



## **FLAT CREEK SOLAR**

**Permit Application No. 23-00054**

**§ 1100-2.4 Exhibit 3**

**Location of Facility and Surrounding Land Use**

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## Acronym List

Acronym	Definition
CRIS	Cultural Resource Information System
CUGIR	Cornell University Geospatial Information Repository
EGTS	Eastern Gas Transmission and Storage
FEMA	Federal Emergency Mapping Agency
GIS	Geographic Information System
HDD	Horizontal directional drilling
kV	kilovolt
LOD	Limit of disturbance
LWRP	Local Waterfront and Revitalization Program
MPA	Marine Protected Areas
MW	Megawatt
NFHL	National Flood Hazard Layer
NHD	National Hydrology Dataset
NOAA	National Oceanic Atmospheric Administration
NRIS	National Register Information System
NYCRR	New York Codes, Rules, and Regulations
NYPA	New York Power Authority
NYS	New York State
NYS DAM	New York State Department of Agriculture and Markets
NYS DEC	New York State Department of Environmental Conservation
NYS DOS	New York Department of State
NYS DOT	New York State Department of Transportation
NYS GIS	New York State GIS Clearinghouse
NYS HPO	New York State Historic Preservation Office
NYS ORPTS	New York State Office of Real Property Tax Services
OPRHP	NYS Office of Parks, Recreation, and Historic Preservation
ORES	Office of Renewable Energy Siting
POI	Point of Interconnection
SASS	Scenic Areas of Statewide Significance
RAPID Act	Renewable Action through Project Interconnection and Deployment
SWPPP	Stormwater Pollution Prevention Plan

USDOT            United States Department of Transportation  
USGS             United States Geological Survey  
VSA               Visual Study Area

## **Glossary Terms**

<b>Applicant</b>	Flat Creek Solar NY LLC, a subsidiary of Cordelio Power LP, the entity seeking a siting permit for the Facility from the Office of Renewable Energy Siting and Electric Transmission (ORES) under Article VIII of the New York State Public Service Law.
<b>Facility</b>	Flat Creek Solar, a 300 MW solar generating facility located in the Towns of Root and Canajoharie, NY. The proposed Facility components to be constructed for the generation, collection, and distribution of energy for Flat Creek Solar include solar panel modules, electrical collection system, collection substation, point of interconnection (POI) switchyard, access roads, laydown/staging areas, and other ancillary facilities.
<b>Facility Site</b>	The participating parcels encompassing Facility components, which totals approximately 3,794 acres in the Towns of Canajoharie and Root, Montgomery County, New York (Figure 2-1).
<b>Study Area</b>	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 approximately 108,667 acres, inclusive of the approximately 3,794-acre Facility Site.
<b>Limit of Disturbance (LOD)</b>	The area to which temporary construction impacts will occur, totaling approximately 1,637 acres.

### **Exhibit 3: Location of Facility and Surrounding Land Use**

This Exhibit provides information required in accordance with the requirements of §1100-2.4 of the Article VIII Regulations. In support of these analyses, this Exhibit includes a series of figures showing the proposed location of Facility components relative to existing land uses, zoning districts, and other information as specified in §1100-2.4 with accompanying discussion. The evaluation includes the Facility Site as well as the 5-mile Study Area, where noted.

#### **3(a) Topographic Maps**

The maps and figures provided in this Exhibit were developed using the most recent editions of the United States Geological Survey (USGS) 7.5-minute (1:24,000) quadrangle maps for Sharon Springs, Canajoharie, and Carlisle, New York, each dated 2024.

##### ***(1) Location of Facility Components, Electric Transmission Facility, and Ancillary Features***

The Facility is a 300-megawatt (MW) solar facility proposed within the Towns of Root and Canajoharie, Montgomery County, New York. The Facility is proposed to be sited on 44 parcels of land totaling 3,794 acres (Facility Site), as shown on Figure 3-1. The Facility Site is situated south of New York Interstate I-90 and the Mohawk River, and west of State Highway 162, with one parcel east of State Highway 162.

The Facility will consist of solar panel arrays, inverters, access roads, electric collection lines, security fence, collection substation and point of interconnection (POI) switchyard with the existing New York State electric transmission grid which are depicted on Figure 3-1 overlaid on USGS mapping. All Facility components will be within the Facility Site boundary. As shown on Figure 3-1, the Facility Limit of Disturbance (LOD) makes up a portion of the larger Facility Site and encompasses the area in which construction impacts are limited to. The LOD is designed to avoid and minimize potential impacts to sensitive resources (e.g., wetlands, waterbodies, wildlife habitat, geology, and soils) and adjacent residents to the maximum extent practicable. See Exhibit 5 (Design Drawings) of this application for more details on setbacks applied to the Facility design.

##### ***(2) Proposed Interconnection Locations***

The Facility will interconnect to the New York State (NYS) electric grid via the POI switchyard which will be located in the central portion of the Facility Site on Parcel IDs: 96.-3-3 and 96.-3-4

and is located directly south of the existing 345 kilovolt (kV), New York Power Authority (NYPA) Transmission Line #352. The Facility POI switchyard will connect the Facility with the NYPA transmission line by segmenting the existing line #352 and therefore installing two short 230-foot transmission lines (tap lines) from the existing ROW into the POI switchyard. The collection substation and POI switchyard will be connected by one 130-foot length gen-tie line (See Figure 3-1). The Facility does not require potable water, wastewater interconnections, stormwater drains, or offsite communication lines.

### **(3) Construction Clearing and Disturbance**

Proposed areas of vegetative clearing and disturbance associated with the development of the Facility have been limited to the maximum extent practicable. The total proposed limits of clearing (135.73 acres) and total limits of disturbance for construction (1,637 acres) for the Facility are depicted in Figure 3-1 and in Appendix 5-1 of Exhibit 5 (Design Drawings). For additional information on vegetative clearing, see Exhibit 11 (Terrestrial Ecology) of this application.

#### **3(b) Proposed Facility Location Relations Maps**

Figure 3-2 depicts the location of Facility components and ancillary features, all of which are located within the Facility Site, and within the Town of Canajoharie and the Town of Root. There are no proposed ancillary features located outside of the Facility Site.

#### **3(c) Description of the Proposed Facility Location**

The Facility Site and all ancillary features are within the Towns of Canajoharie and Root in Montgomery County, New York and is entirely within the Canajoharie Central School District. The portion of the Facility Site in the Town of Canajoharie (approximately 1,332 acres) consists of Agricultural/Rural Residential, and Residential zoning districts. The remainder of the Facility Site is within the Town of Root, in which there is no established zoning code. For additional information regarding local law and zoning designations, reference Exhibit 24 (Local Law and Ordinances). The nearest Village is the Village of Canajoharie, approximately 0.75 miles west of the Facility Site. The nearest city is Johnstown approximately 11 miles northeast. Additional information relating to taxing jurisdictions are provided in Exhibit 18 (Socioeconomics Effects) of this Application.



### 3(d) Existing Land Use

Figure 3-3 depicts all land use classification codes in the Study Area. This figure has been prepared using most recent 2023 geographic information systems (GIS) data from the New York State Office of Information Technology Services GIS Program Office, Montgomery County Office of Real Property Tax Service (ORPTS), and classification codes of the New York State Office of Real Property Tax Services (NYSORPTS), which is a division of NYS Department of Taxation and Finance.

Classification Codes describe the primary uses within parcels throughout NYS and are described herein as how they pertain to the Facility. The following land use categories fall within the Facility Site: Agricultural Use (100); Residential Use (200); Vacant Land (300); Industrial Use (700); Public Services (800); and Wild, Forested, Conservation Lands & Parks (900). Figure 3-3 depicts all current known land uses mapped within the 3,794-acre Facility Site and the 108,667-acre Study Area. The most prevalent Property Classification Code within the Facility Site is agricultural use (88.08%).

Within the 5-mile Study Area, the most prevalent Property Classification Codes are: agricultural use (41.53%), residential use (28.65%), and vacant use (17.62%). In Table 3-1 below, the area and percentage of each category that occurs within the Facility Site and 5-mile Study Area is provided.

**Table 3-1. Land Use Property Classification Codes Within the Facility Site and Study Area**

Code	Category	Description	Facility Site		Study Area <sup>1</sup>	
			Approx. Acreage	Approx. %	Approx. Acreage	Approx. %
100	Agricultural Use	Property used to produce crops or livestock.	3,341.63	88.08	45,139.50	41.53
200	Residential Use	Property used for human habitation. <sup>2</sup>	154.80	4.08	31,135.18	28.65
300	Vacant Land	Property that is not in use, is in temporary use, or lacks permanent improvement.	209.30	5.52	19,154.44	17.62

**Table 3-1. Land Use Property Classification Codes Within the Facility Site and Study Area**

Code	Category	Description	Facility Site		Study Area <sup>1</sup>	
			Approx. Acreage	Approx. %	Approx. Acreage	Approx. %
400	Commercial Use	Property used for the sale of goods and/or services.	-	-	1,244.44	1.15
500	Recreational & Entertainment Use	Property used by groups for recreation, amusement, or entertainment.	-	-	527.22	0.49
600	Community Services	Property used for the well-being of the community.	-	-	1,003.65	0.92
700	Industrial Use	Property used for the production and fabrication of durable and nondurable man-made goods.	51.92	1.37	439.97	0.40
800	Public Services	Property used to provide services to the public.	6.97	0.18	1,636.97	1.51
900	Wild, Forested, Conservation Lands & Public Parks	Includes reforested lands, preserves, and private hunting and fishing clubs.	29.03	0.77	5,085.97	4.68
None <sup>3</sup>	Roads/Non-Parcel Areas	-	-	-	3,317.22	3.05

<sup>1</sup> Five-mile Study Area surrounding the Facility Site.

<sup>2</sup> Living accommodations such as hotels, motels, and apartments are in Commercial Use - 400.

<sup>3</sup> The Roads/Non-Parcel areas did not fall into the 9 categories as defined by NYSORPTS. The Applicant included this row to get the total acreages for the Facility Site and Study Area to equal out correctly.

Each of the representative land use categories are described below based on the NYSORPTS definition, and specific parcels that occur within the Facility Site and 5-mile Study Area.

### ***Agricultural – 100***

Agricultural land is defined as “property used for the production of crops or livestock” by the NYS Department of Agriculture. Within the Facility Site there is 3,326.15 acres classified as agricultural land and 45,139.50 acres within the Study Area. The Agricultural land within the Facility Site is classified as Codes 105 (productive agricultural vacant land), 112 (dairy products: milk, butter, and cheese), 114 (sheep and wool), and 120 (field crops: potatoes, wheat, hay, dry beans, corn, oats, and other field crops).

The New York State Department of Agriculture and Markets (NYSDAM) further classifies agricultural land into agricultural districts by County. Within the Town of Root, 36 parcels are classified as Montgomery County Agricultural District 3. Within the Town of Canajoharie, 13 parcels are classified as Montgomery County Agricultural District 1 (Cornell University Geospatial Information Repository [CUGIR] 2023).

### ***Residential – 200***

Residential land is defined as “property used for human habitation” by the NYSORPTS. Residential land within the Facility Site accounts for up to 154.80 acres, and 31,135.18 acres within the Study Area. The residential land within the Facility Site is classified as Codes 210 (one family year-round residence), 240 (rural residence with acreage), and 241 (primary residential, also used in agricultural production).

