

Welcome to the Cold Creek Solar Open House



Project Overview

Project Name: Cold Creek Solar Project

Project Owner: Northland Power, Inc.
Host Municipality: Town of Hume (Allegany County)

Renewable Source: Solar

Proposed Capacity: 100 Mwac

Project Footprint: 650 acres

Proposed Interconnection: New NYSEG switchyard will connect to an existing 115kV Transmission Line



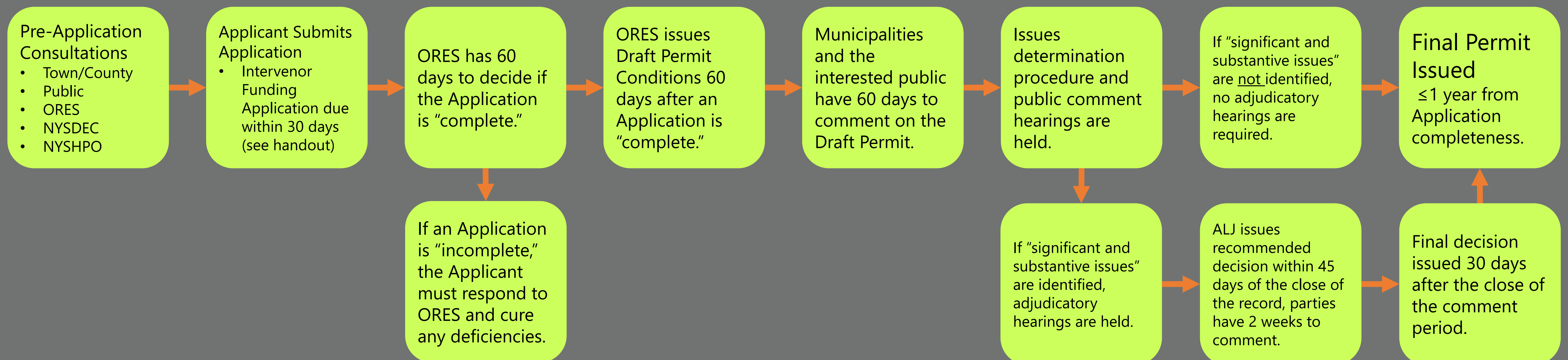
Section 94-c Process

Background

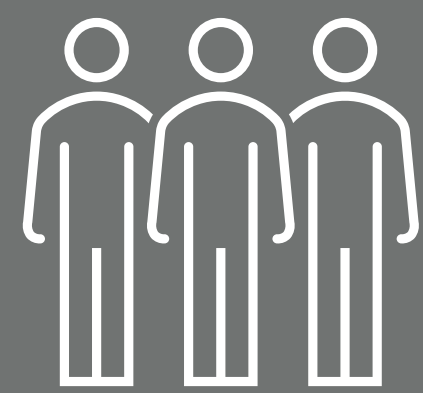
- In 2020, the *Accelerated Renewable Energy Growth and Community Benefit Act* added a new section 94-c to the Executive Law, titled "Major Renewable Energy Development" (i.e., Section 94-c").
- The Act established the Office of Renewable Energy Siting (ORES) and a set of new regulations intended to standardize the review process for large-scale renewable energy projects and establish uniform permit standards.

Siting Process

- Section 94-c projects must adhere to uniform standards and conditions and potentially site-specific conditions (if warranted by the local environment) that set a baseline for avoiding, minimizing, and mitigating any potential environmental, cultural, or social impacts.
- Section 94-c projects must comply with the substantive provisions of local laws, to the extent practicable. ORES can elect not to apply a local law that is unreasonably burdensome in view of CLCPA targets and the environmental benefits of the project.
- Applicant's must establish a fund (\$1,000/MW) to support eligible intervenors and parties, including host municipalities, in their review of a project.



