NEW YORK STATE | Adirondack Park Agency

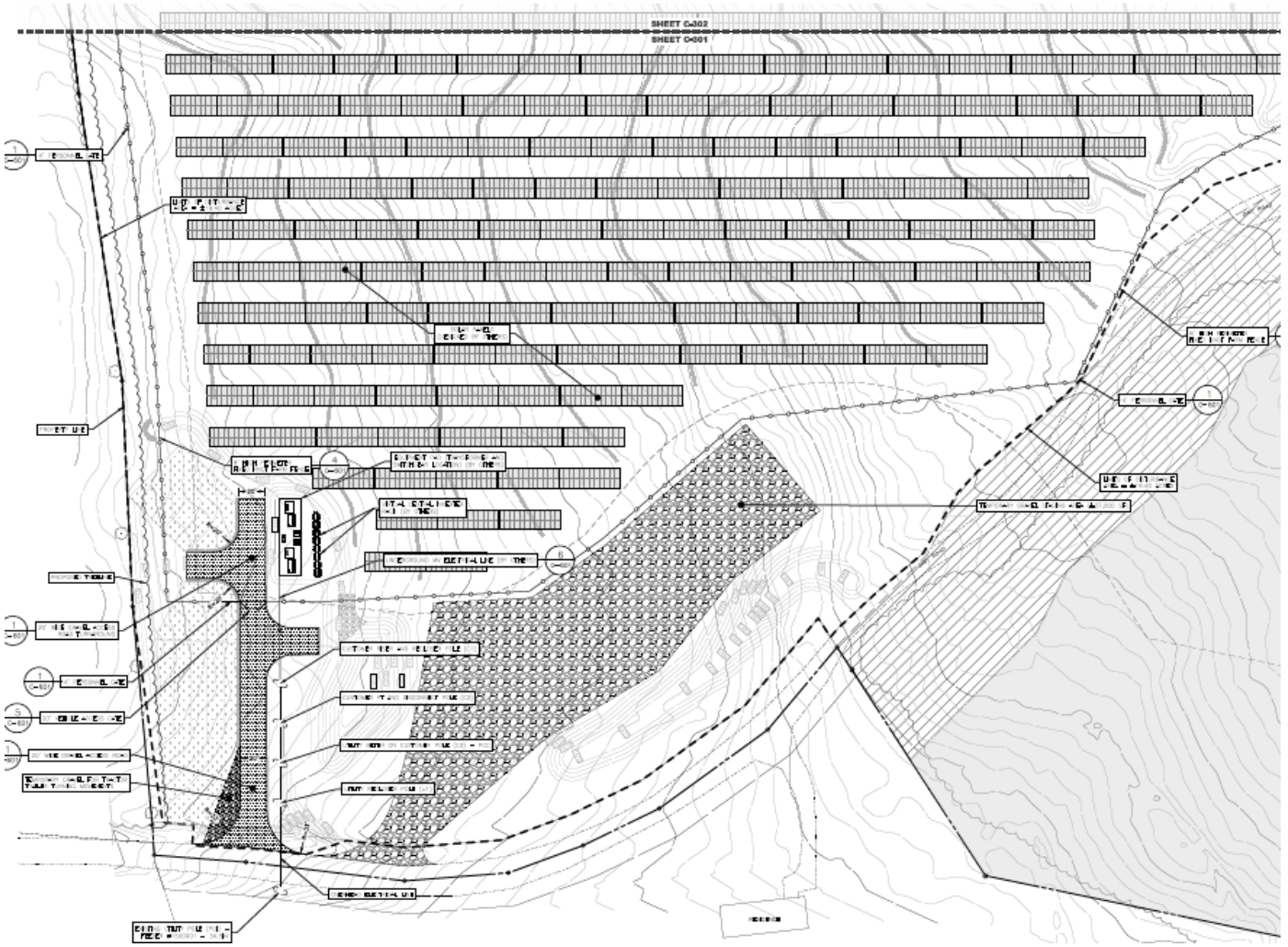
NEXAMP SOLAR, LLC
d/b/a Maple Ridge Renewables, LLC

2025-0223

APRIL 16, 2026

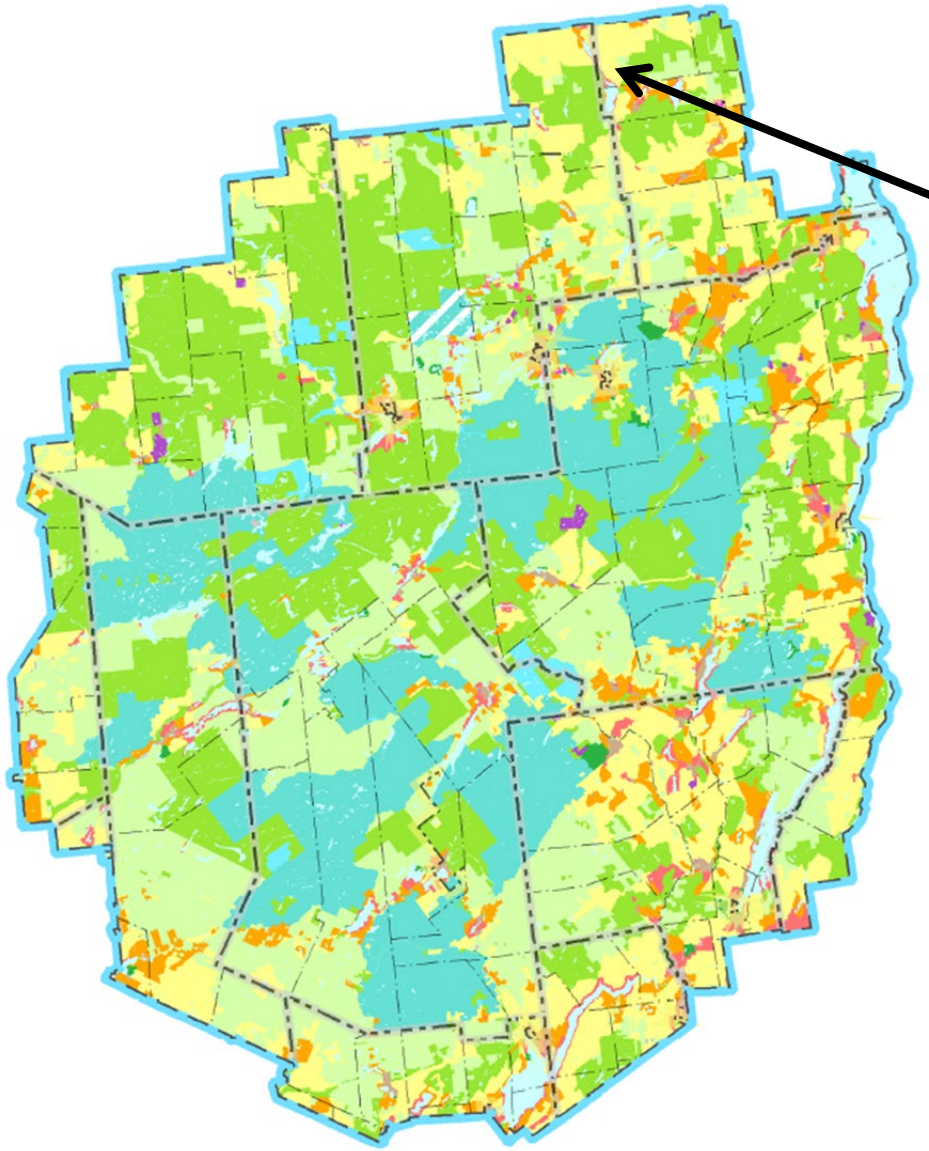
Project Overview and Jurisdiction

- 4 MW solar generation facility
  - 19.6 acres (54-acre project site)
  - Fixed tilt arrays within 14.89-acre fenced area
- Approve with conditions
- APA Act
  - Class A Regional Project
  - Major Public Utility Use
  - Subdivision by lease

