

22. Who will own and operate the Flat Creek solar project?

The project will be constructed, owned, and operated by Cordelio Power. Cordelio Power is an independent power producer that develops, owns and manages renewable power projects across North America. Cordelio Power operates 1,400 MW of wind and solar projects in the US and Canada, with an additional 22,000 MW in the development stage.

Cordelio Power is 100% owned by the Canada Pension Plan Investment Board.

23. What kind of trees will be used for vegetative screening?

Our vegetative screening plan includes a mixture of native deciduous and evergreen trees and shrubs. To naturalize the appearance of the installed landscaping, ornamental, pollinator-friendly small trees and shrubs have been incorporated into the plan and are placed in front of larger species.

Two screening templates are proposed to be used for the project. The predominant template provides a high density of plantings and is intended for a maximum screening effect for sensitive receptors and non-participating residences. Approximately 1,700 evergreen trees, 325 deciduous trees, and 1,400 deciduous shrubs will be planted using this template.

A second template was designed to provide a medium density of plantings proposed for use mostly along roads or as a buffer for places that do not contain a sensitive receptor or an adjacent resident. A total of approximately 1,000 evergreens trees, 240 deciduous trees, and 2,300 deciduous shrubs will be planted using this template.

The following table provides the species proposed for use for screening the project:

Plant Species Common Name (Scientific Name)	Install Height Post Construction	Average Projected 5-Year Height Post Construction*	Mature Height
Deciduous and Evergreen Trees			
Downy Shadbush (Amelanchier Arborea)	6 Feet	12 Feet	15 to 20 Feet
River Birch (Betula Nigra “Heritage”)	6 Feet	17 Feet	25 to 30 Feet
Eastern Red Cedar (Juniperus Virginiana)	5 to 6 Feet	13 Feet	40 to 50 Feet
White Spruce (Picea Glauca)	5 to 6 Feet	13 Feet	40 to 60 Feet
Red Spruce (Picea Rubens)	5 to 6 Feet	12 Feet	50 to 70 Feet
Shrubs			
Red Chokeberry (Aronia Arbutifolia)	24 to 30 Inches	7 Feet	7 to 10 Feet
Red Twig Dogwood (Cornus Sericea)	24 to 30 Inches	7 Feet	7 to 9 Feet
Common Witch Hazel (Hamamelis Virginiana)	3 to 4 Feet	11 Feet	15 to 25 Feet
Common Winterberry (Ilex Verticillata)	24 to 30 Inches	7 Feet	8 to 12 Feet
Highbush Blueberry (Vaccinium Corymbosum)	24 to 30 Inches	8 Feet	6 to 12 Feet
American Cranberry (Viburnum Trilobal)	24 to 30 Inches	9 Feet	8 to 10 Feet
*Source: https://www.arboday.org/trees/			

Details relating to the visual impact minimization and mitigation plan are available within Exhibit 8 of the Article VIII application.

24. How much vegetation will be installed to screen the project?

Approximately 6 miles of tree and shrub plantings are planned for the perimeter of the project.

25. Won't trees create shadows on some panels?

The solar panels used for the project will consist of a single axis tracking system. The panels will be oriented in a north-south direction, which will track the sun throughout the day to maximize energy collection. This tracking mechanism will allow the panels to remain unshaded by surrounding vegetation.

In addition, the trees associated with vegetative screening have been selected and placed to minimize shading of the panels.

26. How large will the trees be when planted?

Based on the proposed species, trees will be 15 to 70 feet tall, and shrubs will be 6 to 25 feet tall at mature height.

27. Will trees that die be replaced?

In accordance with the requirements of §1100-6.4 of the Article VIII regulations, we will work with a qualified landscape architect, arborist, or ecologist to inspect the vegetative screening following installation to identify plant material that did not survive, appears unhealthy, and/or otherwise needs replacement. Unsuccessful plantings will be removed and replaced as necessary.

28. What happens if the project impacts the local roads? Who will be responsible for road improvements/repairs?

The Flat Creek solar project anticipates entering into Road Use Agreements with the Towns of Root and Canajoharie. This will outline the process of inspecting, improving and, if necessary, repairing roads that will be used during construction and operations. A before-and-after visual inspection will be conducted to ensure that after construction the roads are left in as good or better condition than they were prior to construction. In addition, financial assurance will be put in place in an amount necessary to repair any damage to public roads caused by construction and operations.

