

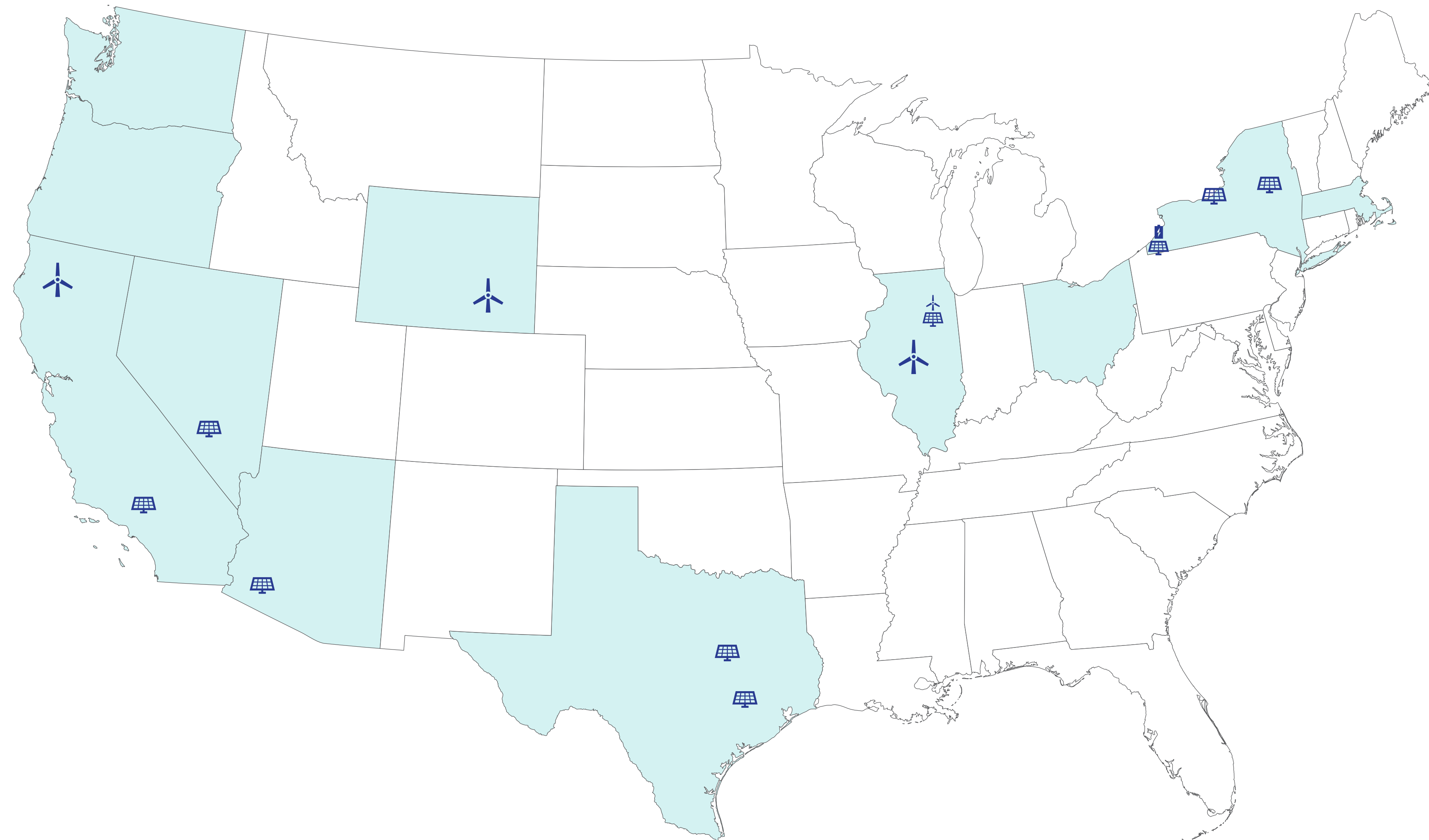
WELCOME TO THE

# Mill Point Solar I Project 94-c Pre-Application Community Meeting

PLEASE SIGN IN



# About ConnectGen



 Solar projects    Wind projects    Storage Projects    States with projects under development

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

ConnectGen has 139 net MW in operations and a portfolio of over **16,000 MW** of wind, solar, and energy storage projects in development.

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 global provider of equity, credit, structured capital, and venture capital to the responsibly sourced energy and energy transition and decarbonization sectors, having managed together with its affiliates more than \$21 billion since inception.



