



**Mill Point**  
**SOLAR I PROJECT**

**ConnectGen Montgomery County LLC**

Mill Point Solar I Project

Matter No. 23-00034

**§ 900-2.5 Exhibit 4**

**Real Property**

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Figure 4-1. Real Property

## Glossary Terms

- Applicant:** ConnectGen Montgomery County LLC (ConnectGen), a direct subsidiary of ConnectGen LLC, is the entity seeking a siting permit for the Facility from the Office of Renewable Energy Siting (ORES) under Section 94-c of the New York State (NYS) Executive Law.
- Facility:** The proposed components to be constructed for the generation, collection and distribution of energy for the Project will include: photovoltaic (PV) solar modules and their rack/support systems; direct current (DC) and communications cables connecting the panels to inverters; the inverters, with their support platforms, control electronics, and step-up transformers; buried alternate current (AC) medium voltage collector circuits; fencing and gates around each array of modules; access roads; temporary laydown/construction support areas; a medium voltage-to-transmission voltage substation with associated equipment and fenced areas; a new 3-breaker ring bus point of interconnection switchyard (POI switchyard); two adjacent approximately 305 foot-long 345 kV transmission line segments to interconnect the new POI switchyard to the existing National Grid Marcy – New Scotland 345-kilovolt transmission line; and an operations and maintenance (O&M) building with parking/storage areas as well as any other improvements subject to ORES jurisdiction.
- Facility Site:** The tax parcels proposed to host the Facility, which collectively totals 2,665.59 acres.
- Point of Interconnection (POI) or POI Switchyard:** A new 3-breaker ring bus point of interconnection switchyard will be constructed adjacent to the existing National Grid Marcy – New Scotland 345-kilovolt transmission line; the substation will tie into the new POI switchyard via an overhead span and deliver power produced from the Facility onto the electric grid through two overhead spans tapping the National Grid-owned Marcy – New Scotland 345-kV transmission line. The POI switchyard is located off Ingersoll Road in the northeastern portion of the Facility Site.

**Limits of Disturbance (LOD):**

The proposed limits of clearing and disturbance for construction of all Facility components and ancillary features are mapped as the LOD. The LOD encompasses the outer bounds of where construction may occur for the Facility, including all areas of clearing, grading, and temporary or permanent ground disturbance. This boundary includes the footprint of all major Facility components, defined work corridors, security fencing, and proposed planting modules, and incorporates areas utilized by construction vehicles and/or personnel to construct the Facility.

**Project or Mill Point Solar I**

Collectively refers to permitting, construction, and operation of the Facility, as well as proposed environmental protection measures and other efforts proposed by the Applicant.

**Study Area:**

In accordance with the Section 94-c Regulations, the Study Area for the Facility includes a radius of five miles around the Facility Site boundary, unless otherwise noted for a specific resource study or Exhibit. The 5-mile Study Area encompasses 96,784.84 acres, inclusive of the 2,665.59-acre Facility Site.

## Acronym List

AC	Alternating current
ALTA	American Land Title Association
DC	Direct current
kV	Kilovolt
LOD	Limits of disturbance
NYS	New York State
O&M	Operations and maintenance
ORES	Office of Renewable Energy Siting
RPTSA	Montgomery County Real Property Tax Service Agency
POI	Point of interconnection
PV	Photovoltaic
ROW	Right-of-way

## **EXHIBIT 4            REAL PROPERTY**

### **4(a)    Real Property Map**

Figure 4-1 illustrates Facility components within the Facility Site and provides detailed real property information for each parcel within and adjacent to the Facility as required. The real property information includes tax map sheet, block and lot numbers, the owner of record of all parcels included in the Facility Site and for all adjacent properties; easements, grants, deed restrictions, and related encumbrances on the parcels comprising the Facility Site; public and private roads on or adjoining or planned for use as access to the Facility Site; zoning and related designations applicable to the Facility Site and adjoining properties according to the Town of Glen Zoning Code (Glen 2006).

Data used in preparation of Figure 4-1 was obtained from an onsite boundary survey as well as Montgomery County Real Property Tax Service Agency (RPTSA), and the Town of Glen.

In addition, the Applicant will perform a 150-year title review and an onsite American Land Title Association (ALTA) survey to identify existing easements and potential lease agreements associated with existing utility crossings on the parcels comprising the Facility Site prior to construction of the Facility.

