



Welcome to the
Flat Creek Solar Project
Community Meeting

Please Sign In



Cordelio Power is an independent power producer that develops, owns and manages renewable power facilities across North America.

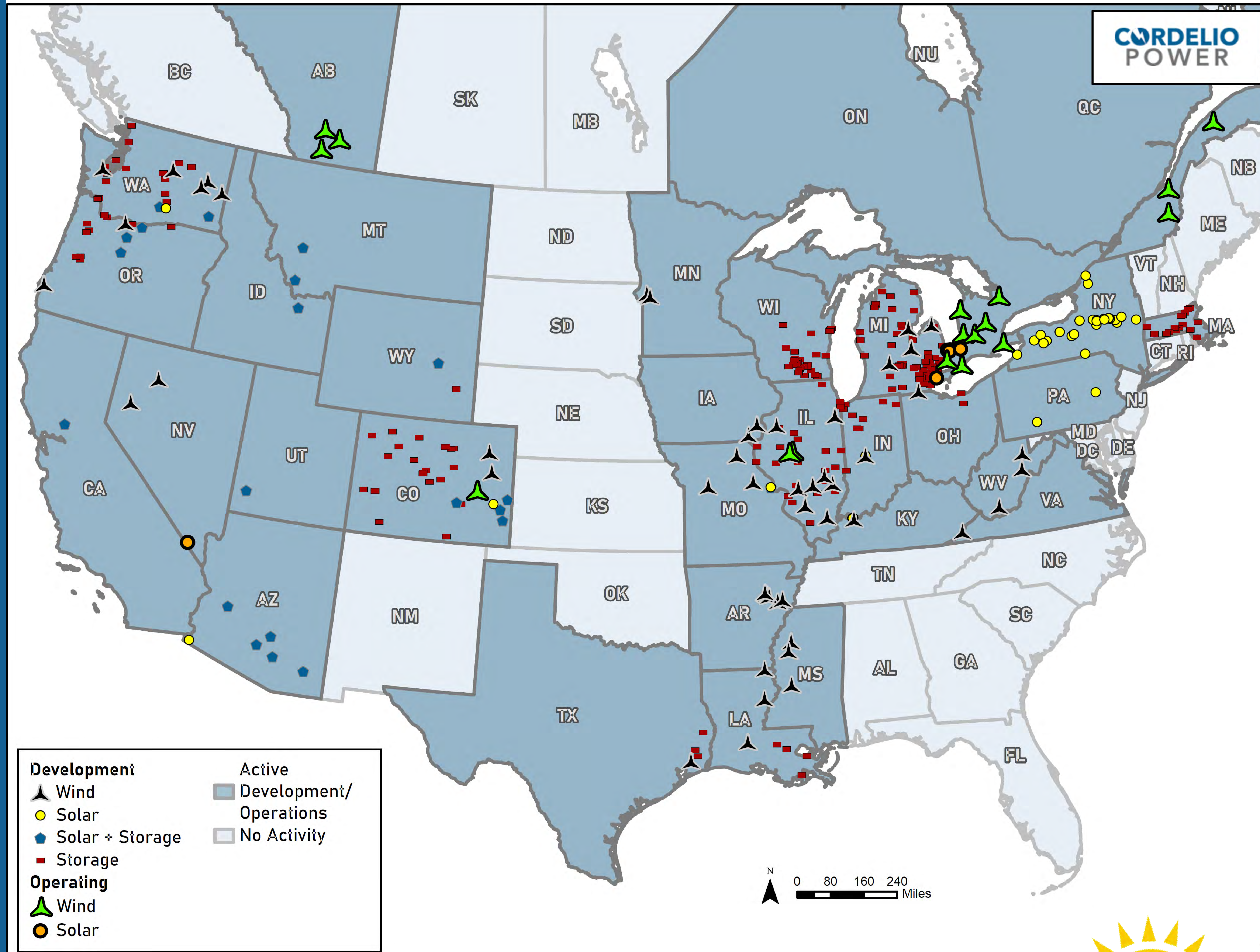
Operating Projects:
1,400 MW

Development Projects:
18,000 MW

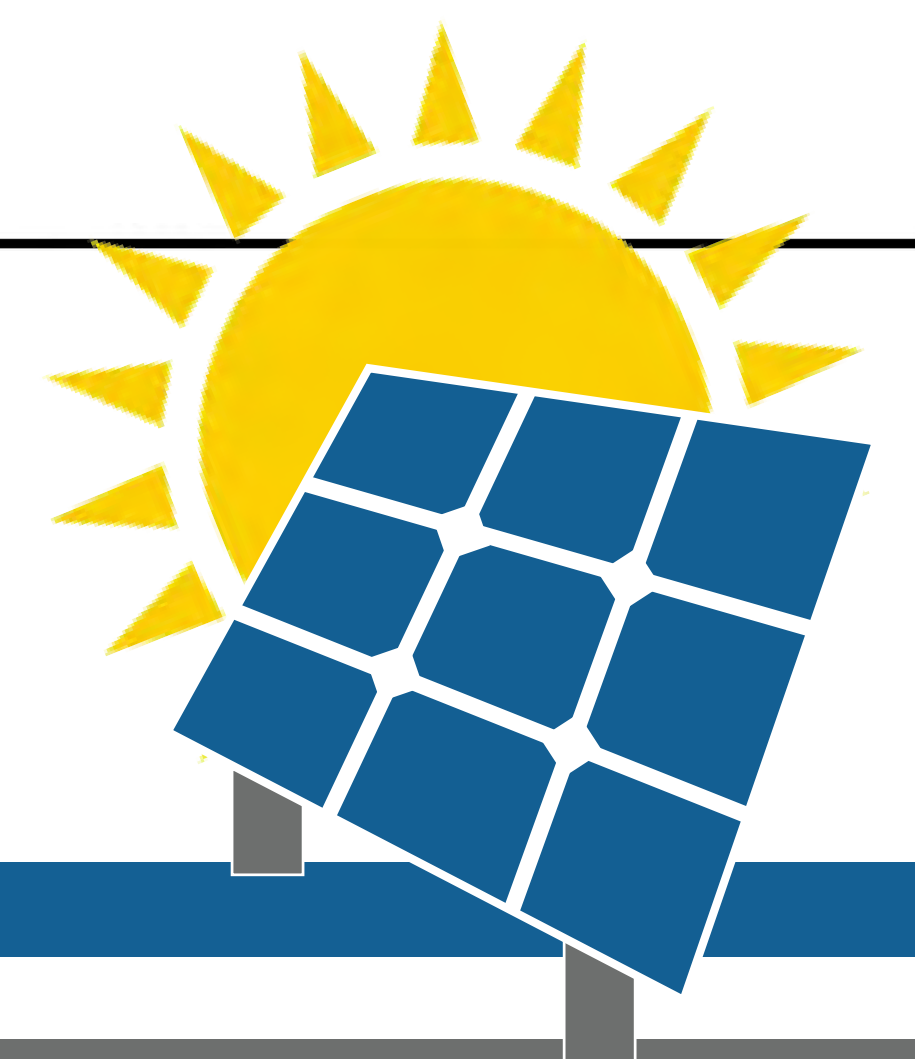
Cordelio Power will construct, own, and operate the Facility.

Cordelio is 100% owned by the Canada Pension Plan Investment Board, and is fully committed to its mission of becoming a leading North American developer, owner and operator of renewable power facilities across North America.