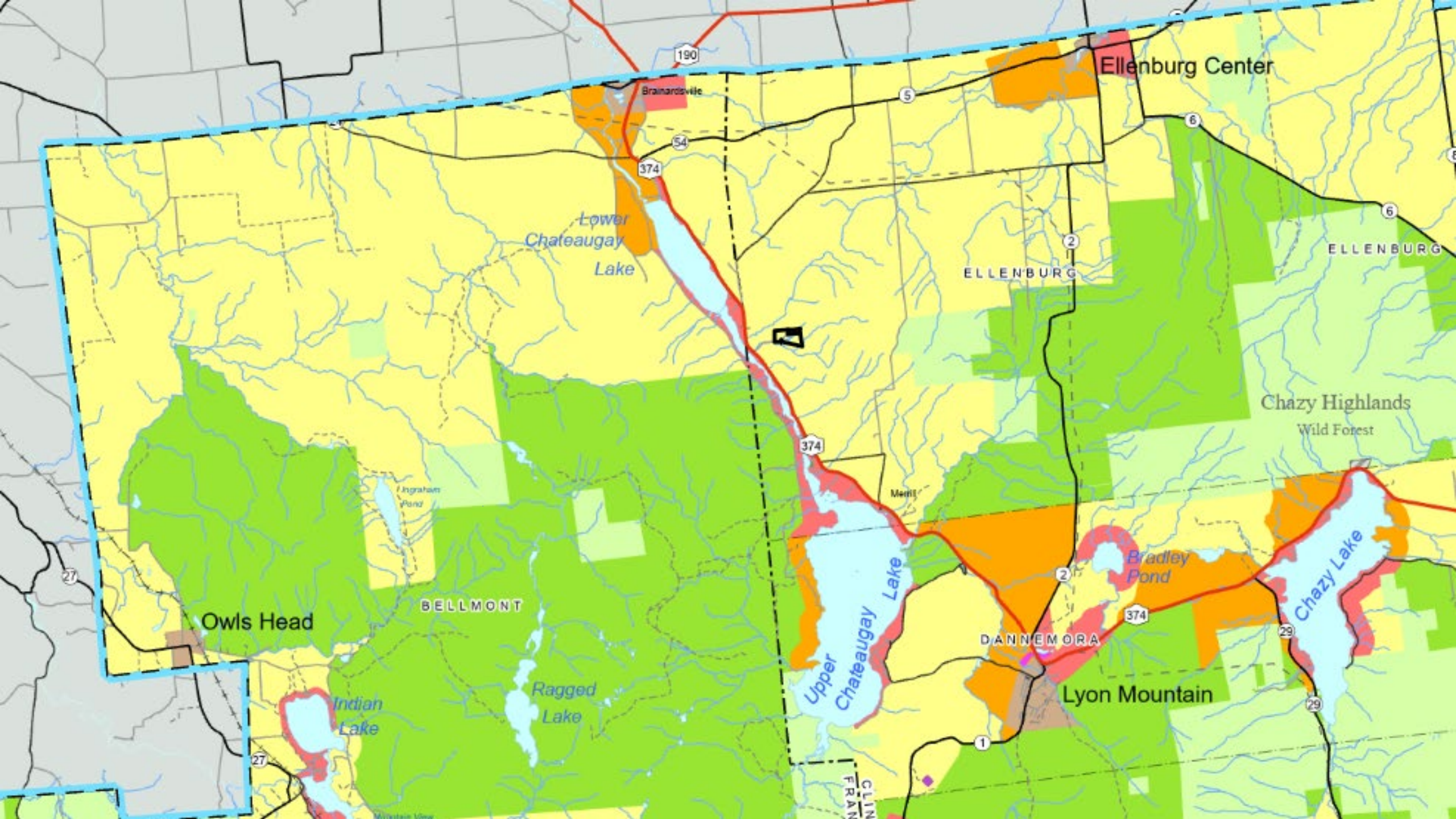


Project Location
&
Existing Conditions

Project Location



Town of Ellenburg
Clinton County


Ellenburg Center
Brainardsville
Lower Chateaugay Lake
ELLENBURG
ELLENBURG
Chazy Highlands
Wild Forest
Ingraham Pond
Merrill
Owls Head
BELLMONT
Ragged Lake
Indian Lake
Upper Chateaugay Lake
Bradley Pond
Chazy Lake
DANNEMORA
Lyon Mountain
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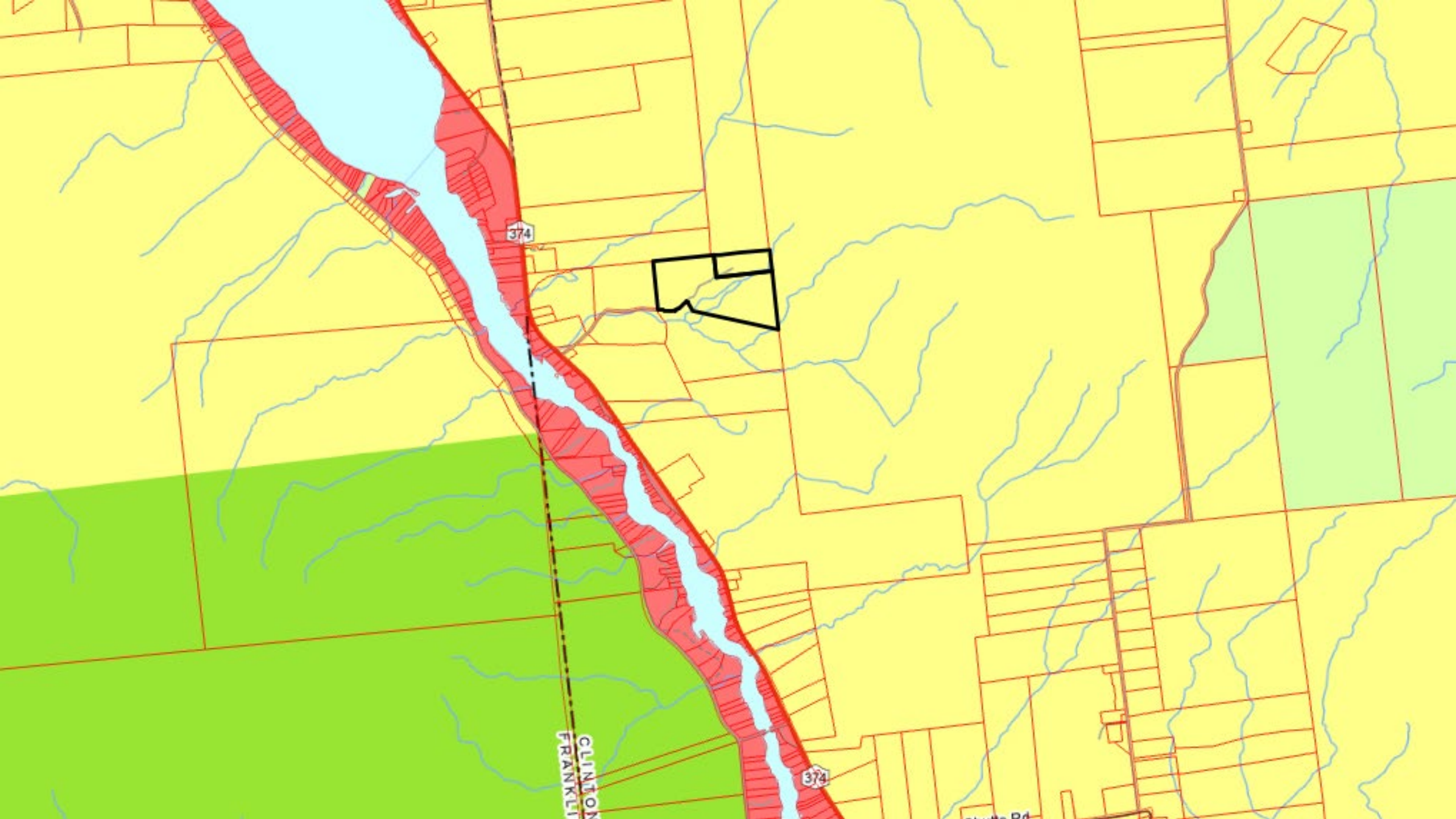
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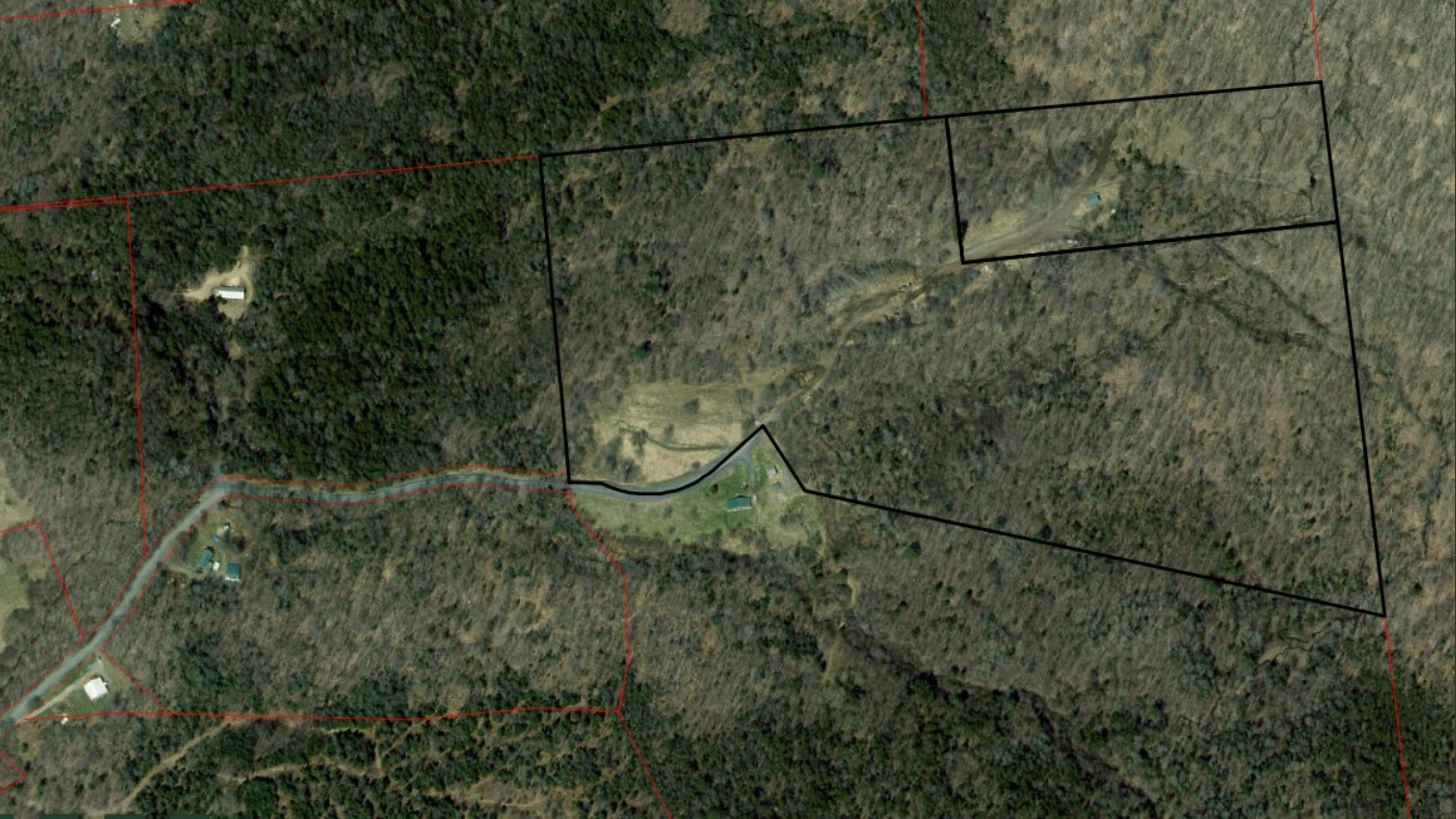
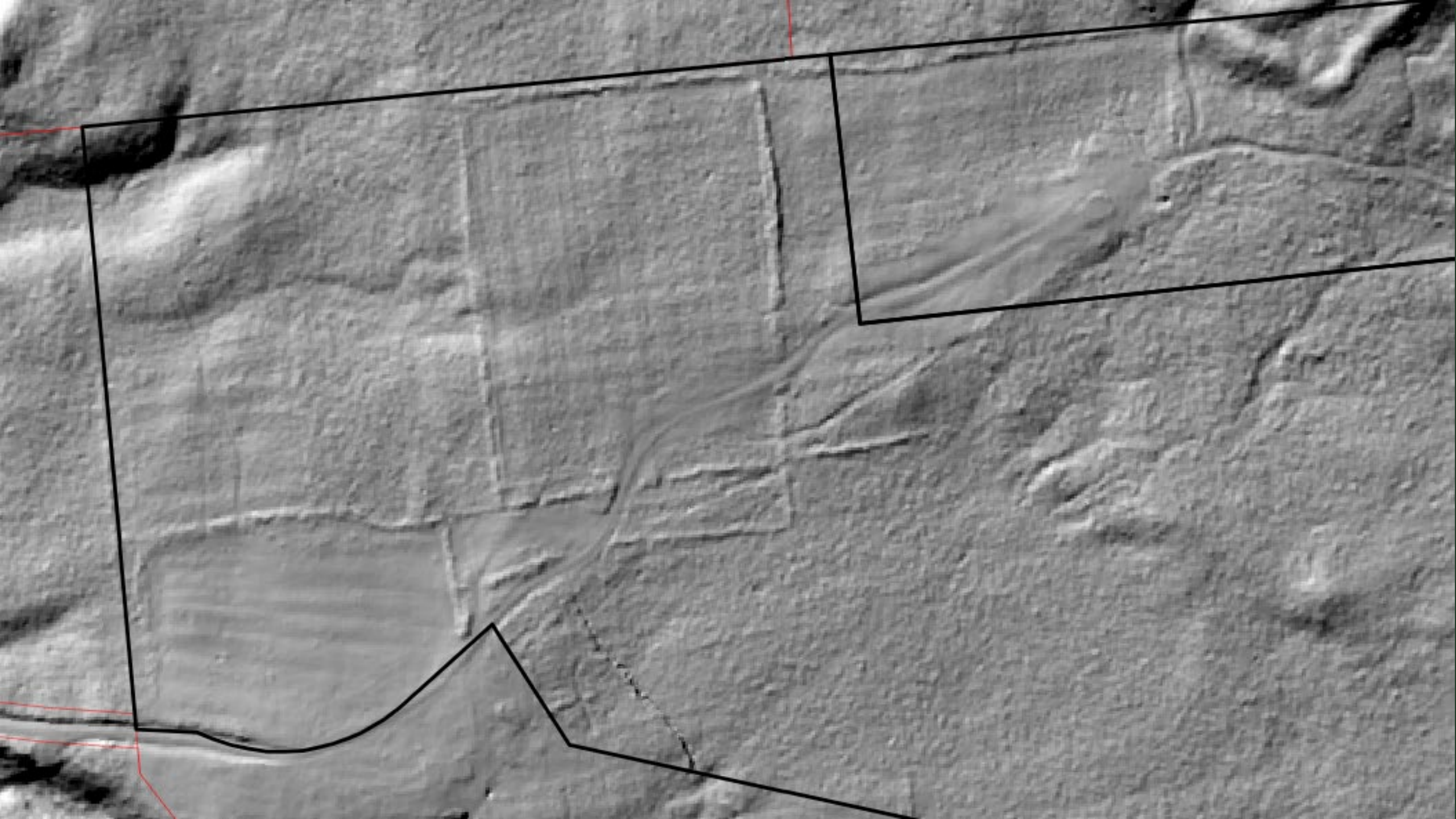
HARRIS RD