# ConnectGen – New York Experience



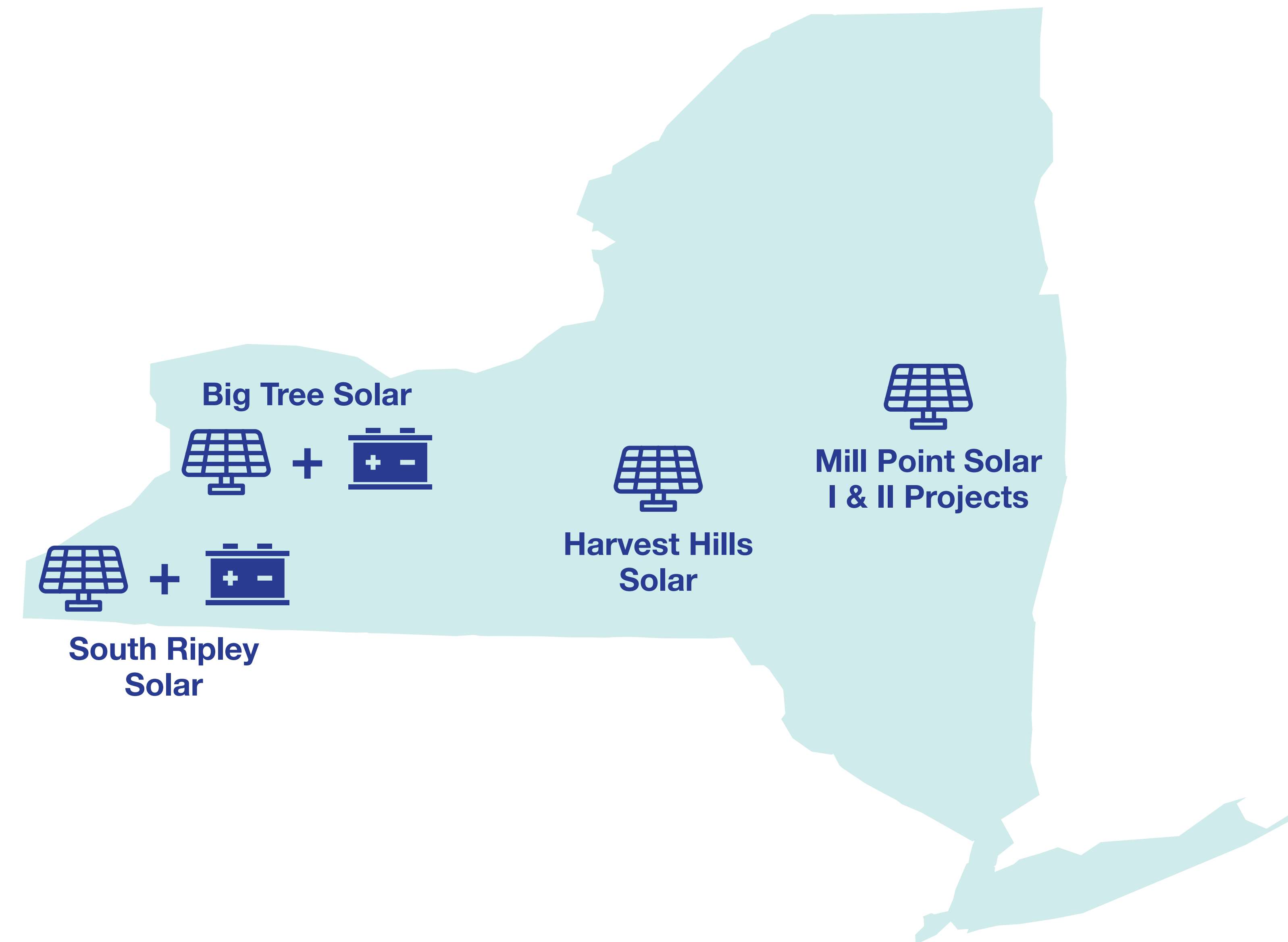
## HISTORY IN NEW YORK

The ConnectGen team has previously managed the development of ten utility-scale wind farms across New York, six 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, and Harvest Hills Solar and Mill Point Solar I projects were awarded REC contracts in NYSERDA's 2020 solicitation.

On April 21, 2023, the South Ripley Solar Project received its 94-c Permit from ORES, proving ConnectGen's ability to carefully and successfully permit a large-scale solar project in New York State.



**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



**PROJECT OWNER:**  
ConnectGen Montgomery County LLC

**HOST COMMUNITY:**  
Town of Glen

**RENEWABLE RESOURCE:**  
Solar energy

**PROJECTED CAPACITY:**  
Up to 250 MWac

**PROJECTED FACILITY SITE:**  
Approximately 3,070 acres

**PROJECTED FENCED PANEL AREA:**  
Approximately 1,041 acres

**PROJECTED COMPLETION DATE:**  
2026

**POINT OF INTERCONNECTION:**  
National Grid Marcy – New Scotland  
345kV Transmission Line

**NEW YORK HOMES POWERED:**  
Over 65,000 annually

# Timeline for Mill Point Solar I Project



## DEVELOPMENT

48 MONTHS  
2020-2024

## CONSTRUCTION

12-18 MONTHS  
2025-2026

## OPERATION

30 - 43 YEARS  
2026 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 Section 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 Agreements 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 and pre-construction compliance filings

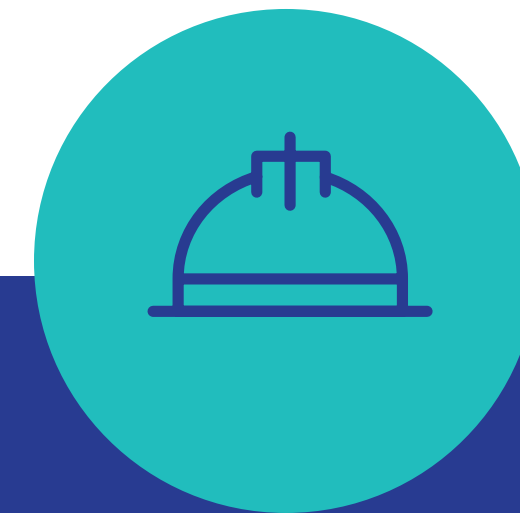
# Mill Point Solar I Project Benefits



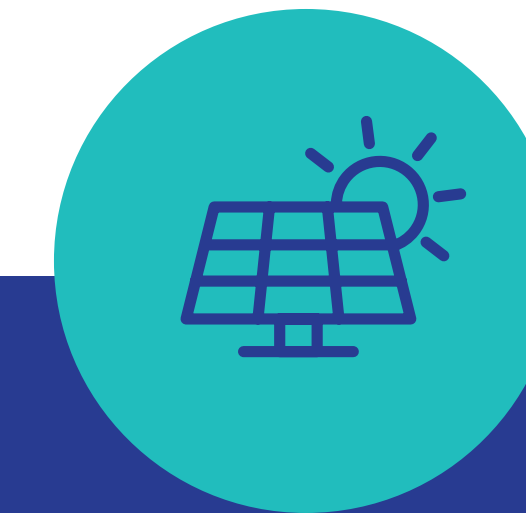
## Direct Benefits:



Tens of millions of dollars 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



More than \$2.5 million per year 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 (\$125,000) into a fund annually by the Project over the first 10 years of the Project's operations
- Funds distributed equally by a 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

# Public Health and Safety



## Solar panels are safe

- Solar panels meet strict electrical safety standards
- Solar panels are designed to ensure no release or leakage of panel material into the surrounding environment
- ConnectGen will conduct training drills with local EMS once a year

### 94-C APPLICATION REQUIREMENTS

- A Safety Response Plan that outlines emergency response measures, descriptions of on-site protection equipment, and compliance with the New York Fire code
- A Site Security plan that includes site plans and descriptions of fencing, gates, electronic security, lighting, and cyber security

