



WELCOME TO THE

Mill Point Solar Project

COMMUNITY MEETING



PLEASE SIGN IN

About ConnectGen



ConnectGen is an independent renewable energy company developing large large-scale wind, solar, and energy storage projects across North America.

ConnectGen has established a portfolio of over **8,500 MW** of wind, solar, and energy storage projects.

Our experienced team holds deep familiarity with transmission system analysis and market design/regulatory issues.

ConnectGen is backed by Quantum Energy Partners. Founded in 1998, Quantum Energy Partners is a leading provider of private equity capital to the global energy industry, having managed together with its affiliates more than \$17 billion in equity commitments since inception.



ConnectGen - New York Experience



HISTORY IN NEW YORK

The ConnectGen team has previously managed the development of six utility-scale wind farms across New York, four of which are currently in operations.

CURRENT PROJECT PORTFOLIO

ConnectGen is currently developing several utility scale solar facilities across the State of New York. The South Ripley Solar Project (paired with energy storage) received a 2019 NYSERDA REC contract. Harvest Hills Solar and Mill Point Solar were awarded REC contracts in NYSERDA's 2020 solicitation.

CONNECTING POWER, PROJECTS, AND PEOPLE

ConnectGen's experienced development team has a track record of successfully identifying, developing and constructing renewable energy projects. Our previous project successes have been built on a foundation of strong relationships with the landowners and communities hosting the projects.

We are committed to working with landowners, neighbors, and all project stakeholders to safely and responsibly design and build projects that bring long-term benefits to the communities.



Project Overview



Mill Point
SOLAR PROJECT

Project Owner:
ConnectGen Montgomery County LLC

Host Community:
Town of Glen

Renewable Resource:
Solar Energy

Project Capacity:
Up to 250 MWac

Projected Project Footprint:
Up to approximately 2,000 acres

Projected Completion Date:
End of 2024

Point of Interconnection:
**National Grid Marcy – New Scotland
345kV Transmission Line**

New York Homes Powered:
Over 65,000

Why did ConnectGen Choose the Town of Glen, New York?



State Renewable Goals

- New York State has set a goal for the state's utilities to source 70% of their electricity from renewable energy by 2030 and for them to reach 100% zero carbon electricity by 2040.



Compatible Land Use and Zoning

- The Town of Glen has developed a solar zoning law that is considerate of the requirements of utility-scale solar development and generally consistent with the objectives and requirements of NYS Section 94-c permitting regulations.



Supportive Locality

- A number of large-scale solar projects are under development in Montgomery County, including the Mohawk Solar Project in the Towns of Canajoharie and Minden and the High River Energy Center in the Town of Florida.
- The Town of Glen has previously approved permits for two utility-scale solar projects with a third under review.



Existing Transmission

- The Mill Point Solar Project will be located adjacent to the existing Marcy – New Scotland 345kV Transmission Line, which has the available capacity to accommodate all electricity generated by the Project.



Available Suitable Land

- Preliminary environmental review suggests high site suitability and limited development constraints.
- Minimal impacts to prime farmland containing soils classified by NY Ag and Markets as Mineral Soil Groups 1-4.
- Existing vegetation and topography in the area creates the opportunity for natural visual screening.

Timeline for Mill Point Solar Project



DEVELOPMENT

24 – 36 MONTHS
2020-2023

CONSTRUCTION

9 – 18 MONTHS
2023-2024

OPERATION

30 – 43 YEARS
2024 and beyond

LAND ACQUISITION AND COMMUNITY ENGAGEMENT

- Execute lease agreements and other land agreements
- Engage elected town officials and local stakeholders in an effort to inform the broader community
- Hold Community Meetings over the course of development

ENVIRONMENTAL STUDIES AND PRELIMINARY DESIGN

- Complete desktop and field studies to identify environmental constraints in the Project Area
- Conceptual design will avoid and minimize impacts to environmental resources and the community

ELECTRIC GRID INTERCONNECTION STUDIES

- Undergo technical studies completed by the local utility and NY grid operator to secure the right to connect to the electrical grid

REGULATORY REVIEW & PERMITTING

- Pre-application consultations with local stakeholders as well as local, state, and federal agencies as part of the Seciton 94-c permitting process
- Secure any and all federal and state permits necessary for construction and operation of the Project
- Negotiate PILOT and Host Community Agreement with local taxing authorities including Town of Glen, Fonda-Fultonville Central School District and Montgomery County

FINAL ENGINEERING & DESIGN

- Complete final engineering and design in preparation for construction

Local Benefits

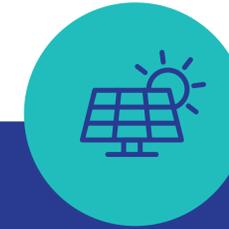
Direct Benefits:



Over \$30 million in estimated increased property tax revenue and Host Community Agreement payments benefitting the Town of Glen, the Fonda-Fultonville Central School District, and Montgomery County through the life of the Project