Proposed Project

Pre-Application and Site Visit

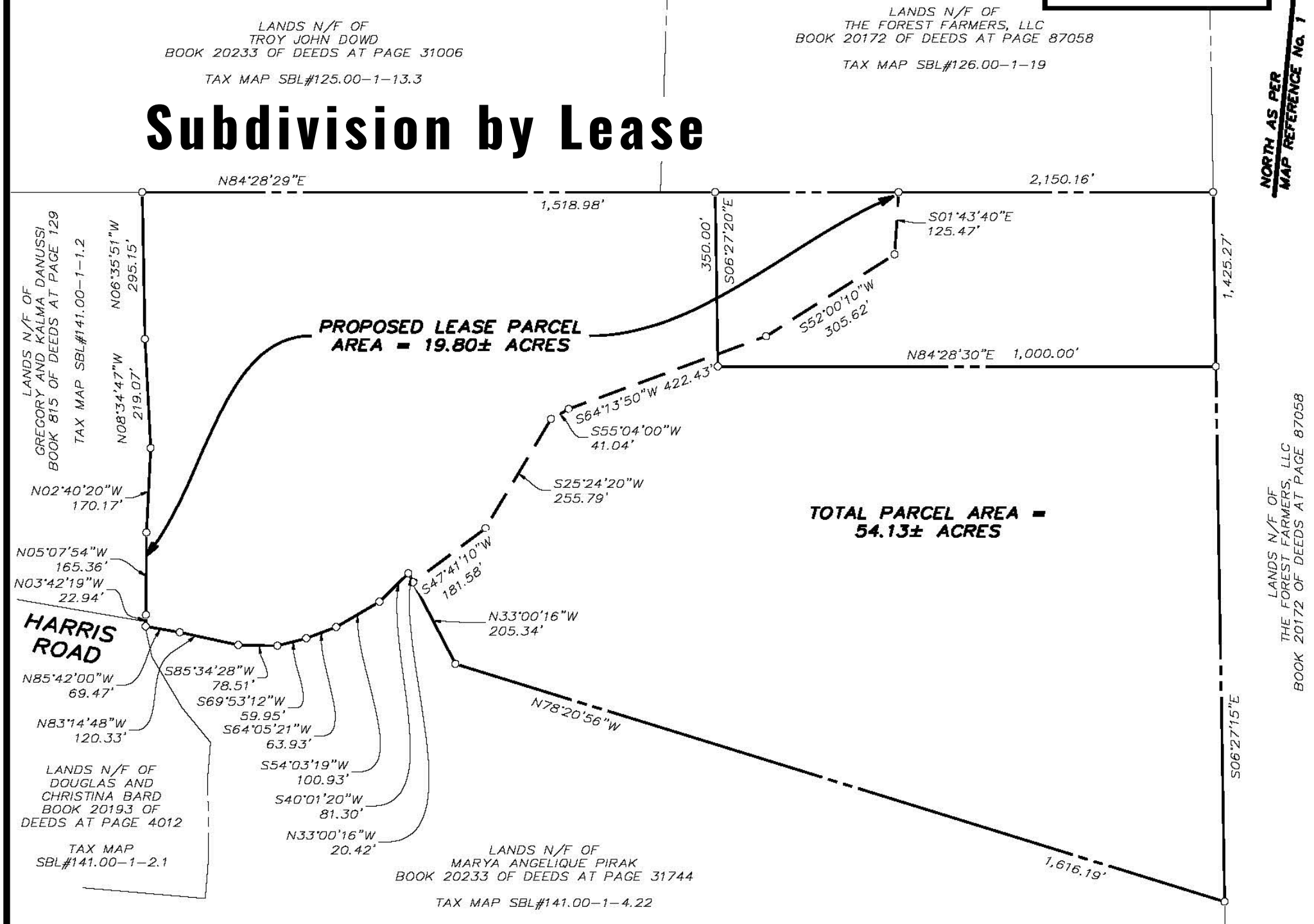
- Pre-Application received April 29, 2025
  - 5 MW
  - Point of Interconnection on Harris Road
  - Reviewed for resource constraints and requested site visit

- Site visit June 4, 2025
  - Agency staff & consultants
  - Review existing conditions
  - Visual impact assessment
  - Site selection

Application and Review

- Permit Application received September 17, 2025
  - Reduced to 4MW
  - Additional project plans, resource assessments & visual simulations provided
- NIPAs sent October 2, 2025, November 17, 2025 & January 28, 2026
  - Stormwater management
  - Carbon assessment
  - Visual impact assessment