## Solar panels are quiet

- Solar 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

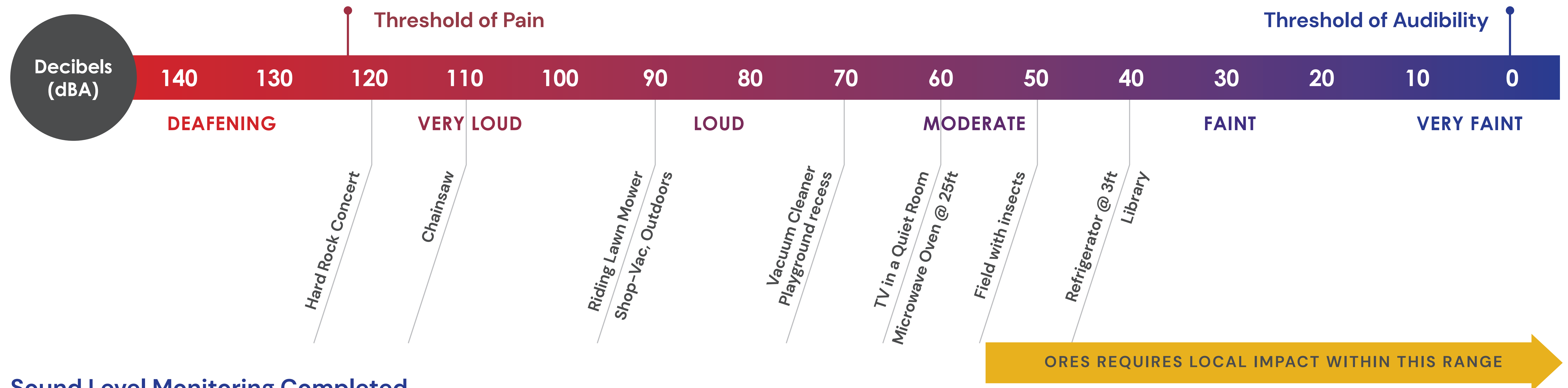
## Solar panels do not pollute

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

## Solar panels produce minimal glare

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

# 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 I Project

<b>Solar Panels</b>	<i>Not expected to generate any sound</i>
<b>Trackers/Inverters</b>	<i>Generate limited sound during the day</i>
<b>Transformers</b>	<i>Generate limited sound day and night</i>

## 94-c Uniform Conditions and Standards for Sound

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



# Section 94-c Process and ORES



## SECTION 94-C

- Established for Siting of Large-Scale Renewable Energy Projects in NYS
- Implemented by the Office of Renewable Energy Siting (ORES)
- ORES first needs to provide an Application completeness determination
- Within one year after completeness determination, ORES must issue a final state permitting decision

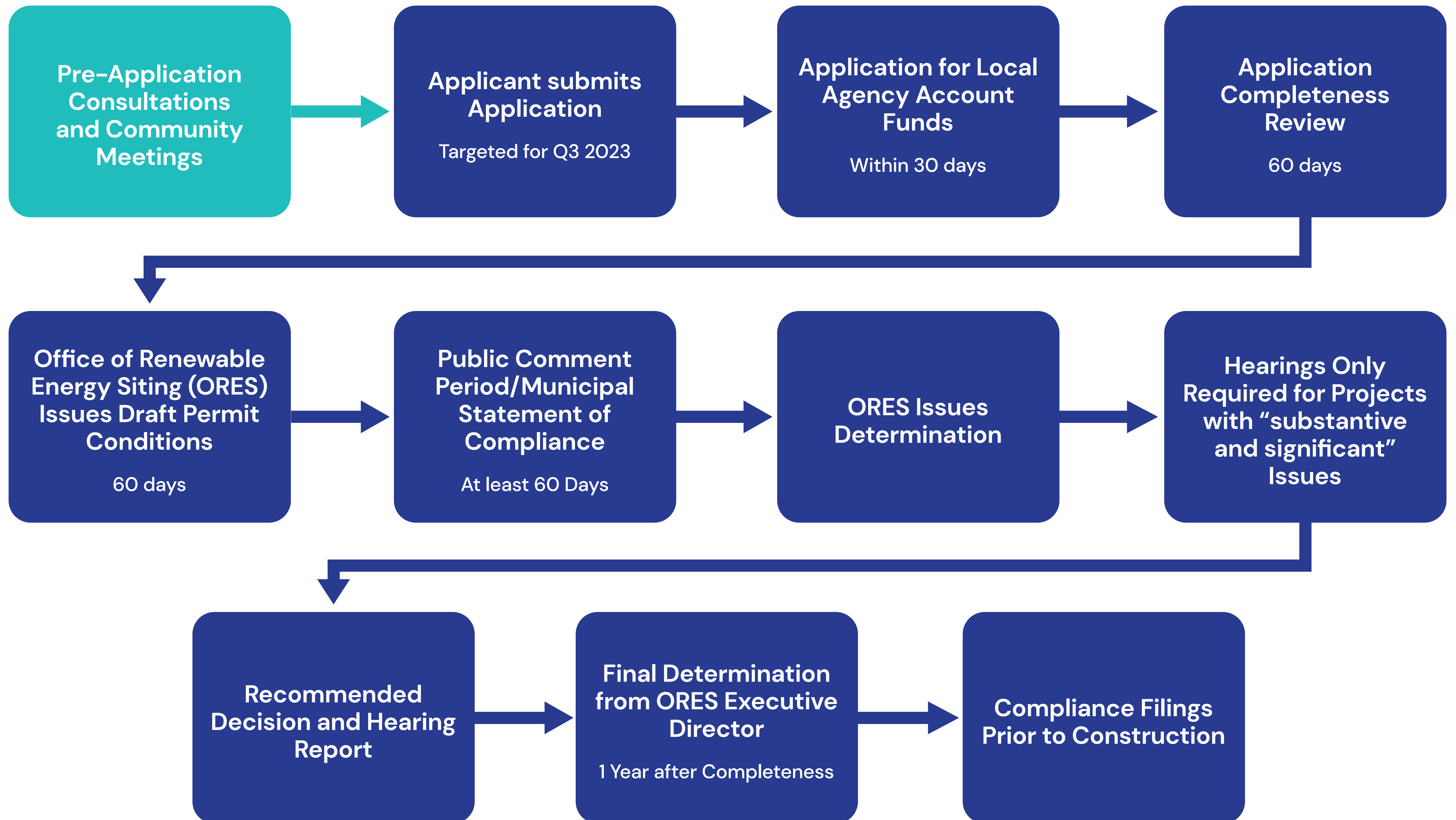
## USC AND SITE-SPECIFIC REQUIREMENTS

- Uniform Standards and Conditions (USC) standardize Project design expectations
- Site-Specific requirements crafted by ORES
- The Project will be designed to avoid and minimize adverse environmental impacts
- Mitigation programs exist to offset unavoidable impacts

## LOCAL LAW COMPLIANCE

- ORES makes a finding that the Project would comply with applicable local laws and regulations
- ORES can elect not to apply a local law that is unreasonably burdensome in view of NYS renewable energy goals and environmental benefits of the Project
- ConnectGen will request some waivers to the Town of Glen's 2022 Solar Law

# 94-c Process Timeline



# 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 , or \$250,000 for the Mill Point Solar I Project), which can be sought by local community members and local agencies. 75% of funds are reserved for local agencies.
- 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 19 NYCRR 900-5.1(h).

