



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.

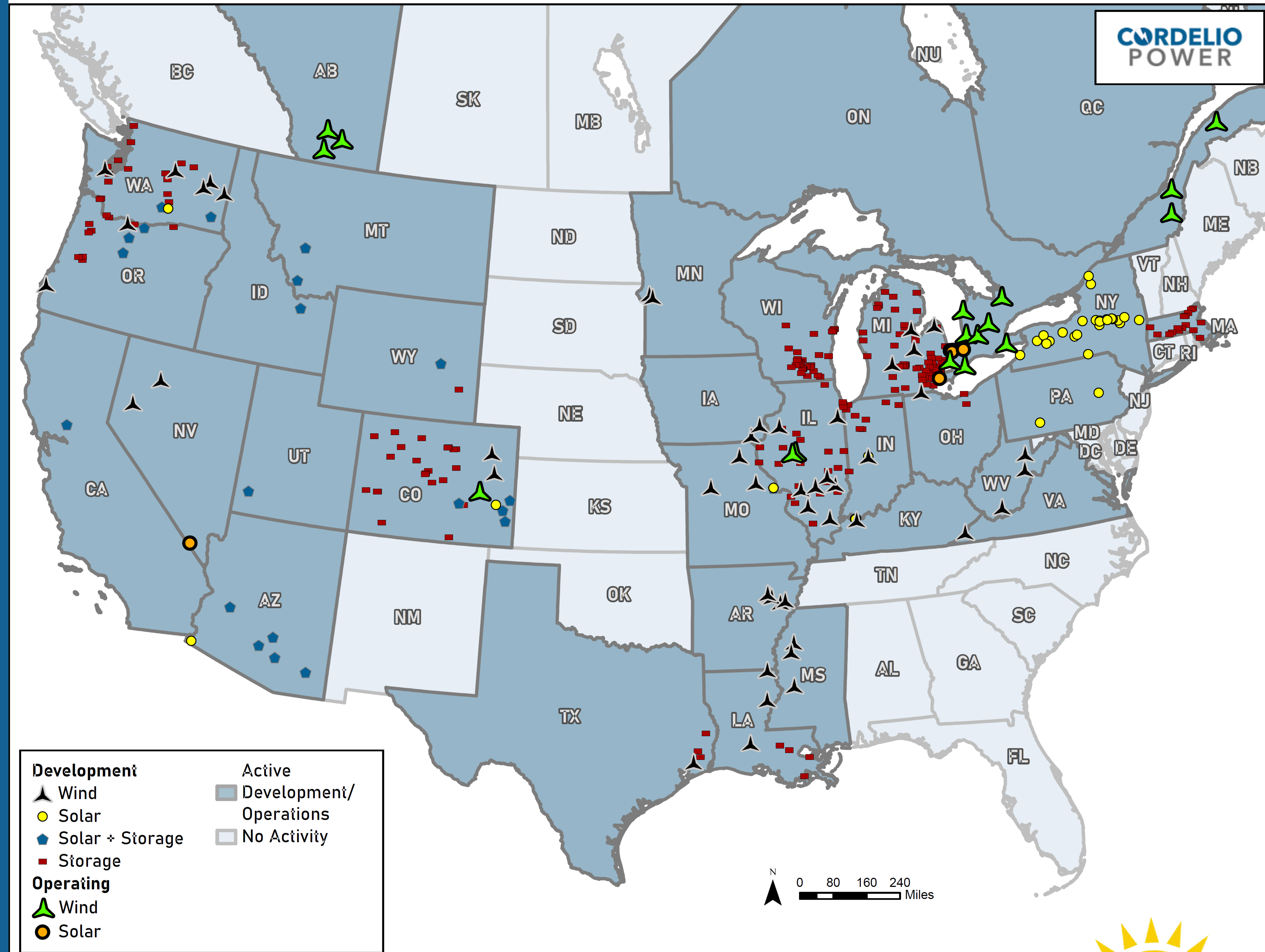
Operating Projects:  
1,400 MW

Development Projects:  
18,000 MW

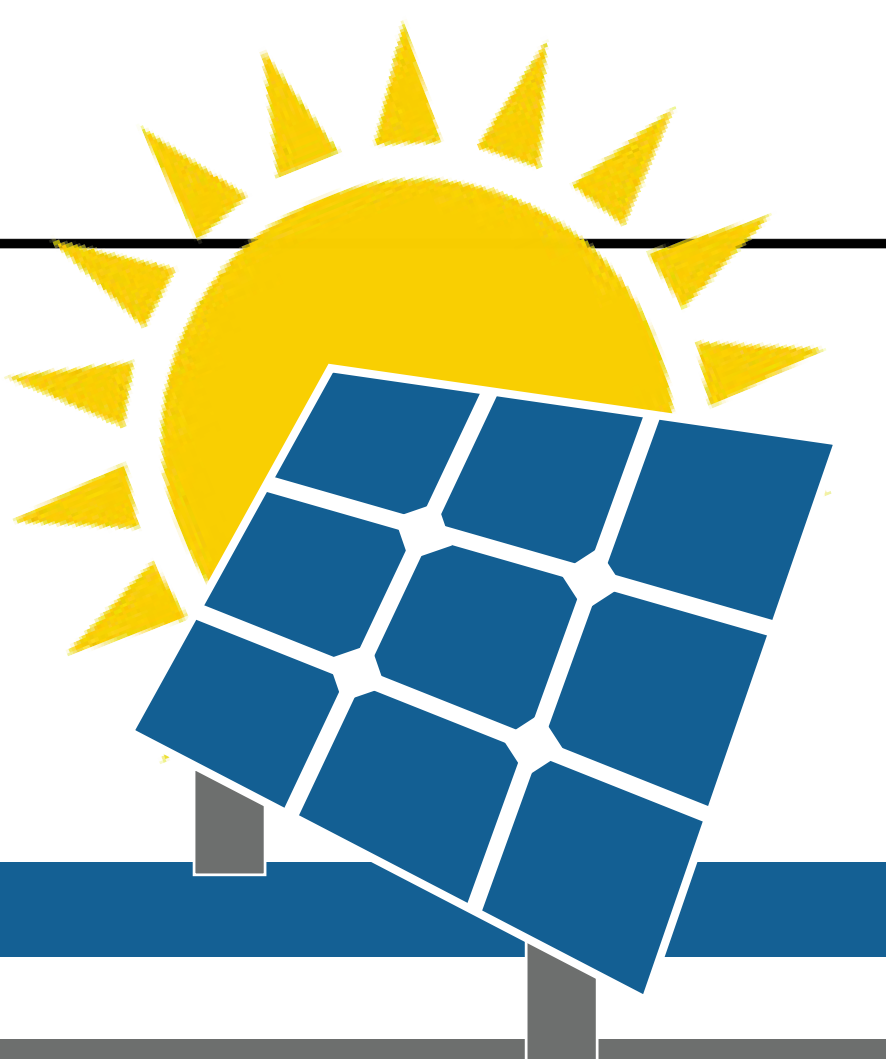
Cordelio Power will construct, own, and operate the Facility.