About **CORDELIO** POWER

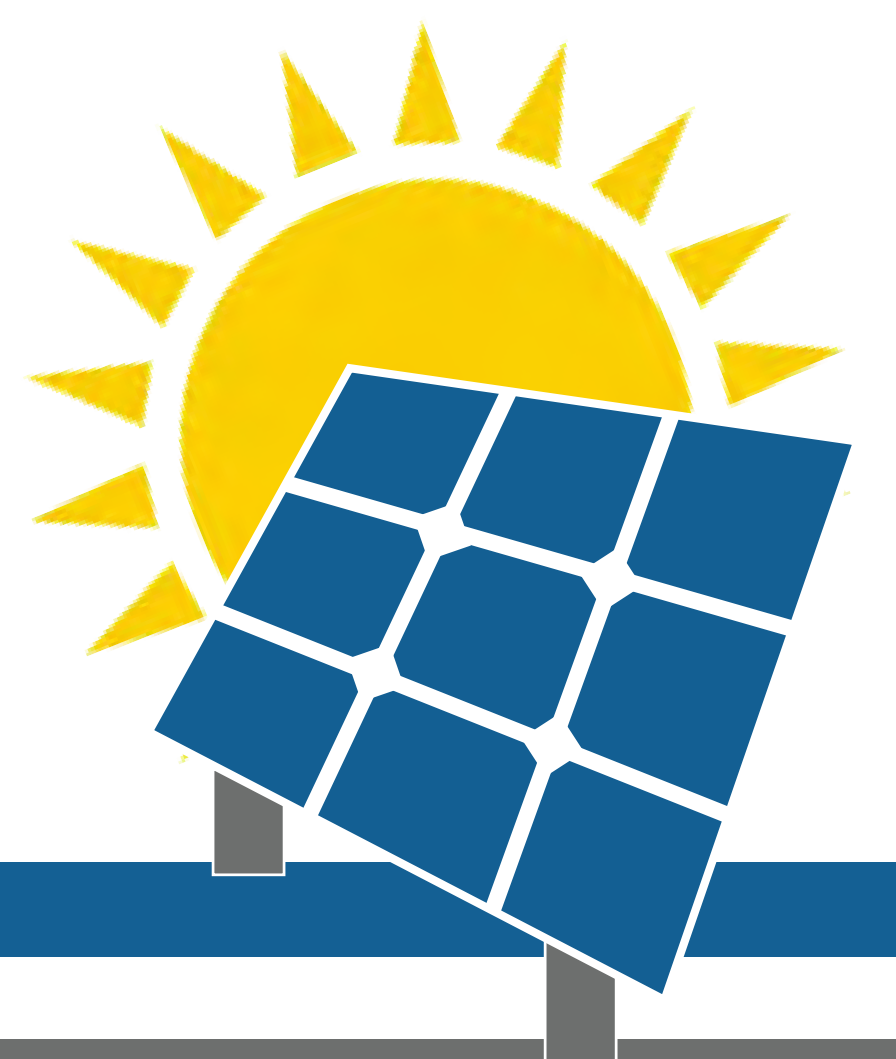


SunEast Development is a development partner with Cordelio Power and renewable energy company with permitting and project development experience in New York developing over 25 projects and permitting 12 solar projects throughout the state including several solar projects anticipated for construction in 2025 with Cordelio Power.



Flat Creek Solar Project

- Project Owner: **Flat Creek Solar NY LLC**
- Host Communities: **Towns of Root and Canajoharie, Montgomery County, New York**
- Renewable Resource: **Solar Energy**
- Project Capacity: **Up to 300 MW**
- Leased Land: **Approximately 3,100 acres**
- Project Footprint: **Approximately 1,000 acres**
 - Approximately 260 acres in Town of Canajoharie
 - Approximately 740 acres in Town of Root
- Point of Interconnection: **Existing NYPA 345 kV Transmission Line #352 in the Town of Root**
- Projected In-Service Date: **Fall 2028**



Section 94-c Process



In 2020, New York State introduced a new permitting process for large scale renewable energy projects, the “Section 94-c process.”



Review and decision will be made by the Office of Renewable Energy Siting (ORES) within the Department of State. If approved, the Flat Creek Solar Project will receive a Siting Permit from ORES.



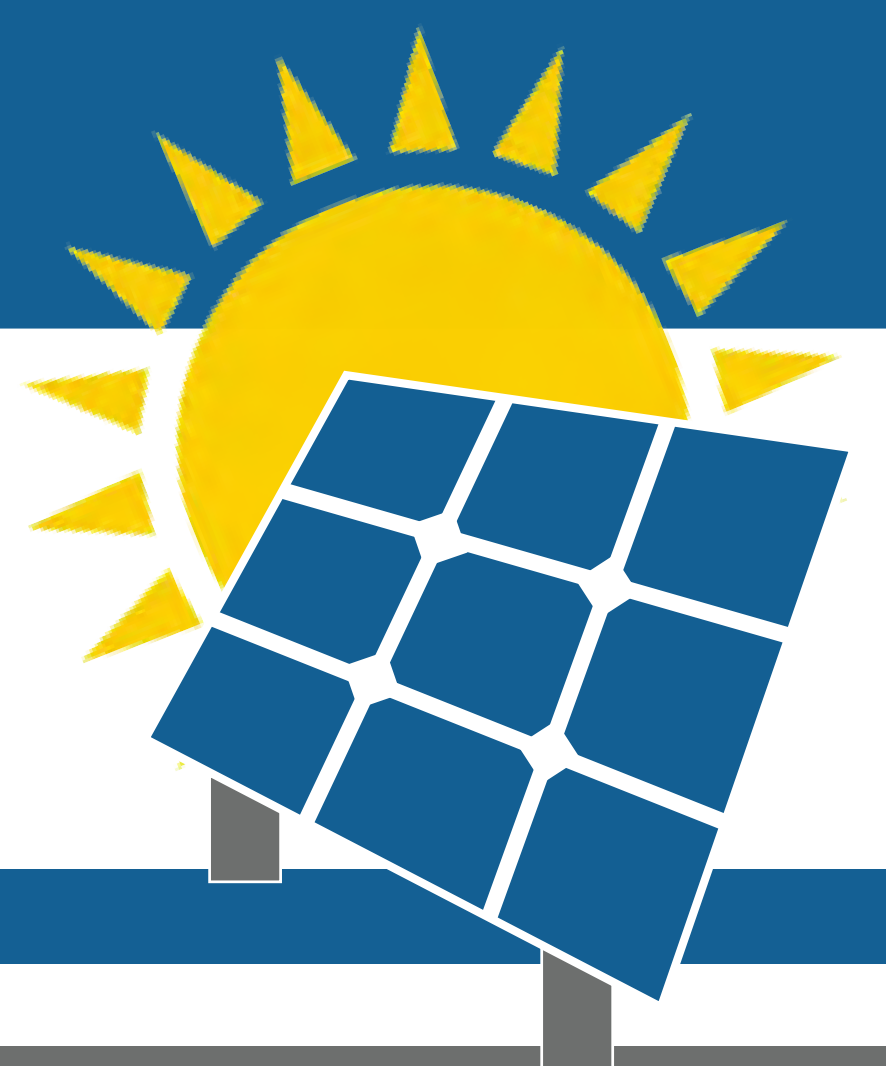
The Section 94-c process requires pre-application consultations with state agencies, host municipalities, and meetings with community members. Cordelio Power is committed to continuing engagement throughout the process.



