



50 YEARS 1975-2025

KATHY HOCHUL
Governor
CHARLES BELL
Acting Chair
DOREEN M. HARRIS
President and CEO

Commissioner Richard Ball
NYS Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

2024 DEC 17 25 page 22

December 17, 2025

SENT VIA ELECTRONIC MAIL

Re: Notice of Intent to Undertake an Action Within an Agricultural District
Eden II PV, LLC's Eden II Solar in the Town of Eden

Dear Commissioner Ball,

Pursuant to New York State Agriculture and Markets Law (AML) Section 305(4)(b), the New York State Energy Research and Development Authority (NYSERDA) hereby files a Notice of Intent to undertake an action within a State-certified Agricultural District.

This statute requires NYSERDA to provide notice to the Department of Agriculture and Markets (NYSAGM) and the applicable Agricultural Farmland Protection Board (AFPB) simultaneously. Upon notice from NYSAGM that the Notice is deemed complete, the AFPB may, within thirty days, review the proposed action and provide feedback to NYSAGM. NYSERDA has reviewed the attached information submitted by Eden II PV, LLC, the project company, for the construction of Eden II Solar at 2027 Eden Evans Center Road, Eden New York. The information provided herein is accurate to the extent of NYSERDA's knowledge.

Sincerely,

Jen Calderon
Project Manager, NY-Sun

Cc: Emily Chessin, NYSERDA
Jason Mulford, NYSAGM
Robert Queirolo, RIC Development, LLC

Enclosures

New York State Energy Research and Development Authority

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nyserda.ny.gov | info@nyserda.ny.gov

Buffalo
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New York, NY
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West Valley Site Management Program
9030-B Route 219
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Page 1 of 50



KATHY HOCHUL
Governor

NYSERDA

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Chair

DOREEN M. HARRIS
President and CEO

Date Prepared: 12/4/25

**NYS Department of Agriculture and Markets – Agricultural and Markets Law §305(4)
Short Form Notice of Intent to Undertake an Action Within an Agricultural District for
Solar Energy Projects Affecting Less than 30 acres of Mineral Soil Groups (MSG) 1 - 4**

Instructions: The purpose of this form is to provide NYSERDA with the necessary information required to submit a Notice of Intent to the Department of Agriculture and Markets (NYSAGM) for the Project Developer. Please populate all fields in this form, and provide additional requested documents/maps in a single file with a maximum file size of 20 MB, and return to NYSERDA, with a copy to commercial.industrialpv@nyserda.ny.gov. This complete submission is required to be uploaded as part of your NY-Sun Commercial/Industrial application. If the proposed project impacts more than 30 acres of MSG 1-4 or is stacked¹ with other projects on the same parcel impacting more than 30 acres of MSG 1-4, please refer to the Notice of Intent Long Form. NYSERDA has provided Contractors with mapping resources ([the interactive map is available here](#)) to assess the level of overlap that their Facility Area is expected to have on MSG 1-4. All submissions on or after March 22, 2023 must use this form version.

I. Project Maps

Provide, as part of your response package to NYSERDA, maps showing the site of the proposed action including the following:

- The proposed solar array layout of the project on an aerial image.
- Label or annotate the map with all affected landowners, including tax map numbers, surrounding land uses, and type(s) of agricultural production.
- Label all points of interconnection with the public utilities, all transmission lines associated with the project, equipment storage or mobilization pads/construction areas, and access roads/driveways
- Include any siting considerations that determined the location of the solar array, such as wetlands, grading restrictions, municipal setback or zoning requirements, landowner requests, etc.
- A copy of the NRCS Web Soil Survey map of all affected parcels, including the breakdown of soils impacted (MSG 1 - 4)².

II. Project Description and Agricultural Setting:

Project Name: Eden II Solar

Public Entity: NYS Energy and Research Development Authority

Project Company: Eden II PV, LLC

Project Developer: RIC Development, LLC

Project Contact Information:

Name: James Taravella

Title: Project Manager

Company: RIC Development, LLC

Phone Number: (716) 478-0988

Email: Jtaravella@ric.energy

¹ Stacked projects are defined as multiple projects greater than 1MWdc that are abutting and located on parcels of real property that are owned by the same landowner(s). Stacked projects will undergo aggregated review. The impacted MSG 1-4 acreage will be aggregated across all stacked projects to determine the required mitigation.

² Mineral Soils Group (MSG) 1-4 are defined by the NYS Department of Agriculture and Markets for each soil type in each county identified by the United States Department of Agriculture, and are used to classify the state's agricultural lands based upon soil productivity and capability. Each county in New York State has a listing of all soil types present in the county that is associated with a specific mineral soil group, MSG 1 through 10.

Contact Information of other individuals authorized to respond to Agriculture & Markets inquiries:

Name: Robert Queirolo Title: Director, Development Company: RIC Development, LLC
 Phone Number: (917) 398-3587 Email: RQueirolo@ric.energy

Project Address: 2027 Eden Evans Center Road

County: Erie

Authority Having Jurisdiction: Town of Eden

Agricultural District: ERIEc08

Is this project stacked with another project?: Yes No

Number of Points of Interconnection?: 1

Total Parcel Size: 99.49 acres

Total Facility Area³: 22.65

Total Impacted MSG 1-4 acres within the Facility Area: 4.49

Fill out the below table for each Point of Interconnection. As an example, if there is only one Point of Interconnection, fill out only Facility 1. If the project has 3 separate Points of Interconnection, fill in Facilities 1 through 3.

	System Size kWac	System Size kWdc	Date of Interconnection Application	Facility Area	Impacted MSG 1-4 acres within the Facility Area			
					MSG 1	MSG 2	MSG 3	MSG 4
Facility 1	4040	6047	9/13/2023	22.65	0.0	3.83	0.66	0.0
Facility 2								
Facility 3								
Facility 4								
Facility 5								

Anticipated date of commencement of proposed action⁴: 3/1/2026

Provide information regarding the system size, NY-Sun incentives awarded, the current status of interconnection and any other relevant information for the project.

The proposed project is to develop a 4.04 MWac Distributed Generation Solar PV installation, in the Town of Eden, Erie County. The planned development area is 22.65 acres. The project has not yet been awarded NY-Sun incentives. Interconnection status: both of the 25% and 75% deposits have been paid.

Describe any siting considerations that that impacted the placement of the array, such as the presence of delineated wetlands, grading restrictions, municipal setbacks or other zoning requirements, shading setbacks, landowner restrictions, etc.

The design of the solar arrays were achieved considering several constraints. We coordinated with the Town to secure use variances, site plan approvals, and special use permits. A thorough engineering analysis evaluated all conditions. The design avoids tree clearing as much as possible (<0.5 acres). A wetland delineation was also conducted and accounted for in design and permitting.

³ The Facility Area is defined as all land area occupied during the commercial operation of the generation facility, the associated interconnection equipment and, if applicable, energy storage equipment as verified by NYSERDA through the Operational Certification process. Generally, this will include all areas within the facility's perimeter security fence(s) and the applicable facility related improvements outside of fenced areas. The Facility Area shall include the area "inside the fence" of the project including all fencing inclosing the mechanical equipment such as the solar arrays, inverters, location of any combiner boxes, fuses, switches, meters, distribution boards, monitoring systems such as Balance of Systems components, interconnection equipment, and stormwater controls. The Facility Area shall additionally include improvements of the project "outside of the fence" including access roads, parking areas, stormwater controls and other permanent facilities, or structures installed at the Facility Area, except vegetative landscape screenings or appropriately buried utilities such as electrical conductors or conduit(s).

⁴ The commencement date is the first day the Project Developer/Developer starts any construction-related activity and may include, but is not limited to, creating access road(s), digging underground trenches, starting land clearing, staging supplies and/or equipment, or installing solar panels.

Affected Landowners⁵:

1. Name(s): James & Sally Lunge
Address: 2027 Eden Evan Center Rd, Eden, NY 14057
Parcel Number(s): 237.00-1-2.11
2. Name(s):
Address:
Parcel Number(s):
3. Name(s):
Address:
Parcel Number(s):

Operator of the Parcel (if different from the listed landowner):

III. Adverse Agricultural Effects:

Has the proposed action been approved by the affected local municipality?

Yes No

If no, please cite approvals which are still pending:

Special Use Permit expected 12/10/2025

Is the parcel subdivided, or will the parcel be subdivided?

Yes No

If yes, will the parcels be merged after the system has been decommissioned?

Yes No N/A

Has the Project Company avoided and/or minimized impacts to prime soils in the consideration of the proposed layout?

Yes No

Please explain:

Proposed design minimized project footprint and disturbance to the greatest extent practicable. Less than 20% of the project area is defined as soils identified as soils rated MSG 2-3. The design also avoids impacts to a large portion of MSG 3 soils located at the north of the subject parcel.

Will unaffected portions of any impacted farms remain in agricultural production?

Yes No

If yes, will the landowner have access to the remainder of the agricultural field?

Yes No N/A

⁵ Provide the names, addresses, and tax parcel identification numbers for the landowners that are directly affected by the construction of the proposed project within the agricultural district. This includes the owners of the land where the project will be constructed and any other landowner that may be affected by the construction of an access road or transmission lines across their property. Do not include landowners within the project vicinity that are not within the agricultural district.

IV. Alternatives to the Proposed Action:

Describe alternatives to the proposed action, and reasons why the project site was selected as the preferred site for the proposed action. An alternative site is viewed as any other parcel(s) that were assessed or reviewed to be a potential candidate to host the project, before arriving at the selected location. Provide only the tax parcel ID and a brief explanation as to why the parcel was not ultimately selected.

Tax Parcel ID	Reason Not Selected
222.00-2-44	Unable to sign agreement with the landowner
223.00-5-26.1	Unable to sign agreement with the landowner

V. Mitigation Measures Proposed:

NY-Sun supported Projects in Agricultural Districts are required to adopt the NYSAGM [Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands \(10/18/19\)](#) (Guidelines) in their entirety. Confirm both that the Guidelines will be adhered to in their entirety and include a signed copy with this filing.

- I confirm that the Project will conform to the NYSAGM Guidelines, in their entirety.
- Signed copy of Guidelines included in application.
- A copy of the project's decommissioning plan is included.

Does the decommissioning plan ensure the project site will be restored to its previous condition upon decommissioning?

Yes No

If no, please explain:

Additional mitigation measures proposed, if any:

When this form is completed, the Project Company must provide their signature prior to submitting the form to NYSERDA.

Robert Queirolo

Digitally signed by Robert Queirolo
DN: C=US, E=rqueirolo@ric.energy,
CN=Robert Queirolo
Date: 2025.12.05 12:35:53-05'00'

Project Company Authorized Signature

12/5/2025

Date

Exhibit E to RESRFP21-1 Attachment A. RES Standard Form Agreement

**NEW YORK STATE
DEPARTMENT OF AGRICULTURE AND MARKETS**

**Guidelines for
Solar Energy Projects - Construction Mitigation for Agricultural Lands
(Revision 10/18/2019)**

NEW YORK STATE DEPARTMENT OF AGRICULTURE AND MARKETS

Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands (Revision 10/18/2019)

The following are guidelines for mitigating construction impacts on agricultural land during the following stages of a solar energy project: Construction, Post-Construction Restoration, Monitoring and Remediation, and Decommissioning. These guidelines apply to project areas subject to ground disturbance¹ within agricultural lands including:

- Lands where agriculture use will continue or resume following the completion of construction (typically those lands outside of the developed project's security fence);
- Lands where the proposed solar development will be returning to agricultural use upon decommissioning, (typically those lands inside of the developed project's security fence);
- Applicable Area under review pursuant to Public Service Law Article 10 Siting of Major Electric Facilities.

The Project Company will incorporate these Guidelines into the development plans and applications for permitting and approval for solar projects that impact agricultural lands. If the Environmental Monitor, hereafter referred to as EM, determines that there is any conflict between these Guidelines and the requirements for project construction that arise out of the project permitting process, the Project Company and its EM, will notify the New York State Department of Agriculture and Markets (NYSDAM), Division of Land and Water Resources, and seek a reasonable alternative.

Environmental Monitor (EM)

The Project Company (or its contractor) shall hire or designate an EM to oversee the construction, restoration and follow-up monitoring in agricultural areas. The EM shall be an individual with a confident understanding of normal agriculture practices² (such as cultivation, crop rotation, nutrient management, drainage (subsurface and/or surface), chemical application, agricultural equipment operation, fencing, soils, plant identification, etc.) and able to identify how the project may affect the site and the applicable agricultural practices. The EM should also have experience with or understanding of the use of a soil penetrometer for compaction testing and record keeping. The EM may serve dual inspection roles associated with other Project permits and/or construction duties, if the agricultural workload allows. The EM should be available to provide site-specific agricultural information as necessary for project development through field review and direct contact with both the affected farm operators and NYSDAM. The EM should maintain regular contact with appropriate onsite project

¹ Ground Disturbance is defined as an activity that contributes to measurable soil compaction, alters the soil profile or removes vegetative cover. Construction activities that utilize low ground pressure vehicles that do not result in a visible rut that alters soil compaction, is not considered a Ground Disturbance. Soil compaction should be tested using an appropriate soil penetrometer or other soil compaction measuring device. The soil compaction test results within the affected area will be compared with those of the adjacent unaffected portion of the agricultural area.

² An EM is not expected to have knowledge regarding all of the listed agricultural practices, but rather a general understanding such that the EM is able to perform the EM function.

construction supervision and inspectors throughout the construction phase. The EM should maintain regular contact with the affected farm operator(s) concerning agricultural land impacted, management matters pertinent to the agricultural operations and the site-specific implementation of agricultural resource mitigation measures. The EM will serve as the agricultural point of contact.

1. For projects involving less than 50 acres of agricultural land within the limits of disturbance (LOD),³ the EM shall be available for consultation and/or on-site whenever construction or restoration work that causes Ground Disturbance is occurring on agricultural land.
2. For projects involving 50 acres or more of agricultural land within the (LOD) (including projects involving the same parent company whether phased or contiguous projects), the EM shall be on site whenever construction or restoration work requiring or involving Ground Disturbance is occurring on agricultural land and shall notify NYSDAM of Project activity. The purpose of the agency coordination would be to assure that the mitigation measures of these guidelines are being met to the fullest extent practicable. The Project Company and the NYSDAM will agree to schedule inspections in a manner that avoids delay in the work. NYSDAM requires the opportunity to review and will approve the proposed EM based on qualifications or capacities.

Construction Requirements

- Before any topsoil is stripped, representative soil samples should be obtained from the areas to be disturbed. The soil sampling should be consistent with Cornell University's soil testing guidelines, and samples should be submitted to a laboratory for testing PH, percent organic material, cation exchange capacity, Phosphorus/Phosphate (P), and Potassium/Potash (K). The results are to establish a benchmark that the soil's PH, Nitrogen (N), Phosphorus/Phosphate (P), and Potassium/Potash (K) are to be measured against upon restoration. If soil sampling is not performed, fertilizer and lime application recommendations for disturbed areas can be found at https://www.agriculture.ny.gov/ap/agservices/Fertilizer_Lime_and_Seeding_Recommendations.pdf .
- Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along "open-cut" underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD) ; however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration.

³ The Limits of Disturbance (LOD) includes all project related ground disturbances and all areas within the project's security fencing.

- Topsoil stockpiles on agricultural areas left in place prior to October 31st should be seeded with Aroostook Winter Rye or equivalent at an application rate of three bushels (168 lbs.) per acre and mulched with straw mulch at rate of two to three bales per 1000 Sq. Ft.
 - Topsoil stockpiles left in place between October 31st and May 31st should be mulched with straw at a rate of two to three bales per 1000 Sq. Ft. to prevent soil loss.
- The surface of access roads located outside of the generation facility's security fence and constructed through agricultural fields shall be level with the adjacent field surface. If a level road design is not feasible, all access roads should be constructed to allow a farm crossing (for specific equipment and livestock) and to restore/ maintain original surface drainage patterns.
- Install culverts and/or waterbars to maintain or improve site specific natural drainage patterns.
- Do not allow vehicles or equipment outside the planned LOD without the EM seeking prior approval from the landowner (and/or agricultural producer), and associated permit amendments as necessary. Limit all vehicle and equipment traffic, parking, and material storage to the access road and/or designated work areas, such as laydown areas, with exception the use of low ground pressure equipment.⁴ Where repeated temporary access is necessary across portions of agricultural areas outside of the security fence, preparation for such access should consist of either stripping / stockpiling all topsoil linearly along the access road, or the use of timber matting.
- Proposed permanent access should be established as soon as possible by removing topsoil according to the depth of topsoil as directed by the EM. Any extra topsoil removed from permanently converted areas (e.g. permanent roads, equipment pads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area.
- When open-cut trenching is proposed, topsoil stripping is required from the work area adjacent to the trench (including segregated stockpile areas and equipment access). Trencher or road saw like equipment are not allowed for trench excavation in agricultural areas, as the equipment does not segregate topsoil from subsoil. Horizontal Directional Drilling (HDD) or equivalent installation that does not disrupt the soil profile, may limit agricultural ground disturbances. Any HDD drilling fluid inadvertently discharged must be removed from agricultural areas. Narrow open trenches less than 25 feet long involving a single directly buried conductor or conduit (as required) to connect short rows within the array, are exempt from topsoil segregation.
- Electric collection, communication and transmission lines installed above ground can create long term interference with mechanized farming on agricultural land. Thus, interconnect conductors outside of the security fence must be buried in agricultural fields wherever practicable. Where overhead utility lines are required, (including Point(s) of Interconnection) installation must be located outside field boundaries or along permanent access road(s) wherever possible. When overhead utilities must cross farmland, minimize agricultural impacts by using taller structures that provide longer spanning distances and locate poles on field edges to the greatest extent practicable.

