

From: Marya Pirak <maryapirak@gmail.com>
Sent: Thursday, October 9, 2025 6:15 PM
To: APA Regulatory Programs Comments
Subject: Public Comment re APA Project No. 2025-0223

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To: Corrie Magee
Re: APA Project No. 2025-0223

Dear Corrie Magee,

My name is Marya Pirak and I am writing today to provide an initial public comment regarding the APA Permit Application for Project No. 2025-0223 which involves the installation of an approximately 4 MW solar farm on Harris Road in Lyon Mountain, NY. I own the adjoining property located at 100 Harris Road, Lyon Mountain, NY, Parcel No. 141.-1-4.22. Recognizing the importance of renewable energy development, my comments are intended to be constructive and should not be interpreted as opposition to the project's advancement. However, as the sole residential property in direct proximity to the proposed project, I am writing today to provide specific concerns, questions, and comments for the APA's review and consideration.

I have requested copies of the application files via a FOIL request, but have not yet received them. Consequently, the following comments are preliminary in nature based on currently publicly available information, and I anticipate submitting further comments in the future.

Finally, I strongly encourage an APA representative to visit the proposed project site so that the current topography and potential visual, environmental, and infrastructure impacts of the project on the immediate surrounding area can be assessed in person.

Specific Comments and Requests:

Placement of Project Components and Impact on Adjoining Property: The front of my residence looks out over the road and adjoining parcels where the proposed project will be installed. Based on the Town of Ellenburg meeting minutes, the proposed project would be within 164 feet of my house. The placement and location of the solar panels and associated interconnection equipment are of critical concern. If the project or any components thereof are placed within view of my residence or appurtenant outbuildings this could have a negative impact on my property's view, and significantly decrease the market value of my property.

To date, no representative of the project developer or project owner has come to speak with me regarding the proposed project and how it may impact us. As a result, it is not clear to me exactly what portion of the project would be within 164 feet of my residence and whether or not any portion of the project would be within view of my residence and appurtenant outbuildings. There is a large tree line which runs through the middle of Parcel No. 141.-1-4.23 situated North from the front of my residence. Should placement of the solar panels and associated equipment be on the other side of that tree line and out of view of my residence and appurtenant outbuildings, then I would be supportive of that placement. Living within the Adirondack Park affords private property owners such as myself the ability to enjoy the beautiful wilderness and wildlife which is so abundant here. I encourage the APA to consider the impact on views of adjoining residences when considering solar farm development.

Transmission Lines and Fire Safety: The above comments also apply to interconnection equipment and transmission lines. I seek clarification on whether the transmission/gen-tie lines for the project will be underground or overhead. If the lines were within view of my property I would obviously prefer that the lines were underground and out of view instead of overhead lines.

More important than visual impact, underground power lines would pose less of a potential fire risk than overhead lines given the

harsh weather conditions we experience in this area. For example, during the winter months we frequently experience multiple days in a row with strong winds, often with wind gusts measuring over 60 miles an hour. We also experience heavy snow loads and months of freezing conditions. If the lines were underground, the lines would be better protected and less of a fire hazard. The potential for fire is concerning given the heavily wooded area, no fire hydrants, and currently Harris Road is the only drivable access point to my residence and the proposed project parcels.

Glare and Noise Impact Assessment: The proximity of the proposed project requires a thorough evaluation of operational impacts. The project developer should be required to complete a comprehensive study on potential solar glare and noise impacts. This study must identify and propose specific mitigation measures, such as the establishment of an evergreen vegetative screen, anti-reflective coating on the solar panels, adjustments to panel tilt, etc.

My concern regarding solar glare and noise is not only for myself but for the wildlife that inhabits this area as well as the animals that currently live on and will live on my property. We currently have dogs and will have horses and other livestock in the near term. Unfiltered solar glare and noise will negatively impact dogs, horses, and the surrounding ecosystem, which all have better hearing and are more sensitive to glare and noise than humans. I encourage the APA to consider requiring mitigation measures (such as an evergreen vegetative screen and strategic placement of the solar panels) and determine how to enforce compliance.

Infrastructure Degradation: Harris Road is the only access point to our residence. My understanding is that there was a traffic impact study completed and that the initial installation of the project would cause traffic concerns for approximately six months. Harris Road is paved from Route 374 to beyond the first two residences. At the point where the road leads up the hill to my property and the project parcels the road is compact gravel. Two years ago, during a significant rain/flooding event the road was catastrophically washed out. The Town of Ellenburg generously fixed and widened Harris Road. Since that time the gravel portion of Harris Road has been degraded due to the impact of daily travel of heavy load logging trucks.

