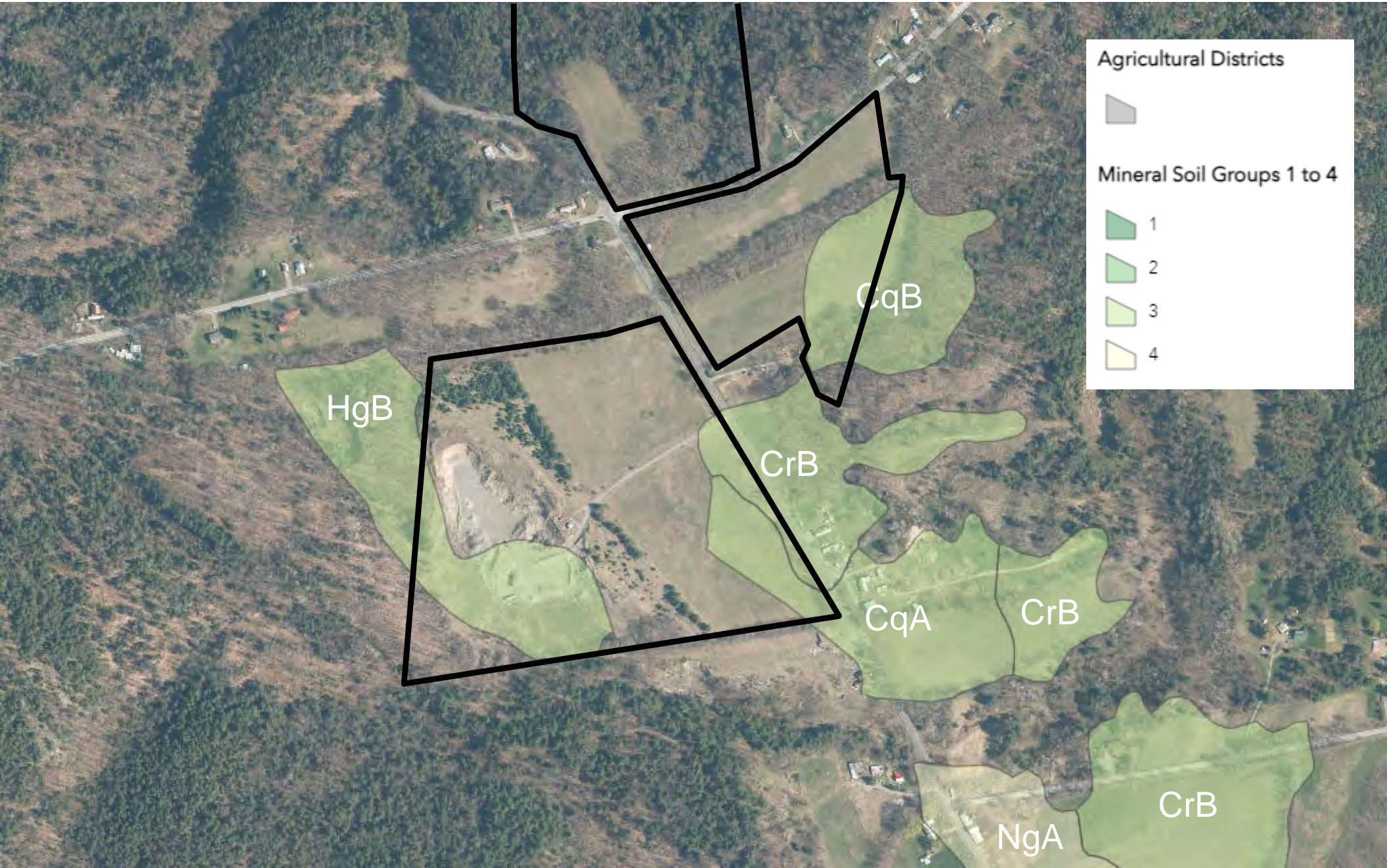
Air Photo – entire tax parcel



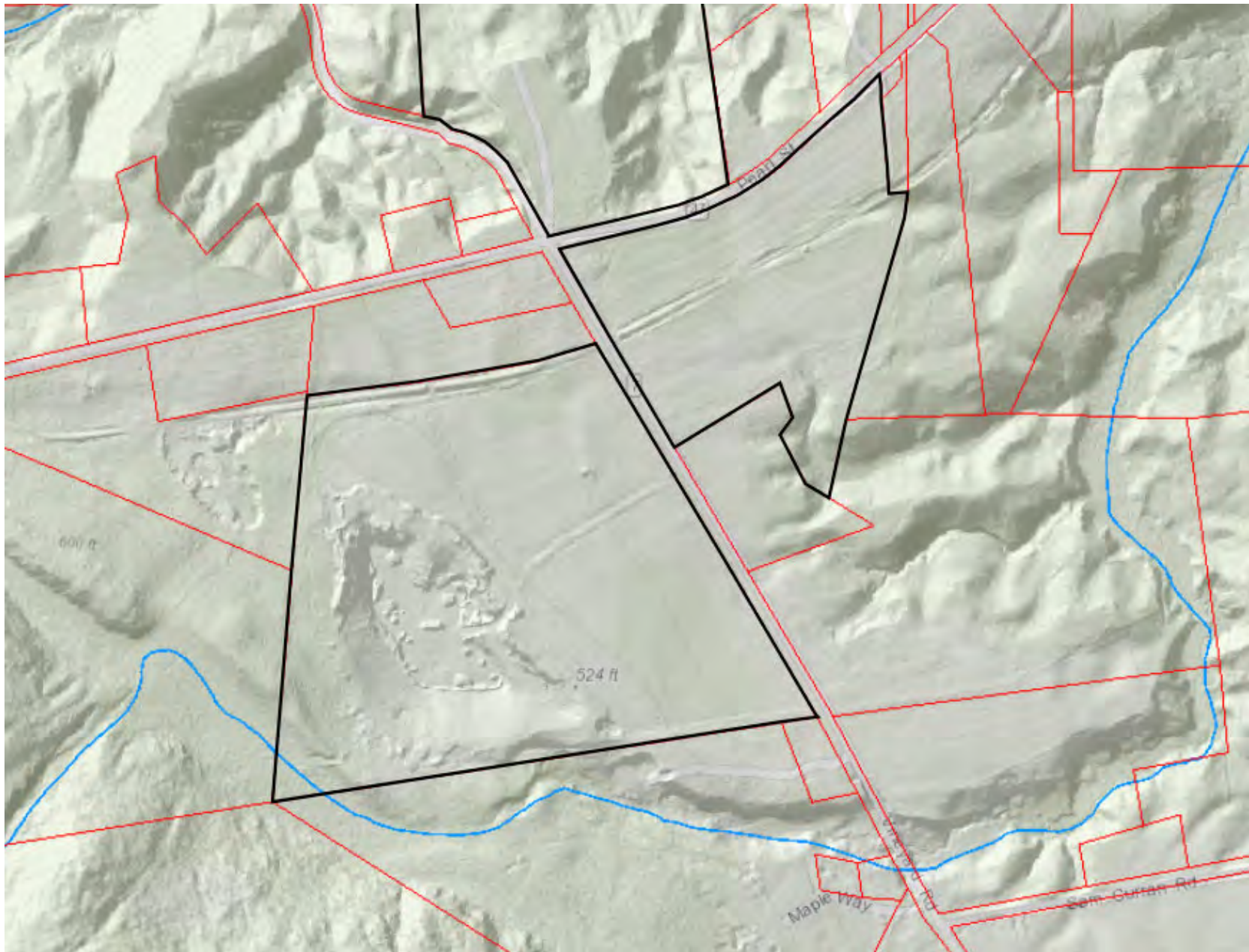
Air Photo – development area



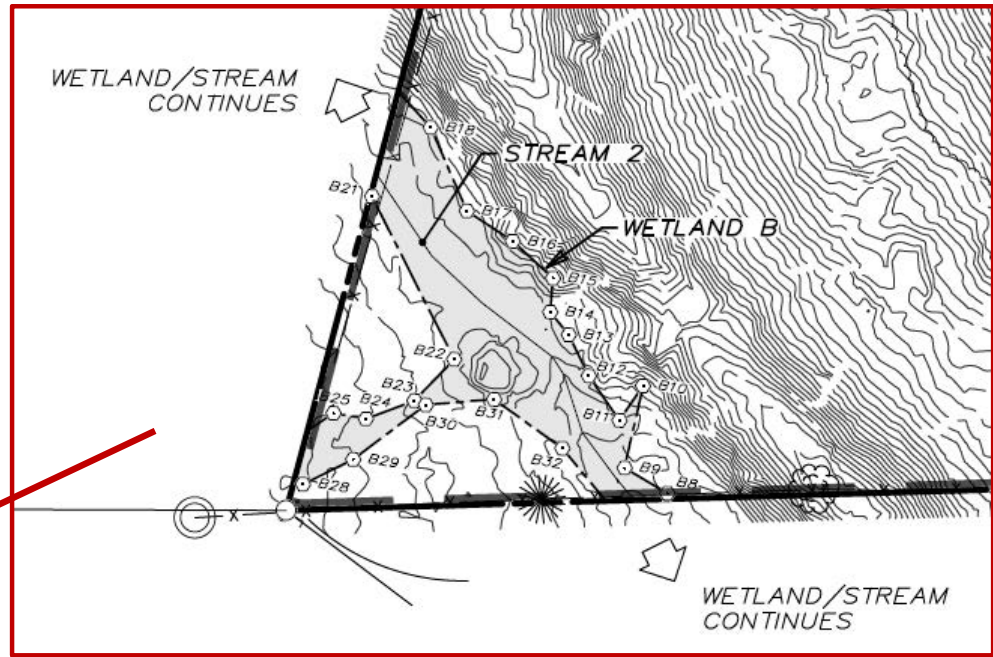
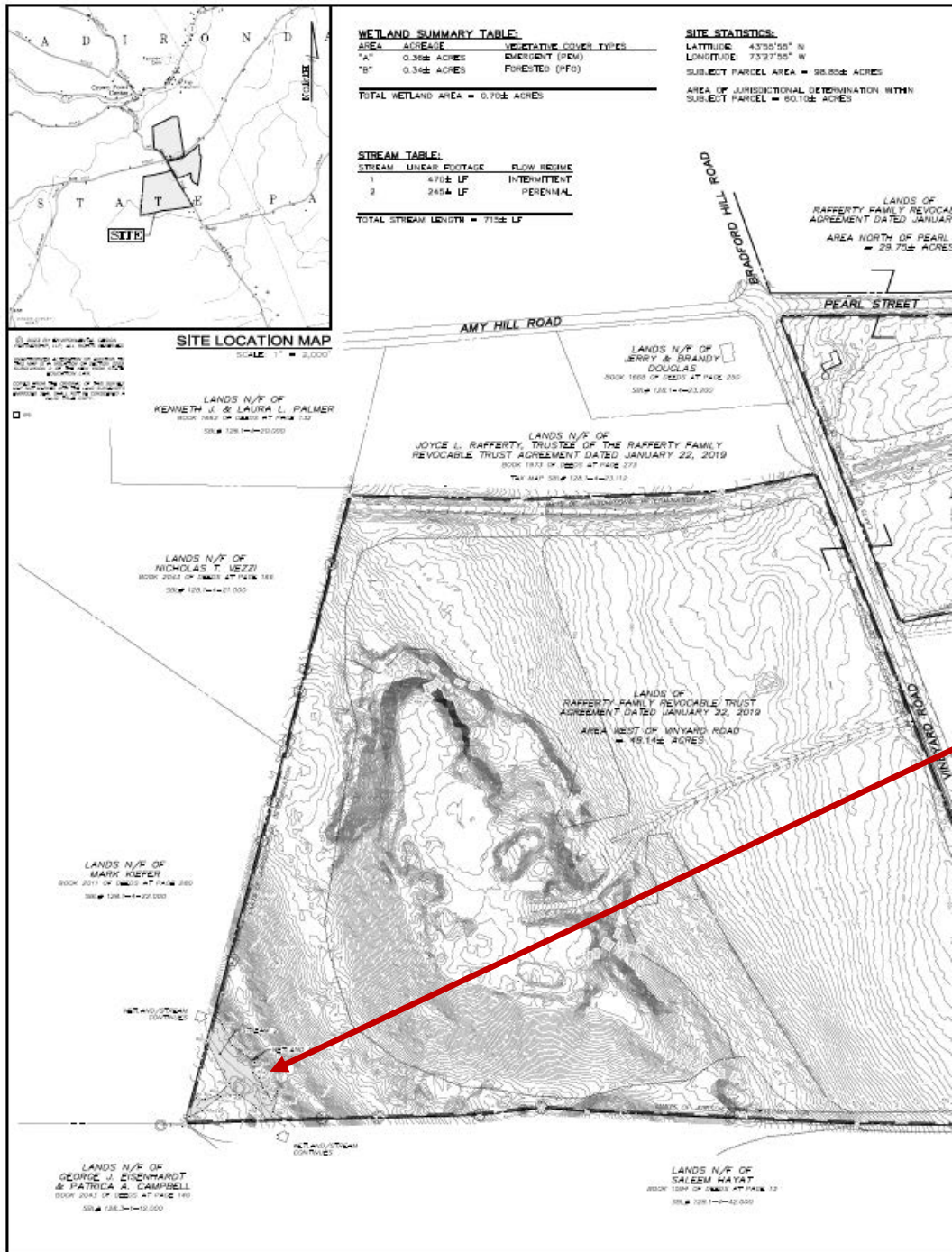
Mineral Soil Groups