⁴ low ground pressure vehicles that do not result in a visible rut that alters soil compaction.

- All buried utilities located **within** the generation facility's security fence must have a minimum depth of 18-inches of cover if buried in a conduit and a minimum depth of twenty-four inches of cover if directly buried (e.g. not routed in conduit).⁵
- The following requirements apply to all buried utilities located **outside** of the generation facility security fence:
 - In cropland, hayland, and improved pasture buried electric conductors must have a minimum depth of 48-inches of cover. In areas where the depth of soil over bedrock is less than 48-inches, the electric conductors must be buried below the surface of the bedrock if friable/rippable, or as near as possible to the surface of the bedrock.
 - In unimproved grazing areas or on land permanently devoted to pasture the minimum depth of cover must be 36-inches.
 - Where electrical conductors are buried directly below the generation facility's access road or immediately adjacent (at road edge) to the access road, the minimum depth of cover must be 24inches. Conductors must be close enough to the road edge as to be not subject to agricultural cultivation / sub-soiling.
- When buried utilities alter the natural stratification of soil horizons and natural soil drainage patterns, rectify the effects with measures such as subsurface intercept drain lines. Consult the local Soil and Water Conservation District concerning the type of intercept drain lines to install to prevent surface seeps and the seasonally prolonged saturation of the conductor installation zone and adjacent areas. Install and/or repair all drain lines according to Natural Resources Conservation Service conservation practice standards and specifications. Drain tile must meet or exceed the AASHTO M-252 specifications. Repair of subsurface drains tiles should be consistent with the NYSDAM's details for *“Repair of Severed Tile Line”* found in the pipeline drawing A-5 (<http://www.agriculture.ny.gov/ap/agservices/Pipeline-Drawings.pdf>).
- In pasture areas, it may be necessary to construct temporary fencing (in addition to the Project's permanent security fences) around work areas to prevent livestock access to active construction areas and areas undergoing restoration. For areas returning to pasture, temporary fencing will be required to delay the pasturing of livestock within the restored portion of the LOD until pasture areas are appropriately revegetated. Temporary fencing including the project's required temporary access for the associated fence installations should be included within the LOD as well as noted on the construction drawings. The Project Company will be responsible for maintaining the temporary fencing until the EM determines that the vegetation in the restored area is established and able to accommodate grazing. At such time, the Project Company should be responsible for removal of the temporary fences.

⁵ Burial of electrical conductors located within the energy generation facility may be superseded by more stringent updated electrical code or applicable governing code.

Post-Construction restoration requirements applicable to continued use agricultural areas that suffered ground disturbance due to construction activities (typically lands outside of the developed project's security fence).

- All construction debris in active agriculture areas including pieces of wire, bolts, and other unused metal objects will need to be removed and properly disposed of as soon as practical to prevent mixing with any topsoil.
- Excess concrete will not be buried or left on the surface in active agricultural areas. Concrete trucks will be washed outside of active agricultural areas. Remove all excess subsoil and rock unearthed from construction related activities occurring in areas intended to return to agricultural use. On-site disposal of such material is not permissible in active agricultural lands. Designated spoil disposal locations should be specified in the associated construction plans. If landowner agreements, LOD boundary, or Project's land use approvals do not allow for on-site disposal, material must be removed from the site.⁶
- Excess stripped topsoil shall not be utilized for fill within the project area. Any extra topsoil removed from permanently impacted areas (e.g. roads, equipment pads, etc.) should be evenly spread in adjacent agricultural project areas, however not to significantly alter the hydrology of the area.
- Regrade all access roads outside of the security fencing (as determined necessary by the EM), to allow for farm equipment crossing and restore original surface drainage patterns, or other drainage pattern incorporated into the design.
- Repair all surface or subsurface drainage structures damaged during construction as close to preconstruction conditions as possible, unless said structures are to be removed as part of the project design. Correct any surface or subsurface drainage problems resulting from construction of the solar energy project with the appropriate mitigation as determined by the Environmental Monitor, Soil and Water Conservation District and the Landowner.
- On agricultural land needing restoration because of ground disturbance, postpone any restoration practices until favorable (workable, relatively dry) topsoil/subsoil conditions exist. Restoration must not be conducted while soils are in a wet or plastic state of consistency. Stockpiled topsoil must not be regraded, and subsoil must not be decompacted until plasticity, as determined by the Atterberg field test, is adequately reduced. No permanent project restoration activities shall occur in agricultural areas between the months of October through May unless favorable soil moisture conditions exist.
- In all continued use agricultural land where the topsoil was stripped, subsoil decompaction shall be conducted prior to topsoil replacement. Following construction, all such areas will be decompacted to a depth of 18 inches with a tractor mounted deep ripper or heavy-duty chisel plow. Soil compaction results shall be no more than 250 pounds per square inch (PSI) throughout the decompacted 18 inches as measured with a soil penetrometer. Following decompaction, all rocks 4 inches and larger in size unearthed from decompaction will be removed from the surface of the subsoil prior to replacement of the topsoil. The topsoil will be replaced to original depth and the original contours will be reestablished where possible. All rocks 4 inches and larger from topsoil shall be removed from the surface of the

⁶ Any permits necessary for disposal under local, State and/or federal laws and regulations must be obtained by the facility operator, with the cooperation of the landowner when required.

topsoil. Subsoil decompaction and topsoil replacement must be avoided after October 1, unless approved on a site-specific basis by the landowner in consultation with NYSDAM. All parties involved must be cognizant that areas restored after October 1st may not obtain sufficient growth for stabilization⁷ to prevent erosion over the winter months. If areas are to be restored after October 1st, necessary provisions must be made to prevent potential springtime erosion, as well as restore any eroded areas in the springtime, to establish proper growth. Excess stripped topsoil shall be evenly spread in the adjacent project areas, or adjacent agricultural areas (within the LOD), however, not to significantly alter the hydrology of the area.

- In all continued use agricultural areas where the topsoil was not stripped, including timber matted areas, the EM shall determine appropriate activities to return the area to agricultural use. These activities may include decompaction, rock removal, and revegetation. Soil compaction should be tested in the affected areas and the affected area's adjacent undisturbed areas using an appropriate soil penetrometer or other soil compaction measuring device as soon as soils achieve moisture equilibrium with adjacent unaffected areas. Compaction tests will be made at regular intervals of distance throughout the affected areas, including each soil type identified within the affected areas. Soil compaction results shall be measured with a soil penetrometer not exceeding more than 250 pounds per square inch (PSI), by comparing probing depths of both the affected and unaffected areas. Where representative soil density of the affected area's collective depth measurements present compaction restrictions exceeding an acceptable deviation of no more than 20% from the adjacent undisturbed area's mean soil density, additional decompaction may be required to a depth of 18-inches with a tractor mounted deep ripper or heavy-duty chisel plow. Following decompaction, remove all rocks unearthed from decompaction activities 4 inches and larger in size from the surface. Revegetation shall be performed in accordance with the instructions below.
- Seed all agricultural areas from which the vegetation was removed or destroyed with the seed mix specified by the landowner/agriculture producer or as otherwise recommended in the Department's fertilizer, lime and seeding guideline: [\[https://www.agriculture.ny.gov/ap/agservices/Fertilizer_Lime_and_Seeding_Recommendations.pdf\]](https://www.agriculture.ny.gov/ap/agservices/Fertilizer_Lime_and_Seeding_Recommendations.pdf). Soil amendments should be applied as necessary so that restored agricultural areas' soil properties, at minimum, reasonably reflect the pre-construction soil test results or as otherwise agreed to by the involved parties to ensure continued agricultural use. All parties must be cognizant that areas restored after October 1st may not obtain sufficient growth to prevent erosion over the winter months. If areas are to be restored after October 1st, necessary provisions must be made to restore and/or re-seed any eroded or poorly germinated areas in the springtime, to establish proper growth.

Monitoring and Remediation

Project Companies shall provide a monitoring and remediation period of one complete growing season following the date upon which the desired crop is planted. All projects subject to NYS Public Service Law Article 10 will provide a monitoring period of two complete growing seasons following the date upon which the project achieves the establishment of the desired crop.

⁷ Sufficient growth for stabilization should be determined by comparison with unaffected crop production. Annual crops restored after normal planting window (as determined by the landowner or associated producer) should be stabilized with Aroostook Winter Rye at the rate of 150/100 lbs. per acre (broad cast/drill seeder).

On site monitoring shall be conducted seasonally at least three times during the growing season (Spring, Summer, Fall). Monitoring is required to identify any remaining impacts directly associated with the construction of the project on agricultural lands proposed to remain or resume agriculture production, including the effects of climatic cycles such as frost action, precipitation and growing seasons to occur, from which various monitoring observations can be made. NYSDAM expects the Project Company (or its contractor) to retain the EM for follow-up monitoring and remediation (as needed) in agricultural areas. Monitoring is limited to the restored agricultural area. Non-project related impacts affecting the restored project area will be discussed with NYSDAM staff and considered for omission from future monitoring and remediation. The EM is expected to record the following observations from onsite inspections:⁸

- **Topsoil Thickness and Trench Settling** – The EM observations may require small hand dug holes to observe the percentage of settled topsoil in areas where the topsoil was stripped, or trenching was performed without stripping topsoil. Observations concerning depth of topsoil deficiencies shall require further remediation by re-appropriating additional topsoil. Acceptable materials for remediation are: known areas of native excess topsoil (according to records of project specific excess topsoil disposal spread within the original LOD) or imported topsoil free of invasive species that is consistent with the quality of topsoil on the affected site.
- **Excessive Rock (>4-inches)** - Determined by a visual inspection of disturbed areas as compared to unaffected portions of the same field located outside the construction area. Observations concerning excess stone material in comparison to off-site conditions shall require further remediation including removal and disposal of all excess rocks and large stones.
- **Soil Compaction** - Project affected agricultural soils should be tested using an appropriate soil penetrometer or other soil compaction measuring device. Compaction tests will be made at regular intervals of distance throughout the access or work areas, including each soil type identified on the affected agricultural areas. Where representative soil density of the affected area exceeds the representative soil density of the unaffected areas, additional decompaction may be required. Consultation with NYSDAM staff and the agricultural producer(s) should be conducted prior to scheduling additional decompaction. If warranted, decompaction to a depth of 18-inches with a tractor mounted deep ripper or heavy-duty chisel plow. Restoration of displaced topsoil to original depth and re-establish original contours where possible. Decompaction deep shattering will be applied during periods of relatively low soil moisture to ensure the desired mitigation and to prevent additional soil compaction. Oversized stone/rock (Four-inches) material that is uplifted/unearthed to the surface as a result of the deep shattering will be removed.
- **Drainage** – The EM shall visually inspect the restored agricultural areas in search of pervasive stunted crop growth due to seasonal saturation, not previously experienced at the site and not resulting from the agricultural producer's irrigation management or due to excessive rainfall. Identified areas of stunted crop growth shall be compared to the nearest undisturbed adjacent areas under a substantially equivalent terrain and crop management plan. Drainage observations should be evaluated to determine if the project affected surface or sub-surface drainage during construction or restoration. Project caused

⁸ The activities that follow are not necessary for restored agricultural lands on which the farmer or landowner has commenced activities, including agricultural activities or other use that tend to reverse restoration or create conditions that would otherwise trigger restoration. Should NYSDAM contend upon inspection that conditions indicate that post-construction restoration activities were improperly performed or insufficient, NYSDAM may inform the project company and NYSERDA for further investigation and remediation.

drainage issues affecting or likely to reduce crop productivity of the adjacent areas will have to be remediated via a positive surface drainage, sub-surface drainage repair or an equivalent.

- **Agriculture Fencing and Gates** – The EM shall inspect Project associated fencing and gates (installed, altered or repaired) within the Project’s LOD associated with agricultural activities for function and longevity. The Project Company is responsible during the Monitoring and Remediation Phase for maintaining the integrity of Project associated fencing and gates.

The Project Company (or its contractor) shall consolidate each applicable growing season’s observations into an annual report during the monitoring period and shall be provided upon request to NYSDAM. Annual reports should include date stamped photographs illustrating crop growth in comparison with unaffected portions the agricultural areas.

The EM shall record observations of the establishment of the desired crop and subsequent crop productivity within restored agricultural areas and shall be evaluated by comparing its productivity to that of the nearest adjacent undisturbed agricultural land of similar crop type within the same field. If a decline in crop productivity is apparent the Project Company as well as other appropriate parties must determine whether the decline is due to project activities. If project activities are determined to be the primary detrimental factor, the project EM will notify NYSDAM concerning unsuccessful restoration and to potentially schedule a NYSDAM staff field visit. If project restoration is determined to be insufficient, the Project Company will develop a plan for appropriate rehabilitation measures to be implemented. NYSDAM staff will review and approve said plan prior to implementation. Additional monitoring may be required depending on additional restoration activities needed.

The Project Company is not responsible for site conditions and/or potential damages attributable to the agricultural producer’s land use management or others’ land use management.

Decommissioning

If the operation of the generation facility is permanently discontinued, remove all above ground structures (including panels, racking, signage, equipment pad, security fencing) and underground utilities if less than 48-inches deep. All concrete piers, footers, or other supports must be removed to a minimum depth of 48-inches below the soil surface. The following requirements apply to electric conductors located at the respective range of depth below the surface:

- 48-inches plus: All underground electric conduits and direct buried conductors may be abandoned in place. Applicable conduit risers must be removed, and abandoned conduit must be sealed or capped to avoid a potential to direct subsurface drainage onto neighboring land uses.
- Less than 48-inches: All underground direct buried electric conductors and conductors in conduit and associated conduit with less than 48-inches of cover must be removed, by means of causing the least amount of disturbance as possible.