While this daily travel has currently ceased, without a more permanent solution or mitigation measures the road would continue to degrade if heavy load truck traffic is present as a result of the solar farm installation. The APA should require the developer to establish a pre- and post-construction road assessment and commit to a mitigation plan or permanent solution to ensure the integrity of Harris Road is maintained throughout the construction phase and is restored or improved to a stable condition following completion.

Water Quality and Potential Contaminants: My water well sits approximately less than 50 feet from the proposed project parcels. There is a stream that runs behind our residence, down Harris Road past each of our neighbors who also have groundwater wells and ultimately discharges into Chateaugay Lake at the end of Harris Road. Any major rainfall (which happens often here) causes a runoff of water from the property where the proposed project would be installed, down the length of Harris Road, into the stream, and ultimately into Chateaugay Lake. If there is potential for any chemical pollution then this could jeopardize the health of wildlife, residents, and domestic animals that live on Harris Road and drink the water, as well as the residents that use Chateaugay Lake.

While generally solar farms do not utilize potential contaminants such as fuel, etc., I request a definitive statement detailing any potential contaminants that may be used for operation or maintenance, including but not limited to cleaning solutions, antifreeze, or fuels for backup systems. A clear plan must be established to prevent any chemical pollution from impacting the adjacent groundwater wells, streams, and the broader water resources, including Chateaugay Lake, to protect public and environmental health.

I appreciate the APA's consideration of my initial comments during this application review process and look forward to submitting additional comments upon further review of the full application. If you have any questions, I can be reached directly at marypirak@gmail.com or (206) 383-9841.

Sincerely,

Marya Pirak

From: Marya Pirak <maryapirak@gmail.com>
Sent: Thursday, October 16, 2025 6:43 PM
To: APA Regulatory Programs Comments
Subject: Re: Public Comment re APA Project No. 2025-0223

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Good evening,

I am writing to provide additional follow-up comments regarding APA Project No. 2025-0223. Following receipt of the APA Application materials, it is apparent that the project as proposed would severely and negatively impact my home as well as the other residents of Harris Road. I urge the APA to categorically deny the proposed project as currently proposed. It is abundantly clear from the site plans that the proposed project would be within view of my home and create a constant disturbance to not only us but also the wildlife in this area as a result of solar glare and noise. Further, removal of the heavily wooded areas that are currently present on the proposed project parcels would exacerbate the soil erosion and stormwater runoff issues that are already present.

In order to impartially evaluate the potential impacts of the project, I urge the APA to consider requiring the applicant to submit noise, solar glare, and environmental impact assessments completed by independent consultants and not the project's design firm.

I am continuing to review the application materials and will submit further comments in the near term.

Thank you,
Marya

On Thu, Oct 9, 2025 at 6:15 PM Marya Pirak <maryapirak@gmail.com> wrote:

To: Corrie Magee
Re: APA Project No. 2025-0223

Dear Corrie Magee,

My name is Marya Pirak and I am writing today to provide an initial public comment regarding the APA Permit Application for Project No. 2025-0223 which involves the installation of an approximately 4 MW solar farm on Harris Road in Lyon Mountain, NY. I own the adjoining property located at 100 Harris Road, Lyon Mountain, NY, Parcel No. 141.-1-4.22. Recognizing the importance of renewable energy development, my comments are intended to be constructive and should not be interpreted as opposition to the project's advancement. However, as the sole residential property in direct proximity to the proposed project, I am writing today to provide specific concerns, questions, and comments for the APA's review and consideration.

I have requested copies of the application files via a FOIL request, but have not yet received them. Consequently, the following comments are preliminary in nature based on currently publicly available information, and I anticipate submitting further comments in the future.

Finally, I strongly encourage an APA representative to visit the proposed project site so that the current topography and potential visual, environmental, and infrastructure impacts of the project on the immediate surrounding area can be assessed in person.

Specific Comments and Requests:

Placement of Project Components and Impact on Adjoining Property: The front of my residence looks out over the road and adjoining parcels where the proposed project will be installed. Based on the Town of Ellenburg meeting minutes, the proposed project would be within 164 feet of my house. The placement and location of the solar panels and associated interconnection equipment are of critical concern. If the project or any components thereof are placed within view of my residence or appurtenant outbuildings this could have a negative impact on my property's view, and significantly decrease the market value of my property.