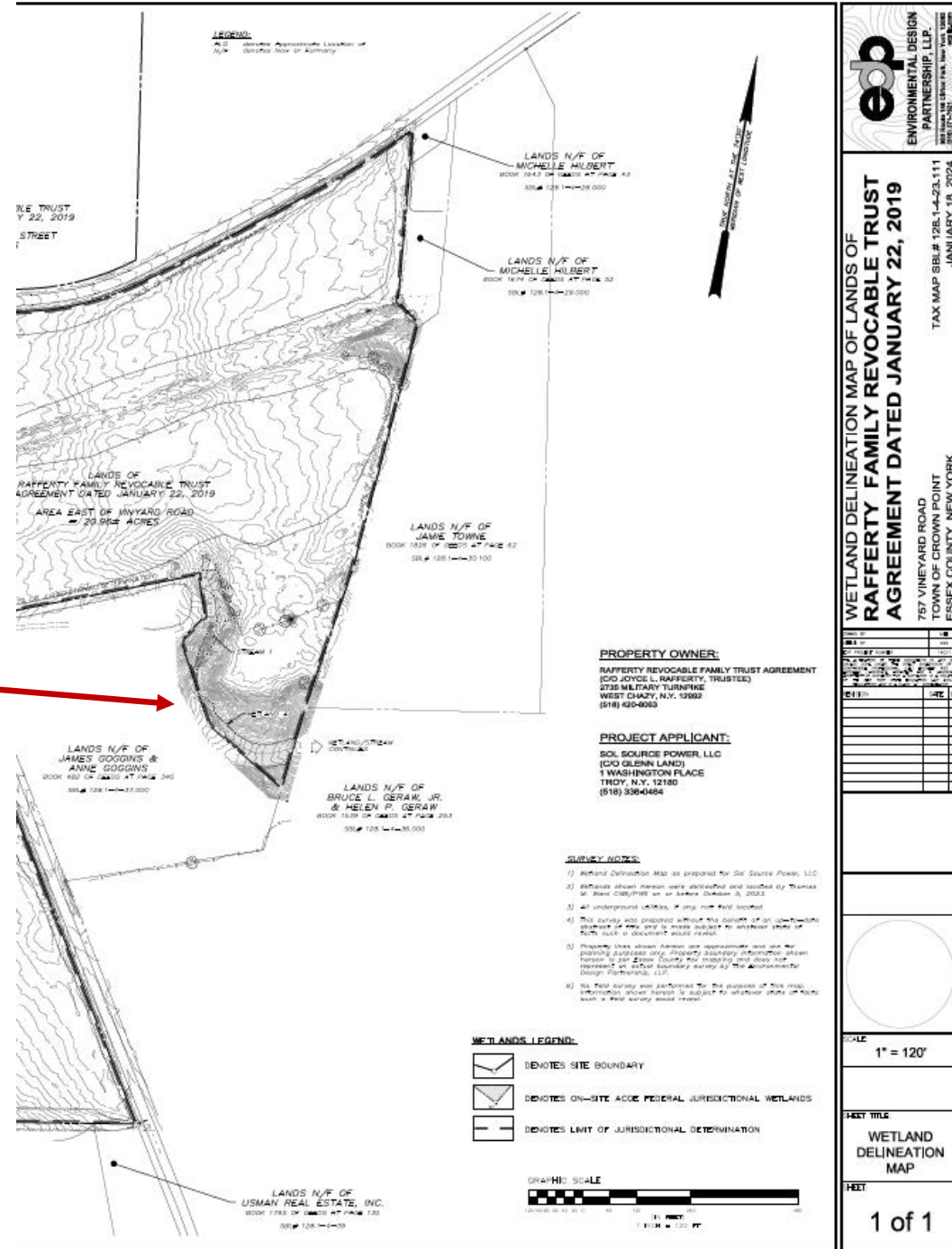
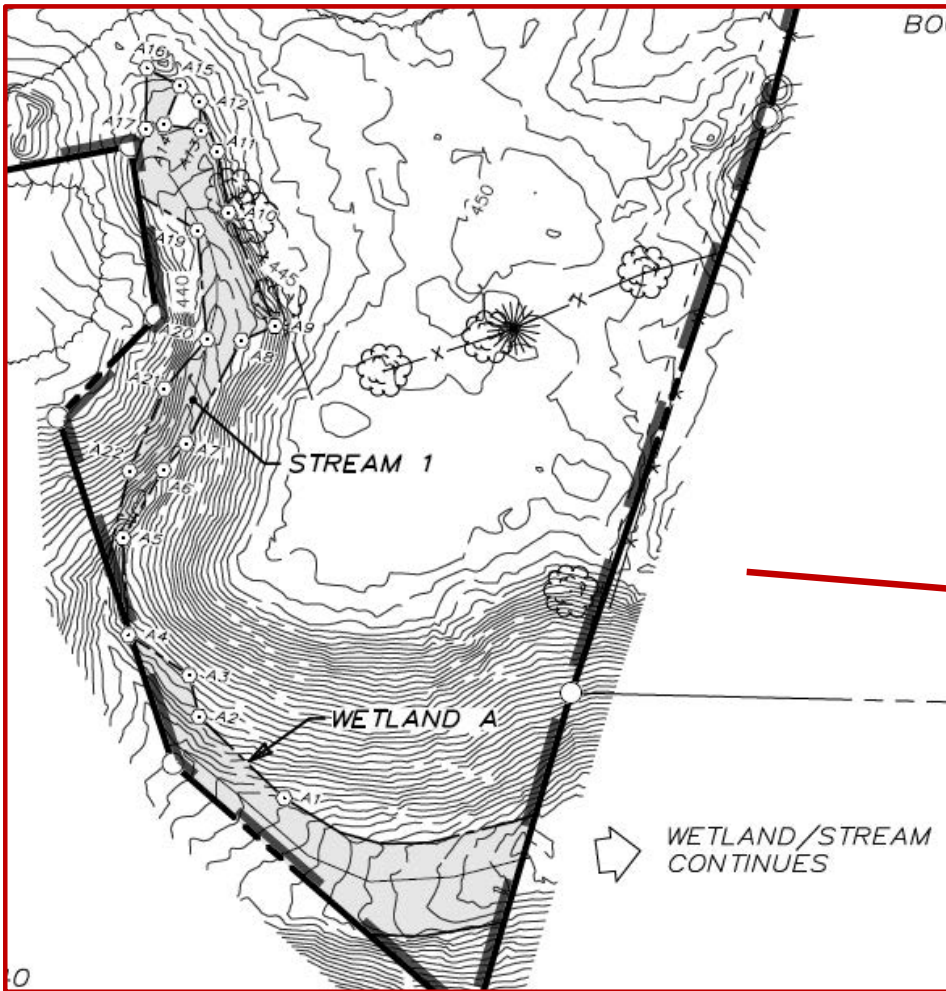
Topography



