



**Adirondack  
Park Agency**

# **Catalyze Ausable Grove Street Microgrid LLC**

P2025-0015

**SEPTEMBER 11, 2025**

# Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Analysis
- Review by Others
- Public Comment
- Staff Recommendation
- Permit Conditions
- Questions?

# Jurisdiction

- APA Act § 809
  - Class A Regional Project
  - Major Public Utility Use on Low Intensity Use lands
- APA Act § 805
  - Compatible Use in a Low Intensity Use land use area

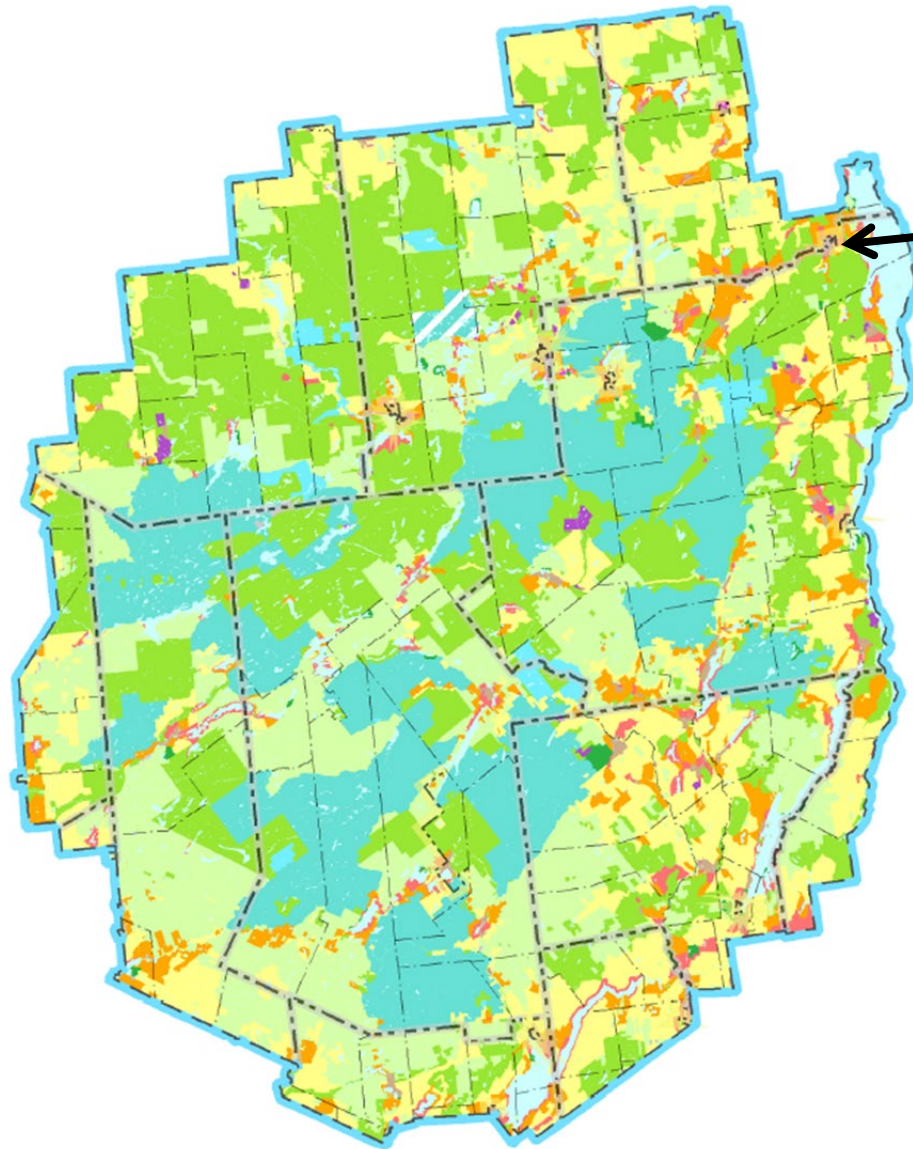
# Conclusions of Law

- 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



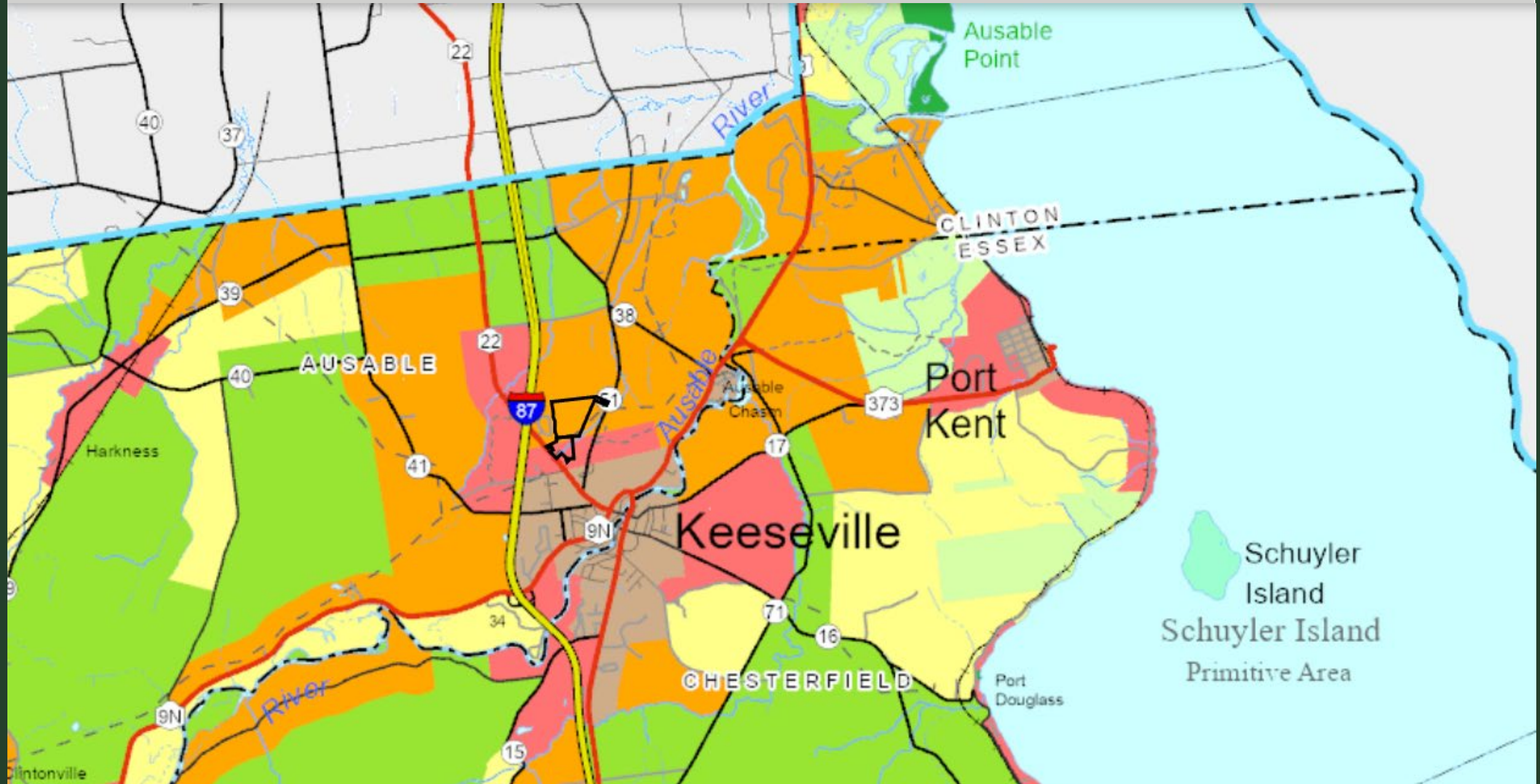
# Project Location

# Regional Scale



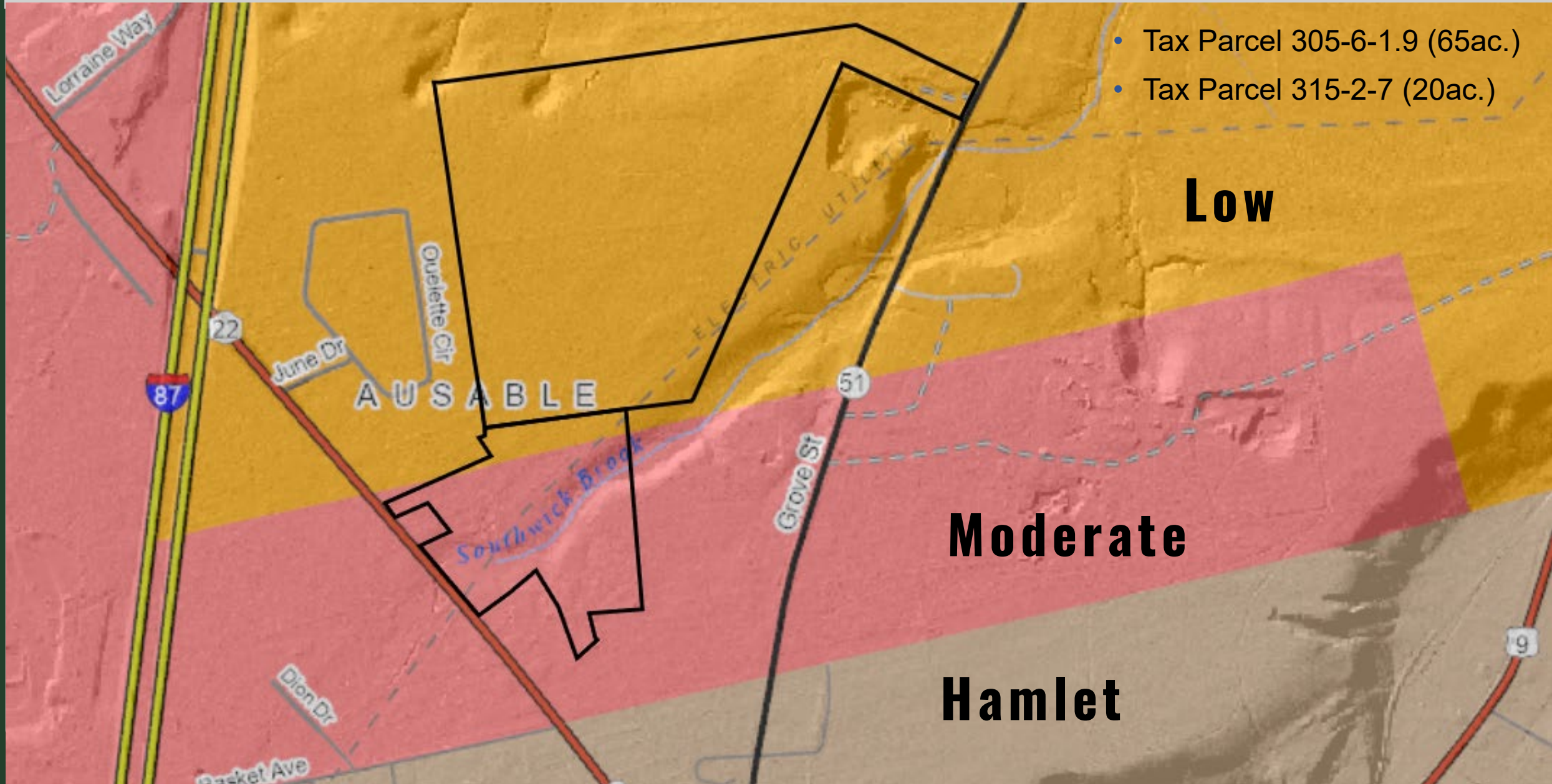
