



Adirondack Park Agency

PERMIT WRITING FORM – P2025-0015

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

APPLICANT

Project Sponsor(s): **Catalyze Solar**

Landowner(s): **Claude Ouellette (305.-6-1.9), Matthew Dion (315.-2-7)**

Authorized Representative: **EDP (Environmental Design Partnership, LLP)**

PROJECT SITE

Town/Village: **Ausable County: Clinton**

Road and/or Water Body: **NYS Route 22 (and Grove Street)**

Tax Map #(s): **305.-6-1.900 and 315.-2-7.000**

Deed Ref: **The 64.81-acre parcel is identified as Tax Map Section 305, Block 6, Parcel 1.9, and is described in a deed from Gill Ouellette to Claude Ouellette, dated June 22, 1976, and recorded July 7, 1976 in the Clinton County Clerk's Office at Book 580, Page 520 (Parcel 1.9); The 19.88-acre parcel is identified as Tax Map Section 315, Block 2, Parcel 7 and is described in a deed from Suzanne Dion to Matthew Dion dated June 25, 2014, and recorded July 1, 2025 in the Clinton County Clerk's Office under Instrument Number 2014-00265440 (Parcel 7).**

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

Project Site Size: **84.69± 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): **n/a**

Lawfully Created? ☒Y ☐N

☐ Pre-existing subdivision: **n/a**

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

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

PROJECT DESCRIPTION

Construction and operation of a 5.0 MWAC commercial solar generating facility on approximately 35 acres. The facility will be enclosed within a 26.65-acre fenced area located on Parcel 1.9 and include a 20-foot-wide gravel access drive and associated vegetated swale extending 1,229 feet from NYS Route 22 over an easement on Parcel 7. All solar infrastructure, including racks, panels, equipment pads, underground electric lines, generator disconnect, reclosers, fencing and stormwater management practices will be located on Parcel 1.9. Overhead electrical line will extend from the pole-mounted utility recloser along the access drive to NYS Route 22 where the project will interconnect with existing overhead electrical utilities within the highway right-of-way. The owner and operator of the facility will maintain the access drive that will cross Parcel 7 to provide continued access to Parcel 1.9.

JURISDICTION (including legal citation)

APA Act 810 1. Class A regional project c. (17) – Major Public Utility Use on Low Intensity Use lands

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

None

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none ☒

Water Body Name: n/a

Length of Existing Shoreline (feet): n/a

MHWM determ: ☐Y ☐N

Minimum Lot Width: n/a

Meets standard: ☐Y ☐N

Structure Setback (APA Act): n/a

Meets standard: ☐Y ☐N

Structure Setback (River Regs): n/a

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: Southwick Brook (D)

Wetlands

☒Y ☐N Jurisdictional wetland on property, or

☐Y ☒N Wetlands are a basis of development jurisdiction ☒ If Yes, RASS biologist consulted

→ If Y, covertype: n/a

→ If Y, value rating: n/a

☐Y ☐N Draining, dredging, excavation of wetland

Area of wetland loss: n/a Permanent? ☐Y ☐N

☐Y ☐N Fill/structure in wetlands

Fill/structure area: n/a

☐Y ☐N Shading of wetland

Area of shading: n/a

☐Y ☐N Clearcutting >3 acres of wetland *RASS forester consulted

Clearcut area: n/a

☐Y ☐N Untreated stormwater discharge into wetland

☐Y ☐N Pollution discharge into wetland

Pollution type: n/a

☐Y ☐N Pesticide/Herbicide application in wetland

Pollution type: n/a

☐Y ☐N OSWTS within 100 feet of a wetland

Distance to Wetland: n/a

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

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 – 8% 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: Plainfield loamy sand. The Plainfield series consists of deep, excessively drained soils formed in sandy drift on outwash plains, stream terraces and glacial moraines.

Stormwater

☒ Y ☐ N Greater than 1 acre disturbance, or

☐ Y ☒ N Proposed ground disturbance < 100 feet from wetlands

☒ If Yes, stormwater management reviewed and approved by RASS engineer

Setback to wetlands: > 150 FT

Character of Area

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

Adjoining Land Uses / State Land: Private residential and forest land. Commercial sand and gravel extraction. No adjoining state land. Nearest state land is a portion of Taylor Pond Wild Forest located in Port Kent approximately 3 miles away.

Is nearby development visible from road? ☒ Y ☐ N

→ If Y, name road and describe visible development: Residential uses and overhead utilities are visible along NYS Route 22 and Grove Street

Additional Existing Development: Overhead Transmission and Easement (NYSEG)

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

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 ☒ NA

remaining potential principal buildings = 53 – P2010-0235 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Solar Array	534 racks / 13,884 panels	12 FT	< 8%
10 Utility Poles	< 15 SF	< 40 FT	< 3 %
Black Vinyl Coated Chain Link Fencing	4,467 LF	7 FT	< 8 %
2 Concrete Equipment Pads	1,200 SF	n/a	0 %
Vehicle Access Gate	24 FT	7 FT	0%

ACCESS

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

Driveway is ☐existing /☒proposed Length: 1,229FT Width: 20FT

Sight distance evaluated? ☒Y ☐N Slopes: -0.50 %

Need Clearing/Grading? ☒Y ☐N Comments: gravel access road is located in MIU on 315-2-7

(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) Access road and overhead utilities will be visible from NYS Route 22. Panels, fencing and pole mounted reclosers may be partially visible from NYS Route 22 but will be located > 1,000 FT from the public roadway.