Wetland Delineation Map – west / wetland B



Wetland Delineation Map – east / wetland A



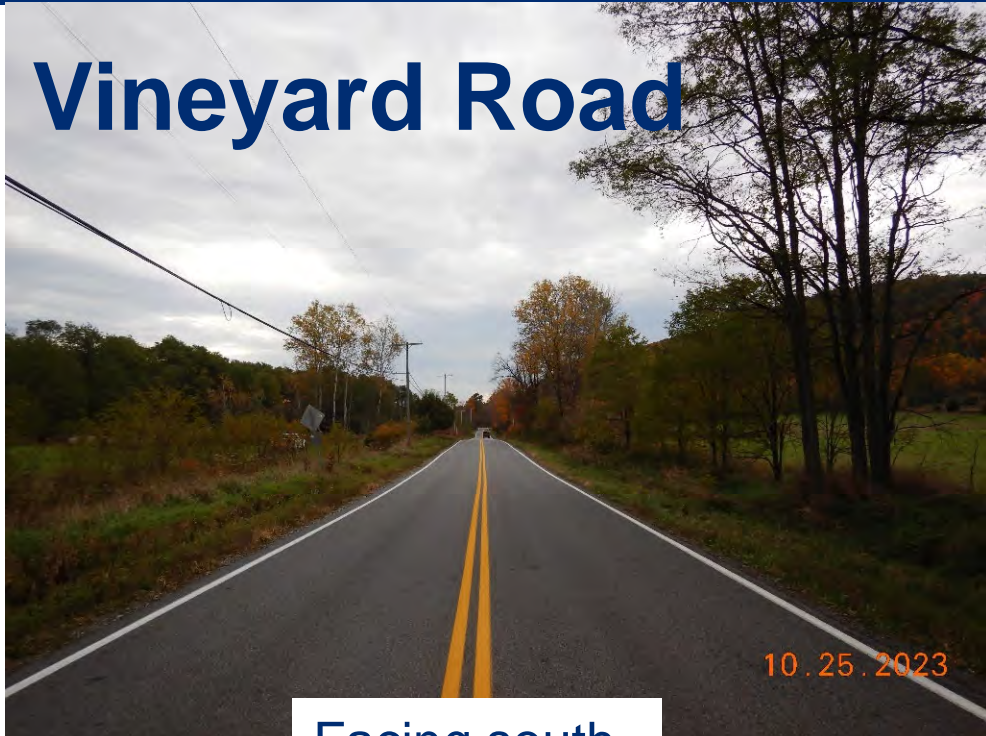
Wetland A – east of Vineyard Rd



Sand and Gravel Extraction Agency Permit 1993-0358B



Vineyard Road



Facing south



Facing north



10.25.2023



10.25.2023

Pearl Street

Facing east



Facing west



Existing Access to Site



West of Vineyard Rd



East of Vineyard Rd



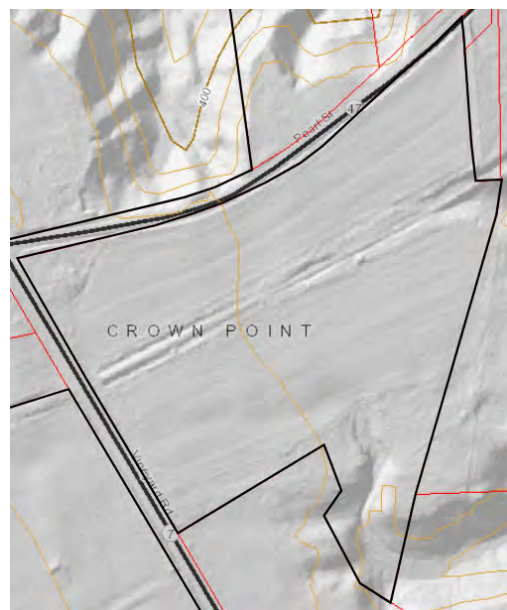
Field west of Vineyard Rd



Field east of Vineyard Rd

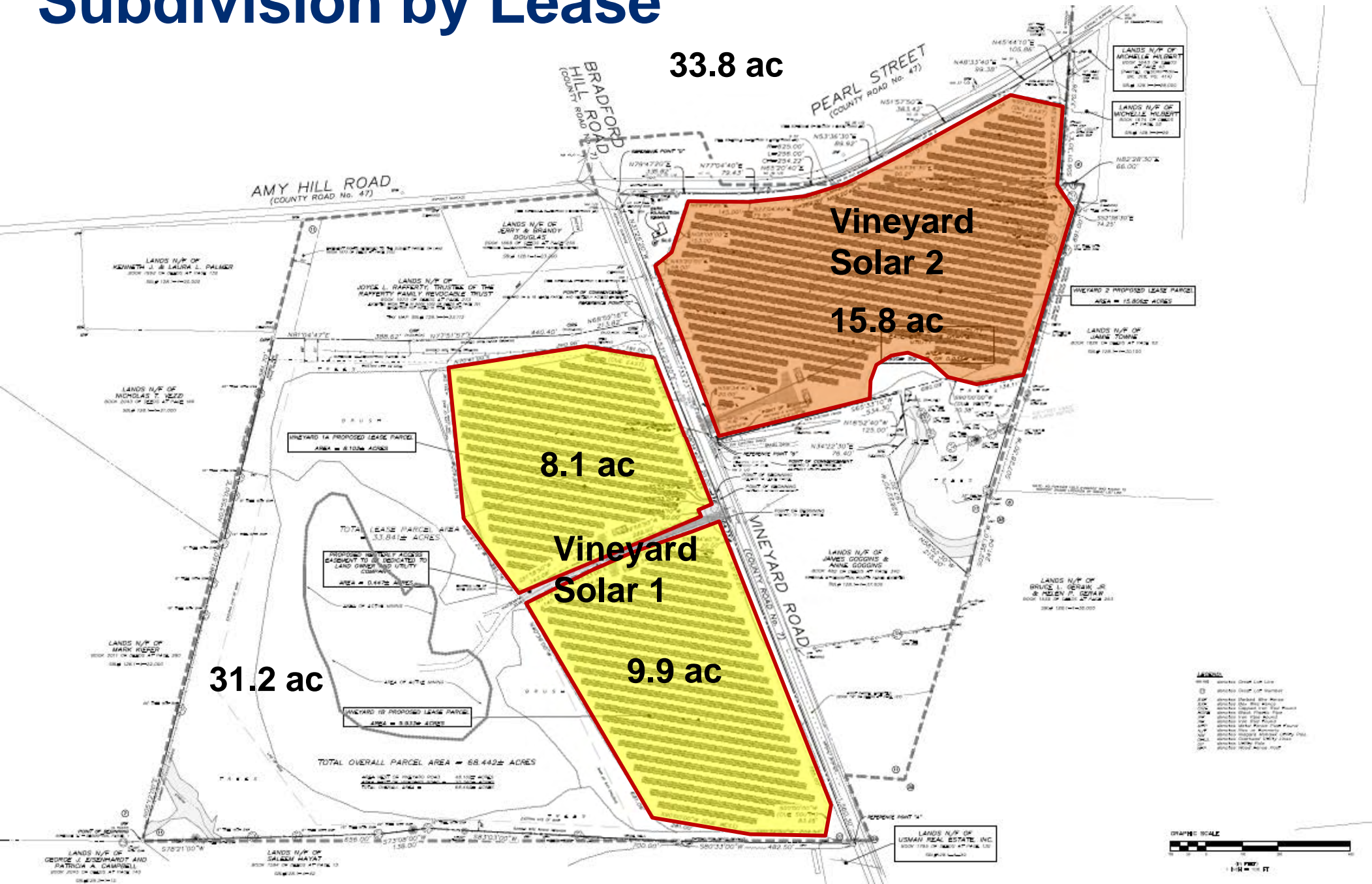


Hedgerow east of Vineyard Rd



Proposed Project

Subdivision by Lease

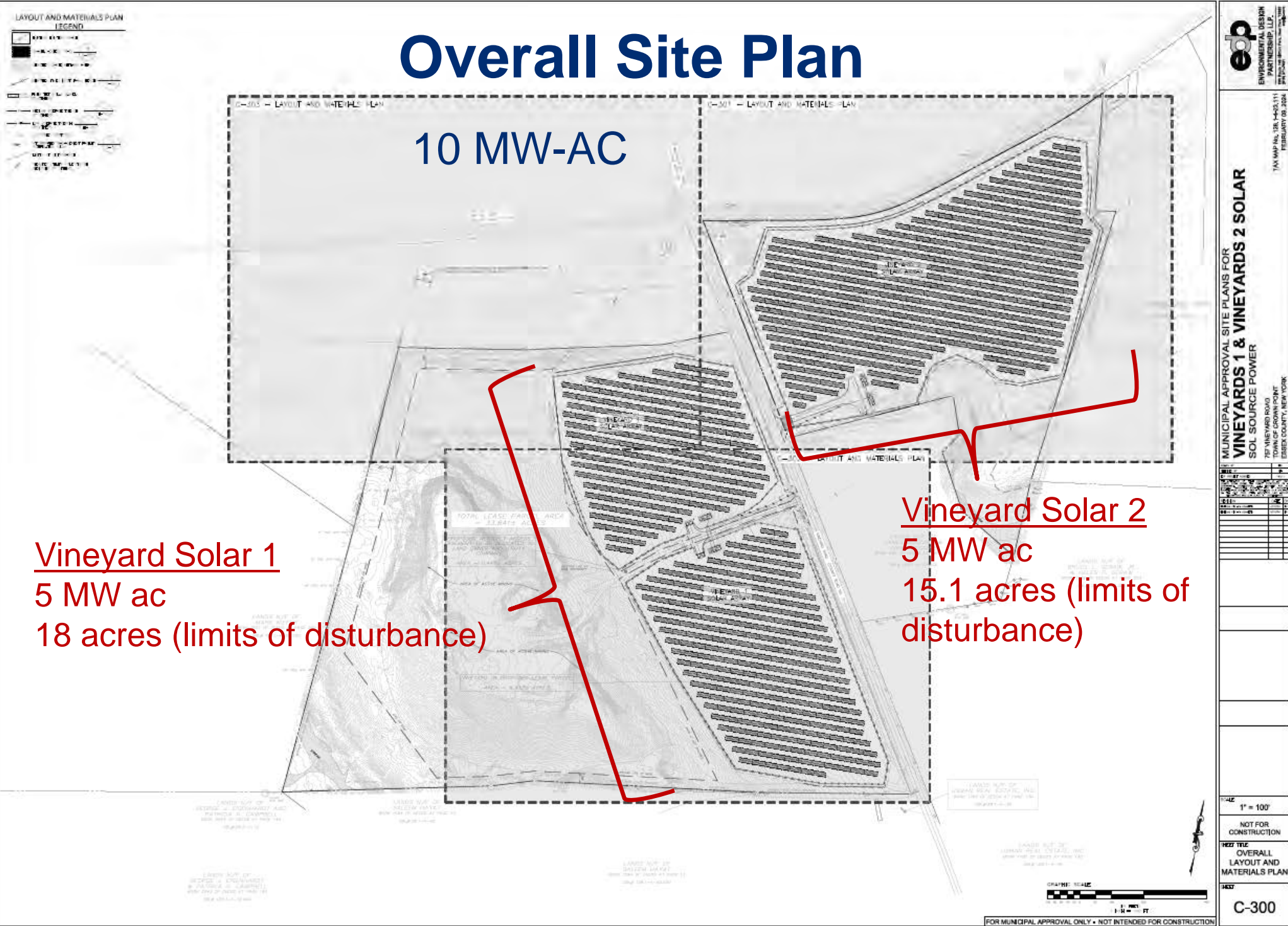


Overall Site Plan

10 MW-AC

Vineyard Solar 1
 5 MW ac
 18 acres (limits of disturbance)

Vineyard Solar 2
 5 MW ac
 15.1 acres (limits of disturbance)



edp
 ENVIRONMENTAL DESIGN
 PARTNERSHIP, LLP
 200 WEST 10TH STREET
 SUITE 200
 NEW YORK, NY 10011
 TEL: 212-692-1100
 FAX: 212-692-1101
 WWW.EDP-LLP.COM

MUNICIPAL APPROVAL SITE PLANS FOR
VINEYARDS 1 & VINEYARDS 2 SOLAR
 SOL SOURCE POWER
 TOWN OF GROTON POINT
 ESSEX COUNTY, NEW YORK
 FEBRUARY 09, 2024

DATE	DESCRIPTION
02/09/24	ISSUED FOR MUNICIPAL APPROVAL

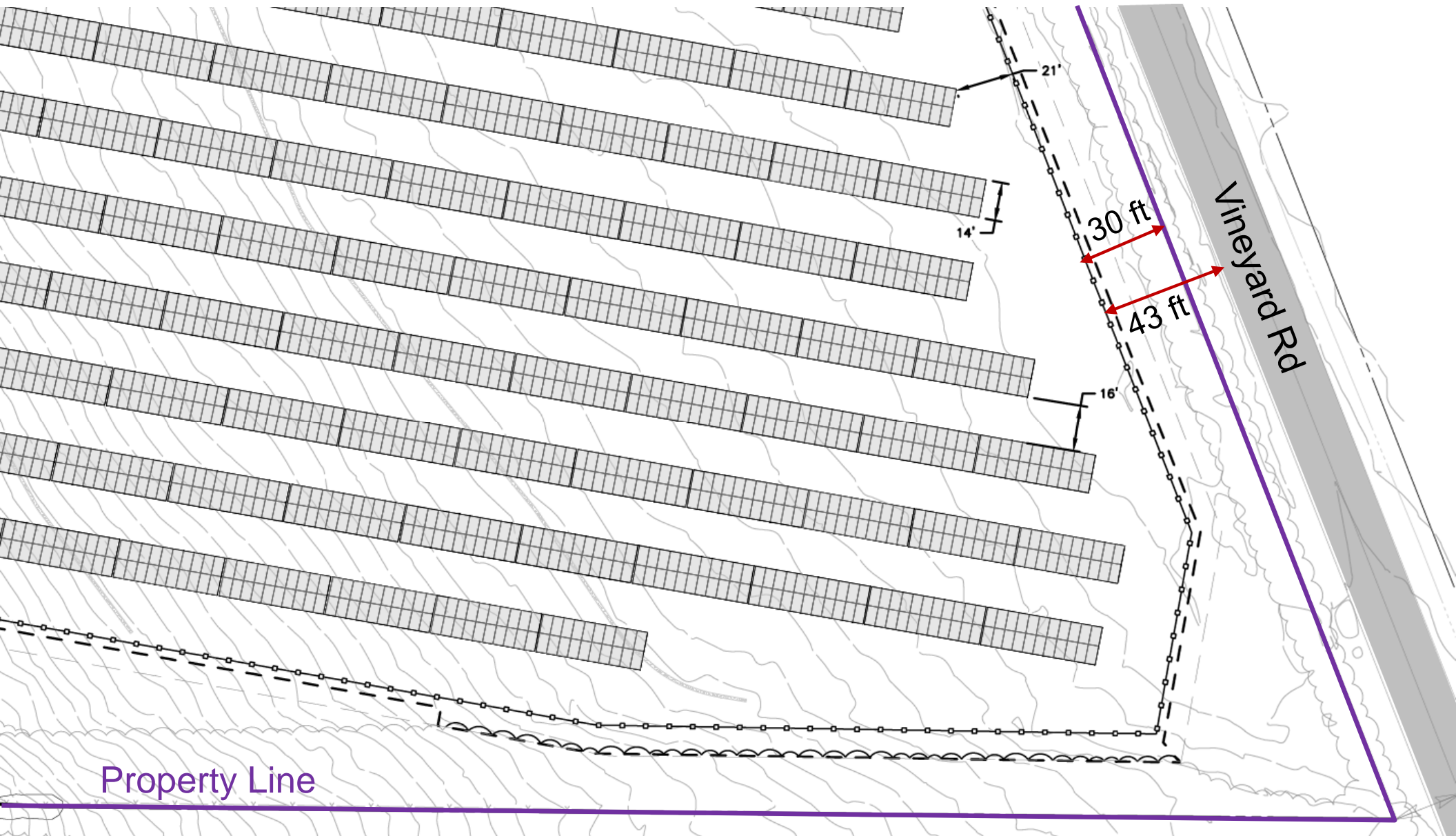
1" = 100'
 NOT FOR CONSTRUCTION
 OVERALL LAYOUT AND MATERIALS PLAN
 C-300