To date, no representative of the project developer or project owner has come to speak with me regarding the proposed project and how it may impact us. As a result, it is not clear to me exactly what portion of the project would be within 164 feet of my residence and whether or not any portion of the project would be within view of my residence and appurtenant outbuildings. There is a large tree line which runs through the middle of Parcel No. 141.-1-4.23 situated North from the front of my residence. Should placement of the solar panels and associated equipment be on the other side of that tree line and out of view of my residence and appurtenant outbuildings, then I would be supportive of that placement. Living within the Adirondack Park affords private property owners such as myself the ability to enjoy the beautiful wilderness and wildlife which is so abundant here. I encourage the APA to consider the impact on views of adjoining residences when considering solar farm development.

Transmission Lines and Fire Safety: The above comments also apply to interconnection equipment and transmission lines. I seek clarification on whether the transmission/gen-tie lines for the project will be underground or overhead. If the lines were within view of my property I would obviously prefer that the lines were underground and out of view instead of overhead lines.

More important than visual impact, underground power lines would pose less of a potential fire risk than overhead lines given the harsh weather conditions we experience in this area. For example, during the winter months we frequently experience multiple days in a row with strong winds, often with wind gusts measuring over 60 miles an hour. We also experience heavy snow loads and months of freezing conditions. If the lines were underground, the lines would be better protected and less of a fire hazard. The potential for fire is concerning given the heavily wooded area, no fire hydrants, and currently Harris Road is the only drivable access point to my residence and the proposed project parcels.

Glare and Noise Impact Assessment: The proximity of the proposed project requires a thorough evaluation of operational impacts. The project developer should be required to complete a comprehensive study on potential solar glare and noise impacts. This study must identify and propose specific mitigation measures, such as the establishment of an evergreen vegetative screen, anti-reflective coating on the solar panels, adjustments to panel tilt, etc.

My concern regarding solar glare and noise is not only for myself but for the wildlife that inhabits this area as well as the animals that currently live on and will live on my property. We currently have dogs and will have horses and other livestock in the near term. Unfiltered solar glare and noise will negatively impact dogs, horses, and the surrounding ecosystem, which all have better hearing and are more sensitive to glare and noise than humans. I encourage the APA to consider requiring mitigation measures (such as an evergreen vegetative screen and strategic placement of the solar panels) and determine how to enforce compliance.

Infrastructure Degradation: Harris Road is the only access point to our residence. My understanding is that there was a traffic impact study completed and that the initial installation of the project would cause traffic concerns for approximately six months. Harris Road is paved from Route 374 to beyond the first two residences. At the point where the road leads up the hill to my property and the project parcels the road is compact gravel. Two years ago, during a significant rain/flooding event the road was catastrophically washed out. The Town of Ellenburg generously fixed and widened Harris Road. Since that time the gravel portion of Harris Road has been degraded due to the impact of daily travel of heavy load logging trucks.

While this daily travel has currently ceased, without a more permanent solution or mitigation measures the road would continue to degrade if heavy load truck traffic is present as a result of the solar farm installation. The APA should require the developer to establish a pre- and post-construction road assessment and commit to a mitigation plan or permanent solution to ensure the integrity of Harris Road is maintained throughout the construction phase and is restored or improved to a stable condition

following completion.

Water Quality and Potential Contaminants: My water well sits approximately less than 50 feet from the proposed project parcels. There is a stream that runs behind our residence, down Harris Road past each of our neighbors who also have groundwater wells and ultimately discharges into Chateaugay Lake at the end of Harris Road. Any major rainfall (which happens often here) causes a runoff of water from the property where the proposed project would be installed, down the length of Harris Road, into the stream, and ultimately into Chateaugay Lake. If there is potential for any chemical pollution then this could jeopardize the health of wildlife, residents, and domestic animals that live on Harris Road and drink the water, as well as the residents that use Chateaugay Lake.

While generally solar farms do not utilize potential contaminants such as fuel, etc., I request a definitive statement detailing any potential contaminants that may be used for operation or maintenance, including but not limited to cleaning solutions, antifreeze, or fuels for backup systems. A clear plan must be established to prevent any chemical pollution from impacting the adjacent groundwater wells, streams, and the broader water resources, including Chateaugay Lake, to protect public and environmental health.

I appreciate the APA's consideration of my initial comments during this application review process and look forward to submitting additional comments upon further review of the full application. If you have any questions, I can be reached directly at maryapirak@gmail.com or (206) 383-9841.