Up to 150 full-time equivalent local jobs anticipated during the peak of construction with all laborers, workmen and mechanics compensated at the Prevailing Wage rate for the local jurisdiction



Over \$60 million dollars in estimated payments to local landowners in the form of solar leases, easement agreements, and neighbor agreements through the life of the Project

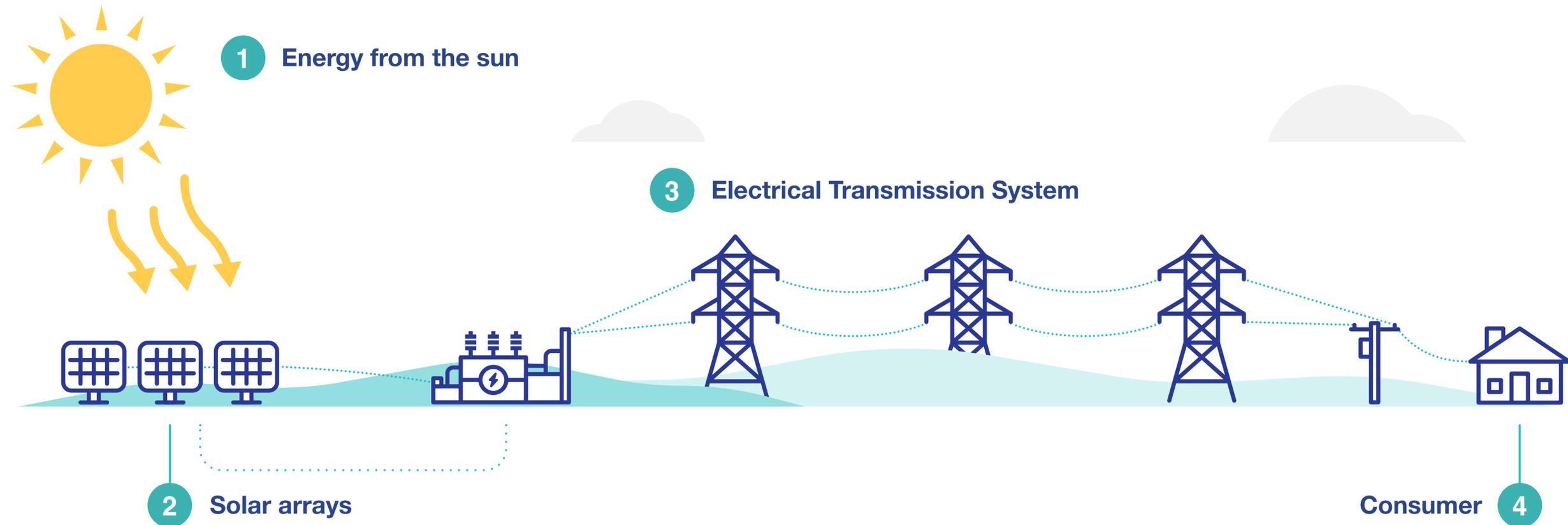
Host Community Benefit Program - Utility Bill Credits:

- \$500/MW or \$125,000 paid into fund annually by Project over the first 10 years of the Project's operations
- Funds distributed equally by local distribution utility to all residential utility customers in the Host Community (Town of Glen) in the form of an annual utility bill credit

Indirect Benefits:

- Revenue to local shops, hotels, restaurants, service and construction material suppliers during construction and operation
- Partnerships with local community groups, local sponsorships, and donations
- To date, the Project has made donations in support of the Glen Volunteer Fire Department, the Fulmont Community Action Agency Food Pantry, the Haven of Hope Farm and Residence, the Montgomery County Office for Aging, and the Fonda-Fultonville Parent Teacher Student Association

How Does Solar Energy Work?



1

Energy from the sun falls onto the earth's surface each day in the form of sunlight. The sunlight is absorbed by the solar panels, converting it into electricity.

3

The absorbed sunlight is transformed into usable energy by way of an inverter that turns direct current (DC) energy into alternating current (AC) electricity. AC is the form of power used in homes and businesses.

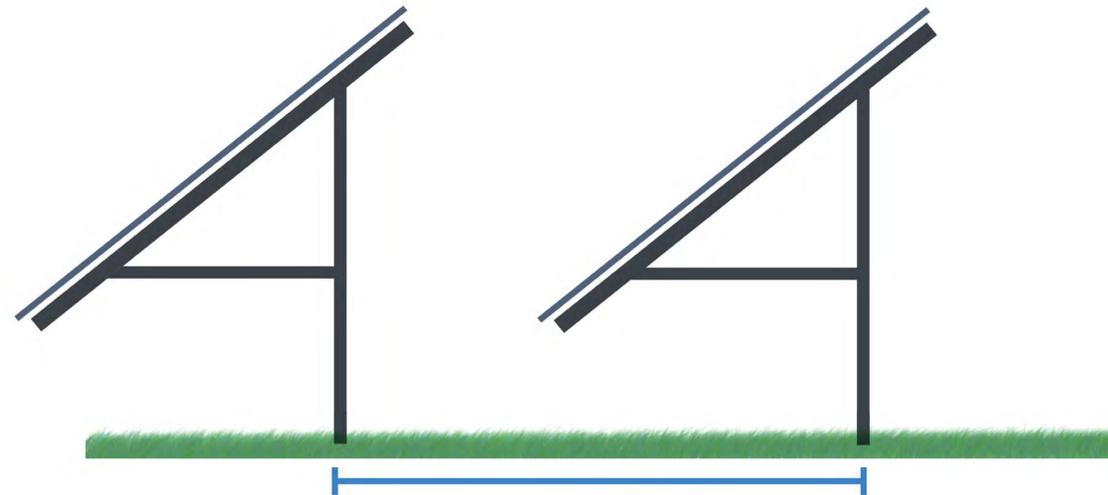
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Solar cells are small, square-shaped silicon semiconductors. Each solar cell is connected into a network of many other solar cells to create a PV (Photovoltaic) module or panel. A solar facility is comprised of thousands of panels.