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



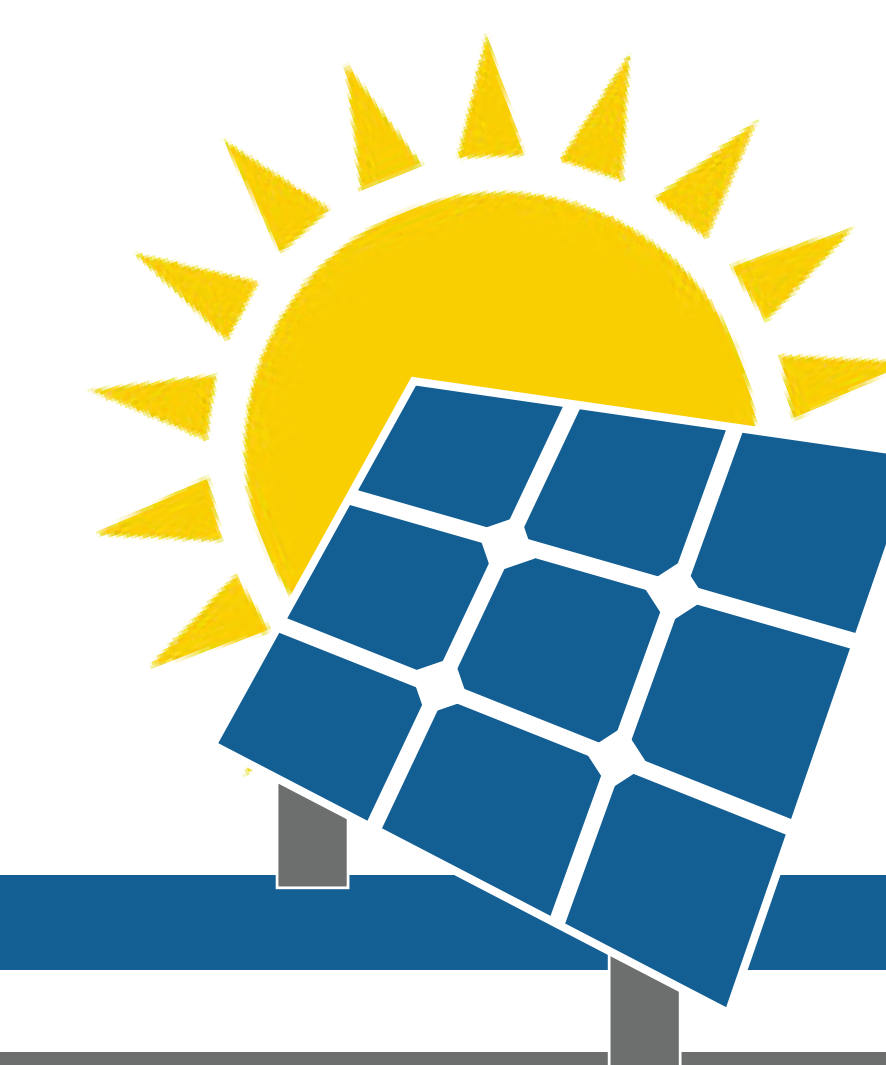
SunEast Development is a development partner with Cordelio Power and renewable energy company with permitting and project development experience in New York developing over 25 projects and permitting 12 solar projects throughout the state including several solar projects anticipated for construction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



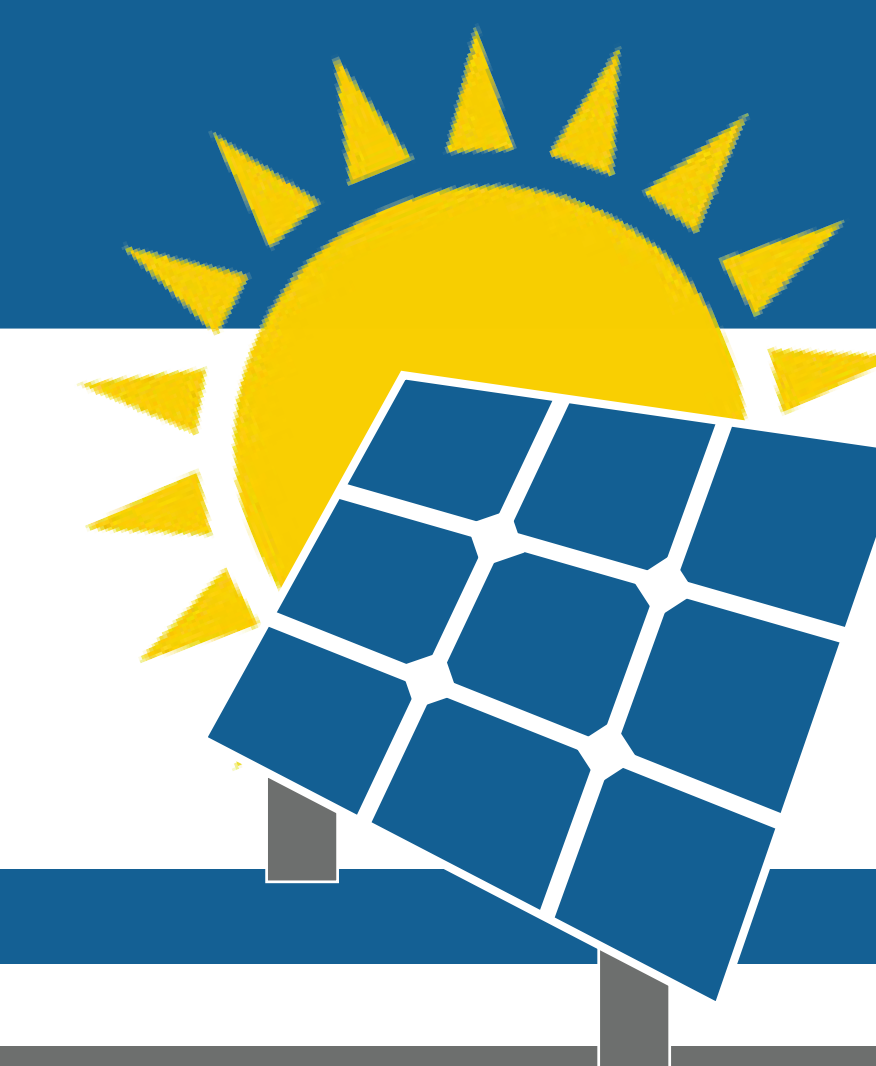
The Section 94-c process requires pre-application consultations with state agencies, host municipalities, and meetings with community members. Cordelio Power is committed to continuing engagement throughout the process.