### ***Vacant Land – 300***

Vacant Land are defined as “property that is not in use, is in temporary use, or lacks permanent improvement” by the NYSORPTS. Vacant Land within the Facility Site accounts for up to 210.03 acres, and 19,154.44 acres within the Study Area. The participating parcels defined as vacant land within the Facility Site mainly consist of unused agricultural land, and/or undeveloped land. Most of these parcels are located near the town line that divides the Towns of Root and Canajoharie in the central portion of the Facility Site. The Vacant land within the Facility Site is classified as Codes 312 (residential land including a small improvement – not used for living accommodations), and 314 (rural vacant lots of 10 acres or less).

### ***Commercial – 400***

Commercial Land is defined as “property used for the sale of goods and/or services” by NYSORPTS. There is no Commercial Land within the Facility Site and 1,244.44 acres within the Study Area.

### ***Recreation & Entertainment – 500***

Recreation & Entertainment lands are defined as “property used by groups for recreation, amusement, or entertainment” by NYSORPTS. There are no Recreation & Entertainment Land within the Facility Site and 527.22 acres within the Study Area.

### ***Community Services – 600***

Community Services lands are defined as “property used for the wellbeing of the community” by NYSORPTS. There is no Community Service Land within the Facility Site, and 1,003.65 acres within the Study Area.

### ***Industrial – 700***

Industrial Land is defined as “property used for the production and fabrication of durable and non-durable man-made goods” by NYSORPTS. Industrial Land accounts for up to 51.92 acres within the Facility Site, and 439.97 acres within the Study Area. The acreage within the Facility Site consists of one participating parcel that encompasses a modular home business consisting of several barns and work equipment. This parcel is located near the intersection of Flat Creek Road and Flanders Road in the southeastern portion of the Facility Site. The Industrial land within the Facility Site is classified as Code 710 (manufacturing and processing).

### ***Public Services – 800***

Public Service Land is defined as “property used to provide services to the general public” by NYSORPTS. Public Service Land accounts for up to 6.97 acres within the Facility Site, and 1,636.70 acres within the Study Area. The small portion of Public Services land within the Facility Site is associated with the Niagara Mohawk natural gas pipeline that traverses centrally, east to west through the Facility Site.

### ***Wild, Forested, Conservation Lands, and Public Parks – 900***

Wild, Forested, Conservation Lands, and Public Parks are defined as “reforested land, preserves, and private hunting and fishing clubs” by NYSORPTS. Wild, Forested, Conservation Lands, and Public Parks account for 28.03 acres within the Facility Site, and 5,085.97 acres within the Study Area. The acreage within the Facility Site consists of one participating parcel near the intersection of Flanders Road and Darrow Road, in the southeastern portion of the Facility Site. Most of this parcel includes forested land in the east, whereas the western portion is utilized for storage of feed. The Wild, Forested, Conservation Lands, and Public Parks land within the Facility Site is classified as Code 910 (private wild and forest lands except for private hunting and fishing clubs) and is not under a conservation easement or otherwise used beyond private use.

### **3(e) Existing Utility Facilities Map and Consultations**

Figure 3-3 depicts existing overhead and underground utility facilities within the 5-mile Study Area. In the eastern most parcel near State Highway 162 there are two oil and natural gas wells. Each are owned and operated by Millenium National Resource Development. The eastern oil and gas well has an unknown status, while the westernmost oil and gas well has a plugged and abandoned status. The Eastern Gas and Transmission Storage (EGTS) Natural Gas Pipeline owned by Berkshire Hathaway Energy Company and operated by EGTS, Inc. traverses centrally though the Facility Site from east to west. Just south of this line, is another natural gas pipeline owned by TC Pipelines, and operated by Iroquois Gas Transmission System, LP. Running adjacent to the above-mentioned EGTS Natural Gas Pipeline, is the 345kV NYPA Transmission Line #352 that traverses throughout the Facility Site and will serve as the interconnection to the Facility. Specific locations of these noted facilities can be found in Appendix 5-1 (*Design Drawings*). The Facility will adhere to applicable setbacks for pipelines and transmission lines and will consult with the utility operators as required.

UDig NY<sup>3</sup> will be consulted prior to any excavation to identify precise locations of underground utilities. If underground facilities are identified by UDig NY, the Applicant will work with owners of the underground utilities to ensure safe construction practices. Therefore, no impacts to existing utilities are expected due to the construction or operation of the Facility.

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<sup>3</sup> On September 17, 2021, the Board of Directors voted to give Dig Safely New York permission to change its name to UDig NY.

### **3(f) Tax Parcel Map**

Figure 3-2 illustrates all properties proposed to include any Facility components and ancillary features, and any properties within 1,000 feet of these features. Additionally, within each identified parcel, the current land use, tax parcel owner and number are shown.

### **3(g) Existing and Proposed Zoning Districts**

Figure 3-4 depicts all publicly available existing and proposed zoning districts for all towns and villages within the Study Area at the time of the Application filing. The Study Area includes the Towns of Root, Canajoharie, Minden, Palatine, Mohawk, Charleston, Glen, and the Villages of Ames, Canajoharie, Fort Plain, Nelliston, and Palatine Bridge in Montgomery County. Within Schoharie County the Study Area includes the Towns of Sharon and Carlisle, and the Village of Sharon Springs.

#### ***(1) Town of Root Zoning Districts***

At the time of this Application filing, the Town of Root does not have an established zoning law.

#### ***(2) Town of Canajoharie Zoning Districts***

The Town of Canajoharie adopted a zoning law in 2001, as part of Local Law No. 1 of 2001. Within this Local Law the Town of Canajoharie is divided into four districts which includes, Residential (R) District, Agricultural/Rural Residential (A) District, Commercial (C) District, and the Manufacturing (M) District. Additionally, there are three established overlay districts including the Personal Wireless Service Facilities (PWSF) Overlay District, Critical Environmental (CE) Overlay District, and the Scenic Resources (SR) Overlay District. The Study Area contains the Agricultural/Rural Residential District, Commercial District, Manufacturing District, and the Residential District, and the Facility Site includes only the Agricultural/Rural Residential, and the Residential District. Descriptions of permitted and prohibited uses per each district are described below.

#### **Residential (R) District**

Permitted Uses within the R District include single family dwellings, two-family dwellings or duplexes, customary accessory uses/buildings, nurse schools/day cares, and caretaker homes. Permitted with special use permits include mobile home communities, temporary residential

mobile homes, boarding/rooming houses, retail sales/services, personal services, professional/business offices, medical or dental clinics/offices, galleries and studios, bed and breakfast, or tourist homes, and funeral homes.

Uses not permitted within the R District include campsites/private camps, banks, freestanding drive-thru businesses, motels or hotels, restaurants, bar/tavern/nightclubs, coin operated laundry businesses, appliance repairs, motor vehicle repairs, gasoline stations, car washes, golf courses, airport or landing strip, indoor theater/auditoriums, fairgrounds, farm markets, places of worship, schools, nursing homes, cemeteries, and adult oriented businesses.

#### Agricultural/Rural Residential (A) District

Permitted uses within the A District include farm operations, farm stands, customary accessory uses/buildings, nursery school/daycares, parsonage/rectories, and caretaker homes. Uses permitted by special use permit include accessory building for commercial purposes, temporary residential mobile homes, boarding/rooming houses, campsite/private camps, home occupations, retail sales/services, personal services, professional/business offices, medical or dental clinics/offices, galleries/studios, bed and breakfast or tourist homes, restaurants, funeral homes, appliance repairs, motor vehicle repairs, agricultural equipment repairs, antique, craft, or flea markets, campground/recreational vehicle camps, slaughterhouse or rendering plants, farm markets, outdoor recreational facilities, private storage units, and airport or landing strips.

Uses not permitted within the A District include indoor theater/auditoriums, car washes, mobile home sales, car washes, gasoline stations, new/used vehicle sales, bar/tavern/nightclubs, motel or hotels, free standing drive-thru businesses, and banks.

#### Commercial (C) District

Permitted uses within the C district include parsonage and rectories. Uses permitted with special use permits include retail sales/services, personal services, banks, freestanding drive-thru businesses, professional/business offices, medical or dental clinics/offices, galleries/studios, motel or hotels, bed and breakfast or tourist homes, restaurants, bar/tavern/nightclubs, laundry or dry cleaning plants, funeral homes, appliance repairs, mobile homes sales, car washes, processing of agricultural or food products, music or arts festival or other temporary gatherings, indoor recreational facilities, places of worship, group homes, schools (public or private), manufacturing, research laboratories, truck terminal/transfer, and wholesale/warehouses.

Uses not permitted within the C district include caretaker homes, crematoriums, cemeteries, stables, fairgrounds, airport or landing strips, campground/recreational vehicle camps, quarrying/mining/topsoil removal, golf courses, and all agricultural/farm and residential land uses.

#### Manufacturing (M) District

Permitted uses for the M district only include caretaker homes. Uses permitted with special use permits include laundry or dry-cleaning plants, appliance repairs, motor vehicle repairs, gasoline stations, new/used vehicle sales, mobile home sales, car washes, antique/craft or flea markets, processing of agricultural or food products, private storage units, wholesale/warehouses, adult oriented businesses, crematorium, and all industrial uses.

Uses not permitted within the M district include bar/tavern/nightclubs, coin operated laundry facilities, funeral homes, golf courses, animal hospitals, or kennels, nursery schools/day cares, campgrounds/recreational vehicle camps, slaughterhouses or rendering plants, quarrying/mining/topsoil removal, airport/landing strips, music or arts festival gatherings, fairgrounds, indoor and outdoor recreational facilities, and all commercial, residential, and agricultural/farm land uses.

#### Personal Wireless Service Facilities Overlay (PWSF) District

The PWSF overlay district is intended to provide a suitable choice of locations for establishment, construction and maintenance of personal wireless service facilities. All new personal wireless service facilities, and all additions and/or modifications to currently existing personal wireless service facilities shall be allowed into the PWSF Overlay District. The PWSF Overlay District only applies to properties within the Agricultural/Rural Residential District, Commercial District, and the Manufacturing District, and is excluded from the Residential District boundary line.

#### Scenic Resources Overlay (SR) District

The Scenic Resources Overlay District is intended to preserve the visual assets of the Town, including ridgelines, scenic road corridors, viewsheds, and vistas. The town ensures when development is proposed within these visually sensitive areas, such development is harmonious with the scenic character of the area. To enforce the purpose established for this Overlay District, the Town may conduct a scenic resources survey to identify scenic resources worthy of preservation. This will become enforced once the Town adopts a map that delineates the boundaries of this district.



### Critical Environmental Overlay (CE) District

The Critical Environmental Overlay District is intended to protect the residents of the Town and critical environmental areas within the Town. These areas may include, but are not limited to, former dumps, and private commercial/industrial dump sites. To enforce the purpose established for this Overlay District, the Town may investigate and identify the location of former dump sites within the Town. This section is not yet effective until the Town Board adopts a map entitled “Critical Environmental Overlay District” as a part of the Local Law.