Access roads in agricultural areas must be removed, unless otherwise specified by the landowner. If access is to be removed, topsoil will have to be returned from recorded project excess native topsoil disposal areas, if present, or imported topsoil free of invasive species that is consistent with the quality of topsoil on the affected

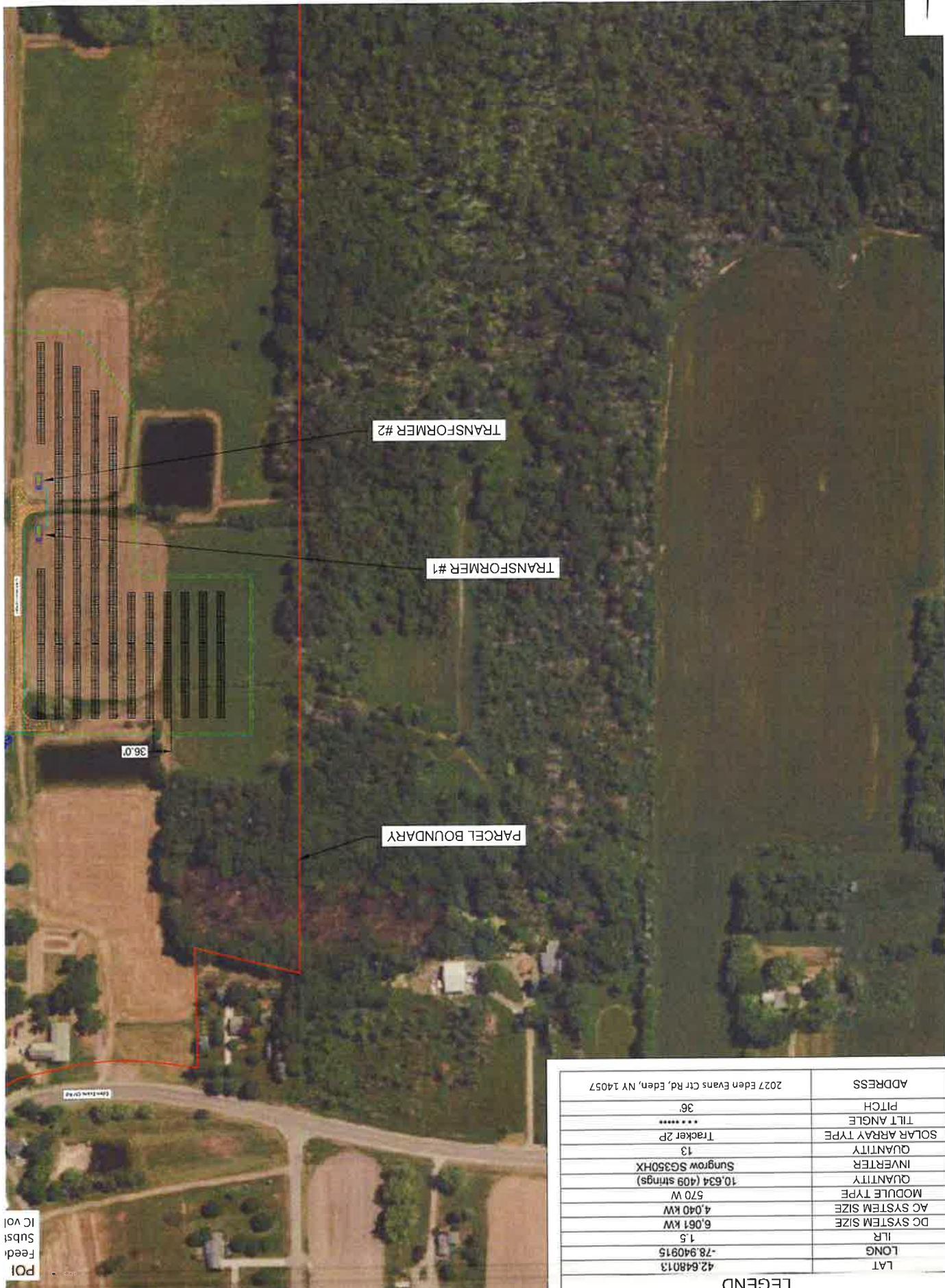
site. Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM.

Monitoring and restoration requirements in accordance to the prior sections of these guidelines, will be required for the decommissioning restoration. NYSDAM requires notice before the Project Company undertakes decommissioning.

Eden II PV, LLC (Project Company) hereby agrees to use best efforts to adopt and employ the provisions of the NYSDAM Guidelines for Agricultural Mitigation for Solar Energy Projects in all material aspects of the construction, post construction and decommissioning of this project. Where Project Company determines that it cannot perform an activity in a manner that meets the material terms of any provision of the Guidelines, the Project Company or its Environmental Monitor will notify NYSDAM and make good faith efforts to devise an alternative solution that will mitigate adverse agricultural impacts.

Signature Robert Queirolo  Digitally signed by Robert Queirolo
DN: C=US, E=robertqueirolo@ic-energy.com, CN=Robert Queirolo
Date: 2025.12.05 12:36:10-05'00'

Date 12/4/2025



LEGEND	
POI	2027 Eden Evans Cr Rd, Eden, NY 14057
Feedi	PITCH
IC Vol	36°
Subst	TILT ANGLE
DC Vol	*****
Module	SOLAR ARRAY TYPE
AC Vol	Tracker 2P
AC System	QUANTITY
13	13
INVERTER	INVERTER
Sungrow SG350HX	10.634 (409 strings)
Quantity	QANTITY
570 W	MODULE TYPE
570 W	AC SYSTEM SIZE
4.000 KW	6.001 KW
DC System Size	1.5
1.5	LIR
78.940915	LONG
42.648013	LAT

LEGEND

LEGEND	
LAT	42.648013
LONG	-78.940915
ILR	1.5
DC SYSTEM SIZE	6,061 kW
AC SYSTEM SIZE	4,040 kW
MODULE TYPE	570 W
QUANTITY	10,634 (409 strings)
INVERTER	Sungrow SG350HX
QUANTITY	13
SOLAR ARRAY TYPE	Tracker 2P
TILT ANGLE	*****
PITCH	36'
ADDRESS	2027 Eden Evans Ctr Rd, Eden, NY 14057

WETLANDS LEGEND

DELINEATED WETLAND OUTLINE -
DEC WETLANDS 
DEC WETLANDS CHECK ZONE

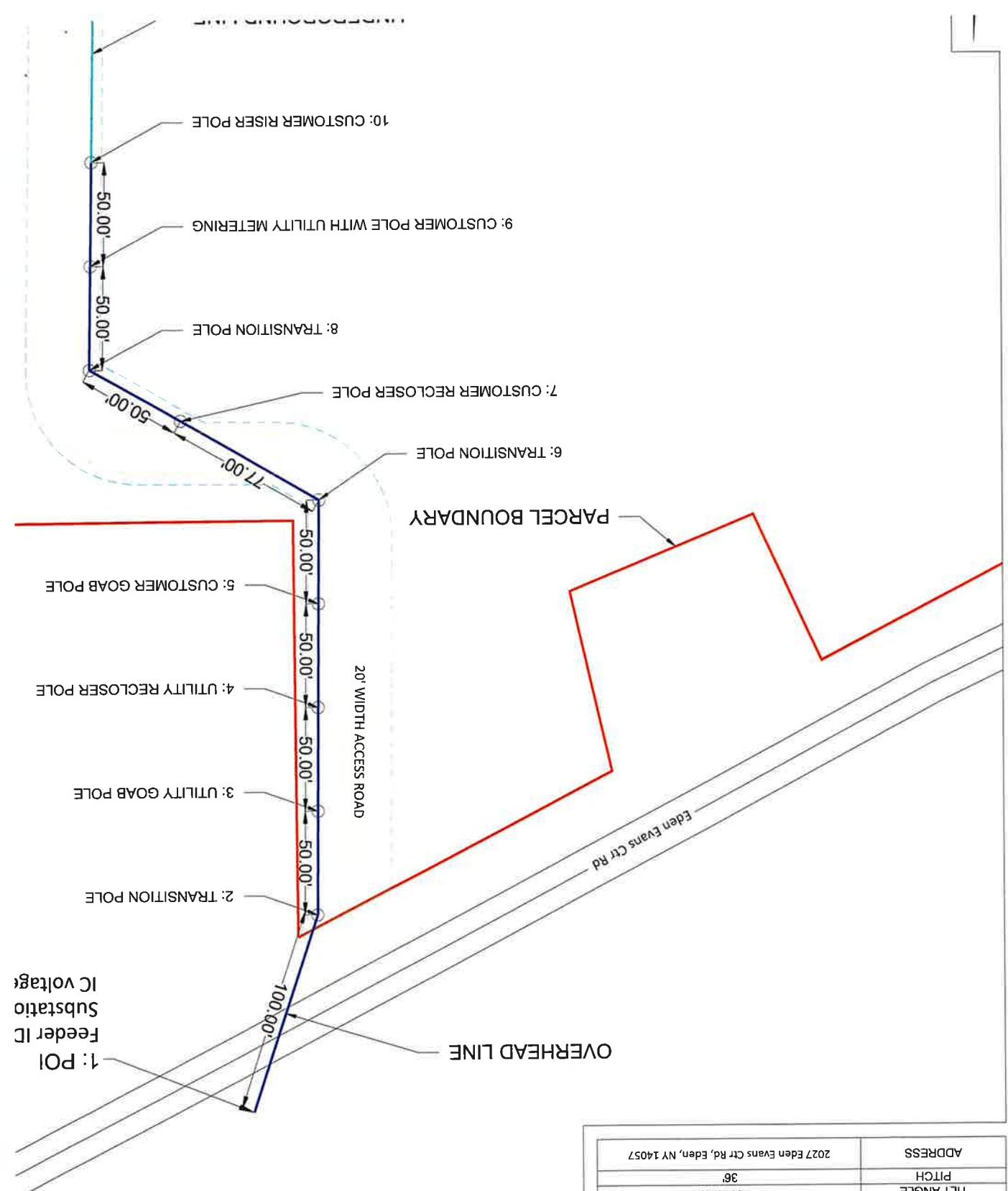
PARCEL BOUNDARY

TRANSFORMER #1

TRANSFORMER #2

REF ID: A12574
CITY: BOSTON
LINE: 258 10 1679
S/N: 75100 4-16
E

COMM. 1M-1
Page 18 of 50





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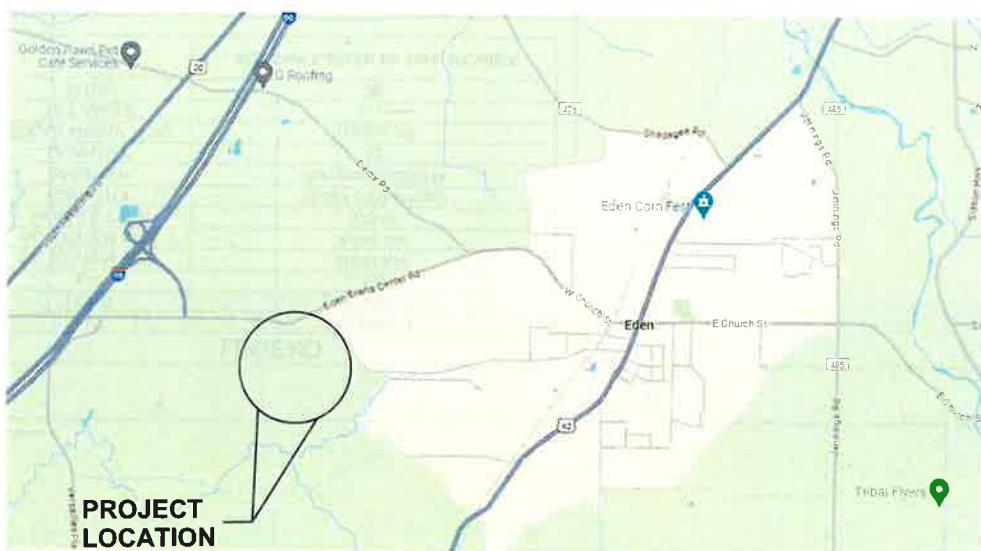
2027 EDEN E
EDI

SITE PLAN **SPECIAL USE** **AI**

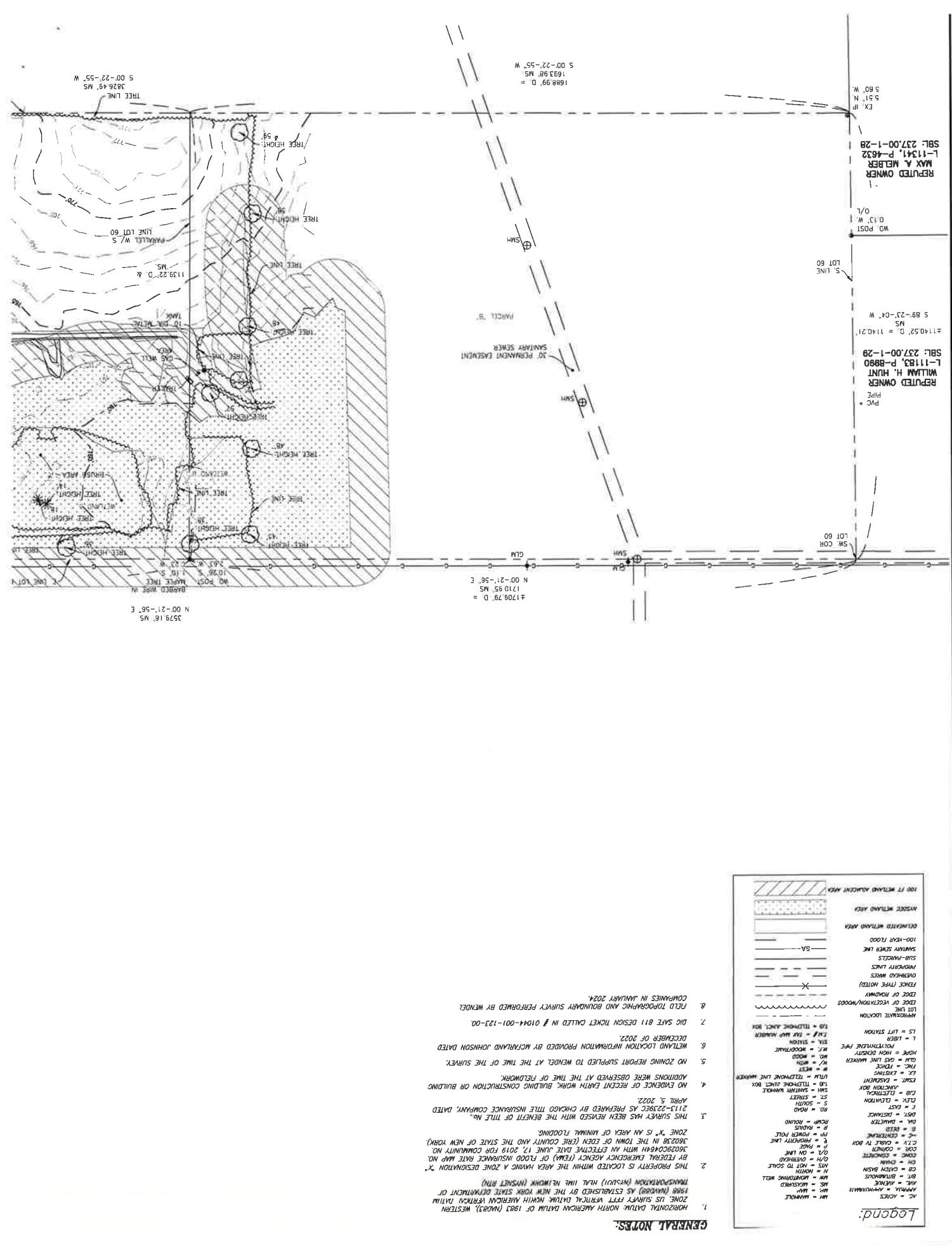


1 PROJECT LOCATION MAP

N.T.S.



**PROJECT
LOCATION**



Logos

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Page 21 of 50

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) THROUGHOUT ALL PHASES OF CONSTRUCTION AS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ADDITIONAL BMP'S NOT SHOWN ON THIS PLAN SHALL BE IMPLEMENTED AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY THE QUALIFIED INSPECTOR AS A RESULT OF WEEKLY OR BIWEEKLY CONSTRUCTION DURATION INSPECTIONS.
- BMP'S AND OTHER REQUIRED CONTROLS SHALL CONFORM TO FEDERAL STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAILED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES, UNDERGROUND CONVEYANCE SYSTEMS OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THESE PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.
- ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14-DAYS OR MORE MUST BE TEMPORARILY STABILIZED WITH THE USE OF FAST-GERMINATING ANNUAL GRASS-GRAIN VARIETIES, STRAW-HAY MULCH, WOOD CELLULOSE FIBERS, TACKPIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEDED, SODDED AND/OR
- VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ACCUMULATED SEDIMENT IN ROADSIDE DRAINAGE SYSTEMS AS WELL AS ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE ONSITE STORM SEWER DRAINAGE SYSTEM IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE SOIL STOCKPILES AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE PLANS (IF DIFFERENT FROM THOSE CURRENTLY SHOWN) INSIDE OF THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- AREAS TO BE FILLED SHALL BE CLEARED AND STRIPPED OF TOPSOIL PRIOR TO PLACEMENT OF FILL.
- ALL FILLS SHALL BE COMPAKTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
- ALL WATER PUMPED FROM EXCAVATIONS (DEWATERING) MUST PASS THROUGH A SEDIMENT TRAPPING DEVICE BEFORE BEING DISCHARGED FROM THE SITE. THESE DEVICES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT BAGS, PORTABLE SEDIMENT TANKS AND SEDIMENT TRAPS.

