

# Project Summary Sheet Update

Prattsburgh Wind 4603-25-02

January 17, 2025

## Project Description

Prattsburgh Wind is owned by TG Equipment Finance, LLC, which is a subsidiary of Terra-Gen. Terra-Gen is a developer of renewable energy projects headquartered in New York (with an office in San Diego). Established in 2007, Terra-Gen finances, develops, constructs and operates clean and sustainable utility-scale energy assets. The company is dedicated to responsibly developing projects that promote economic development and environmental sustainability in the communities where we conduct our business. Terra-Gen is committed to building and operating responsible energy projects that benefit the local community and future generations.

The Prattsburgh Wind project will consist of the construction and operation of 36 wind turbines and all ancillary generation and transmission facilities in the Towns of Avoca, Cohocton, Howard, Prattsburgh and Wheeler. Total project generation capacity will be 147 MW

**Total Project Investment** \$593,709,000

**Jobs Retained** 0

**Job Created** 3

**Benefit to Cost Ratio** TBD

**Estimated PILOT Benefit** TBD

**Estimated Mortgage Tax Savings** \$5,851,863

**Estimated Sales Tax Savings** \$17,686,880

**Total Savings** TBD

### **Comments:**

A standalone cost benefit analysis will be performed by MRB prior to final board action being requested to determine the cost versus the benefit to the community. In addition, the application will be utilizing the State ORES environmental review in place of a SEQRA.

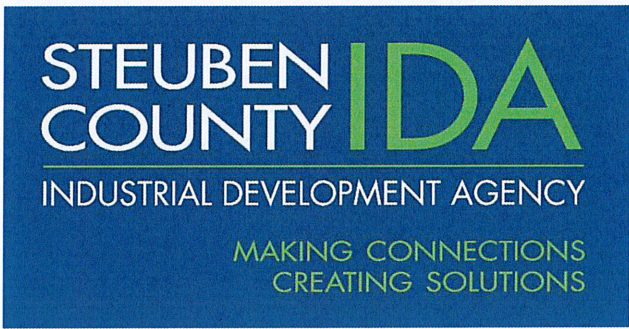
The PILOT as presented has been structured as a fixed payment PILOT and consent resolutions will be sought from each Municipality

**Estimated Project Start Date** Q3 2025

**Estimated Project Completion Date** Q4 2026

## Evaluation Criteria for Energy Production

1. Private Sector Investment – The proposed project will induce an additional \$593M in private sector investment
2. Advances the State Energy Policy – This project will advance the States renewable energy goals by generating 147MW of renewable energy\



**Application for Financial Assistance**

Please complete the application and mail the *original, signed copy*, along with the **\$1,000 application fee**, to:

Steuben County IDA  
PO Box 393  
7234 State Route 54  
Bath, NY 14810

Information in the application is subject to public review under the New York State Freedom of Information Law. Please contact the IDA with any questions at 607-776-3316.

**Section 1: Applicant Information (company receiving benefit)**

**Applicant Name:** Prattsburgh Wind, LLC

**Applicant Address:** 437 Madison Avenue, 22nd Floor, New York, NY 10022

**Phone:** 980-335-8054

**Federal Tax ID:** 47-4807929

**NAICS Code:** 221115

**Will a real estate holding company be used to own the property?** Yes  No

**Name of real estate holding company:** Type here to enter text

**Federal Tax ID:** Type here to enter text

**Type of Entity:** Limited Liability Company

**Year Established:** 2019

**State in which entity is established:** Delaware

Stockholders, members, or partners with 20% or more in **direct** ownership:

| Name                      | % Ownership              |
|---------------------------|--------------------------|
| TG Equipment Finance, LLC | 100%                     |
| Type here to enter text.  | Type here to enter text. |
| Type here to enter text.  | Type here to enter text. |

Is the Applicant or any of its owners involved in any lawsuits which could have a financial impact on the company?