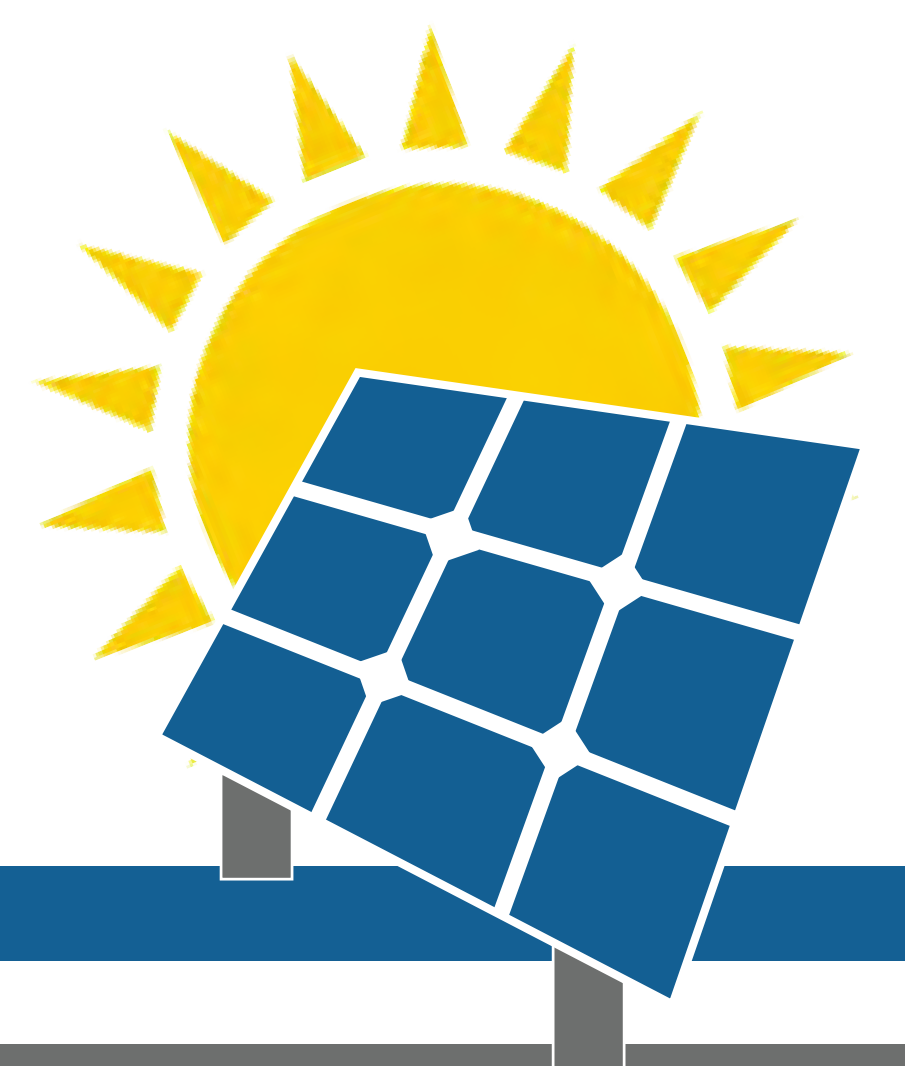
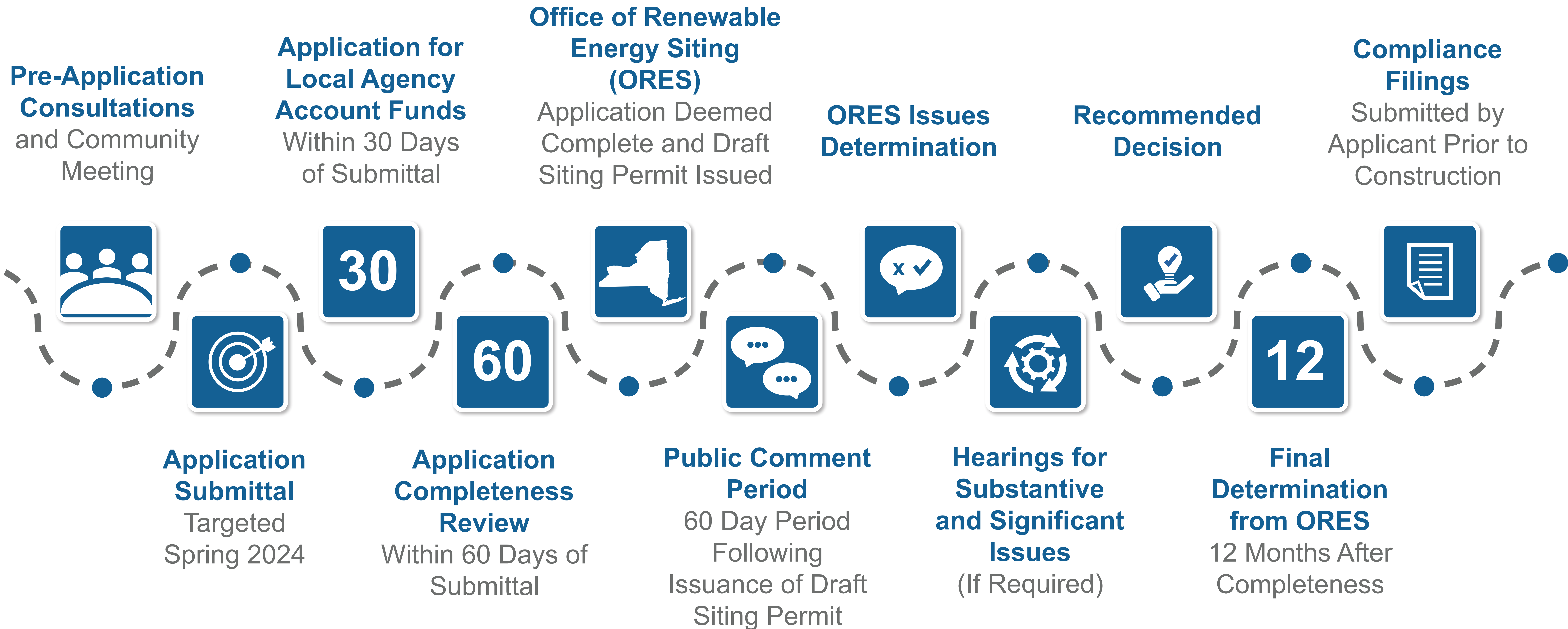
Uniform Standards and Conditions (USCs) outline design requirements for large scale projects to standardize design expectations regarding setbacks and potentially sensitive resources. Site specific requirements will also augment the USCs.



Projects must be designed to avoid or minimize, to the maximum extent practicable, potentially significant adverse environmental impacts.

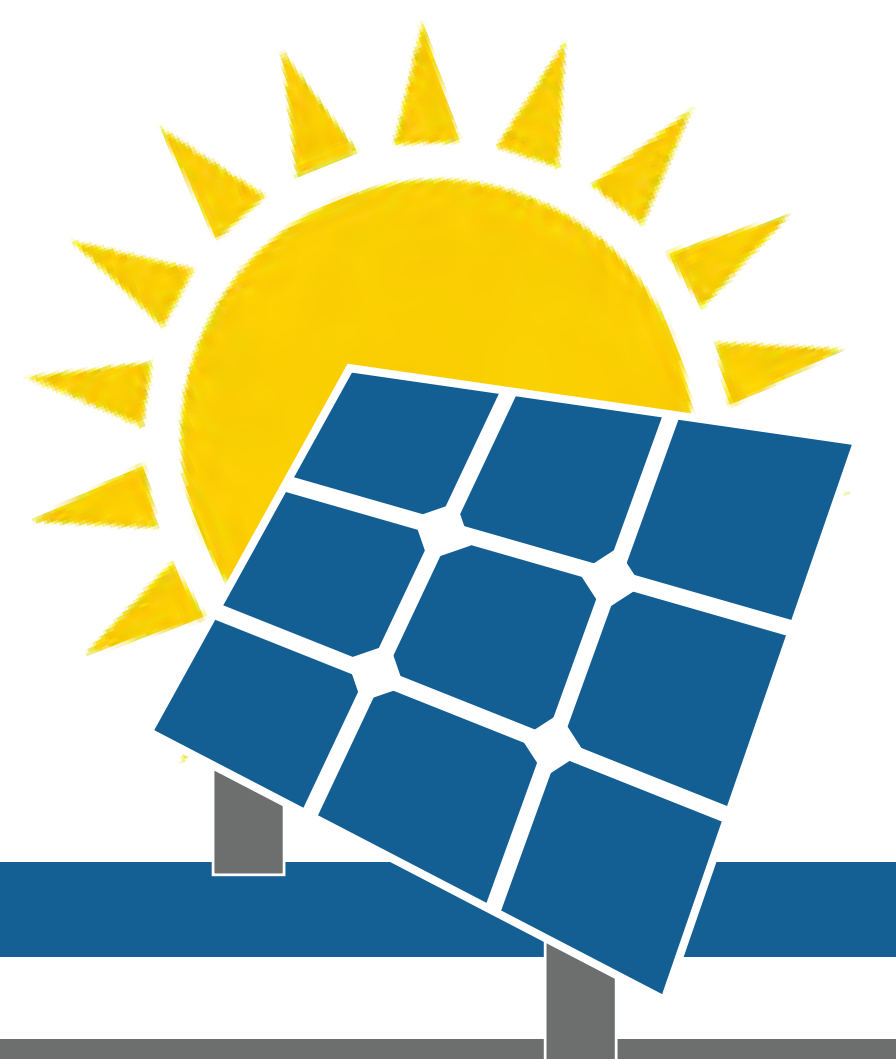


Section 94-c Process Timeline



Project Timeline

- **Pre-Application Phase: 2021 to Present**
 - Environmental Studies
 - Engineering
 - Public Outreach
- **94-c Application Submittal: Spring 2024**
- **Receive Siting Permit: End of Winter 2025**
- **Estimated Construction Start: Fall 2026**
- **Estimated Commercial Operation Date: Fall 2028**