### **(3) Town of Minden Zoning Districts**

The Town of Minden adopted a zoning law in 2018 known as A Local Law Amending the Zoning Law for the Town of Minden. Within this local law there are four districts to include Residential (R-1) District, Agricultural (A) District, Commercial (C-1) District, and the Waterfront Recreation/Open Space (WRO) District. Descriptions of permitted and prohibited uses per each district are described below. No Facility components are proposed within the Town of Minden and no direct impacts to the Town of Minden or any zoning district are anticipated. No Facility components are proposed within the Town of Minden and no direct impacts to the Town of Minden, or any zoning district, are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

#### Residential (R-1) District

Permitted uses within the R-1 district include, one family dwellings, two family dwellings, community park, playgrounds, or picnic grove, accessory use and buildings, low impact home occupation, and agriculture, farm, and associated accessory uses were in a Certified New York State Agricultural District. Uses permitted as a special use permit by the Planning Board include nursing or convalescent home or home for the aged/senior housing, mobile manufactured home park, parish house or convent, launderette, retail store, townhouse, multiple family dwellings, bed-and-breakfast establishments, agriculture, farm, and accessory buildings and uses including agritourism, farm stand and retail farm markets where not located in a Certified NYS Agriculture District. Uses not listed as permitted use or a special permitted use, are considered prohibited.

#### Agricultural (A) District

Permitted uses within the A district include agriculture, farm, and accessory buildings and uses, picnic grove, fish, or game club (private), one family dwellings, two family dwellings, community

park or playground, low impact home occupation, mobile manufactured homes as a part of a farm operation, or for farm worker housing, accessory building and uses, farm stand, horse breeding operation, and stables (private or public).

Uses permitted as a special use permit and site plan review by the planning board include, commercial recreation, bed-and-breakfast establishment, golf course or county club, nursing or convalescent homes for the aged/senior housing, public utility station with building, farm products plant, on-farm and off-farm, radio, TV transmitter, personal wireless service facility with building, boarding or rooming house, church, multiple family dwellings, etc. Uses permitted with site plan approval by the Planning Board include on-farm slaughterhouse for processing animals grown on farms. Uses not listed as permitted use or a special permitted use, are considered prohibited.

#### Commercial (C) District

Principal permitted uses within the C district include fire station or municipal buildings, mobile manufactured homes as part of a farm operation, farm and accessory use or building, including farm stand, one-family dwellings, accessory use or building, and low-impact home occupations. Uses permitted with site plan approval by the Planning Board include, bed-and-breakfast establishments, personal service shop, retail store, no greater than 10,000 square feet in size, museum, custom workshop, radio, television, or household appliance sales or service, community park or playground, salons, taverns, professional office, studios, banks, etc. Uses permitted as a special use permit and site plan review by the Planning Board include, gasoline station, hotel or inn, public garage, restaurant, light industry, multiple family dwellings, two-family dwellings, funeral home, and storage facilities. Uses not listed as permitted use or a special permitted use, are considered prohibited.

#### Waterfront Recreation / Open Space (WRO) District

Principal permitted uses within the WRO district include agriculture, and open space. Uses permitted as a special use permit and site plan review by the Planning Board include, picnic area/pavilion/gazebo, boat launch/dock, walkway, trails, bike paths, parking lot, and camping areas. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### **(4) Town of Palatine Zoning Districts**

The Town of Palatine adopted a zoning law in 1999, known as the Town of Palatine, Zoning Law. Within this local law there are four districts that include Residential (R-1), Agricultural (A),

Commercial (C-1), and Planned Development District (PDD). Descriptions of permitted and prohibited uses per each district are described below. No Facility components are proposed within the Town of Palatine and no direct impacts to the Town of Palatine or any zoning district, are anticipated. No Facility components are proposed within the Town of Palatine and no direct impacts to the Town of Palatine, or any zoning district, are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

#### Residential (R-1) District

Principal permitted uses with the R-1 district include one family dwellings, community park or playground, accessory use and buildings, home occupations, and mobile manufactured homes. Uses permitted as a Special Use Permit by the Planning Board include nursing, convalescent or home for the aged, parish house, convent, launderette, retail store, townhouse, two family dwellings, multi-family dwellings, bed and breakfast establishment, farm and accessory use and buildings, and public buildings.

#### Agricultural (A) District

Principal permitted uses within the A District include farm and accessory building and uses, picnic grove, fish, or game club (private), nurse, one family dwellings, community park or playground, home occupation, mobile manufactured homes as part of a farm operation, accessory use and buildings, and mobile manufactured homes. Uses permitted as a special permit by the planning board include, commercial recreation, bed and breakfast establishment, golf course or country club, nursing, convalescent or home for the aged, public utility station w/ building, farm products plant, churches, animal/veterinary hospital, and two-family dwellings.

#### Commercial (C-1) District

Principal permitted uses within the C-1 District include bed and breakfast establishments, personal service shops, retail stores, museum, custom workshop, radio, television, or household appliance sales or service, funeral home, antique shops, carwash, community park or playground, historic building or site, farm and accessory use or building, one family dwellings, and home occupations. Uses permitted as a Special Permit by the Planning Board include gasoline service, professional office, studio, bank, utility substation, hotel, public garage, restaurant, fuel sales and storage, automobile, boat, farm implement, or mobile manufactured home sales or rental, bowling alley, multi-family dwellings, two family dwellings.

### Planned Development (PDD) District

The Town of Palatine Zoning Law does not outline permitted and prohibited uses within the PDD district. Instead, the law outlines the purpose of the district to include providing well located, safe, and pleasant industrial sites involving a minimum strain on transportation services; encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout; to encourage a more efficient use of land and public services, etc. When reviewing a PDD, the following standards are considered; compatibility with surrounding area, harmony with the character of the neighborhood, need for the proposed development, the effect of the PDD on the immediate areas, etc. The procedure for establishing a Planned Development District is outlined within the Town of Palatine Zoning Law and should be referred to for more information.

### **(5) Town of Mohawk Zoning Districts**

According to Town of Mohawk Zoning Law established in 2022, the Town is divided into ten zoning districts, which include Agricultural (A) District, Residential (R-1) and (R-2) Districts, Natural Products (N-P) District, Retail Business (B-2) District, Manufacturing (M-1) and (M-2) Districts, Business Offices (B-1) District, Mobile Home Residential (R-M) District, and Neighborhood Business (B-3) District. Each zoning district, including the permitted and prohibited are outlined below. No Facility components are proposed within the Town of Mohawk and no direct impacts to the Town of Mohawk, or any zoning district, are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

#### Agricultural (A) District

Uses permitted within the A district include farm, nursery, truck garden, greenhouses, and customary agricultural operation, one family dwellings, two family dwellings, low-impact recreation areas, public building or public school, church, parish house, or convents, customary accessory use of buildings, and mobile homes as part of a farm operation. Uses permitted as a special exception by the Board of Appeals include picnic grove, fish or game club, veterinary, animal hospitals, and kennels, golf course or country club, public utility station or structure, high-impact recreation area, mobile home court, nursing homes, general aviation airport, multiple dwelling, private school, tourist home, trailer camp, agricultural machinery repair shop or store, and day cares. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Residential (R-1) District

Uses permitted within the R-1 district one or two family dwellings, church, parish house, convent, or religious museum, low-impact recreational area, public buildings or public schools, customary accessory use or building, mobile home as part of a farm operation. Uses permitted as a special exception by the Board of Appeals include golf course or country club, nursing, convalescent or home for the aged, public utility station or structure, general aviation airport, multiple dwellings, tourist home, farm, nursery, truck garden, greenhouse, customary agricultural operation, sawmill, and home occupations. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Residential (R-2) District

Uses permitted within the R-2 district include one family dwelling, low-impact recreation area, public building, public school, tourist home, farm, nursery, truck garden, greenhouse, customary agricultural operation, and home occupations. Uses permitted as a special exception by the Board of Appeals, include golf course, country club, and public utility station structure. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Business (B-1) District

Uses permitted within the B-1 district include municipal, county, state, or federal offices, professional or business offices, educational, religious, or philanthropic institutions, and existing dwellings. Uses permitted as a special exception by the Board of Appeals include day cares. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Retail Business (B-2) District

Uses permitted within the B-2 district include existing dwellings, retail store and shop, personal service shop, launderette, bank, office, studio, museum, restaurant/café, motel/hotel, bowling alley, undertaking establishment, utility substation, printing plant, storehouse or warehouse, laundry or dry cleaning plant, automobile, boat, farm implement, mobile home or trailer sales and repair and auto body repair shop, public garage with outdoor storage restricted, fuel, feed, lumber seed, fertilizer, building materials, sales and storage, cabinet, electrical, heating, plumbing, or air conditioning shop. Uses permitted as a special exception by the Board of Appeals include storage of hazardous materials, storage of liquid or gaseous fertilizer, gas station, day care, storage

facility, microbrewery, winery, distillery, cidery, meadery, and water bottling. Uses not listed as permitted use or a special permitted use, are considered prohibited.

#### Neighborhood Business (B-3) District

Uses permitted in the B-3 district include existing dwellings, beauty salon, church or other place of worship, emergency services center, financial services, municipal buildings, decorator or interior design shop, fraternal organizations, laundromat, medical services, museum, retail stores and shops, shoe repair, and undertaking establishments. Other uses as a special exception by the Board of Appeals include animal care facilities, bed and breakfasts, café, daycare center, florist/greenhouse, and storage facilities. Uses not listed as permitted use or a special permitted use are considered prohibited.

#### Manufacturing (M-1) District

Uses permitted in the M-1 district include B-2 business uses, manufacturing of textile or leather goods, manufacturing and processing of dairy or other food products, cold storage plant, light manufacturing or assembly plants, manufacturing or assembly of electronic devices, appliances, or instruments, manufacturing of plastic, paint, fiber, wood, metal, stone, or concrete products, tool, die pattern, or machine shop, welding, metal shop, or auto body shop, lumber or building materials sales or storage, truck terminal, customary accessory building or uses. Uses permitted as a special exception by the Board of Appeals include storage of hazardous materials, and concrete mixing. Uses not listed as permitted use or a special permitted use, are considered prohibited.

#### Manufacturing (M-2) District

Uses permitted in the M-2 district include all B-2 business uses, manufacturing of textile or leather goods, manufacturing and processing of dairy or other food products, cold storage plant, light manufacturing or assembly plants, manufacturing or assembly of electronic devices, appliances, or instruments, manufacturing of plastic, paint, fiber, wood metal, stone, or concrete products, tool, die pattern, or machine shop, welding, metal shop, or auto body shop, lumber or building materials sales or storage, customary accessory buildings or uses. Uses permitted as a special exception by the Board of Appeals include storage of hazardous materials, and concrete mixing. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Natural Products (N-P) District

Uses permitted within the N-P district include earth, sand, gravel, mineral excavation, rock quarry operation, and accessory uses. Uses not listed as permitted use or a special permitted use, are considered prohibited.

### Mobile Home Residential (R-M) District

Uses permitted in the R-M district include one family dwellings, two family dwellings, mobile home, accessory use of building, low-impact recreational area, mobile home park, and trailer camp.

Uses permitted as a special exception by the Board of Appeals include launderette, retail store, bed and breakfast establishments, farm and accessory buildings or uses.

## **(6) Town of Charleston Zoning Districts**

At the time of this Article VIII application filing, the Town of Charleston does not have any adopted zoning code/ordinance. No Facility components are proposed within the Town of Charleston, and no direct impacts to the Town of Charleston, are anticipated.