Sincerely,

Marya Pirak

From: Marya Pirak <maryapirak@gmail.com>
Sent: Wednesday, October 22, 2025 2:31 PM
To: APA Regulatory Programs Comments
Subject: Public Comment re APA Project No. 2025-0223

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ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To: Corrie Magee
Re: APA Project No. 2025-0223

Re: Public Comments Regarding Maple Ridge Renewables Harris Rd Solar Project / APA Project No. 2025-0223

Good afternoon,

My name is Marya Pirak and I am writing to provide additional follow-up comments regarding APA Project No. 2025-0223. I own and live at the adjoining property located at 100 Harris Rd in direct proximity to the proposed project. Like many of us, I support the concept of renewable energy, but my concern is that this project, as currently proposed, appears to overlook the health, safety, and quality of life for all residents on Harris Rd, not just my own family. After reviewing the project application materials, I am writing today to provide additional specific concerns and comments for the APA's consideration.

Placement of Project Components and Impact on Adjoining Property: The front of my home looks out over Harris Rd and the adjoining parcels where the proposed project would be installed. The placement and location of the solar panels and associated interconnection equipment are of critical concern. If the project or any components thereof are placed within view of my residence or appurtenant outbuildings this will have a negative impact on my property's view and significantly decrease the market value of my property.

As currently proposed, the solar project and associated interconnection facilities are within direct view of my property and full-time home residence. The project boundary does not comply with the Town of Ellenburg Solar Law setback requirement of a minimum of 200 ft away from the property line of the nearest residence. Further, there is considerable lack of information regarding the visual impact and proposed mitigation measures. For example, site plans depict an 8 ft fixed knot farm fence while the visual impact Figures 3-7 do not include any fence line. Moreover, the visual impact Figures 3-7 are not a depiction of real-life conditions considering they show one line of solar panels, not 17 acres of panels, and further represent a fully forested background even though the project would require the clearing of acres of mature forest. Initial installation of the project would also require a 25,000 sqft staging area that is brazenly located directly across the road from my home.

These deficiencies and inadequate contemplation of our adjoining property show a substantial lack of good faith. Furthermore, the utter disregard for adverse impacts to us as adjoining landowners feels deliberate as if it is an effort to create such intolerable conditions that we would be forced to sell our property at a price well below market value.

I urge the APA to further investigate what the visual impact of the proposed project would be and consider requiring evergreen vegetative screening that would have an immediate effect such as a "climate wall" which can be made of rock formation and other natural vegetative resources. See <https://climatewall.com/en-us/climatewall-gallery/>.

Transmission Lines and Fire Safety: The foregoing comments also apply to interconnection equipment and transmission lines. The transmission/gen-tie lines for the project should be installed underground not only for aesthetic reasons but also for fire safety. Placement of the transmission/gen-tie lines underground is consistent with the Town of Ellenburg Solar Law.

Underground power lines would pose less of a potential fire risk than overhead lines given the harsh weather conditions in this

area. During the winter months we frequently experience multiple days in a row with strong winds, often with wind gusts measuring over 60 miles an hour, heavy snow loads, and months of freezing conditions. If the lines were underground, the lines would be better protected and less of a fire hazard. The potential for fire is concerning given the heavily wooded area, no fire hydrants, and currently Harris Rd is the only drivable access point to my residence and the proposed project parcels.

Glare Impact: The proximity of the proposed project requires a thorough evaluation of operational impacts. The solar glare analysis submitted with the application claims that there would be zero solar glare appreciated at an observation point outside the front of my house. This appears to be virtually impossible given that the analysis also states the solar panels would be tilted in a southern facing direction aimed directly at my property. Upon closer inspection of the solar glare analysis, the following data inputs into the analysis are false: (1) the data inputs account for a mature tree line surrounding the project boundary even though the project will require the clearing of mature trees from the property, and (2) the data inputs account for a 10 ft vegetative screening based on full growth even though there is a considerable lack of information regarding such vegetative screening, vegetative screening is not opaque, and any vegetative screening would take 10+ years to mature. Further, the solar glare analysis only measures at an observation point of 10 ft, *i.e.*, a first-floor window, and does not account for the fact that my house is two stories and does not provide an analysis for view from a higher point. Obviously if the solar glare analysis includes false data inputs, then the return is their desired “zero” impact. The project developer should be required to conduct a solar glare analysis based on real data inputs such as site conditions upon installation (not conditions 10 + years following installation), account for the fact that vegetative screening is not opaque, and analyze solar glare anticipated at a 2nd floor window height and other points along the front northern face of my property line.