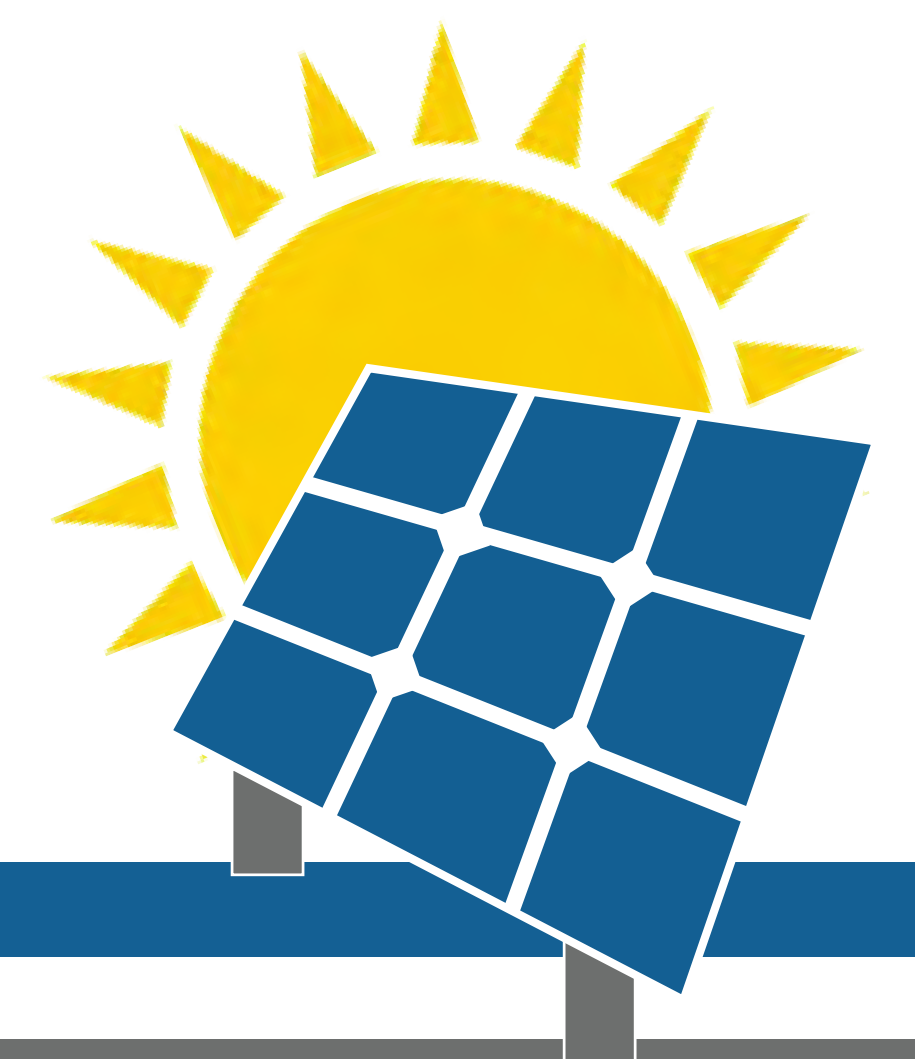


Flat Creek Solar Project Benefits



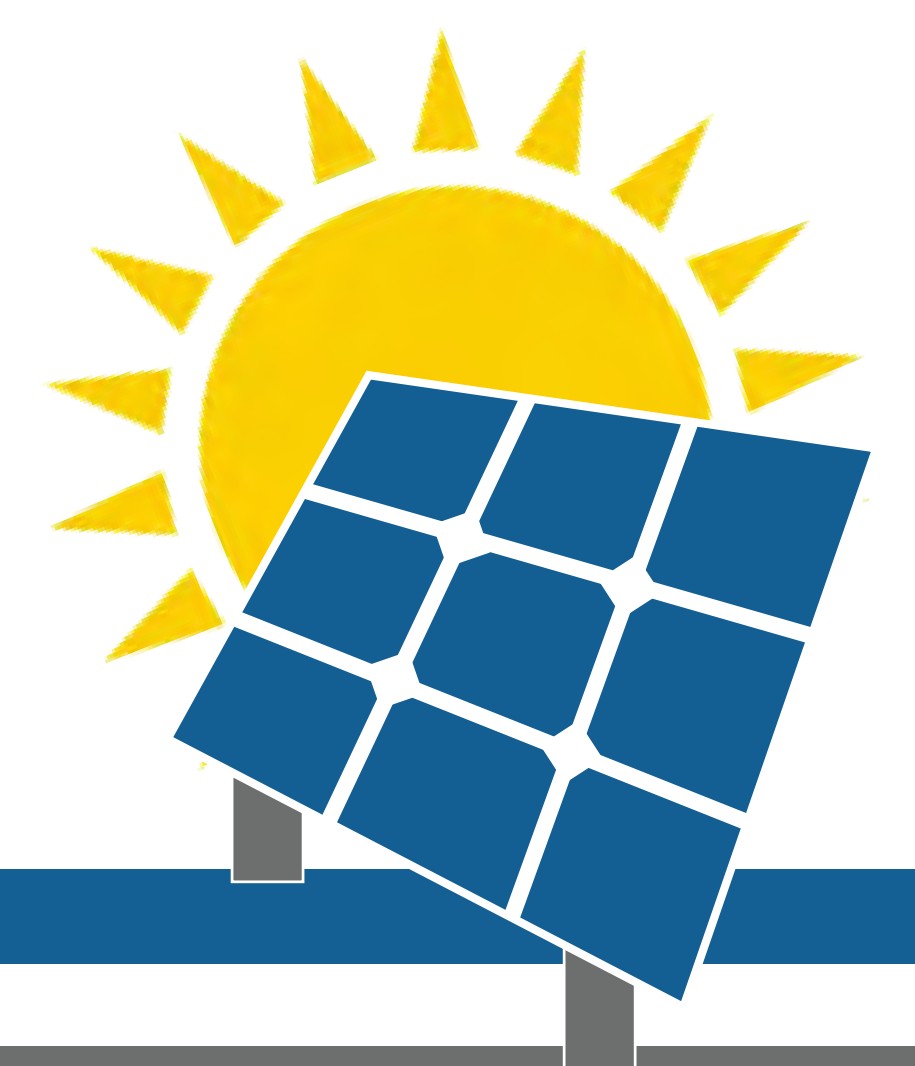
The Project will provide benefits to the Host Communities of Canajoharie and Root in several ways, including through real property taxes, fire district payments, and the agreements outlined here. The Project will continue to work with the Towns and County to finalize the various agreements. Towns may allocate the payments for Community Benefits where they are needed most.

- **Renewable Energy Resource:** Estimated to provide up to 410,000 megawatt-hours of clean electricity per year to power over 59,000 New York homes.
- **Reduce Reliance on Fossil Fuels:** Estimated to offset over 56,285 tons of CO₂ per year.
- **Payment In Lieu of Taxes (PILOT) and Host Community Agreement (HCA)**
- Approximately \$10 million in payments directly to Canajoharie and Root over the first 20 years of the project (amount to each Town will be based upon the installed megawatts in each Town).
- Approximately \$16.6 million in payments to the Canajoharie Central School District.
- Approximately \$9.8 million in payments to Montgomery County.
- **Real Property Taxes:** The underlying real property taxes will not decrease as a result of the Project.
- **Utility Bill Pay Credit:** The Project will pay \$1.5 million in utility bill credits for residents of the Towns over the first 10 years of Project.
- **Local Economic Activity:** Boost local economy during construction as a result of increased spending in the area over the 18 to 24 month construction period.
- **Lease Payments:** Provides participating landowners a guaranteed revenue stream. The payments can be used to sustain and/or invest in continued agricultural use of remaining lands.



Engineering & Technology

- The Project is proposed as a ground-mounted solar facility.
- Solar panels will consist of single-axis tracker photovoltaic (PV) solar panels, oriented in a north-south direction, which will track the sun throughout the day to maximize energy collection.
- The maximum height of the panels, at full tilt, will not exceed 17 feet.
- The solar panels will be crystalline and consist primarily of glass, aluminum, and plastic and will have an anti-reflective coating.
- Power inverters will be centrally located throughout panel arrays to convert electricity from direct current (DC) to alternating current (AC).
- Primarily underground 34.5 kV collection lines will collect the electricity and transmit it to the collection substation and Point of Interconnection (POI) switchyard to deliver electricity to the existing NYPA 345 kV transmission line #352.
- Panel arrays and substations will be enclosed with security fencing.



Local Agency Account Funds

Applications for
Intervenor Funds to:

general@ores.ny.gov

or

New York State Office of
Renewable Energy Siting

Attention:

Request for Local Agency
Account Funding

Empire State Plaza

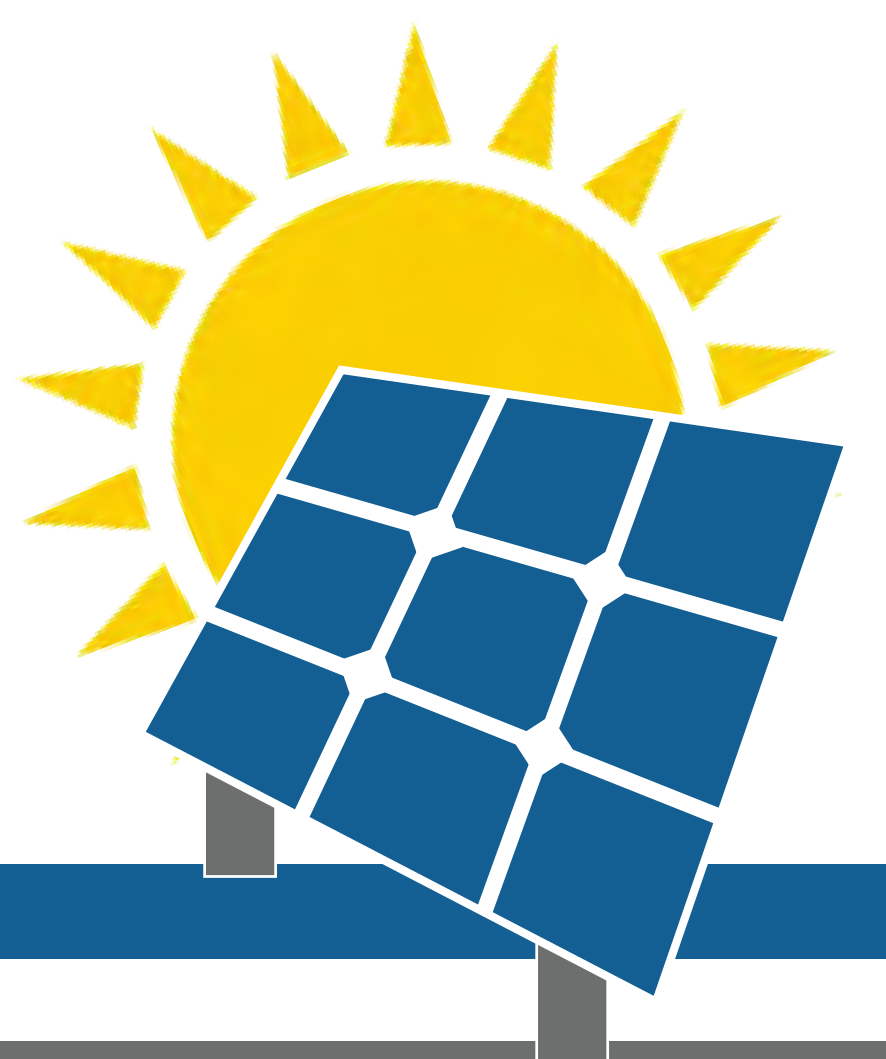
240 State Street
P-1 South, J Dock
Albany, NY 12242

What Are Local Agency Account Funds?