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

**By email:** [general@ores.ny.gov](mailto: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

# Analysis of Visual Impacts

## Step One: **Define Affected Environment (updated 2023)**

- Identified Sensitive Resources within Visual Study Area (2 miles)
- Local Agency Consultation –
  - July 2021 – provided Inventory of Aesthetic Resources to Town of Glen
  - April 2023 – Mailed a new Visual Impact Assessment Survey Feedback Request with updated Project Area and additional information
- Identify Viewer Groups
- Landscape Similarity Zones

## Step Two: **Evaluate Potential Visibility (updated 2023)**

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

## Step Three: **Replicate the Appearance of the Facility (2023)**

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










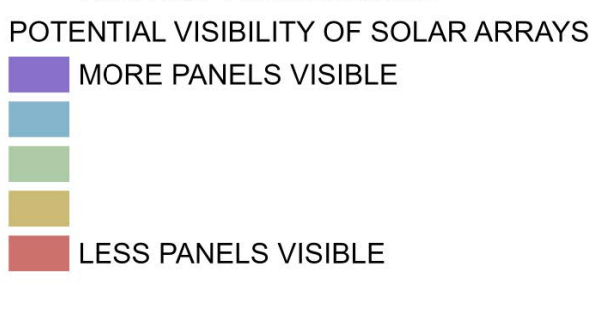





## Step Four: **Visual Impact Analysis (2023)**

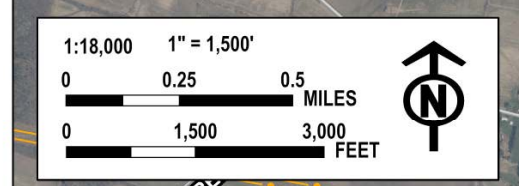
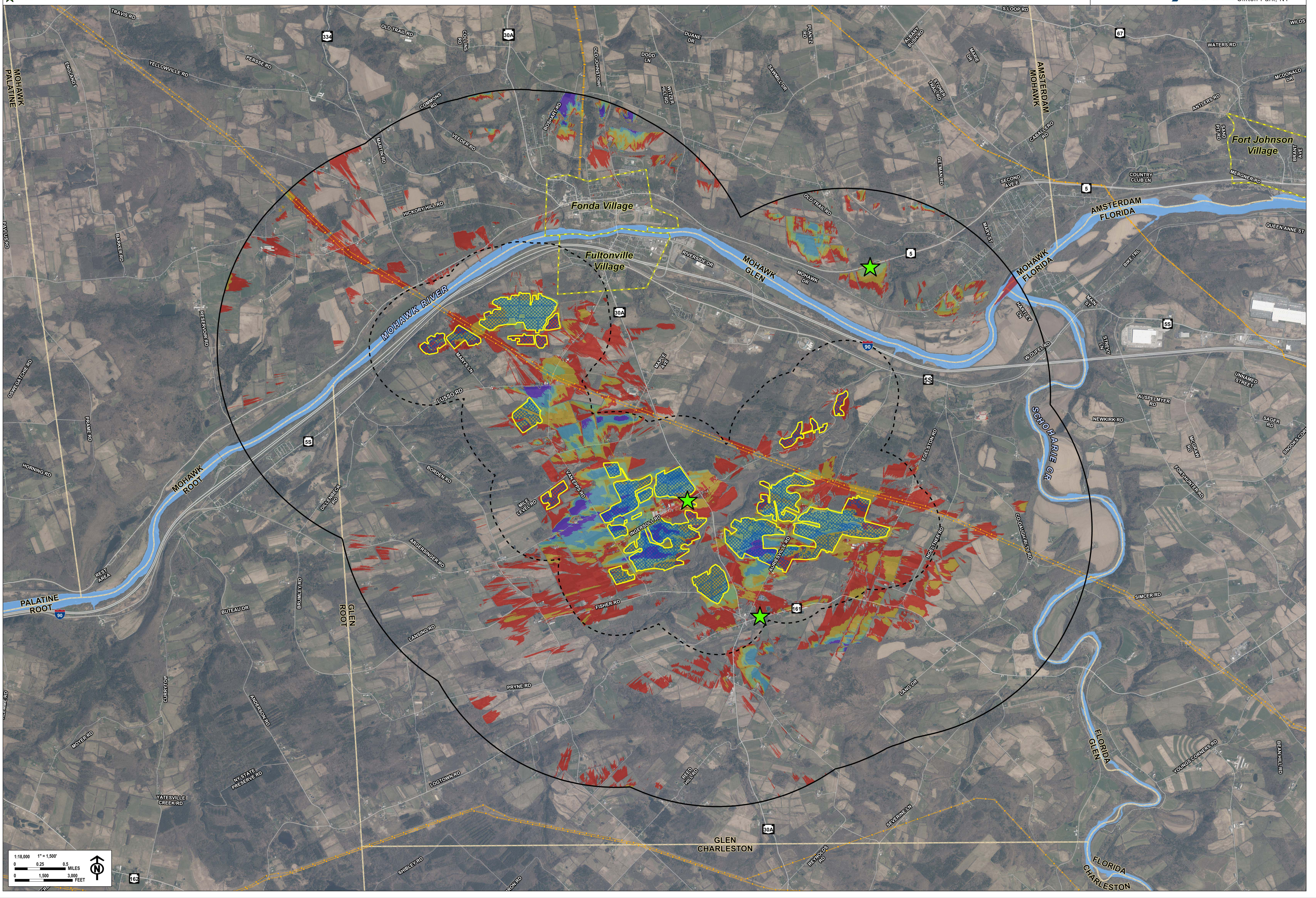
- Photosimulations
- Rating Panel Evaluation
- Visual Mitigation, if required

# POTENTIAL VISIBILITY AND VIEWPOINT LOCATIONS FOR SOLAR PANELS

**CONNECTGEN  
MILL POINT 1 SOLAR PROJECT**  
TOWN OF GLEN  
MONTGOMERY COUNTY, NY

MAP PRODUCED BY: **TRC** 3 Corporate Drive  
Suite 202  
Clifton Park, NY

-  PROPOSED ARRAY LOCATION
-  PROPOSED FENCE LINE
-  DISTANCE ZONE 2 - TWO MILES
-  DISTANCE ZONE 1 - HALF MILE
-  MOHAWK RIVER/SCHOHARIE CREEK
-  VILLAGE BOUNDARY
-  MUNICIPAL BOUNDARY
-  VISUAL SIMULATION LOCATION
-  EXISTING TRANSMISSION
-  POTENTIAL VISIBILITY OF SOLAR ARRAYS
-  MORE PANELS VISIBLE
-  MORE PANELS VISIBLE
-  MORE PANELS VISIBLE
-  MORE PANELS VISIBLE
-  LESS PANELS VISIBLE



# Visual Mitigation

Once Project impacts are fully assessed, ConnectGen will evaluate visual mitigation for the Project (early 2022).