Local Benefits



2 - 5 permanent
highly skilled jobs during
operation
95 – 244 full-time
equivalent construction jobs
during peak of construction



\$200,000 - \$300,000
annually in salaries for
permanent jobs
\$13.6 - \$26.2 million
in total salaries for temporary
construction jobs



Long-term Project Benefits in
the form of Host Community
Agreement (HCA) Payments and
Payment in Lieu of Taxes (PILOT):
\$250,000 - \$400,000
per year

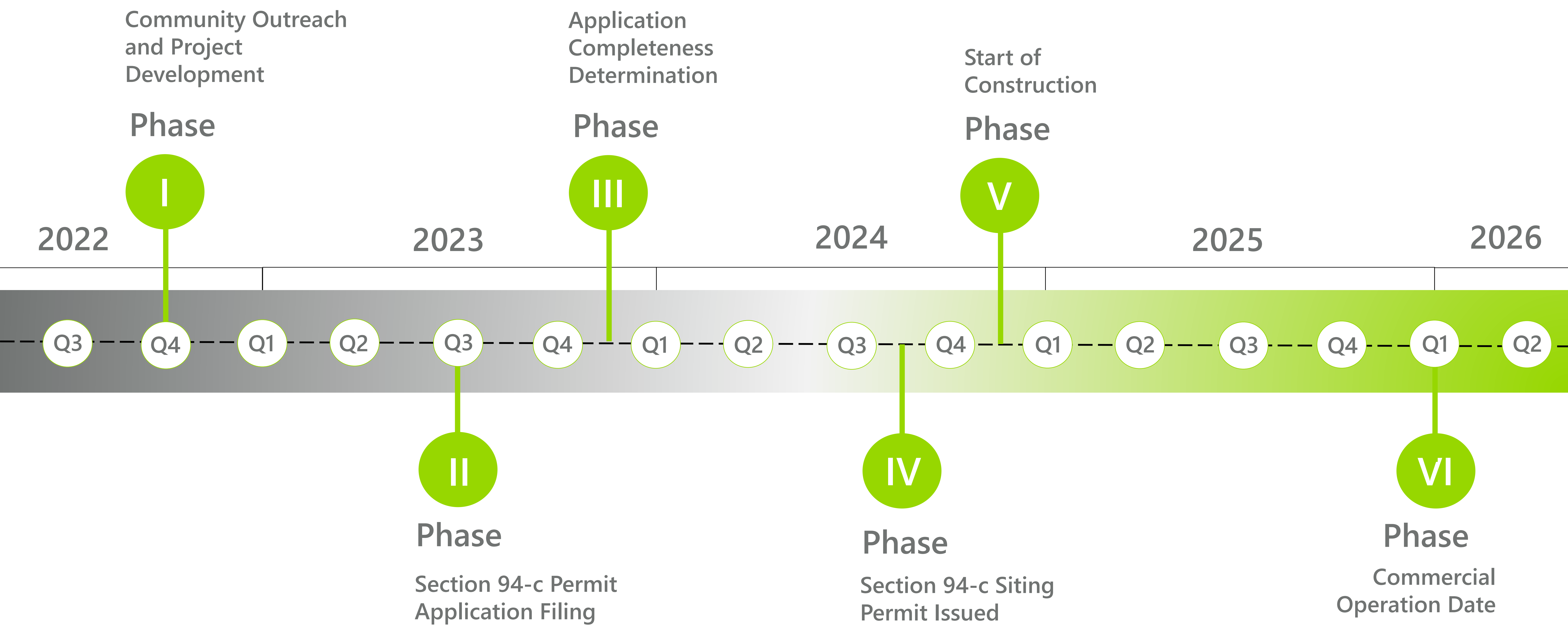


Proposed to contribute
millions of dollars
in new revenues
For host Towns, Counties,
and School Districts in the
first 20 years of operation

Additional Project Benefits

- Operation of the Project will power the equivalent of 20,000 homes and reduce CO₂ production by 70,000 tons annually.
- Construction and operation of the Project will contribute to the growth of NY's green economy, which is one of the fastest growing segments of NY's economy and currently provides 17% of all jobs in the state.

Project Schedule Summary



Environmental Studies

Over a dozen different environmental, social, and cultural resource studies have been and will continue to be performed to identify and characterize potentially sensitive resources in the project area. These studies are being conducted to ensure that the Project's potential impacts are avoided, minimized, and mitigated, to the extent practicable.

