



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0223

Lease Area = 19.80± acres

Assigned EPS:COM Reviewed by: enter reviewer initials Date: enter review date

Existing Development

PRINCIPAL BUILDINGS

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
none	enter text	enter text
Click or tap here to enter text.	enter text	enter text

ACCESSORY STRUCTURES

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
None	enter text	enter text
Click or tap here to enter text.	enter text	enter text

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
None proposed	enter text	enter text	enter text	enter text
Click or tap here to enter text.	enter text	enter text	enter text	enter text

Have necessary density? Y N N/A - Town has ALLUP and regulates density

remaining potential principal buildings = n/a from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	# Bedrooms	Slopes
Solar array	< 20 acres	~10.5 feet	n/a	0-10%
Utility poles (5)	<5 SF	<40 feet	n/a	0-15%
Electrical equipment pad	<2,000 SF	<15 feet	n/a	0-15%
Perimeter fencing	~14.89 acres to be fenced in	8 feet	n/a	0-20%

ACCESS

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

Driveway is <input type="checkbox"/> existing / <input checked="" type="checkbox"/> proposed	Length: 250 feet	Width: 20 feet
Sight distance evaluated? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Slopes: 0-10%	
Need clearing/grading? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Comments: Access to the project site exists on a driveway extending beyond the end of Harris Road. The proposed driveway is to provide access for the solar development. (Note if HOA or shared maintenance involved)	
Need hwy access permit? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Need easement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Need signs? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		

VISUAL / AESTHETICN/A – no proposed/authorized developmentY N Proposed development visible from public areas

If Y, list public viewpoints: Will be partially visible from Harris Road, but berm and plantings will provide some screening.

Y N Existing topography / vegetation will screen, if retainedY N Planting plan proposed If Yes, RASS forestry analyst consulted**WASTEWATER TREATMENT (WWTS)** *Consult RASS engineer for engineered plans Individual on-site Municipal Community N/A - no proposed/authorized developmentY 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 WWTS proposed to remain (needs suitable 100% replacement area)**WATER SUPPLY** Individual on-site Municipal N/A – no proposed/authorized developmentY N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)**STORMWATER / EROSION & SEDIMENT CONTROL** *Consult RASS engineerN/A – no proposed/authorized developmentY 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 UndergroundAvailable at road? Y N Overhead UndergroundProposed for site? Y N Overhead Underground



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0223

Total Project Site = 54.13± acres (TM#s 141.-1-4.21 & 141.-1-4.23)

Assigned EPS:COM Reviewed by: enter reviewer initials Date: enter review date

Existing Development

PRINCIPAL BUILDINGS

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Single family dwelling (cabin)	N	Y, 1985 (according to County records)
Click or tap here to enter text.	enter text	enter text

ACCESSORY STRUCTURES

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
None	enter text	enter text
Click or tap here to enter text.	enter text	enter text

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
None proposed	enter text	enter text	enter text	enter text
Click or tap here to enter text.	enter text	enter text	enter text	enter text

Have necessary density? Y N N/A - Town has ALLUP and regulates density

remaining potential principal buildings = n/a from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	# Bedrooms	Slopes
None proposed	enter text	enter text	enter text	enter text
Click or tap here to enter text.	enter text	enter text	enter text	enter text

ACCESS

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

Driveway is <input type="checkbox"/> existing / <input checked="" type="checkbox"/> proposed	Length: 250 feet	Width: 20 feet
Sight distance evaluated? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Slopes: 0-10%	
Need clearing/grading? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Comments: Access to the project site exists on a driveway extending beyond the end of Harris Road. The proposed driveway is to provide access for the solar development. (Note if HOA or shared maintenance involved)	
Need hwy access permit? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Need easement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Need signs? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		

VISUAL / AESTHETIC

N/A – no proposed/authorized development

Y N Proposed development visible from public areas
If Y, list public viewpoints: **Will be visible from Harris Road, but berm and plantings will provide some screening.**

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*

Individual on-site Municipal Community N/A - no proposed/authorized development

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 WWTS proposed to remain *(needs suitable 100% replacement area)*

WATER SUPPLY

Individual on-site Municipal N/A – no proposed/authorized development

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*

N/A – no proposed/authorized development

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



PERMIT WRITING FORM – P2025-0223

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

APPLICANT

Project Sponsor(s): Maple Ridge Renewables, LLC c/o Nexamp Solar, Inc.
Landowner(s): The Forest Farmers, LLC
Authorized Representative: Fred Ball (Nexamp Solar, Inc.)

PROJECT SITE

Town/Village: Ellenburg County: Clinton
Road and/or Water Body: Harris Road
Tax Map #(s): 141.-1-4.21 & 141.-1-4.23
Deed Ref: Instrument # 2020-00306390
Land Use Area(s): []H []MIU []LIU [x]RU []RM []IU
Project Site Size: 54.13± acres
[x] Same as Tax Map #(s) identified above
[] Only the []H []MIU []LIU [x]RU []RM []IU portion of the Tax Map #(s) identified above
[] Other (describe): n/a

Lawfully Created? [x]Y []N [] Pre-existing subdivision: n/a
River Area: []Y [x]N If Yes: []Wild - []Scenic - []Recreational Name of River: n/a

CEAs (include all): [x]Wetland - []Fed Hwy - []State Hwy - []State Land - []Elevation - []Study River
There are jurisdictional wetlands on the project site south of Harris Road, but they will not be impacted by the proposed project.