**Town of Ausable  
Clinton County**

# Local Scale





# Land Use Areas





# Character of the Area

2020



# Existing Conditions



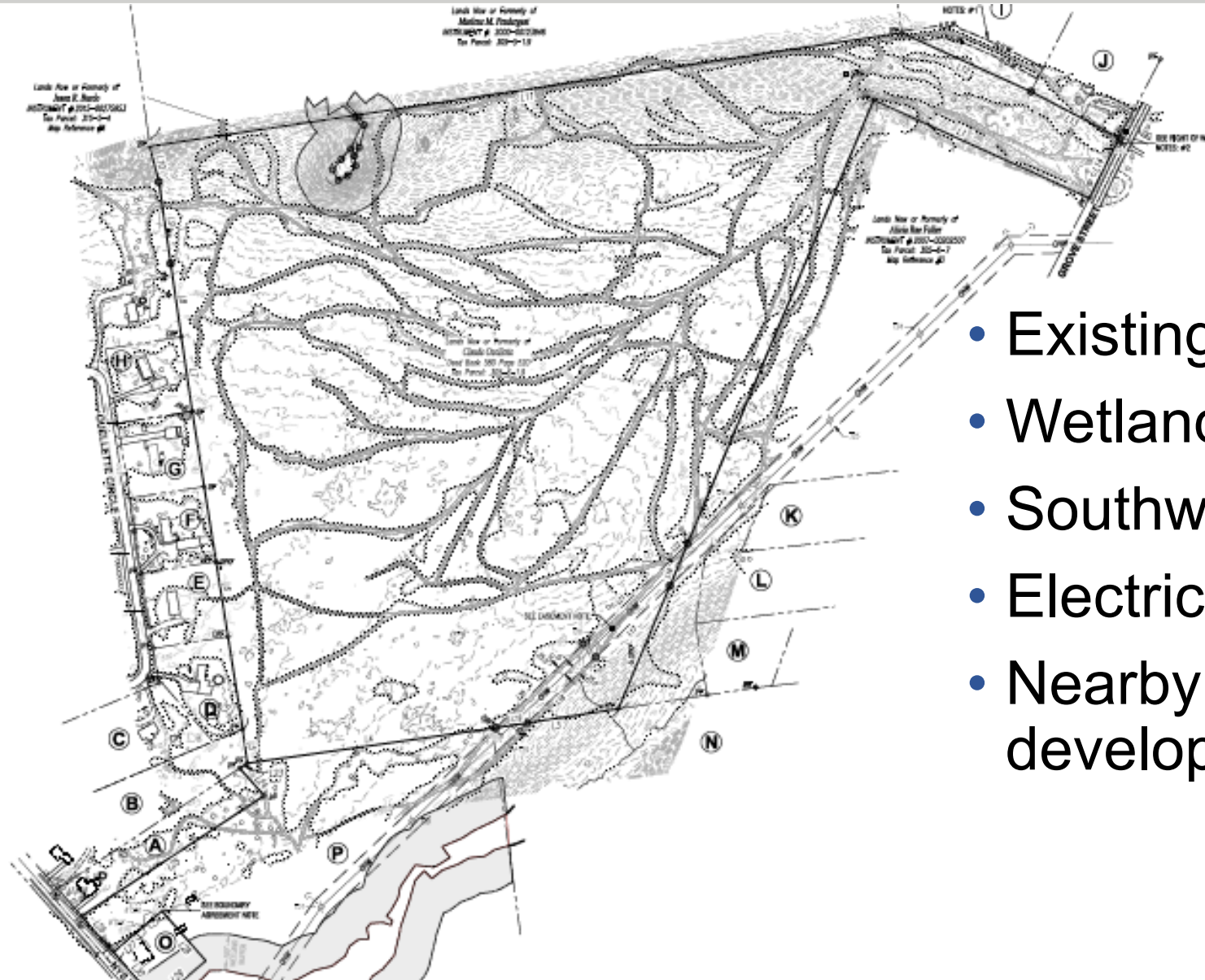
**Air Photo**

**2020**





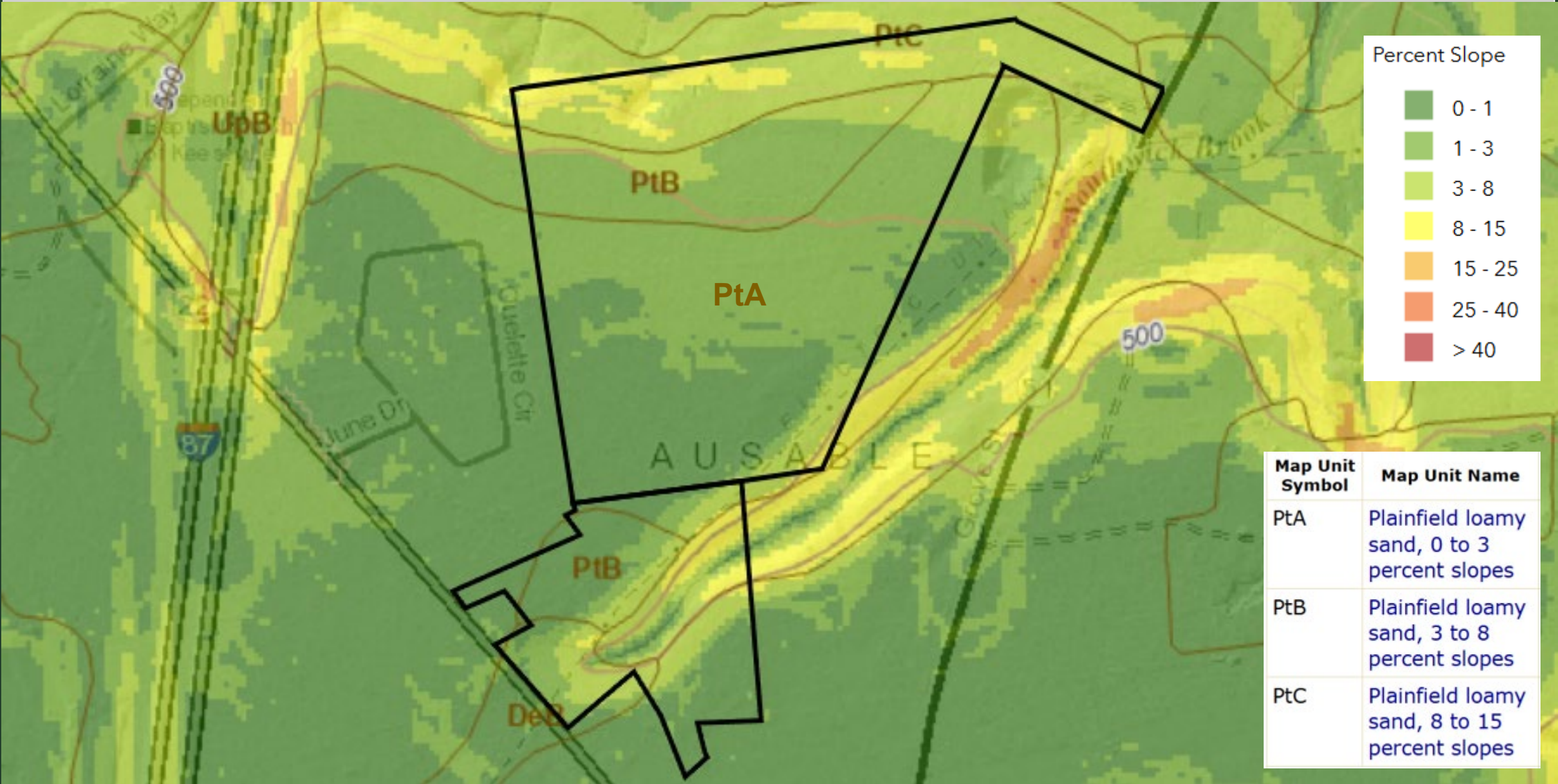
# Survey Map



- Existing skidder trails
- Wetlands
- Southwick Brook
- Electrical utility easement
- Nearby residential development