FOR MUNICIPAL APPROVAL ONLY • NOT INTENDED FOR CONSTRUCTION

Site Plan – Vineyard Solar 1

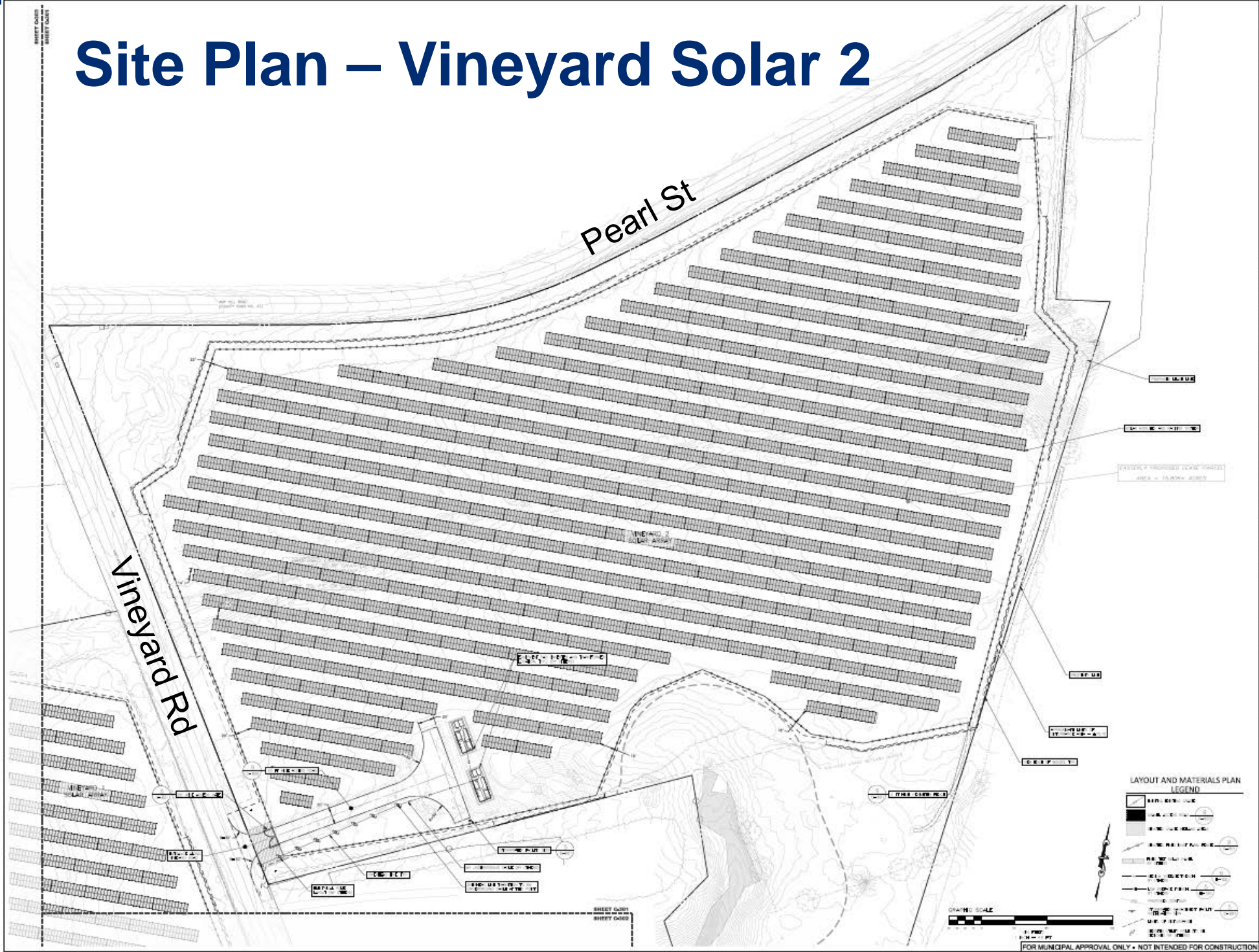


Site Plan – Vineyard Solar 1 – SE corner



Property Line

Site Plan – Vineyard Solar 2



ENVIRONMENTAL DESIGN
PARTNERSHIP, L.P.
TAX MAP NO. 128-1-423.111
FEBRUARY 08, 2024

MUNICIPAL APPROVAL SITE PLANS FOR
VINEYARDS 1 & VINEYARDS 2 SOLAR
SOL SOURCE POWER
705 VINEYARD ROAD
TOWN OF CROWN POINT
ESSEX COUNTY, NEW YORK

NO.	DATE	DESCRIPTION
1	02/08/24	ISSUED FOR PERMITTING
2	07/10/24	REVISED PER COMMENTS

LAYOUT AND MATERIALS PLAN
LEGEND

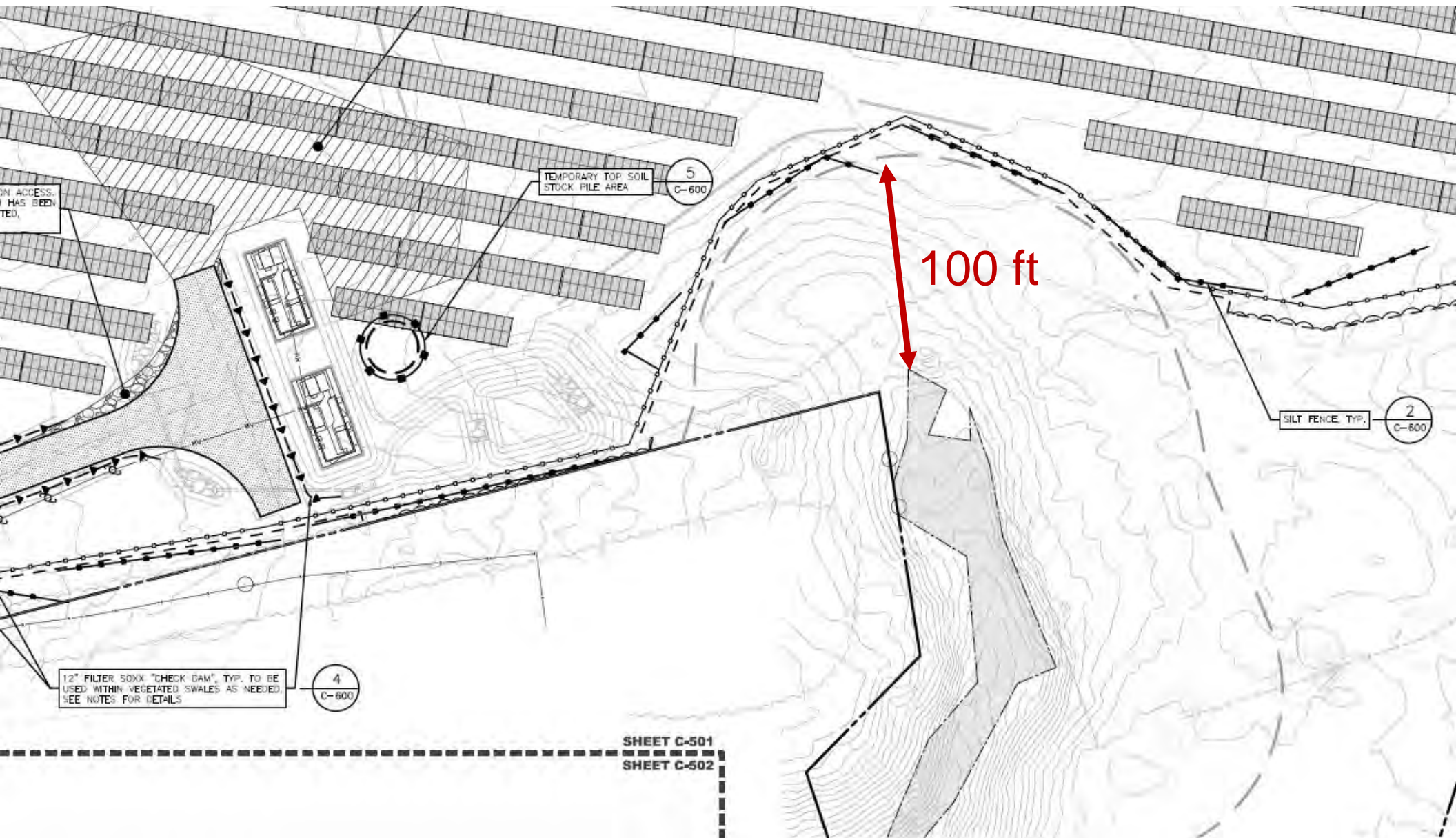
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- 100. SOLAR PANEL ARRAY



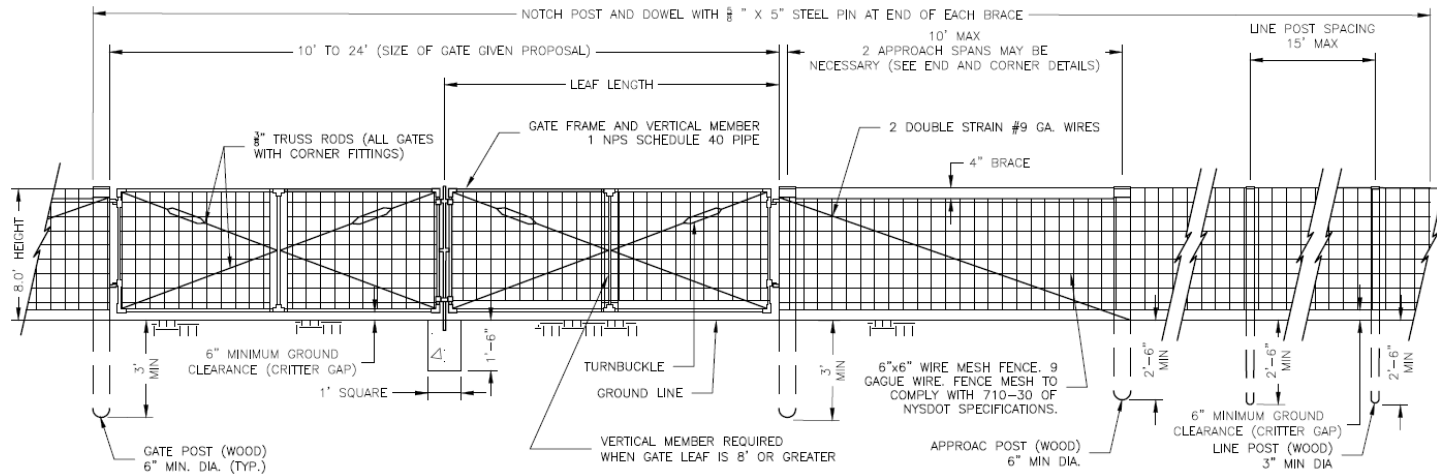
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C-301