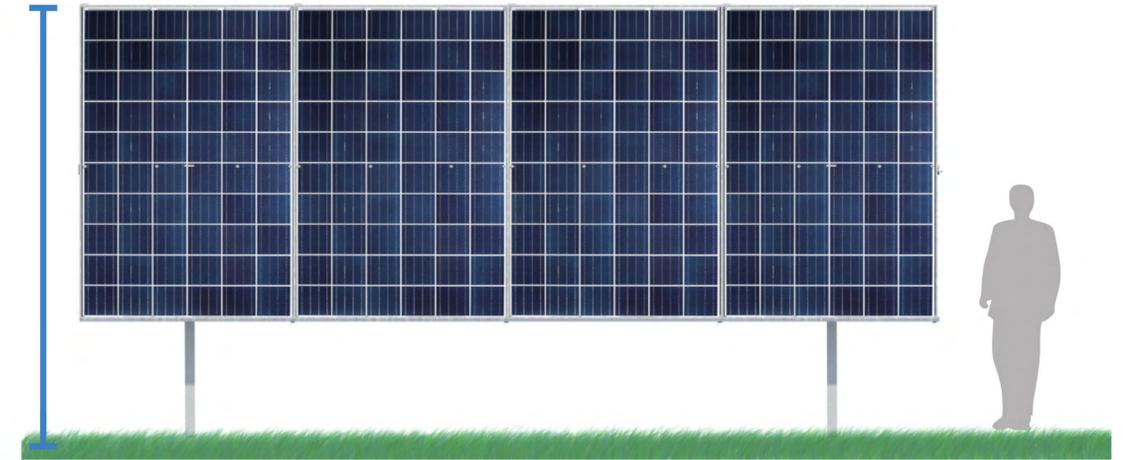
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Electricity generated travels through transmission/distribution lines to homes and businesses.

The Basics of Solar



Typical Solar Module Spacing: at least 12 feet



Typical Solar Module Height: 12 feet

Solar panels are safe

- PV panels meet strict electrical safety standards
- PV panels are designed to ensure no release or leakage of panel material into the surrounding environment
- PV panel arrays are typically fenced to ensure safety and security

Solar panels produce minimal glare

- PV panels are designed to absorb light, not reflect light, and therefore produce minimal glare

Solar panels are quiet

- Solar photovoltaic (PV) panels make little or no sound
- Associated electrical equipment creates minimal sound
- Limited required equipment maintenance such as mowing or access road upkeep would be conducted during the day

Solar panels do not pollute

- No combustion, emissions, or odors
- No water discharges or use of neighboring water bodies for heating or cooling

Preliminary Solar Facility Locations



Environmental Considerations



ConnectGen will consult with many agencies and stakeholders including: the NYS Department of Public Service, NYS Department of Environmental Conservation, NYS Department of Agriculture and Markets, State Historic Preservation Office, and other stakeholders to ensure that potential environmental impacts are fully considered. Some of studies conducted to help avoid and minimize potential impacts include:

WETLANDS



Review of U.S. Army Corps of Engineers and New York State Department of Environmental Conservation Wetland mapping

Field investigations to identify and delineate wetlands and streams

RARE/THREATENED/ ENDANGERED SPECIES



Coordination with NYSDEC, USFWS, and natural resource management entities

Field investigations to identify potential habitat or species presence

ARCHAEOLOGY



Coordination with the New York State Historic Preservation Office and regional advocacy groups

Research and field investigations to identify previously known or unidentified archaeological sites

HISTORIC PROPERTIES



Research and consultation with State Historic Preservation Office and regional historical groups

Historic properties are evaluated to determine their eligibility for listing on the State and National Registers of Historic Places

Evaluate potential visual effect on historic properties

VISUAL IMPACTS



Identification of Visually Sensitive Resources

Viewshed mapping of areas with potential Project visibility

Coordination with stakeholders and preparation of visual simulations to illustrate what the facility will look like when completed