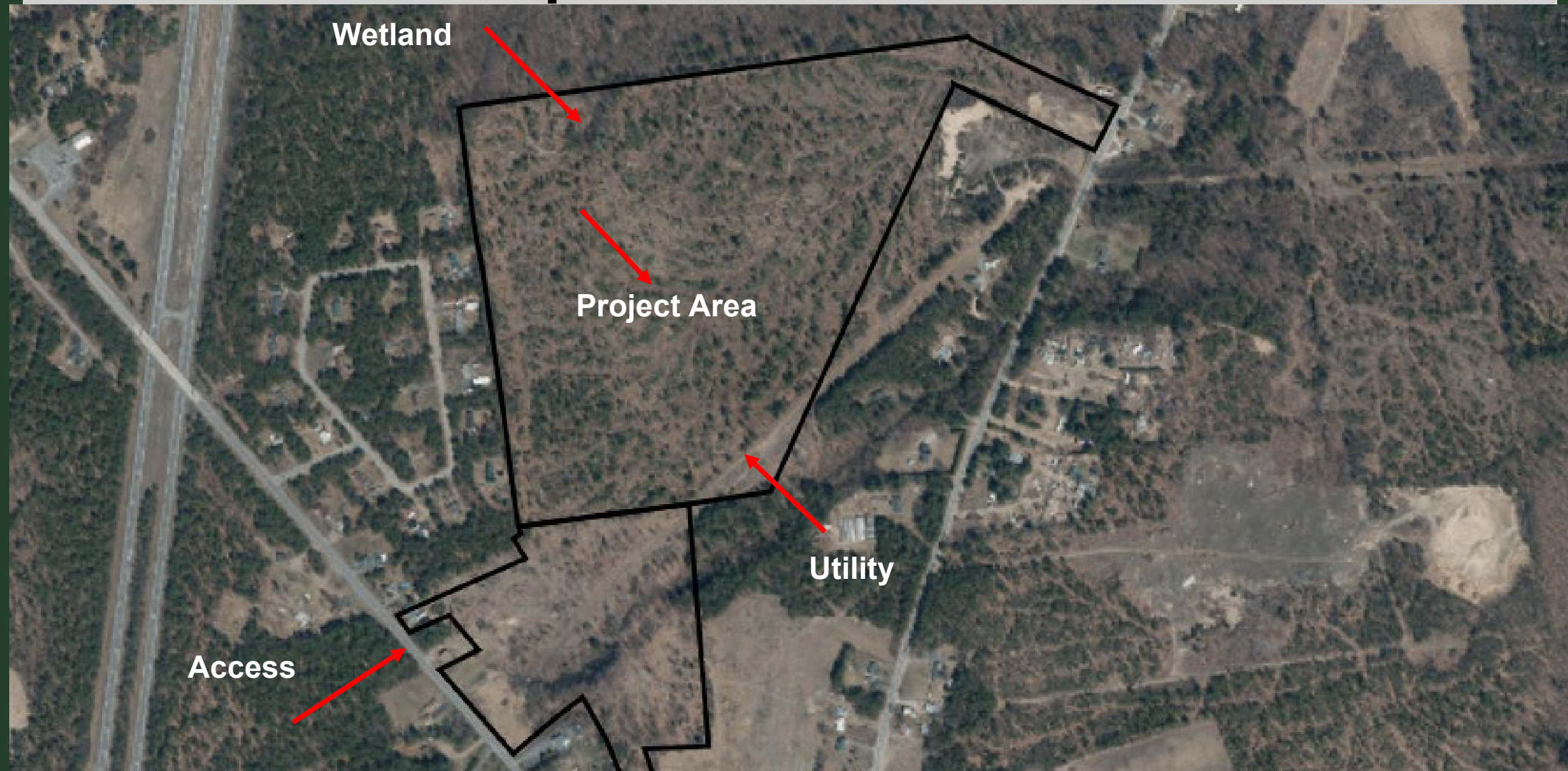


# Soils and Slopes



# Photo Location Map

2020





# Access Location

# NYS Route 22

- North



- South





# Project Area





# Project Area





# Additional Photos



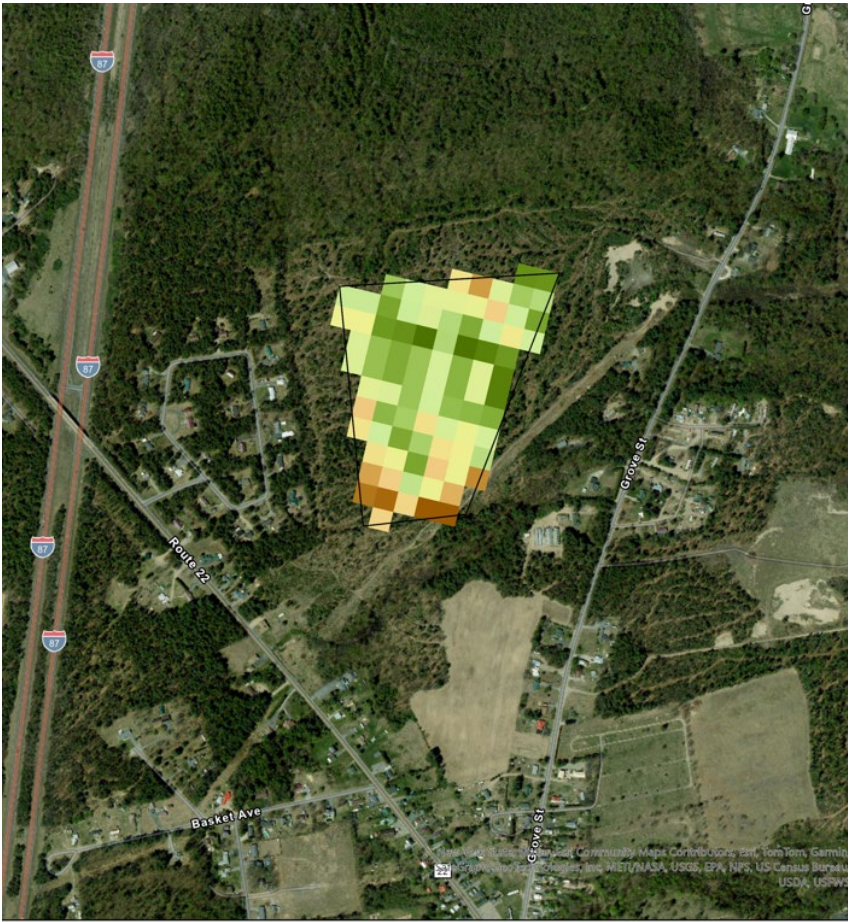
Wetland



NYSEG easement



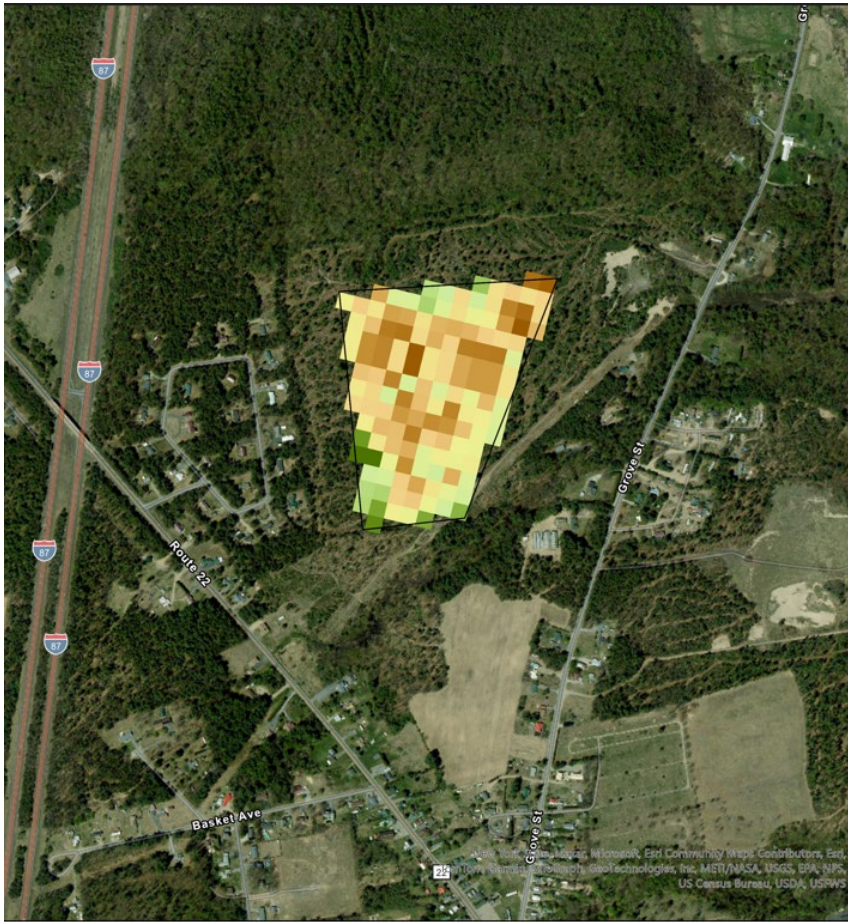
# Carbon Analysis



N P2025-0015; Catalyze Solar  
Carbon Storage 30 Year Mean  
Units: C Mg ha<sup>-1</sup>

CarbonStorage30yrmean\_Clip6  
Value

0.3631  
17.1686



N P2025-0015; Catalyze Solar  
Carbon Sequestration  
Units: Delta Live C 2019-1990 Mg ha<sup>-1</sup>