The only way to ensure that there is no solar glare on my property would be to (1) require the applicant to tilt the solar panels in a northern direction and not a southern direction aimed directly at my property, or (2) implement screening on the southern border of the project boundary the length of Harris Rd that is opaque such as a “climatewall” which can be made of rock formation and other natural vegetative resources. See <https://climatewall.com/en-us/climatewall-gallery/>.

Noise Impact: The noise impact study finds that there are two pieces of noise generating equipment associated with the project, a Three Phase Transformer and a Central Inverter. The study finds that at a distance located in front of my home the noise level would purportedly be 22dB which applicant states is “background noise typically associated with a wilderness area.” I think we can all agree that constant noise from electric generating equipment and ambient natural wildlife noise are two very different things. Attempting to lessen the impact of results by comparing the noise level to the existing habitat shows further lack of good faith.

The noise impact study also fails to recognize that we use the whole of our property and are not sequestered to our home. We have recently built a barn and shop on our property and will use the entire existing cleared area for horse pasture and other recreational activities. The applicant should be required to study noise impact at several different points along the northern border of my property and not a single point which achieves their desired conclusion that there would be limited impact. The noise study also states we can expect construction noise of 85 – 100 dB on a daily basis for a year during construction.

In an attempt to minimize the adverse impact of these results, the applicant states that “[i]t should also be noted that the electrical equipment only generates noise during daylight hours when the solar field is producing electricity.” This essentially means that my family—and our neighbors—will only have peace when it is nighttime and the sun is down. My husband and I work from home and are therefore home 24/7. This type of intrusion and nuisance on a daily basis for the rest of our lives is completely unacceptable. If the project were to continue then I strongly recommend requiring the installation of sound barrier fencing around all noise generating equipment, including but not limited to the Three Phase Transformer and Central Inverter. I’ve included a link to a well-established company that installs sound barrier fencing and has worked with solar farm developers across the U.S.: <https://www.ailsoundwalls.com/>. The aforementioned “climatewall” suggested for visual screening also helps mitigate adverse noise impacts. See <https://climatewall.com/en-us/climatewall-gallery/>

Harris Rd: Harris Rd is the only access point to our residence. My understanding is that there was a traffic impact study completed and that the initial installation of the project would cause traffic concerns for approximately six months. Harris Rd is paved from Route 374 to beyond the first two residences. At the point where the road leads up the hill to my property and the project parcels the road is compact gravel. Two years ago, during a significant rain/flooding event the road was catastrophically

washed out. The Town of Ellenburg generously fixed and widened Harris Rd. Since that time the gravel portion of Harris Rd has severely degraded due to the impact of daily travel of heavy load logging trucks.

Without a more permanent solution or mitigation measures Harris Rd will continue to degrade if heavy load truck traffic is present as a result of the solar farm installation. The project developer should be required to establish a pre- and post-construction road assessment and commit to a mitigation plan or permanent solution to ensure the integrity of Harris Rd is maintained throughout the construction phase and is restored or improved to a stable condition following completion.

Water Quality, Potential Contaminants, and Soil Impacts: Each resident of Harris Rd has a groundwater well. It is well-established that water runs off from the proposed project parcels and adjoining lands to the East down the length of Harris Rd, into the stream and ultimately into the lake. If there is potential for any chemical pollution then this could jeopardize the health of wildlife, residents, and domestic animals that live on Harris Rd, as well as the surrounding lake community. To protect public and environmental health, a clear plan must be established to prevent any chemical pollution from impacting the adjacent groundwater wells, streams, and the broader water resources.

Further, removal of mature trees and the disruption of soil to accommodate the proposed project could potentially exacerbate the soil erosion issues that are already present. The residents of Harris Rd as well as other longstanding members of the community have frequently commented on the increase in water runoff following the commercial logging operations in this area and how the environmental status of the proposed project parcels has already been negatively impacted by fuels and other activities associated with commercial logging operations. While the stormwater impact assessment appears to conclude that pre- and post-development conditions are similar, it fails to recognize that the proposed project lands have already been degraded from their historical conditions.