Wetland and Stream Resources

Resource Identification and Field Survey Efforts

- Identification aids in Project siting and design
- Field investigations commenced in Fall 2020 and are ongoing
- ConnectGen seeks to avoid and minimize impacts to the maximum extent practicable

Agency Consultation

- ORES reviews NYS jurisdictional waters
- US Army Corps of Engineers (USACE) will review “waters of the United States”
- Agency field visits may be performed to confirm delineations
- Identification of potential mitigation strategies, if required

94-c Application will include:

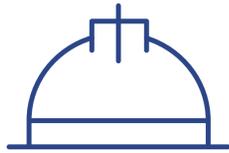
- Mapping and reports from field efforts
- Wetland functional assessment
- Impacts to off site wetlands within 100 feet of disturbance
- Demonstration of avoidance and minimization
- Identification of wetland mitigation, if required



Threatened and Endangered Species Review

The purposes of this consultation are to identify the habitats found within the Project Area, identify if any habitats supporting threatened and endangered species exist, and coordinate with ORES on Studies and Plans required for the Project.

Surveys Conducted



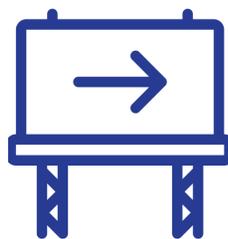
- ConnectGen conducted two field surveys as recommended by ORES
- Winter Raptor Surveys (Nov 2020 - April 2021)
- Breeding Bird Surveys (May 2021 - July 2021)
- ORES reviewed Study Plans of each Survey and results of Surveys have been or will be shared with ORES

Consultation with ORES



- ConnectGen shared Wildlife Site Characterization (April 2021)
- ConnectGen/ORES held Pre-Application meeting to review (May 2021)

What's Next?



- ORES reviews the results of field studies shared by ConnectGen
- ConnectGen/ORES discuss presence of occupied habitat and mitigation
- ORES makes a determination of whether occupied habitat is within the Project Area
- If occupied habitat is determined to be impacted, a Net Conservation Benefit Plan will be required

Analysis of Visual Impacts

Step One: Define Affected Environment

- Visual Study Area (2 miles)
- Identify Sensitive Resources
- Local Agency Consultation
- Identify Viewer Groups
- Landscape Similarity Zones

Step Two: Evaluate Potential Visibility

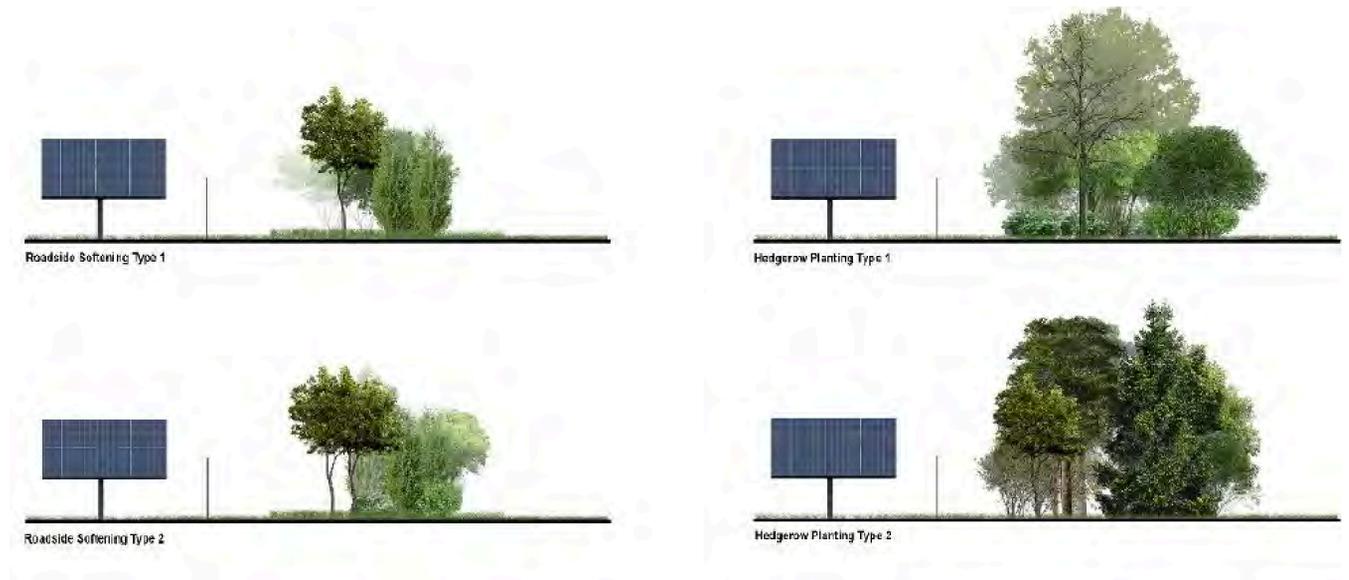
- Viewshed Analysis Mapping
- Site Visit and Confirmatory Assessment of Visibility