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.

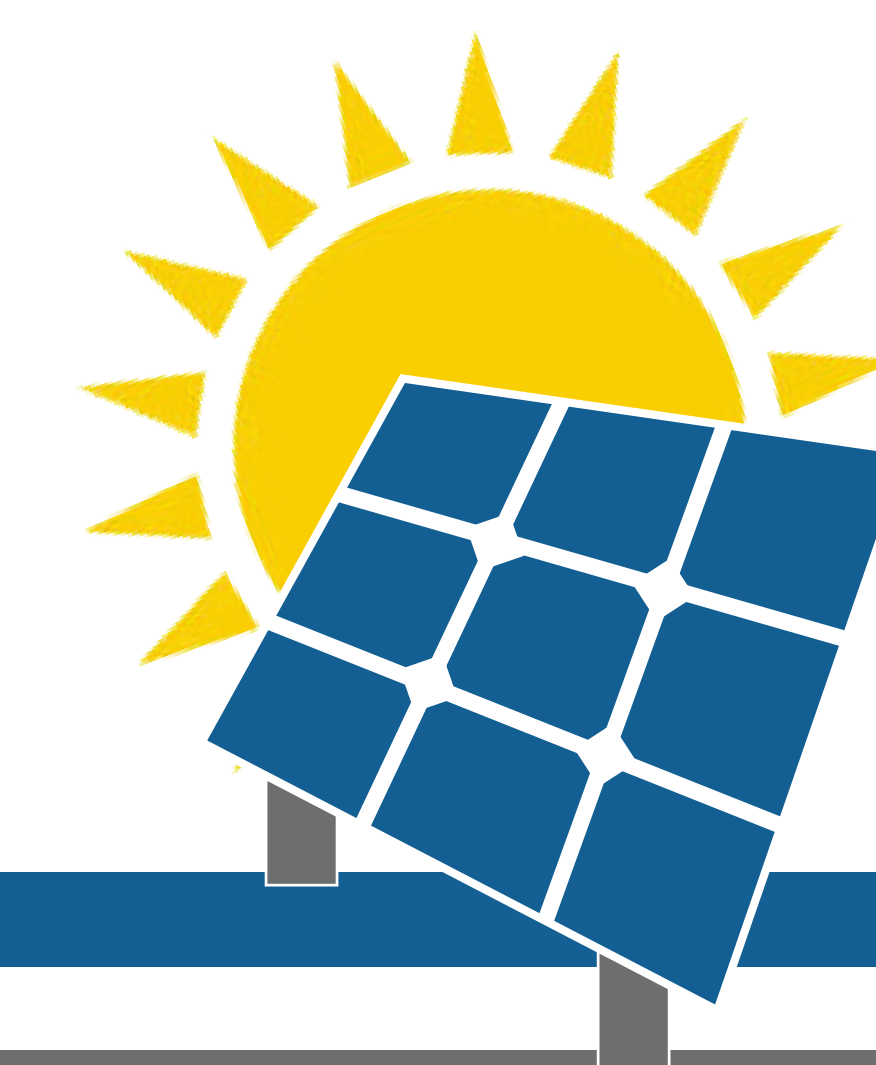
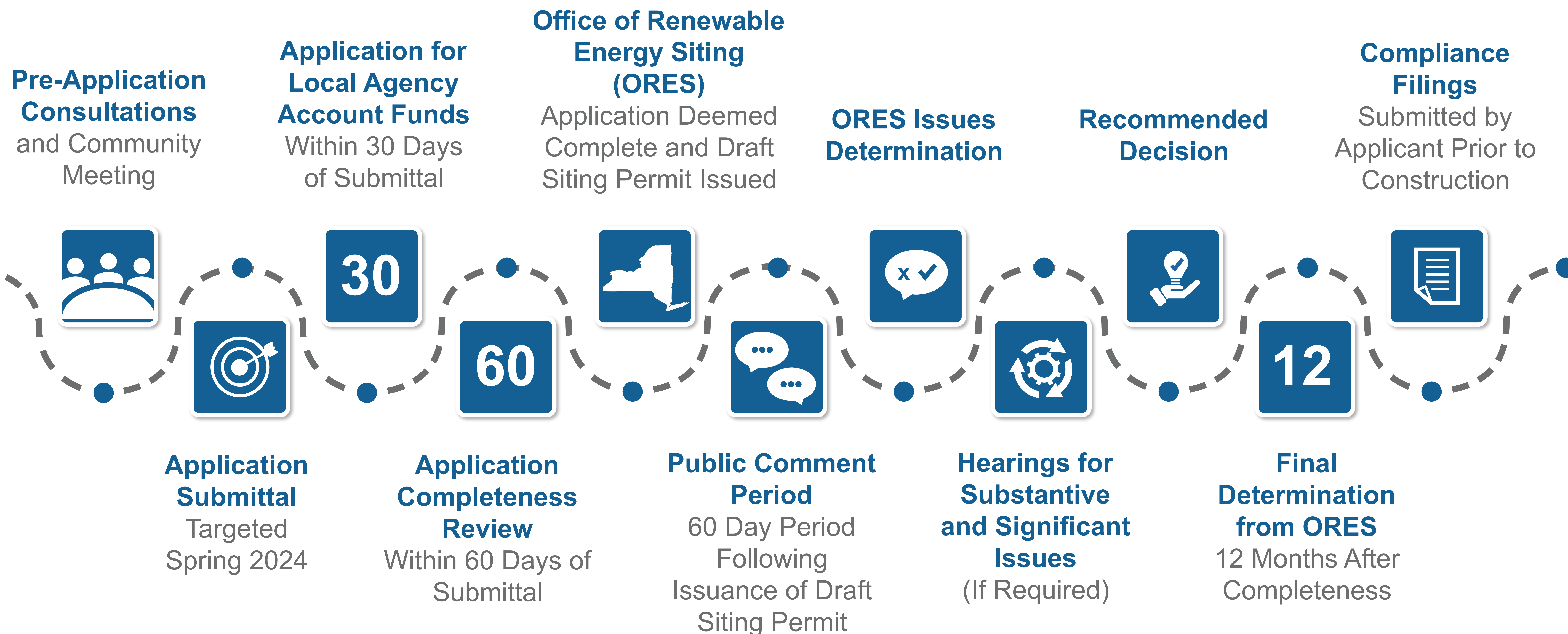