94-c Application requires Visual Impacts Mitigation Minimization and Mitigation Plan including:

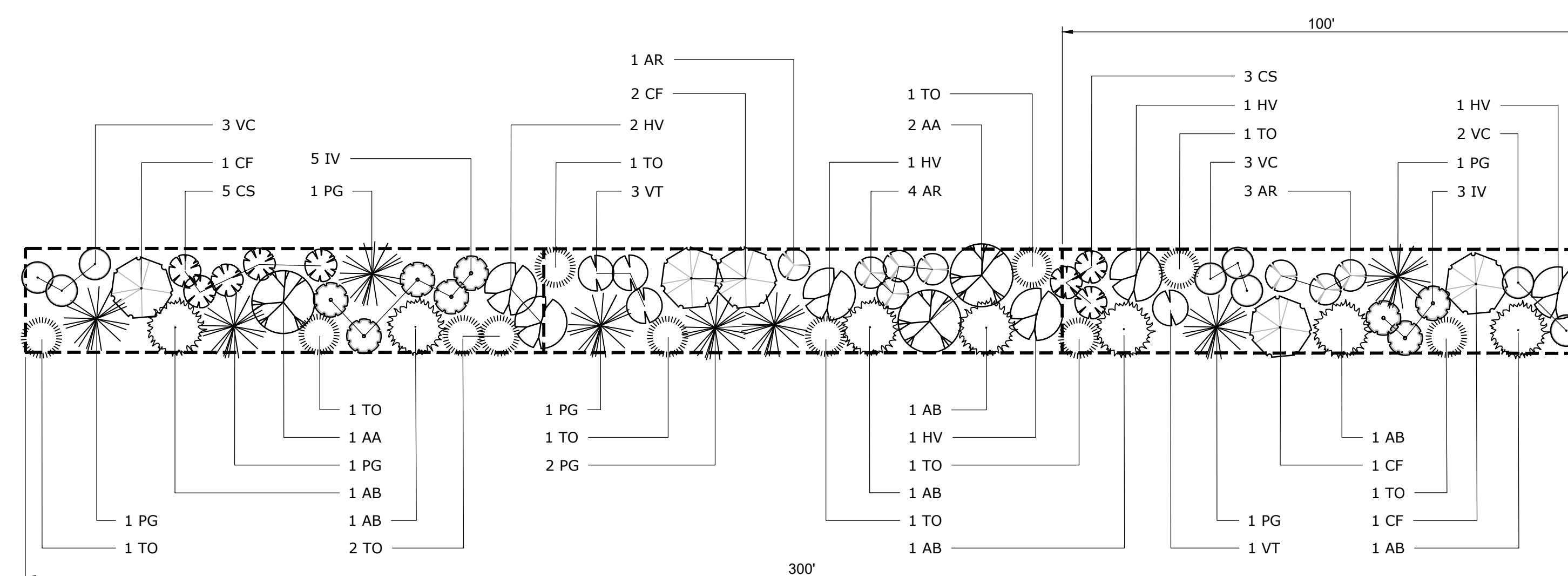
- Visual contrast minimization and mitigation measures
- Lighting Plan
- Solar glare mitigation requirements
- Screen Planting Plans

## Visual Mitigation Planting – Examples Of Trees And Shrubs

White Spruce

Red Chokeberry

Balsam Fir



### LEGEND

VISUAL MITIGATION PLANTING TEMPLATE - TYPE 1  
LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

#### DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	AMELANCHIER ARBOREA DOWNY SHADBUSH	3	6'-8' HT. CLUMP	B&B	15'-20' HT.
AB	ABIES BALSAMEA BALSAM FIR	7	5'-6' HT.	B&B	40'-60' HT.
CF	CORNUS FLORIDA FLOWERING DOGWOOD	5	1" CAL. MIN.	B&B	15'-25' HT.
PG	PICEA GLAUCA WHITE SPRUCE	8	5'-6' HT.	B&B	40'-60' HT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	11	5'-6' HT.	B&B	40'-50' HT.

#### SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AR	ARONIA ARBUTIFOLIA RED CHOKEBERRY	8	24"-30" HT.	#3/5 CONT.	7'-10' HT.
CS	CORNUS SERICEA RED TWIG DOGWOOD	8	24"-30" HT.	#3/5 CONT.	7'-9' HT.
HV	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	6	3'-4' HT.	B&B	15'-25' HT.
IV	ILEX VERTICILLATA COMMON WINTERBERRY	8	24"-30" HT.	#3/5 CONT.	10'-12' HT.
VC	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	8	24"-30" HT.	#3/5 CONT.	6'-12' HT.
VT	VIBURNUM TRILOBUM AMERICAN CRANBERRY	4	24"-30" HT.	#3/5 CONT.	8'-10' HT.

# Environmental Considerations

## WETLAND AND STREAM RESOURCES

### FIELD STUDIES AND PLANNING

- Wetland and Surface Water Delineations are completed in the Project Area
- Project has been sited to avoid and minimize impacts to wetlands

### AGENCY COORDINATION TO DATE

- Mapping and Reporting of Field Studies provided to the Office of Renewable Energy Siting (ORES) and U.S. Army Corps of Engineers (USACE)
- ORES has provided a jurisdictional determination of NYS features
- Coordinating with USACE on Waters of the United States

### WHAT'S NEXT

- Field visit and jurisdictional determination from USACE
- Identification of wetland mitigation, if required
- Apply for USACE wetland permits, if applicable
- Provide information in 94-c exhibit to ORES



# Environmental Considerations

## GROUNDWATER AND STORMWATER

### FIELD STUDIES AND PLANNING

- Private well survey of landowners within 1,000 feet of the Facility site (ongoing)
- Desktop Hydrology Review
- Well survey review with public data from local and state agencies (complete)

### AGENCY COORDINATION TO DATE

- Well survey review with public data from local and state agencies (complete)
- Review of public data for groundwater and aquifer protection zones