Step Three: Replicate the Appearance of the Facility

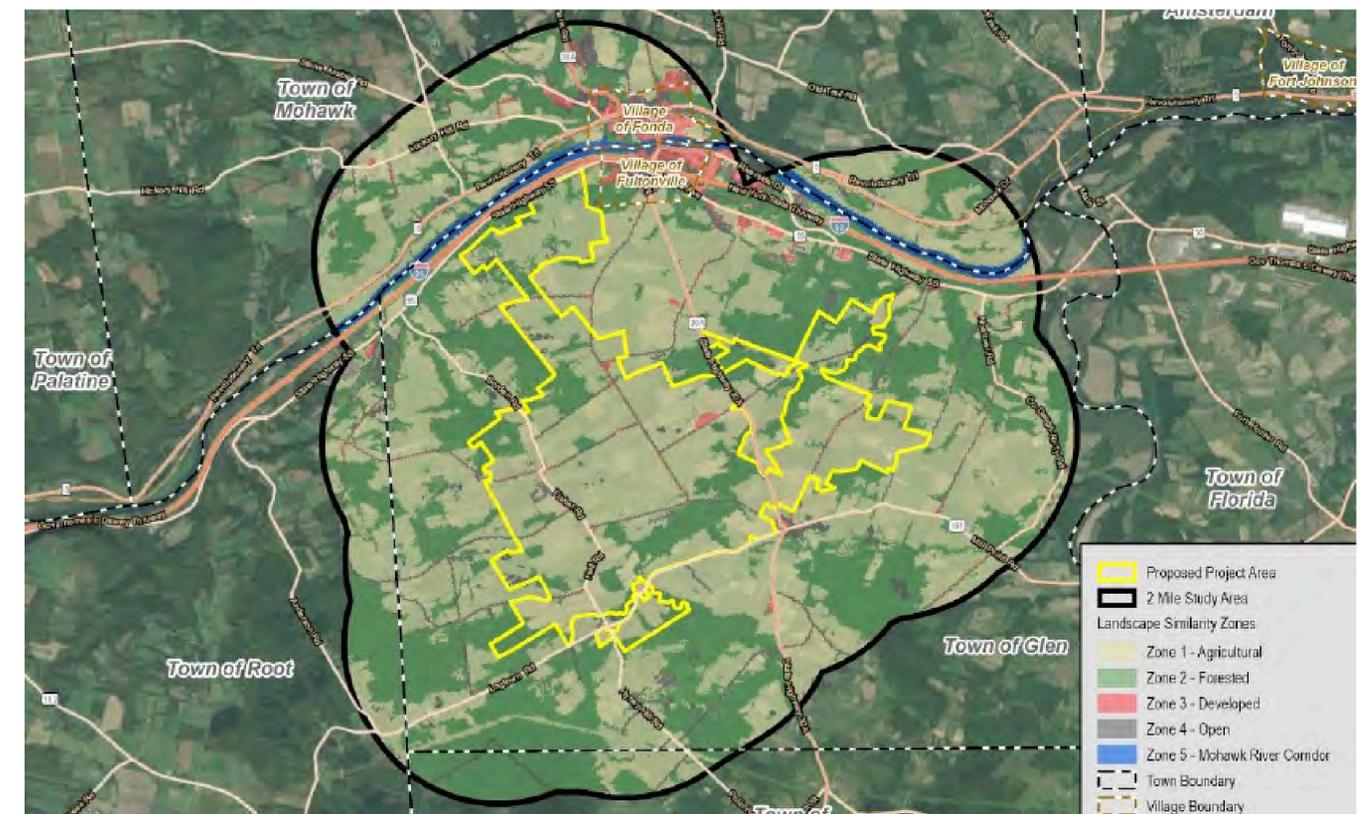
- Develop a 3-D Model of the Proposed Facility
- Proposed Project Components Landscape Similarity Zones

Step Four: Visual Impact Analysis

- Photosimulations
- Rating Panel Evaluation
- Visual Mitigation, if required



Examples of different landscape screening techniques at different stages of maturation



Sound and Noise Impact



Sound Level Monitoring Completed

- In June 2021, collected background/ambient sound data in the Project Area for 24 hours/day for 1 week at 7 different locations and measured sound and weather data

Next Step: Sound Level Modelling

- International Standards Organization procedures (ISO 9613-2) are used as required by ORES
- Equipment locations and their maximum sound power are entered in the model
- Output modeled for all homes and properties in the defined Project Area

Other 94-c Requirements

- Sound propagation model parameter specifications
- Construction noise modeled
- Reporting requirements
- Complaint resolution plan

Equipment anticipated to be used at Mill Point Solar Project

Solar Panels	Not expected to generate any sound
Inverters	Generate limited sound during the day
Transformers	Generate limited sound day and night

94-c Uniform Conditions and Standards for Sound

- Non-participating residence = 45 dBA (8-Hour L_{eq})
- Participating residence = 55 dBA (8-Hour L_{eq})
- Non-participating residence = 40 dBA due to substation
- Non-participating property line = 55 dBA (8-Hour L_{eq})
- Penalty for audible prominent tones