Projects must be designed to avoid or minimize, to the maximum extent practicable, potentially significant adverse environmental impacts.





# 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**



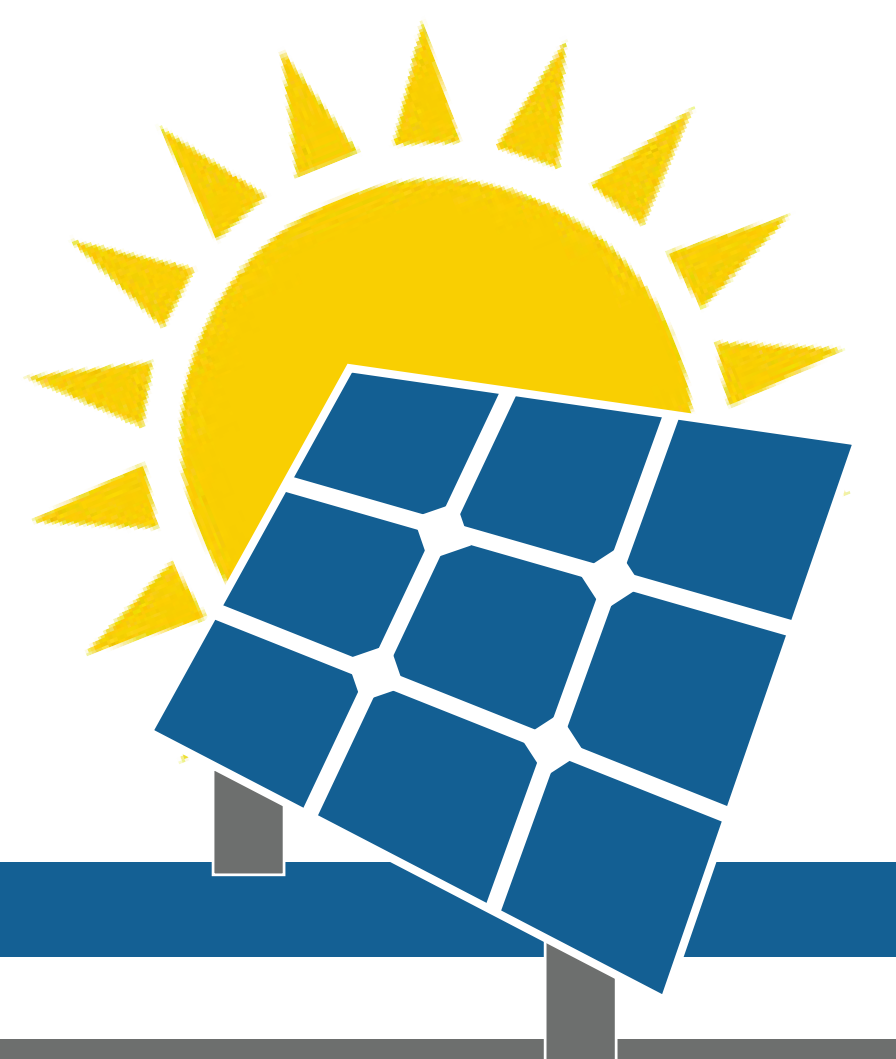


# Flat Creek Solar Project Benefits



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.