There is also the potential for severe public health and environmental disasters. A dense forest slows down wind speed by forcing air to navigate around and through the trees. Removing the forest cover eliminates this friction, allowing wind to move more freely and at higher speeds. The project as proposed would require the removal of acres of mature trees while retaining a border of mature growth 30ft + trees to the north, west, and east project boundaries while placing the solar panels abutted up against the retained tree line. Given the loss of windbreak this creates a highly likely scenario that the retained bordering tree line will fall, potentially damaging the solar installation and exposing the surrounding environment and residents to chemical pollution as well as creating fire risk. This likelihood is further compounded when coupled with the fact that the surrounding soil will be disturbed and there will be an increase in water runoff. I cannot stress enough how high the wind speeds are up on the ridge where our property and the project parcels are located. It is not a matter of whether trees along the retained border will fall, but when. This is why I strongly disagree with installing a solar farm in a densely forested area. If the project continues to move forward, then there needs to be an emergency response plan in place addressing this situation that includes fire safety, water resource monitoring, and soil remediation.

Rural Community and Adirondack Park Lands: The project parcels and surrounding community have historically been rural, agricultural, and forested areas. Integrating a solar project of this size into dedicated forest area is not appropriate. While a person may expect to see solar installations in industrial areas, large open fields, and cities, installing a solar project on a peaceful road in the middle of an abundant wildlife ecosystem is out of character with the nature of the community. Even though some land within the Adirondack Park boundaries is privately owned, it is still a protected area and I believe that members of this community take their stewardship of park lands seriously. Approving a project like this would set a precedent for further development and open up the potential for other community members to be adversely affected.

My concerns are not only for community members but also for the wildlife that inhabits this area as well as the animals that currently live on and will live on my property. Unfiltered solar glare and noise will negatively impact dogs, horses, and the surrounding ecosystem, which all have better hearing and are more sensitive to glare and noise than humans. The deer, turkey, coywolves, foxes, rabbits, and various species of birds all inhabit the proposed project parcels – I see them out my front window every day. Destroying acres of mature forest for a project of this scale, which impacts the habitat of the wildlife we cherish, seems out of character with our community's nature and our stewardship of this special land.

The application materials state that it was determined that no biological survey should be required because there were no existing ecological communities present. It is not clear to me when this information was assessed, but I'm guessing this was determined when the parcels were part of an active logging operation. The wildlife was abundant here before the logging and have since returned once logging operations ceased. Therefore, I urge the APA to require that a biological survey is completed.

For the reasons stated herein, I urge the APA to categorically deny the Maple Ridge Renewables Harris Rd Solar Project. If the project continues to move forward, then I ask the APA to hold the developer to a standard that respects the rights, safety, and property of all Harris Rd residents as well as the surrounding ecosystem. I implore the APA to require the following mitigation measures:

- Installation of sound barrier fencing around all noise generating electrical equipment;
- Strict enforcement of the 200 ft setback from property lines for major solar installations;
- Placement of all transmission/gen-tie lines to be installed underground;
- Require that the project sponsors fund the restoration and stabilization of Harris Rd to at a minimum pre-construction conditions;
- Development of an emergency response plan that includes fire safety, water resource monitoring, and soil remediation to address the likely scenario of mature growth trees falling and damaging the solar panels;
- Installation of evergreen vegetative screening along the entire length of the southern project boundary along Harris Rd with fast growing trees or in the alternative a "climatewall" for immediate impact;
- Require the 25,000 sqft staging area for construction is placed farther east on the project parcels past the existing gate and beyond the eastern boundary of my property line;
- Require that solar panels be permanently tilted in a northern facing direction; and
- Implement control measures to mitigate construction noise such as construction only to occur Mon. – Fri. 8am – 5pm.

Adopting the above mitigation measures will help make our daily lives tolerable and demonstrate a true commitment to being a good neighbor and shielding the surrounding ecosystem. We ask for your consideration in protecting the unique character and well-being of our community and the Adirondack lands we all cherish.

I sincerely appreciate your consideration of these comments.

Thank you,

Marya Pirak
maryapirak@gmail.com
(206) 383-9841

From: noreply-pc@apa.ny.gov
Sent: Thursday, February 26, 2026 8:51 PM
To: APA Regulatory Programs Comments
Cc: carver370@gmail.com
Subject: APA Project 2025-0223 Public Comments

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0223, Elmer Gonzales, carver370@gmail.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Elmer Gonzales
Email from: carver370@gmail.com
Address: 321 Norrisville Road Schuyler Falls NY 12985
Re: Agency Project 2025-0223, Maple Ridge Renewables, LLC & The Forest Farmers

My Comments:

What's happening here is of great concern, I have lived at the base of Poker Lodge Rd. off and on for over 70+ years....I have hiked and hunted that block of property which supports and sustains a large variety of wildlife such as Spruce grouse, ruffed grouse, snowshoe hare and a expanding herd of whitetail deer.....present on this property in question are several wetlands, brooks and at least one natural spring....this property has already been devastated by current and past logging operations with NO REGULATION from New York State....I am completely against this project and see NO UPSIDE with this location.....this company has other land holdings which should end up being more feasible....again let me restate that the SPRUCE GROUSE which reside there are a PROTECTED SPECIES...Thank you for your concern on this matter...

