



FLAT CREEK SOLAR

Permit Application No. 23-00054

**§ 1100-2.5 Exhibit 4
Real Property**

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Acronym List

ALTA	American Land Title Association
LOD	Limit of Disturbance
NYPA	New York Power Authority
ORES	Office of Renewable Energy Siting and Electric Transmission
POI	Point of Interconnection
RPTL	Real Property Tax Law

Glossary Terms

Applicant

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.

Facility

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.

Facility Site

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).

Study Area

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.

Limit of Disturbance (LOD)

The area to which temporary construction impacts will occur, totaling approximately 1,637 acres.

Exhibit 4: Real Property

This Exhibit provides information required in accordance with the requirements of §1100-2.5 of the Article VIII Regulations.

4(a) Real Property Map

Figure 4-1 depicts the Facility Site along with all property boundaries within and immediately adjacent to the Facility. Information is provided for each parcel including the landowner(s), tax map sheet, block, and lot numbers. Any easements, grants, deed restrictions, and related encumbrances are depicted on the figure, such as designated zoning districts. Public and private roads within and adjoining the Facility Site that are planned for use to access the Facility Site during construction are depicted as well. Data used in preparation of Figure 4-1 was obtained from an onsite boundary survey as well as the Montgomery County Real Property Tax Service Agency and the Town of Canajoharie. Please note that no zoning information exists for the Town of Root, as shown on the figure.

To date, the Applicant has prepared an American Land Title Association (ALTA) survey on parcels under lease agreement as part of the Facility Site. Prior to construction of the Facility, the Applicant will finalize completion of ALTA surveys for the entirety of the Facility Site, including identification of existing easements associated with existing utility crossings on the parcels comprising the Facility Site.

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

Figure 4-1 depicts the proposed collection substation, Point of Interconnection (POI) switchyard, and interconnecting line in the central portion of the Facility Site. The Facility will interconnect to the existing New York Power Authority (NYPA) 345 kV Transmission Line #352 which runs immediately adjacent to the north central portion of the Facility Site. The existing NYPA Transmission Line #352 and the Facility interconnection facilities are shown on Figure 4-1. No off-property access roads are proposed as part of the interconnection facilities.

The Facility will connect to NYPA's 345 kV Transmission Line #352 via two, adjacent approximately 230-foot long 345 kV transmission line segments which will run overhead to connect the POI switchyard to the existing transmission line.

The Applicant intends to subdivide the current parcels to create encompass the facilities being transferred to NYPA. Following construction, the POI switchyard parcel will be transferred to NYPA. Aside from the proposed overhead generation tie line and transmission lines that will connect the Facility to the existing electrical grid, collection lines that run from the inverters to the Facility's collection substation will be underground.

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

The Applicant has obtained all necessary documentation of real property rights in order to access and construct the Facility. Table 4-1 provides a summary of key information for each parcel within the Facility Site. The Applicant is not registered as a transportation corporation and does not have, nor does it intend to obtain, the power to acquire additional lands for generation or transmission, pursuant to New York State Eminent Domain Procedure Law.

Table 4-1. Summary and Title and Leasehold Interest

Agreement Type	Parcel ID	Landowner Name	Status
Lease	112.-1-22.2	Red Sea Development Inc.	Executed
Easement	96.-1-1.11	Butler, Brenda L.	Executed
Easement	96.-1-1.2	Butler, Brenda L.	Executed
Lease	96.-1-6	Currytown Ag LLC	Executed
Lease	111.-1-1	Currytown Ag LLC	Executed
Lease	111.-1-21.211	Currytown Ag LLC	Executed
Easement	111.-2-1	Tina & Don Krieger	Executed
Lease	111.-1-48	Haig, Nathan A	Executed
Lease	80.-2-13.111	Kauffman, Joseph	Executed
Lease	79.-2-14	Laux, Jennie	Executed
Lease	96.-1-10.12	Lottman, Roger K	Executed
Lease	112.-1-15.2	Pank Holdings Co Inc	Executed
Lease	112.-1-16.111	Pank Holdings Co Inc	Executed
Lease	112.-1-16.112	Pank Holdings Co Inc	Executed
Lease	112.-1-21.3	Pank Holdings Co Inc	Executed
Lease	112.-1-24.11	Pank Holdings Co Inc	Executed
Lease	112.-2-10.1	Pank Holdings Co Inc	Executed
Lease	97.-1-37.11	Pank Holdings Co Inc	Executed
Lease	97.-1-6	Pank Holdings Co Inc	Executed
Lease	110.-1-9	Pank Holdings Co., Inc.	Executed

Table 4-1. Summary and Title and Leasehold Interest

Agreement Type	Parcel ID	Landowner Name	Status
Lease	79.-2-15.11	Pank Holdings Co., Inc.	Executed
Lease	80.-2-14.2	Pank Holdings Co., Inc.	Executed
Lease	79.-2-12.1	Pank Holdings Co., LLC.	Executed
Lease	112.-2-10.2	Pank Holdings Co. Inc.	Executed
Lease	111.-1-38.12	Pank, Renate	Executed
Lease	111.-1-5.211	Pank, Renate	Executed
Lease	96.-3-14	Pank, Renate	Executed
Lease	111.-1-11.11	Pank, Renate A	Executed
Lease	111.-1-24.11	Pank, Renate A	Executed
Lease	111.-1-24.12	Pank, Renate A	Executed
Lease	111.-1-26.1	Pank, Renate A	Executed
Lease	96.-3-10	Pank, Renate A	Executed
Lease	96.-3-12	Pank, Renate A	Executed
Lease	96.-3-13	Pank, Renate A	Executed
Lease	96.-3-4	Pank, Renate A	Executed
Lease	96.-3-8	Pank, Renate A	Executed
Lease	96.-3-9	Pank, Renate A	Executed
Lease	97.-1-38.2	Pank, Renate A	Executed
Lease	96.-3-7	Pank, Renate A	Executed
Easement	96.-2-6	Tinc, Joanne	Executed
Easement	96.-3-3	Tinc, Joanne	Executed
Easement	97.-1-39	Tinc, Joanne	Executed
Easement	80.-2-17.11	Trauger, Cory	Executed

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

The Applicant has obtained all necessary documentation of real property rights in order to connect to the existing NYPA Transmission Line #352. Any further rights needed will be obtained through the forthcoming interconnection agreement. None of the parcels in the Facility Site are classified as receiving a real property tax exemption under Section 480-a of the Real Property Tax Law (RPTL).

4(e) Improvement District Extensions

No improvement districts are located within the Towns of Root or Canajoharie (Town of Root, 2024; Town of Canajoharie, 2018; Montgomery County, 2023). Therefore, no extensions are necessary for construction of the Project. However, if improvement districts were established prior to construction of the Project, the Applicant would seek to obtain any necessary improvement district extensions.

References

Montgomery County, New York. 2023. Montgomery County New York Official Website. Available at: <https://www.co.montgomery.ny.us/>.

Town of Canajoharie, New York. 2018. Montgomery County, New York Official Website. Available at:
<https://www.co.montgomery.ny.us/sites/public/municipal/TownOfCanajoharie/default.aspx/>.

Town of Root, New York. 2024. Montgomery County, New York Official Website. Available at:
<https://www.co.montgomery.ny.us/web/municipal/root/default.asp>.