Subdivision by Lease



ENVIRONMENTAL PARTNERS
900 Route 146 Clifton Park, NY 12065
(518) 371-7821

PROPOSED LEASE EXHIBIT MAP

MAPLE RIDGE SOLAR FARM

LOCATED ALONG HARRIS ROAD
TOWN OF ELLENBURG
TAX MAP SBL#141.00-1-4.21 & 4.23

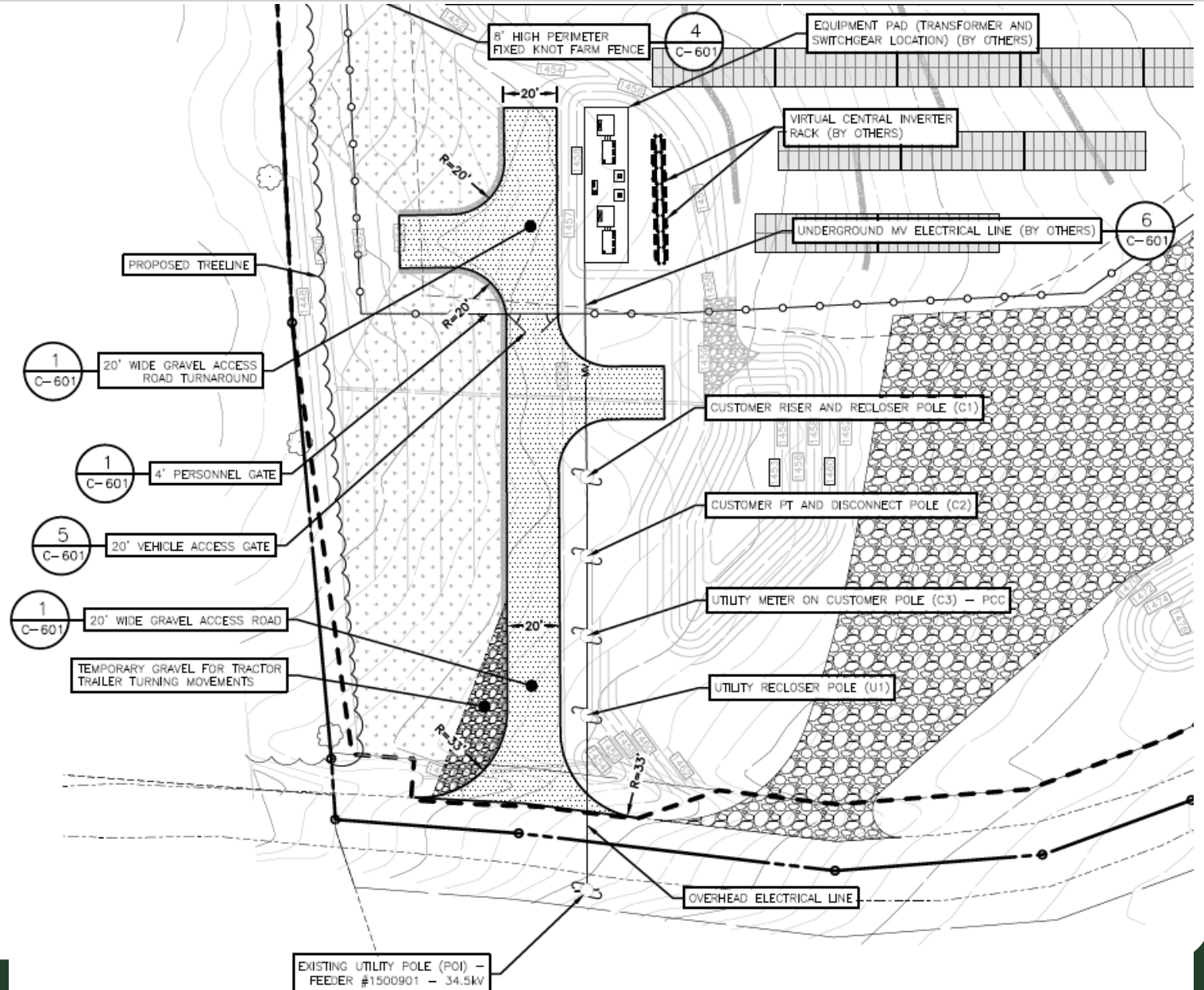
CLINTON COUNTY
NEW YORK
JANUARY 12, 2026

REVISION	DATE	BY

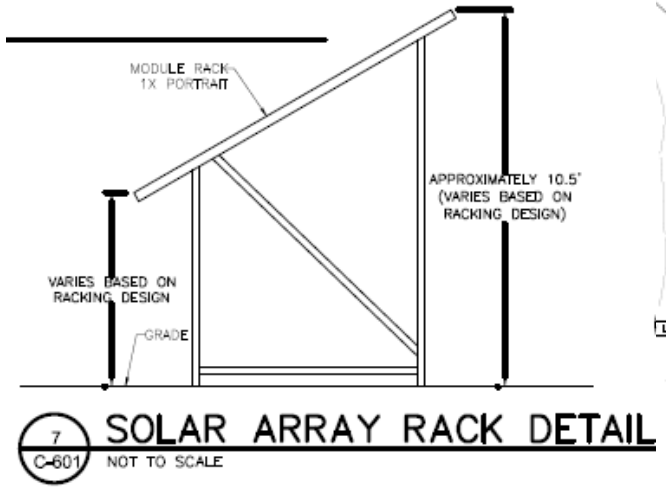
SCALE: 1" = 300'

Utility Interconnection

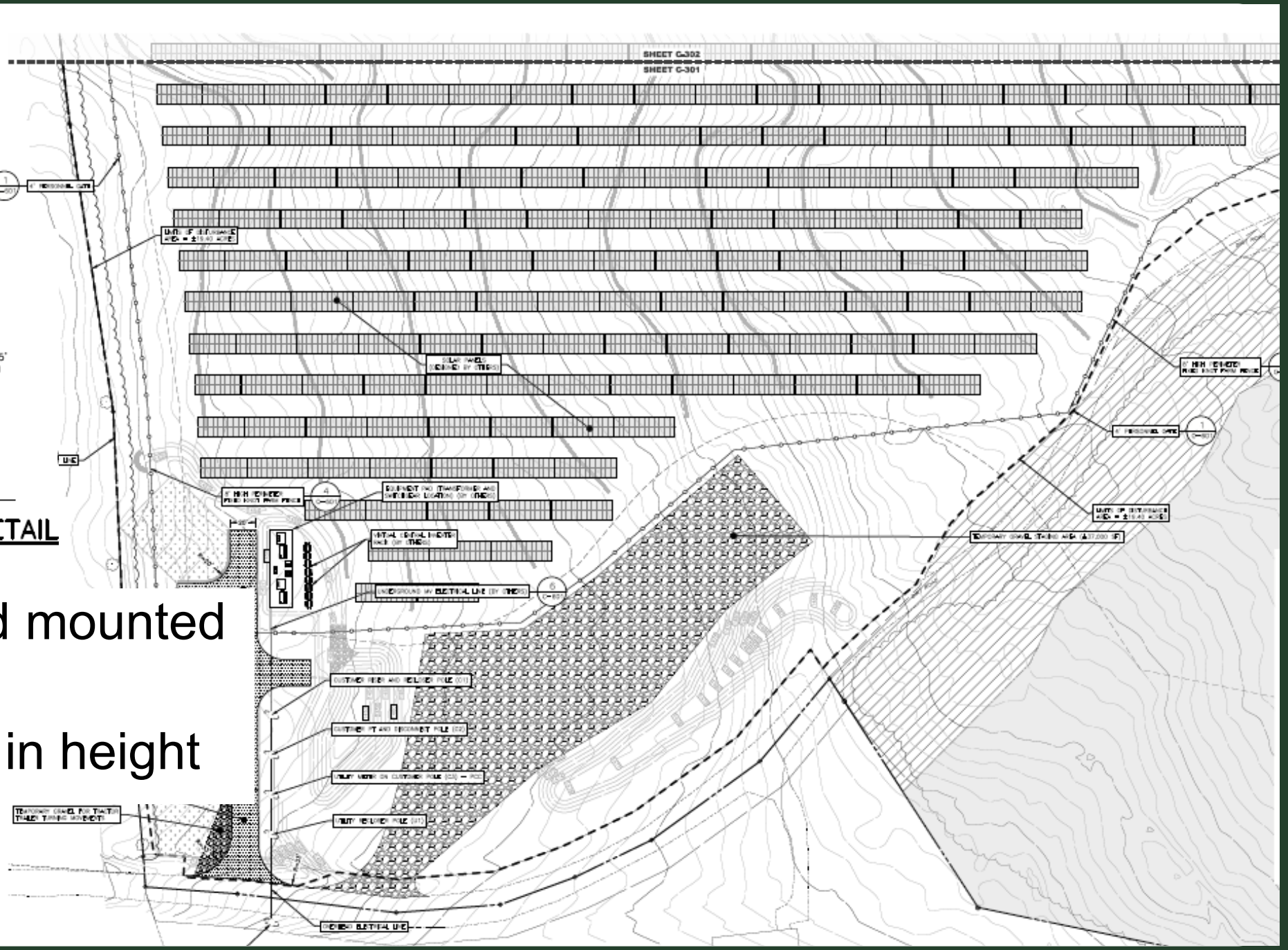
- 4 new utility poles on project site, less than 40 feet in height
- Electrical equipment pad
- 250-foot-long driveway