30 Year Mean Sequestration  
Value

-149.273  
-1.59523

# Proposed Project



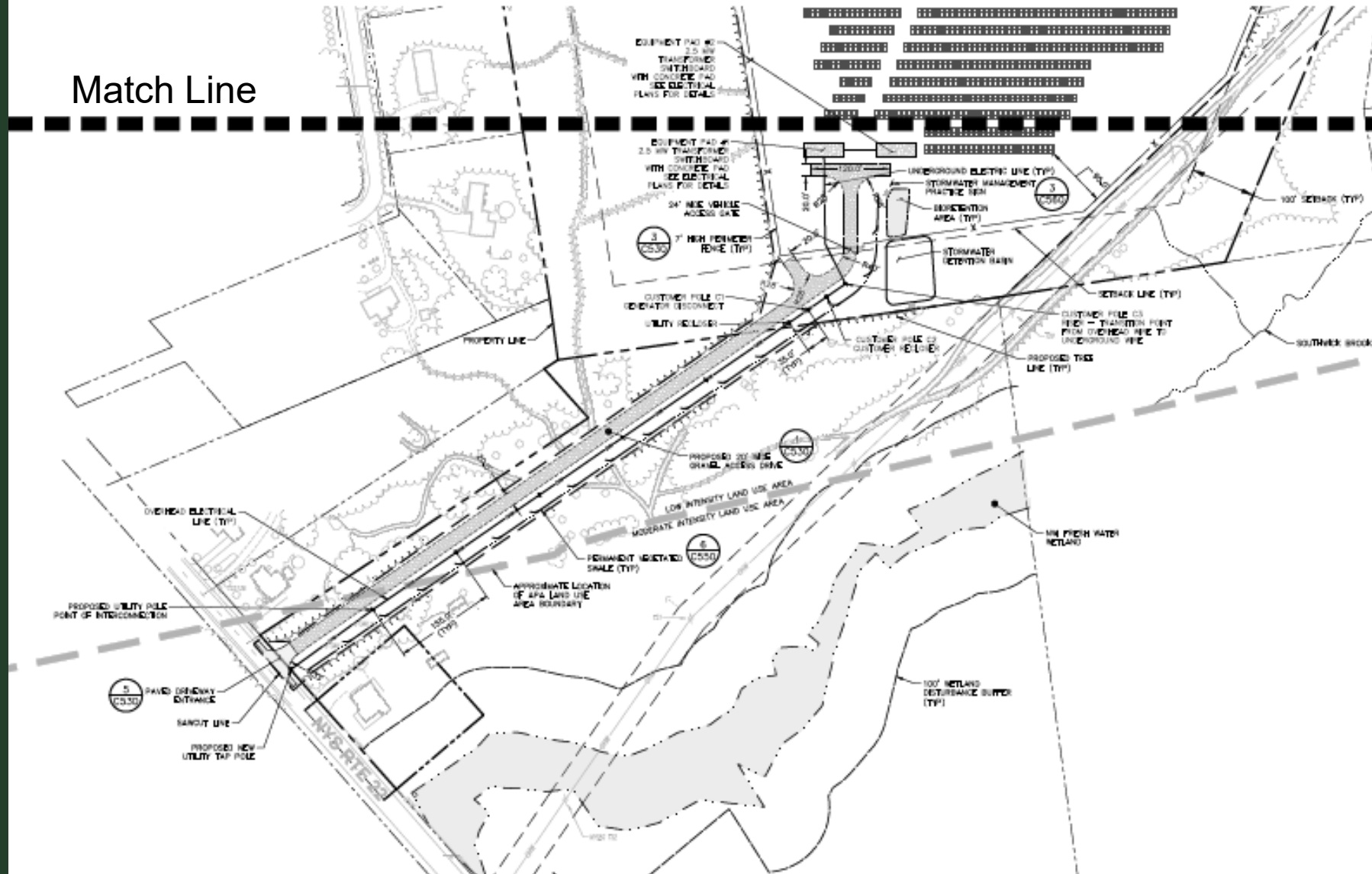
# Area to be Developed



- 5 MW
- 22 acres of clearing
- 30 acres of disturbance
- Access to NYS 22

# Site Plan Map

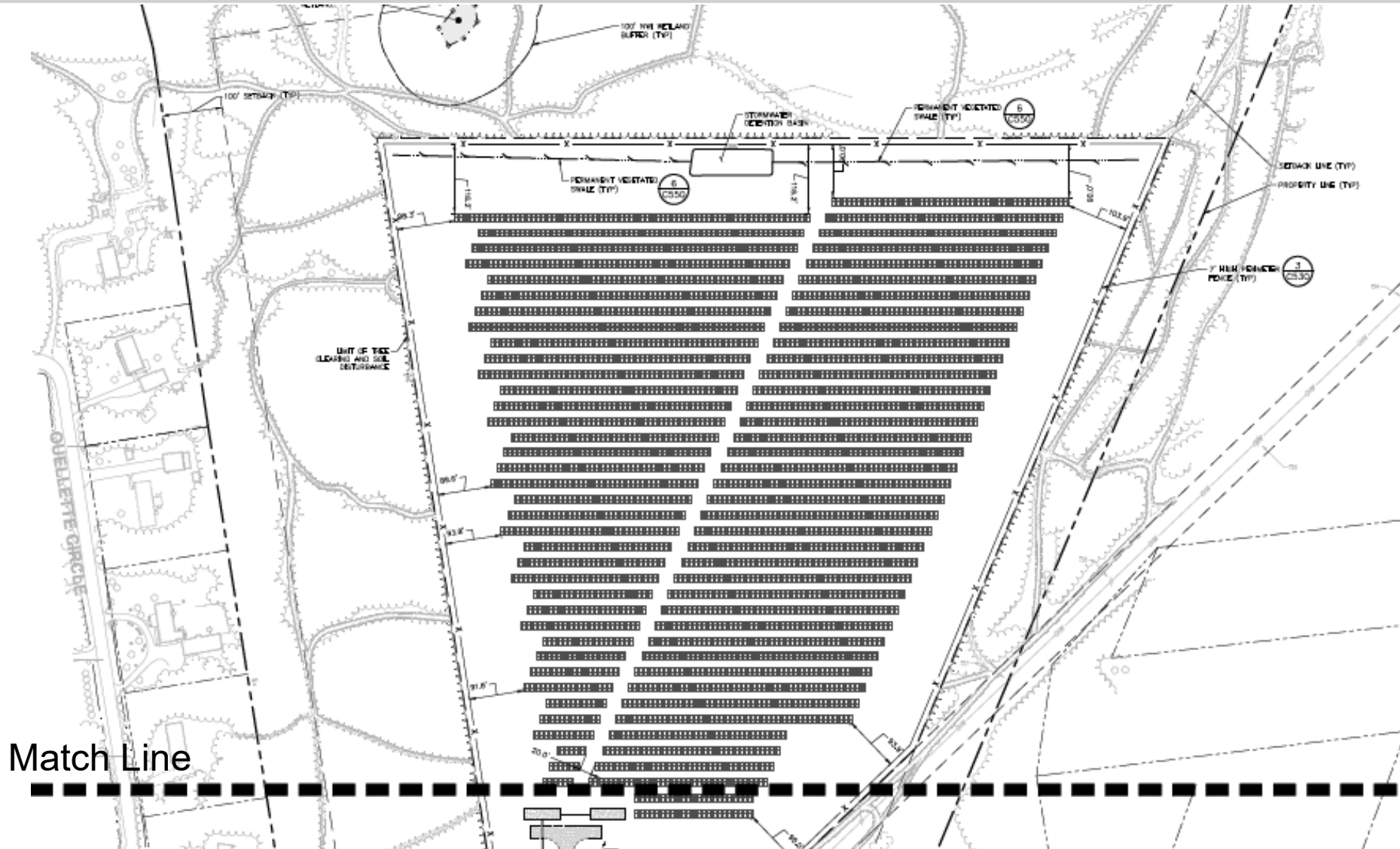
# (Southern Portion - Access)



- Gravel access drive and utility easement
- > 200' setback to wetlands
- Grass-lined Swale
- Stormwater Management Practices

# Site Plan Map

## (Northern Portion – Array Area)



- 13,884 Panels
- 26.6 Ac. Fenced
- 150' setback to wetland
- 300' setback from western property boundary



# Construction Phasing Plan



**CONSTRUCTION SEQUENCING NOTES:**

1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE TOWN OF AUSABLE REPRESENTATIVE, OWNER'S/OPERATOR'S ENGINEER, QUALIFIED INSPECTOR, CONTRACTOR, AND THEIR SUB-CONTRACTORS TO DISCUSS RESPONSIBILITIES AND THEIR RELATIONSHIP TO THE PROJECT.
2. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, DITCHING, ETC., AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (E.G., SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, ETC.) INDICATED ON THE PROJECT DRAWINGS, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TEMPORARY AREAS.
3. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF DISTURBANCE AS NEEDED. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
4. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES, INCLUDING CLEARING & GRUBBING OF THE PROPOSED AREA OF DISTURBANCE, AS REQUIRED.
5. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION SHALL BE REQUIRED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED Silt-Rap AT LOCATIONS SHOWN ON THE PLANS.
6. FINALLY PERFORM SUB-BASE PREPARATION.
7. INSTALL SUB-BASE MATERIAL, AS REQUIRED FOR PAVEMENT.
8. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

1 CONSTRUCTION PHASING PLAN  
SCALE: 1" = 150'



4 British American Boulevard  
Latham, NY 12110  
518-439-6255  
labella.com



CERTIFICATE OF AUTHORIZATION NUMBER:  
PROFESSIONAL ENGINEERING 01001  
LIMIT EXPIRATION: 12/31/25  
01001.0001.01001

It is a violation of New York Education Law Art. 140 Sec. 7008 & A.G. 147 Sec. 7007, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter in any way, or in any manner bearing the name of an architect, engineer, or land surveyor to alter, the drawing, architect, engineer, or land surveyor shall affix to the form that seal and notation followed by their signature and date of such alteration, and a specific description of the alteration.