29. Will emergency response vehicles be able to drive down the project's access roads?

In the event of an emergency, local emergency service providers will take the most direct/fastest available route to the site, depending upon current conditions and their starting location. Flat Creek Solar has communicated with local emergency service providers and shared copies of the Facility Site Security Plan and Facility Site Safety Response Plan. All access roads installed as part of the project will be designed for emergency service access with 20-foot widths, emergency vehicle load bearing capacity, turnarounds on each road, and emergency responder accessible gating.

30. How can the Towns enforce construction regulations?

Municipal officials for the Towns of Root and Canajoharie are responsible for the review and approval of building plans, inspecting construction work, and certifying compliance with the New York State Uniform Fire Preservation and Building Code, the Energy Conservation Construction Code of New York State, and the substantive provisions of local applicable electrical, plumbing, and building codes. The procedural process of obtaining building permits is pre-empted by Article VIII, and therefore Flat Creek is not required to obtain building permits or certificates of occupancy from the local municipalities. However, the project will comply with the substantive provisions of the Uniform Code and the Towns are responsible for reviewing and certifying compliance with the Uniform Code, to the extent the Uniform Code is applicable.

Flat Creek anticipates entering into agreements to arrange with the Towns for the review, approval, inspection and compliance certification for work required to comply with the Uniform Code, including compensation for the costs for any necessary consultant services.

In addition to oversight from the Towns, the project anticipates regular compliance inspections from several State agencies including the Office of Renewable Energy Siting, the Department of Public Service, the Department of Environmental Conservation, and the Department of Agriculture and Markets.

31. How much of the generated electricity will the Towns receive?

Electricity generated by the Flat Creek solar project will be transmitted to the electric grid via a New York Power Authority (NYPA) bulk transmission line. While this electricity may not necessarily be utilized locally, the revenue generated by the sale of this power will provide a local benefit. In addition, as part of a host community benefit program required by the Public Service Commission, residents of the communities will receive a credit on their utility bills for the first 10 years of operations. This credit will result in a total benefit of \$1.5 million over those 10 years.

32. Will grass be established under the panels to control potential erosion?

Yes, a variety of native grass and forb species will be planted to establish vegetative cover in all areas of the project outside of the graveled areas for access roads and substation locations. These grassed areas will be similar to existing hay fields in the area and will serve to minimize the potential for soil erosion on site.

The project will develop a Stormwater Pollution Prevention Plan (SWPPP), which will outline the plans for sediment and erosion controls to manage both the amount and composition of any stormwater discharged from the project site.

The construction and post-construction restoration of agricultural fields within the project will be conducted in accordance with the New York State Department of Agriculture and Markets "Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands."

33. How will you control the grass and brush that will grow in the project area?

The Flat Creek solar project will develop and implement a Vegetation Management Plan that establishes vegetation goals and identifies the specific treatments that may be used to ensure safe and reliable operation of the facility.

Common practices to control and manage vegetation include periodic mowing and trimming. Minimal herbicide use is expected during the operation of the project. The need for use of herbicides would depend on the target plant species (e.g., invasive species control) and potential safety concerns (e.g., weed control around high voltage equipment such as the substation transformers). Any herbicide application would be completed by a New York State Certified Pesticide applicator.

We are committed to the conscientious use of appropriate vegetation management techniques to control vegetation in a way that is designed to minimize the risk of unreasonable adverse effects on human health and the environment.

34. Do any of the areas you are working in require a wetland permit to work in them? If so, have you or will you acquire them?

Wetland and stream delineations were performed in the project area between 2021 and 2024, and the project is being sited to avoid and minimize impacts to wetlands and streams to the greatest extent practicable. However, portions of the project will require construction of access roads, collection lines, and panel arrays within wetlands. Construction of some access roads also requires crossings of small streams or water conveyances. Where unavoidably permanent impacts will occur, Flat Creek will be acquiring credits from mitigation providers who create or enhance wetlands to offset wetland impacts.

Permits for impacts to New York State jurisdictional wetlands and streams will be provided by the Office of Renewable Energy Siting. Impacts to federally jurisdictional wetlands will be coordinated with the US Army Corps of Engineers (USACE). An application will be made to USACE in early 2025.