Yes  No

Has the Applicant or any of its owners ever been involved in a bankruptcy? Yes  No

Are **direct** owners noted above citizens/entities of the United States? Yes  No

Provide a brief history of the Applicant, including operations, operating performance, changes in operations, current size and locations, products and/or services, major accounts, principal competitors, and major events affecting sales/services.

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Estimated % of sales (equal to 100%):

Within Steuben County: N/A

Outside Steuben County but in NY State: All power from this project is expected to be consumed in New York State but it is difficult to determine the breakdown between Steuben County and New York State.

Outside New York but in U.S.: It is unlikely any of the power will be used outside of New York.

Outside U.S.: N/A

**What % of annual supplies, raw materials, and vendor services are purchased from firms in Steuben County?**

We estimate that a large percentage of the aggregate for the foundations will be purchased in Steuben County and some of the labor will be from within the County. We will also look to source cable, rebar or other materials from inside the County.

**Authorized Signatory Name:** Jeff Cast

**Title:** Senior Vice President of Finance

**Phone:** 917-757-8644

**Email:** jcast@terra-gen.com

**Name of Corporate Contact (if different from Authorized Signatory):** Kevin Sheen

**Title:** Vice President of Business Development

**Phone:** 917-679-6877

**Email:** ksheen@terra-gen.com

**Name of Attorney:** Henry King

**Firm Name:** Reed Smith

**Phone:** 609-514-5941

**Email:** hking@reedsmith.com

**Section 2: Project Description and Details**

**Municipality(s) of current operations:**

Towns of Avoca, Cohocton, Howard, Prattsburgh and Wheeler

**Will the Project result in the abandonment of one or more plants/facilities of the Applicant located in New York?**

Yes  No

**If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the IDA's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.**

Type here to enter text.

**Property address(es) of Project location:**

Towns of Avoca, Cohocton, Howard, Prattsburgh and Wheeler

**Tax map number(s) of Project location:**

Multiple tax map numbers in all towns. A list can be supplied upon request.

**Town/Village/City taxes are paid to:**

Avoca, Cohocton, Howard, Prattsburgh, Wheeler

**School district taxes are paid to:**

Avoca, Hornell, Prattsburgh, Wayland

**Are property tax payments current?** Yes  No

**If no, please explain:** Type here to enter text.

**Does Applicant or any related party currently hold fee title to the Project property?**

Yes  No

**If no, provide the name of the current owner:** Prattsburgh Wind does own some parcels within the project area but this constitutes a small amount of the total project acreage. A list of parcels is included as Addendum A.

**If no, does Applicant or any related party have an option to purchase the Project property?**

Yes  No

**What is the present use of the property?** Farming and recreational land

**What is the present zoning/land use?** Various

**Description of the project:** (check all that apply)

|  |   |
|--|---|
| <input checked="" type="checkbox"/> New construction     | <input type="checkbox"/> Acquisition of existing building       |
| <input type="checkbox"/> Addition to existing building   | <input type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Renovation of existing building | <input type="checkbox"/> Other                                  |

Please provide a narrative description of the project, including specific uses and activities that will occur at the site, products to be made or services to be offered, as well as markets for the goods/services. Please include the impact of this project on Applicant in terms of operations and profitability, or other factors affecting operations.

Prattsburgh Wind, LLC will build and operate a 147 MW wind powered project with up to 36 turbines in the Towns of Avoca, Cohocton, Howard, Prattsburgh and Wheeler.