Wetland Avoidance – Vineyard Solar 2

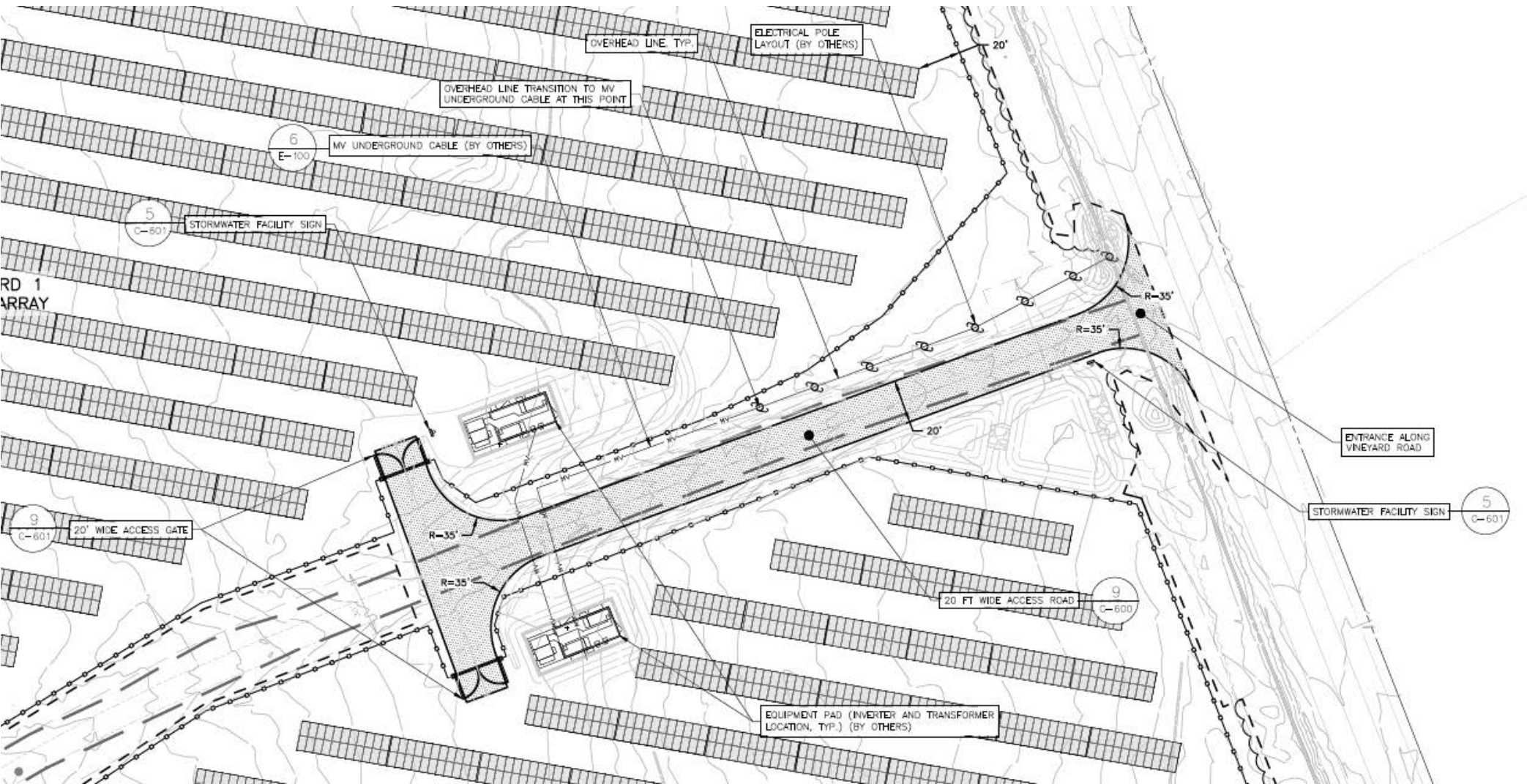


Panels and Fence

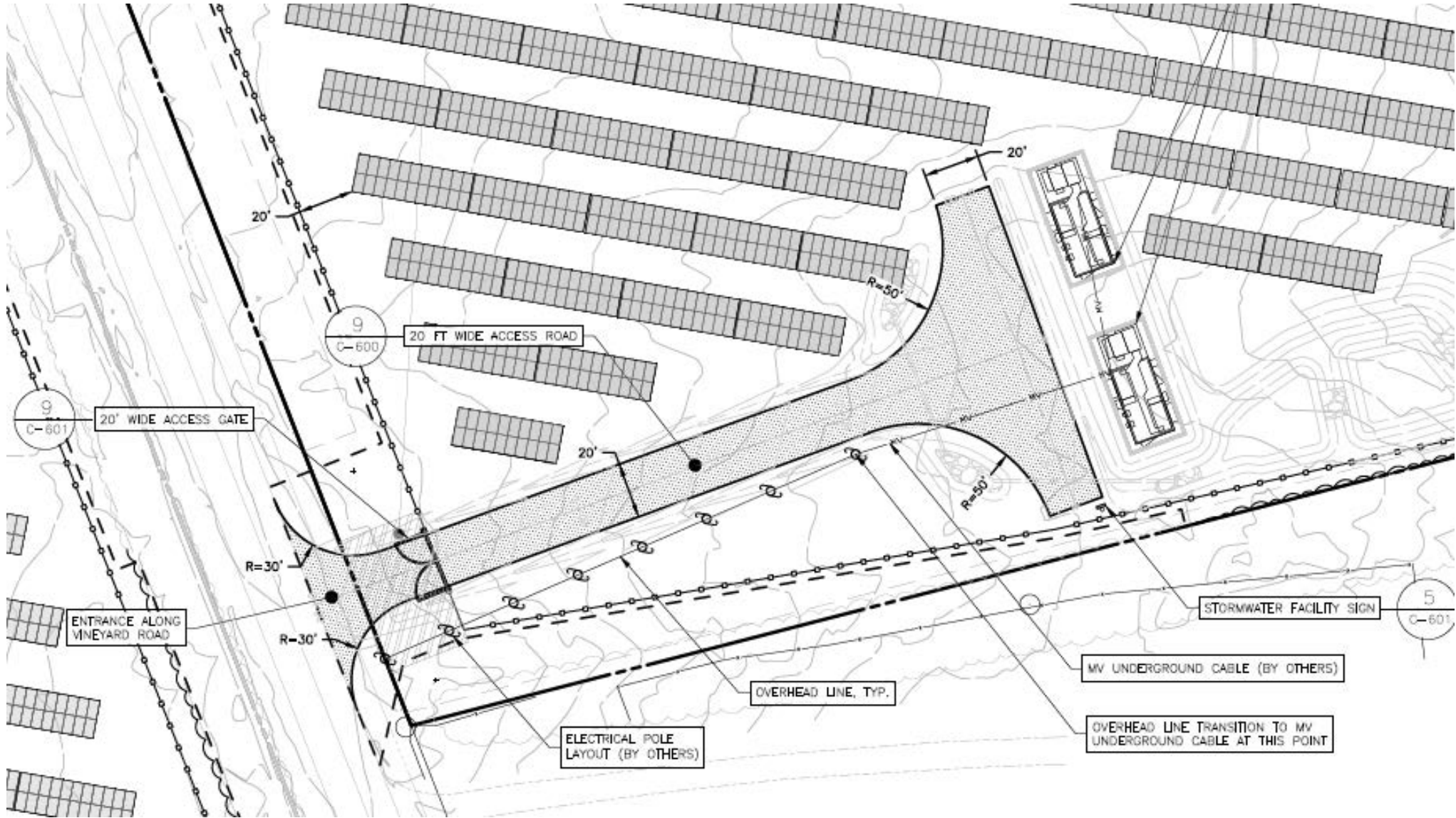


9
C-601 **SOLAR FIELD FENCE**
NOT TO SCALE

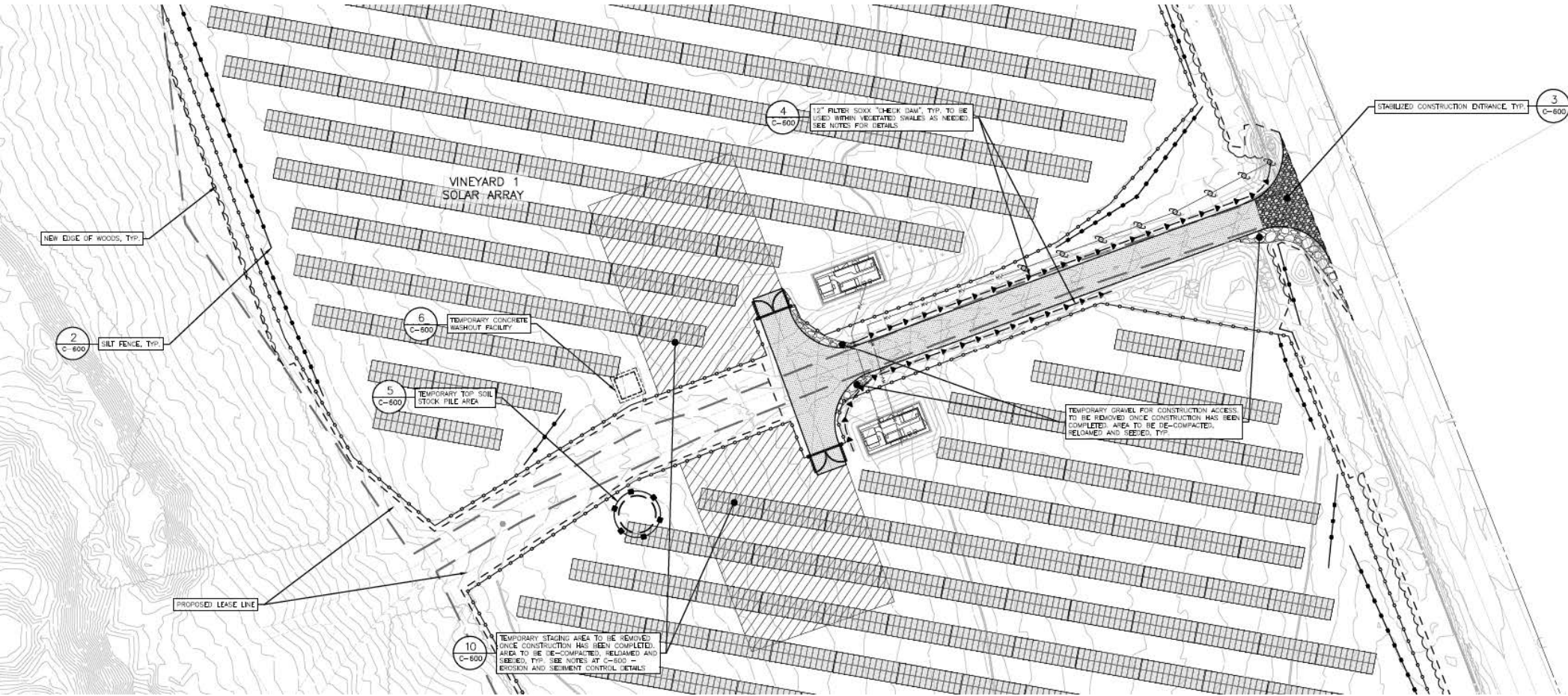
Utility Interconnection – Vineyard Solar 1



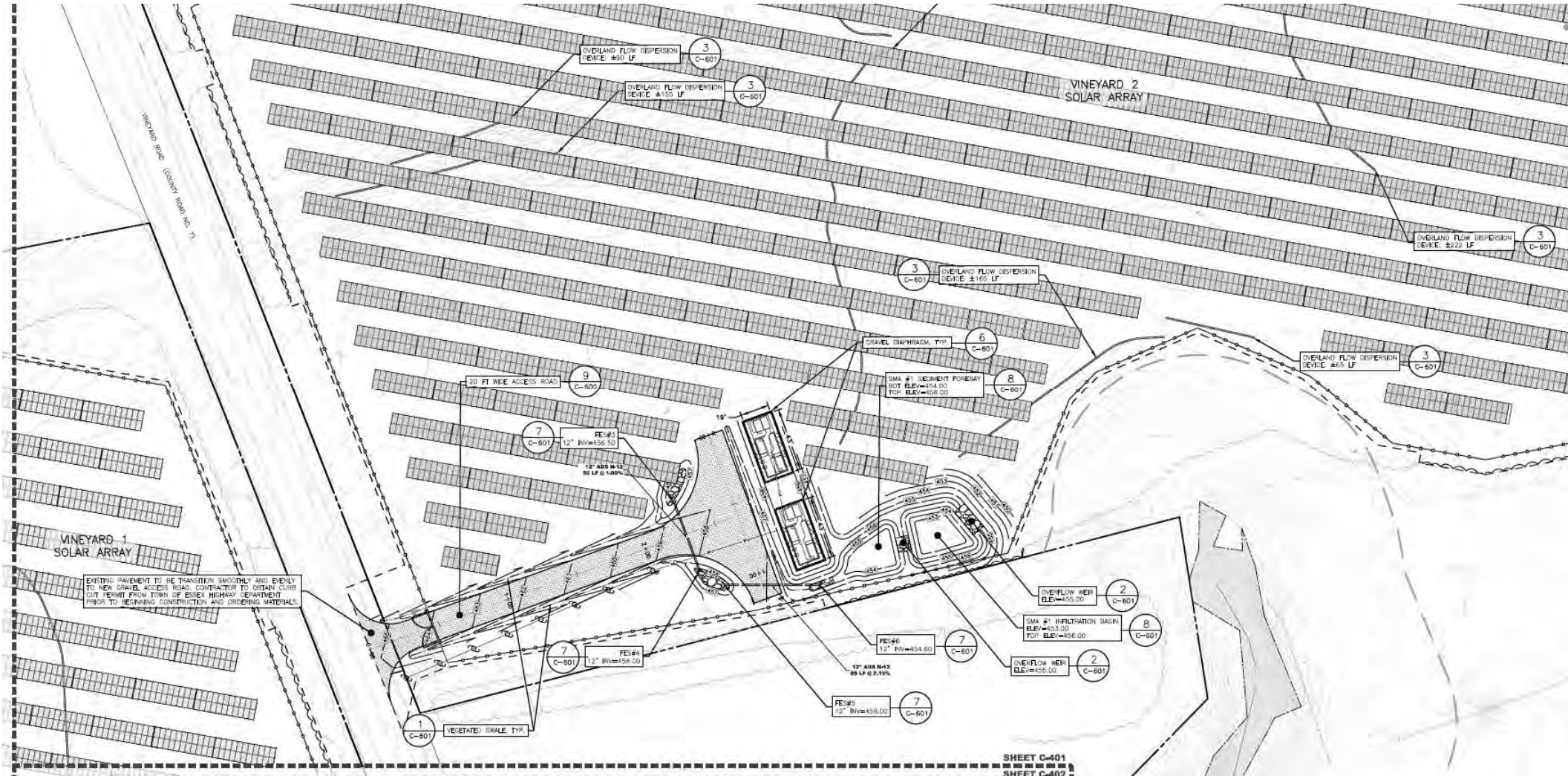
Utility Interconnection – Vineyard Solar 2