SEQUENCE OF CONSTRUCTION:

- CONDUCT A PRE-CONSTRUCTION MEETING, INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXIT(S) AND IDENTIFY LOCATION OF PROJECT SWPPP.
- INSTALL PERIMETER CONTROLS (SILT FENCE / SILT SOCK) ON THE SITE, CLEAR ONLY TO THOSE AREAS NECESSARY TO INSTALL PERIMETER CONTROLS.
- STABILIZE ANY EXISTING DISTURBED AREAS WITHIN THE PROPERTY THAT ARE OUTSIDE THE LIMITS OF CONSTRUCTION DISTURBANCE.
- ENGAGE A QUALIFIED PROFESSIONAL TO PERFORM AN INITIAL SITE INSPECTION AND ASSESSMENT, IMPLEMENT ANY ADDITIONAL CONTROLS RECOMMENDED IN SAID INSPECTION.
- ENGAGE A QUALIFIED INSPECTOR TO CONDUCT CONSTRUCTION DURATION INSPECTIONS ACCORDING TO THE SWPPP.
- CLEAR AND GRUB SITE WITHIN LIMITS OF CONSTRUCTION.
- STRIP AND STOCKPILE TOPSOIL.
- INSTALL TEMPORARY CONSTRUCTION ACCESS ROAD(S).
- BEGIN ROUGH GRADING AND MASS EXCAVATION ACTIVITIES.
- BEGIN INSTALLATION OF SOLAR PANELS.
- INSTALL STORM SEWERS, STORMWATER MANAGEMENT PRACTICES, AND OTHER REQUIRED UTILITIES.
- INSTALL AND MAINTAIN ALL PRACTICES IN CONFORMANCE WITH THE PLANS, DETAILS, AND PROJECT SWPPP.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- INSTALL SOLAR PANELS.
- REMOVE TEMPORARY ACCESS ROADS AND APPLY SOIL RESTORATION PRACTICES PER SECTION 5.1.B OF THE SWDM.
- INSTALL PERVIOUS GRAVEL ROADWAY.
- PERMANENTLY STABILIZE AREAS AS THEY ARE BROUGHT TO FINAL GRADE.
- COMPLETE FINAL GRADING AND INSTALL LANDSCAPE PLANTINGS.
- RESTORE SOIL IN ACCORDANCE WITH SECTION 5.1.B OF THE STORMWATER MANAGEMENT DESIGN MANUAL. FULL SOIL RESTORATION IS REQUIRED IN AREAS OF CUT OR FILL AND IN AREAS THAT HAVE BEEN IMPACTED BY CONSTRUCTION EQUIPMENT.
- OBTAIN CONCURRENCE WITH THE CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED THEN
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.
 - ASK THE CM TO CONTACT THE QUALIFIED INSPECTOR TO COMPLETE FINAL SITE INSPECTION AND REPORT ACCORDING TO THE SWPPP. VERIFY THAT CONSTRUCTION IS COMPLETE AND THAT THE SITE HAS ACHIEVED FINAL STABILIZATION. COMPLETE THE NOTICE OF TERMINATION (NOT) AND SUBMIT TO NYSDEC DIVISION OF WATER TO CLOSE THE PERMIT.

NOTES TO THE

- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONFORMANT WITH THE LA PREVENTION PLAN. EROSION CONTROL MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH THE SWPPP.

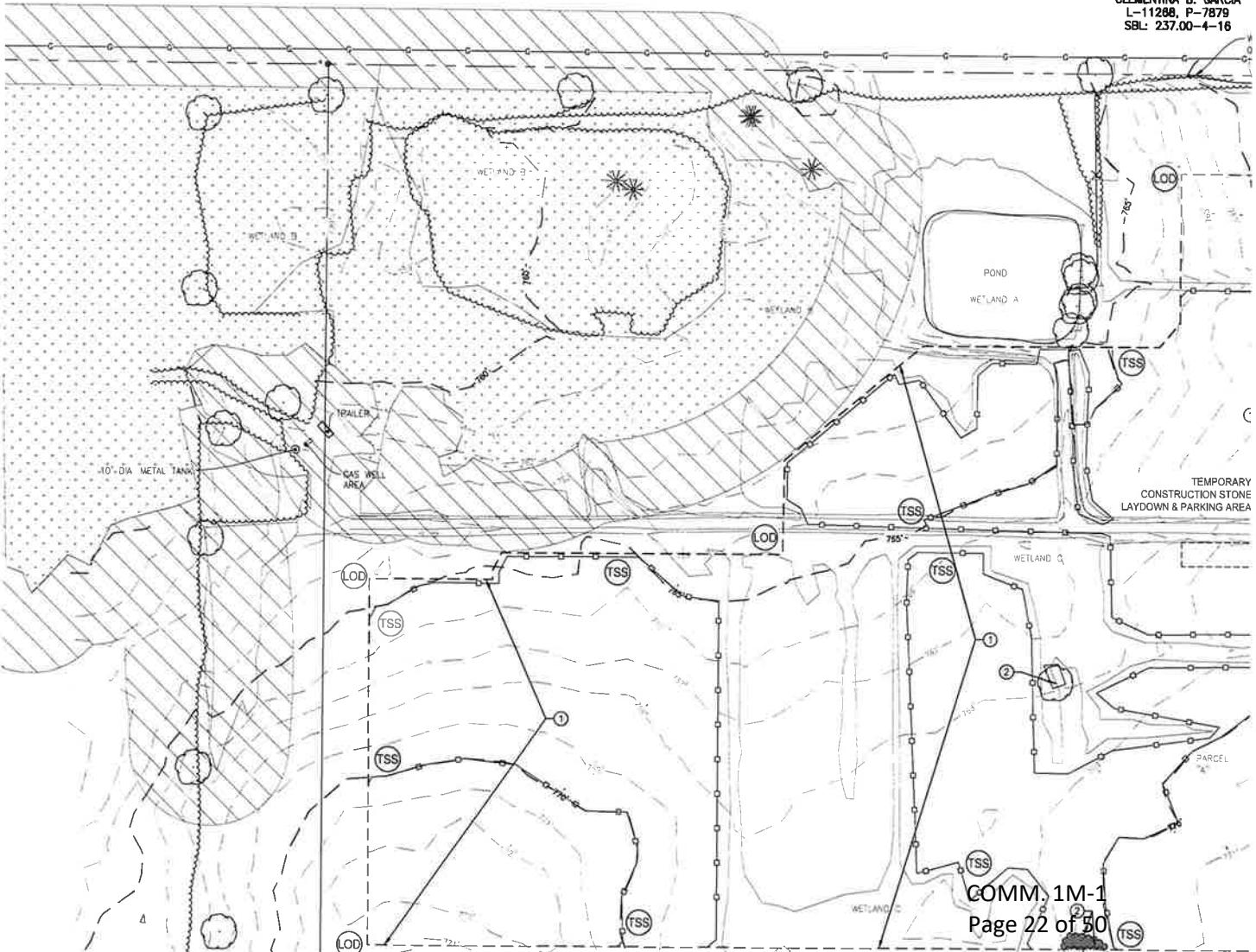
- IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND PLACE CONCRETE WALLS AND CONCRETE CONTAINERS, AS SHOWN ON THE PLANS.

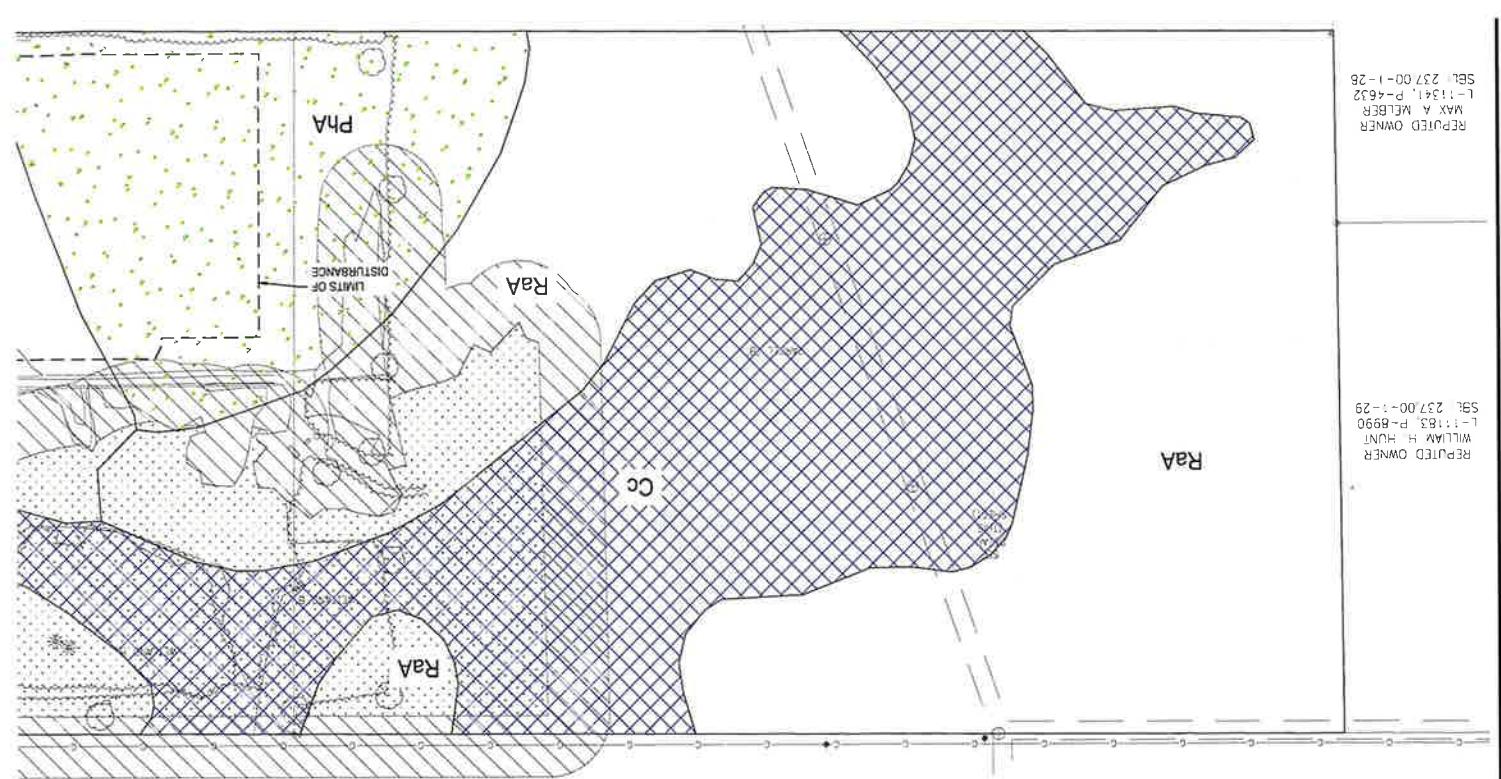
- THE CONTRACTOR SHALL MAKE CHANGES TO THE SITE PLANS AS NECESSARY TO ACCOMMODATE THE SWPPP MEASURES WHICH ARE NOT SHOWN ON THE PLANS.

- THE LIMITED-USE CONSTRUCTION CONSTRUCTION TEMPORARY AREA IS TO INSTALLATION OF CONSTRUCTION ROAD IS EXPECTED TO BE PERMANENTLY PLACED.

INSPECTION

- AS REQUIRED, THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE DURING CONSTRUCTION AND REPORT THE RESULTS TO THE CONSTRUCTION MANAGER (CM) AND THE QUALIFIED INSPECTOR.
- FOR CONSTRUCTION ON GOING AND IN ACCORDANCE WITH THE SWPPP, THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE DAILY. THE TWO (2) FULL





SOIL SYMBOL	SOIL NAME	AREA (AC)	LAND CLASSIFICATION	ACREAGE WITHIN PARCEL	ACREAGE WITHIN LIMITS OF EACH LAND	PERCENTAGE
B16	BLASDELL CHANNERY SILT LOAM	124	PRIME FARMLAND	0.01	0.91%	
C6	CANNADIE SILT LOAM	1.9	PRIME FARMLAND OF STATEWIDE IMPORTANCE	21.70	20.92%	
C6	CHANNEY TILL SILT LOAM	1.9	PRIME FARMLAND OF STATEWIDE IMPORTANCE	4.54	4.54	
CB	CANNADIE SILT LOAM	1.9	PRIME FARMLAND	0.60	0.60	2.80%
CB	CANNADIE SILT LOAM	1.9	PRIME FARMLAND OF STATEWIDE IMPORTANCE	55.30	55.30	31.65%
FAA	CANNADIE SILT LOAM, 0% TO 3% SLOPES	0.2	PRIME FARMLAND			
OA	OPPARK SILT LOAM, 3% TO 8% SLOPES	1.8	PRIME FARMLAND IF DRAINED	99.5	99.5	22.65%
PHA	PHELPS GRAVELLY LOAM, 0% TO 3% SLOPES	9.1	PRIME FARMLAND			
RAA	RANHAM SILTY LOAM, 0% TO 3% SLOPES	26.3	PRIME FARMLAND IF DRAINED			
RMA	RHINEBECK SILTY CLAY LOAM, STRATIFIED SILT STERATUM, 0% TO 3% SLOPES	272	PRIME FARMLAND IF DRAINED			
W	WATER	1.1	NOT PRIME FARMLAND			

SOILS CLASSIFICATION TABLE

SITE DATA SUMMARY

PROPERTY LOCATION: 2027 EDEN EVANS CENTER RD
EDEN, ERIE COUNTY, NEW YORK

LOT AREA: 99.49 AC.

CURRENT ZONING: R2 - RESIDENTIAL

EXISTING USE: UNUSED AGRICULTURAL FIELD

PROPOSED USE: SOLAR FACILITY

LOT REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT SETBACK (MIN.)	200 FT	709.1 FT
SIDE YARD SETBACK	200 FT	SEE SETBACK TABLE, C201
REAR YARD (MIN.)	200 FT	SEE SETBACK TABLE, C201

MAXIMUM STRUCTURE HEIGHT:

20 FT

12 FT

LEGEND:

LIMITED USE PERVIOUS ACCESS ROAD



DELINEATED WETLAND AREA



NYSDEC WETLAND AREA



100 FT WETLAND ADJACENT AREA



PROPERTY LINE



EXISTING EDGE OF VEGETATION/WOODS



EXISTING DITCH CENTERLINE



LIMITS OF DISTURBANCE

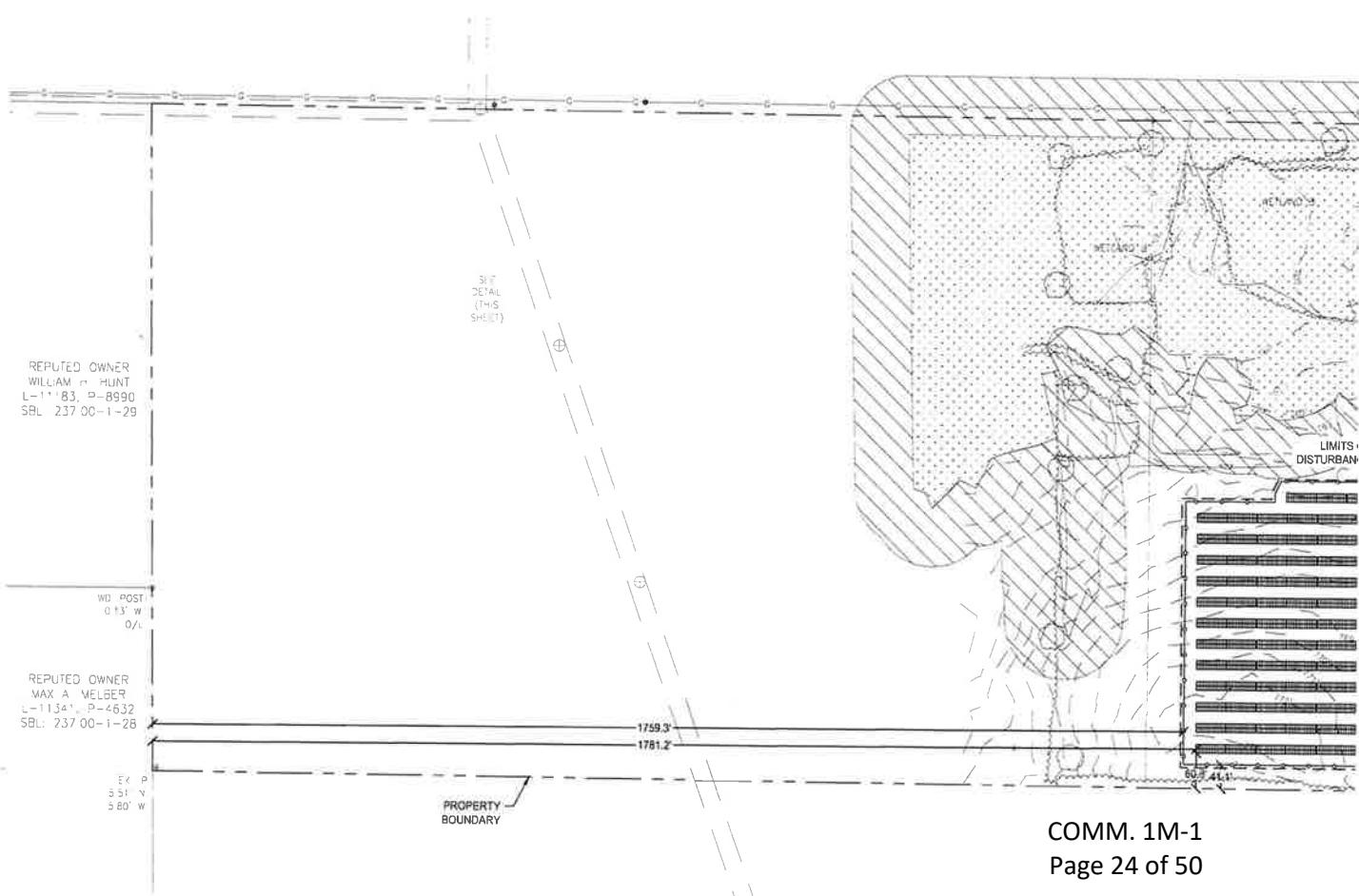


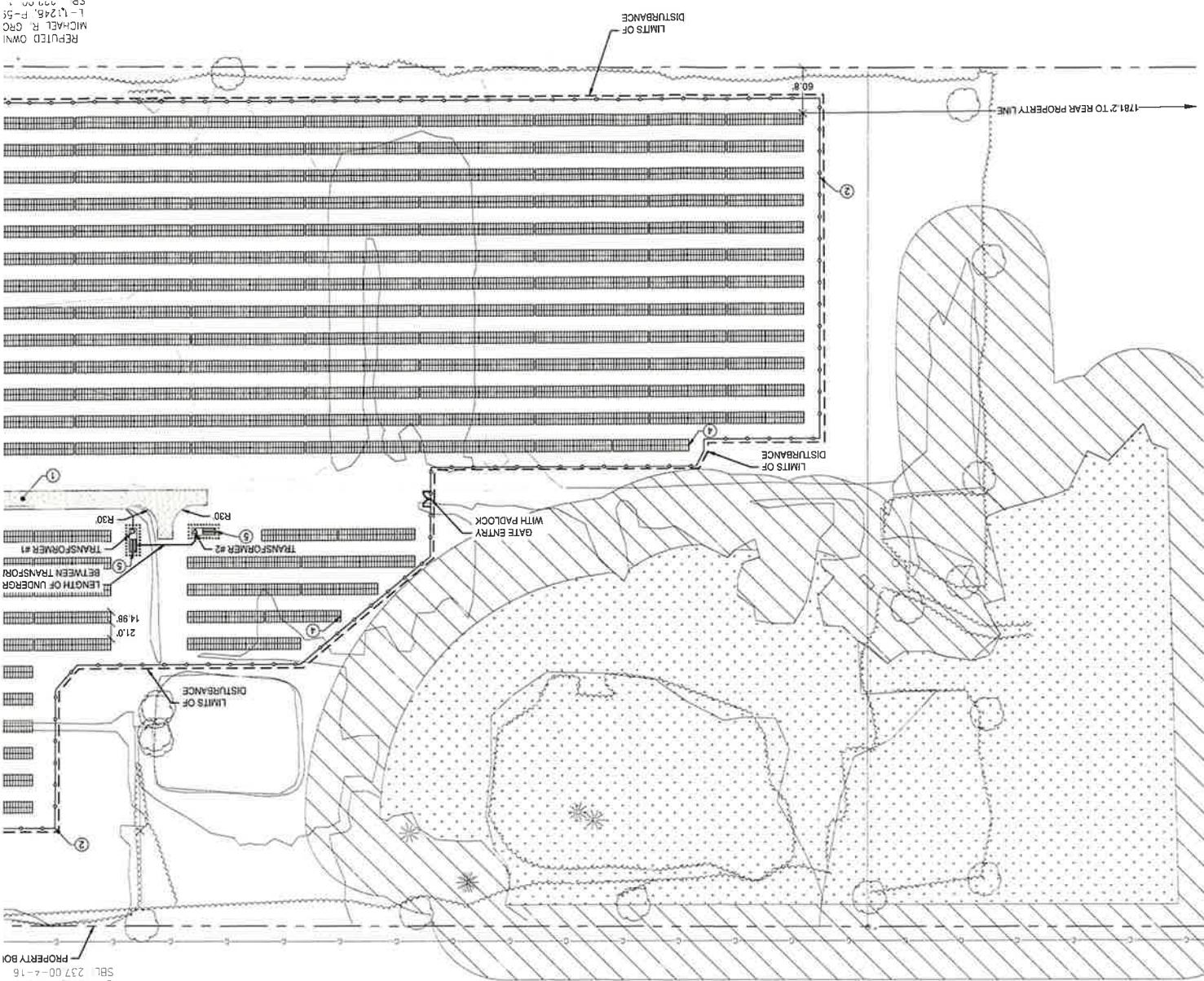
PROPOSED WILDLIFE FRIENDLY FENCE



GENERAL NOTES:

1. THIS DRAWING IS TO SHOW THE ENTIRE PARCEL ON WHICH THE PROJECT SITE IS LOCATED. SEE SHEET C201 AND C202 FOR ENLARGED SITE PLAN AND INTERCONNECT INFORMATION.





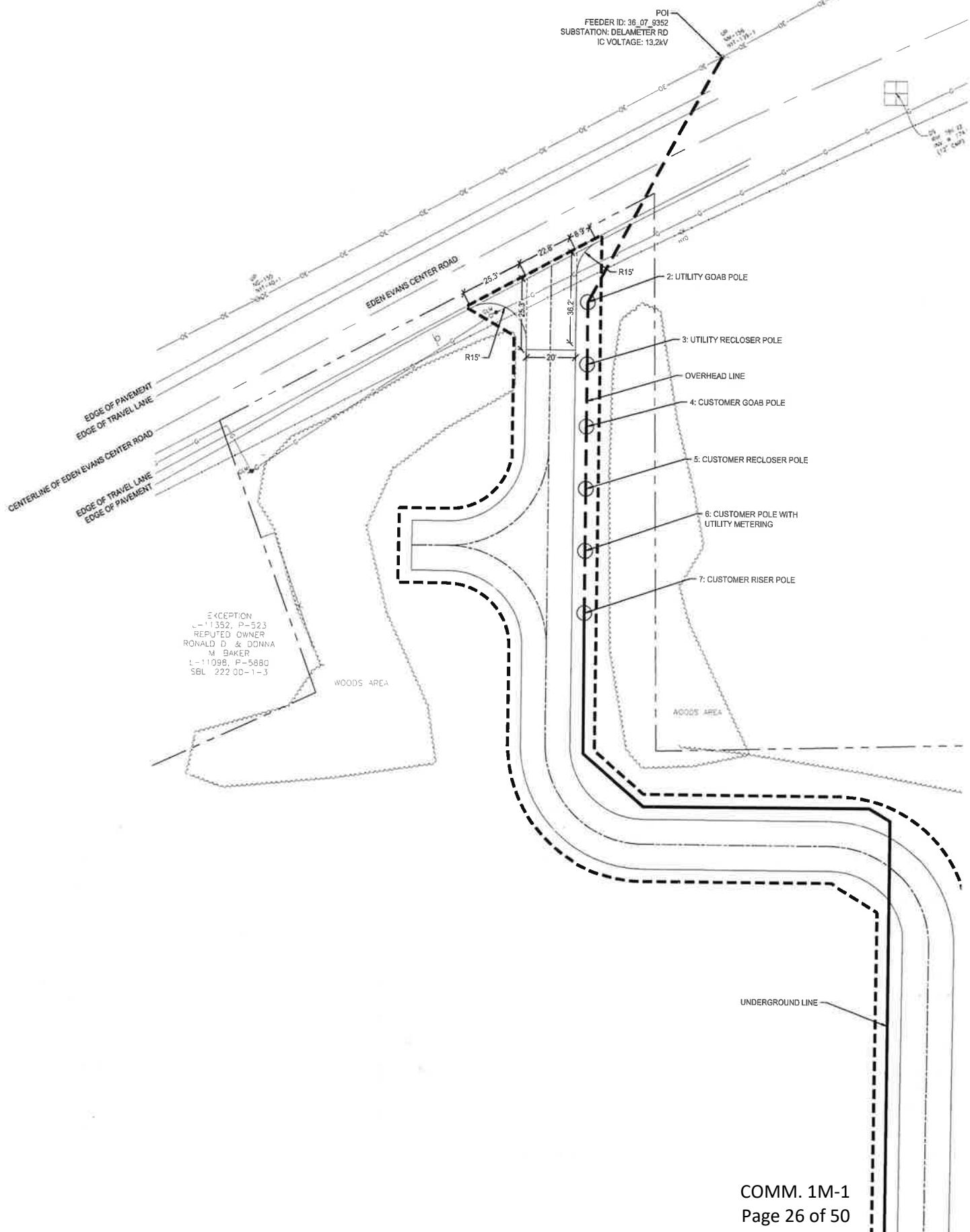
Site Improvement

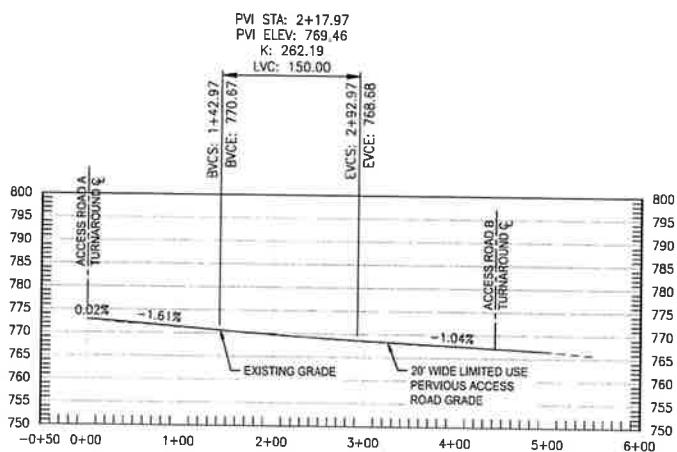
SITE DATA SUMMARY		PROPERTY LOCATION		CURRNET ZONING:		EXISTING USE:		PROPOSED USE:		LOT REQUIREMENTS:		MAXIMUM STRUCTURE HEIGHT	
LOT AREA:		CDLN, ERIE COUNTY, NEW YORK		99.49 AC.		UNUSED AGRICULTURAL FIELD		SOLAR FACILITY		PROPOSED		FRONT ELEVATION (MIN.)	
PROPOSED:		200 FT		790.1 FT		SEE SETBACK TABLE		200 FT		20 FT		SIDE YARD SETBACK	
PROPOSED:		200 FT		200 FT		SEE SETBACK TABLE		200 FT		12 FT		REAR YARD MIN.)	
LANDOWNER		S.B.L.		PROPOSED SETBACK		LANDOWNER		S.B.L.		PROPOSED SETBACK		William H. Hunt	
DEMOCRAT B. GATRIN		237.00-14-16		148.5'		DEMOCRAT B. GATRIN		222.00-14-1		60.8'		MICHAEL R. GROVER	
LANDOWNER		237.00-14-16		148.5'		LANDOWNER		237.00-1-29		1,781.2'		WILLIAM H. HUNT	

SITE SPECIFICATIONS	
LONG	42.648013
LAT	-78.949815
DC SYSTEM SIZE	6.047 KW
AC SYSTEM SIZE	4.040 KW
MODULE TYPE	570 W
INVERTER	10,608 (406 strings)
UNIBLOCK	Sungrow SG350HX
SOLAR TRACKER TYPE	13
DIMENSIONS OF THE TRACKER	(3s) 150-7" x 15-0" x 5-7" (2s) 101-4" x 15-0" x 5-7"
TRAILER	(3 strings & 2 strings) (LWxWxH)
PTCH	±50°
AZIMUTH	0°
FEDE LENGTH	4.457'
ACCESS ROAD LENGTH	2,083'
TOTAL MILE LENGTH	2,198'
ACRESMW	3.84
TOTAL AREA OF DISTURBANCE	22.65 ac.
PARCEL ACREAGE	99.49 ac.
ADDRESS	2027 Eden Evans Ctr Rd, Eden, NY 14057

LEGEND:

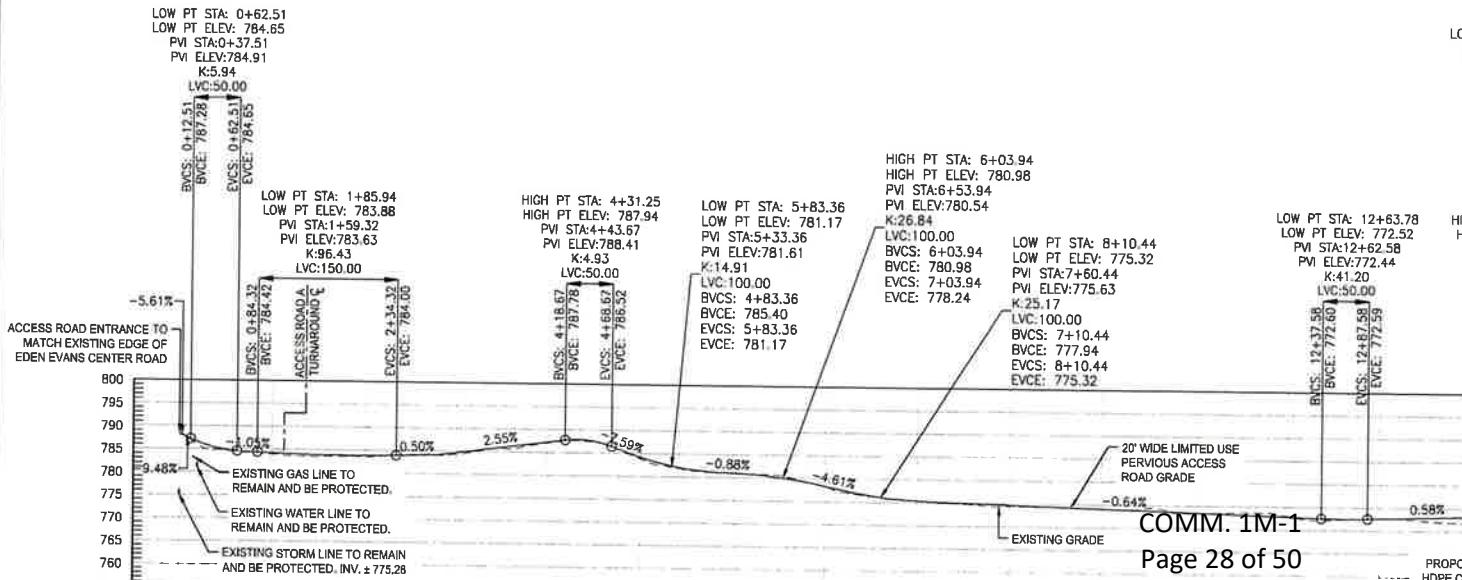
COMM. 1M-1





② ACCESS ROAD B PROFILE

SCALE H: 1"=100'
V: 1"=20'



ANDSCAPE | FEND

LEGEND:

NECESSARY TO AVOID CONFLICTS INFORM LANDSCAPE ARCHITECT OF POTENTIAL CONFLICTS COORDINATE WITH LANDSCAPE ARCHITECT TO ADJUST PLANT LOCATIONS AS NECESSARY.

FOR WHICH THE LATEST EDITION OF THE AMERICAN DICTIONARY OF NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, REFERS TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

7. REFER TO SPECIFICATIONS ON CHAINING CIRCUITS SECTION.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION. HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE CIRCUITS.

SHOULD THE TERM OUTLOOK FOR THE ECONOMY TURN TO MORE MINIMALISTIC MODELS, THE GROWTH RATE REACHES 2% HEIGHT TRIM PREVIOUS YEARS GROWTH TO 2% HEIGHT BEFORE NEW SPRING

5 CONTRACTOR SHALL INSPECT AND MAINTAIN ALL PLANTINGS INCLUDING GRASSES AND PERENNIALS FOR THE SECURITY OF THE GUARANTEE.

