

PERMIT WRITING FORM – P2020-0157

Assigned EPS: **ADL** Reviewed by: **Click or tap here to enter text.** Date: **Click or tap to enter a date.**

APPLICANT

Project Sponsor(s): **ELP Ticonderoga Solar, LLC**

Landowner(s): **Kathleen M. Doering, Eric Rafferty, National Grid, ELP Ticonderoga Solar, LLC**

Authorized Representative: **James B. Fordyce (ELP Ticonderoga Solar, LLC)**

PROJECT SITE

Town/Village: **Ticonderoga County: Essex**

Road and/or Water Body: **Veterans Road and NY State Route 9N**

Tax Map #(s): **139.4-1-1.100, 2.000, 17.000 and 47.000**

Deed Ref: **Bk 981 / Pg 48 (Parcel 1.110); Bk 1637 / Pg 324 (Parcel 2); Bk 192 / Pg 314 (Parcel 17); Bk 2004/Pg 217 (Parcel 47)**

Land Use Area(s): ☐ H ☒ MIU ☐ LIU ☐ RU ☐ RM ☐ IU

Project Site Size: **293.69± acres**

☐ Same as Tax Map #(s) identified above

☐ Only the ☐ H ☐ MIU ☐ LIU ☐ RU ☐ RM ☐ IU portion of the Tax Map #(s) identified above

☒ Other (describe): **All of tax parcels 1.100, 2.000, and 47.000 (together ~292.99 acres), and the involved portion of parcel 17.000 (~0.7 acres)**

Lawfully Created? ☒ Y ☒ N ☐ Pre-existing subdivision: **-----**

Tax parcel 1.110 was lawfully created. Tax parcels 2.000 and 47.000 were created by subdivision without a permit. Tax parcels 2.000 and 47.000 will be merged to resolve this apparent violation.

River Area: ☐ Y ☒ N If Yes: ☐ Wild - ☐ Scenic - ☐ Recreational Name of River: **-----**

CEAs (include all): ☒ Wetland - ☐ Fed Hwy - ☐ State Hwy - ☐ State Land - ☐ Elevation - ☐ Study River

PROJECT DESCRIPTION

Installation of a 20 MW solar facility to be sited on approximately 100 acres of a 255-acre property. The proposal includes installation of approximately 46,000 585-watt (or equivalent) solar photovoltaic (PV) panels. The solar panels will be attached to a single-axis tracker racking system and secured into the ground by driven posts (maximum structure height of 10 feet). The entire solar array will be enclosed by a 7-foot-tall wire mesh fence. The DC power produced by the solar panels will be converted to AC utility grade power using central inverters, located on equipment pads throughout the array. The project also involves a new connection to National Grid's Ticonderoga-Republic #2 115kV line located 1,450± feet east of the solar array, construction of a transformer station near NY State Route 9N between the array and that 115kV line, and installation of an underground AC line through wetlands to connect the solar array to the transformer station.

JURISDICTION (including legal citation)

Major Public Utility Use 810(1)(b)(15); new land use and development and subdivision involving wetlands 810(1)(b)(1)(b); subdivision involving wetlands 9 NYCRR Part 578.3(n)(3)(i); development in wetlands 9 NYCRR Part 578.3(n)(1)(i); and fill in wetlands 9 NYCRR Part 578.3(n)(1)(iii).

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

P1993-0375 (for a commercial trucking operation no longer in existence), P1987-0245 (for a subdivision that was never undertaken)

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none ☒

Water Body Name: -----

Length of Existing Shoreline (feet): -----

Minimum Lot Width: -----

Structure Setback (APA Act): -----

Structure Setback (River Regs): -----

MHWM determ: ☐Y ☐N

Meets standard: ☐Y ☐N

Meets standard: ☐Y ☐N

Meets standard: ☐Y ☐N

☐Y ☐N Cutting proposed within 6 ft of MHWM?

If Yes, < 30% vegetation? ☐Y ☐N

☐Y ☐N Cutting proposed within 35 ft of MHWM?