Solar Arrays

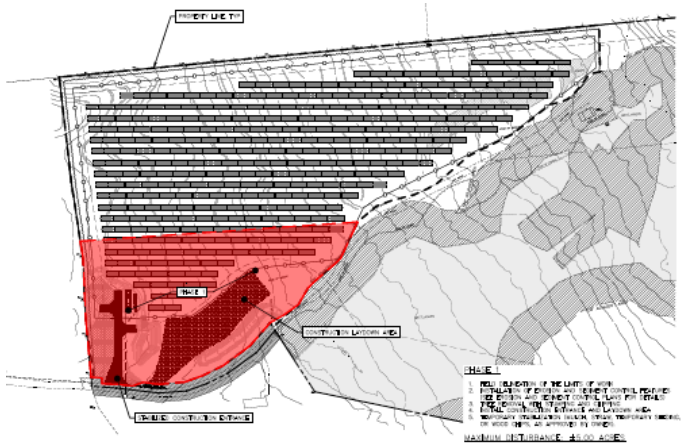


- Fixed-tilt, ground mounted arrays
- Arrays 10.5 feet in height

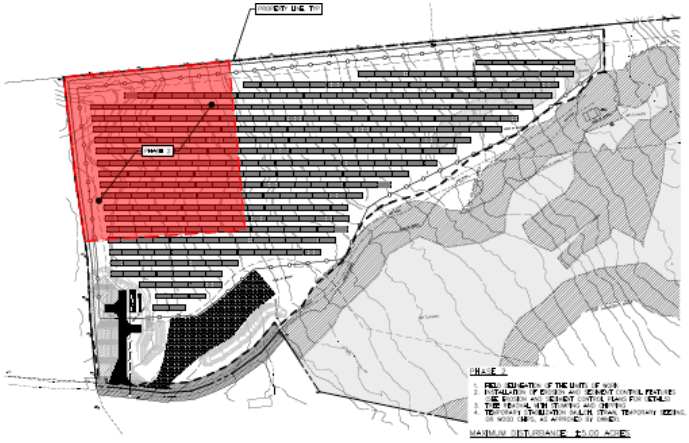


Stormwater Management & Phasing Plan

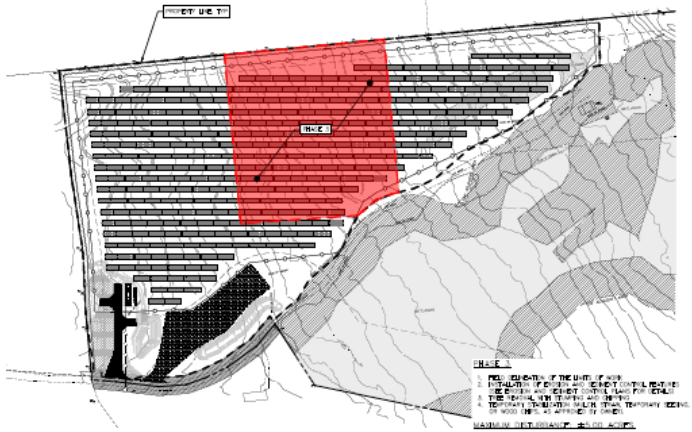
- < 5-acre phases
- SWPPP
- Erosion & sediment controls
- Panel spacing
- Average slopes 8% or less
- Total area of disturbance =19.4 acres
- Total fenced area = 14.89 acres



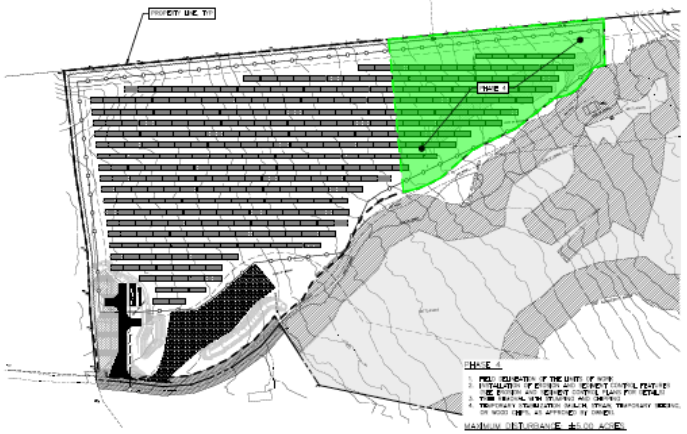
PHASE 1 DISTURBANCE



PHASE 2 DISTURBANCE



PHASE 3 DISTURBANCE



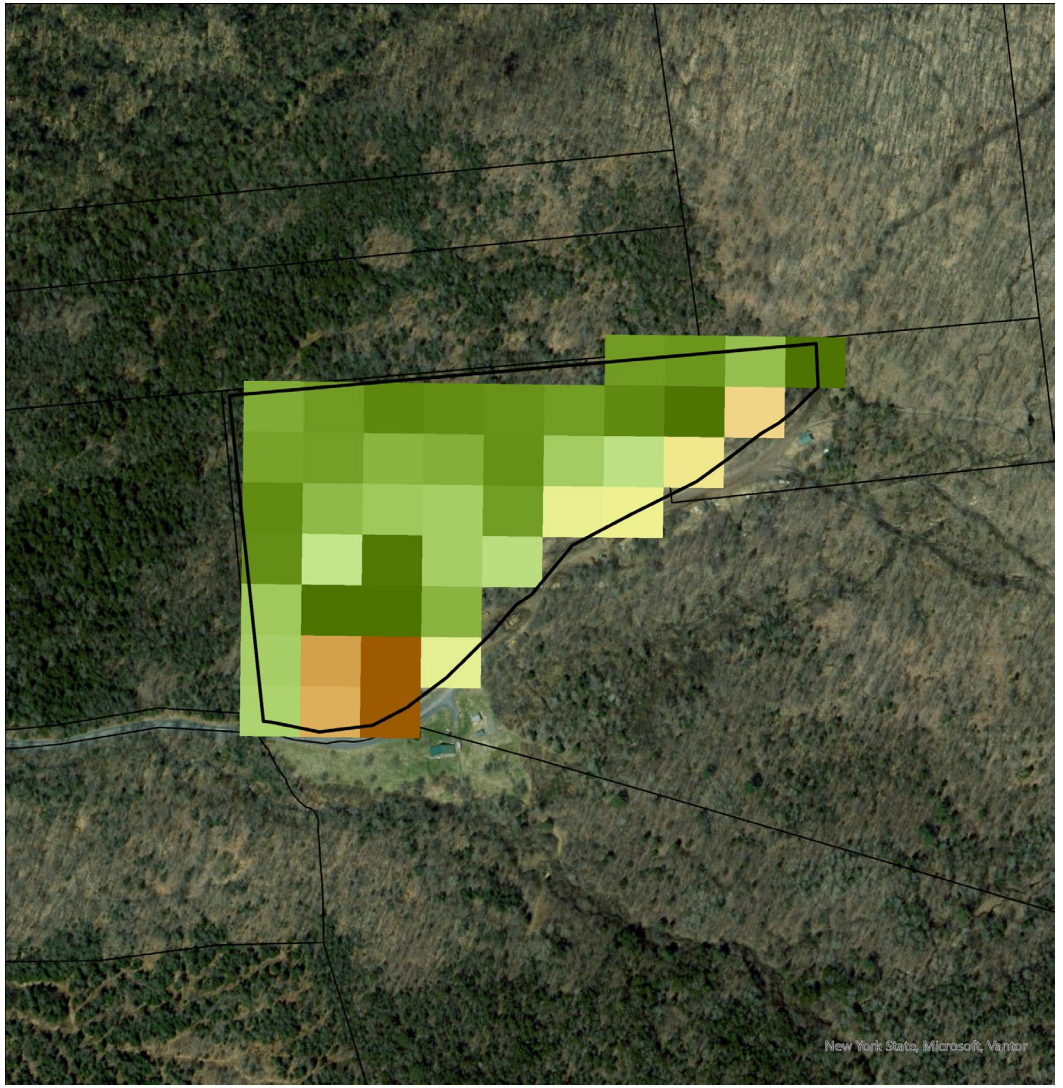
PHASE 4 DISTURBANCE

Project Area

- 16.5 acres of tree clearing within 19.4-acre area of disturbance
- All disturbance greater than 100 feet from wetlands & streams
- Pollinator-friendly seed mix for all disturbed areas
- No pesticide use proposed or authorized
- Likely sheep grazing within fenced area

Carbon Analysis – Model

- Carbon storage model based on remote sensing for year 2023
- Green = higher C storage
- Brown = lower C storage
- Model doesn't account for harvesting in 2023-2024



Carbon Analysis – Field Data

- Staff requested site-specific carbon assessment
- Field data collected Dec. 2025
- Project site average ~15.6 mt/ac
- Park average ~32.97 mt/acre

Area 1

Mixedwood
15.74 legal acres | 15.74 measured acres

Site Conditions

- **Site class:**
  II (determined from soil mapping and field assessment)

Overstory Conditions

based on 10, 10 BAF plots; inventoried December, 2025.

- **Age class structure:**
  Even-aged.

Size Class	Total	AGS	UGS
5-11 in.	38	38	0
12-15 in.	24	24	0
16-21 in.	4	4	0
22+ in.	0	0	0
Total	66	66	0

Current basal area (sq ft/ac) of total growing stock, acceptable growing stock (AGS), and unacceptable growing stock (UGS) by size class.

- **Average stocking (with 95% confidence intervals):**
  66 sq ft basal area (+/- 23 sq ft)
  9.2" quadratic stand diameter (+/- 1")
  144 trees per acre (+/- 49 trees)
- **Species (% stocking):**
  red maple (79%), aspen (6%), black cherry (6%), apple (2%), ash (2%), balsam fir (2%), paper birch (2%), red spruce (2%), sugar maple (2%)

Carbon stocking

With 95 percent confidence, live tree carbon stocking in the stand is between 7.3 and 23.9 metric tons per acre, and totals some 115 to 376 metric tons.