4. TURF RESTORATION NEEDS MIX SHALE BE "LOW GROW FESCU". BY
NOT SEEDED IN WETLAND AREAS.

SUPPLIERS RECOMMENDATIONS FOR SITE PREPARATION, APPLICATION, AND ESTABLISHMENT OF SEED

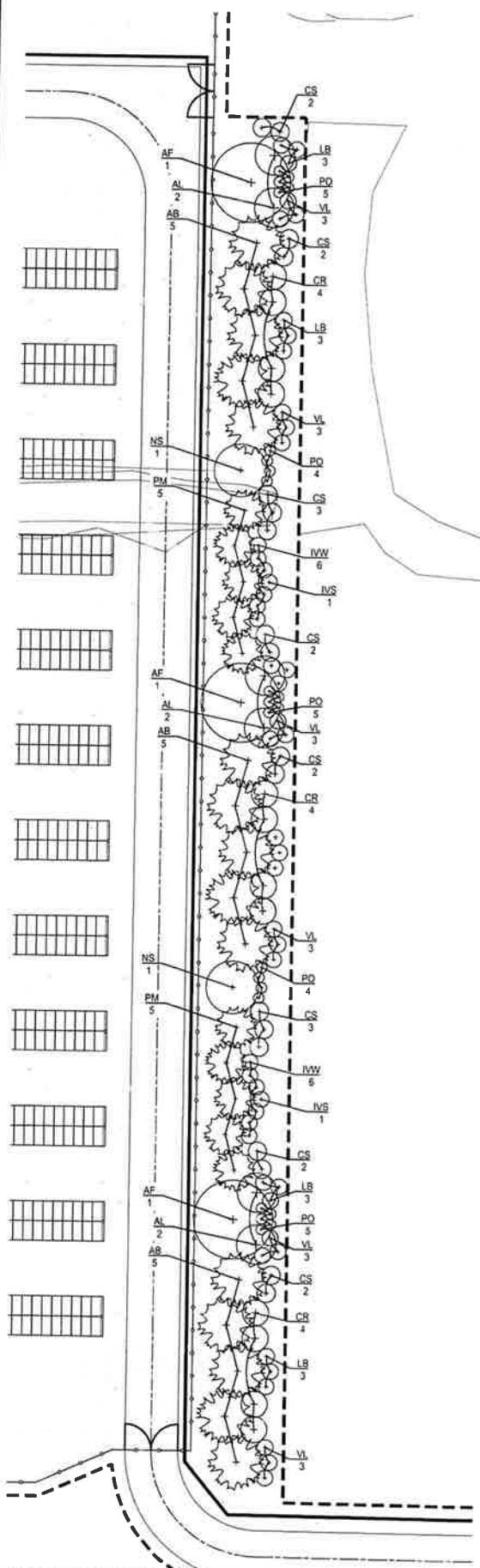
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PI AN PRIOR TO BIDDING.

LANDSCAPE NOTES

COMM. 1M-1

C402 PLANT SCHEDULE:

QTY	KEY	Botanical Name	Common Name	Size/Comments	5 Yr. HEIGHT	10 Y
TREES						
15	AB	<i>Abies balsamea</i>	balsam fir	7' Min. Height	12' - 15' Height	20'
3	AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Freeman maple	2 1/2" Caliper	12' - 15' Height	20'
2	NS	<i>Nyssa sylvatica</i>	black gum	2 1/2" Caliper	8' - 12' Height	12'
10	PM	<i>Picea mariana</i>	black spruce	7' Min. Height	12' - 15' Height	20'
SHRUBS						
6	AL	<i>Amelanchier laevis</i>	Allegheny serviceberry	4' Height		
12	CR	<i>Cornus racemosa</i>	gray dogwood	4' Height		
18	CS	<i>Cornus sericea</i>	red osier dogwood	3' Height		
12	IVW	<i>Ilex verticillata 'Winter Red'</i>	Winter Red winterberry	3' Height		
2	IVS	<i>Ilex verticillata 'Southern Gentleman'</i>	Southern Gentleman winterberry	3' Height		
18	LB	<i>Lindera benzoin</i>	spicebush	4' Height		
23	PO	<i>Physocarpus opulifolius</i>	ninebark	3' Height		
18	VL	<i>Viburnum lentago</i>	nannyberry	4' Height		



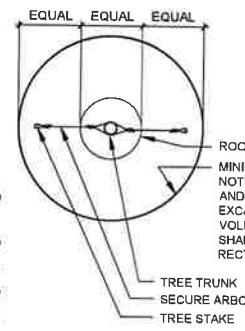
NOTES

1. ALL PLANTING MUST BE GUARANTEED FOR EIGHTEEN (18) MONTHS FROM INITIAL ACCEPTANCE.

PRUNE ONLY DAMAGED BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL LEADER AND DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

ARBOR TIE OR ACCEPTABLE EQUIVALENT
WOODEN TREE STAKES (2 MIN),
2-1/2" O.D. CEDAR OR APPROVED EQUIVALENT, EQUALLY SPACED.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. REMOVE BURLAP FROM THE TOP (HALF) 1/2 OF THE ROOT BALL. WHEN A WIRE BASKET IS PRESENT THE WIRE BASKET SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL OR AS MUCH AS POSSIBLE TO PRESERVE THE INTEGRITY OF THE ROOT BALL



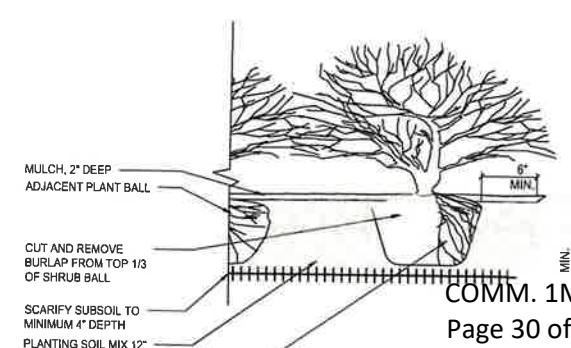
THE ROOT FLARE OF EACH TOP OF THE ROOT BALL. IF THE FLARE IS CONTRACTED EXCAVATE THE TOP OF THE ROOT FLARE. TREES WHOSE SHALL BE REJECTED DO NOT THE ROOT BALL WITH SOIL

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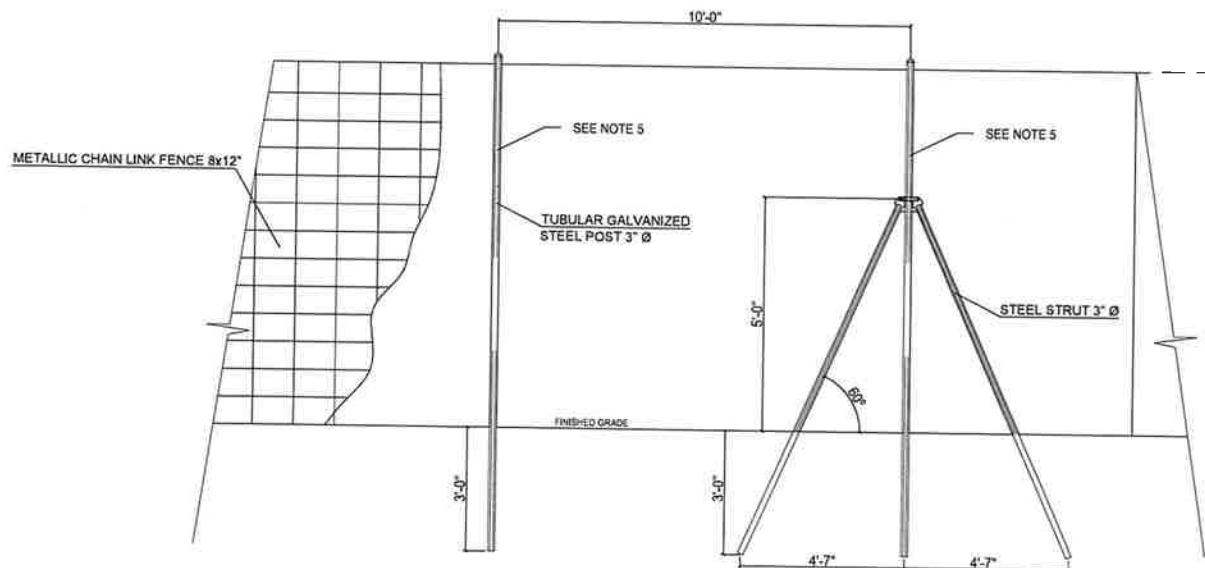
① TREE PLANTING