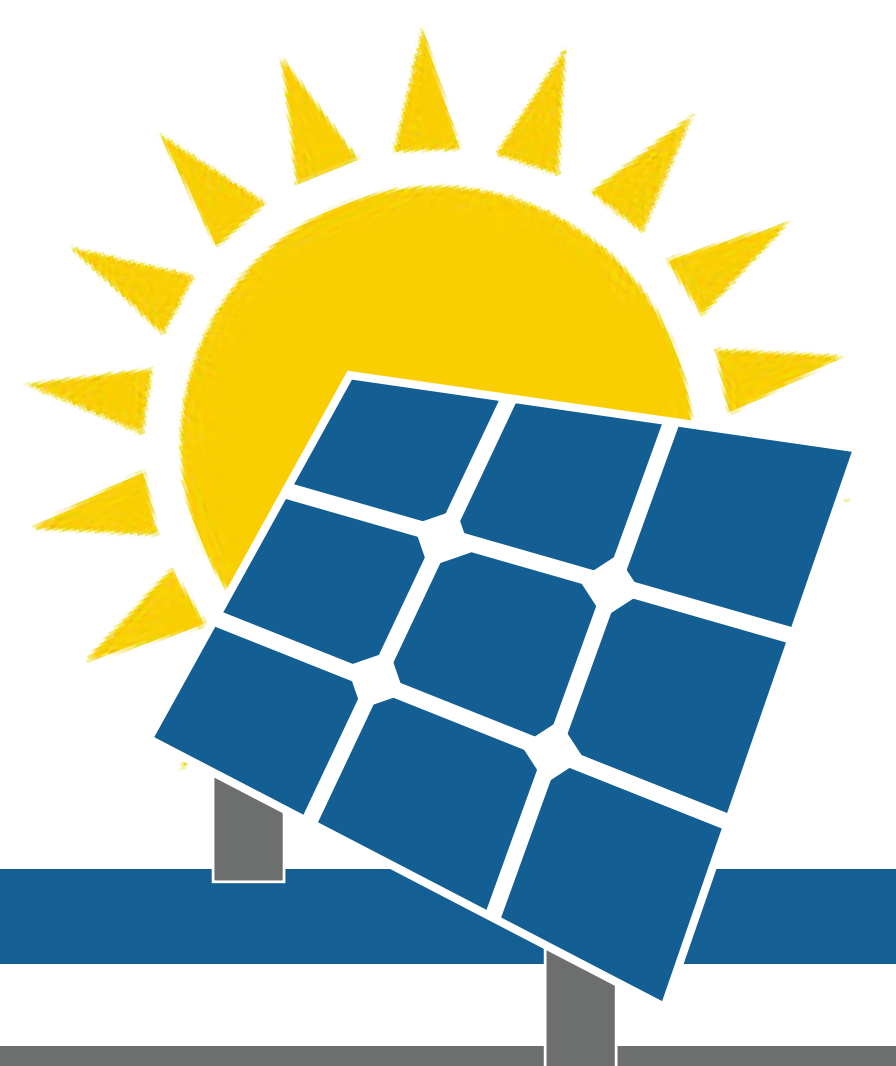
- **Renewable Energy Resource:** Estimated to provide up to 410,000 megawatt-hours of clean electricity per year to power over 59,000 New York homes.
- **Reduce Reliance on Fossil Fuels:** Estimated to offset over 56,285 tons of CO<sub>2</sub> per year.
- **Payment In Lieu of Taxes (PILOT) and Host Community 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

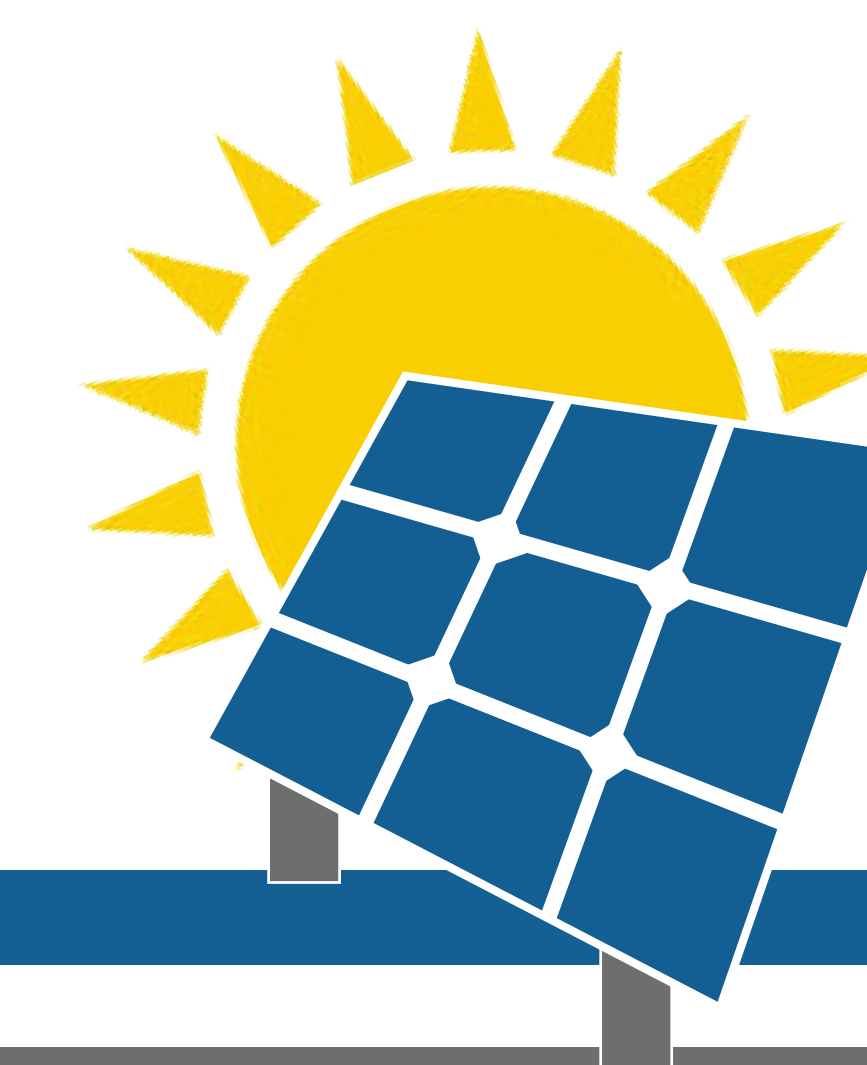
240 State Street  
P-1 South, J Dock  
Albany, NY 12242

