



# Mill Point Solar I

Local Consultation Meeting

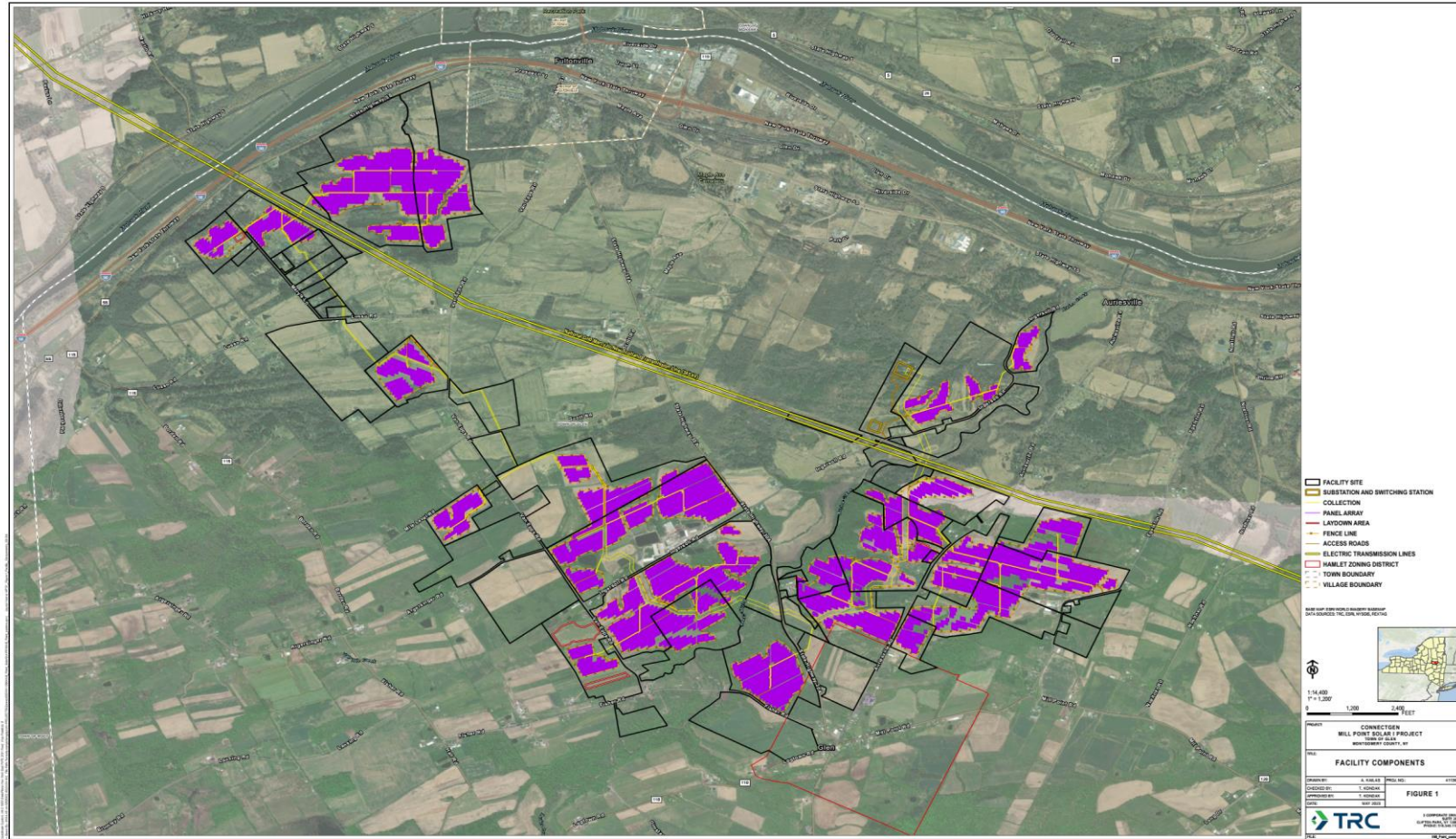
May 9, 2023

9 a.m. Town of Glen

# Description of Mill Point Solar I Facility

- Mill Point Solar I is entirely located within the Town of Glen.
- Mill Point Solar I will have a capacity of up to 250 MWac.
- Up to approximately 3,070 acre Facility Site, which is the total acres of the tax parcels proposed to host the Facility. The actual fence panel area is projected to be approximately 1,040 acres.
- Point of Interconnection: National Grid Marcy – New Scotland 345kV Transmission Line.
- The Project includes solar equipment, an electrical collection and interconnection system, and access road locations, all of which are designed to avoid and mitigate potential impacts, incorporating a wide range of environmental, social, and technical considerations.