Support studies are being coordinated with the following agencies:

- NYS Office of Renewable Energy Siting (ORES)
- NYS Department of Environmental Conservation (NYSDEC)
- NYS Department of Agriculture and Markets (NYSDAM)
- NYS State Historic Preservation Office (NYSHPO)
- Regional Stakeholders

1

WETLANDS

- Review of existing NYSDEC and federal wetland mapping data.
- Field surveys to identify, flag, and GPS the boundaries of all wetlands and streams in the vicinity of the Project Site.

2

RARE/THREATENED/ENDANGERED SPECIES

- Coordination with ORES, NYSDEC, and regional wildlife advocacy groups to identify potential species of concern and appropriate field surveys.
- Field surveys to record observations and ID potential habitat.
- See stand-alone Avian Studies poster for more details.

3

ACOUSTIC STUDIES

- Ambient sound data collection and pre-construction noise modeling.
- Assessment of compliance with state and local sound standards.

4

ARCHEOLOGY

- Coordination with the NYSHPO and regional advocacy groups.
- Review previous survey data and complete new field surveys to ensure archaeologically sensitive areas are avoided.

5

HISTORIC RESOURCES

- Coordination with NYSHPO and regional historical groups.
- Evaluation of historic properties for potential National Register of Historic Places-listing eligibility.
- Evaluation of potential visual effects on historic properties.

6

VISUAL IMPACTS

- Identification of visually sensitive resources and viewpoints.
- Viewshed mapping to identify areas of potential project visibility.
- Coordination with stakeholders and preparation of visual simulations.
- Landscaping to screen views of the Facility from roads and neighbors.
- See stand-alone Visual Impact Assessment poster.

Grassland Bird Surveys



- Required as part of the regulations implementing Section 94(c) of the Executive Law, Subpart 900-1
 - In support of state permitting application
- Pre-Application Consultation with New York Office of Renewable Energy Siting (ORES) identified potential for state-listed grassland bird species to occur within the Project Area
- ORES survey protocols, pre-approved Study Plans



Wintering Grassland Raptors

- Short-eared Owl (Endangered; E) and Northern Harrier (Threatened; T)
- Weekly point-count surveys
- November 15 through approx. March 31
- Survey points in open habitat separated by no more than 1000 meters (328 feet)

Potential Conservation Measures

- Avoid impacts to suitable or occupied habitat
- Develop a Net Conservation Benefit Plan for unavoidable potential impacts to occupied habitat

Grassland Breeding Birds

- Short-eared Owl (E), Northern Harrier (T), Upland Sandpiper (T), Henslow's Sparrow (T), Sedge Wren (T), Grasshopper Sparrow (Special Concern; SC), Vesper Sparrow (SC), and Horned Lark (SC)
- Weekly point-count surveys
- Approx. May 15 through July 20
- 1 survey point per 25 acres of grassland habitat