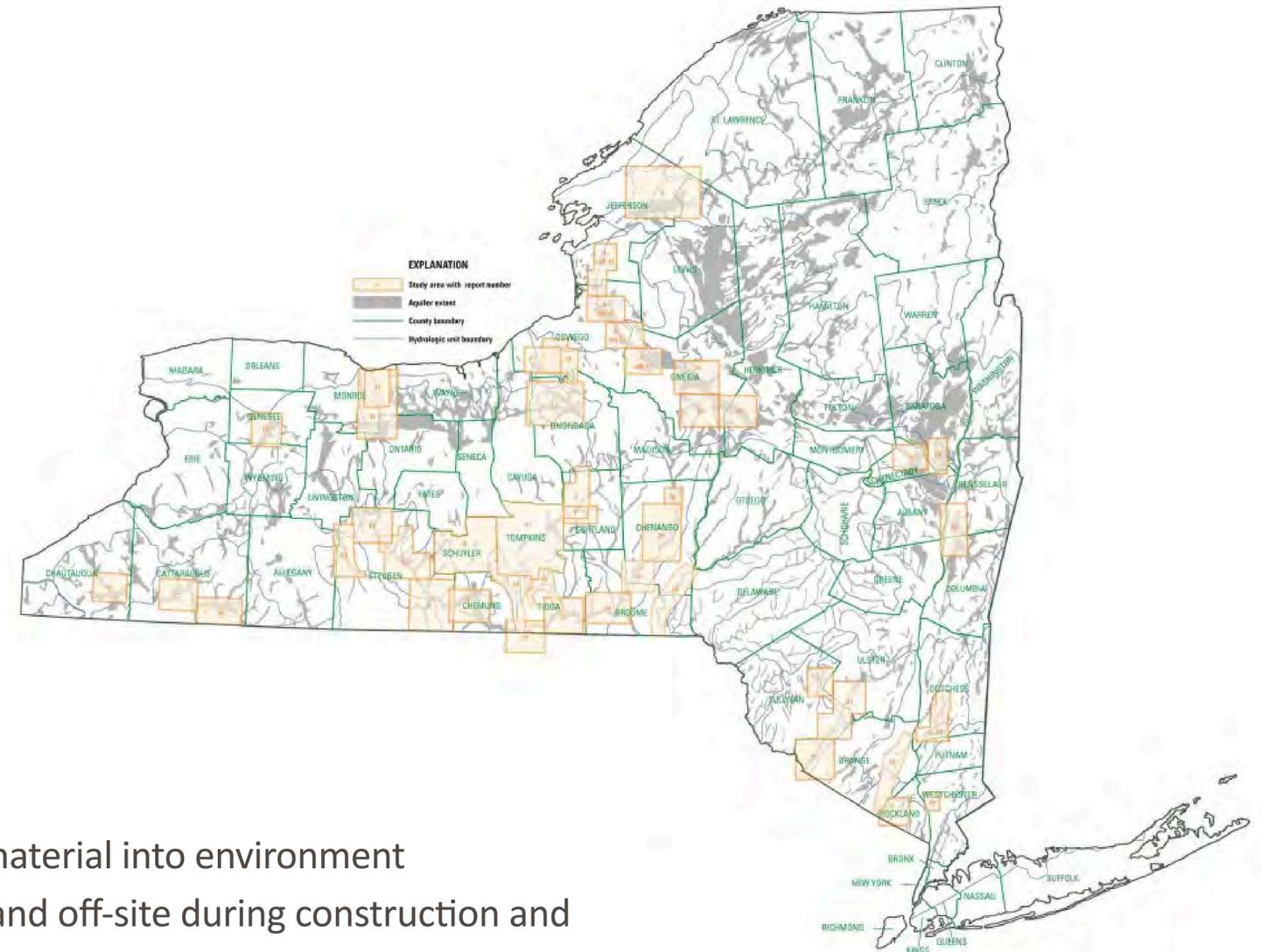
Groundwater Resources and Stormwater

Groundwater and Surface Water Assessments:

- Private well survey to those within 1,000 feet of the Project footprint (coming soon)
- Hydrology Desktop Review and Scour Analysis conducted (Spring 2021)

94-c Application will include:

- Information on wells, groundwater, and aquifer protection zones
- Analysis of potential impacts from construction and operation of the facility on drinking water supplies and groundwater quality



Storm Water and Design

- PV panels are designed to ensure no release of leakage of panel material into environment
- ConnectGen will design Project to address stormwater runoff on and off-site during construction and operation of the Project

94-c Application will include:

- Stormwater Pollution Prevention Plan (SWPPP) showing management during construction
- Description of construction and operation stormwater management methods

Section 94-c Process and ORES

94-c Background, Application and Issuance

- Introduced in 2020 for large-scale renewable energy projects
- Establishes Office of Renewable Energy Siting (ORES)
- Draft Regulations and Uniform Standards and Conditions (USCs) issued September 6, 2020
- Final Regulations and USCs became effective March 3, 2021
- ORES must issue determination of application completeness within 60 days following filing
- ORES must issue a final state permitting decision no later than one year after a completeness determination