If Yes, < 30% trees 6" dbh? ☐Y ☐N

☐Y ☐N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

Non-Navigable Streams in proximity to development

Check if none ☐

☒ Permanent Stream

☐ Intermittent Stream

Classified? ☒Y

☐N

[DEC Environmental Resource Mapper](#) stream classification: Five Mile Creek is classified C(T)

Wetlands

☒Y ☐N Jurisdictional wetland on property

☒Y ☐N Proposed development < 100 feet of wetlands ☒ If Yes, stormwater management, including erosion and sediment control, reviewed and approved by RASS engineer

☒Y ☐N Wetlands are a basis of development jurisdiction

→ If Y, coertype: emergent marsh/scrub shrub swamp

→ If Y, value rating: 22

Ecological / Wildlife

☒Y* ☐N Natural Heritage Sites/listed species or habitat present, including bat

☐Y ☒N Forest management plan existing or proposed ☐ If Yes, RASS forestry analyst consulted

☐Y ☒N Biological Survey required by RASS Biologist 2 or Supervisor ☐ If Yes, completed

*Within 5 miles of NLEB hibernaculum

In a "Letter of No Jurisdiction Endangered Species Act" dated June 29, 2021, the NYS Department of Environmental Conservation determined that the project is not likely to result in the take of threatened or endangered species. The determination was based on a report titled "Summary Report – Grassland Birds (Breeding Bird Survey) ELP Ticonderoga Solar Site," dated June 28, 2021, which concluded that there is no occupied habitat on the site for grassland birds, specifically the northern harrier.

Special Districts

☒Y ☐N Agricultural District

Slopes

☐ RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 0 to > 25% Building area(s) if authorizing development: < 8%

Soils

- ☐Y ☐N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A ☒
☐ If Yes, soil data information determined or approved by RASS soil analyst?
NRCS Mapped Soil Series or Other Comments: -----

Stormwater

- ☒Y ☐N Greater than 1 acre disturbance
☒Y ☐N Wetland < 100 ft of proposed ground disturbance

Character of Area

Nearby (include all): ☒Residential ☐Commercial ☐Industrial ☒Agricultural ☒Forested

Adjoining Land Uses / State Land: private residential, agricultural, forested land uses

Is nearby development visible from road? ☒Y ☐N

→ If Y, name road and describe visible development: residential and agricultural development is visible from Veterans Road and NY State Route 9N

Additional Existing Development (ex: dam on site, etc.): Unimproved road, barns, sheds on site

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Archeologically Sensitive Area, according to OPRHP | <input checked="" type="checkbox"/> If Yes, APA APO consulted |
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Structures > 50 years old on or visible from site | <input checked="" type="checkbox"/> If Yes, APA AHPO consulted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Within Lake George Park | <input type="checkbox"/> If Yes, LGPC consulted / application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Public water supply | <input type="checkbox"/> If Yes, DEC / DOH application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Greater than 1,000 gpd wastewater | <input type="checkbox"/> If Yes, DEC application submitted |
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Disturbing bed or bank of water body | <input checked="" type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Creating 5 or more lots less than 5 acres each | <input type="checkbox"/> If Yes, DOH application submitted |
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Army Corps involvement | <input checked="" type="checkbox"/> If Yes, ACOE consulted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Agency-approved Local Land Use Program | <input type="checkbox"/> If Yes, Town/Village consulted |

In a letter dated September 14, 2020, the NYS Office of Parks, Recreation and Historic Preservation concluded that no properties, including archaeological and/or historic resources, listed in or eligible for inclusion in the NY State and National Registers of Historic Places will be adversely impacted by this project, provided the existing cemetery on site and a 25-foot buffer around it is avoided.

ELP Ticonderoga Solar, LLC has submitted an application to the US ACOE, which is currently under review.

ELP Ticonderoga Solar, LLC plans to submit a Notice of Intent for coverage under SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) to the NYS Department of Environmental Conservation (DEC) when they are closer to construction.

The project will require a Stream Disturbance permit from the NYS DEC for installation of a culvert.

The project may require an Individual Water Quality Certification from the NYS DEC for impacting more than ¼ acre of a federal wetland.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: **Parcels 2 and 47 were created by subdivision without a permit. The parcels will be merged back together to resolve the violation.**

Deed Covenant

Non-building lot being created? ☐ Y ☒ N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: -----

Easement

Easement proposed or required? ☒ Y ☒ N

If Y, consult with Legal for conditions. Justification: **Underground utilities will extend between the array area and the transformer station and be directionally bored beneath the intervening wetlands. The relevant easement is already recorded in the County Clerk's office.**

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? ☒ Y ☐ N

→ If Y: Structure height limit and justification: **Array sections: ~8.5 feet. Fencing: 7 feet. As proposed and reviewed to minimize the potential for off-site visual impacts.**