From: noreply-pc@apa.ny.gov
Sent: Thursday, February 26, 2026 6:18 PM
To: APA Regulatory Programs Comments
Cc: prn628@yahoo.com
Subject: APA Project 2025-0223 Public Comments

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0223, Peter Newell, prn628@yahoo.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Peter Newell
Email from: prn628@yahoo.com
Address: PO Box 551 New York 12108
Re: Agency Project 2025-0223, Maple Ridge Renewables, LLC & The Forest Farmers

My Comments:

No

From: noreply-pc@apa.ny.gov
Sent: Friday, February 27, 2026 5:39 PM
To: APA Regulatory Programs Comments
Cc: dan@olympictree.com
Subject: APA Project 2025-0223 Public Comments

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0223, Daniel Groves, dan@olympictree.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Daniel Groves
Email from: dan@olympictree.com
Address:
Re: Agency Project 2025-0223, Maple Ridge Renewables, LLC & The Forest Farmers

My Comments:

I do not want to see any more solar arrays in Northern NY

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Vali753@gmail.com
Subject: APA Project 2025-0223 Public Comments
Date: Friday, March 6, 2026 5:23:39 PM

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The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0223, Val baldwin, Vali753@gmail.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Val baldwin
Email from: Vali753@gmail.com
Address: 111 Simms rd Chateaugay, NY 12920
Re: Agency Project 2025-0223, Maple Ridge Renewables, LLC & The Forest Farmers

My Comments:

Love the idea.
Up on the mountain. Off the road.

From: [Marya Pirak](#)
To: [APA Regulatory Programs Comments](#)
Subject: Project 2025-0223; Maple Ridge Renewables, LLC & The Forest Farmers; Corrie Magee
Date: Tuesday, March 17, 2026 8:42:22 AM

You don't often get email from maryapirak@gmail.com. [Learn why this is important](#)

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To: Corrie Magee
Re: APA Project No. 2025-0223

Re: Public Comments Regarding Project 2025-0223; Maple Ridge Renewables, LLC & The Forest Farmers

Good morning,

My name is Marya Pirak and I am writing to provide additional comments regarding APA Project No. 2025-0223. I own and live at the property located at 100 Harris Rd, adjacent to the project boundary of the proposed project.

I have submitted numerous comments to the APA and the Town of Ellenburg regarding the Maple Ridge Renewables project and my concerns. My concerns have not diminished. My previous comments are incorporated by reference herein and I reiterate that the APA should categorically deny the Maple Ridge Renewables project.

As designed, this project will have a severe negative impact on the surrounding wildlife and forest habitat. There are no mitigation measures that could offset this impact. This is a mature forested area with abundant wildlife whose habitat will be removed through forest clearing and the installation of a solar farm. Instead of a peaceful existence and protected lands, the wildlife here will instead have noise and an impassable developed area. Destroying acres of mature forest for a project of this scale, impacting the habitat of the wildlife we cherish, seems out of character with our community's nature and our stewardship of this special land.

The project is proposed to be developed on forested land that is in close proximity to wetlands and streams and is a wildlife habitat. It is confusing to me why the project developers have not proposed this project utilizing flat and cleared land that would have less of an environmental impact and pose less of a nuisance to neighboring properties. In identifying this proposed project location in their application, the developers do not discuss alternative sites. In this area there are many seemingly abandoned fields and lands which would likely result in less expenses for the project developers and have far less of a negative impact on ecological communities and local residents.

Approval of this project would set a bad precedent and signal to developers that the Adirondack Park is open for business. Installing a solar farm on abandoned farmland or landfill sites within the park resulting in minimal environmental impacts is one thing, but installing a solar farm in a densely forested area with abundant wildlife resulting in negative environmental impacts is quite another thing. Everyone I have spoken to about this project

has had the same reaction – dismay, disbelief, and disappointment – yet, here we are. To date no action has been taken by any governing body to halt the development of this project. I ask the APA to hold the line and deny this project and uphold the conservation and protection values the APA was founded on.