# Map of Proposed Mill Point Solar I Facility



# Mill Point Solar II

- ConnectGen is pursuing one 94-c application for a 250 MW project referred to as Mill Point Solar I at this time. ConnectGen is separately working on Mill Point Solar II. The Projects are being developed separately because of delays with the transmission grid study. We will be filing two separate 94-c applications to ORES, resulting in two separate 94-c regulatory processes.
- NYISO, the New York grid operator, controls the timing of these grid studies, and there has been a general delay across New York State, due to the increasing number of energy projects in the queue.
- We also want to acknowledge Resolution 22 recently passed by the Glen Town Board. Our plan with the two projects is consistent with Resolution 22.
- We separately will satisfy all 94-c requirements for Mill Point Solar II, including: a separate and comprehensive 94-c application, municipal engagement, and additional public meetings to provide information to and answer questions from Glen residents and other project stakeholders. In addition, we will address potential cumulative impacts associated with the two projects.
- We will continue to work with stakeholders to ensure Mill Point Solar I and Mill Point Solar II incorporate local feedback.

# Community Engagement To Date

ConnectGen has held multiple community meetings to date:

- Virtual Information Meeting held April 14, 2021
- In-Person Community Meeting held August 11, 2021
- In-Person Community Meeting held November 17, 2021
- In-Person Community Meetings held on May 9<sup>th</sup> and 10<sup>th</sup> 2023
- Representatives from ConnectGen attended multiple Planning Board meetings in 2021 and 2022 and provided updates on the project to Board members
- ConnectGen provided comments to the Town of Glen on the 2022 Solar Law
- Representatives from ConnectGen attended multiple Town Board meetings in 2022 and 2023 and provided updates on the project to Board members and the public on June 13, 2022, July 11, 2022, September 12, 2022, and April 10, 2023

# State requirements and local zoning regulations

ConnectGen has designed the project to adhere to the ORES regulations and Uniform Standards and Conditions which govern solar development and operation.

Additionally, Mill Point Solar I has been designed to comply with the substantive provisions of the Town of Glen's applicable local laws to the maximum extent practicable. Mill Point Solar I has identified the following local laws that are applicable to the Facility:

- **Solar Energy Facilities Law of the Town of Glen (Local Law No. 3 of 2022)**
- **Land Use Management Law of the Town of Glen (Local Law No. 5 of 2017)**
  - **Article VII Supplementary Regulations, Section 7.07 Signs**
  - **Article VII Supplementary Regulations, Section 7.16 Public Utility Facility Personal Wireless Service Facility. This Section would be applicable to the substation lot.**
- **Town of Glen Subdivision Regulations (Local Law No. 1 of 1995). These regulations will be applicable to the substation lot.**

# State requirements and local zoning regulations

Mill Point Solar I has been designed to comply with the Town of Glen's solar law (**Solar Energy Facilities Law of the Town of Glen (Local Law No. 3 of 2022)**) to the maximum extent practicable.

- A letter outlining Mill Point Solar I's compliance with applicable local substantive laws was sent on April 25, 2023, to the Town.

Nevertheless, ConnectGen will be requesting waivers from certain Town requirements as highlighted below and detailed in the letter to the Town regarding local law compliance.

- 100-foot setback from wetlands, ponds, and streams (Section 5 (2)(b)(iii))
- 500-foot setback from front, side and rear yards (Section 5 (2)(b)(iv))
- 20% Maximum Lot Coverage requirement (Section 5 (2)(c)(a))
- Active farmland lot restrictions (Section 5 (4))
- Slopes greater than 15% (access roads and collection) (Section 5 (5)(a))
- 9-acre tree clearing limitation (Section 5 (5)(c))
- Decommissioning removal and security requirements (Section 5 (22)(iii) and Section 5(21)(b))

# Consideration of Design Changes

Mill Point Solar I has been designed to comply with local substantive requirements to the maximum extent practicable. The following changes have been made to the Facility design to comply with local requirements to the extent practicable and based upon community feedback:

- ConnectGen has committed to avoid the siting of solar panels on the parcel of land adjacent to the cemetery in the Town of Glen
- ConnectGen has sited panels outside the Hamlet District of Glen
- All collection lines will be buried below ground (a small portion of the generation tie line, less than approximately 1,500 feet, that connects the Facility substation to the switching station will be above ground)
- ConnectGen has avoided placing panels on slopes greater than 15%
- The Facility has been designed to avoid, minimize and mitigate impacts to federal and state regulated wetlands and streams and their one-hundred-foot adjacent areas to the maximum extent practicable
- Tree and vegetation removal will be limited to the minimum necessary for facility construction and operation



# Land Use

94-c Requires “A map of all publicly known proposed land uses within the study area, as determined in consultation with State and local planning officials, from any public involvement process, or from other sources”

- Letter requesting Town input on proposed land uses was sent out on March 10, 2023.
- Is the Town of Glen aware of any new or proposed land use applications in the Town?