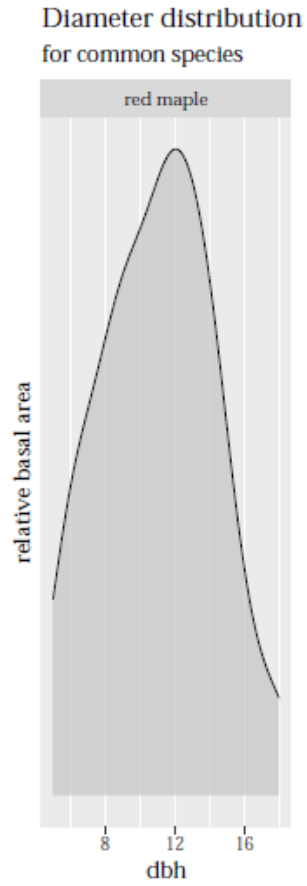


Figure 1: Distributions are approximated with kernal density estimation. Common species are those that account for at least 8 percent of the total stocking and areas under each curve represent species basal areas.

Proposed Project: Carbon Accounting

Site C storage approx. 15.6 mt/acre x 16.5 acres = 257 mt C total

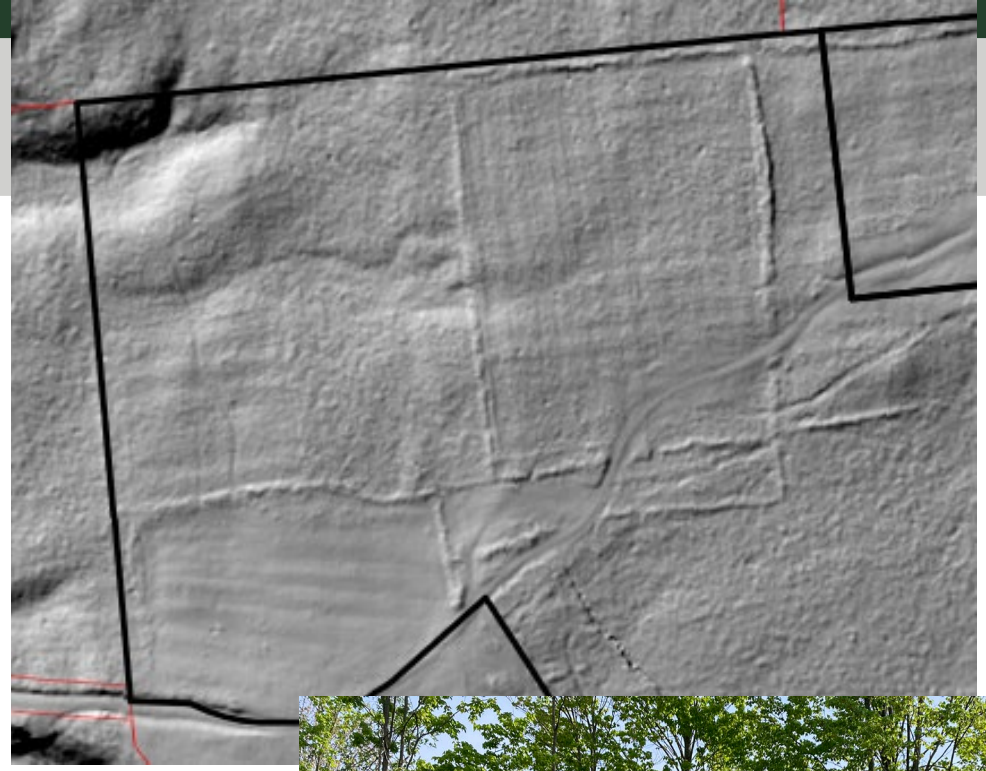
Convert mt C to mt CO_2= 943.19 mt CO_2

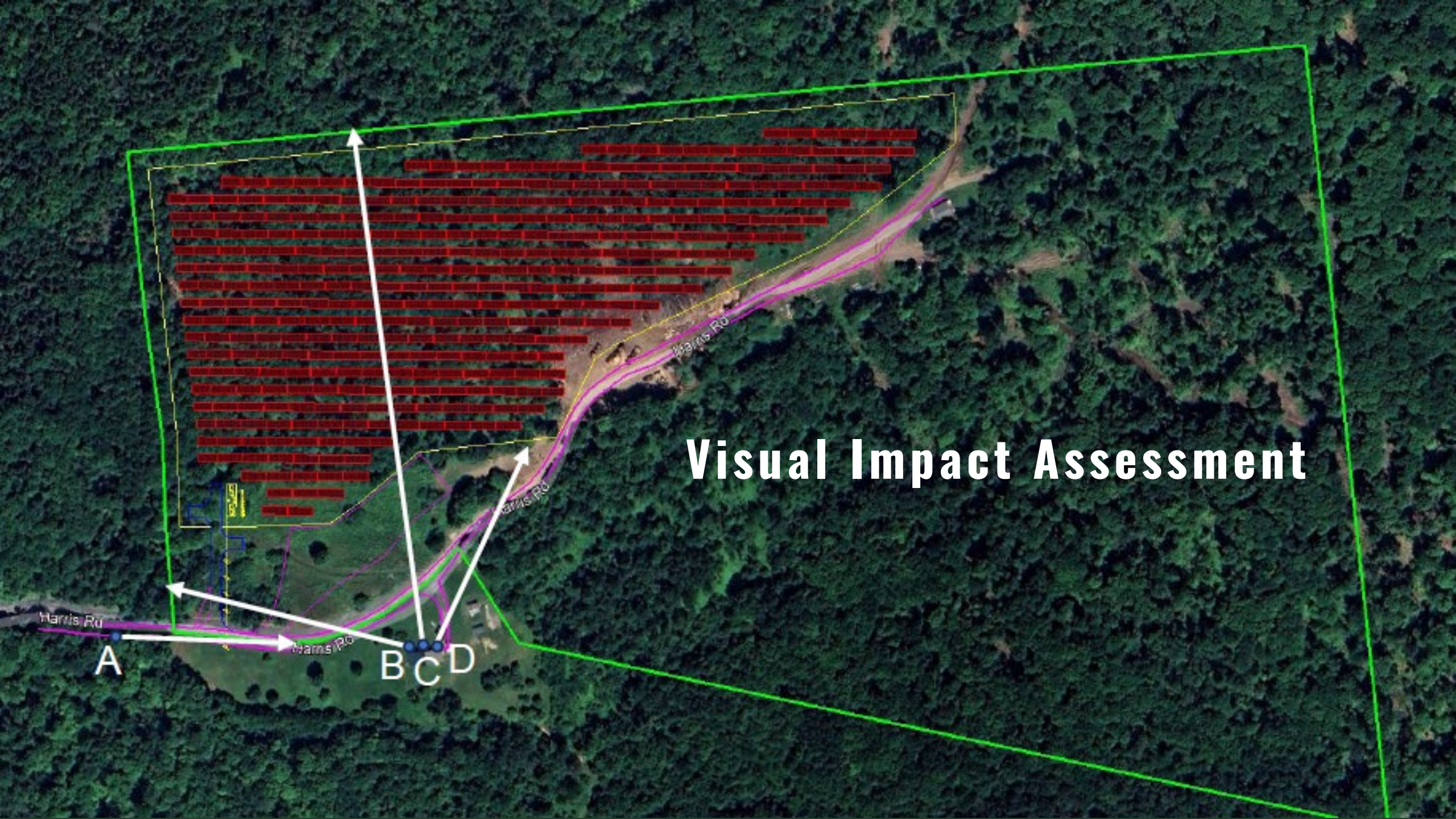
4 MW solar array offsets approx. 2,400–2,800 metric tons CO_2 per year (if displacing natural gas)

Approximately 60,000–84,000 metric tons of CO_2 emissions could be offset over 25–30 years of operation

Overall Site Assessment

- Abandoned agricultural land
- Low diversity forested area
- No ecologically sensitive habitats
- No impact to wetlands
- Landscape context





Visual Impact Assessment

RECEPTOR A – EXISTING CONDITIONS – HARRIS ROAD – 35MM LENS – LOOKING NORTHEAST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 2

NOTE: BALSAM FIR & RED SPRUCE TO BE PLANTED AT 10-12’