## **(7) Town of Glen Zoning Districts**

The Town of Glen adopted a zoning law in 2004, known as “The Code of the Town of Glen”, and adopted a Land Use Management Ordinance in 2006, adding Chapter 87 to the Code of the Town of Glen. The Town of Glen then updated the Land Use Management Ordinance in 2024 (Local Law 1 of 2024, Land Use Management Local Law which divides the town into four zoning districts, which include Rural Residential, Hamlet, Commercial, and Industrial Districts. The Code of the Town of Glen mentions three overlay districts, the Personal Wireless Service Facilities Overlay District, the Adult-oriented Businesses Overlay District, and the Historic District Overlay. No Facility components are proposed within the Town of Glen and no direct impacts to the Town of Glen, or any zoning district, are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

### Rural Residential District

Principal Permitted uses within the Rural Residential District include one-family dwellings; two-family dwellings; farms and accessory buildings and uses; mobile homes (including double wide) nurseries; community parks or playgrounds; accessory uses and buildings; home occupations;

windmill and wind turbines (accessory use only), restaurant, bakery, garage (public and non-public), historic building sites, small scale solar energy systems (accessory use), and organic fertilizer manufacturing (composting, accessory use only). Permitted uses by special permit include multiple-family dwellings (including townhouses); cluster housing; bed-and-breakfast establishments; boarding or rooming houses; churches, parish houses, convents; public parochial schools or colleges; nursing or convalescent homes or homes for the aged; adult residential centers; daycares; laundrettes; retail stores; golf courses, country clubs, or other sporting facilities; fish and game clubs; commercial recreation; public buildings; animal/veterinary hospitals; kennels (five or more animals); boarding stables; funeral homes; crematoriums; firehouses/emergency services; self-storage; radio, TV transmitter or receiving towers with or without buildings; car washes; public or private utility facilities with or without buildings; large scale solar energy systems; personal wireless service facilities (cell towers); farm products plants; topsoil operations; earth, sand, gravel or mineral excavation; gas and oil extraction; agricultural lime manufacturing; rock quarry operations; advertising signs; airports/heliports; motorized sports facilities; bio-fuel production and storage; hotel; gaming facility; sawmill; and picnic grove.

Prohibited uses within the Residential District include battery energy storage systems for commercial use; windmill/wind turbine in excess of 75 feet from tip of blade in vertical position; and industrial wind turbines.

### Hamlet District

Principal Permitted uses within the Hamlet District include one-family dwellings; two-family dwellings; community parks or playgrounds; farms and accessory uses or buildings (to include hobby farms); fire stations; municipal buildings; historic buildings or sites; accessory uses or buildings; home occupation; and small-scale solar energy systems (accessory use). Permitted uses by special permit include churches, parish houses, convents; public or parochial schools or colleges; schools and colleges; hotels; gasoline stations; multifamily dwellings (including townhouses); bed-and-breakfast establishments; retail stores; personal service shops; banks; custom workshops; museums; laundrettes; restaurants; general stores; professional offices, studios; antique stores; mobile homes (including double wide); and bakery.

Prohibited uses within the Hamlet District include battery energy storage systems for commercial use; windmill/wind turbine in excess of 75 feet from tip of blade in vertical position; industrial wind turbines; and large-scale solar energy systems.



## Commercial District

Principal Permitted uses within the Commercial District include bed-and-breakfast establishments; personal service shops; retail stores; museums; custom workshops; radio, television or household appliance sales or services; funeral homes; antique shops; animal/veterinary hospitals; feed, lumber, seed or fertilizer buildings; car washes; fire stations or municipal buildings; cabinet, electrical, heating, plumbing or air conditioner shops; mobile homes as part of a farm operation; community parks or playgrounds; retail bakeries; historic buildings or sites; laundry or dry-cleaning plants; farms and accessory uses or buildings (to include hobby farms); one-family dwellings; accessory uses or buildings; home occupations; light industrial manufacturing, fabrication or assembly facility; garage (public and nonpublic); restaurants; two-family dwellings; and small scale solar energy systems (accessory use). Permitted uses by special permit include gasoline stations; professional offices, studios; banks; public utility facilities; large scale solar energy systems; hotels; public garages; restaurants; fuel sales and storage; automobiles, boats, farm implements, tools or mobile home sales or rentals; indoor storage of non-liquid, non-gaseous fuel; bowling allies; multifamily dwellings; two-family dwellings; adult-oriented businesses; taverns; windmills or wind turbines; biofuel production and/or storage; leather mill; and marinas.

Prohibited uses within the Commercial District include battery energy storage systems for commercial use; windmill/wind turbine in excess of 75 feet from tip of blade in vertical position; and industrial wind turbines.

## Industrial District

Principal Permitted uses within the Industrial District include wholesale storage or warehouses; light industrial manufacturing, fabrication or assembly facility; manufacturing or assembly of electronic devices or instruments; printing or publishing plants; tool, die, pattern or machine shops; small scale solar energy system distribution centers; research and development centers; transportation services, including automobile and truck rentals and public garages; professional offices; accessory use or buildings associated with approved primary use and farms and accessory uses or buildings. Permitted uses by special permit include manufacture or processing of dairy or other food products; communication towers; vehicle wash; animal/veterinary hospital, commercial kennel; public building/firehouse/emergency services; commercial laundry facility;

retail store to retail establishment which does not sell gasoline or diesel fuel; sawmill/wood product processing; crematorium; and large scale-solar energy systems

Prohibited uses within the Industrial District include battery energy storage systems for commercial use; windmill/wind turbine in excess of 75 feet from tip of blade in vertical position; industrial wind turbines; slaughterhouse; manufacture or storage of explosives and fireworks; manufacture or storage of hazardous or toxic materials; temporary/long-term storage intended for landfill materials; and auto wrecking yards or scrap metal storage.

#### *Personal Wireless Service Facilities Overlay District*

Personal Wireless Service Facilities are defined as a facility for the provision of personal wireless services. A personal wireless service facility includes, but is not limited to, an antenna equipment mounting structure and accessory buildings and equipment.

#### Adult-Oriented Businesses Overlay District

Adult-oriented businesses applies to the following types of establishments and others that exclude or restrict minors by reason of age: adult bookstore or video store; adult entertainment cabaret; adult motel; adult theater; massage establishment; and peep show.

#### Historic District Overlay Districts

Within the Historic District Overlay, no building or premises shall be used, and no building shall be erected or altered except for that are permitted within the Hamlet District detailed above.

### **(8) Village of Ames Zoning Districts**

At the time of this Article VIII application filing, there was no publicly available zoning code and map for the Village of Ames, New York. No Facility components are proposed within the Town of Ames and no direct impacts to the Town of Ames, are anticipated.

### **(9) Village of Canajoharie Zoning Districts**

The Village of Canajoharie adopted a zoning law in 2020, known as Local Law No. 4, Canajoharie NY, Zoning Code Update of 2020. To fulfill the purposes of this established local law the Village of Canajoharie is divided into eight districts which include, Residential (R-1) District, Residential (R-2) District, Residential (R-3) District, Waterfront (WD) District, Core Business (B-1) District,

Gateway Business (G-1) District, Manufacturing (M-1) District, and the Planned Development (PDD) District. No Facility components are proposed within the Village of Canajoharie and no direct impacts to the Village of Canajoharie, or any zoning district, are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

### Residential District (R-1)

Principal permitted uses within the R-1 District include single family dwellings, churches and similar places of worship, public parks and recreational areas, public schools, private garages, signs, and farm operations. Land uses requiring special use permits from planning board include two family dwellings, mobile home parks, group homes, cultural institutions (library, museums, etc.), public service facilities, home occupations, accessory apartments, bed and breakfasts, daycare center or nurseries, group homes, nursing homes, and professional offices.

Prohibited uses include multiple family dwellings, municipal buildings, social/recreational & fraternal organizations, farm stands, outdoor dining and storage, artist studios and art galleries, commercial recreation, pharmacies, breweries/distilleries, research and development facilities, and wholesale businesses.

### Residential (R-2) District

Permitted uses within the R-2 district include single family dwellings, two family dwellings, churches and similar places of worship, public parks and recreational areas, public schools, private garages and sheds, signs, and farm operations. Land uses requiring special use permit from planning board include three or four family dwellings, rowhouses/townhouses, professional offices, private or vocational schools, funeral homes, nursing, or convalescent homes etc.

Prohibited uses within the R-2 district include, all industrial and manufacturing uses, mixed residential uses, municipal buildings, farm stands, bar/taverns/nightclubs, hotels/motels, shopping centers, veterinarian's office/animal hospitals, etc.

### Residential (R-3) District

Permitted use within the R-3 district include single family dwellings, two family dwellings, churches and similar places of worship, public parks and recreational areas, public schools, private garages, sheds, farm operations, and nursing or convalescent homes. Land uses requiring special use permits from planning board include three or four family dwellings, multiple family

dwellings, rowhouses/townhouses, cultural institutions, public service facilities, home occupations, bed and breakfast, daycare center or nursery, funeral homes, private or vocational school, and professional offices.

Prohibited uses within the R-3 district include all industrial and manufacturing uses, mixed uses, mobile home parks, group homes, public camps or campsites, outdoor dining and storage, farm stands, automobile repair facilities, food service establishments, pharmacies, shopping centers, health clubs/gyms, etc.

#### Core Business (B-1) District

Permitted uses within the B-1 district include mixed residential uses, cultural institutions, public services facilities, social, recreational and fraternal organizations, farm stands, signs, artist studios/art galleries, auto/vehicle sales/rental, bar/tavern/night club, food establishment services, fruit and vegetable markets, pharmacies, theaters, etc. Land uses requiring special use permit from the planning board include commercial recreation (outdoor), drive-thru facilities, equipment rental, printing, or publishing establishment, private or vocational schools, self-storage facilities, artisan manufacturing, and breweries/distilleries.

Prohibited uses in the B-1 district include all residential uses except mixed use, churches and similar places of worship, public parks and recreational areas, public schools, accessory apartments, farm stands, home occupations, automobile repair facility, car wash, veterinarian office/animal hospitals, agribusiness, business parks, research, and development facilities, etc.

#### Gateway Business (G-1) District

Permitted uses within the G-1 district include cultural institutions, public service facilities, social, recreational, and fraternal organizations, signs, artist studios/art galleries, banks/savings institutions, hotels/motels, health clubs/gyms, retail stores, gasoline service stations, etc. Land uses requiring special use permit from planning board include mixed residential uses, municipal buildings, outdoor dining and storage, automobile repair facility or body shop, gasoline services, mixed business, and commercial uses, private or vocational school, shopping centers, agribusiness, artisan manufacturing, breweries/distilleries, light manufacturing, machine shops, and wholesale business.

Prohibited uses in the G-1 district include all residential uses except mixed use, social, recreational, and fraternal organizations, churches and places of similar worship, public parks, and recreational areas.

#### Manufacturing (M-1) District

Permitted uses within the M-1 district include cultural institutions (library, museums, etc.), public service facilities, signs, automobile repair facilities, bar/tavern/nightclub, commercial recreation (indoor and outdoor), drive-thru facilities, food service establishments, medical or dental clinics, professional offices, all industrial and manufacturing uses. Land uses requiring special use permit from planning board include mixed industrial uses, municipal buildings, outdoor storage, artist studios and galleries, and mixed business and commercial uses.