## 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.

Decomissioning  
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





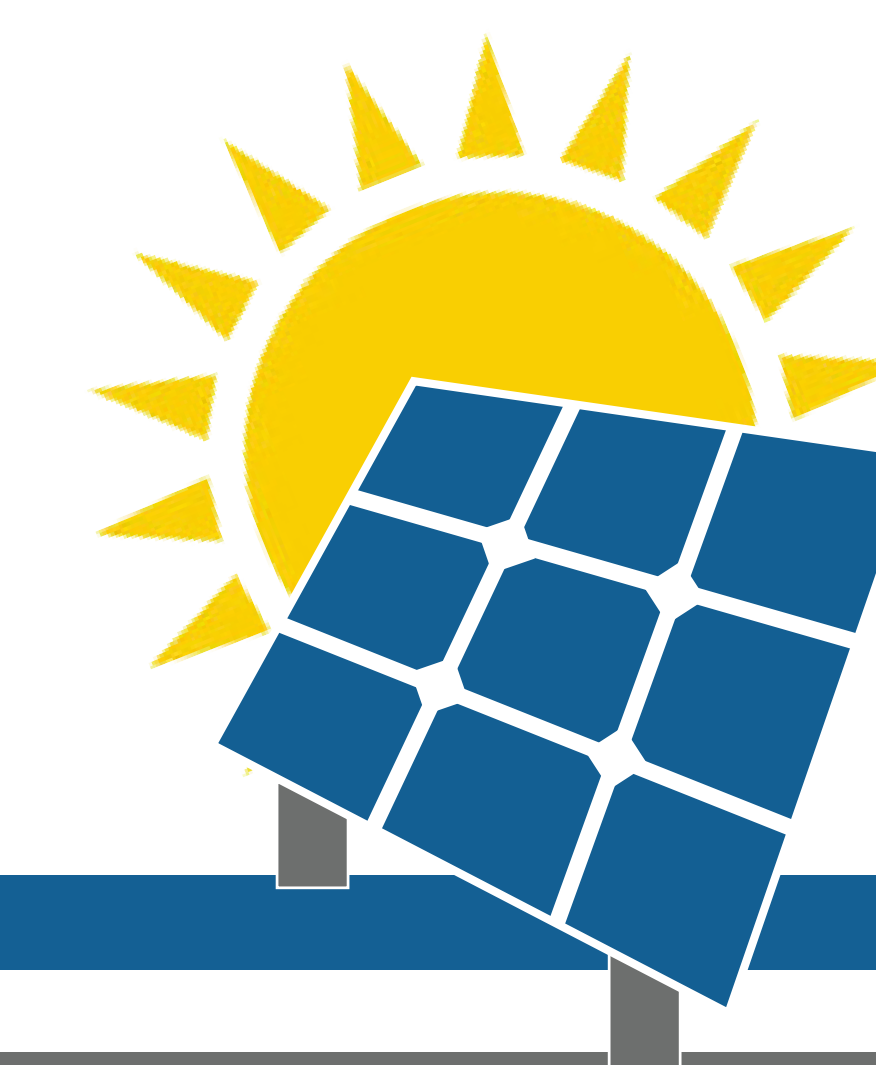
# Local Law Consultations

## 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

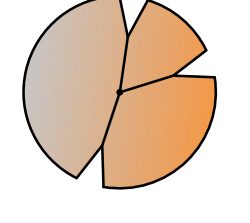
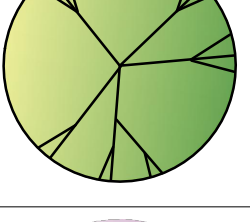
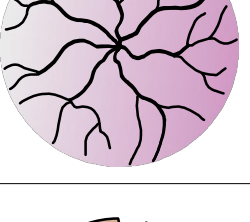
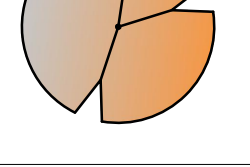
## LEGEND

VISUAL MITIGATION PLANTING TEMPLATE - TYPE A, B, & C  
LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

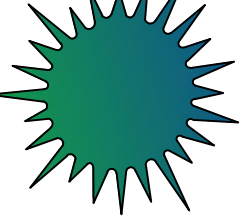
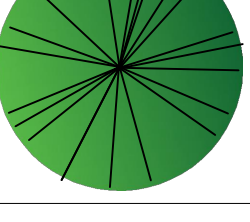
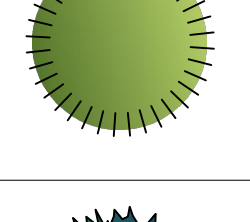
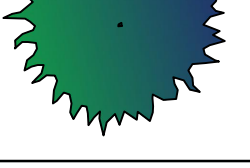
### DECIDUOUS AND EVERGREEN TREES

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,

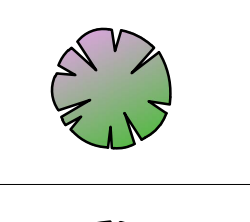
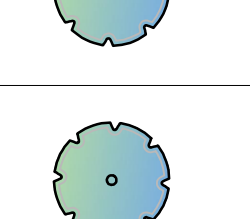
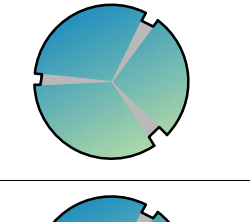
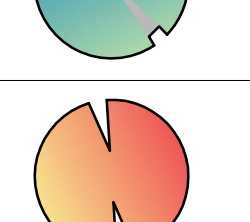
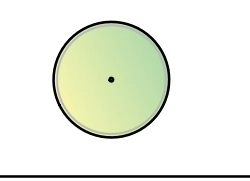


### UNDERSTORY TREES

	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

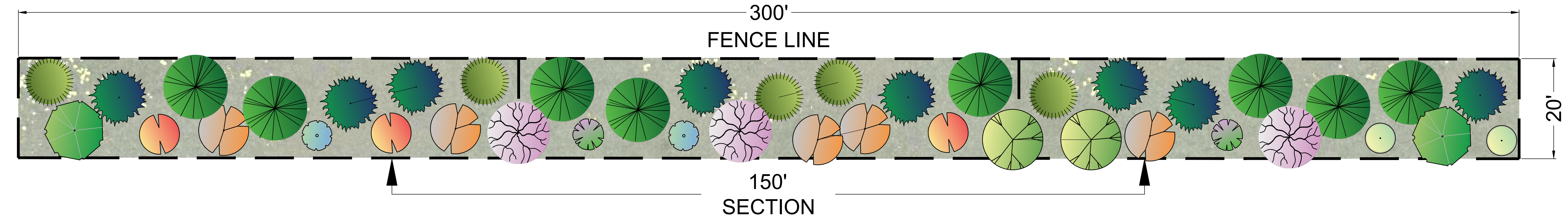
	ILEX OPACA AMERICAN HOLLY	5' - 6' HT.	B&B	30' - 40' HT,
	PICEA GLAUCA WHITE SPRUCE	5' - 6' HT.	B&B	40' - 60' HT.
	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	5' - 6' HT.	B&B	30' - 40' HT.
	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	5' - 6' HT.	B&B	40' - 50' HT,