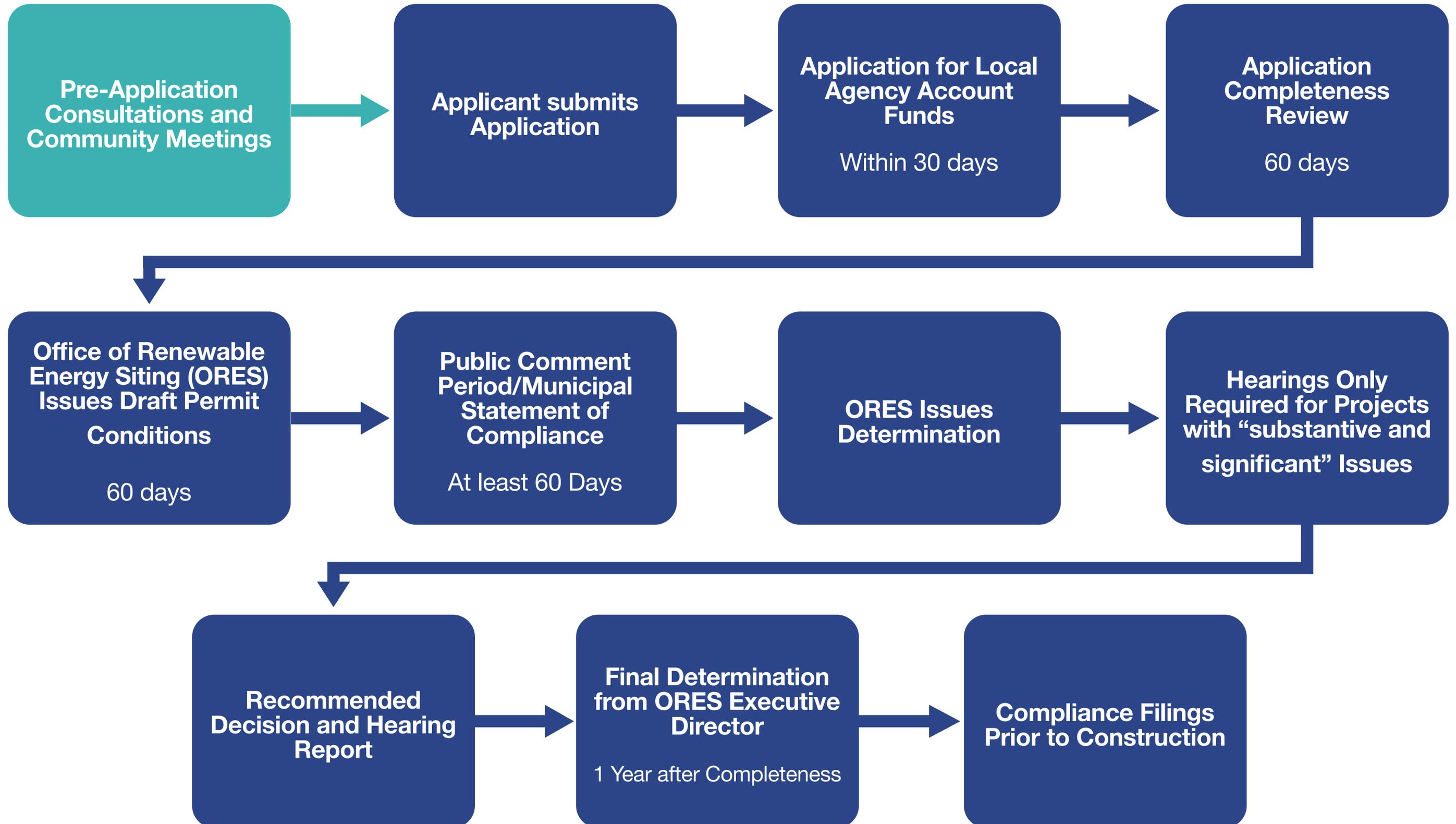
USCs and Site-Specific Requirements

- USCs outline design requirements for large scale projects to standardize design expectations
- Site-specific requirements crafted by ORES can augment the USCs
- Projects must be designed to avoid or minimize, to the maximum extent practicable, adverse environmental impacts
- Mitigation programs designed by the State to offset potential adverse environmental impacts that cannot be avoided
- Draft Permit Conditions are issued by ORES 60 days following determination by ORES that application is complete

Local Compliance and Permit Issuance

- ORES must make finding that the Project, along with conditions, would comply with applicable local laws and regulations
- ORES can elect not to apply a local law that is unreasonably burdensome in view of CLPCA targets and the environmental benefits of the project
- The Town of Glen adopted a local solar law in late 2020 with which the Project anticipates full compliance in its design, construction, operation, and decommissioning
- Municipalities submit statements of compliance with local laws at least 60 days after issuance of draft permit conditions