### WHAT'S NEXT

- Continue to site the Project in accordance with stormwater regulations
- Develop a SWPPP for the Project
- Development of construction and operation stormwater management methods
- Provide information in 94-c exhibit to ORES

### STORMWATER RUNOFF DESIGN AND MITIGATION

- ConnectGen has designed the Project to address stormwater runoff on and off-site during construction and operation





# Environmental Considerations



## CULTURAL RESOURCES

### Field Studies and Planning

- Desktop and field review of culturally sensitive areas in the Project Area (complete)
- Desktop and field reconnaissance of historical architecture in the Project Area (complete)
- Collect input from local stakeholders, including officials for the Town of Glen, neighboring towns/villages, and Montgomery County (ongoing)

### Agency Coordination to Date

- Provided Phase 1A Archaeological Survey to ORES and the New York State Historic Preservation Office (NYSHPO)
- Received request for a Phase 1B Archaeological Field Survey (survey complete; reporting ongoing)
- Consultation ongoing for potential impacts to Historical Architecture

### What's Next

- Finalize consultations with NYSHPO on potential impacts to cultural resources
- Mitigation, if required
- Provide information in 94-c exhibit to ORES

## RARE/THREATENED AND ENDANGERED SPECIES

### Field Studies and Planning

- Winter Raptor Surveys completed (2020–2022)
- Breeding Bird Survey completed (2021)

### Agency Coordination to Date

- Wildlife Site Characterization Report provided to ORES
- Mapping and Reporting from Field Studies shared with ORES
- ORES reviewed study plans prior to field efforts and reports after field efforts
- ORES provided a preliminary occupied habitat determination

### What's Next

- ConnectGen/ORES discuss presence of occupied habitat and mitigation
- ORES to make final determination of where occupied habitat exists in the Facility Site
- If occupied habitat is determined to be impacted, a Net Conservation Benefit Plan will be required
- Mitigation, if required
- Provide information in 94-c exhibit to ORES

# 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
- Drive piles for inverter installation and pour concrete pads for high voltage equipment at the Project substation

## RACK ASSEMBLY AND PV INSTALLATION

- Install panel racks on piles, then install solar modules on panel racks
- Panel racks and modules are typically up to 10 feet tall
- Install inverters on piles located near or in between racks of panel modules and connect to high-voltage substation via underground cables

## CONCLUSION OF CONSTRUCTION

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

\*Construction photos are representative only. Specific solar facility environments vary.

# Project Operation



Image: Nextracker

## SITE MANAGEMENT

- Limited upkeep is required during the life of the facility
- Most maintenance activities are associated with vegetation management
- ConnectGen may seed with low-growing native grasses or plants to minimize the need for mowing

## EQUIPMENT MAINTENANCE

- Project Facility is designed for a minimum 30-year life span
- System's modular design allows for simple repair/replacement of Project infrastructure, as needed

## OPERATIONS AND MAINTENANCE BUILDING

- ConnectGen will maintain an Operations and Maintenance building for the Project in the Town of Glen

# 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

## Financial Security

- New York State requires a decommissioning fund as part of the state permitting process
- ConnectGen will post the financial security prior to construction
- This 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



Simulation with Mitigation 5-7 Years Post Install



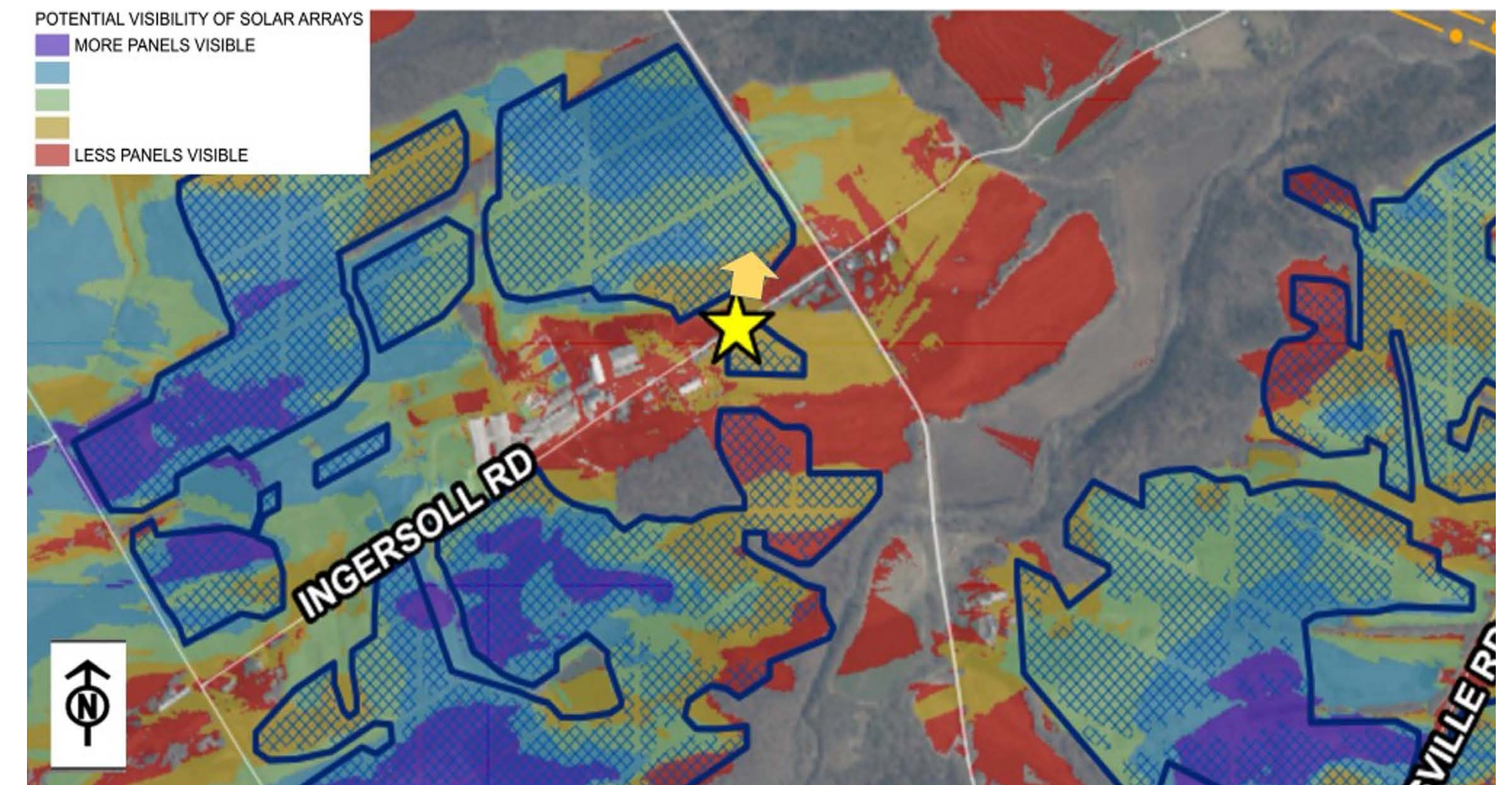
# Mill Point Solar I Project



Town of Glen, Montgomery County, NY

Viewpoint ID: 44

Location: View North/Northeast from Ingersoll Road at Square Barn Corners



Existing Condition



Simulation without Mitigation



Simulation with Mitigation 5-7 Years Post Install (Leaf-off)