### 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.



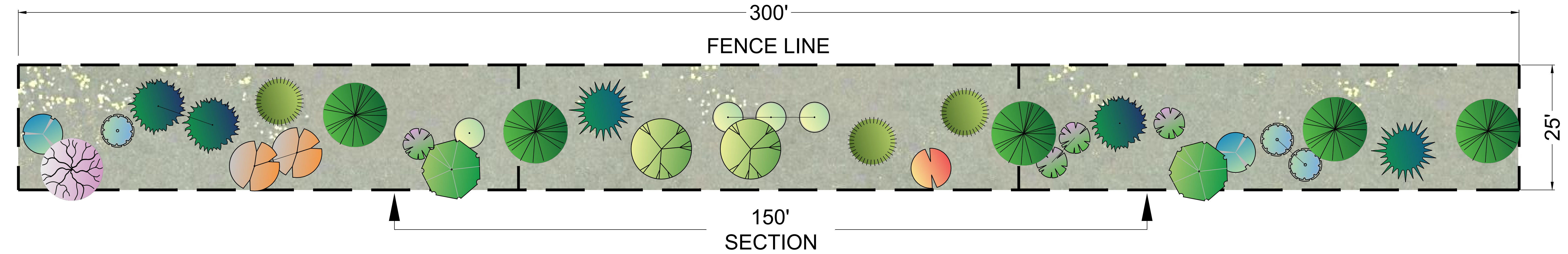
A VISUAL MITIGATION PLANTING "TYPE A": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)  
Horizontal and Vertical Scale - 1 : 1



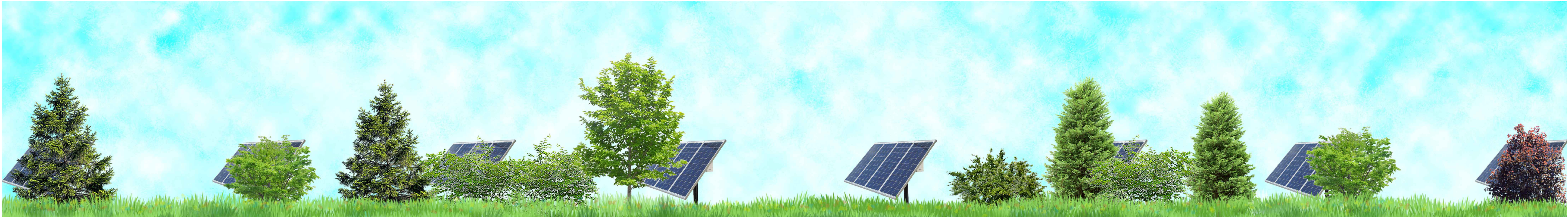
A VISUAL MITIGATION PLANTING "TYPE A": 20 FOOT WIDE TYPICAL BUFFER PLANTING FOR SCREENING RESIDENCES  
Horizontal and Vertical Scale - 1 : 1



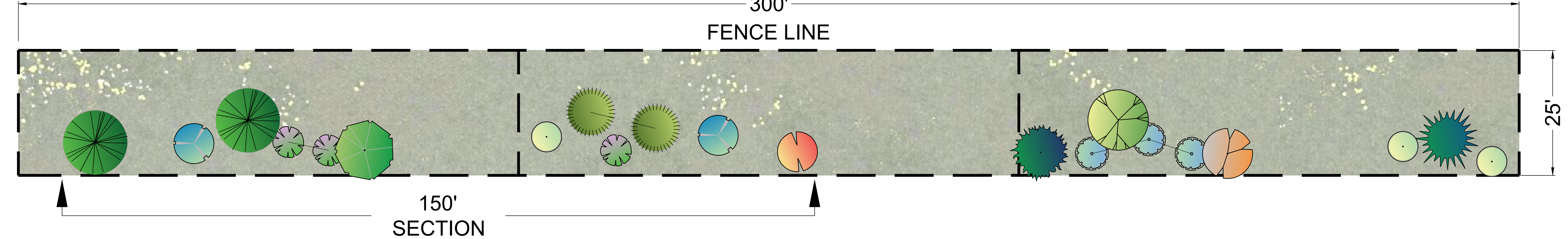
B VISUAL MITIGATION PLANTING "TYPE B": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)  
Horizontal and Vertical Scale - 1 : 1



B VISUAL MITIGATION PLANTING "TYPE B": 25 FOOT WIDE TYPICAL BUFFER WITH POLLINATOR HABITAT FOR ALONG ROADWAYS  
Horizontal and Vertical Scale - 1 : 1



C VISUAL MITIGATION PLANTING "TYPE C": ELEVATION VIEW - 150 FOOT SECTION (10 YEAR GROWTH)  
Horizontal and Vertical Scale - 1 : 1



C VISUAL MITIGATION PLANTING "TYPE C": 25 FOOT WIDE TYPICAL BUFFER W/ POLLINATOR HABITAT FOR ALONG EXISTING HEDGEROWS  
Horizontal and Vertical Scale - 1 : 1