RECEPTOR A – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – INITIAL PLANTING SIZE– LOOKING NORTHEAST

Figure: 3

Maple Ridge Solar
Visual Impact Assessment

Town of Ellenburg

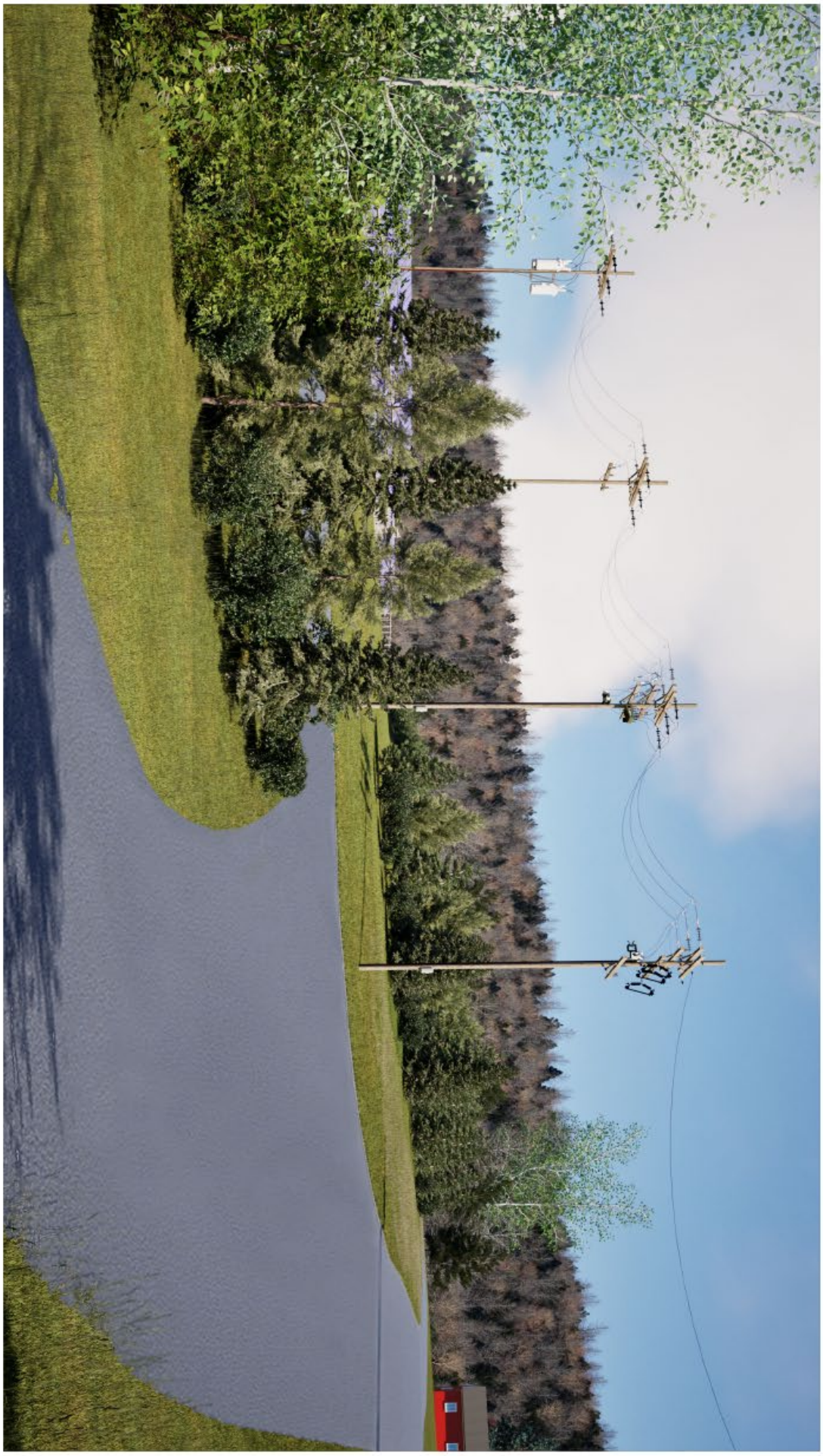
Clinton County, NY

Source: Google Earth 2025

December 16, 2025

ENVIRONMENTAL DESIGN PARTNERSHIP

RECEPTOR A – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – 10 YEAR VEGETATION GROWTH – LOOKING NORTHEAST



ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

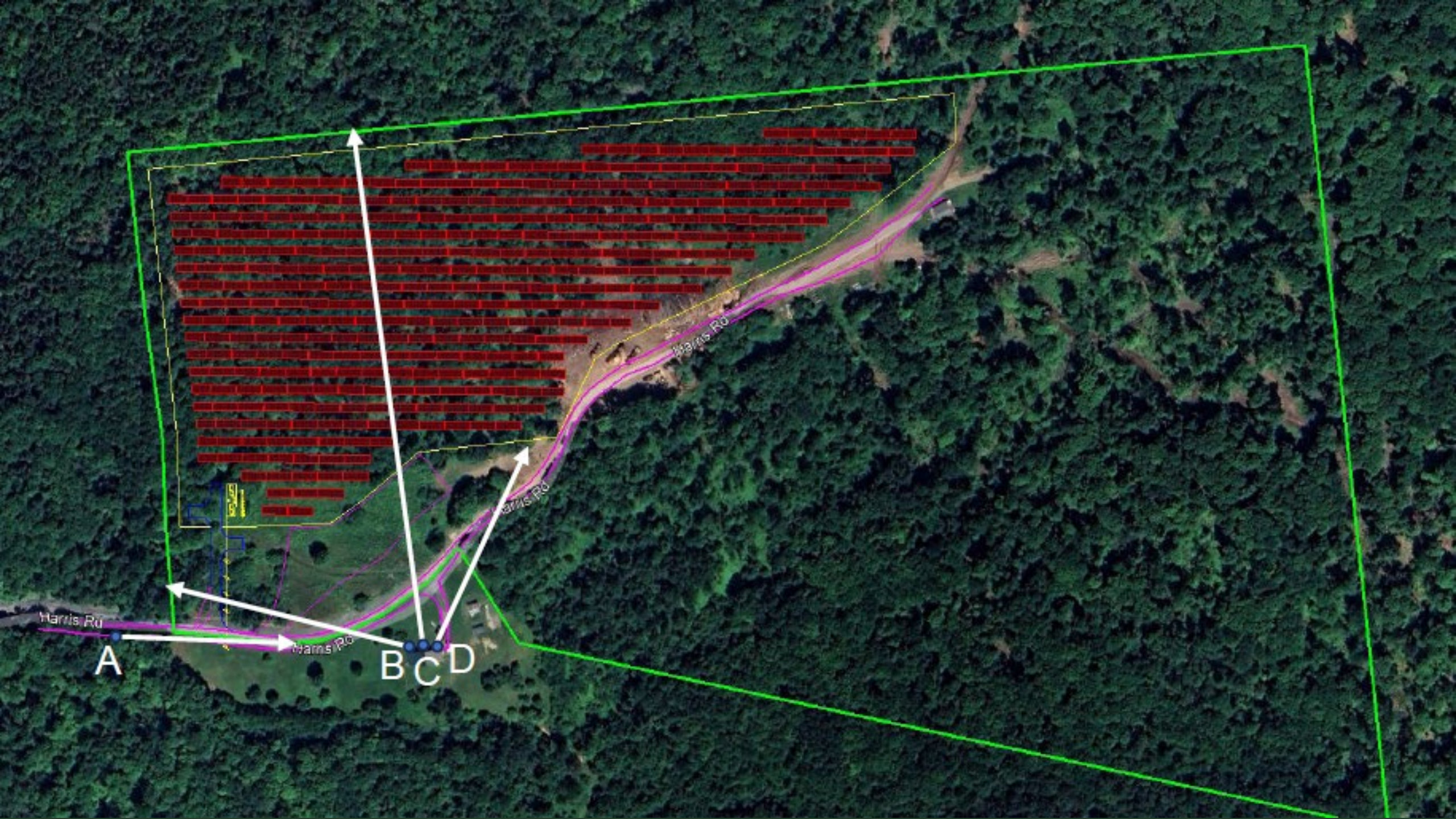
Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 5


Harris Rd
Harris Rd
Harris Rd
Harris Rd
A
B
C
D

RECEPTOR B – EXISTING CONDITIONS – HARRIS ROAD – 35MM LENS – LOOKING NORTHWEST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 6

RECEPTOR B – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – INITIAL PLANTING SIZE – LOOKING NORTHWEST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 7

RECEPTOR B – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – 10 YEAR VEGETATION GROWTH – LOOKING NORTHWEST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

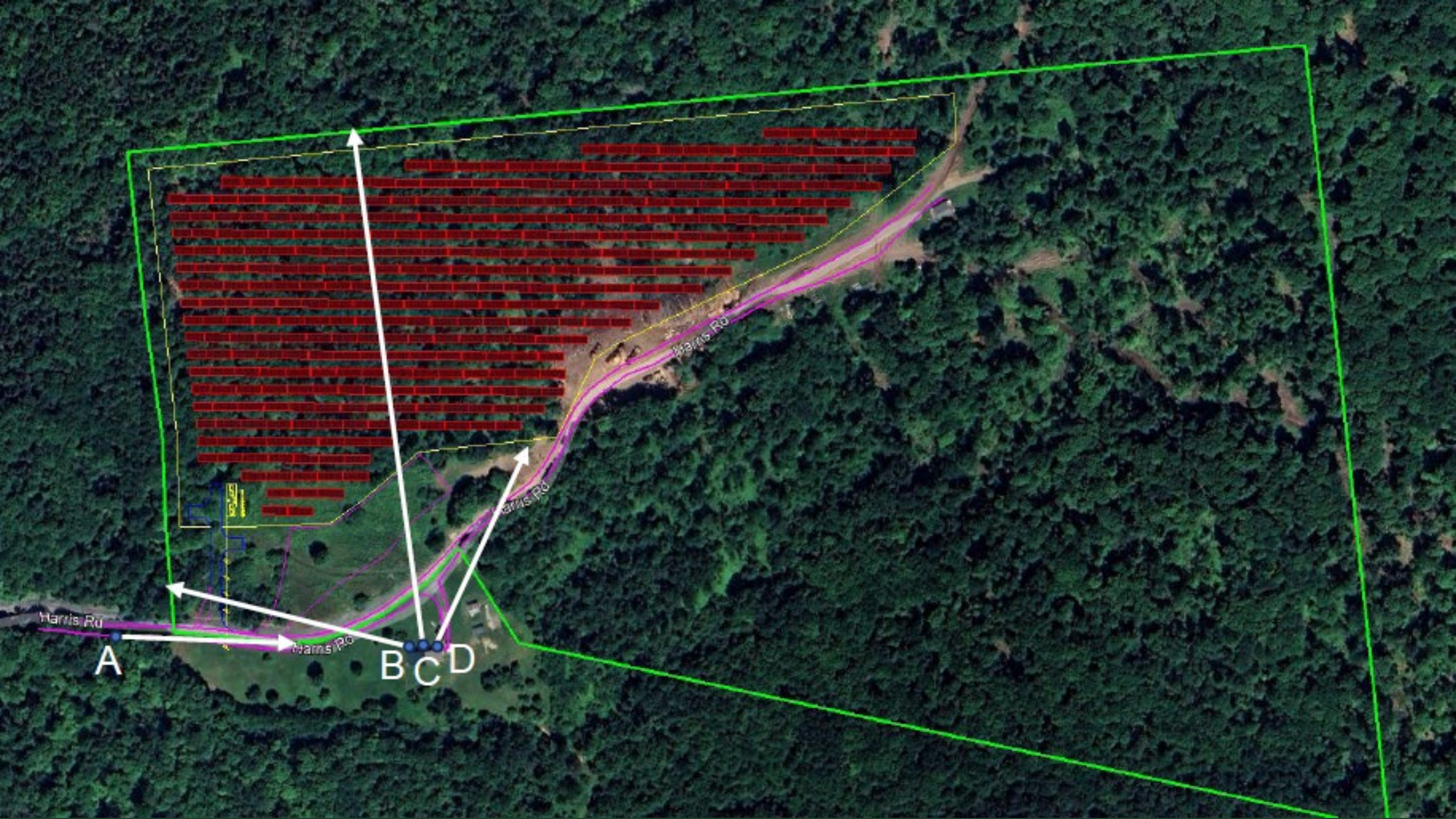
Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 9