Erosion and Sediment Control Plan



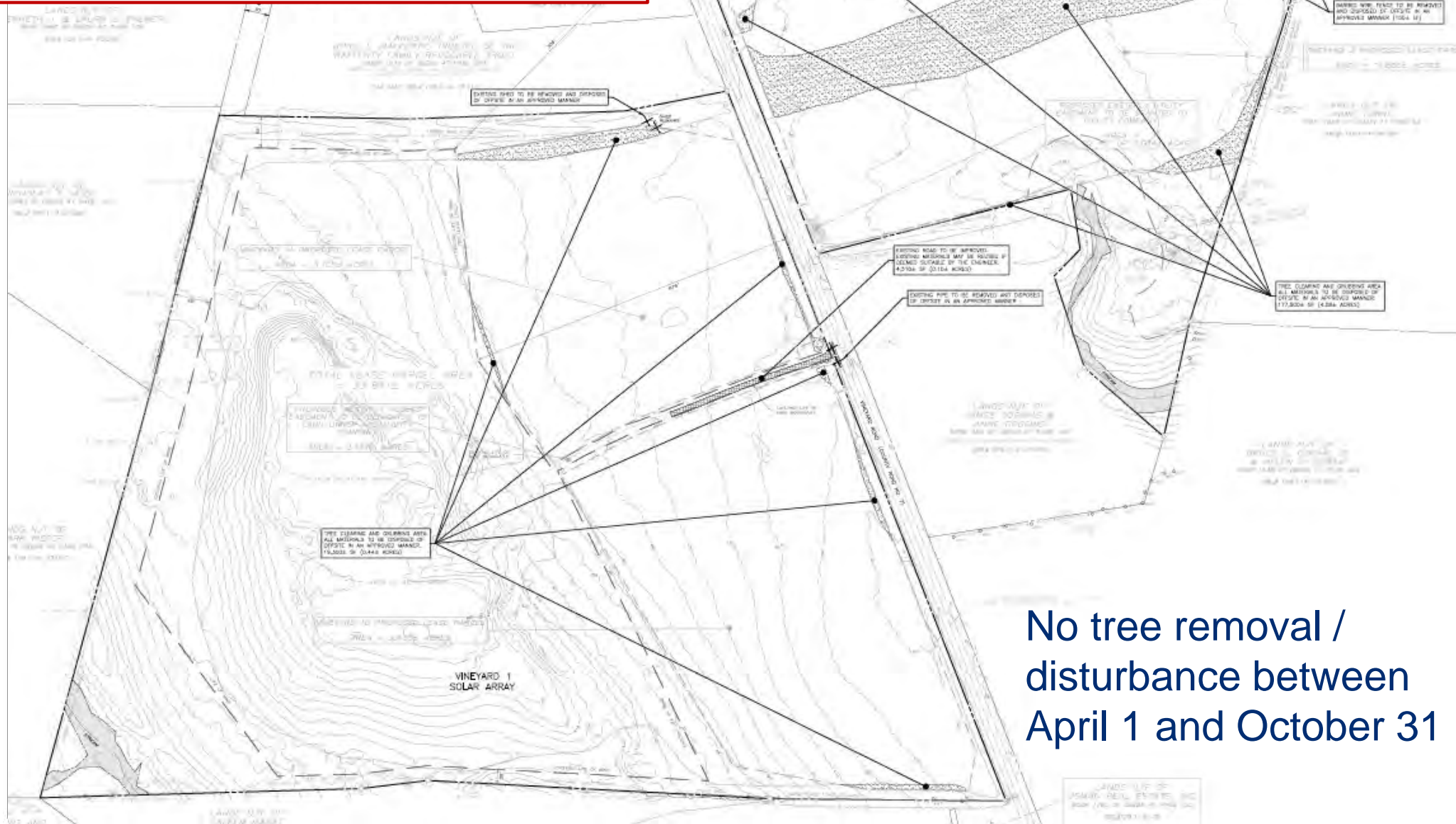
Stormwater Controls



SITE REMOVAL AREAS

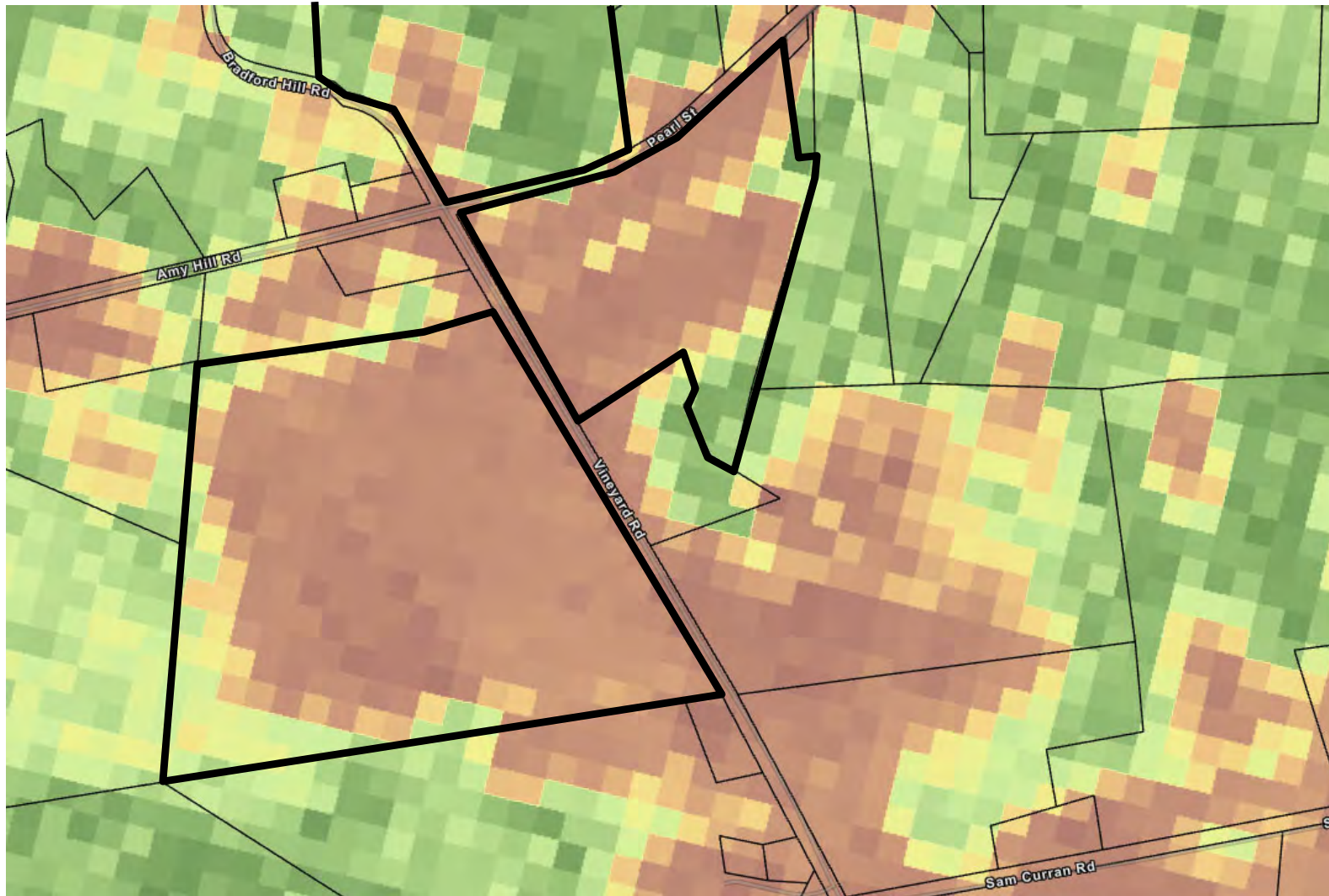
VINEYARD 1 SOLAR ARRAY:	
TREE CLEARING AND GRUBBING AREA	±0.44 AC
VINEYARD 2 SOLAR ARRAY:	
TREE CLEARING AND GRUBBING AREA	±4.08 AC
TOTAL TREE CLEARING	±4.52 AC

Tree Clearing Plan

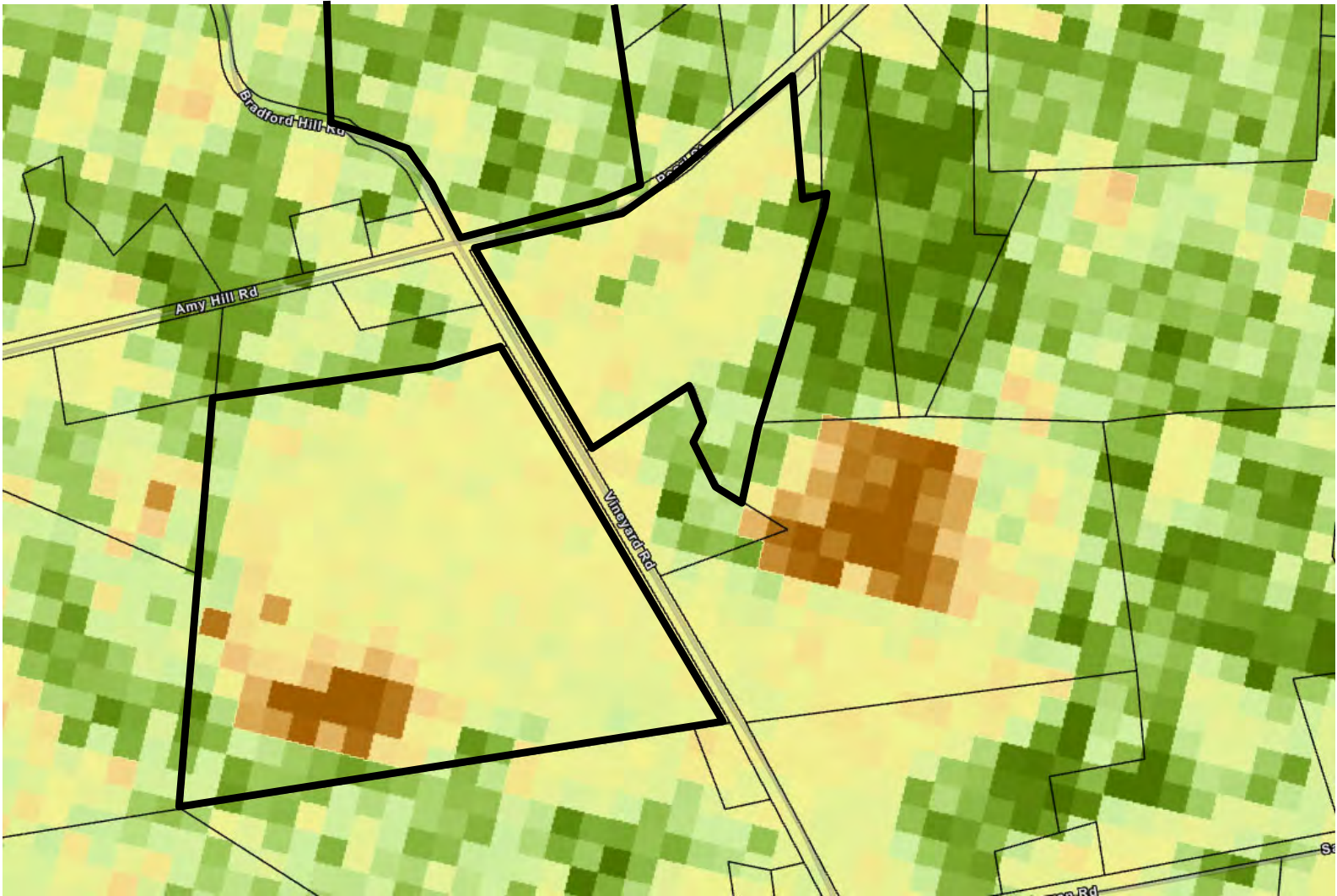


No tree removal / disturbance between April 1 and October 31

Total Live Carbon (2019)



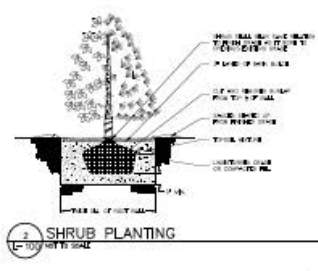
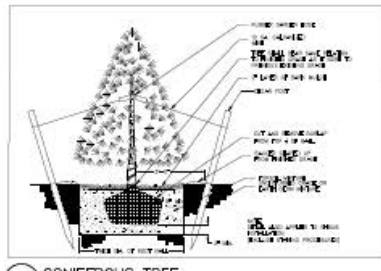
Carbon Stock Change (Sequestration)



Landscaping Plan

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL

NO.	DESCRIPTION	LOCATION	CONSTRUCTION
1.01	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.02	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.03	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.04	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.05	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.06	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.07	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.08	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.09	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.10	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.11	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.12	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.13	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.14	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.15	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.16	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.17	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.18	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.19	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION
1.20	CONTOUR BANKS	TOP OF EROSION CONTROL	CONSTRUCTION