Select the project type for all end users at the site; you may check more than one box:

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Multi-tenant                    |
| <input type="checkbox"/> Commercial            | <input type="checkbox"/> Not-for-profit                  |
| <input type="checkbox"/> Back Office           | <input type="checkbox"/> Healthcare                      |
| <input type="checkbox"/> Retail                | <input checked="" type="checkbox"/> Other: Farming       |
| <input type="checkbox"/> Housing               | <input checked="" type="checkbox"/> Other: Recreation    |
| <input type="checkbox"/> Mixed Use             | <input type="checkbox"/> Other: Type here to enter text. |

Has or will Applicant enter into any tenant leases for this Project? Yes  No

If yes, please complete the chart below:

| Tenant Name   | Current Location | # sq. ft.                | % of total sq. ft.       | Business type |
|---|------------------|--------------------------|--------------------------|---------------|
| See Addendum A with current list of 107 parcels in the project area | Address          | Type here to enter text. | Type here to enter text. | Type          |
| Name  | Address          | Type here to enter text. | Type here to enter text. | Type          |
| Name  | Address          | Type here to enter text. | Type here to enter text. | Type          |

What is the Project’s start date when equipment will be ordered or construction begins?

Prattsburgh Wind plans to start construction in Q3 2025 and complete in Q4 2026.

What is the Project’s estimated completion?

Q4 2026

**When will operations commence?**

Q1 2027

**Have construction contracts been signed?** Yes  No

**Has financing been finalized?** Yes  No

**Is this part of a multi-phase project?** Yes  No

**If Yes, please explain:** Type here to enter text.

**Have site plans been submitted to the appropriate planning board?** Yes  No

**If Yes, has the Project received site plan approval?** Yes  No

If the Project has received site plan approval, please provide a copy of the Environmental Assessment Form including the Negative Declaration.

**Please provide the IDA with the status of any other required approvals:**

This project has received its final permit from ORES through the state siting process for renewable energy projects. Prattsburgh Wind can supply any information relating to this permit as needed.

**Will customers personally visit the Project site for Retail Sales or Services? The terms refer to (a) sales by a registered vendor under Article 28 (Section 1101(b)(4)(i)) of the Tax Law of the State of New York primarily engaged in the retail sale of tangible personal property or (b) sales of a service to customers who personally visit the Project site.**

**Retail Sales** Yes  No

**Services** Yes  No

**If either question above is answered Yes, please complete the questions below. If not, please move on to the Financial Assistance and Project Budget section.**

**Retail/Service Industry-Only Questions**

**What percentage of the cost of the Project can be tied to the retail or service portion of the business?**  
0%

**If the answer is less than 33%, do not complete the remainder of this section and move on to Section 3: Financial Assistance and Project Budget.**

For Projects where 33% or more is tied to retail sales or service:

**1. Will the Project be operated by a not-for-profit corporation?**

Yes  No

**2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region in which the project will be located?**

Yes\*  No

**3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the Project is to be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?**

Yes\*  No

**4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?**

Yes  No

**5. Is the Project located in a highly distressed area, as defined by the US Census Bureau?**

Yes  No

\*If the answer to question 2 or 3 is **Yes**, please provide a third-party market analysis or other documentation supporting the response.

### Section 3: Financial Assistance and Project Budget

Choose the type of assistance being requested: (check all that apply)

|  |  |
|--|--|
| Sales Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>    | Property Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Mortgage Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Tax Exempt IR Bond Yes <input type="checkbox"/> No <input type="checkbox"/>                |

**Describe the reasons why the IDA's assistance is necessary, and the effect the Project will have on Applicant's operations. Focus on competitiveness issues, Project shortfalls, etc.**

Financing certainty is vital to renewable energy projects being built within the state. The project will employ hundreds of workers during construction and will provide up to three jobs during operation.

**Is there likelihood that the Project would not be undertaken but for the financial assistance provided by the IDA?**

Yes  No

**If the Project could be undertaken without financial assistance provided by the IDA, explain below why the Project should be provided financial assistance.**



Financing certainty is paramount to the project being built. Without the requested financial assistance, the project would not be built.

**What would be the impact on the Applicant and the associated municipalities if the IDA does not provide financial assistance?**

The project would not move forward.