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**CATALYZE**  
800 DESIGNER ROAD, SUITE 700  
HOUSTON, TEXAS 77024

**CATALYZE AUSABLE GROVE  
STREET MICROGRID, LLC**  
1854 NY-22  
KEESEVILLE, NY 12944

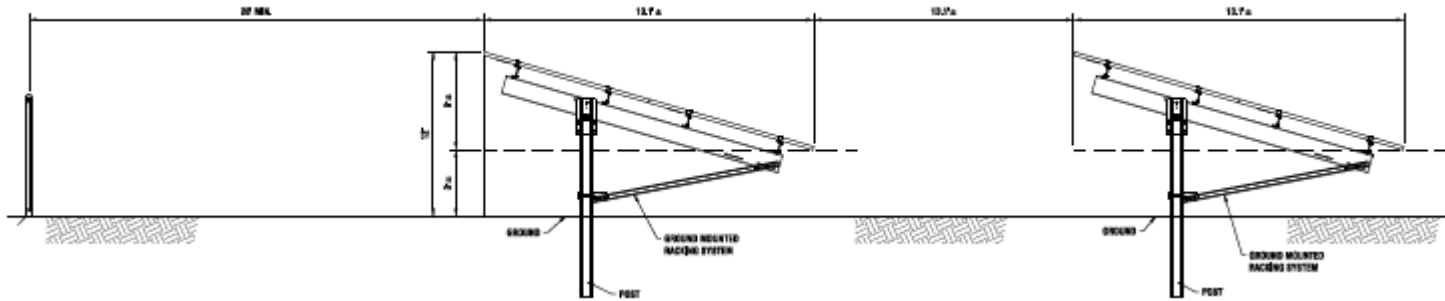
NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:	2231157	
DRAWN BY:	CAR	
REVIEWED BY:	IV	
BOUND FOR:	APA SOLAR APPLICATION	
DATE:	07/07/2025	
DRAWING NAME:		
<b>CONSTRUCTION PHASING PLAN</b>		
DRAWING NUMBER:		

PH1

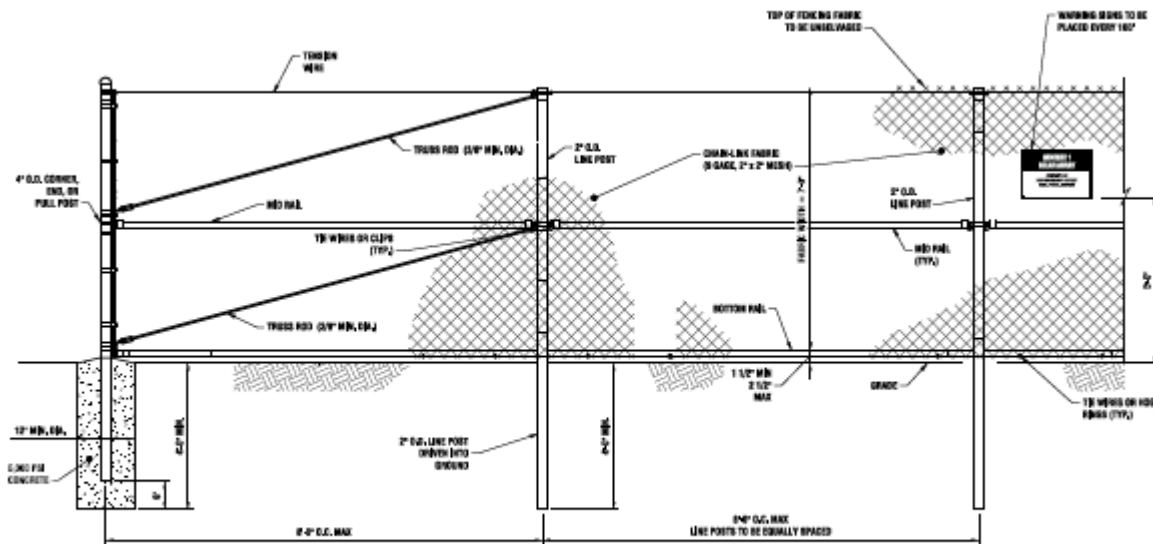
ADIRONDACK PARK AGENCY 24

- 7 Phases
- < 5 Acres
- 30.02 Acres
- SWPPP
- E & SC Plan
- Pollinator beneficial seed mix

# Panels and Fencing



- 12' panel height
- Rows spaced 13 feet



2 7' HIGH POST DRIVEN FENCE  
SCALE: NOT TO SCALE

- 7' fence height
- Black vinyl coated
- Chain link

# Operations, Maintenance and Decommissioning

## Operation and Maintenance Plan

- Address any environmental, health and safety concerns
- Ongoing monitoring and system analysis
- Site maintenance and vegetation management

## Decommissioning Plan

- Activities related to the restoration of land
- Management of materials and waste
- Projected decommissioning cost and bond