PLANTING SCHEDULE

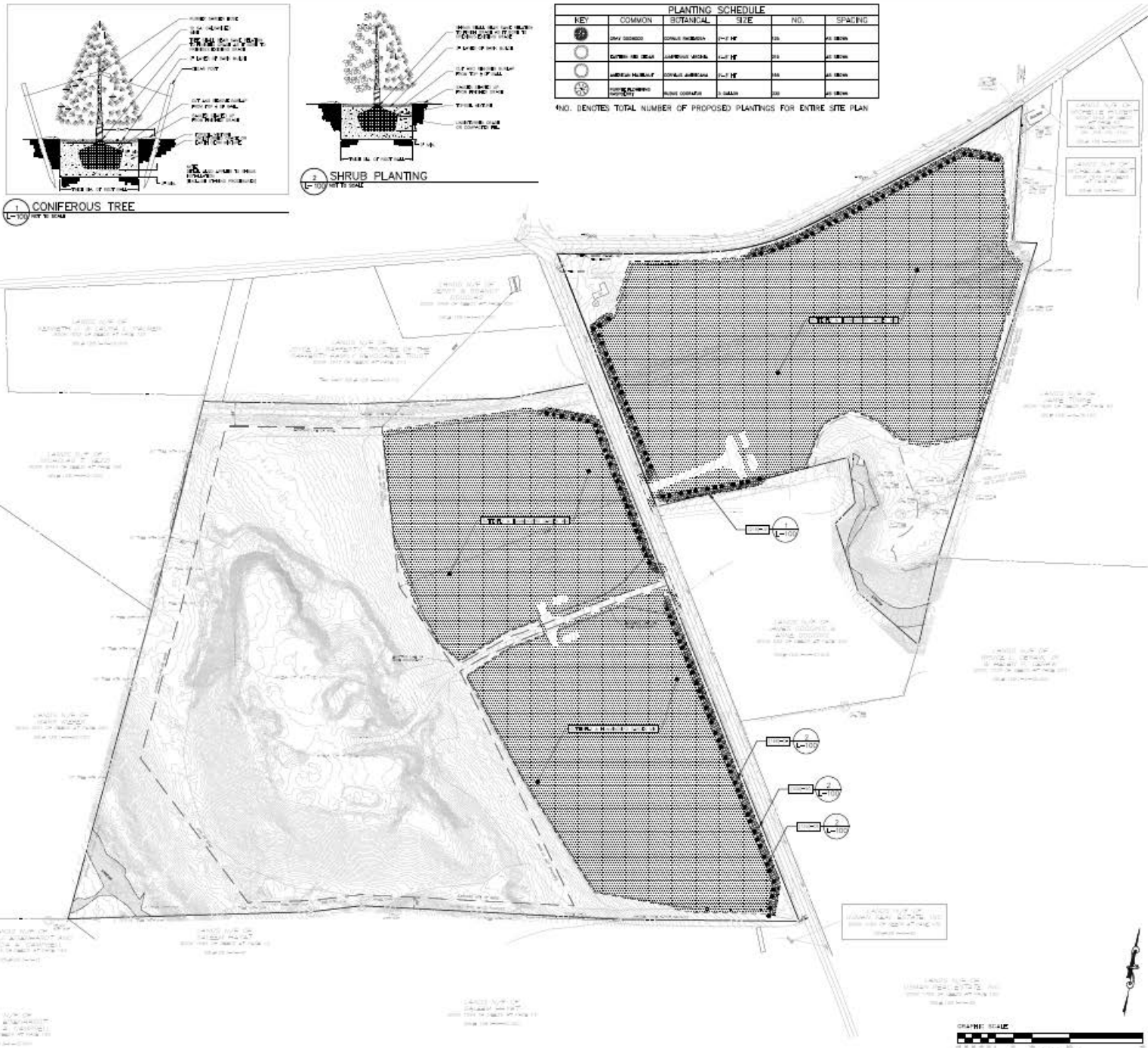
KEY	COMMON	BOTANICAL	SIZE	NO.	SPACING
⊙	SPY DODGE	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING
⊙	STARBUCK	CONIFERUS ARBOREA	12-18"	25	48" SPACING

LEGEND

- CONIFEROUS TREE
- SHRUB PLANTING

NOTES:

1. ALL PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL.
2. PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL.
3. PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL.
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20. PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL.



ep
ENVIRONMENTAL DESIGN PARTNERSHIP, L.P.
100 VINEYARDS ROAD
ESSEX COUNTY, NEW YORK

TAX MAP NO. 128-442-111
FEBRUARY 08, 2024

MUNICIPAL APPROVAL SITE PLANS FOR VINEYARDS 1 & VINEYARDS 2 SOLAR SOL SOURCE POWER

700 VINEYARDS ROAD
ESSEX COUNTY, NEW YORK

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR MUNICIPAL APPROVAL	02/08/2024	[Signature]
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		
11	REVISED		
12	REVISED		
13	REVISED		
14	REVISED		
15	REVISED		
16	REVISED		
17	REVISED		
18	REVISED		
19	REVISED		
20	REVISED		





SCALE: 1" = 100'
NOT FOR CONSTRUCTION
LANDSCAPING PLAN
L-100

Landscaping Plan

Pollinator seed mix within fenced area

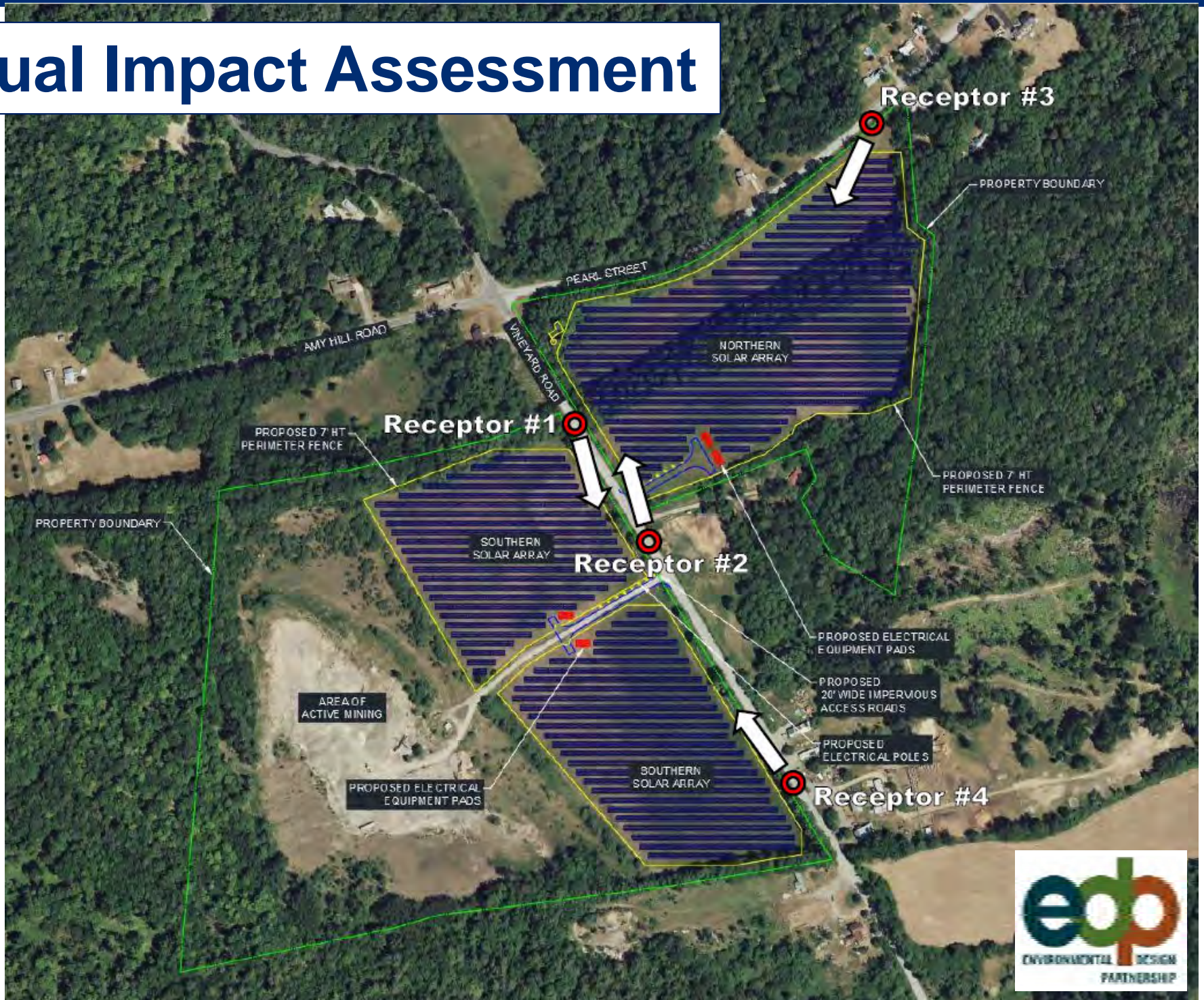
Mow only before May 1 and/or after November 1

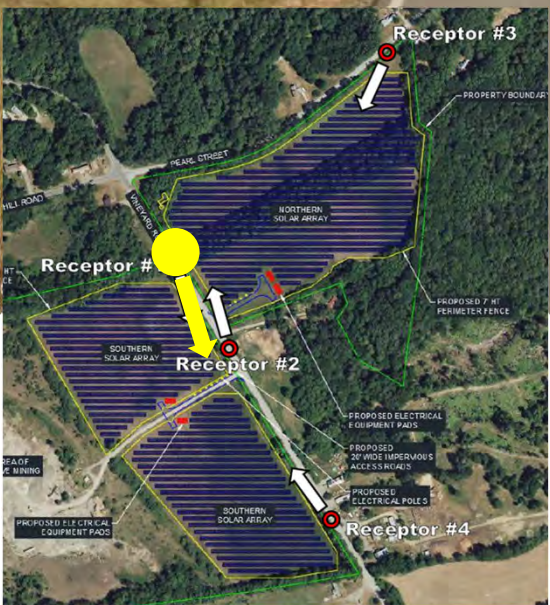
BUTTERFLY & HUMMINGBIRD GARDEN MIX

PLANTING SCHEDULE					
KEY	COMMON	BOTANICAL	SIZE	NO.	SPACING
	GRAY DOGWOOD	CORNUS RACEMOSA	2'-3' HT	125	AS SHOWN
	EASTERN RED CEDAR	JUNIPERUS VIRGINIA	4'-5' HT	219	AS SHOWN
	AMERICAN HAZELNUT	CORYLUS AMERICANA	2'-3' HT	168	AS SHOWN
	PURPLE FLOWERING RASPBERRY	RUBUS ODORATUS	3 GALLON	330	AS SHOWN

*NO. DENOTES TOTAL NUMBER OF PROPOSED PLANTINGS FOR ENTIRE SITE PLAN

Visual Impact Assessment





Receptor #1 – Vineyard Road – Looking South East – Existing – 26mm



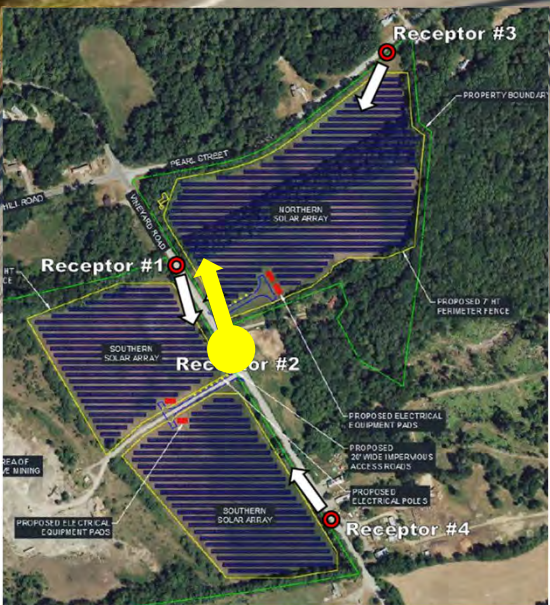
Receptor #1 – Vineyard Road – Looking South East – Proposed – 26mm – Day 1 Screening



Receptor #1 – Vineyard Road – Looking South East – Proposed – 26mm – 3-5 Year Growth



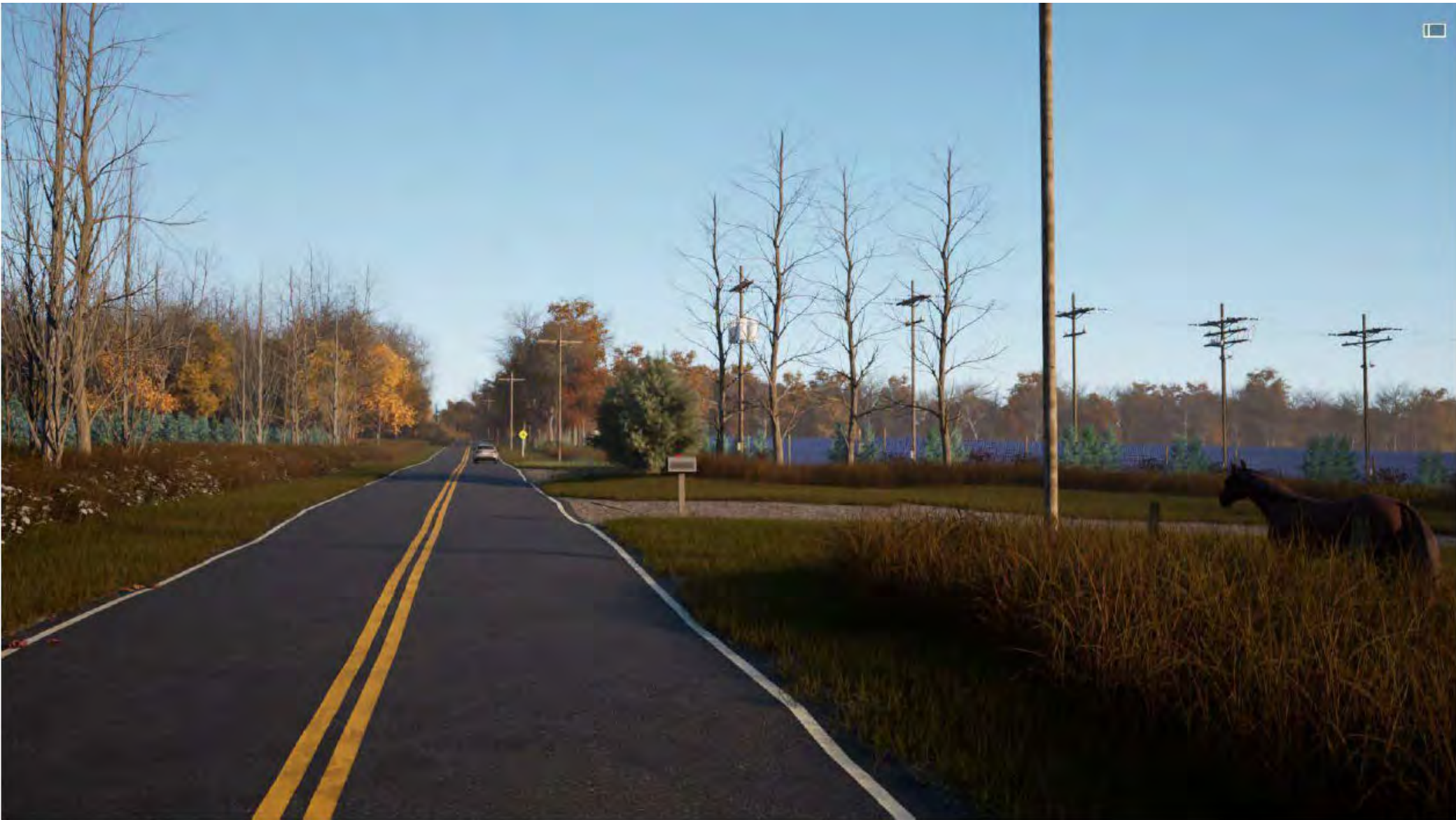
Receptor #1 – Vineyard Road – Looking South East – Proposed – 26mm – 10-12 Year Growth