Structure footprint limit and justification: **Arrays and associated components: ~77.1 acres. As proposed and reviewed to ensure effective stormwater management and erosion controls and implemented during and after construction.**

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? ☐ Y ☐ N

→ Review of future development required? ☐ Y ☐ N

→ If Y, justification: -----

Guest Cottages (if authorizing a dwelling) NA

Proposed and reviewed? ☐ Y ☐ N

If N, guest cottages potentially allowed? ☐ Y ☐ N

→ Justification for any conditions: -----

Boathouses (if project site contains shoreline) NA

Proposed and reviewed? ☐ Y ☐ N

If N, boathouses potentially allowed? ☐ Y ☐ N

→ If N, justification: -----

→ If Y, review required (beyond definition limits)? ☐ Y ☐ N

→ If Y, justification: -----

Docks (if project site contains shoreline) NA

Proposed and reviewed? ☐ Y ☐ N

If N, docks potentially allowed? ☐ Y ☐ N

→ If N, justification: -----

→ If Y, review required (beyond definition limits)? ☐ Y ☐ N

→ If Y, justification: -----

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? ☐Y ☒N

Building Color (if authorizing development) NA

If color condition required, justification: -----

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? ☒Y ☐N

Project site located within 5 miles of one known NLEB hibernaculum.

Indiana Bat habitat indicated on Lookup? ☐Y ☒N

Vegetative cutting restrictions required? ☒Y ☐N

If Y, restrictions required (choose all that apply):

☐within ----- feet of limits of clearing

☐within ----- feet of road

☐within ----- feet of river/lake/etc

☐within ----- feet of wetlands

☐Other: -----

OR ☒on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

☐Cutting of all vegetation prohibited

☐Cutting of trees of ----- diameter dbh prohibited

☒Other: trees, shrubs, and woody stemmed vegetation

Justification: To retain forested habitat, minimize potential impacts to surface water and wetlands, and mitigate visual impacts. Selective cutting only within 50 feet of southerly wetlands where existing native vegetation exists. No buffer to linear drainage ditch portions.

Special zones of vegetation management: within 50 feet of the southerly wetlands (to maintain a buffer of existing native vegetation); outside of the silt fence on Parcel 2 (to protect wetlands surrounding the transformer station); and within 50 feet of the existing cemetery (at the recommendation of NYS Office of Parks, Recreation, and Historic Preservation for protection of historic resources).

Plantings

Plan proposed and reviewed? ☒Y ☐N

If N, plantings required? ☐Y ☐N

→ If Y, species, number, location, and time of year: As specified on Landscaping Plan that is part of Project Plans

Justification: to mitigate visual impacts

Density (may be different for each subdivision lot)

Located in Town with ALLUP? ☐Y ☒N

(If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? ☐Y ☒N

If N and N, list existing PBs, including whether they are pre-existing/year built: **No existing principal buildings on the project site.**

Mathematically available # of new PBs (in addition to existing or replacement): **Not calculated; no change**

Extinguishing PBs? ☐Y ☒N If Y, number: -----

Wastewater (if authorizing construction of a new PB without further review) NA

Municipal system connection approved? ☐Y ☐N

Community system connection approved by RASS? ☐Y ☐N

Proposed on-site system designed by engineer and approved by RASS? ☐Y ☐N

If N, has RASS field-verified location for conventional standard trench system? ☐Y ☐N

If N, has RASS field-verified location for conventional shallow trench system? ☐Y ☐N

Suitable 100% replacement area confirmed for existing / proposed system? ☐Y ☐N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too. Justification: **Protection of water quality and wetlands.**

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too. Justification: **Protection of water quality and wetlands.**

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: **None**

Justification: -----

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: -----

Additional Site / Project-Specific Concerns / Conditions Needed

Cleaning of trucks and equipment required to prevent spread of invasive species.

Vegetation management (mowing) restricted to provide maximum benefit to pollinator species.

Wetland mitigation reports required to monitor and evaluate success of required mitigation.

Photographic documentation of construction required to confirm compliance with other permit conditions that protect visual resources.

Decommissioning Plan required to ensure site will return to pre-development conditions.

☒Y ☐N **Public comments received** If Yes, #: 26 (as of 10/7 at 10 am)

☐Y ☒N **Applicant submitted response (notes, if any)** 26 comment letters received from 25 individuals. Three letters (from two individuals) express concerns about the project. Twenty-three letters are in support of the project.