Prohibited uses in the M-1 district include all residential uses except mixed use, churches and places of similar worship, public camps or campsites, public parks and recreational areas, public schools, social/recreational and fraternal organizations, home occupations, private garages and sheds, outdoor dining, bed and breakfast, farm operations, gasoline service stations, nursing, or convalescent homes, private or vocational schools, and shopping centers.

#### Waterfront (WD) District

Permitted uses within the WD district include cultural institutions (library, museum, etc.), public camps or campsites, public service facilities, and signs. Land uses requiring special use permit from planning board include municipal buildings, artist studios and art galleries. Prohibited used in the WD district include all residential uses, general uses such as churches and placed of similar worship, public schools, social, recreational, and fraternal organizations, all accessory uses excluding signs, all business and commercial uses excluding artist studios and galleries, and all industrial and manufacturing uses.

#### Planned Development (PDD) District

There are no outlined permitted, and prohibited uses for the PDD district outlined within Local Law No. 4 of 2020, Canajoharie, New York.

**(10) Village of Fort Plain Zoning Districts**

At the time of this Article VIII application filing, there was no publicly available zoning code and map for the Town of Fort Plain, New York. No Facility components are proposed within the Village of Fort Plain and no direct impacts to the Village of Fort Plain, are anticipated.

**(11) Village of Nelliston Zoning Districts**

At the time of this Article VIII application filing, there was no publicly available zoning code and map for the Village of Nelliston, New York. No Facility components are proposed within the Village of Nelliston and no direct impacts to the Village of Nelliston, are anticipated.

**(12) Town of Sharon Zoning Districts**

According to Town of Sharon Land Use Code and Zoning Law, established in 2017, the Town is divided into seven zoning districts, which include the Residential District (R), Residential-Highway District (R-H), Residential-Rural District (R-R), Residential-Agricultural District (R-A), Rural-Center District (R-C), Open-Space District (O-S), and the Flood Hazard (Overlay District). Each zoning district, including the permitted and prohibited are outlined below. No Facility components are proposed within the Town of Sharon and no direct impacts to the Town of Sharon, or any zoning district are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

Residential (R) District

Principal permitted uses in the R district include one and two family dwellings, existing farm structures, use and farm worker housing, and small-scale solar energy collectors. Uses requiring special use permit include athletic fields, bed and breakfasts, church or parish house, clubhouse, educational facilities, farm stands, home occupations, medical/dental clinic, nursing home, personal service shop, public/semi-public structure and use, public utility structure and use, radio, television transmission facility.

Residential Highway District (R-H) District

Principal permitted standard uses within the R-H district include one and two family dwellings, farm structure, use, and farm worker housing, small scale solar energy collector, and existing commercial structure and use. Uses requiring special use permit include assembly, special event,

bed and breakfast, boarding house, commercial greenhouse, commercial-highway structure and use, family care facility, farm implement dealership, farm stand, farm market, garage-commercial, gas stations, home occupations, hotel/motel, kennel, light industrial uses, multifamily dwellings, personal service shops, public, semi-public structure use, restaurants, retail business, roadside stand, rooming house, utility scale solar energy collector, warehouse, vehicle sales and service, and veterinary clinic.

#### Residential Rural (R-R) District

Principal permitted standard uses in the R-R include one and two family dwellings, mobile homes, farm structure, use, and farm worker housing, and small-scale solar energy collector. Uses requiring special use permit include air landing field, bed and breakfast, cemetery, crematorium, commercial excavation, commercial recreation, family care facility, farm stand, garage-commercial, golf course, home occupation, kennel, multi-family dwellings, open space recreation, personal service shop, public, semi-public structure use, public utility structure and use, retail business, riding stable, roadside stand, rural service shop, seismic testing, utility scale solar energy collector, and veterinary clinics.

#### Residential-Agricultural (R-A) District

Principal permitted standard uses in the R-A include one and two family dwellings, mobile homes, farm structure, use, and farm worker housing, and small-scale solar energy collector. Uses requiring special use permit include air landing field, bed and breakfast, cemetery, crematorium, commercial excavation, commercial recreation, family care facility, farm stand, garage-commercial, golf course, home occupation, kennel, multi-family dwellings, open space recreation, personal service shop, public, semi-public structure use, public utility structure and use, retail business, riding stable, roadside stand, rural service shop, seismic testing, utility scale solar energy collector, and veterinary clinics.

#### Rural Center (R-C) District

Principal permitted standard uses in the R-C district include one and two family dwellings, existing mobile home, retail commercial structure and use, rural service shop and use, public, semi-public structure and use, and small-scale solar energy collectors. Uses requiring special use permit include bed and breakfasts, family care facility, farm stand, home occupation, personal service and use, public utility structure and use, and farm markets.

### Open Space (O-S) District

Principal permitted standard uses include one and two family dwellings, seasonal dwellings, clubs, municipal reservoirs, farm structures use and farm worker housing, forest practices, and small-scale solar energy collector. Uses requiring special use permits include commercial excavation, open space recreation, farm stands, and utility scale solar energy collectors.

### Flood Hazard Overlay District

Within the F-H Overlay district, agriculture, open space, forestry, and open space recreation are permitted. All other non-agricultural structures are prohibited.

Prohibited uses for all districts included as a part of the Town of Sharon Land Use Code and Zoning Law include discharge, land application, or surface or underground disposal of hazardous material, toxic substance or radioactive material, gas compression stations, any land use or activity involving groundwater or surface water withdrawal in excess of 10,000 gallons per day, hazardous waste storage facilities, heavy industrial uses, injection wells, manufacturing, recycling, processing or storage of hazardous waste, non-regulated pipelines, open storage pits, pipe yards, parking, storage, and staging areas for high frequency and high impact truck traffic, underground natural gas storage, and all uses not included in the zoning district sections mentioned above.

### ***(13) Town of Carlisle Zoning Districts***

At the time of this Article VIII application filing, there was no publicly available zoning code and map for the Town of Carlisle, New York. No Facility components are proposed within the Town of Carlilse, and no direct impacts to the Town of Carlilse, are anticipated.

### ***(14) Village of Sharon Springs Zoning Districts***

According to Village of Sharon Springs Zoning Law, established in 2021, the Town is divided into seven zoning districts, which include the Residential (R) District, Residential Transition (R-T) District, Main Street (M-S) District, Commercial Business (C-B) District, Commercial Industrial (C-I) District, Open-Space (O-S) District, and the Flood Hazard (Overlay District). Each zoning district, including the permitted and prohibited are outlined below. No Facility components are proposed within the Village of Sharon Springs and no direct impacts to the Village of Sharon



Springs, or any zoning district are anticipated. Descriptions of permitted and prohibited uses per each district are described below.

### Residential (R) District

Within the R district permitted uses include, customary accessory uses, day cares, farm animals, farm structures, and farm uses, group dwellings, minor home occupations, solar facilities for individual residential, farm, or business use, roof mounted, and two-family dwellings.

Uses not permitted within the R district include day spa, drinking establishment, farm and lawn equipment sales, farmers market, feed supply sales and storage, garden supply sales, gas stations, golf course and club houses, laundromat, offices, open space recreation, public utility use or structure, religious institutions, retail businesses, restaurants, and large-scale solar facilities.

### Residential Transition (R-T) District

Within the R-T District permitted uses include, day cares, customary accessory uses, farm animals, farm structures, and farm uses, group dwellings, minor home occupations, single-family dwellings, solar facilities for individual residential, farm, or business use, roof mounted, and two-family dwellings.

Uses not permitted within the R-T district include automobile service/garages, car washes, clustered subdivision, convenience store in existing buildings, commercial industrial structures and uses, commercial recreation, day spas, drinking establishments, farm and lawn equipment sales, farmers markets, feed supply sales or storage, garden supply sales, gasoline stations, laundromat, lumber and building supply, offices, open space recreation, restaurants, large scale solar, and warehousing and storage facilities.

### Main Street (M-S) District

Within the M-S district permitted uses include accessory apartments, banks, clustered subdivision, customary accessory uses, day cares, group dwellings, minor home occupations, multiple family dwellings, offices, religious institutions, retail businesses, single family dwellings, solar facility for individual residential, farm or business use, roof mounted.

Uses not permitted within the M-S district include automobile service/garage, car wash, convenience store in existing building, convenience store in new building, commercial industrial structures and uses, commercial recreation, farm and equipment sales, feed supply sales or storage, gasoline station, golf course and club house, lumber and building supply, open space recreation, outdoor wood-burning furnace, public utility use or structure, rooming house, large-scale solar, warehousing and storage facilities.

#### Commercial Business (C-B) District

Within the C-B district permitted uses include accessory apartments, customary accessory uses, day cares, farm animals, farm structures, and farm uses, group dwellings, minor home occupations, single-family dwellings, solar facility for individual residential, farm, or business use, roof mounted, and two family dwellings.

Uses not permitted within the C-B district include commercial industrial structure and uses, feed supply sales or storage, golf course or country clubs, and warehousing and storage facilities.

#### Commercial Industrial (C-I) Business

Within the C-I district permitted uses include customary accessory uses, farm animals, farm structures, and farm uses, single family dwellings, and solar facilities for individual residential, farm or business use, roof mounted.

Uses not permitted within the C-I district include accessory apartments, banks, clustered subdivision, convenience store in new buildings, day cares, day spas, drinking establishments, golf course and club houses, group dwellings, religious institutions, restaurants, retail businesses, rooming house, service businesses, and two family dwelling.

#### Open-Space (O-S) District

Within the O-S district permitted uses include clustered subdivisions, customary accessory uses, farm animals, farm structures, and farm uses, minor home occupations, single family dwellings, solar facilities for individual residential, farm, or business use, roof mounted.

Uses not permitted within the O-S district include accessory apartments, adult nursing home or other residential care facility, automobile service/garage, bed and breakfasts, convenience store in existing building, commercial industrial structures, and uses, day cars, farm and lawn

equipment sales, feed supply sales or storage, garden supply sales, group dwellings, major home occupations, and hotel/motels.

### **3(h) Adopted Comprehensive Plans**

Comprehensive plans applicable to the towns and counties encompassing the Facility Site are discussed below. This includes the Agricultural and Farmland Protection Plan for Montgomery County, the Montgomery County Hazard Mitigation Plan, and the Mohawk Valley Regional Sustainability Plan. Each of these documents are included as Appendices 3-1, 3-2, and 3-3.

#### **Agriculture and Farmland Protection Plan, Montgomery County, NY**

The Agriculture and Farmland Protection Plan for Montgomery County is included as Appendix 3-1. This plan aims to take a positive and proactive approach to immediately strengthen, develop, and protect agricultural land and practices for current and future generations within Montgomery County. By doing so, this plan aims to promote and strengthen the regional economy while preserving natural resources such as open space, rural character, and wildlife habitats and environment. To accomplish this, the plan outlines four goals:

1. Promote Economically Viable Agriculture
2. Encourage Farmland Protection
3. Increase Agricultural Economic Development
4. Expand Agricultural Awareness

The Facility will contribute to Farmland Protection and will promote economically viable agriculture, by continuing to protect agricultural land from residential or commercial development which would prevent future agricultural uses. At the end of the Facility's life cycle, agricultural practices may resume, and the land may show benefits after hosting a solar facility. Research has shown that when solar arrays are deployed in place of crops and tilling is paused, carbon is no longer released into the atmosphere and microorganisms are preserved within the ground attributing to soil regeneration. Therefore, once farming resumes there will be a significant increase in soil viability and crop productivity and yield (Preserving American Farmland Through Solar 2023).