Simulation with Mitigation 5-7 Years Post Install



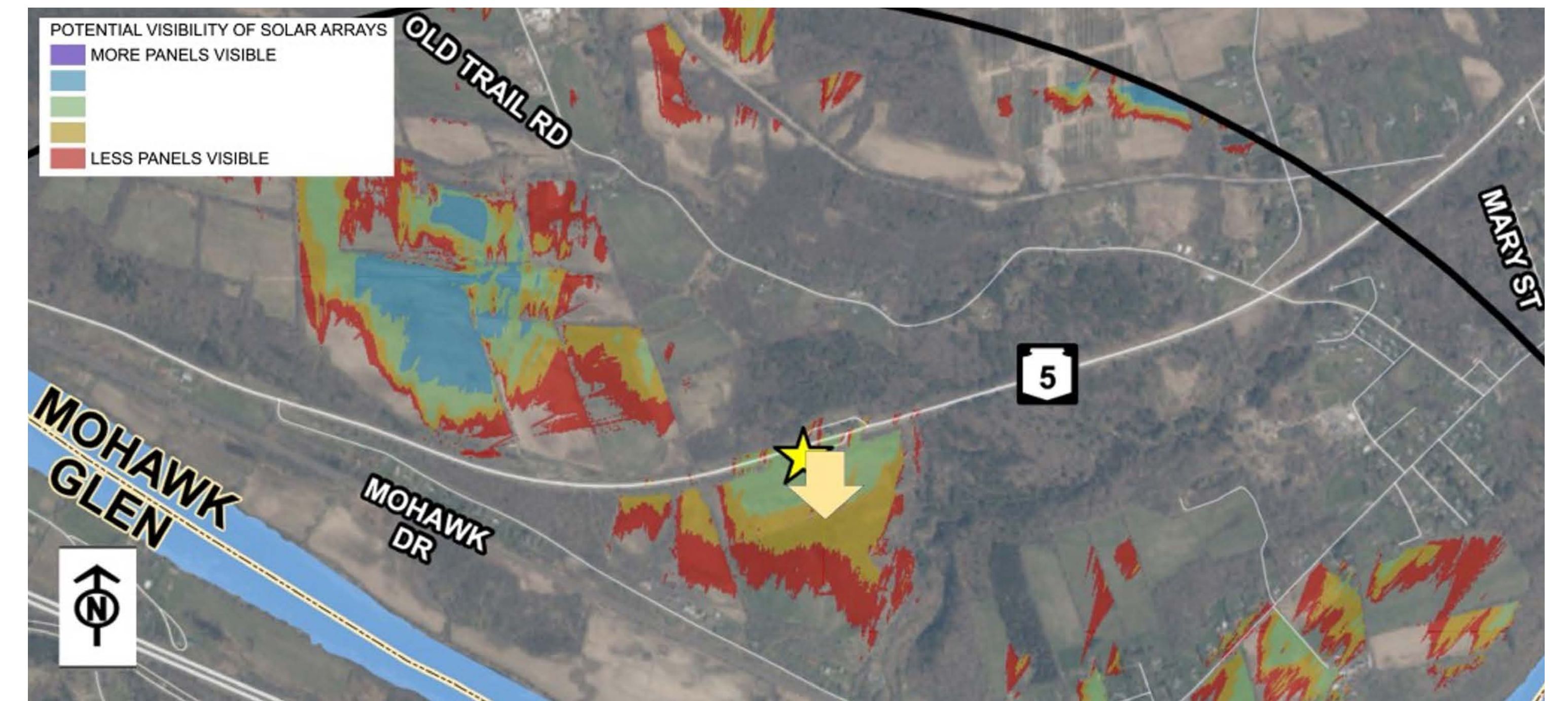
# Mill Point Solar I Project



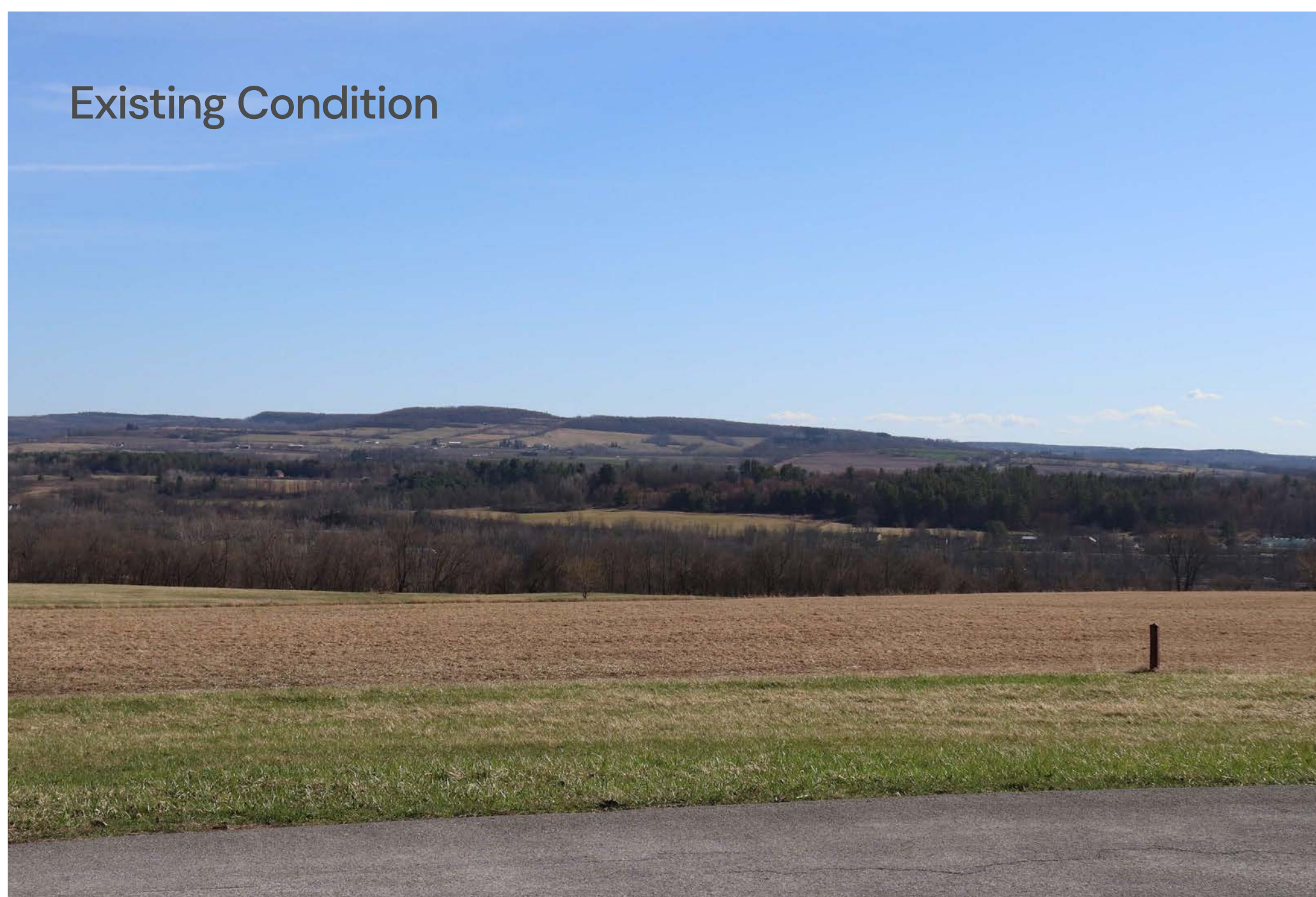
Town of Glen, Montgomery County, NY

**Viewpoint ID: 61**

**Location:** View South/Southwest from NYS Route 5 at rest-stop overlook



Existing Condition



Simulation without Mitigation



Simulation with Mitigation 5-7 Years Post Install (Leaf-off)