**List below the Sources and Uses of funds for the Project:**

| <u>Use of Funds</u>                                  | <u>Amount</u>        |
|--|----------------------|
| Land Acquisition:                                    | \$0                  |
| Building Purchase:                                   | \$0                  |
| Construction or Renovation – <b>Labor:</b>           | \$57,053,000         |
| Construction or Renovation – <b>Materials:</b>       | \$52,354,000         |
| Site Work/Infrastructure:                            | \$155,216,000        |
| Machinery, Equipment, Fixtures – <b>Taxable:</b>     | \$13,516,000         |
| Machinery, Equipment, Fixtures – <b>Non-Taxable:</b> | \$233,076,000        |
| Soft Costs, Professional Fees:                       | \$82,494,000         |
| Refinance of existing debt:                          | \$0                  |
| Other: Type here to enter text.                      | \$0                  |
| <b>Total Uses:</b>                                   | <b>\$593,709,000</b> |
|  |                      |
| <u>Source of Funds</u>                               | <u>Amount</u>        |
| Equity:  | \$125,560,000        |
| Financial Institution:                               | \$468,149,000        |

|  |                      |
|--|----------------------|
| Public Sector Assistance:                        | \$0                  |
| Other: Type here to enter text.                  | \$0                  |
| Other: Type here to enter text.                  | \$0                  |
| Other: Type here to enter text.                  | \$0                  |
| <b>Total Sources:</b>                            | <b>\$593,709,000</b> |
| <b>% Public Sources Used to Finance Project:</b> |                      |

Have any of the above costs been paid or incurred as of the date of this application? Yes  No

If Yes, please describe: Development costs of \$22mm incurred to date.

If applying for a **Mortgage Recording Tax Exemption**, please list:

**Mortgage Amount:** \$468,149,000

**Mortgage Recording Tax Exemption requested (multiply mortgage amount by 1.25%):** \$5,851,863.00

If applying for a **Sales Tax Exemption\***, please list:

**Total cost of goods and services that are subject to NY State and Local Sales Tax:** \$221,086,000

**Sales Tax Exemption requested (multiply total cost by 8%):** \$17,686,880

\*The estimated sales tax amount listed above will be provided to the New York State Department of Taxation and Finance. Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the IDA may authorize with respect to this Application. The IDA may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

If applying for a **Property Tax Exemption**, IDA staff will use the information contained in this application to create an estimate of real property tax abatement, based on current property tax rates and assessed values, which will be provided to the Applicant and attached to this application.

**Section 4: Project Employment**

Is the Project necessary to retain existing employment? Yes  No

Is the Project necessary to expand employment? Yes  No

Please complete the following chart with new and retained jobs using the definitions below:

- A – Retained Jobs are those that exist at the time of application.
- B – Jobs Created are those that will be created as a result of the Project in the first year
- C – Jobs Created are those that will be created as a result of the Project in the second year
- D – Jobs Created are those that will be created as a result of the Project in the third year
- E – The sum of jobs to be created during the first three years of the Project.
- F – The average wage of those existing and created jobs for each Job Type.
- G – The average cost of benefits offered for existing and created jobs for each Job Type.

**Full Time** – Any regularly-scheduled employee who works 30 hours or more each week.  
**Part Time** – Any employee who works less than 30 hours per week or who is employed on a temporary basis.

|                                 | A             | B                     | C                     | D                     | E                      | F                   | G                           |
|---------------------------------|---------------|-----------------------|-----------------------|-----------------------|------------------------|---------------------|-----------------------------|
| Job Type                        | Retained Jobs | # Jobs Created Year 1 | # Jobs Created Year 2 | # Jobs Created Year 3 | Total New Jobs Created | Average Annual Wage | Average Annual Benefit Cost |
| <b>Full Time</b>                |               |                       |                       |                       |                        |                     |                             |
| Management                      | 0             | 0                     | 0                     | 0                     | 0                      | 0                   | 0                           |
| Professional                    | 0             | 3                     | 3                     | 3                     | 3                      | \$85,000            | \$24,000                    |
| Administrative                  | 0             | 0                     | 0                     | 0                     | 0                      | \$0                 | \$0                         |
| Production                      | 0             | 0                     | 0                     | 0                     | 0                      | \$0                 | \$0                         |
| Independent Contractor          | 0             | 0                     | 0                     | 0                     | 0                      | \$0                 | \$0                         |
| Other: Type here to enter text. | 0             | 0                     | 0                     | 0                     | 0                      | \$0                 | \$0                         |