### **4(b)    Right-of-Way Map of Interconnection Facilities, Access, and Lay-down or Preparation Areas**

The Facility's Point of Interconnection (POI) is proposed in the northern portion of the Facility Site. The Facility will interconnect to the National Grid 345 kilovolt (kV) system by looping the existing Marcy-New Scotland 345 kV line to a new three breaker ring POI switchyard in the Town of Glen, New York. The POI will be approximately 50.5 circuit miles east of the Marcy substation. The existing National Grid Marcy-New Scotland 345 kV transmission line and the locations of the proposed Facility interconnection facilities are illustrated on Figure 4-1. Furthermore, right-of-way (ROW) access drives and construction laydown/staging areas are illustrated in Figure 4-1. No off-property access roads are proposed as part of the interconnection facilities.

The Facility will connect to New York State's electric grid via an approximately 1,300-foot 345 kV generation tie line that will run overhead from the Facility's proposed substation to a new, to be constructed POI switchyard. Then, two adjacent approximately 305 foot-long 345 kV transmission line segments will run overhead to connect the new POI switchyard to the existing National Grid

Marcy-New Scotland 345 kV transmission line. The Applicant intends to subdivide the current parcels to create two separate parcels. Following construction, the POI switchyard parcel will be transferred to National Grid. Aside from the proposed overhead generation tie line and transmission lines that will connect the Facility to New York State's electric grid, collection lines that run from the inverters to the Facility substation will be placed underground.

Construction laydown areas are proposed on Parcel IDs: 51.-1-4.24, 67.-3-1, and 68.-1-26.1 (See Sheets MPS-C-102-04, MPS-C-102-29, MPS-C-102-30, MPS-C-102-35, MPS-C-102-36, MPS-C-102-39, and MPS-C-102-44, respectively, of the Design Drawings in Exhibit 5, Appendix 5-1). There will be temporary and permanent access roads constructed throughout the Facility Site; those that will be permanent will be utilized during both construction and operation of the Facility. Detailed drawings of the proposed interconnection facilities, access roads, and laydown areas are available in the design drawings provided in Exhibit 5, Appendix 5-1.

#### **4(c) Demonstration of Title or Leasehold Interest in the Facility Site**

The Applicant has secured, or is in the process of securing, all required real property rights for the Facility, including ingress and egress access to a public street utilizing the following types of long-term agreements: (1) Solar Land Purchase Agreements; (2) Land Lease and Solar Easements; (3) Good Neighbor Agreements from the landowners of record. All agreements have terms that last through the projected lifespan of the Facility. The types of agreements are as follows:

- 1. Solar Land Purchase Agreements.** Solar Land Purchase Agreements have been executed with the landowners of record for three properties, in which the landowners have granted the Applicant the right to purchase certain properties.
- 2. Land Lease and Solar Easement.** Land Lease and Solar Easements have been executed with the landowners of record for 30 properties, in which the landowners have granted the Applicant the right to lease all or a portion of the properties. The Applicant is not a transportation corporation and does not have the ability, or intend to pursue the ability, to acquire land through eminent domain.
- 3. Good Neighbor Agreements.** Good Neighbor Agreements have been executed with the landowners of record for seven properties.

The Applicant conducted a landowner survey where landowners were asked if their land is participating in the 480a Forest Tax Law Program (Exhibit 15, Appendix 15-2). Based on the

results, to the Applicant's knowledge, there are no participating landowners in the 480a Forest Tax Law Program.

**4(d) Demonstration of Property Rights to Interconnection Site(s)**

The Applicant has the rights to all the land required for the Facility interconnection facilities. Facility interconnection facilities are contracted under the easements discussed in Section 4(c) above. There will be one above-ground generation tie line and two above-ground transmission lines that will connect the Facility to the New York State electric grid. As described in Section 4(b) above, there is one above-ground generation tie line that will be approximately 1,300 feet long, connecting the proposed Facility substation to the proposed POI switchyard. Then, two adjacent approximately 305 foot-long 345 kV transmission line segments will run overhead to connect the new POI switchyard to the existing National Grid Marcy-New Scotland 345 kV transmission line.

**4(e) Improvement District Extensions**

The Facility does not require municipal water or sewer interconnections as the Facility's operations and maintenance building will be served by individual water and septic systems, and therefore does not require an improvement district extension. Thus, this section is not applicable.



#### 4(f) References

Town of Glen. 2006. Town of Glen Land Use Ordinance. Available online at:

[https://locallaws.dos.ny.gov/sites/default/files/drop\\_laws\\_here/ECMMDIS\\_appid\\_DOS20150218075531\\_26/Content/090213438001bef3.pdf](https://locallaws.dos.ny.gov/sites/default/files/drop_laws_here/ECMMDIS_appid_DOS20150218075531_26/Content/090213438001bef3.pdf). Accessed July 2023.