Simulation with Mitigation 5-7 Years Post Install



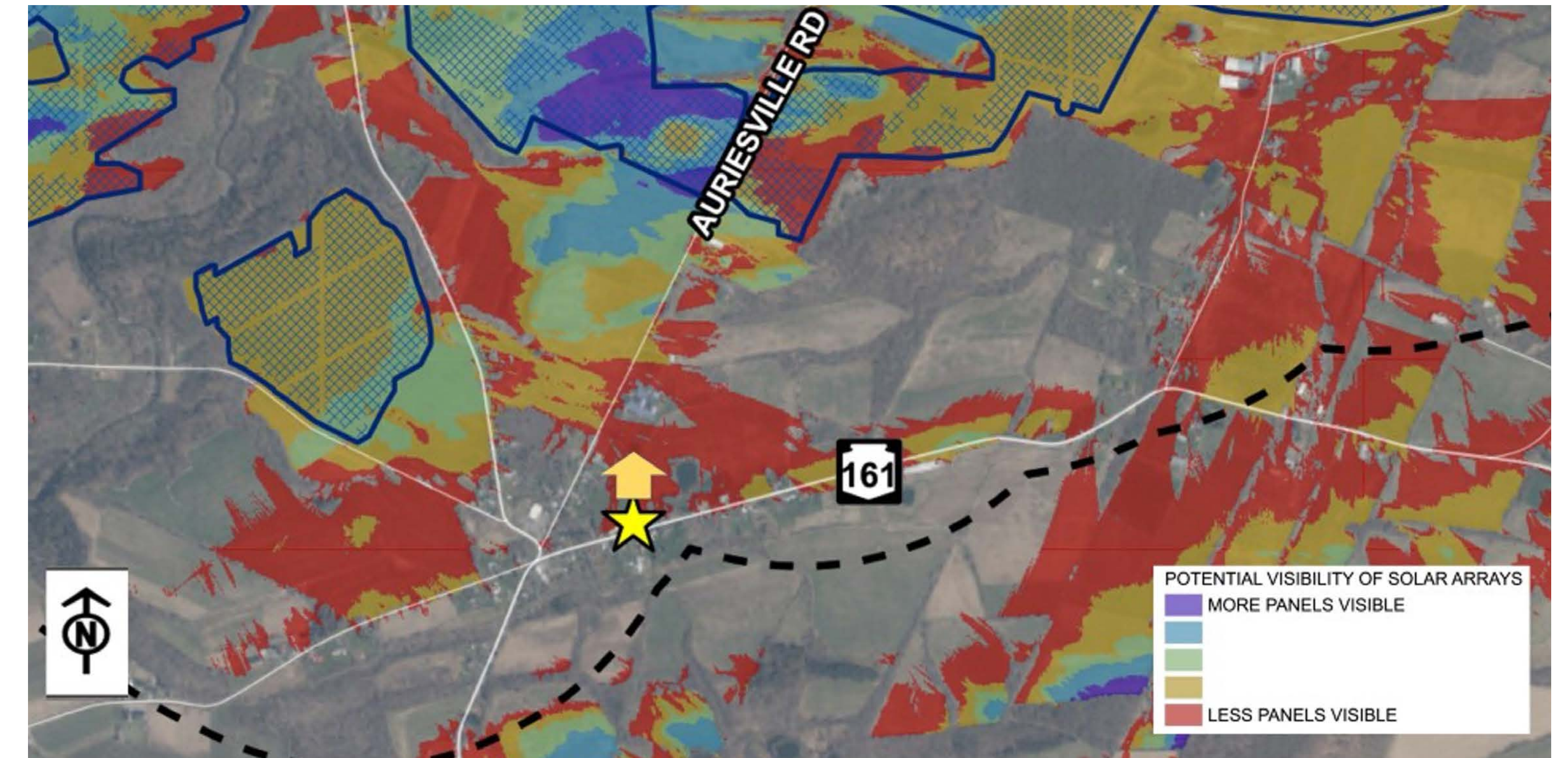
# Mill Point Solar I Project



Town of Glen, Montgomery County, NY

Viewpoint ID: 80

Location: View North From Mill Point Road at the Glen Reformed Church Parking Lot, within the Hamlet of Glen



Existing Condition



Simulation without Mitigation



Simulation with Mitigation 5-7 Years Post Install (Leaf-off)