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0157

If a subdivision: Lot # **Portion of Doering Property (139.4-1-1.100)** outside lease area (140± acres)

Assigned EPS: **ADL** Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
None				

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
Three Barns		Y (1940)		Y
Two Sheds		Y (1940)		Y
Two Sheds		N (1995)		Y

Proposed Development **None**

Check if portions or all below are NJ ☐

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes

Have necessary density? ☐Y ☐N

remaining potential principal buildings = **not calculated** from ☐survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

Driveway is ☒existing / ☐proposed Length: --- Width: ---

Sight distance evaluated? ☐Y ☒N Slopes: ---

Need Clearing/Grading? ☐Y ☒N Comments: **No change to existing access from Veterans Rd**

(Note if HOA or shared maintenance involved)

Need hwy access permit? ☐Y ☒N

Need easement? ☐Y ☒N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

No development proposed

- ☐Y ☐N Proposed development visible from public areas (list) ---
☐Y ☐N Existing topography / vegetation will screen, if retained
☐Y ☐N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

No wastewater treatment proposed

- ☐ Individual on-site ☐ Municipal ☐ Community
☐Y ☐N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
☐Y ☐N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
☐Y ☐N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
☐Y ☐N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
☐Y ☐N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
☐Y ☐N Suitable 100% replacement area identified?
☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply proposed

- ☐ Individual on-site ☐ Municipal
☐Y ☐N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

No development proposed

- ☐Y ☐N Does proposed development maintain existing drainage patterns?
☐Y ☐N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
☐Y ☐N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|--------------------------------------|
| Available on site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0157

If a subdivision: Lot #ELP Ticonderoga Solar property (139.4-1-47)
(1.2± acres on tax map / 0.8± acres in deed)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development

STRUCTURES

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure Footprint Height # Bedrooms Slopes
None

Have necessary density? ☐Y ☐N

remaining potential principal buildings = not calculated from ☐survey or ☐estimate

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

None proposed

Driveway is ☐existing /☐proposed Length: --- Width: ---

Sight distance evaluated? ☐Y ☐N Slopes: ---

Need Clearing/Grading? ☐Y ☐N Comments: --- (Note if HOA or shared maintenance involved)

Need hwy access permit? ☐Y ☐N

Need easement? ☐Y ☐N

Need signs? ☐Y ☐N

VISUAL / AESTHETIC

No development or planting proposed

☐Y ☐N Proposed development visible from public areas (list) ---

☐Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☐N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

No wastewater treatment proposed

- ☐ Individual on-site ☐ Municipal ☐ Community
- ☐Y ☐N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- ☐Y ☐N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- ☐Y ☐N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- ☐Y ☐N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- ☐Y ☐N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- ☐Y ☐N Suitable 100% replacement area identified?
- ☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply proposed

- ☐ Individual on-site ☐ Municipal
- ☐Y ☐N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

No development proposed

- ☐Y ☐N Does proposed development maintain existing drainage patterns?
- ☐Y ☐N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- ☐Y ☐N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|--------------------------------------|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0157

If a subdivision: Lot # Portion of National Grid property (139.4-1-17)
(0.7± acres = 300-foot-length of the 100-foot-wide utility corridor)

Assigned EPS:ADL Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
None				

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
-----------	---	---------------------	---	-----------------------------

Ticonderoga-Republic #2 115kV line

The utility corridor is pre-existing. Agency Permit 2019-0074 authorized refurbishing or replacing 191 wooden utility poles (39 – 66 ft in height) with steel utility poles (43 to 74 ft in height) along a 40-mile stretch of the corridor.

Proposed Development

STRUCTURES

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
-----------	-----------	--------	------------	--------

Utility Interconnection

Have necessary density? ☐Y ☐N

remaining potential principal buildings = not calculated from ☐survey or ☐estimate

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

No new access is proposed to the National Grid property

Driveway is ☐existing / ☐proposed Length: --- Width: ---

Sight distance evaluated? ☐Y ☐N Slopes: ---

Need Clearing/Grading? ☐Y ☐N Comments: --- (Note if HOA or shared maintenance involved)

Need hwy access permit? ☐Y ☐N

Need easement? ☐Y ☐N

Need signs? ☐Y ☐N

VISUAL / AESTHETIC

☒Y ☐N Proposed development visible from public areas (list) NY State Route 9N

☐Y ☒N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

No wastewater treatment is proposed

- ☐ Individual on-site ☐ Municipal ☐ Community
- ☐Y ☐N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- ☐Y ☐N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- ☐Y ☐N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- ☐Y ☐N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- ☐Y ☐N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- ☐Y ☐N Suitable 100% replacement area identified?
- ☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply is proposed

- ☐ Individual on-site ☐ Municipal
- ☐Y ☐N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

- ☒Y ☐N Does proposed development maintain existing drainage patterns?
- ☒Y ☐N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
- ☐Y ☒N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Overall disturbance from the project is > 1 acre. A stormwater plan was provided.