# Public Health, Safety and Security

## 94-c requires the applicant to prepare a Site Security Plan and Safety Response Plan

- These plans will be sent to Homeland Security and the local police and fire agencies for review and comment at least 30 days prior to the filing of the Application.
- ConnectGen met with the Fire Department on October 25, 2022 and February 2, 2023 and discussed the current department resources, design details for the Facility and other safety and security needs for the Facility.
- ConnectGen will continue to consult with local emergency service providers regarding Facility safety and security.
- ConnectGen will conduct training drills with local EMS annually.

# Visual Impact Assessment

94-c requires “In developing the application, the applicant shall confer with municipal planning representatives, the Office, and where appropriate, OPRHP and/or APA in its selection of important or representative viewpoints”

- In September 2021 a letter requesting input on viewpoints was sent to Town of Glen, the County, local historian and State agencies. Numerous viewpoints were identified in response to this request, including from local Planning Board members, Town of Glen Historian, and Montgomery County Historian.
- A second letter was sent in April 2023, again requesting input on viewpoints. Responses are requested by May 11, 2023.

# Cultural Resources

- Provided Phase IA Archaeological Survey to ORES and New York State Historic Preservation Office (NYSHPO)
- Received request for a Phase IB Archaeological Field Survey (survey complete, reports ongoing)
- Consultation ongoing with ORES and NYSHPO
- Consultation with Saint Regis Mohawk Tribe
- Visual Impact Assessment will include assessment of historical markers and scenic by-ways
- Removed panels from area adjacent to cemetery and Hamlet District
- Avoiding archeologically sensitive areas in coordination with NYSHPO

# Transportation

- ConnectGen will work to enter into a mutually agreeable Road Use Agreement with the Town of Glen
- ConnectGen will provide a proposed haul route map to the Highway Department at least 30 days prior to Application filing for input
- The 94-c Application will include an analysis of traffic and transportation impacts during construction and operation of the facility. The transportation analysis will include:
  - A review of existing data on vehicle traffic, use levels and accidents;
  - A review of transit facilities and routes, including areas of school bus service;
  - An identification of potential approach and departure routes to and from the facility site for police, fire, ambulance and other emergency vehicles;
  - A review of available load bearing and structural rating information for expected facility traffic routes (existing culverts to be traversed by construction vehicles shall also be considered in the analyses);
  - An estimate of the trip generation characteristic of the facility during construction;
  - An analysis and evaluation of the traffic and transportation impacts of the facility; and
  - An analysis and evaluation of the impacts of the facility on airports and airstrips, railroads, buses and any other mass transit systems in the vicinity of the facility

# Socioeconomic Effects

- Paying **more than \$2.5 million per year directly to Glen residents and local landowners** over the life of the project through annual lease payments, easement agreements, and good neighbor agreements, resulting in a consistent stream of revenue that can protect against fluctuating commodity prices and help maintain family farms
- Establishing a Host Community Benefit Program through which **\$500/MW is paid into a fund annually** over the first 10 years of the project's operations (**\$1.25 million in total**), to be distributed equally by the local utility to all residential utility customers in Glen in the form of an **annual utility bill credit**
- ConnectGen anticipates entering into a Host Community Agreement (HCA) with the Town
- ConnectGen anticipates entering into a Payment in Lieu of Taxes Agreement (PILOT)

# Decommissioning

The 94-c Application will include a Decommissioning and Site Restoration Plan which will address:

- Commitments for equipment removal (4 feet below grade in agricultural land and 3 feet below grade in non-agricultural land)
- Safety
- Aesthetics
- Recycling
- Potential future uses for the Site
- Funding
- Schedule
- Estimated cost for decommission and allocation of funding to local municipalities which will include a 15% contingency based on overall decommissioning and site restoration estimate

# Intervenor Funding

Upon the filing of a 94-c Application, ConnectGen will post an intervenor fund (\$1,000/MW) which can be sought by local community intervenors and local agencies. 75% of funds are reserved for local agencies. Application and instructions for filing can be found on ORES website at [www.ores.ny.gov](http://www.ores.ny.gov)

Must apply for funds within 30 days of Application filing:

[Applications for Intervenor Funds to:](#)

19 NYCRR 900-5

**New York State Office of Renewable Energy Siting**

Attention: Request for Local Agency Account Funding

99 Washington Avenue

Albany, New York 12231-0001