The following sections may apply to the Facility:

- Section (II)(B). Local Plans and Land Use Regulations. (2). Consistency Review with NY State Agriculture and Markets Law – This section explains how the Town of Canajoharie is mostly zoned and mapped for agricultural purposes, and states how regulations have been established to monitor and regulate potentially Incompatible Uses for residential development that abuts agricultural uses and requires Agricultural Data Statements. Additionally, this section summarized the Town of Root comprehensive plan goals such as investigating a local right-to-farm law, furthering the goals of the Agriculture and Farmland Protection Plan, and encouraging farmers to remain within NYS Agricultural Districts. The Town of Root has a Future Land Use Plan that identifies three land use categories: Rural Residential, Mixed-use, and Commercial/Industrial.
- Section (III)(B). Emerging Issues, Successes, and Opportunities. (2). Energy Use and Demand. (b). - *Utility Scale Solar Farms* – This section summarizes how solar farm development is increasing within the county and how local farmers can benefit from the increase in available energy with the rise of modern farming. It also states the development of solar farms as a source of income to local farmers, and although these farms may take up large areas of agricultural land, rigorous environmental studies are performed to consider land use impacts related to agriculture.
- Section (III)(C). Goals and Strategies – Each of the four goals mentioned above as a part of the Agriculture and Farmland Protection Plan for Montgomery County, are further discussed in this section, as well as strategies on how to achieve and maintain those goals for future generations.
- Section (V). Action Plan. (5). Serve as a Clearinghouse for Solar Farm Regulations – This section explains the increasing demand for the construction, and operation of commercial or utility scale solar farm development. This increase in solar energy generation facilities is noted to be consistent with New Yorks State long-term energy goals. One of the actions for this section is for the County to act as a clearinghouse for information relative to solar farm development.

### **Montgomery County Multi-Jurisdictional Natural Hazard Mitigation Plan**

Montgomery County created a Hazard Mitigation Plan as the documentation of a state or local government evaluation of natural hazards and the strategies to mitigate such hazards and has

gone through a five-year update in 2024. Outlined below are the goals in the Montgomery County Hazard Mitigation Plan, included as Appendix 3-2 of this Exhibit.

1. Protect the health and safety of the public
2. Protect existing properties and structures
3. Increase resilience by protecting and enhancing natural resources
4. Ensure that essential services can function during and after a hazard event
5. Minimize hazard risks for future development
6. Work regionally to mitigate impacts from natural hazards and to respond and recover from hazard events
7. Maintain hazard awareness
8. Determine priorities for directing resources for hazard mitigation and response

The Facility will comply with the goal of Protecting Life and Property by adhering to the measures outlined within the Site Security Plan (Appendix 6-1) and Safety Response Plan (Appendix 6-2) and within Exhibit 6 (Public Health, Safety, and Security) of this Application, and by only constructing Facility components within the Facility Site boundaries and within only participating parcels.

### **Mohawk Valley Regional Sustainability Plan**

The Mohawk Valley Regional Sustainability Plan is included as Appendix 3-3. There are seven goals outlined within this plan. Each goal is detailed below with proposed strategies:

- **Economic Development (ED):** Individual strategies outlined within the ED goal include, enhancing regional concentrations to retain and create business in key growth sectors, aligning the region's workforce with appropriate education and training to increase the supply of skilled workers, creating innovation enabling infrastructure that will drive entrepreneurship, restore infrastructure and increase spatial efficiencies that will revitalize existing urban and town centers, strengthen government and civic efficiencies to produce a more vibrant economy, and promoting unique regional assets through a unified identity and campaign.
- **Transportation (T):** Individual strategies outlined within the T goal include, aligning transportation and land use planning and investment, improving efficiency in maintenance

of transportation infrastructure, improving and connecting regional multi-use trails, increasing public transportation ridership, and promoting transportation alternatives.

- **Land Use and Livable Communities (LULC):** Individual strategies outlined within the LULC goal include, developing main streets, waterfronts, and brownfields, providing technical assistance and collaborative opportunities, identifying, preserving, and protecting lands suitable for viable agriculture, and investing in existing infrastructure and housing stock.
- **Water Management (WM):** Individual strategies outlined within the WM goal include conserving water and related energy consumption, maintaining water quality, improving existing infrastructure, and establishing watershed planning.
- **Materials Management (MM):** Individual strategies outlined within the MM goal include, reducing solid waste generation, increasing the regional market for recycled goods, reducing energy costs associated with materials and solid waste management, and expanding effective existing projects and promoting new regional strategies.
- **Energy (E):** Individual strategies outlined within the E goal include, reducing consumption of electricity, and heat generated by fossil fuels, increasing energy efficiency, increasing local renewable energy generation and use for electricity and heat, and evaluating life-cycle impacts of energy generation and use.
- **Agriculture and Forestry (A&F):** Individual strategies outlined within the A&F goal include, promoting education, enhancing efficiencies, and promoting sustainable agricultural and forestry economic development for individuals, families, and the region to help sustain the current workforce and encourage others to join the workforce.

### **3(i) Publicly Known Proposed Land Uses**

Figure 3-4 identifies all publicly known proposed land uses within the five-mile Study Area. The Applicant has reviewed publicly available information, including town documents, public notices, Article 10/Section 94-c docket, and town board meeting minutes and has determined that within the Study Area, there are three publicly known proposed land use.

Approximately 4.5 miles to the west of the Facility Site is a 90.5 MW-AC solar project facility, Mohawk Solar, sited by Mohawk Solar LLC, a subsidiary of Avangrid Inc. This project has been

reviewed and approved under the State's Article 10 siting law, making Mohawk Solar the first of its kind, but has yet to be constructed. Location of the Facility is sited off State Route 163 (Cherry Valley Road), in the Town of Minden, Montgomery County. This project is projected to power over 20,000 average homes and offset approximately 140,000 tons of CO<sub>2</sub> annually (Mohawk Solar 2024). The proposed solar project will be in the Canajoharie and Minden Townships within Montgomery County, New York, and is estimated to account for up to 900 acres of land.

Although outside of the 5-mile Study Area for the Facility, the Applicant has identified the Mill Point Solar I Project, which is approximately 7.3 miles away from the Facility Site. This project is a 250 MW solar facility proposed within the Town of Glen, Montgomery County. On February 12, 2024, ConnectGen Montgomery County LLC filed its Application for a Permit Pursuant to Section 94-c of the New York State Law for Construction of the Mill Point Solar I Project (Mill Point Solar I Project 2024). The Mill Point Solar II Project is proposed by ConnectGen Montgomery County LLC. This proposed utility solar energy facility is expected to generate 100 MW of renewable energy within the Town of Glen in Montgomery County and would be approximately 3.5 miles east of the eastern most Facility solar array. The Applicant understands that this project is still in early stages.

East Point Solar is a recently constructed 50 MW solar project located in the Town of Sharon, Schoharie County, NY. Geographically, this existing utility development is 4.1 miles south southwest of the Facility. A Nexamp Community Solar Farm is constructed within land north of South Gray Road and east of Caswell Road in the Town of Palatine.

Cordelio is currently anticipating the development of an 80 MW solar project (Tabletop Solar Project) that is within the Study Area. This project is in early stages and will be proposed within the Town of Palatine, approximately 3.8 miles northeast of the Facility Site.

### **3(j) Maps of Designated Areas**

Figure 3-5 illustrates the Facility Site in relation to agricultural districts, local waterways, local waterfront revitalization program (LWRP) areas, principal aquifers, flood-prone areas, local and state protected areas that are located within the Study Area. Figure 3-5 was prepared using the following databases: CUGIR, New York State Department of Environmental Conservation (NYSDEC), Federal Emergency Mapping Agency (FEMA), National Hydrography Dataset (NHD), National Register Information System (NRIS), New York State Department of State (NYS DOS), New York State GIS Clearinghouse (NYSGIS) and TRC.

There are no Critical Environmental Areas, Coastal Areas, Coastal Erosion Areas, or Local Waterfront Revitalization Areas, and therefor will not be depicted in Figure 3-5.

Within the Study Area there are two principal aquifers. Principal aquifers are considered by NYSDEC as highly productive or whose geology suggests abundant potential water supply but are not intensively used as water sources by major municipal systems at present time. There is one principal aquifer associated with the Mohawk River and approximately 480 feet overlap with one Facility Site parcel. The aquifer does not overlap with the LOD. The Mohawk River is 300 to 400 feet to the north of the northern most parcel of the Facility Site, and across NY Interstate 90. The Mohawk River originates in the valley between the Hudson River and the western Adirondacks and traverses 140 miles to the east to join the Hudson River. It is considered the largest tributary of the Hudson River, and a large part of Mohawk constitutes the Erie Canal which is now largely used for recreational purposes. The remaining principal aquifer is approximately 1.3 mile southeast of the Facility Site. Neither of these resources are expected to experience any impacts resulting from the Facility's construction or operation. In the northern portion of the Facility Site, a portion of the area occurs in the "New York and New England Carbonate Rock Aquifers" which is considered a minor aquifer by USGS. For more information on unconsolidated and principal aquifers refer to Exhibit 13(a)(2) (Water Resources and Aquatic Biology), as well as Figure 13-2 (Water Wells, Groundwater Aquifers, and Recharge Areas).

According to FEMA's National Flood Hazard Layer (NFHL) Viewer, the majority of the Facility Site is in areas of minimal flood hazard. Small areas within the Facility Site are in special flood hazard zones, and total approximately 74 acres. Most of these areas are associated with Flat Creek, a tributary of the Mohawk River, and are located off Carlise Road within the Facility Site. Although these areas overlap the participating parcels by a total of 1.7 acres, there are no solar arrays sited to overlap onto areas of concern. Within the Study Area there are areas of special flood concern that are associated with the Mohawk River. The FEMA Flood Map Panels included within the Facility Site are the following: Panel 36057C0310E (effective January 19, 2018); Panel 36057C0143E (effective January 19, 2018); Panel 36057C0330E (effective January 19, 2018); and Panel 36057C0144E (effective January 19, 2018). The Facility will utilize a Storm Water Pollution Prevention Plan (SWPPP) included in Exhibit 13, and Appendix 13-2, as best management practice to avoid and minimize any potential impacts with associated runoff or flooding.



According to CUGIR, the Facility Site is located within the two agricultural districts. Parcels located within the Town of Canajoharie and classified as Agricultural District 1, and parcels located within the Town of Root are classified as Agricultural District 3.

**3(k) Maps of Recreational and Other Sensitive Land Uses**

Figure 3-5 represents recreational and other sensitive land uses that may be affected by the development or operation of the Facility Site. Table 3-2 represents resources found in the Study area, followed by additional details on land use.