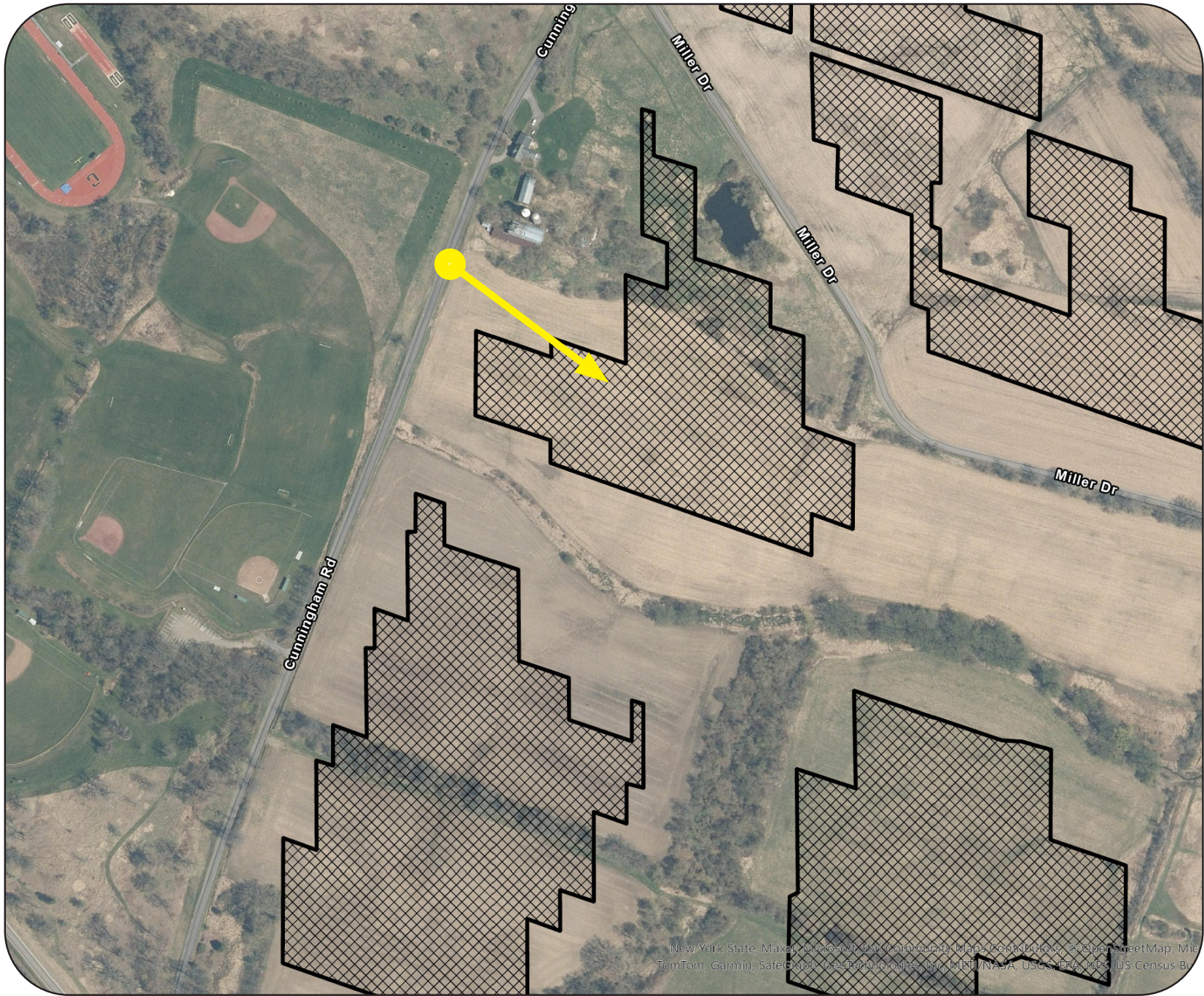
Existing Condition



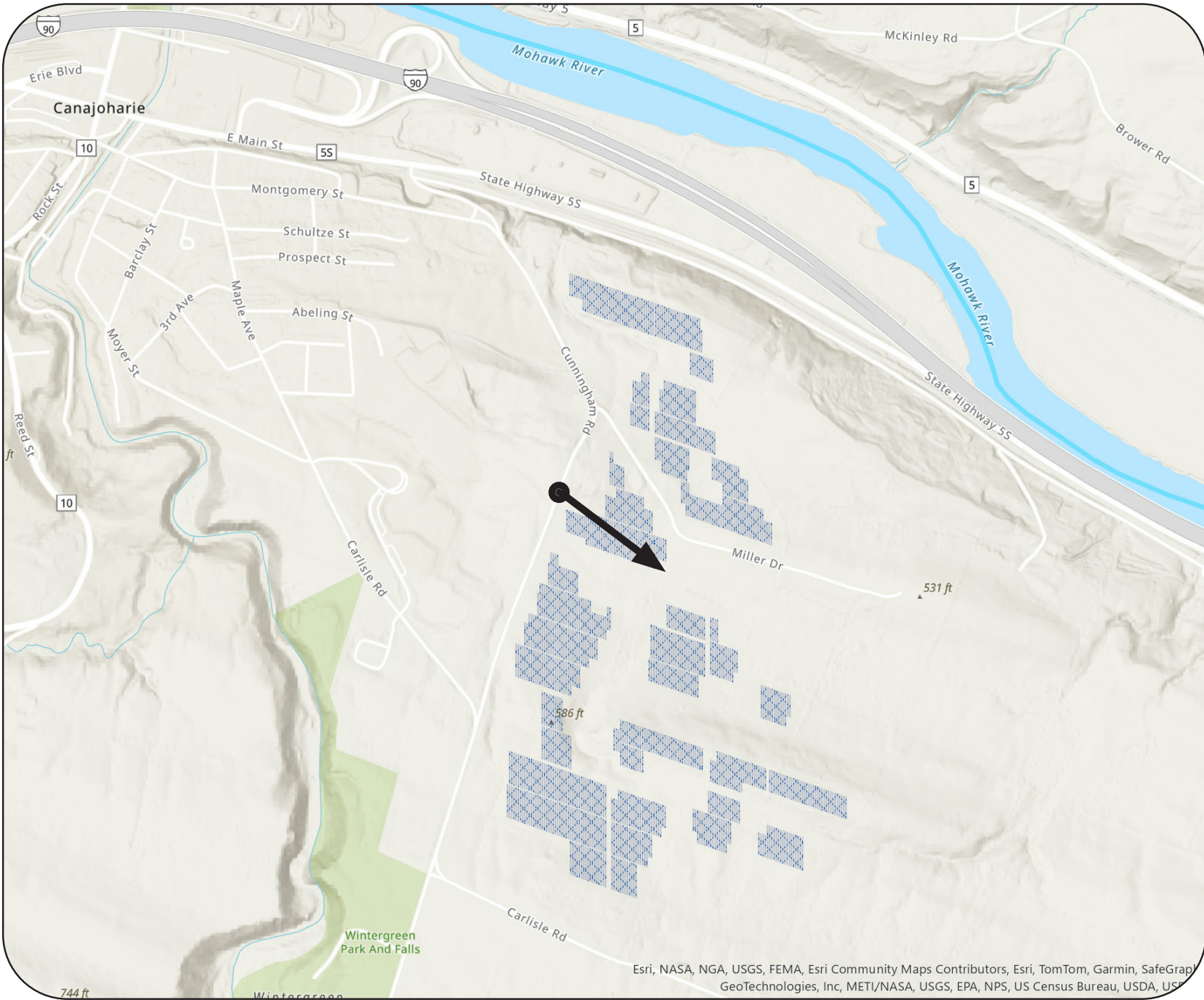
Photo-Simulation With Landscaping Depicted At 5 Years Post-Construction



Viewpoint Location Aerial Map



Viewpoint Location Topographic Map



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