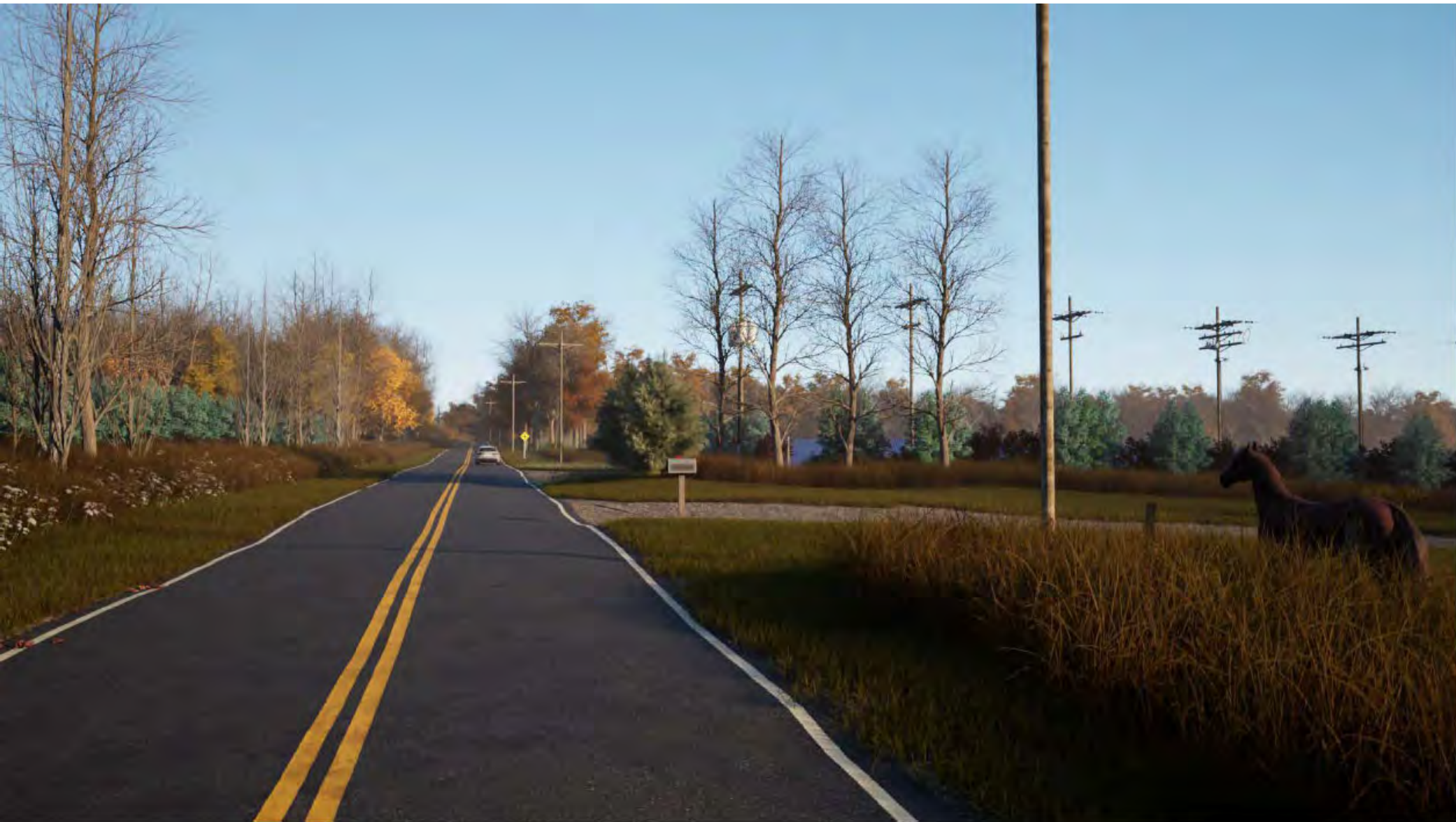
Receptor #2 – Vineyard Road – Looking North West – Existing – 26mm



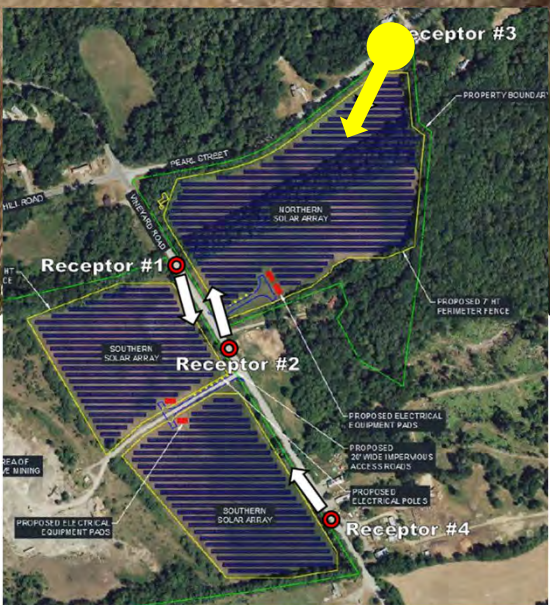
Receptor #2 – Vineyard Road – Looking North West – Proposed – 26mm – Day 1 Planting



Receptor #2 – Vineyard Road – Looking North West – Proposed – 26mm – 3-5 Year Growth



Receptor #2 – Vineyard Road – Looking North West – Proposed – 26mm – 10-12 Year Growth



Receptor #3 – Pearl Street – Looking South East – Existing – 26mm



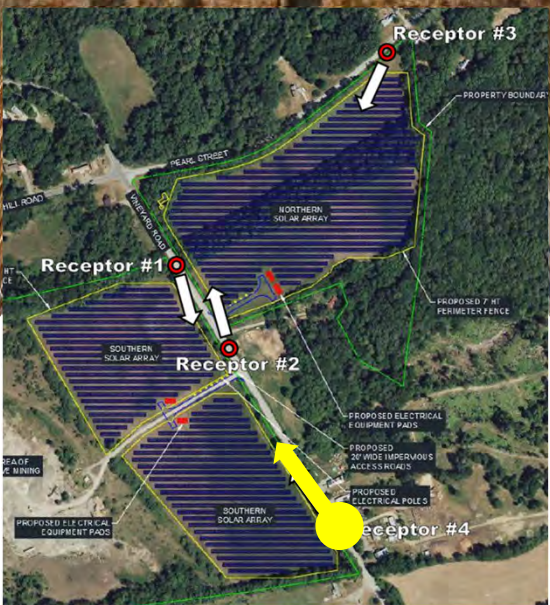
Receptor #3 – Pearl Street – Looking South East – Proposed – 26mm – Day 1 Screening



Receptor #3 – Pearl Street – Looking South East – Proposed – 26mm – 3-5 Year Growth



Receptor #3 – Pearl Street – Looking South East – Proposed – 26mm – 10-12 Year Growth



Receptor #4 – Vineyard Road – Looking West – Existing – 26mm



Receptor #4 – Vineyard Road – Looking West – Proposed – 26mm – Day 1 Planting




Receptor #4 – Vineyard Road – Looking West – Proposed – 26mm – 3-5 Year Growth



Receptor #4 – Vineyard Road – Looking West – Proposed – 26mm – 10-12 Year Growth

Decommissioning Plan

- Decommissioning
 - At termination of lease
 - If not functioning for 24 months
- Four major steps
 - Dismantlement
 - Demolition
 - Disposal / Recycle
 - Site Stabilization
- Surety bonds
 - Posted prior to commercial operation
 - Vineyard Solar 1, LLC and Vineyard Solar 2, LLC as principal
 - Town of Crown Point as obligee

 **SOL** SOURCE
POWER

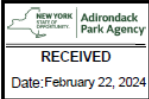
Decommissioning Plan

Vineyard Solar 1, LLC and Vineyard Solar 2, LLC have prepared this Decommissioning Plan (Plan) for the proposed solar photovoltaic facilities (Facilities) to be constructed on private property located on 757-780 Vineyard Road, Crown Point NY 12928. The Plan describes the process for decommissioning the Facilities in accordance with state requirements and the Town of Crown Point local laws. Decommissioning of the facilities will be triggered at either the termination of the lease with the landowner or if the facilities cease to perform their originally intended function for more than 24 consecutive months. During decommissioning, Vineyard Solar 1, LLC and Vineyard Solar 2, LLC shall remove the collectors, plates, piping, mounts and associated equipment and facilities by no later than 150 days after the end of the twenty-four month period.

Facilities Description

The Facilities will consist of (2) 5,000 kilowatt (AC) capacity solar power-generating arrays secured within a 7ft fence, surrounding the solar panels and equipment, accessed through a locked gate located inside the property. The Facilities will include the following site features:

- PV Modules, inverter(s), and transformer (filled with biodegradable mineral oil)
- Combiner boxes and switchgear
- Concrete pad(s)
- Screw or driven piles and racking to support the PV modules
- DC and AC wiring
- Aboveground wooden utility poles and overhead wires
- A gravel access drive
- Exterior 7-foot security fencing
- A metal security gate at the entrance to the array area


RECEIVED
Date: February 22, 2024

Decommissioning Plan

The Facilities will be decommissioned by completing the following major steps: Dismantlement, Demolition, and Disposal or Recycle; and Site Stabilization, as further described below.

Dismantlement, Demolition, and Disposal or Recycle

A significant portion of the components that comprise the Facilities will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of.

Public Comment and Review by Others

Public Comment

- Notices sent to:
 - Adjoining landowners
 - Town and County officials
 - Local Government Review Board

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

- 7 comment letters received
 - From 4 commentors
 - All expressing concerns



Public Comment Concerns

- Water quality impacts
 - leaching of toxic heavy metals
 - water supply contamination
- Wetland impacts
- Wildlife impacts (deer, turkey)
- Aesthetic impacts
- Tree removal (as wind barrier)
- Noise (specifically high-pitched)
- Heating effects of panels on surrounding area
- Electromagnetic radiation / cancer
- Lower property values

Public Comment Concerns Reviewed

- Water quality & wetland impacts
 - Setbacks, E & SC Plan, Stormwater Plan, Decommissioning Plan
 - Solar panel encapsulation, appropriate replacement & disposal
- Wildlife impacts
 - Gap below fence and wire mesh allow some wildlife movement
- Aesthetic impacts / tree removal
 - Tree retention & tree planting
- Noise
 - Four inverters / transformers total – do not operate at night
 - Noise Analysis Report – no adverse effect to neighboring receptors
- Heating effects
 - Bifacial panels proposed, absorb as much sunlight as possible
- Electromagnetic radiation / cancer
 - Electromagnetic field produced by electricity is nonionizing radiation – not enough energy to damage DNA
- Lower property values
 - Property Value Impact Study – no adverse effect

Review by Others

- Town of Crown Point
 - No town land use controls
- Essex County Department of Public Works
 - Highway access/Right of Way Work permit
- NYS Department of Environmental Conservation (DEC)
 - State Pollutant Discharge Elimination System (SPDES)
General Permit for discharges from construction activity
- 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 the natural benefits of wetlands
 - ✓ Compatible with preservation of the entire wetland

Draft Permit Conditions

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



**Adirondack
Park Agency**

Vineyard Solar 1 LLC & Vineyard Solar 2, LLC c/o Sol Source Power, LLC

P2024-0046

July 10, 2024