# Visual Impact Analysis



# Visual Impact Analysis

1

- NYS Route 22
- Northway Overpass
- Not visible





# Visual Impact Analysis

2a

- Ouelette Circle
- Existing

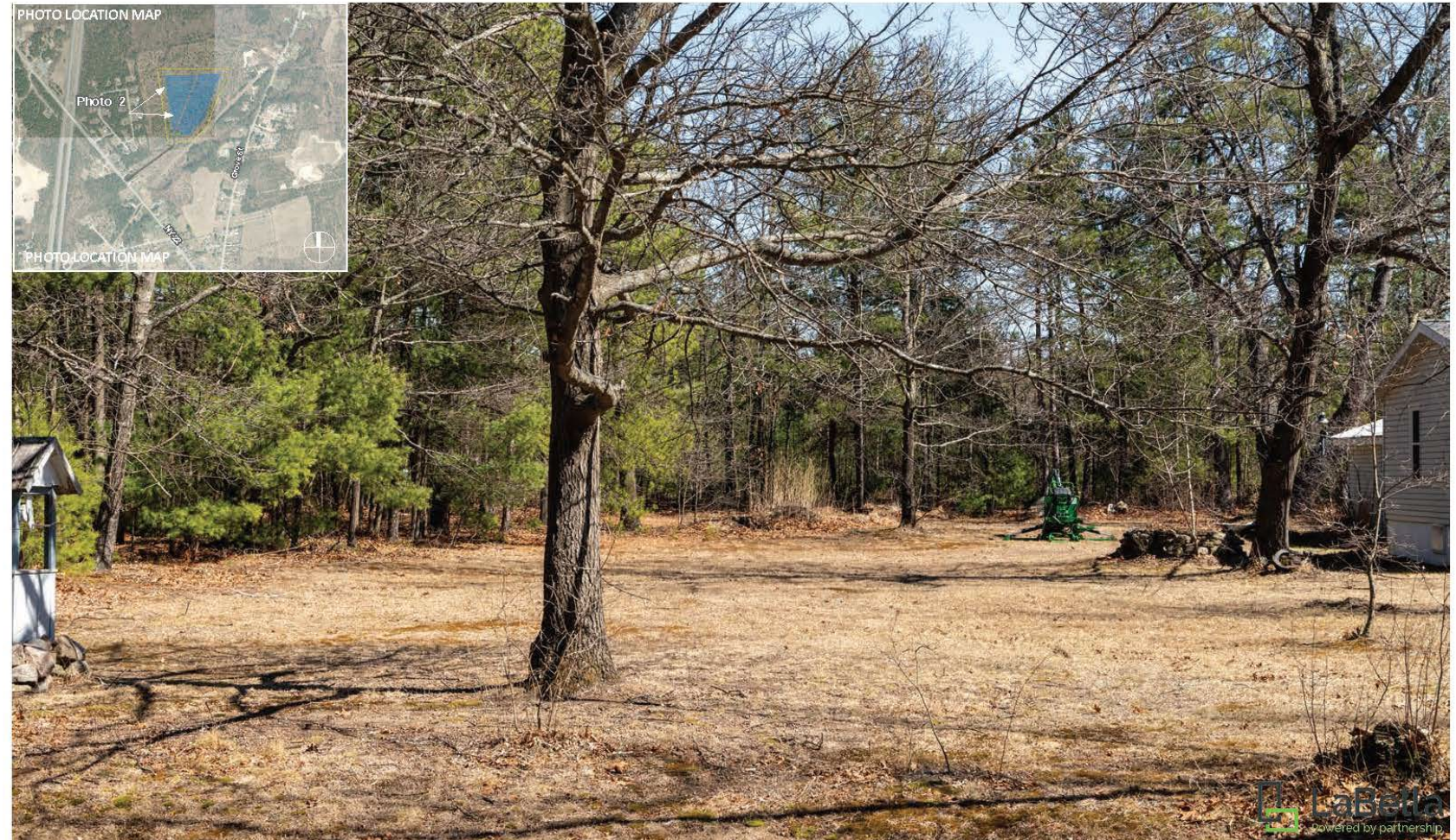


Photo 2 - Ouelette Circle near #11  
EXISTING CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 12:25 PM  
Focal Length: 50 MM  
Photo Location: 44° 31' 00.4044" N, 73° 29' 38.9400" W  
Distance to fence: 280 Feet

LaBella  
powered by partnership

Figure A3  
PHOTO SIMULATIONS  
Catalyze Solar Project  
Keeseville, NY



# Visual Impact Analysis

2b

- Proposed
- Ouelette Circle

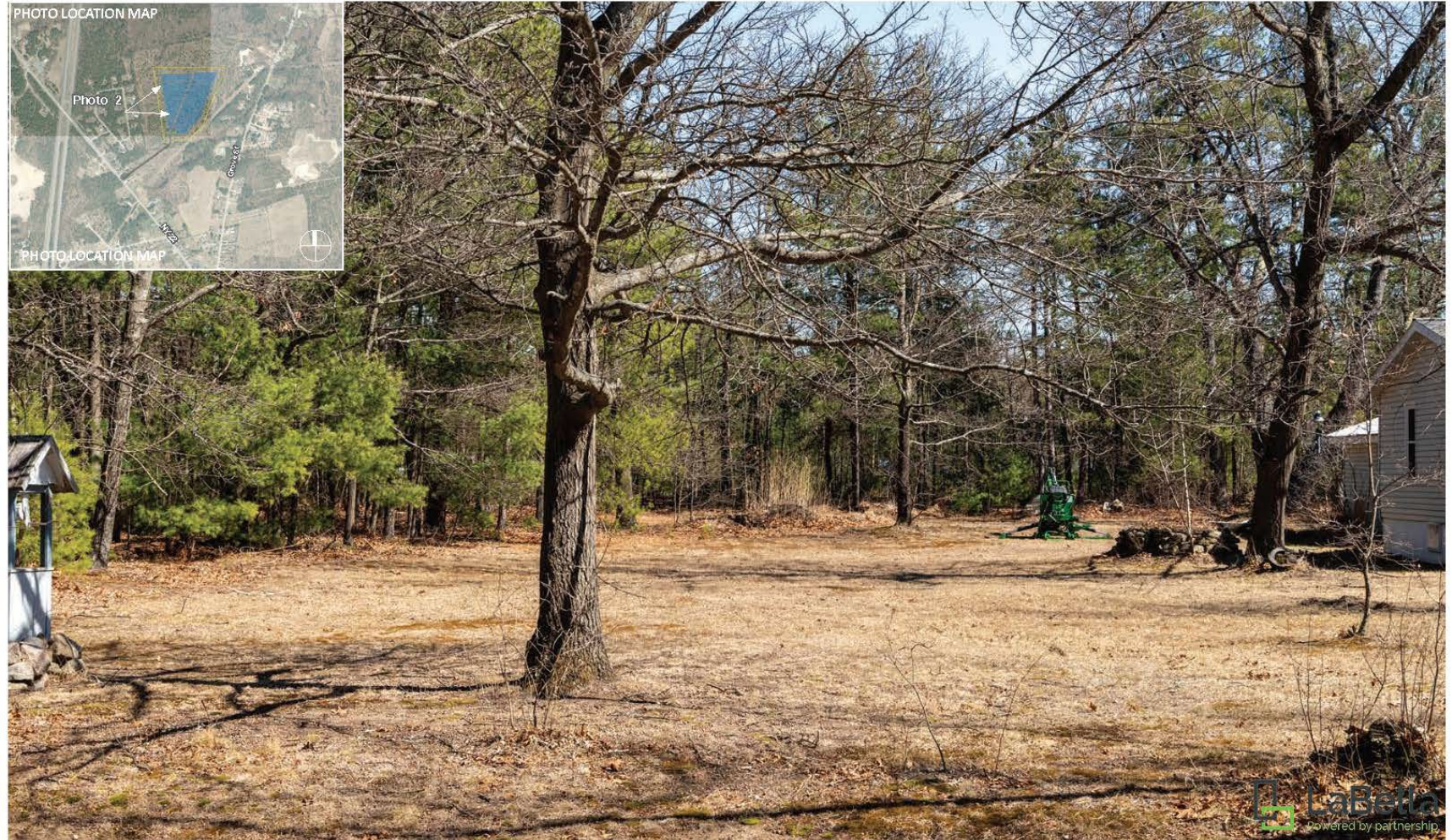


Photo 2 - Ouelette Circle near #11  
SIMULATED CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 13:25 PM  
Focal Length: 50 MM  
Photo Location: 44° 31' 00.4044" N, 73° 23' 38.3400" W  
Distance to fence: 280 Feet