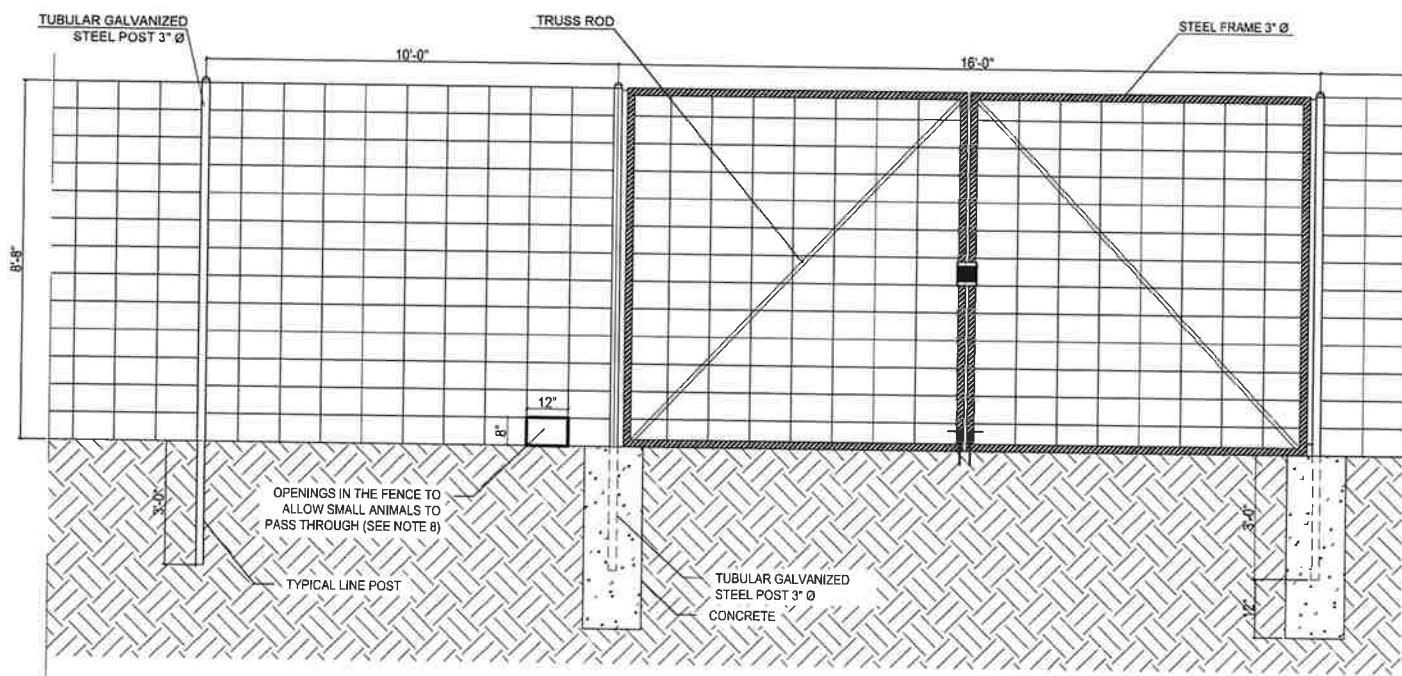
COMM. 1M-1

Page 30 of 50

WILDLIFE FRIENDLY FENCE ELEVATION VIEW



GATE FRONTAL VIEW

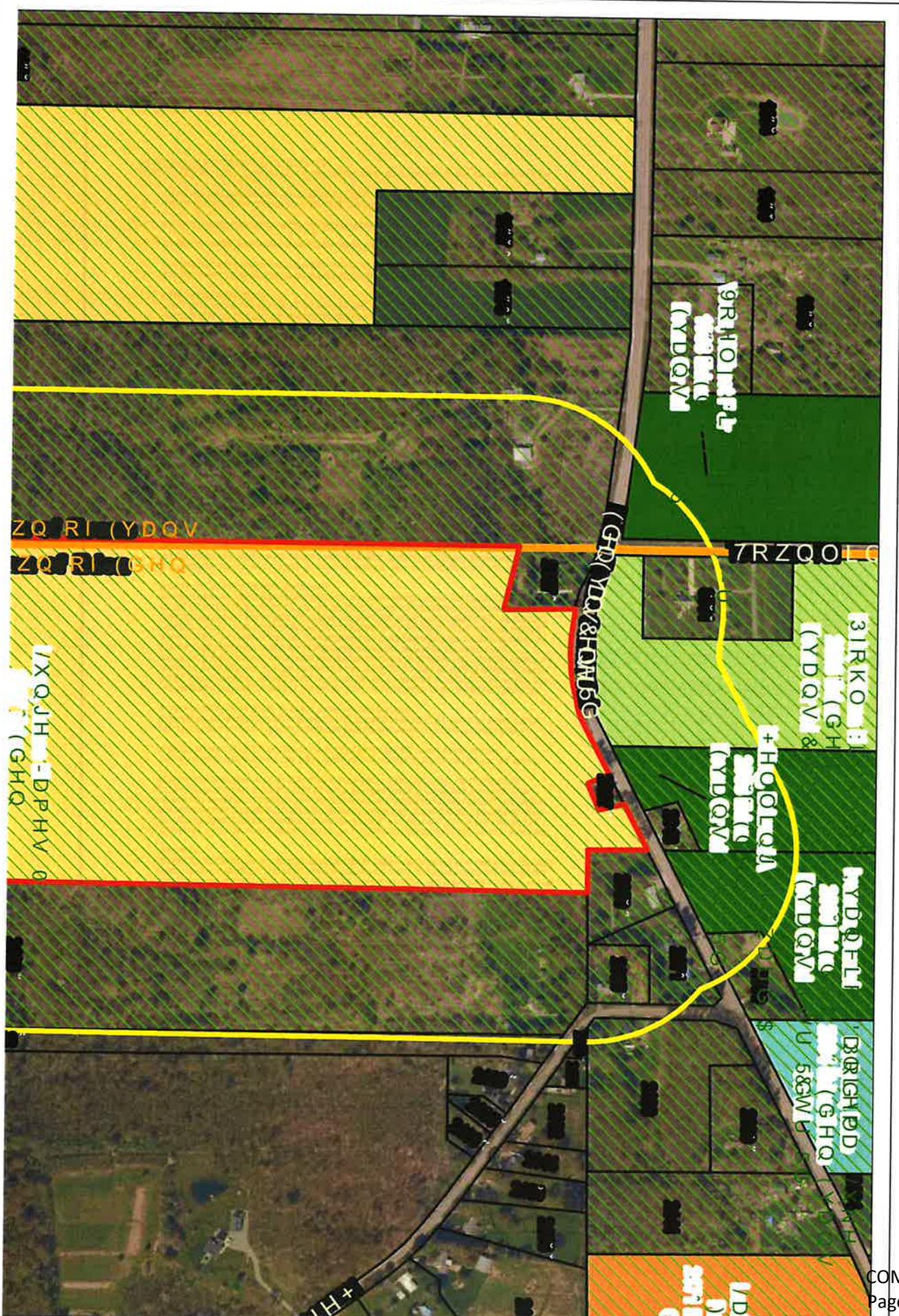


1 WILDLIFE FRIENDLY FENCE WITH GATE DETAIL
SCALE N.T.S.

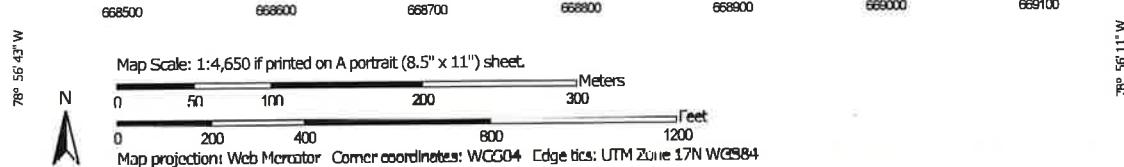
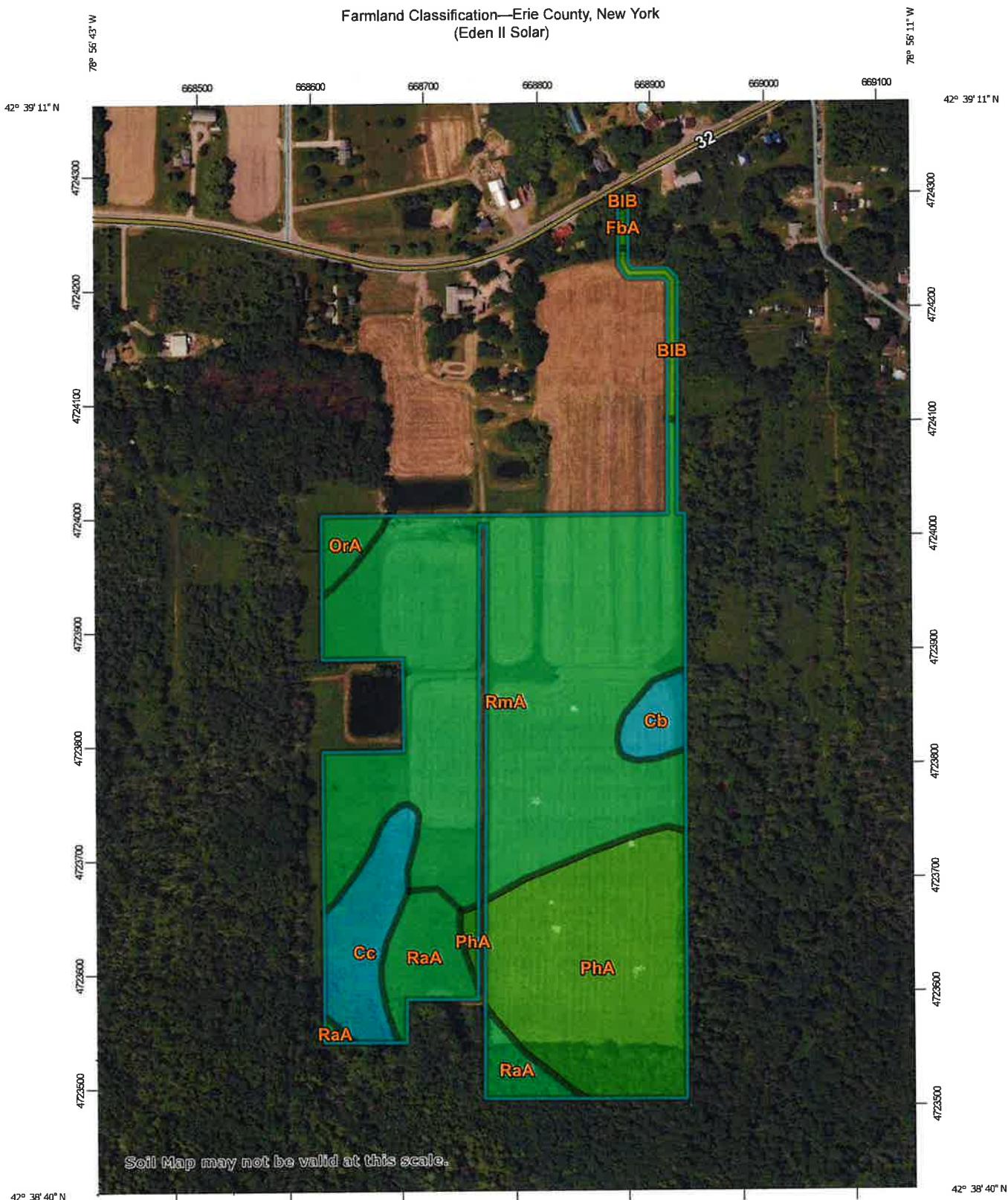
GENERAL NOTES.

GEODGRID MATERIAL NO.ES:

WOVEN GEOTEXTILE MATERIAL NOTES:



Farmland Classification—Erie County, New York
(Eden II Solar)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/14/2022
Page 1 of 5

COMM. 1M-1
Page 35 of 50

Eden II Solar - MSG Soil Group Areas					
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Farmland Classification	Mineral Soils
PhA	Phelps gravelly loam, 0 to 3 percent slopes	3.83	16.91%	All areas are prime farmland	2
FbA	Farnham channery silt loam, 0 to 3 percent slopes	0.13	0.57%	All areas are prime farmland	3
B1B	Blasdell channery silt loam, 3 to 8 percent slopes	0.53	2.34%	All areas are prime farmland	3
RmA	Rhinebeck silty clay loam, stratified substratum, 0 to 3 percent slopes	17.07	75.36%	Prime farmland if drained	5
Cb	Canadice silt loam, channery till substratum, 0 to 3 percent slopes	0.61	2.69%	Farmland of statewide importance	6
OrA	Orpark silt loam, 0 to 3 percent slopes	0.48	2.12%	Prime farmland if drained	6
		Total	22.65	100.00%	

Eden II Solar

Decommissioning Plan

Prepared for:
Eden II PV, LLC
c/o RIC Development, LLC
17 State St., Suite 2320
New York, NY 10004

Prepared by:
Wendel
Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221

September 9, 2024



1. Project Summary

The Applicant, Eden II PV, LLC, is proposing to develop a 22.65-acre solar project ("project" or "project area") on a 99.49-acre property located on at 2027 Eden Evans Center Road in the Town of Eden, Erie County, New York (Parcel Number: 237.00-1-2.11). The Property is bounded by Eden Evans Center Road to the east and residential lots to the north, south, and west.

Eden II Solar is a 4,040 kWac Ground Mounted Solar Energy Systems that consists of solar racks, perimeter fencing and stormwater management practices. Access to the site is provided by a permeable driveway. The anticipated viable life of the solar energy system is 30 years, in accordance with industry standards.

2. Decommissioning

Decommissioning will require engaging a trained contractor for this work and obtaining the required permits. The site activity impacts will be similar to the construction phase, but in reverse sequence. Decommissioning of electrical devices, equipment and wiring/cabling will be conducted in accordance with local, municipal, state, and federal standards and guidelines. Electrical decommissioning will include obtaining the required permits and following procedures before de- energizing, isolating, and disconnecting electrical devices, equipment and wiring/cabling.

Decommissioning will begin within 1 month after reaching the lifespan of the project, 30 years. If the project lifespan is reached during the winter season, decommissioning will begin in the subsequent spring. Duration of decommissioning is expected to last approximately 3 months.

The procedures will include the following:

- The creation of temporary work areas. To provide sufficient area for the laydown of the disassembled panels and racking and loading onto trucks, gravel will be placed on a clear, level area that is accessible.
- Equipment will include, at a minimum:
 - The use of cranes to remove the panels, racking, inverters, and transformers.
 - The use of trucks for removal of panels, racking, inverters, and transformers.
- Driveways will be removed unless the property owners want them left in place. The gravel will be removed and replaced with clean soil for reuse by the landowner for agricultural or other purposes.

Erosion and sediment control measures, similar to those used during construction will be implemented and maintained by the trained contractor.

2.1. Dismantling PV Modules, Racks and Supports

Modules will be disconnected, removed from the racks, packaged and transported to a designated location for resale, recycling or disposal. If the modules are not to be reused in a different location, the glass and silicon will be reclaimed, and the aluminum frames will be recycled. Any disposal or recycling will be done in accordance with local by-laws



and requirements. The connecting underground cables and the junction boxes will be deenergized, disconnected and removed.

The steel lattice racks supporting the modules will be unbolted and disassembled using standard hand tools, possibly assisted by a small portable crane. The vertical steel posts supporting the racks and steel support posts (driven or screwed) will be completely removed by mechanical equipment and transported off-site for salvage (driven piles) or reuse (screw piles).

Any demolition debris that is not salvageable will be transported by truck to an approved offsite disposal area. Other salvageable equipment and/or material will be removed from the site for resale, scrap value or disposal depending on market conditions.

2.2. Dismantling Electrical Equipment and Foundations

Decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, municipal, state, and federal agency standards and guidelines. Electrical decommissioning will include obtaining the required permits before de-energizing, and disconnecting electrical devices, equipment and wiring/cabling.

Decommissioning will require dismantling and removal of the electrical equipment, including inverters, transformers, underground cables and overhead lines, and the prefabricated inverter enclosures. The equipment will be disconnected and transported off-site by truck. The concrete foundations and support pads will be broken up by mechanical equipment (backhoe-hydraulic hammer/shovel, jackhammer), loaded onto dump trucks and removed from the site; and smaller pre-cast concrete support pads will be removed intact by cranes and loaded onto trucks for reuse or be broken up and hauled away by dump trucks.

Prior to removal of the transformers, the oil will be pumped into a separate industry approved disposal container and sealed to prevent any spill during storage and/or transportation. Equipment and material may be salvaged for resale or scrap value depending on the market conditions.

2.3. Dismantling Driveways

The gravel may be removed or left in place at the property owner's request. If removed, the gravel will be placed in dump trucks to haul the aggregate to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction will then be aerated using a tractor with disk attachment to restore the soil structure and aerate the soil. Clean topsoil would be replaced over this area, from where it may have been temporarily stored elsewhere on- site by dump truck, to match the surrounding grade. Depending upon the time of year and the planned use of the land, the area will be returned to its pre-construction condition. If the driveway remains, there will be a written agreement presented to the Town.



2.4. Dismantling Screening

The screening may be removed or left in place at the property owner's request. If removed, the trees and brush will be placed in trucks to haul the plants to a different facility or approved disposal facility. The underlying subsoil will then be aerated using a tractor with disk attachment to restore the soil structure and aerate the soil. Clean topsoil would be replaced over this area, from where it may have been temporarily stored elsewhere on-site by dump truck, to match the surrounding grade. Depending upon the time of year and the planned use of the land, the area will be returned to its pre-construction condition. If the driveway remains, there will be a written agreement presented to the Town.

2.5. Other Components

Unless retained for other purposes, and at the request of the property owners, removal of other facility components from the site will be completed, including but not limited to surface drains, culverts, and fencing. Anything deemed usable shall be recovered and reused. Other remaining components will be considered as waste and managed according to federal, state, and municipal requirements. For safety and security, the security fence will be the final component dismantled and removed from the site.

2.6. Department of Agriculture and Markets

Projects containing agricultural land and projects within agricultural districts have further removal requirements. The NYS Department of Agriculture and Markets requires that above ground structures be removed if the use of the solar arrays is discontinued. Areas previously used for agricultural production are to be restored, according to recommendations by:

- the landowner
- Soil and Water Conservation District
- New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands

Concrete piers, footers or other supports must be removed to a depth of 48-inches below the soil surface. Underground electric lines will be removed. Access roads in agricultural areas must be removed, unless otherwise specified by the landowner.

2.7. Permits and Approvals

Decommissioning activities are expected to disturb more than one or more acre of land. Therefore, coverage under the New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (General Permit) latest revision will be required prior to commencement of decommissioning. Erosion and sediment control inspections will be



dictated by the SPDES permit requirement. It is anticipated that the decommissioning will require a Building or Demolition permit obtained from the Town of Eden.

3. Erosion and Sediment Control Plan

3.1. Erosion and Sediment Control Measures

Temporary erosion and sediment control measures to be used during decommissioning construction generally include the following:

- Stabilized construction access.
- Dust control.
- Temporary soil stockpiles.
- Silt fencing.
- Temporary seeding.

Once decommissioning is completed, disturbed areas shall be final seeded within 14 days after completion of the land disturbing activities. Final site stabilization is achieved when soil- disturbing activities have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on the disturbed unpaved areas and areas not covered by permanent structures.

3.2. Pollution Prevention Controls

Good housekeeping practices are designed to maintain a clean and orderly work environment. Good housekeeping measures shall be maintained throughout the construction process by those parties involved with the direct care and development of the site. The following measures shall be implemented to control the possible exposure of harmful substances and materials to stormwater runoff:

1. Soil stockpile locations shall be located away from storm drainage, water bodies or watercourses and surrounded with adequate erosion and sediment control measures. Soil stockpile locations shall be exposed no longer than 14 days before seeding.
2. Equipment maintenance areas shall be protected from stormwater flows and shall be supplied with appropriate waste receptacles for spent chemicals, solvents, oils, greases, gasoline, and any pollutants that might contaminate the surrounding habitat or water supply. Equipment wash-down zones shall be within areas draining to sediment control devices.
3. The use of detergents for large-scale (e.g., vehicles, buildings, pavement surfaces) washing is prohibited.
4. Material storage locations and facilities (e.g., covered storage areas, storage sheds) shall be on-site and shall be stored according to the manufacturer's standards in a dedicated staging area. Chemicals, paints, solvents, fertilizers, and other toxic material shall be stored in waterproof containers. Runoff containing such materials shall be collected, removed from the site, treated, and disposed of at an approved solid waste or chemical disposal facility.



5. Hazardous spills shall be immediately contained to prevent pollutants from entering the surrounding habitat or water supply. Spill Kits shall be provided on site and shall be displayed in a prominent location for ease of access and use. Spills greater than 5 gallons shall be reported to the NYSDEC Response Unit at 1-800-457-7362. In addition, a record of the incidents or notifications shall be documented and attached to the SWPPP.
6. Portable sanitary waste facilities shall be provided on site for workers and shall be properly maintained.
7. Dumpsters or debris containers shall be on site and shall be of adequate size to manage respective materials. Regular collection and disposal of wastes must occur as required.
8. Non-stormwater components of site discharge shall be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or approved private well. Water used for construction that does not originate from an approved public supply must not discharge from the site.
9. Discharges from dewatering activities, including discharges from dewatering trenches and excavations, shall be managed by appropriate control measures.

3.3. Inspections and Maintenance

3.3.1. Trained Contractor Requirements

The trained contractor must inspect the erosion and sediment control practices and pollution- prevention measures to verify that they are being maintained in effective operating condition. The inspections will be performed daily in the active work area. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

3.3.2. Qualified Inspector Requirements

The owner/operator must have a Qualified Inspector conduct site inspections to verify the stability and effectiveness of protective measures and practices employed during construction. The site inspections will be conducted at least once every seven days.

Inspection reports must identify and document the maintenance of the erosion and sediment control measures. If deficiencies are identified, the contractor will begin implementing corrective actions within one business day and must complete the corrective actions by the end of the day.

4. Waste Disposal

As discussed above, the waste generated by the installation, operation and decommissioning of the Project is minimal, and there are no toxic residues. Any wastes generated will be disposed of according to standards of the day with the emphasis of recycling materials whenever possible.



5. Restoration of Land

5.1. General

Projects containing agricultural land and projects within agricultural districts will be restored to agricultural use by:

- Site cleanup.
- Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.
- Driveways will be removed completely, filled with suitable sub-grade material and leveled.
- Topsoil will be placed on these areas to restore agricultural capability. Topsoil will be restored using recorded project excess native topsoil disposal areas, if present, or imported topsoil free of invasive species that is consistent with the quality of topsoil on the affected site.
- Any compacted ground will be tilled, mixed with suitable sub-grade materials and leveled.

5.2. Department of Agriculture and Markets

The NYS Department of Agriculture and Markets has the following restoration requirements:

- All agricultural areas temporarily disturbed by construction must be decompacted to a depth of 18 inches with a deep ripper or heavy-duty chisel plow. Soil compaction results must be no more than 250 pounds per square inch (PSI) as measured with a soil penetrometer. In areas where the topsoil was stripped, soil decompaction must be conducted prior to topsoil replacement. Following decompaction, remove all rocks 4 inches and larger in size, from the surface of the subsoil prior to replacement of the topsoil. Replace the topsoil to original depth and reestablish original contours where possible.
- Remove all rocks 4 inches and larger from the surface of the topsoil. Subsoil decompaction and topsoil replacement must be avoided after October 1. All parties involved must be cognizant that areas restored after October 1st may not obtain sufficient growth to prevent erosion over the winter months. If areas are to be restored after October 1st, necessary provision must be made to restore and/or reseed any eroded or poorly germinated areas in the springtime, to establish proper growth.
- Regrade all access roads to allow for farm equipment crossing and to restore original surface drainage patterns, or other drainage pattern incorporated into the design.
- Seed all restored agricultural areas with the seed mix specified by the landowner, to maintain consistency with the surrounding areas.
- Repair all surface or subsurface drainage structures damaged during construction as close to preconstruction conditions as possible, unless said structures are to be removed as part of the project design. Correct any surface or subsurface drainage problems resulting from construction of the solar energy project with the appropriate mitigation as determined by the Environmental Monitor, Soil and Water Conservation District, and the Landowner.

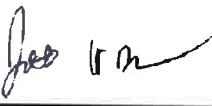


- On affected farmland, postpone any restoration practices until favorable (workable, relatively dry) topsoil/subsoil conditions exist. Restoration must not be conducted while soils are in a wet or plastic state of consistency. Stockpiled topsoil must not be regraded, and subsoil must not be decompacted until plasticity, as determined by the Atterberg field test, is adequately reduced. No project restoration activities shall occur in agricultural fields between the months of October through May unless favorable soil moisture conditions exist.
- Following restoration, remove all construction debris from the site.