Local Agency Account Funding is money that Applicants such as Flat Creek Solar make available to qualified, locally affected parties and municipalities to offset certain expenses in the state permitting process. These funds were created to encourage early and effective public involvement in project development and permitting.

Applying for Local Agency Account Funds

- Upon the filing of a 94-c Application, Flat Creek Solar will post an intervenor fund (\$1,000/MW) which can be sought by local community intervenors and host towns.
- 75% of intervenor funds are reserved for municipalities.
- Must apply for funds within 30 days of Application Filing.



Restoration and Decommissioning

The Section 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-grading and re-seeding

The Section 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.



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

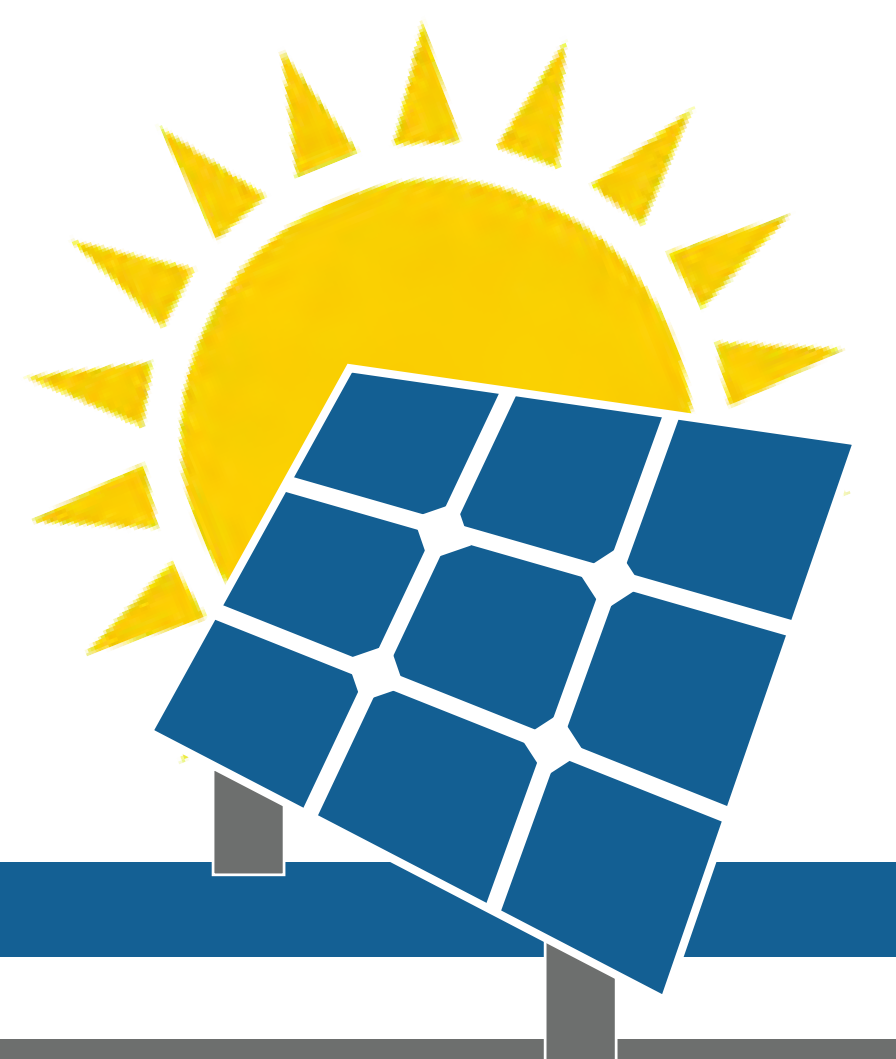
Local Law Consultations

Applicability of Local Laws. Both Canajoharie and Root have adopted solar laws:

- Local Law No. 2 of 2023 Solar Energy Local Law for the Town of Canajoharie
- Local Law No. 1 of 2017 A Local Law to Regulate Solar Energy Systems Chapter 41 of the Code of Town of Root
- The Town of Root is in the process of adopting a new solar law.
- While projects applying for a Section 94-c permit are generally required to comply with substantive local standards (e.g. height, setbacks, lot coverage), applicants can request waivers of local standards from ORES if the standards are unreasonably burdensome.

Consultation with Towns. Section 94-c requires consultation with the Towns on applicable local laws at least 60 days before application filing. In these consultations, applicants must provide the Towns with:

- A summary of substantive local requirements that apply to the construction, operation and maintenance of a project;
- A list of local law requirements it needs to request a waiver from ORES for; and
- An explanation of efforts made to comply with substantive local requirements.
- Flat Creek has initiated consultations with the Towns of Canajoharie and Root on applicable local laws and will continue to work with the Towns to confirm interpretations of certain local law requirements and finalize any waivers needed from ORES.



Section 94-c Design Standards

The Section 94-c regulations contain various uniform standards and conditions that apply to the Project, including, but not limited to:

Setbacks

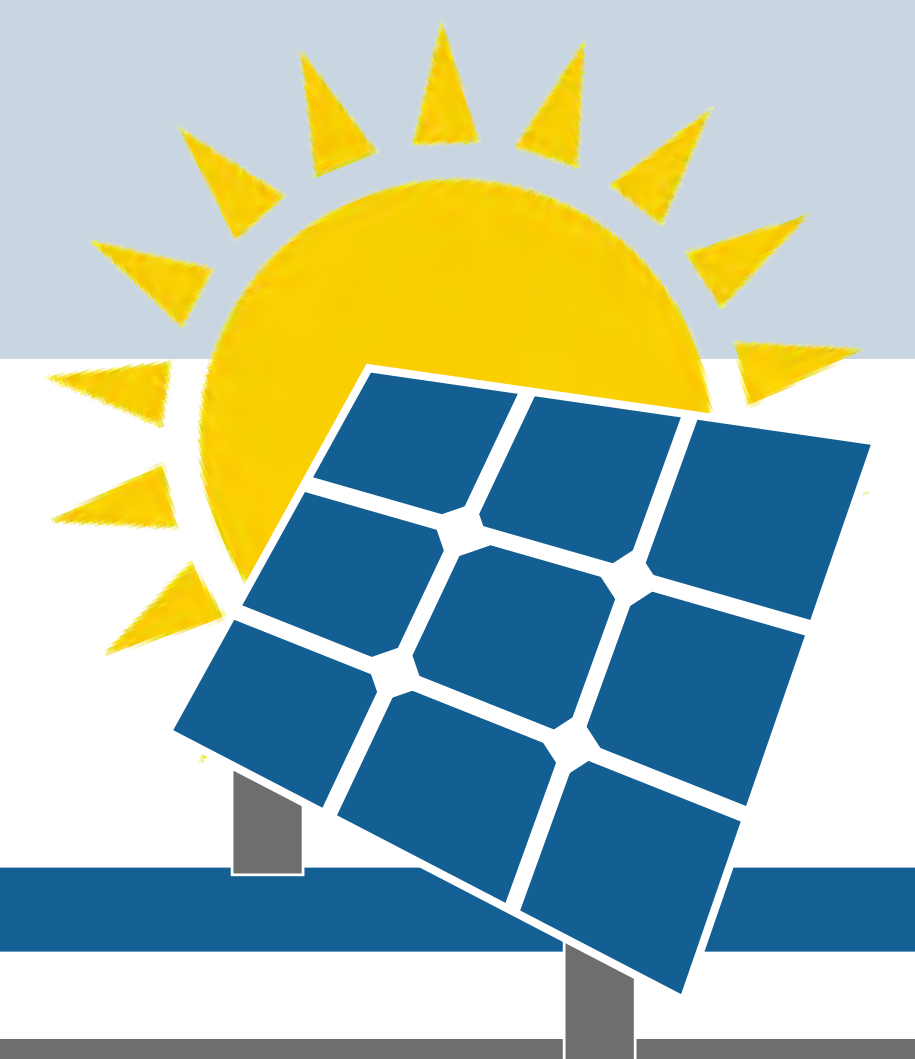
| Setback Type | Solar Facility Setback |
|--|------------------------|
| Non-participating residential property line | 100 feet |
| Centerline of Public Roads | 50 feet |
| Non-participating property lines (non-residential) | 50 feet |
| Non-participating occupied residences | 250 feet |

Height:

Maximum height of solar facilities, exclusive of electric collection, transmission or substation/switchyard components, not to exceed 20 feet from finished grade.