Harris Rd
Harris Rd
Harris Rd
Harris Rd
A
B
C
D

RECEPTOR C – EXISTING CONDITIONS – HARRIS ROAD – 35MM LENS – LOOKING NORTH

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 10

RECEPTOR C – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – INITIAL PLANTING SIZE – LOOKING NORTH

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 11

RECEPTOR C – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – 10 YEAR VEGETATION GROWTH – LOOKING NORTH

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

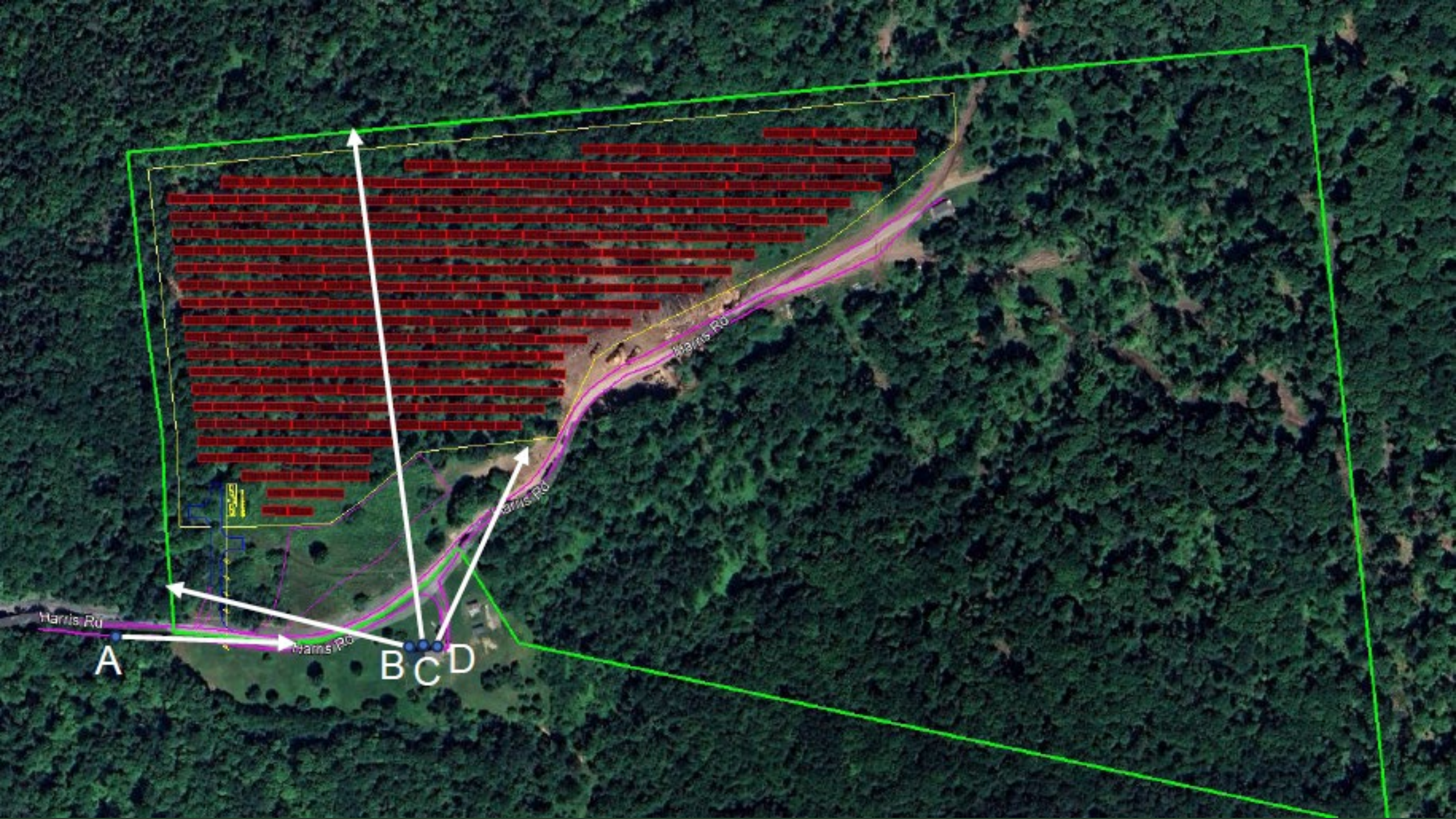
Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 13


Harris Rd
Harris Rd
Harris Rd
Harris Rd
A
B
C
D

RECEPTOR D – EXISTING CONDITIONS – HARRIS ROAD – 35MM LENS – LOOKING NORTHEAST

Figure: 14

Maple Ridge Solar
Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

December 16, 2025

Source: Google Earth 2025

ENVIRONMENTAL DESIGN PARTNERSHIP

RECEPTOR D – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – INITIAL PLANTING SIZE – LOOKING NORTHEAST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 15

RECEPTOR D – PROPOSED CONDITIONS – HARRIS ROAD – 35MM LENS – 10 YEAR VEGETATION GROWTH – LOOKING NORTHEAST

ENVIRONMENTAL DESIGN PARTNERSHIP

Maple Ridge Solar

Visual Impact Assessment

Town of Ellenburg

Clinton County, NY

Source: Google Earth 2025

December 16, 2025

Figure: 17

Operations, Maintenance & Decommissioning

- Operation & Maintenance Plan:
  - Addresses any environmental, health & safety issues
  - Ongoing monitoring & system analysis
  - Vegetation management – mowing restrictions (sheep grazing likely)

- Decommissioning Plan:
  - Plans for facility removal and revegetation
  - Management of materials & waste
  - Project decommissioning cost & bond – Town of Ellenburg

Review by Others

Review by Others

- Town of Ellenburg
  - Requires Site Plan Review and Special Use Permit. A public hearing was held on February 17, 2026.
- Clinton County Planning Board
  - Issued zoning referral approval February 4, 2026
- NYS Department of Environmental Conservation
  - SPDES Construction General Permit for stormwater
- NYS Office of Parks, Recreation and Historic Preservation
  - No Adverse Impact on historic or cultural resources

Public Comment

Public Comment

- Public Notices
  - Application Received September 17, 2025
  - Application Complete February 19, 2026

- 3 comments received from adjoining landowner prior to the public comment period

- Public Comment period ended March 19, 2026
  - Agency Website
  - Environmental Notice Bulletin

Public Comment Summary

Six comments received

- One comment in support of the proposed project & its location

- Two comments in general opposition to solar development in NYS

Public Comment Summary (continued)

- 3 comments identified resource concerns
- Applicant submitted response to comment, addressing concerns
  - Noise
    - Construction: applicant agreed to construction only during business hours
    - Site operation: noise analysis - not to exceed ambient during operation (daytime)
    - Existing equipment, machinery, trucking from timber harvesting operations
  - Habitat
    - No spruce grouse habitat
    - Site history & context
    - No specialized habitats, wetlands, or vernal pools
    - Fencing gap for wildlife passage
  - Stormwater
    - SWPPP, maintain existing hydrology, erosion & sediment controls, planting/seeding

Staff Recommendation: Approve with Conditions

Draft Permit Conditions

- Location & dimensions of authorized development;
- Compliance with SWPPP and Site Plans for phasing, stormwater management & erosion and sediment control;
- No undertaking until Harris Road utility upgrades authorized;
- Vegetation management conditions;
- Documentation of construction;
- No lighting;
- Invasive species spread prevention;
- Require proof of decommissioning bond and compliance with Decommissioning Plan.

Conclusions of Law

- Development authorized:
  - ✓ Consistent with land use and development plan
  - ✓ Compatible with character description and purposes policies, and objectives of a Rural Use land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ No undue adverse impact on resources of the Park

NEW YORK STATE | Adirondack Park Agency

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P2025-0223

APRIL 16, 2026

Adirondack Park Agency