


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>DRAFT APA Permit 2025-0223</p>
<p>In the Matter of the Application of</p> <p>NEXAMP SOLAR, LLC & THE FOREST FARMERS, LLC Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: XXXX</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Nexamp Solar, LLC2. The Forest Farmers, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes construction and operation of a solar generation facility and a two-lot subdivision by lease in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ellenburg, Clinton County.

This authorization shall expire unless recorded in the Clinton County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Clinton County Clerk's Office. The Agency will consider the project in existence when either the authorized lease area has been conveyed or construction of the solar generation facility has been undertaken.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is 54.13± acres of land located on Harris Road in the Town of Ellenburg, Clinton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 141, Block 1, Parcels 4.21 & 4.23, and is described in a deed from Michael Farrell to The Forest Farmers, LLC, dated February 14, 2020, and recorded February 26, 2020 in the Clinton County Clerk's Office under Instrument Number 2020-00306390.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction and operation of an approximately 4 megawatt alternating current commercial solar generation facility on an approximately 19.4±-acre leased area of the 54.13±-acre project site. Access and interconnection will be located along Harris Road. Solar panels will be ground-mounted at a fixed tilt.

The project is shown on the following Project Plans:

- A single-sheet site plan titled "Proposed Lease Exhibit Map, Maple Ridge Solar Farm," prepared by Environmental Design Partnership (EDP), LLP, dated and received January 12, 2026 (Subdivision Plan);
- A 22-sheet plan set titled "Civil Permit Plans for Maple Ridge Renewables LLC," prepared by EDP, LLP, last revised January 30, 2026 and received by the Agency on February 9, 2026 (Site Plans);
- A 106-page report titled "Stormwater Pollution Prevention Plan for Construction Activities at Maple Ridge Renewables Community Solar Project, Town of Ellenburg, NY," prepared by EDP, LLP, revised November 2025 and received by the Agency on January 13, 2026 (SWPPP);
- A 14-page report titled "Operations and Maintenance Plan, Maple Ridge Renewables, LLC," prepared by Nexamp, dated October 2025 and received by the Agency on November 3, 2025 (Operations & Maintenance Plan);
- A nine-page report titled "Decommissioning Plan – Maple Ridge Renewables," prepared by Nexamp, dated August 1, 2025 and received by the Agency on September 17, 2025 (Decommissioning Plan);
- A four-sheet plan set titled "Visual Profiles, Maple Ridge Renewables, LLC," prepared by EDP, LLP, last revised January 30, 2026 and received by the Agency on February 9, 2026 (Visual Profiles); and
- A 17-page report titled "Maple Ridge Solar Visual Impact Assessment," prepared by EDP, LLP, dated December 16, 2025 and received by the Agency on January 13, 2026 (Visual Impact Assessment).

A reduced-scale copy of Sheet C-301 of the Site Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision (including subdivision by lease) involving wetlands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any major public utility use on Rural Use lands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Clinton County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit and all Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0223, issued **XXXX**, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision by lease as depicted on the Subdivision Plan. Any subdivision not depicted on the Subdivision Plan shall require a new or amended permit.
6. Subject to the conditions stated herein, this permit authorizes the construction and operation of a solar generation facility and associated site development in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the solar generation facility, associated site development, or Point of Interconnection with the existing overhead utilities shall require prior written Agency authorization.

7. The project authorized herein shall not be undertaken, including any tree removal or soil disturbance, unless and until the Agency has granted a separate permit or issued a non-jurisdictional letter for utility line and pole upgrades along Harris Road to or past the project site.
8. Prior to commencing construction of the solar generation facility authorized herein, the Agency shall be provided proof of the decommissioning bond agreed to by the Town of Ellenburg as described in the Decommissioning Plan.
9. Construction activities shall be undertaken in compliance with the phasing plans as depicted on the Site Plans and in accordance with the SWPPP. Any area of soil disturbance greater than 5 acres at any one time shall require prior written Agency authorization.
10. The project shall be undertaken in compliance with the erosion and sediment controls shown on the Site Plans.
11. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
12. There shall be no lighting installed on the project site without prior written Agency authorization.
13. Except as depicted on the Site Plans, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed to undertake the project without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. Mowing within the lease parcel boundaries shown on the Site Plans shall only occur between November 1 and May 1 of any year.
15. The application of any pesticides or herbicides within the lease parcel boundaries shall require prior written Agency authorization.
16. All trees and shrubs depicted and described on Sheet L-100 of the Site Plans shall be planted no later than the first spring or fall planting season after final grading related to the construction of the solar generation facility. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
17. All seed mixes shall be planted and maintained as depicted and described on Sheet L-100 of the Site Plans.

18. The undertaking of any activity involving wetlands shall require a new or amended permit.
19. The Agency shall be provided with color photographs showing the completed project within 30 days of project completion. Photographs shall be taken at the project site and from Photo Locations A, B, C, and D of the Visual Impact Assessment. All photographs shall identify the date the picture was taken, the location of the photograph, and the lens size employed.
20. Except pursuant to written approval by the Agency, within one year of the solar generation facility ceasing to produce power, all infrastructure associated with the facility shall be removed and the site shall be restored to pre-development conditions at the owner's and/or operator's expense pursuant to the Decommissioning Plan.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578 and 9 NYCRR Part 574. The Agency hereby finds that the solar generation facility and subdivision authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated:

Ray Brook, New York

ADIRONDACK PARK AGENCY

By: _____

John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