Noise:

- 45 dBA Leq (8-hr) at outside of existing non-participating residence
- 55 dBA Leq (8-hr) at outside of existing participating residence
- 40 dBA Leq (1-hr) at outside of any existing non-participating residence from collector substation equipment



Environmental Studies

Cordelio continues to work diligently with environmental scientists, biologists, and other experts to complete the comprehensive studies required as part of the Section 94-c Process. Results of these studies, as well as any mitigation that may be required, will be presented as part of the Section 94-c Application.

Agricultural Lands

- The Project will be designed and constructed in accordance with the New York State Department of Agriculture and Markets (NYSDAM) Guidelines for Solar Energy Projects (2019), which includes having an Environmental Inspector on-site to oversee construction, restoration, and monitoring in agricultural areas.
- The PV arrays will be installed via direct embed to limit potential impacts to agricultural soils, and topsoil will be segregated during construction.
- During the life of the Project, landowners may continue agricultural operations in the Project Area outside of the fenceline.
- Following the useful life of the Project, restoration will include regrading, soil evaluation, and seeding, as appropriate.

Wetland and Stream Delineations

- Wetland and stream delineations were performed at the Project Area between 2021 and 2024.
- The Project is being sited to avoid and minimize impacts to wetlands and streams to the extent practicable.
- Cordelio is coordinating with the US Army Corps of Engineers (USACE) and the Office of Renewable Energy Siting (ORES) regarding jurisdictional resources and potential mitigation.



Wildlife and Listed Species

- A Wildlife Site Characterization Report (WSCR) was completed for the Project to assess and coordinate with New York State Agencies on potential species and habitats onsite. The Project is being sited to avoid and minimize impacts to wildlife habitat.
- Grassland breeding bird surveys and winter raptor surveys were conducted at the Project Area and Cordelio is currently coordinating with ORES and the New York State Department of Environmental Conservation (NYSDEC) regarding potential habitat and/or mitigation required.

Cultural and Historic Resources

- Both desktop analysis (Phase 1A) and field surveys (Phase 1B) have been conducted for the Project Area, and Cordelio continues to coordinate with the Office of Parks, Recreation and Historic Preservation (OPRHP) regarding avoidance of sensitive resources.
- The Section 94-c Application will include a final effects determination from the OPRHP and Cordelio will comply with the State and National Historic Preservation Acts.

Noise Studies

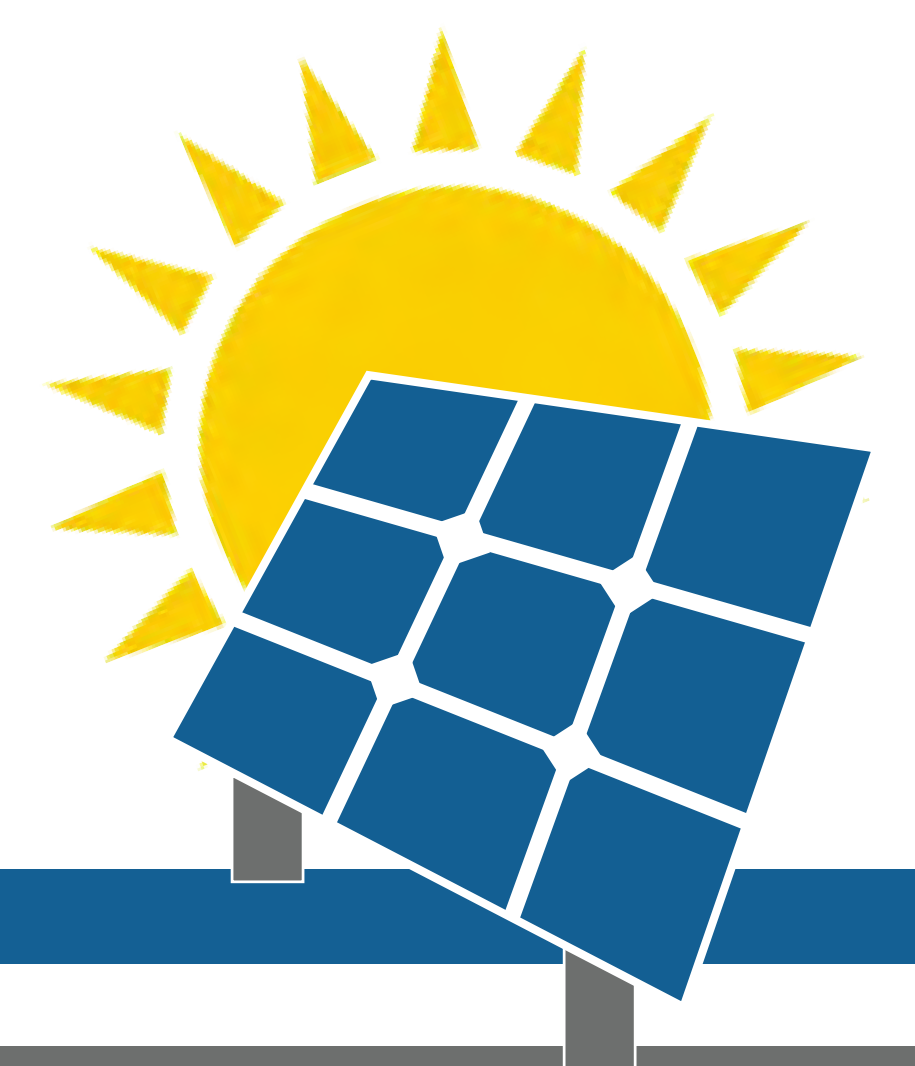
- Ambient background noise levels were measured in December 2023 and will be used as part of the Noise Impact Assessment (NIA) to be included with the Section 94-c Application.
- Cordelio will comply with the noise standards and requirements of Section 94-c.



Section 94-c Application Exhibits

The Section 94-c Regulations include 25 Exhibits which provide detailed studies, analyses, and figures covering a range of topics and resource areas. The requirements for each Exhibit are specifically outlined in the Section 94-c Regulations.

| Exhibit # | Exhibit Title |
|------------|---|
| Exhibit 1 | General Requirements |
| Exhibit 2 | Overview and Public Involvement |
| Exhibit 3 | Location of Facilities and Surrounding Land Use |
| Exhibit 4 | Real Property |
| Exhibit 5 | Design Drawings |
| Exhibit 6 | Public Health, Safety, and Security |
| Exhibit 7 | Noise and Vibration |
| Exhibit 8 | Visual Impacts |
| Exhibit 9 | Cultural Resources |
| Exhibit 10 | Geology, Seismology, and Soils |
| Exhibit 11 | Terrestrial Ecology |
| Exhibit 12 | New York State Threatened or Endangered Species |
| Exhibit 13 | Water Resources and Aquatic Ecology |
| Exhibit 14 | Wetlands |
| Exhibit 15 | Agricultural Resources |
| Exhibit 16 | Effect on Transportation |
| Exhibit 17 | Consistency with Energy Planning Objectives |
| Exhibit 18 | Socioeconomic Effects |
| Exhibit 19 | Environmental Justice |
| Exhibit 20 | Effect on Communications |
| Exhibit 21 | Electric System Effects and Interconnection |
| Exhibit 22 | Electric and Magnetic Fields |
| Exhibit 23 | Site Restoration and Decommissioning |
| Exhibit 24 | Local Laws and Ordinances |
| Exhibit 25 | Other Permits and Approvals |



LANDSCAPING CONSIDERATIONS

VISUAL MITIGATION PLANTING TEMPLATE - TYPE A, B, & C

LEGEND LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

DECIDUOUS AND EVERGREEN TREES

| SYMBOL | BOTANICAL NAME/ COMMON PLANT NAME | SIZE | ROOT | MATURE HEIGHT |
|---------------------|--------------------------------------|-------------------|------|---------------|
| CANOPY TREES | | | | |
| | ACER RUBRUM RED MAPLE | 1.5" - 2" CAL. | B&B | 40' - 50' HT. |
| | BETULA NIGRA RIVER BIRCH | 1.5" - 2" CAL. | B&B | 40' - 50' HT. |
| | NYSSA SYLVATICA BLACK GUM | 1.5" - 2" CAL. | B&B | 40' - 50' HT. |
| | OSTRYA VIRGINIANA HOP HORNBEAM | 1.5" - 2" CAL. | B&B | 30' - 40' HT. |