**Table 3-2. Recreational and Other Sensitive Land Uses within the Study Area**

Land Use	Sources Reviewed	Within Study Area?
Wild, Scenic, and Recreational River Corridors	NYSDEC List of Wild, Scenic, and Recreational Rivers (Accessed 2024)	No
Open Space	NYS Department of State, Office of Planning & Development GIS Database (Accessed 2024) NYSDEC GIS Database (Accessed 2024)	No
Known Archaeological, Geologic, Historic, or Scenic Area	NYS Historic Preservation Office (NYSHPO) Cultural Resources Information System (CRIS) (Accessed 2023) NYS Department of State, Office of Planning & Development GIS Database (Accessed 2024)	Yes
NYS Parks	NYS Office of Parks, Recreation, and Historic Preservation (OPRHP; Accessed 2024) NYSDEC State Lands Mapping (Accessed 2024)	No
Designated Wilderness, or Forest Preserve Lands	NYSDEC GIS Database (Accessed 2024) National Wilderness Preservation System (Accessed 2024)	No
Scenic Vistas	NYS Scenic Vistas (Accessed 2024)	No
Conservation Easement lands	NYSDEC GIS Database (Accessed 2024) NYS Department of State, Office of Planning & Development GIS Database (Accessed 2024) National Conservation Easement Database (Accessed 2024)	Yes

**Table 3-2. Recreational and Other Sensitive Land Uses within the Study Area**

Land Use	Sources Reviewed	Within Study Area?
Designated Scenic Byways	NYS Department of State, Office of Planning & Development GIS Database (Accessed 2024) NYS Department of Transportation (NYSDOT) List of Scenic Byways (Accessed 2024)	Yes
Nature Preserves	NYSDEC GIS Database (Accessed 2021)	No
Designated Trails	NYS OPRHP (Accessed 2020) NYSDEC GIS Database (Accessed 2021)	Yes
Public Access Fishing Areas	NYSDEC GIS Database (Accessed 2021) DECinfo Locator (Accessed 2021)	Yes

***Wild, Scenic, and Recreational River Corridors***

According to the NYSDEC Wild, Scenic, and Recreational River Corridors database, there are no wild, scenic, and recreational river corridors located within the five-mile Study Area.

***Open Spaces***

By definition, New York State defines Open Space as public or private land not intensively developed for residential, commercial, industrial, or institutional purposes. Based on this definition it is assumed that there is no open space located within the five-mile Study Area.

***Known Archeological, Geologic, Historical, or Scenic Areas***

No geologic, historical, or scenic areas are found within the Facility Site. Although, within the five-mile Study Area, there are six mapped unique geological features identified by the NYSDEC. Each of these are listed below with the features given name, followed by their description.

- Palatine Bridge Quarry - Highly localized dolomite alteration in the Tribes Hill LS.

- Floral Ave, Canajoharie Creek - Beekmantown, Black River, Trenton Groups; disconformity; well-exposed & very fossiliferous.
- Wintergreen Park – Utica shale: black, laminated & locally fossiliferous (trilobites, brachiopods, graptolites, nautiloids).
- Root – State Highway 5S: Rusty, weathering Precambrian garnet gneiss; brecciated dolostone; fault-line scarp of Noses Fault.
- Santos Construction Company: Randall Expansion Bar; large-scale E-dipping cross-bending; poorly sorted with clasts size from small boulders to coarse sands.
- Stone Ridge – Dillenbeck Rd.: Uplifted land associated with the Noses fault to the West; Iromohawk channel bottom at base of hill; beyond is the Randall expansion bar.

According to New York Department of State there are no Scenic Areas of Statewide Significance (SASS) or any NYSDEC mapped scenic areas within the Study Area or the Facility Site.

Within the Study Area, historic properties were identified by NYSHPO, and evaluated in the VIA. Results included seven houses/buildings, two historic districts, and one church. Additional information can be found in Section 25(b) of Exhibit 9, and Appendix 8-1 (VIA).

### ***Parks***

The New York State Environmental Resource Mapper concluded there are no state public parks located within the Facility Site or the Study Area.

Wintergreen Park is village park near the town of Canajoharie and approximately 0.2 miles from the Facility Site. Within this park are picnic areas, trails used for hiking and a 40-foot waterfall. Riverfront Park is a town park situated on the Mohawk River, provides floating docks for boaters, picnic areas, and a scenic view, located 0.8 miles northwest of the Facility Site.

### ***NYSDEC Lands***

Within the Facility Site and the Study Area there are no Wildlife Management Areas or NYSDEC designated Conversation Easements. Within the Facility Site there are no mapped NYSDEC lands, but within the five-mile Study Area, Yatesville Falls State Forest is located approximately 1 mile east of the eastern most participating parcels. This area encompasses 712 acres and

allows hunting on NYSDEC managed lands. Additionally, there are no mapped critical environmental areas located within the Study Area or the Facility Site.

### ***Conservation Easement Lands***

According to National Conservation Easement Database there are 21 conservation easements within the five-mile Study Area. Twenty of these conservation easements are classified as federal and are a part of the Wetlands Reserve Program held by the U.S Natural Resources Conservation Service. The remaining private conservation easement, the Dillenbeck Property, is held by the Schoharie Land Trust, constitutes approximately 158 acres and is used as open space for farming. The Dillenbeck Property is entirely outside of the Facility Site.

### ***Federal or State Designated Scenic Byways***

There are two NYSDOT state designated highways that intersect the five-mile Study Area. The Revolutionary Byway is 158 miles long and runs east-west between the NYS State capital, Albany, and the shores of Lake Ontario. Within the Study Area, this scenic byway follows the Mohawk River just north of the Facility Site. Additionally, NYSDOT state designated highway, Scenic Route 20 traverses through the southern half of the Study Area.

Local law 3 of 2021, is a local law designating scenic byways in Montgomery County. This law aims to preserve the aesthetic resource of the scenic byways in Montgomery County that enhance the quality of life, promote tourism, and protect property values. Within the Facility Site there are three roads initially designated by this local law, including Carlisle Road, Hilltop Road, and Old Sharon Road.

There are no United States Department of Transportation (USDOT) Federally designated scenic byways associated with the Facility Site or the Study Area.

### ***Designated Trails***

According to NYSDEC's DECinfo locator, within the five-mile Study Area, there is one NYS designated snowmobile trail within Rural Grove State Forest, that can be accessed through Shibley Road, approximately 0.8 miles from the western most participating parcel. Within the Facility Site, NYSOPRHP has identified 4 snowmobile trails, totaling 7.7 miles.

The Erie Canal Bike Path stretches 350 miles throughout New York, traversing from Buffalo to Albany. The trail travels through the Town of Canajoharie and runs parallel to the northern parcels and Sprakers Road. The trail is as close as 100 feet from the parcel boundary in the northern half of the Facility Site (BikeErieCanal, 2024).

There are no NYS Designated trails within the Facility Site.

### ***Public Fishing Areas***

The Mohawk River just north of the Facility site and is recreationally used for boating and fishing and features several boat launches. A trailered launch for the Mohawk River/Barge Canal is located approximately 1.0 miles northwest of the Facility Site. There are two additional boat launches, near the Town of Fort Plain. North of the Mohawk River off Old Station Road is an additional NYSDEC boat launch which is located 3.0 miles from the Facility Site. Further northwest, is a boat launch located 4.5 miles away within the Study Area on the south side of the Mohawk River off Otsquago Club Road.

According to the DECinfo locator there are no fishing piers/platforms or inland trout fishing located within the Facility Site or Study Area.

### ***Institutional, Community, and Municipal Uses and Facilities***

The Canajoharie, Elementary, Middle, and High School are all condensed within the same area in the Town of Canajoharie approximately 0.25 miles northwest of the Facility Site. Included within the Canajoharie School District is the Canajoharie Little League Field. Additionally, the Fort Plain Central School District is within five-mile Study Area, and approximately 4.2 miles away and within the Town of Fort Plain, and the Applicant is aware of one Amish school in the Town of Root near the southern portion of the Facility Site. There are also two daycare facilities within the vicinity of the Facility. The Wee Day Care is approximately 0.8 miles northwest of the Facility Site, and Jay's Day Care is 3.6 miles southwest of the Facility Site near Gilberts Corners. There are no institutional facilities, or day care facilities located within the Facility Site.

There are several cemeteries located within the five-mile Study Area. The Facility Site is located 0.9 miles east of the St. Peters and Pauls Catholic Cemetery, 1.0 miles northeast of Mapletown Cemetery, 2.0 miles northeast of the Ames Cemetery, 3.0 miles northeast of the Prospect Hill Cemetery, 0.7 miles southeast of Canajoharie Falls Cemetery, 0.86 miles south of the Palatine Bridge Cemetery, 1.45 miles southwest of the Montgomery County Home Cemetery, 3.6 miles

southeast of the Neliston Cemetery, and 4.0 miles southeast of the Lipe Family Burial grounds. There are no cemeteries located within the Facility Site.

Within the Study Area there are several township office related buildings including town halls, town clerks, court rooms, village offices. The Facility Site is located 0.75 miles east of the Canajoharie Town Clerks Office, 1.0 miles south of the Palatine Town Hall located near the Palatine Bridge, 4.8 miles southeast of the Minden Town Clerk Office, 4.0 miles southeast of the Fort Plain Village Office, 4.9 miles southeast of the Minden Town Courthouse, and approximately 115 feet north of the Root Town Hall.

Churches or places of worship are scattered throughout the participating towns for the Facility. The Facility Site is located 2.8 miles east of the Cornerstone Baptist Church, 0.9 miles east of the Christian Church Rural Grove, 0.9 miles west of the Canajoharie United Methodist church, 1.6 miles southeast of the Kingdom Hall of Jehovah's Witnesses, 2.8 miles southeast of the Valley Alliance Church, 4.0 miles southeast of Fort Plain United Methodist Church, and 4.0 miles southeast of Grandview Baptist Church. There are no churches or places of worship within the Facility Site.

Fire Departments and Police Departments are within the five-mile Study Area, but not within the Facility Site. The Facility Site is located approximately 0.9 miles southeast of the Canajoharie Fire Department, 4.1 miles southeast of the Fort Plain Fire Department, 0.8 miles west of the Rural Grove Fire Department, 3.2 miles east of the Ames Volunteer Fire Department, 0.9 miles east of the Canajoharie Police Department, and 4.0 miles southeast of the Fort Plain Police Headquarters.

Other facilities of community use that are within the five-mile Study Area are explained below. The Facility Site is located approximately 1.4 miles southeast of the Palatine Nursing Home, 0.9 miles southeast of the Arkell Museum, 1.2 miles west of the Ayres Animal Shelter, 3.3 miles east of the Canajoharie Golf and Country Club, and 0.1 miles west of Canajoharie Forest Fish and Game.

### **3(l) Compatibility with Land Uses**

As described in Sections 3(g) and 3(i) above, the Facility is compatible with land uses within the Facility Site and the Study Area, which are primarily zoned for agricultural/rural residential uses and residential uses, see Exhibit 24 (Local Laws and Ordinances) for more details. Additionally,

the Facility complies with each local and regional land use plan as described in Section 3(h), above.