If there is nothing to be done and this project is approved, then at a bare minimum, the APA should require the project developer to install sound barrier fencing around all noise generating equipment to help lessen the impact on the surrounding wildlife and neighboring properties. This mitigation measure may be unique; however, these are unique circumstances considering the landscape and proximity to a full-time residence. The project will generate a disruptive amount of noise. It will not be “background noise typically associated with a wilderness area” – it will be constant noise from electric generation equipment. If it is necessary to move forward with this project, requiring the installation of sound barrier fencing will go a long way in helping to minimize the impact on us and the surrounding wildlife.

I fundamentally disagree with the installation of this project. This community does not want this type of development here. We ask for your consideration in protecting the unique character and well-being of our community and the Adirondack lands we all cherish. Please don't let this happen.

Thank you,

Marya Pirak
maryapirak@gmail.com
(206) 383-9841

From: Dillon Klepetar <dklepetar@AdirondackCouncil.org>
Sent: Thursday, March 19, 2026 3:01 PM
To: APA Regulatory Programs Comments; Magee, Corrie (APA)
Cc: Jackie Bowen
Subject: Adirondack Council Comments on P2025-0223
Attachments: APA_Maple Ridge Solar, P2025-0223_Final.pdf

Some people who received this message don't often get email from dklepetar@adirondackcouncil.org. [Learn why this is important](#)

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Hi Corrie,

Attached are the Adirondack Council's comments for P2025-0223. Please let me know if you have any questions.

Dillon



March 19, 2026

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Corrie Magee
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

RE: Maple Ridge Renewables, LLC & The Forest Farmers, P2025-0223

Dear Corrie Magee,

The Adirondack Council has reviewed the proposed four-megawatt (MW) solar project in the Town of Ellenburg, known as Maple Ridge Renewables, LLC & The Forest Farmers (P2025-0223) (the Project).

The Council supports the responsible development of renewable energy, and this project aligns with our climate goals by helping offset more carbon-intensive grid energy. However, the Project also presents significant and lasting impacts to forested lands, habitat connectivity, and water resources that are not fully acknowledged in the application materials.

The Project requires additional clearing of forested lands and would introduce a fragmented, industrial use - complete with fencing, access roads, and transmission infrastructure - into what is currently a contiguous landscape within the Chateaugay Lake basin. This development will bisect a functioning wildlife corridor and permanently diminish its ecological value. While these impacts may not outweigh the climate benefits, they should be clearly and transparently disclosed. The site supports a range of terrestrial and aquatic species that will experience long-term habitat loss, exclusion, and downstream effects.

Water quality concerns are particularly acute. The site's topography and soils form a complex drainage network that flows directly toward Lower Chateaugay Lake, with minimal wetland buffering. Field observations identified multiple culverted drainages conveying water off-site, underscoring the hydrologic connectivity of this parcel. The introduction of impermeable surfaces and soil compaction across approximately 17 acres, much of it on slopes exceeding 5%, will accelerate runoff and increase sediment loading into these channels. Existing roadside ditches and culverts are unlikely to accommodate these additional stormwater pressures.

To address these risks, the Council recommends enhanced site-specific stormwater controls, including expanded vegetative buffers between drainage features and receiving waters, as well as improvements to adjacent roadside



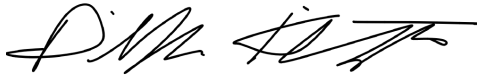
infrastructure along Harris Road and State Route 374. Soil restoration strategies should also be strengthened; incorporating deep-rooted, non-toxic species into the seed mix could help alleviate compaction and improve infiltration while remaining compatible with planned sheep grazing.

The challenges associated with decommissioning present an additional concern. Given the site's remoteness, full restoration to pre-development conditions is unlikely, and the disturbance associated with equipment removal may mirror the scale of initial construction impacts. Further, current baseline conditions described in the application do not reflect on-the-ground observations, as portions of the site have already been cleared. This discrepancy calls into question the accuracy of the Project's carbon accounting.

While proposed measures to mitigate visual impacts are noted, the Council emphasizes that visual considerations are secondary to the long-term ecological and water quality impacts associated with the Project.

The Adirondack Council generally supports siting renewable energy on the Park's working lands. Should this Project proceed, we urge careful attention to construction practices to minimize disturbance to wildlife, along with enforceable commitments to long-term monitoring for invasive species, expanded water quality protections, and meaningful dual-use management of the site for agriculture, forestry, or other locally beneficial purposes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dillon Klepetar', written in a cursive style.

Dillon Klepetar
Farm Advocate