PROJECT DESCRIPTION

Construction and operation of a 4.0 MW AC commercial solar generating facility on the north side of Harris Road, to include a fixed-tilt, ground-mounted array within a 19.6-acre leased area.

JURISDICTION (including legal citation)

810 (1)(d)(18): major public utility use in a Rural Use land use area
810 (1)(d)(1)(b): Subdivision (by lease) involving wetlands in a Rural Use land use area

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

none

FINDINGS OF FACT – ENVIRONMENTAL SETTING

LAKES, PONDS, NAVIGABLE RIVERS & STREAMS

Check if none [x]

Table with 3 columns: Field Name, Value, and Check if none. Rows include Water Body Name, Length of Existing Shoreline, Minimum Lot Width, Structure Setback (APA Act), Structure Setback (River Regs), and Cutting proposed within 6 ft of MHWM.

- 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: Project site contains two unclassified, unnamed tributaries to Lower Chateaugay Lake/Narrows. They are both located south of Harris Road and will not be impacted by the proposed project.

Wetlands

- Y N Jurisdictional wetland on property, or
Y N Wetlands are a basis of development jurisdiction If Yes, RASS biologist consulted
 → If Y, covertime: 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: 0-25+% Building area(s) if authorizing development: 0-10%

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: n/a

Stormwater

Y N Greater than 1 acre disturbance
 If Yes, stormwater management reviewed and approved by RASS engineer

Area of disturbance: 19.4 acres

Y N Proposed ground disturbance < 100 feet from wetlands
 If Yes, stormwater management reviewed and approved by RASS engineer
Setback to wetlands: greater than 100 feet

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested

Adjoining Land Uses / State Land: RU

Is nearby development visible from road? Y N

→ If Y, name road and describe visible development: One single family dwelling visible on Harris Road.

Additional Existing Development (ex: dam on site, etc.): n/a

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

FINDINGS OF FACT – COORDINATED REVIEW

- Y N Archeologically Sensitive Area, according to OPRHP If Yes, APA APO / OPRHP consulted
- Y N Structures > 50 years old on or visible from site If Yes, APA AHPO / OPRHP consulted
- Y N Solar Project > 50 acres requiring ZVI & historic inventory If Yes, APA AHPO consulted
- Y N Within Lake George Park If Yes, LGPC consulted / application submitted
- Y N Public water supply If Yes, DEC / DOH application submitted
- Y N Greater than 1,000 gpd wastewater If Yes, DEC application submitted
- Y N Disturbing bed or bank of classified/navigable water body If Yes, DEC application submitted
- Y N Disturbing 300 LF or more of a stream (temp + perm) If Yes, DEC application submitted
- Y N Disturbing ¼ acre of Corps wetlands (temp + perm) If Yes, DEC application submitted
- Y N Creating 5 or more lots less than 5 acres each If Yes, DOH application submitted
- Y N Army Corps involvement * If Yes, ACOE consulted
- Y N Agency-approved Local Land Use Program 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

Check if N/A

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: n/a

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: Poles will be less than 40 feet in height and fixed-tilt solar panels will be less than 11 feet in height, as proposed and reviewed

Structure footprint limit and justification: Less than 20 acres, 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)

Check if N/A

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)

Check if N/A

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)

Check if N/A

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)

Check if N/A

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

Check if N/A

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: **Vegetative clearing for the proposed project is limited to what is shown on the site plans.**

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: **Cutting of vegetation for the solar development is limited to what is shown on the site plans.**

Justification: **The project site has been historically managed for forest production and is adjacent to 1,400+ acres of working forest conservation easement lands that are also owned by the landowner.**

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: **as shown and described on the site plans.**

Justification: **To reduce off-site visual impact, and to stabilize disturbed soils during and after construction and ensure effective stormwater absorption. Also to provide benefit to pollinators after construction.**

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: **1 existing on TM#141.-1-4.23**

Mathematically available # of new PBs (in addition to existing or replacement): n/a

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

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

Check if 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)

Check if N/A

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: Ensure that the proper control measures are selected and implemented to minimize the discharge of stormwater and prevent a violation of the water quality standards in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.

Erosion and Sediment Control (if authorizing development)

Check if N/A

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: Minimize erosion to avoid sedimentation of downslope areas.

Infrastructure Construction (if authorizing development)

Check if N/A

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 buildings are proposed, and no outdoor lighting is proposed or authorized.

Additional Site / Project-Specific Concerns / Conditions Needed

Proof of Decommissioning Bond, Construction Phasing, Invasive Species Control, Photographic Documentation of Construction, Mowing and Vegetation Management, and Decommissioning

Justification: Verify a bond is in place prior to construction to ensure decommissioning in the event of abandonment or financial failure. Phase construction so that effective erosion and sediment control can be implemented. Minimize the spread of invasive species within the project area. Verify the project has been constructed as authorized. Provide the maximum benefit to pollinators within the vicinity of the project area. Guarantee effective decommissioning at the end of the project lifecycle.

Y N **Public comments received** If Yes, #: Six comments received during the public comment period.

Y N **Applicant submitted response (notes, if any)** n/a