LaBella  
powered by partnership

Figure A4  
PHOTO SIMULATIONS  
Catalyze Solar Project  
Keeseville, NY



# Visual Impact Analysis

3a

- Access location
- NYS Route 22
- Existing

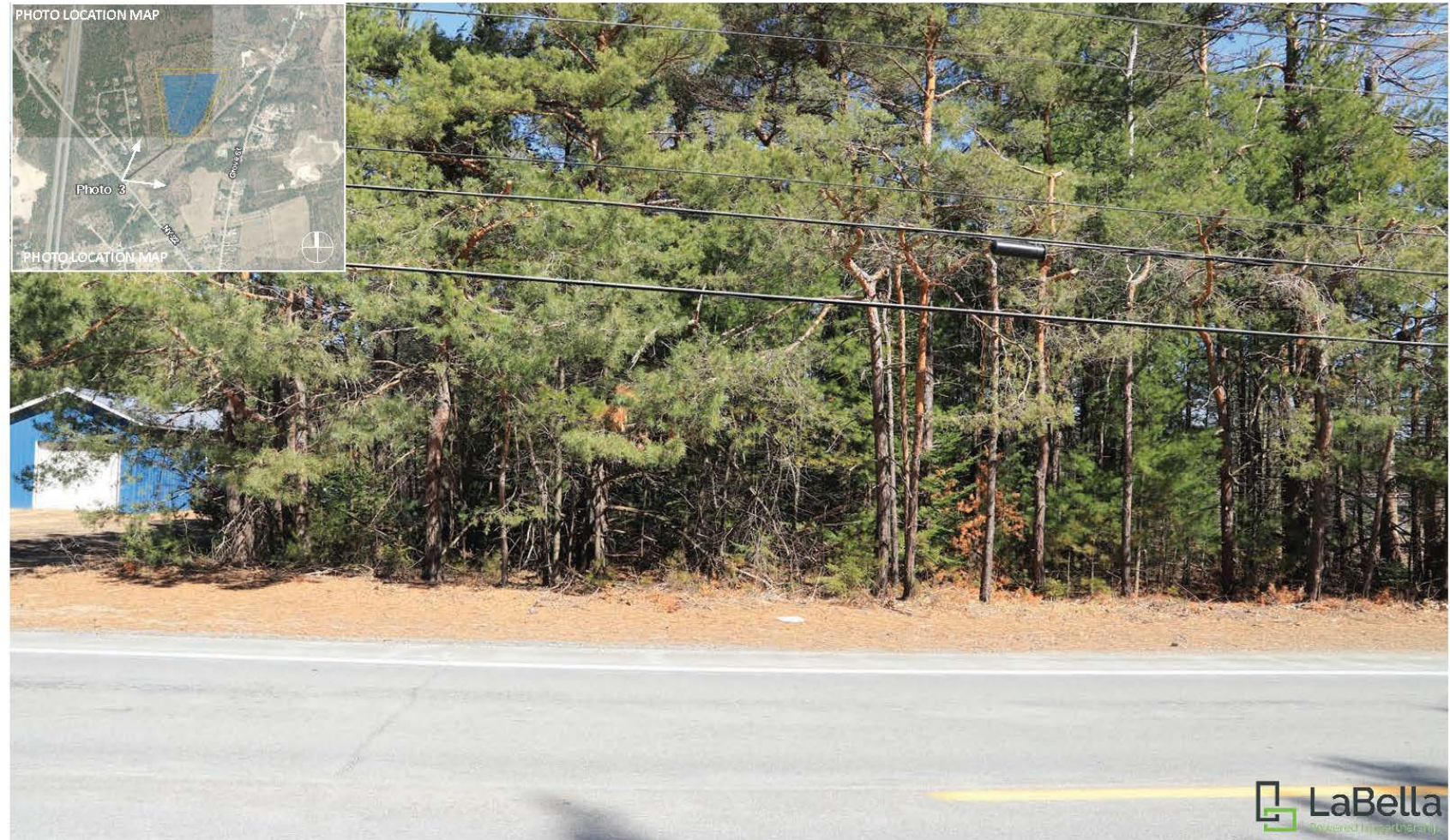


Photo 3 - NY-22 At Project Entrance  
EXISTING CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 1:39 PM  
Focal Length: 24MM  
Photo Location: 44° 30' 49.1868" N, 73° 29' 40.4448" W  
Distance to fence: 780 Feet

LaBella  
Sustainable Infrastructure

Figure A5  
PHOTO SIMULATIONS  
Catalyze Solar Project  
Keeseville, NY



# Visual Impact Analysis

3b

- Proposed
- Access location
- NYS Route 22



Photo 3 - NY-22 At Project Entrance  
SIMULATED CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 1:39 PM  
Focal Length: 24 MM  
Photo Location: 44° 30' 49.1868" N, 73° 23' 40.4448" W  
Distance to fence: 780 Feet

LaBella  
Saratoga Associates, Inc.

Figure A6  
PHOTO SIMULATIONS

Catalyze Solar Project  
Keeseville, NY



# Visual Impact Analysis

4a

- Access location
- NYS Route 22
- Traveling North
- 40 mph
- Existing



Photo 4- NY-22 near #1923  
EXISTING CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 13:46 PM  
Focal Length: 50 MM  
Photo Location: 44° 30' 45.8388" N, 73° 29' 36.8808" W  
Distance to fence: 980 Feet

LaBella  
ARCHITECTURAL & ENVIRONMENTAL

Figure A7  
PHOTO SIMULATIONS  
Catalyze Solar Project  
Keeseville, NY



# Visual Impact Analysis

4b

- Proposed
- Access location
- NYS Route 22
- Traveling North
- 40 mph



Photo 4- NY-22 near #1923  
SIMULATED CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 12:46 PM  
Focal Length: 50 MM  
Photo Location: 44° 30' 45.8388" N, 73° 29' 36.8808" W  
Distance to fence: 980 Feet

LaBella

Figure A8  
PHOTO SIMULATIONS

Catalyze Solar Project  
Keeseville, NY



- Grove Street
- Existing
- No new site access
- Not visible



Photo 5 - Grove St. near #168  
SIMULATED CONDITION

SARATOGA  
ASSOCIATES

Photograph Information  
Date: March 21, 2025  
Time: 12:53 PM  
Focal Length: 50 MM  
Photo Location: 44° 31' 08.9832" N, 73° 23' 01.4936" W  
Distance to fence: 980 Feet

LaBella

Figure A10  
PHOTO SIMULATIONS  
Catalyze Solar Project  
Keeseville, NY

**Review by Others**



# Review by Others

- Town of Ausable
  - Special Use Permit and Site Plan approval
- NYS Department of Environmental Conservation
  - SPDES for Stormwater Discharges from Construction Activity
- NYS Department of Transportation
  - Highway Work Permit
- NYS Department of Agriculture and Markets
  - Notice of Intent to Undertake an Action within an Agricultural District
- NYS Office of Parks, Recreation and Historic Preservation
  - in accordance with the New York State Historic Preservation Act

# Public Comment

- Public Notice
  - Upon receipt of application
  - Upon completion of application
  - Agency website
  - Environmental Notice Bulletin (ENB)
- Comment Letters (8 total - 2 in support)
  - 1 received after the Public Notice of Application Received
  - 7 received during the formal comment period ending August 14, 2025
  - Siting, wildlife, wetlands, forest and agricultural resources, decommissioning

- Siting for Solar
  - Agency staff received a preapplication from the applicant and conducted two site visits prior to reviewing and completing the project application
  - The site selection process by the applicant includes electric utility hosting capacity and approval, environmental considerations, positive landowner response
  - The project does not prohibit future residential subdivision or development

- Nearby and Adjoining land uses
  - Existing vegetation will minimize visibility and audible noise from equipment
  - Operation and Maintenance Plan ensures safe operation and minimal traffic



- Wetlands and Wildlife
  - Greater than 150 feet from wetlands at closest point
  - Greater than 200 feet from Southwick Brook
  - Fencing includes features to avoid impacts to wildlife
  - A mix of perennial naturalized grasses, clovers, and beneficial pollinator species will be established within the array area
  - Existing vegetation will remain on site
  - Restrictions on mowing and additional vegetation removal

- Forest and Agricultural Resources
  - Fragmented forest that has been heavily logged with very little overstory and an understory of primarily sweet fern, spotted knapweed and tree seedlings
  - Not located in Pitch Pine–Heath Barrens community
  - Existing vegetation outside the project area will remain
  - The project site contains very dry and sandy soils that are not identified as highly productive agricultural soils
  - The property is not currently used for agriculture and the proposal does not preclude agricultural uses on the project site within or adjacent to the project area

- Decommissioning
  - Infrastructure removed, reused, recycled or appropriately disposed of
  - Site restored to pre-construction condition
  - Requires a SWPPP
  - Establishes a bond to ensure successful decommissioning



**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, project design details and layout
- Compliance with the approved SWPPP
- Erosion and Sediment Control
- Construction Phasing
- Invasive Species Control
- Retention and maintenance of vegetation
- Restrict tree removal to protect NLEB
- Documentation of the completed project
- Decommissioning



**Adirondack  
Park Agency**

# **Catalyze Ausable Grove Street Microgrid, LLC**

P2025-0015

**SEPTEMBER 11, 2025**





**Adirondack  
Park Agency**