UNDERSTORY TREES

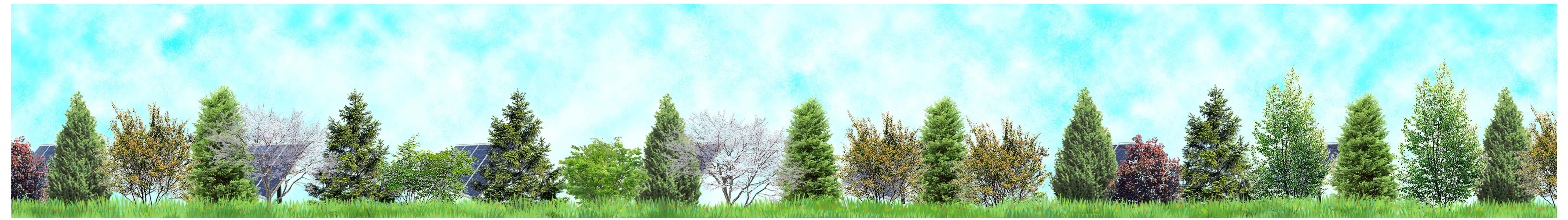
| | | | | |
|--|--|--------------------|-----|---------------|
| | AMELANCHIER ARBOREA DOWNY SERVICEBERRY | 4'-5' HT. CLUMP | B&B | 15' - 25' HT. |
| | CARPINUS CAROLINIANA AMERICAN HORNBEAM | 1.5" - 2" CAL. | B&B | 20' - 30' HT. |
| | CORNUS FLORIDA FLOWERING DOGWOOD | 1.5" - 2" CAL. | B&B | 20' - 30' HT. |
| | HAMAMELIS VIRGINIANA COMMON WITCH HAZEL | 3'-4' HT. | B&B | 20' - 25' HT. |

EVERGREEN TREES

| | | | | |
|--|--|-------------|-----|---------------|
| | ILEX OPACA AMERICAN HOLLY | 5' - 6' HT. | B&B | 30' - 40' HT. |
| | PICEA GLAUCA WHITE SPRUCE | 5' - 6' HT. | B&B | 40' - 60' HT. |
| | THUJA OCCIDENTALIS NORTHERN WHITE CEDAR | 5' - 6' HT. | B&B | 30' - 40' HT. |
| | JUNIPERUS VIRGINIANA EASTERN RED CEDAR | 5' - 6' HT. | B&B | 40' - 50' HT. |

SHRUBS

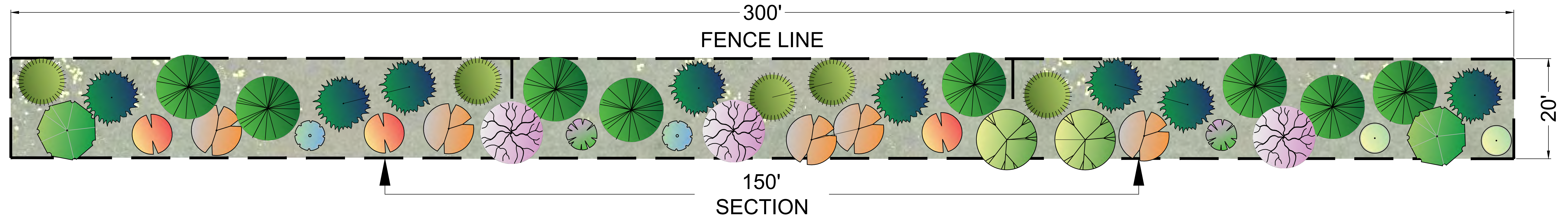
| SYMBOL | BOTANICAL NAME/ COMMON PLANT NAME | SIZE | ROOT | MATURE HEIGHT |
|--------|--|---------------|-------------------|---------------|
| | ARONIA ARBUTIFOLIA RED CHOKEBERRY | 24" - 30" HT. | 3/5 GAL. CONT. | 6' - 8' HT. |
| | CORNUS AMMOMUM SILKY DOGWOOD | 24" - 30" HT. | 3/5 GAL. CONT. | 6' - 10' HT. |
| | CORNUS SERICEA RED TWIG DOGWOOD | 24" - 30" HT. | 3/5 GAL. CONT. | 6' - 9' HT. |
| | ILEX VERTICILLATA COMMON WINTER BERRY | 24" - 30" HT. | 3/5 GAL. CONT. | 10' - 12' HT. |
| | VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY | 24" - 30" HT. | 3/5 GAL. CONT. | 6' - 12' HT. |
| | VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM | 24" - 30" HT. | 3/5 GAL. CONT. | 12' - 15' HT. |
| | VIBURNUM TRILOBUM AMERICAN CRANBERRY | 24" - 30" HT. | 3/5 GAL. CONT. | 8' - 10' HT. |



A VISUAL MITIGATION PLANTING "TYPE A": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)

Horizontal and Vertical Scale - 1 : 1

0 5' 10'



A VISUAL MITIGATION PLANTING "TYPE A": 20 FOOT WIDE TYPICAL BUFFER PLANTING FOR SCREENING RESIDENCES

Horizontal and Vertical Scale - 1 : 1

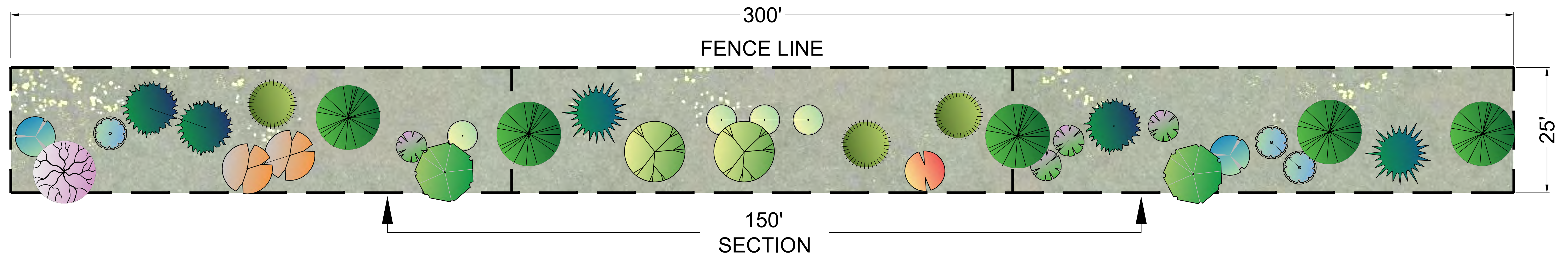
0 10' 20'



B VISUAL MITIGATION PLANTING "TYPE B": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)

Horizontal and Vertical Scale - 1 : 1

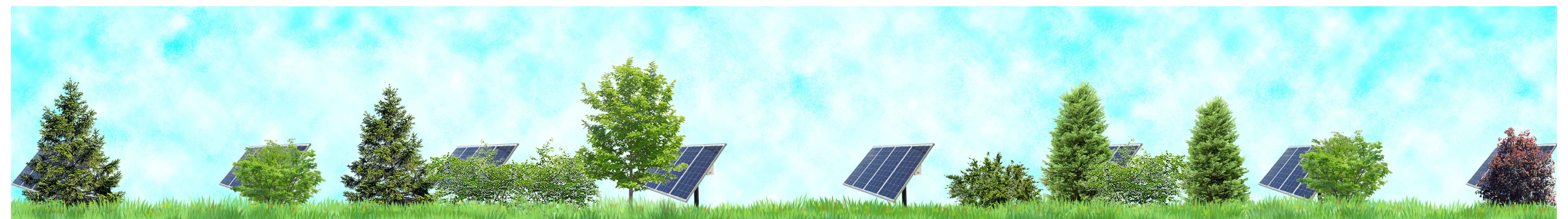
0 5' 10'



B VISUAL MITIGATION PLANTING "TYPE B": 25 FOOT WIDE TYPICAL BUFFER WITH POLLINATOR HABITAT FOR ALONG ROADWAYS

Horizontal and Vertical Scale - 1 : 1

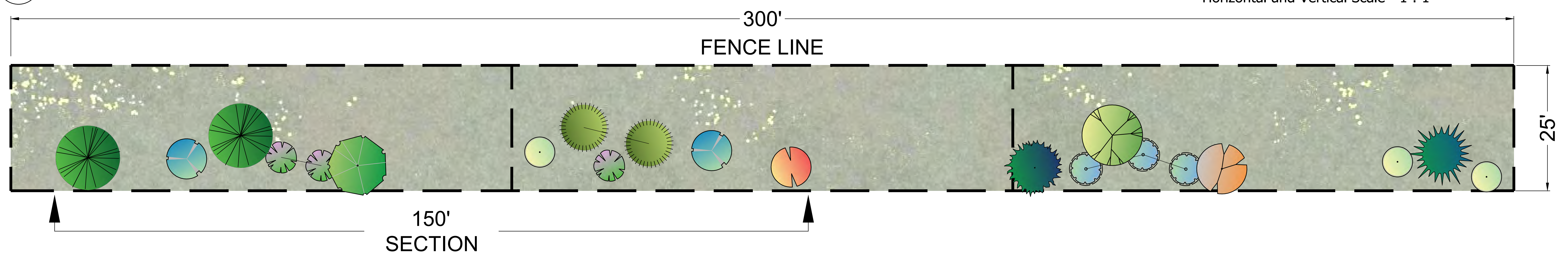
0 10' 20'