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

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

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

☐ 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 N/A

☐ 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

FINDINGS OF FACT – COORDINATED REVIEW

<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Archeologically Sensitive Area, according to OPRHP	<input type="checkbox"/> If Yes, APA APO consulted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Structures > 50 years old on or visible from site	<input type="checkbox"/> If Yes, APA AHPO consulted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Solar Project > 50 acres requiring ZVI & historic inventory	<input 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 type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing bed or bank of classified/navigable water body	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing 300 LF or more of a stream (temp + perm)	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing ¼ acre of Corps wetlands (temp + perm)	<input 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 type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Army Corps involvement *	<input 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
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Local Land Use Plan	<input checked="" type="checkbox"/> If Yes, Town/Village consulted

*- Review the Pre-Construction Notification (PCN) thresholds for the [Buffalo District](#) and the [New York District](#) to help determine if an application (PCN) needs to be submitted to the Corps. Additionally, review the [Section 10 waters list](#) to determine if a Section 10 Navigable Waters permit might be required from the Corps.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: **n/a**

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: **n/a**

Easement

Easement proposed or required? ☒ Y ☐ N

If Y, consult with Legal for conditions. Justification: **Maintain access to Parcel 1.9**

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: **12 FT; As proposed and reviewed.**

Project footprint limit and justification: **30.02 Ac.; As proposed and reviewed.**

→ 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: **n/a**

Guest Cottages (if authorizing a dwelling)

Proposed and reviewed? ☐Y ☐N

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

→ Justification for any conditions: **n/a**

Boathouses (if project site contains shoreline)

Proposed and reviewed? ☐Y ☐N

If N, boathouses potentially allowed? ☐Y ☐N

→ If N, justification: **n/a**

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

→ If Y, justification: **n/a**

Docks (if project site contains shoreline)

Proposed and reviewed? ☐Y ☐N

If N, docks potentially allowed? ☐Y ☐N

→ If N, justification: **n/a**

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

→ If Y, justification: **n/a**

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? ☐Y ☒N

Building Color (if authorizing development)

If color condition required, justification: **n/a**

Tree Cutting / Vegetation Removal

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

Indiana Bat habitat indicated on Lookup? ☐Y ☒N

Vegetative cutting restrictions required? ☒Y ☐N

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

☐within **n/a** feet of limits of clearing

☐within **n/a** feet of road

☐within **n/a** feet of river/lake/etc

☐within **n/a** feet of wetlands

☒Other: **Within the project area once complete**

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 **n/a** diameter dbh prohibited

☒Other: **trees, shrubs or other woody-stemmed vegetation and mowing within the project area**

Justification: **Minimize impacts to nearby and adjoining land uses and Northern Long-Eared Bat and promote pollinator habitat**

Plantings

Plan proposed and reviewed? ☒Y ☐N

If N, plantings required? ☐Y ☐N

→ If Y, species, number, location, and time of year: All areas inside fence to be topsoiled and seeded with the approved seed mix shown on the Landscaping Plan after final grade are achieved and construction has concluded.

Justification: Stabilize soils and provide benefits to pollinators. Condition does not preclude agricultural uses.

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

Mathematically available # of new PBs (in addition to existing or replacement): 53 per P2010-0235

Extinguishing PBs? ☐Y ☒N If Y, number: n/a

Wastewater (if authorizing construction of a new PB without further review) N/A

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: Maintain existing drainage patterns while continuing the conveyance of upland watershed runoff. Ensure that increases in the rate of stormwater runoff resulting from the proposed development are controlled and to mitigate potential stormwater quality impacts.

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: Preventing soil erosion and sedimentation resulting from stormwater runoff generated both during and after construction.

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: n/a

Justification: n/a

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

Explain why no condition is needed: No building color condition included since no paintable structures are proposed. Panels will not be visible from public viewpoints except from the access point on NYS

Route 22. The chain-link fence is coated in black vinyl. All above ground electrical infrastructure will be mounted on wooden poles.

Additional Site / Project-Specific Concerns / Conditions Needed and Justification

Reference to P2010-0235 to ensure review of any future development of the project site outside the project area. Construction Phasing to maintain no more than 5 acres of disturbance at any time. Invasive Species Control to minimize impacts from increased spread of invasive species within the Adirondack Park. Operation and Maintenance to avoid impacts to nearby and adjoining land uses and ensure continued access to the project and successful vegetation management. Documentation of Completed Project to verify permit compliance any resulting visual impacts. Require decommissioning to ensure proper disposal of project materials and options for future land use.

☒Y ☐N **Public comments received** **If Yes, #:** A total of 8 public comments were received including a letter from Protect!. Two were in full support. One comment was received after the Public Notice of Application Received, the rest during the comment period after application completion. The concerns raised in comment letters were generally on siting and included topics centered on impacts to nearby and adjoining land uses, wildlife, wetlands, forest resources and decommissioning.

☒Y ☐N **Applicant submitted response (notes, if any)** The applicant's consultant submitted an itemized response to public comments, received by the Agency September 3, 2025.