Potential conflicts generated from Facility noise, traffic, and visual impacts with current and planned uses have been minimized to the maximum extent possible. The Facility is not projected to present any long-term impacts within agricultural and residential land uses. During Facility Site construction there may be a slight increase in noise, traffic, and visual impacts within the surrounding land area but is projected to decrease upon completion of Facility. Local traffic and associated increase in noise resulting from construction activity will be temporary and limited to Facility construction timelines. Post construction, there is a potential for sound localized to the location of the operating inverters and transformers but noise at these proposed locations have been designed and located such that impacts are anticipated to be minimal and consistent with surrounding land use. Additionally, visual impacts have been minimized by adhering to the Article VIII Regulation setback requirements (refer to § 1100-2.6. Table 2 and detailed discussion of setbacks in Exhibit 5 (Design Drawings)) as well as the Landscape Plan included in Appendix 5-1 (*Design Drawings*) which includes mitigation strategies to minimize potential impacts to the visual aesthetic of the surrounding landscape. Documented recreational and other sensitive land uses discussed in section 3(k), are located outside of the Facility Site, and are primarily outside of the viewshed, as discussed in Exhibit 8 (Visual Impacts).

There are 4 snowmobile trails that traverse the Facility Site, totaling 7.7 miles in length. As shown on the Design Drawings in Appendix 5-1, portions of these trails are proposed to be re-routed to safely cross through the Facility Site and avoid Facility components.

A summary of noise, visual, and transportation effects that the Facility will have on the surrounding area are included below. For a more detailed analysis, refer to Exhibit 7 (Noise and Vibration), 8 (Visual Impacts), and 16 (Effect of Transportation), within this Application.

### ***Noise Impacts***

Noise and vibrational impacts that could result from construction and operation of the Facility were assessed during a Noise Study to confirm that these variables will not exceed the design goals listed within the Article VIII Regulations.

Subsection B(5)(j) of The Town of Canajoharie 2023 Solar Law outlines noise level requirements from Solar Energy Equipment/Systems. This requires 1-hour average noise generated from Solar

Energy Equipment/Systems shall not exceed a noise level (measured at the outside of any nonparticipating residence, or occupied community building) based on current (45 dBA) or future recommendations from the World Health Organization. Based on these regulations, the Applicant does not expect to comply and may need to seek a waiver from ORES. For more information, refer to Section 24(c) Local Substantive Requirements Applicant Requests ORES Not Apply, in Exhibit 24 (Local Laws and Ordinances).

For more information regarding noise impacts from the Facility, refer to Exhibit 7 (Noise Impacts).

### ***Visual Impacts***

A viewshed analysis was conducted by the Applicant to determine the visual impacts the Facility may have on the 2-mile radius Visual Study Area (VSA) that surrounds the Facility Site. As indicated by the solar array viewshed results (see Exhibit 8 – Visual Impacts), a total of 18.19% of solar panel visibility is predicted within the VSA. No areas within the VSA are predicted to have full visibility of the Facility’s solar arrays. Full visibility is defined as an unobstructed view to the full extent of the Facility.

For more information regarding Visual Impacts, see Exhibit 8 (Visual Impacts) and Appendix 8-1 (Visual Impact Assessment [VIA]).

### ***Transportation Effects***

The Applicant has shown continued commitment to coordinating with the Canajoharie Central School District, to avoid impacts and delays to bus routes throughout the period of construction of the Facility Site. Prior to any potential road closures, the Canajoharie Central School District shall be advised in advance so that alternative routes can be proposed throughout the construction period. Temporary impacts to bus routes are expected to be minimal, and no mitigation measures are expected to be implemented other than ongoing coordination between the Applicant and the school district.

Additionally, the Applicant has and will continue to work with local emergency services, regarding road closures to prevent conflict in emergency routes during the construction period. Emergency Services will also be informed of the timeline of construction as well as expected number of workers in case any emergency services will be required during the construction phase of the Facility. Overall impacts are expected relating to local emergency providers are expected to be



minimal and the need for significant mitigation other than ongoing coordination will not be necessary.

For more information regarding the Facilities effects of transportation, refer to Exhibit 16 (Transportation Effects).

### **3(m) Qualitative Assessment of Facility Compatibility with Existing, Potential, and Proposed Above-ground Facilities**

To determine the level of compatibility with existing, potential, and proposed above ground facilities a qualitative assessment was performed. Above ground facilities for Flat Creek Solar include commercial scale solar arrays, inverters, fencing, access roads and above ground interconnections. The Facility Site totals 3,794 acres, whereas the limit of disturbance, including acreage of tree clearing, access to SWPPP controls, and total area of temporary laydown yards and Facility components will physically occupy, totals 1,637 acres.

The aboveground interconnections include the Facility collection substation and the POI switchyard. Two 345 kV transmission line segments, each 230 feet in length will connect the POI switchyard to the existing NYPA Transmission Line #352. The collection substation and POI switchyard will be connected by one 130-foot length gen-tie line. The collection substation is proposed on agricultural land. Following the useful life of the Facility the land will be restored and returned to pre-construction conditions to allow for continued agricultural use.

### **3(n) Qualitative Assessment of Facility Compatibility with Existing, Potential, and Proposed Underground Facilities**

Collection lines running from the collection substation to the inverters are proposed to run underground, for the entirety of their length. The Facility includes 279,890 linear feet of 34.5-kV collection lines, to gather power from the inverters and transport it underground to the collection substation. Horizontal directional drilling will be utilized to install collection lines underground, to avoid impacting sensitive resources. Collection lines have been co-located along available access roads to the maximum extent possible to reduce total impacts of the Facility Site. There are no overhead collection lines proposed as part of the Facility. For more detailed information on underground collection line installation methods, refer to Exhibit 5 (Design Drawings). Once installed, there are no projected impacts to agricultural land use, and prior agricultural activities can resume. Collection lines to be installed within designated agricultural land will be buried to a

minimum depth of XX inches, and will comply with the NYSDAM Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands (2019). See Exhibit 15 (Agricultural Resources) within this application for further information regarding Facility compliance with NYSDAM guidelines. Underground collection lines will remain within the Facility footprint ensuring compatibility with all existing and potential land uses within the Study Area, and not encroaching on land uses associated with adjacent and surrounding parcels.

### **3(o) Conformance with Coastal Zone Management**

The Facility Site is not proposed within or in direct proximity to a NYS-designated coastal area, or a designated inland waterway. Although, as stated in section 3(j), the Mohawk River is a NYS designated inland waterway and is within the periphery of the Facility Site. At its closest point the Mohawk River is approximately 385 feet north of the Facility Site. The provisions of New York State Coastal Management Program Policies, and any proposed or adopted Local Waterfront Revitalization Plans does not require any conformance and has not been included within this application due to the considerable distance the Facility Site is sited away from the Mohawk River.

Additionally, the Facility Site is not adjacent or in direct proximity to any National Oceanic Atmospheric Administration (NOAA), Marine Protected Areas (MPA).

### **3(p) Aerial Photographs of All Properties**

Aerial photographs of all properties within the 5-mile Study Area are represented in Figure 3-6. If there are any material changes to natural or cultural features within the Study Area, it is assumed that the Applicant is unaware of changes that are not shown.

### **3(q) Aerial Photograph Overlays**

Figure 3-6 shows the Facility Site and Facility components that have been overlaid on aerial photographs along with the proposed limits of clearing to display the relationship between existing topography, structures, and vegetation cover types.

### **3(r) Current Land Use**

Aerial photographs of properties within the 5-mile Study Area that represent current land uses (most recent available - 2021) are shown within Figure 3-6. At the time of application filing, the

Applicant is unaware of any land use changes that may have occurred since the aerial photographs were taken.

### **3(s) Community Character of the Study Area**

The Flat Creek Solar Facility is in Montgomery County within the Mohawk Valley Region of NYS as shown throughout each figure included in this Exhibit. The Applicant worked with the Town of Canajoharie and the Town of Root to identify items such as environmental resources, zoning ordinances, and comprehensive plans as outlined in this Exhibit. By doing so, the Applicant has ensured that the Flat Creek Solar will adhere to the goals of the state and preserve the integrity of community character within the region.

Community character is assessed by identifying features and interactions of the natural, built, and social environment, and how those features are used and appreciated within the community. Each of these features are outlined in more detail below.

- **Natural Environment** – The natural environment within the Study Area includes the Mohawk River, Flat Creek, forests, wetlands, streams, conservation lands, public trails, and public parks. The development of the Facility Site will have effects on the natural environment, but the Applicant has ensured each with measure taken, impacts have been minimized as much as possible by siting facility components in areas to avoid wetlands and streams to the maximum extent possible. For additional information see Exhibit 14 (Wetlands). Additionally, areas that were targeted for development were primarily areas utilized as agricultural land in order to minimize acreage of tree clearing. The Facility LOD is estimated to impact a total of 1,637 acres within the 3,794-acre Facility Site. This land will be used during the useful life of the Facility Site. Once the Facility has been decommissioned the land will be restored to pre-existing conditions and can be reclaimed for agricultural use, limiting future impacts to the current land type.

The Mohawk River is approximately 385 feet north of the Facility Site and is considered the largest tributary of the Hudson River and runs for approximately 149 miles throughout upstate NY and consists of sections of the Erie Canal. For further analysis on the visual impacts along the Mohawk River see Exhibit 8 (Visual Impacts) and Appendix: 8-1, *Visual Impact Assessment*.

Resources pertaining to the natural environment are discussed in section 3(d) and 3(k). Most land uses within the Facility Site and Study Area include Agricultural Use (100), Residential Use (200), and Vacant Land (300). Approximately 527 acres of Recreational and Entertainment Land Use resources that may be used for outdoor recreation are located within the Study Area and are not within the Facility Site. Impacts to the natural environment have been minimized to the greatest extent possible.

- **Built Environment** – The built environment includes commercial areas, public use buildings, and residential areas. Included within the built environment is the existing 345kV NYPA Transmission Line #352 that the Facility interconnects to, in addition to residential areas, and agricultural buildings. These surrounding areas are not expected to be affected by the construction and operation of the Facility based on their distance from the LOD.

The built environment within the Study Area includes the Canajoharie Central School district, inclusive of East Hill Elementary School, and the Canajoharie Middle and High School. Surrounding this area includes residential areas within the Town of Canajoharie, as well as several shops, restaurants, museums, and gas stations. The built environment is not projected to experience any impacts from the development and operation of the Facility other than a temporary increase in traffic and noise impacts from construction activities.

Visual impacts from the built environment detailed above have been minimized using a Landscaping Plan included in Exhibit 5 (Design Drawings), Appendix 5-1 (Design Drawings). For more visual details, refer to Exhibit 8 (Visual Impacts), and Appendix 8-1 (Visual Impact Assessment).

- **Social Environment** – The social environment includes churches, schools, and recreational areas. Within the Facility Site Boundary there are no social environments. Most of these locations are within and surrounding the towns of Canajoharie, the villages of Nelliston, Fort Plain, and the hamlet of Sprakers. Additionally, the Mohawk River provides areas of public fishing access, waterfront parks, and other forms of recreation that contribute to the social environment of the community. For additional information regarding the social environment within the Study Area, see Section 3(k) Maps of Recreational and Other Sensitive Land Uses.

### **3(t) Historic Contamination in the Study Area**

Flat Creek Solar is not a repurposed site and therefore this section is not applicable to the Facility Site.

### **3(u) Oil, Gas, and Mining in the Study Area**

According to the NYSDEC Mines and Well Mapper, there are no areas of active oil, gas, and mining within the Facility Site or within five hundred (500) of the proposed area to be disturbed during development of the Facility Site.

Based on the detail mentioned above this section is not applicable as a part of this Article VIII application.

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