Surveys on-going



PHOTOSIMULATION

SETBACK FROM PROPERTY LINE: 100 FEET

PV PANEL DESIGN: ONE-PANEL PORTRAIT CONFIGURATION

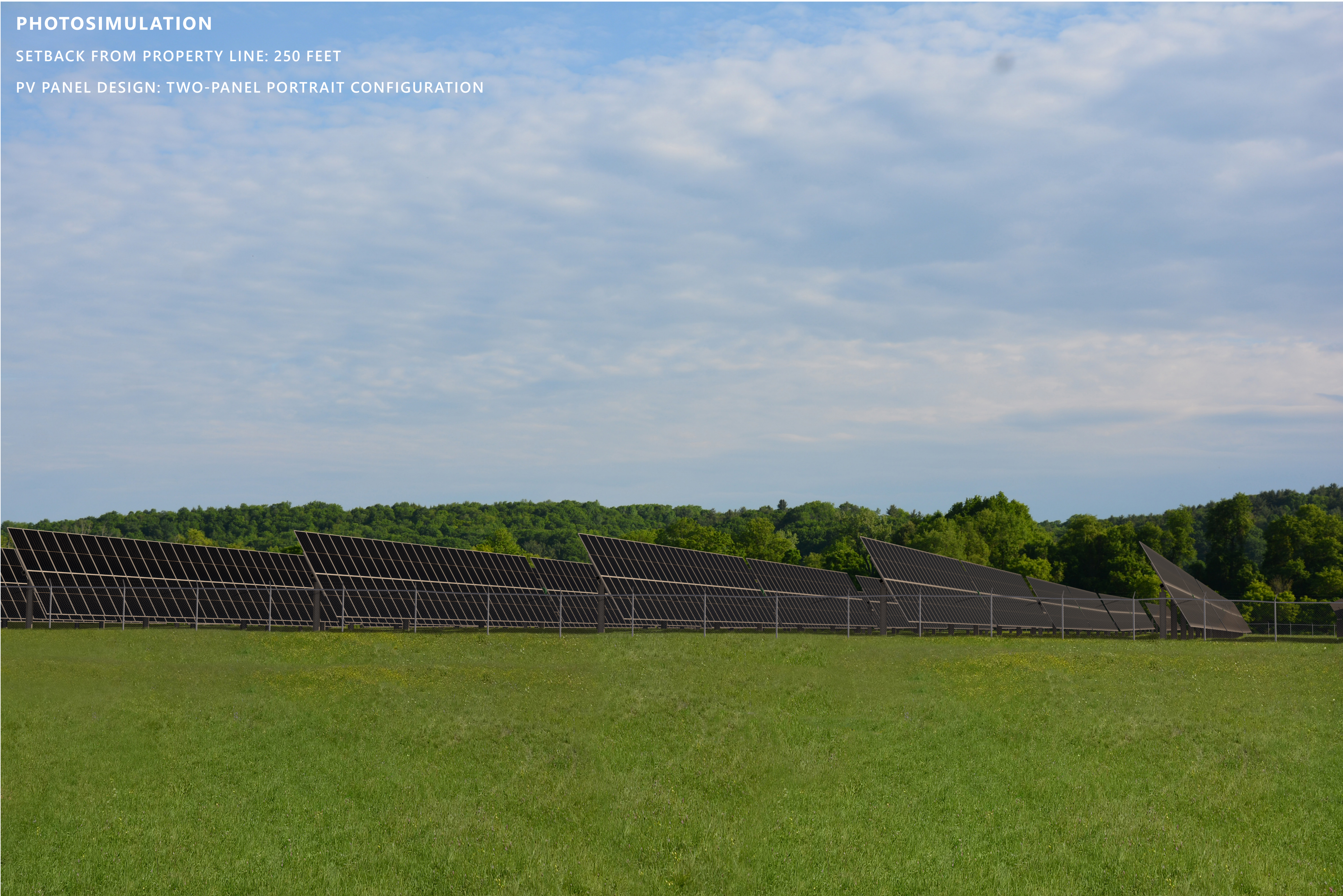


PHOTOSIMULATION

SETBACK FROM PROPERTY LINE: 100 FEET

PV PANEL DESIGN: TWO-PANEL PORTRAIT CONFIGURATION







1 | PHOTO SELECTION

Photos are selected to illustrate typical views of the proposed Facility that will be available from nearby locations.



2 | CAMERA POSITIONING

GPS data collected in the field and aerial photographs are used to create a virtual 3D camera matching the exact specifications and location of the existing conditions photograph.



3 | CAMERA ALIGNMENT

Lidar data is used to align the model to the existing environment including the topography, vegetation, buildings. This information is used to precisely align the camera target to insure an accurate camera alignment with the existing photograph.



4 | 3D MODEL CREATION

3D models of the Facility are built based on specifications of the PV panels, racking, fencing, and other components for each of the PV panel configurations and set back scenarios. These models are then placed in the correct geographic position within the 3D model.



5 | PHOTOSIMULATION COMPLETION

The proposed exterior color/finish of the Facility components are then added to the model and the appropriate sun angle is simulated based on the specific date, time and location (latitude and longitude) at which each photo was taken.