C VISUAL MITIGATION PLANTING "TYPE C": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)

Horizontal and Vertical Scale - 1 : 1

0 5' 10'



C VISUAL MITIGATION PLANTING "TYPE C": 25 FOOT WIDE TYPICAL BUFFER W/ POLLINATOR HABITAT FOR ALONG EXISTING HEDGEROWS

Horizontal and Vertical Scale - 1 : 1

0 10' 20'

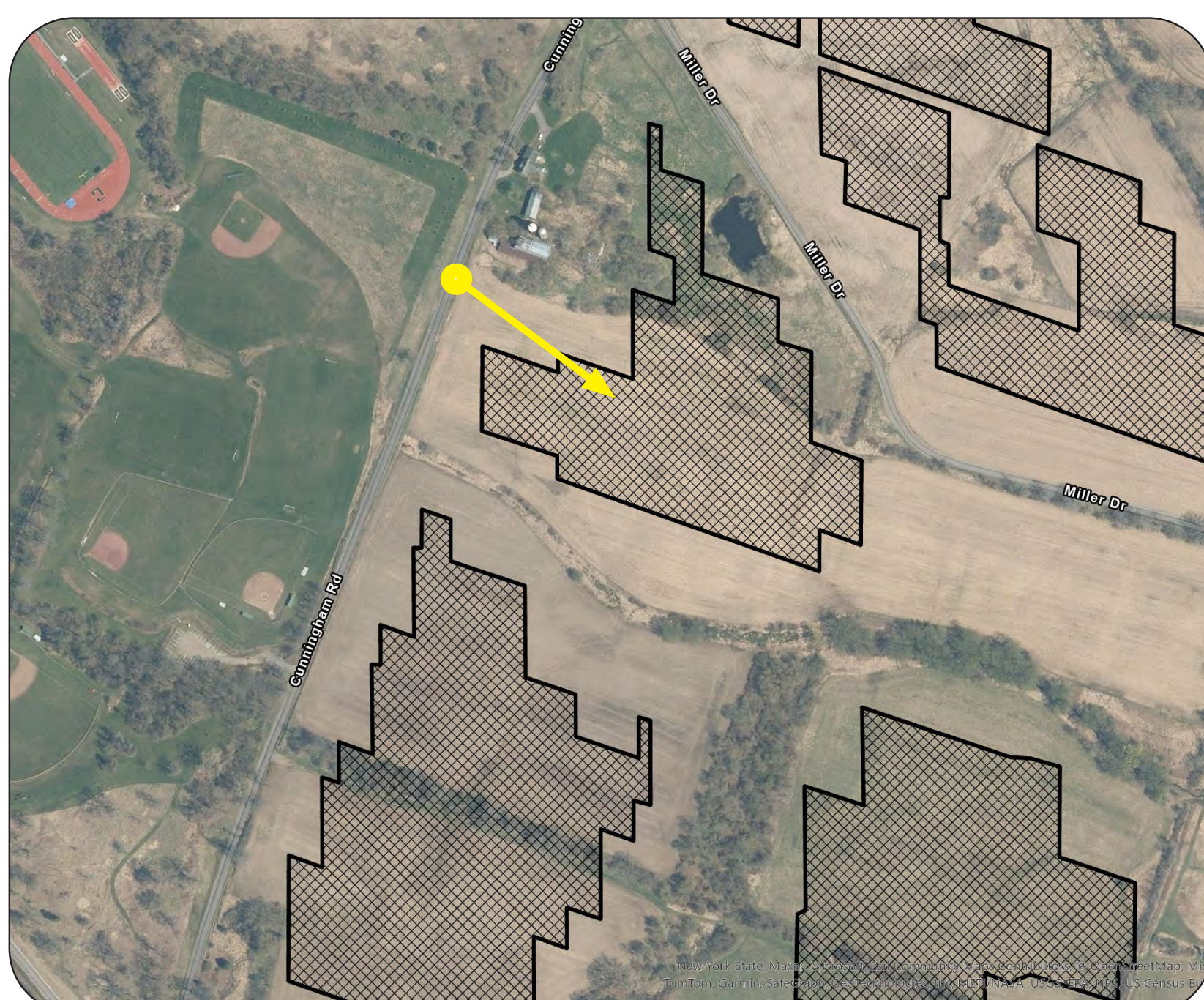
Existing Condition



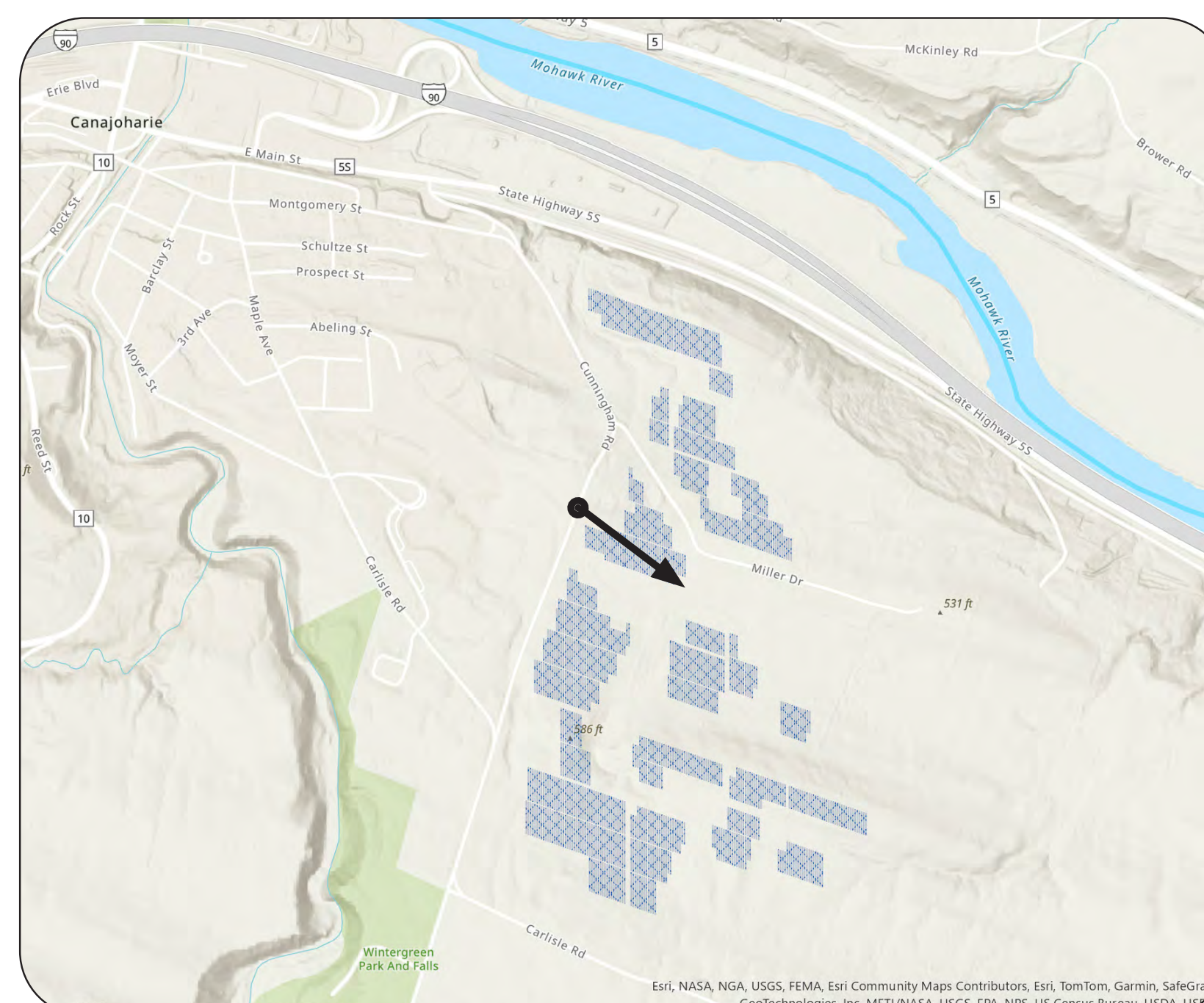
Photo-Simulation With Landscaping Depicted At 5 Years Post-Construction



Viewpoint Location Aerial Map



Viewpoint Location Topographic Map



**CORDELIO
POWER**

| | |
|---------------------------------|-------------------------|
| Viewpoint Coordinates | 42.896431 -74.556188 |
| Town | Canajoharie |
| Viewpoint Elevation (MSL) | 720 Feet |
| Distance to Closest Solar Array | 170 Feet |
| Direction of View | East Southeast |
| Lens Focal Length | 50 mm (Full Frame) |
| Date/Time of Photograph | 4/11/2022, 2:18 PM |