94-c Process Timeline



Pre-Application Local Consultation

Local Agency Consultation: At least 60 days prior to 94-c Application, applicant meets with the chief executive officer of the host municipality and provides:

- Facility description with map
- Summary of applicable local laws
- Explanation of efforts to comply with local laws
- Overview of local laws for which compliance would be unreasonably burdensome
- Potential impacts for which consultation with the municipalities is required to inform the Application
- Applicant contact information and the project website address
- Anticipated application date and local agency account funding information



Local Agency Consultation informs the 94-c Application regarding:

- Land Use
- Cultural
- Public Health, Safety and Security
- Transportation and Road Use
- Visual Impact Assessment
- Socioeconomic Effects

ConnectGen held Pre-Application Consultations with the Town of Glen officials on April 12th prior to the Public Information Session on April 14th and on August 10, 2021 prior to this Community Meeting. Local Agency Consultation will continue as ConnectGen prepares to submit a 94-c Application.

Local Agency Account Funds



What are Local Agency Account Funds?

Local Agency Account Funding is money that Section 94-c applicants, such as ConnectGen, make available to qualified, locally affected parties and municipalities to offset certain expenses they incur in participating in the state permitting process. These funds were created to encourage effective public involvement in project permitting.

Applying for Local Agency Account Funds:

- Upon the filing of a 94-c Application, ConnectGen will post a local agency account fund (\$1,000/MW) which can be sought by local community members and host towns. 75% of funds are reserved for municipalities.
- Prior to the filing of a 94-c Application, ConnectGen will publish and mail both 60-day and 3-day notices.
- Must apply for funds within 30 days of the 94-c Application filing; funds awarded within 30 days following the deadline for request.
- Each request must be completed on an ORES-approved form and contain specific information detailed in 19NYCRR 900-5.1(h).

[Send Requests for Local Agency Account Funding under 19 NYCRR 900-5](#)

to: **By email: general@ores.ny.gov**

By Mail: New York State Office of Renewable Energy Siting

Attention: Request for Local Agency Account Funding

c/o OGS

Empire State Plaza

P-1 South, J Dock

Albany, NY 12242

Construction

SITE PREPARATION

- Clear and grade land as required
- Construct site entrances and access roads
- Create temporary laydown yards

PILE/FOUNDATION INSTALLATION

- Install piles to hold panel racking system
- Final pile length dependent on slope and soil type
- Common steel pile types: Driven piles, ground screws, helical anchors (no concrete expected)
- Pour concrete pads for inverters and high voltage equipment

RACK ASSEMBLY AND PV INSTALLATION

- Install panel racks on piles, then install solar modules on panel racks
- Panel racks and modules typically up to 13 feet tall
- Install inverters on pads located near or in between racks of panel modules, and connect to high voltage substation

CONCLUSION OF CONSTRUCTION

- Remove all construction equipment
- Clear laydown yards
- Restore disturbed land



Operation & Removal

SITE MANAGEMENT

- Limited upkeep is required during the life of the facility.
- Most common maintenance activities are associated with vegetation management such as mowing.
- It is also common to seed the field with low growing native grasses or plants to minimize the need to mow frequently.

EQUIPMENT MAINTENANCE

- The Project facilities will be designed for a minimum 30-year lifespan. Should a panel or other piece of Project infrastructure be damaged or malfunction, the system's modular design allows for simple repair or replacement.

DECOMMISSIONING

- ConnectGen is responsible for the decommissioning and removal of project infrastructure at the end of the Project's useful life.
- NY State will require a decommissioning fund as part of the state permitting process.
- Ensures funds will be available to dismantle and remove facility components and complete restoration of the site at the end of the Project's useful life.
- After decommissioning, ConnectGen will return the property to as close to the condition it was in prior to the Project.



Decommissioning and Restoration

The 94-c application must contain a Decommissioning and Site Restoration Plan that addresses:

- Equipment removal
- Safety
- Environmental restoration
- Aesthetics
- Recycling
- Potential future uses for the site
- Financial aid commitments
- Schedule
- Re-seeding and Re-grading

The 94-c application includes a cost estimate addressing:

- Removing all facility components 4 feet below grade in agricultural land or 3 feet below grade in non-agricultural land
- Removing and restoring access road locations, where appropriate, based on the facility layout

The Town of Glen Solar Law provides the following with regard to the removal of solar facilities:

- Inactive solar facilities shall be removed at the owner's or operator's expense and site shall be restored within 12 months of removal
- A decommissioning cost estimate shall be provided prior to the issuance of building permits, updated every 5 years and adjusted accordingly
- Prior to construction, financial security shall be posted with the Town of Glen to cover the net cost of the removal of the facility and restoration

DECOMMISSIONING
AND SITE
RESTORATION PLAN

POST FINANCIAL
SECURITY PRIOR TO
CONSTRUCTION

REMOVE EQUIPMENT
AT END OF PROJECT
LIFE

RESTORE
PROJECT LAND

RETURN LAND TO
AGRICULTURE OR
OTHER USE