6. Emergency Response and Communications Plans

Prior to initiating any decommissioning activities, Eden II PV, LLC will notify the local authorities, the public, and relevant government agencies of their intent to decommission the Project. Copies of a detailed emergency response plan, developed in conjunction with the local emergency services, will be distributed to the local municipality prior to the commencement of operations. A plan specific to the Project will be developed during the construction phase of this project and will be applicable to both the operations and decommissioning phases of the Project.

During decommissioning, Eden II PV, LLC will coordinate with the local authority, the public and others as required to provide them with information about the ongoing activities. Besides regular direct/indirect communication, a sign will be posted at the gate of the facility which will include Eden II PV's contact information (telephone number, e-mail and mailing address) should the public have any questions, inquiries or complaints. Inquiries will be directed to Eden II PV's primary contact person who will respond to the inquiry accordingly. Inquiries will be logged electronically with the following information: date of question, inquiry or complaint, name, phone number, email address of the individual, response, date of response, and any follow-up issues.

A handwritten signature in black ink, appearing to read "jonathan rappe".

Jonathan Rappe

Authorized Signatory for Eden II PV, LLC

PROJECT	Eden II Solar			
PROJECT NO.	607143	SHEET	1	OF 5
SUBJECT	Decommissioning Estimate			
CALC. BY	SWK	DATE	9/6/2024	
CKD. BY	WGA / SAR	DATE	9/6/2024	

This Decommissioning Estimate has been prepared in an attempt to predict the cost associated with removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as the cost of trucking and equipment. All material will be removed from the site, including any concrete foundations, which will be broken up at the site and hauled to the nearest transfer station.

The following values were used in this Decommissioning Estimate

SYSTEM SPECIFICATIONS			EQUIPMENT & MATERIAL REMOVAL RATES		
Number of Modules	10,608	ea	Module Removal Rate	2	min/module
Number of Racks	152	ea	Module Loading Rate	2	min/module
Number of Foundations	456	ea	Rack Wiring Rem. Rate	0.5	min/module
Number of Inverters	13	ea	Rack Wiring Loading Rate	0.5	min/module
Number of Transformers	2	ea	Racking Dismantling Rate	15	min/rack
Number of Switchboards	0	ea	Rack Loading Rate	5	min/rack
Electrical Wiring Length	2,198	ft	Foundation Removal	2	min/each
Length of Perimeter Fence	4,457	ft	Foundation Loading Rate	5	min/each
Number of Power Poles	7	ea	Inverter Removal Rate	0.5	units/hr
Access Rd Material Volume	200	CY	Transformer Removal Rate	0.5	units/hr
Level Spreader Material Volume	73	CY	Switchboard Removal Rate	1	units/hr
Total Disturbed Area	986,634	SF	Elect. Wiring Removal Rate	0.5	min/LF
Number of Trees to be Removed	30	ea	Power Pole Removal	6	hr/each
			Rough Grading	1	Days
			Fine Grading	1	Days
			Tree Loading Rate	10	trees/hr
			Fence Removal Rate	0.5	min/LF
			Total Truckloads Required	90	ea
			Round-Trip Dist. To Trans. Sta.	23	mile
			Round-Trip Time to Trans. Sta.	0.75	hr

LABOR AND EQUIPMENT COSTS		
Laborer Rate	\$ 35.00	\$/hr
Bobcat Cost	\$ 125.00	\$/hr
Front End Loader Cost	\$ 1,000.00	\$/Day
Excavator Cost	\$ 1,000.00	\$/Day
Trucking Cost	\$ 130.00	\$/hr
Backhoe Cost	\$ 1,960.00	\$/hr
Grader Cost	\$ 1,800.00	\$/Day
Gravel Excavation Cost	\$ 11.00	\$/CY
Soil Import Cost	\$ 35.00	\$/CY
Seeding Cost	\$ 0.055	\$/SF
Fuel Cost	\$ 0.67	\$/mile
Tree Removal Laborer Cost	\$ 100.00	\$/Tree
Tree Removal Equipment Cost	\$ 120.00	\$/Tree

PROJECT	Eden II Solar		
PROJECT NO.	607143	SHEET	2
SUBJECT	Decommissioning Estimate		
CALC. BY	SWK	DATE	9/6/2024
CKD. BY	WGA / SAR	DATE	9/6/2024

Labor, Material, and Equipment Costs

1 REMOVE MODULES

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs to unclamp the module and reach over and slide the module out of the track.

$$Cost = \frac{\text{Number of Modules} \times \text{Module Removal Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}}$$

Total = \$ 12,376.00

2 LOAD MODULES

The modules are loaded onto a front end loader by a laborer and transported to a truck which hauls the modules off-site.

$$\text{Equipment Days} = \frac{\text{Number of Modules} \times \text{Module Loading Rate}}{60 \text{ min/hr}} / 8 \text{ hrs/day} \quad \text{Equipment Days} = 45$$

$$Cost = \frac{\text{Number of Modules} \times \text{Module Loading Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}} + (\text{Equipment Days} \times \text{Front Loader Cost})$$

Total = \$ 57,376.00

3 REMOVE RACK WIRING

The modules are plugged together in the same manner as most electronics. The string wires are in a tray. A laborer only needs to unplug the module, reach into the array and remove the strands of wire.

$$Cost = \frac{\text{Number of Modules} \times \text{Rack Wiring Rem. Rate} \times \text{Labor Rate}}{60 \text{ min/hr}}$$

Total = \$ 3,094.00

4 LOAD RACK WIRING

Strands of rack wire are loaded into a front end loader by a laborer and transported to a truck which hauls the wiring off-site.

$$\text{Equipment Days} = \frac{\text{Number of Modules} \times \text{Rack Wiring Loading Rate}}{60 \text{ min/hr}} / 8 \text{ hrs/day} \quad \text{Equipment Days} = 12$$

$$Cost = \frac{\text{Number of Modules} \times \text{Rack Wiring Loading Rate} \times \text{Labor Rate}}{60 \text{ min/hr}} + (\text{Equipment Days} \times \text{Front Loader Cost})$$

Total = \$ 15,094.00

5 DISMANTLE RACKS

The racking will be disconnected from the foundations and removed.

$$Cost = \frac{\text{Number of Racks} \times \text{Rack Dismantling Rate} \times \text{Labor Rate}}{60 \text{ min/hr}}$$

Total = \$ 1,330.00

6 LOAD RACKS

Once the racks have been dismantled, they will be placed in a front end loader and loaded onto trucks for removal from the site.

$$\text{Equipment Days} = \frac{\text{Number of Racks} \times \text{Rack Loading Rate}}{60 \text{ min/hr}} / 8 \text{ hrs/day} \quad \text{Equipment Days} = 2$$

$$Cost = \frac{\text{Number of Racks} \times \text{Rack Loading Rate} \times \text{Labor Rate}}{60 \text{ min/hr}} + (\text{Equipment Days} \times \text{Front End Loader Cost})$$

Total = \$ 2,444.00

PROJECT	Eden II Solar		
PROJECT NO.	607143	SHEET	3
SUBJECT	Decommissioning Estimate		
CALC. BY	SWK	DATE	9/6/2024
CKD. BY	WGA / SAR	DATE	9/6/2024

Labor, Material, and Equipment Costs

7 REMOVE FOUNDATIONS

Foundation piles will be removed with a backhoe, using a laborer as an additional spotter.

$$\text{Equipment Days} = \left(\frac{\text{Number of Foundations} \times \text{Foundation Removal Rate}}{60 \text{ min/hr}} \right) / 8 \text{ hrs/day} \quad \text{Equipment Days} = \underline{\hspace{2cm}} 2$$

$$\text{Cost} = \left(\frac{\text{Number of Foundations} \times \text{Foundation Removal Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}} \right) + (\text{Equipment Days} \times \text{Backhoe})$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 4,452.00$$

8 LOAD FOUNDATIONS

Foundations will be loaded into a front end loader and transported to a truck which hauls the foundations off-site.

$$\text{Equipment Days} = \left(\frac{\text{Number of Foundations} \times \text{Foundation Loading Rate}}{60 \text{ min/hr}} \right) / 8 \text{ hrs/day} \quad \text{Equipment Days} = \underline{\hspace{2cm}} 5$$

$$\text{Cost} = \left(\frac{\text{Number of Foundations} \times \text{Foundation Loading Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}} \right) + (\text{Equipment Days} \times \text{Front End Loader Cost})$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 6,330.00$$

9 REMOVE & LOAD ELECTRICAL EQUIPMENT

Inverters, transformers, and switchboards are considered electrical equipment. Electrical equipment will be removed from pads and/or mountings. A front end loader will be used to move the equipment to trucks which haul the equipment off-site.

$$\text{Labor Hours} = \left| \frac{\text{Number of Inverters}}{\text{Inverter Removal Rate}} + \frac{\text{Number of Transformers}}{\text{Transformer Removal Rate}} + \frac{\text{Number of Switchboards}}{\text{Switch Rate}} \right|$$

$$\text{Labor Hours} = \underline{\hspace{2cm}} 30$$

$$\text{Equipment Days} = \text{Labor Hours} / (8 \text{ hr/day}) \quad \text{**Rounded up to nearest whole day**}$$

$$\text{Equipment Days} = \underline{\hspace{2cm}} 4$$

$$\text{Cost} = (\text{Labor Hours} \times \text{Laborer Rate}) + (\text{Equipment Days} \times \text{Front End Loader Cost})$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 5,050.00$$

10 REMOVE & LOAD LOW VOLTAGE ELECTRICAL WIRING

Underground electrical conduits and associated electrical wiring will be removed with a backhoe and front end loader, using an additional laborer as a spotter.

$$\text{Equipment Days} = \left(\frac{\text{Length of Wiring} \times \text{Wiring Removal Rate}}{60 \text{ min/hr}} \right) / 8 \text{ hrs/day}$$

$$\text{Equipment Days} = \underline{\hspace{2cm}} 3$$

$$\text{Cost} = \left(\frac{\text{Length of Wiring} \times \text{Wiring Removal Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}} \right) + (\text{Equipment Days} \times (\text{Backhoe Cost} + \text{Front End Loader Cost}))$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 9,522.00$$

PROJECT	Eden II Solar		
PROJECT NO.	607143	SHEET	4
SUBJECT	Decommissioning Estimate		
CALC. BY	SWK	DATE	9/6/2024
CKD. BY	WGA / SAR	DATE	9/6/2024

Labor, Material, and Equipment Costs

11 REMOVE & LOAD POWER POLES

Power poles will be disconnected from mounted equipment and overhead wiring, removed and loaded onto a truck for removal off-site.

$$\text{Equipment Days} = \left(\frac{\text{Number of Poles} \times \text{Pole Removal Rate}}{8 \text{ hr/day}} \right) \quad \text{Equipment Days} = \underline{\hspace{2cm}} 6$$

$$\text{Cost} = (\text{Number of Poles} \times \text{Pole Removal Rate} \times \text{Laborer Rate}) + (\text{Equipment Days} \times \text{Excavator Cost})$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 7,470.00$$

12 GRAVEL/LEVEL SPREADER RECLAMATION

Reclamation of the gravel access road and level spreaders will entail removing the gravel material and exporting it off site. The area will then be backfilled with native on-site material or selected imported fill matching native soil composition, and graded. Includes soil import to the site and placement, and gravel excavation. Excludes gravel export hauling off-site.

Cost

$$= ((\text{Rough Grading Rate} + \text{Fine Grading Rate}) \times \text{Grader Cost}) \\ + ((\text{Access Rd. Volume} + \text{Level Spreader Volume}) \times (\text{Gravel Excavation Cost} + \text{Soil Import Cost}))$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 16,158.00$$

13 REMOVE & LOAD SCREENING TREES

Screening trees will be removed by laborers and loaded onto a truck which hauls the trees off-site.

$$\text{Cost} = ((\text{Number of Trees} \times (\text{Tree Removal Laborer Rate} + \text{Tree Removal Equipment Rate})) + (\text{Number of Trees} / \text{Tree Loading Rate}))$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 6,603.00$$

14 REMOVE & LOAD FENCING

Fencing posts, fabric, and foundations will be removed from position and placed on trucks which will haul the fencing off-site.

$$\text{Equipment Days} = \left(\frac{\text{Length of Wiring} \times \text{Wiring Removal Rate}}{60 \text{ min/hr}} \right) / 8 \text{ hrs/day} \quad \text{Equipment Days} = \underline{\hspace{2cm}} 3$$

$$\text{Cost} = \left(\frac{\text{Length of Fence} \times \text{Fence Removal Rate} \times \text{Laborer Rate}}{60 \text{ min/hr}} \right) + (\text{Equipment Days} \times \text{Backhoe Cost})$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 7,180.00$$

15 SEEDING

Seeding cost includes materials for reseeding all disturbed areas including the reclaimed gravel road area, reclaimed level spreader areas, former electrical areas, and areas disturbed by racking and foundation removal. Low ground pressure equipment will be used and disturbance will be minimized. It is assumed 30% of the Total Disturbed Area will require seeding.

$$\text{Cost} = (\text{Disturbed Area} \times \text{Seeding Cost} * 0.3)$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 16,280.00$$

16 HAUL TO TRANSFER STATION

All materials removed will be trucked to the nearest Transfer station that accepts construction material. The nearest transfer station is Union Transfer located at 1700 Union Rd, West Seneca, NY 14224.

$$\text{Cost} = \text{Truckloads} ((\text{Roundtrip Distance} \times \text{Fuel Cost}) + (\text{Roundtrip Time} \times \text{Trucking Cost}))$$

$$\text{Total} = \$ \underline{\hspace{2cm}} 10,162.00$$

PROJECT	Eden II Solar		
PROJECT NO.	607143	SHEET	5
SUBJECT	Decommissioning Estimate		
CALC. BY	SWK	DATE	9/6/2024
CKD. BY	WGA / SAR	DATE	9/6/2024

Summary of Decommissioning Costs

The costs below are the current estimated costs to decommission a 5.0 MWac Solar Facility, based on guidance from NYSERDA and estimates from the New York solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, ect) are not factored into the below costs.

LINE ITEM	TASK	COST
1	Remove Modules	\$ 12,376.00
2	Load Modules	\$ 57,376.00
3	Remove Rack Wiring	\$ 3,094.00
4	Load Rack Wiring	\$ 15,094.00
5	Dismantle Racks	\$ 1,330.00
6	Load Racks	\$ 2,444.00
7	Remove Foundations	\$ 4,452.00
8	Load Foundations	\$ 6,330.00
9	Remove & Load Electrical Equipment	\$ 5,050.00
10	Remove & Load Low Voltage Electrical Wiring	\$ 9,522.00
11	Remove & Load Power Poles	\$ 7,470.00
12	Gravel/Level Spreader Reclamation	\$ 16,158.00
13	Remove & Load Screening Trees	\$ 6,603.00
14	Remove & Load Fencing	\$ 7,180.00
15	Seeding	\$ 16,280.00
16	Haul to Transfer Station	\$ 10,162.00
17	Assumed Permitting Costs	\$ 3,000.00
18	Assumed Mobilization & Demobilization Costs	\$ 10,000.00
Total =		\$ 193,921.00
Rounded Total =		\$ 194,000.00
150% Bond =		\$ 291,000.00

Summary of Decommissioning Fund

A decommissioning fund to guarantee that monies are available to perform the facility decommissioning will be created. The funds will be established as a bond, and will remain available to the Town to perform the decommissioning if needed. At the start of construction a bond will be established in the total amount of the project's 30-year maturity with a 2.0% inflation rate. The landowner may choose to keep the trees or road following the decommissioning of the site with the written approval from the town.

Inflation Rate = 2.0%

YEAR	BOND VALUE
1	\$ 291,000
2	\$ 296,820
3	\$ 302,756
4	\$ 308,812
5	\$ 314,988
6	\$ 321,288
7	\$ 327,713
8	\$ 334,268
9	\$ 340,953
10	\$ 347,772
11	\$ 354,727
12	\$ 361,822
13	\$ 369,058
14	\$ 376,440
15	\$ 383,968

YEAR	BOND VALUE
16	\$ 391,648
17	\$ 399,481
18	\$ 407,470
19	\$ 415,620
20	\$ 423,932
21	\$ 432,411
22	\$ 441,059
23	\$ 449,880
24	\$ 458,878
25	\$ 468,055
26	\$ 477,416
27	\$ 486,965
28	\$ 496,704
29	\$ 506,638
30	\$ 516,771