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|----------------------------|--|--------------------------------------|
| Available on site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0157

If a subdivision: Lot #Rafferty property (139.4-1-2) (36.8± acres)

Assigned EPS:ADL Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development

STRUCTURES

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Transformer Station	131 ft x 75 ft			

Have necessary density? ☐Y ☐N

remaining potential principal buildings = not calculated from ☐survey or ☐estimate

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

Driveway is ☐existing /☒proposed Length: 80 ft Width: 15 ft

Sight distance evaluated? ☐Y ☒N Slopes: < 3%

Need Clearing/Grading? ☒Y ☐N Comments: New access drive from NY State Route 9N; easement required for installation of underground utility line and construction of transformer station (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☒Y ☐N Proposed development visible from public areas (list) NY State Route 9N

☐Y ☒N Existing topography / vegetation will screen, if retained

☒Y ☐N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

No wastewater treatment proposed

☐ Individual on-site ☐ Municipal ☐ Community

- ☐Y ☐N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
☐Y ☐N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
☐Y ☐N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
☐Y ☐N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
☐Y ☐N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
☐Y ☐N Suitable 100% replacement area identified?
☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply proposed

- ☐ Individual on-site ☐ Municipal
☐Y ☐N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

- ☒Y ☐N Does proposed development maintain existing drainage patterns?
☒Y ☐N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
☐Y ☒N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Overall disturbance from the project is > 1 acre. A stormwater plan was provided.

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |

There is a Memorandum of Option for Transmission and Access Easement dated July 5, 2019 between Eric Rafferty (owner of Parcel 2.000) and ELP Ticonderoga Solar, LLC, recorded February 19, 2020 in the Essex County Clerk's Office in Book 1981 at Page 37 as Instrument Number 2020-680.



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0157

If a subdivision: Lot # **Solar Lease Area** (115± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development

Check if portions or all below are NJ ☐

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot: ☐

Structure Footprint Height # Bedrooms Slopes
None

Have necessary density? ☐Y ☐N

remaining potential principal buildings = **not calculated** from ☐survey or ☐estimate

OTHER STRUCTURES

Structure	Footprint	Height	Slopes
Solar panels	~77.1 acres	~8.5 ft	< 14%
Fence	~12,230-foot perimeter of ~101.8 acres	7 ft	< 14%
Inverters	on equipment pads ~576 SF		

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

Driveway is ☒existing / ☒proposed Length: ~4,800 ft (~0.91 miles) Width: 15 ft

Sight distance evaluated? ☐Y ☒N Slopes: **existing road final grade < 12%, proposed drive existing slopes < 3%**

Need Clearing/Grading? ☒Y ☐N Comments: **improvements to ~2,240 ft of existing unimproved road and extension with ~2,560 ft proposed gravel access drive; Project Plans show "Warning" and "Notice" signs less than 2 SF each**(Note if HOA or shared maintenance involved)

Need hwy access permit? ☐Y ☒N

Need easement? ☐Y ☒N

Need signs? ☒Y ☐N

VISUAL / AESTHETIC

☒ Y ☐ N Proposed development visible from public areas (list) **NY State Route 9N, Veterans Road, Mt Defiance**

☒ Y ☐ N Existing topography / vegetation will screen, if retained (**partially**)

☒ Y ☐ N Planting plan proposed ☒ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

No wastewater treatment proposed

☐ Individual on-site ☐ Municipal ☐ Community

☐ Y ☐ N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

☐ Y ☐ N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

☐ Y ☐ N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)

☐ Y ☐ N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

☐ Y ☐ N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

☐ Y ☐ N Suitable 100% replacement area identified?

☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

No water supply proposed

☐ Individual on-site ☐ Municipal

☐ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

☒ Y ☐ N Does proposed development maintain existing drainage patterns?

☐ Y ☒ N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

☒ Y ☐ N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site? ☒ Y ☐ N ☒ Overhead ☐ Underground

Available at road? ☒ Y ☐ N ☒ Overhead ☐ Underground

Proposed for site? ☒ Y ☐ N ☐ Overhead ☒ Underground