|                                 |   |   |   |   |   |              |              |
|---------------------------------|---|---|---|---|---|--------------|--------------|
| <b>Total FT</b>                 | 0 | 3 | 3 | 3 | 3 | <b>85000</b> | <b>24000</b> |
| <b>Part Time</b>                |   |   |   |   |   |              |              |
| Management                      | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| Professional                    | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| Administrative                  | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| Production                      | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| Independent Contractor          | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| Other: Type here to enter text. | 0 | 0 | 0 | 0 | 0 | \$0          | \$0          |
| <b>Total PT</b>                 | 0 | 0 | 0 | 0 | 0 | <b>\$0</b>   | <b>\$0</b>   |
| <b>Total FTE</b>                | 0 | 0 | 0 | 0 | 0 | <b>\$0</b>   | <b>\$0</b>   |

**How many of the new, FTE jobs to be created within three years will be filled by residents of the Labor Market Area that includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties?**

Prattsburgh Wind will work with the local unions to ensure as many local laborers as possible are hired for the construction of the project. While not all of the operations positions will be filled with current residents of these counties, we expect they will take up residency after hired.

*The IDA may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the IDA to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

**Please complete the chart below if Applicant provides employment at other sites in New York State:**

|                   |  |  |  |
|-------------------|--|--|--|
|                   | <b>Address:</b> Type here to enter text. | <b>Address:</b> Type here to enter text. | <b>Address:</b> Type here to enter text. |
| <b>Total FTEs</b> | 0  | 0  | 0  |

## Section 5: Representations, Certifications, and Indemnification

Before completing this section, has IDA staff reviewed all previous sections of the Application and acknowledged that they are complete? Yes  No

As an authorized representative of Applicant, **Jeff Cast** confirms that he/she is the **Senior Vice President** of **Prattsburgh Wind, LLC** named in the Application, and that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the IDA, also known as the "Agency," and as follows:

1. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
2. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
3. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
4. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

5. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification, and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm, or assume any representation made within reports required herein.
6. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
7. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit,

and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

8. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application.
9. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
  - a. a non-refundable \$1,000 application and publication fee (the "Application Fee");
  - b. an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
  - c. all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
10. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
11. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections 8 and 9 are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
12. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
13. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
14. The Applicant acknowledges that it has been provided a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so.

The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

15. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

16. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
17. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project, as well as may lead to other possible enforcement actions.
18. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
19. In the event that (a) the Company does not proceed to final IDA approval within six (6) months of the date of the initial resolution and/or (b) close with the IDA on the proposed Financial Assistance within twelve (12) months of the date of the initial resolution, the IDA reserves the right to rescind and cancel all approvals provided.
20. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.
21. The Applicant and the individual executing this Application on behalf of Applicant acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-

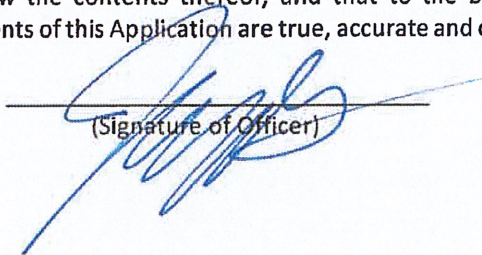


a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

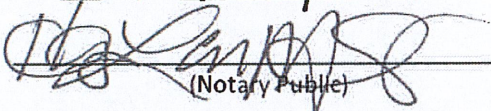
STATE OF NEW YORK )  
COUNTY OF ) ss.:

JEFF CAST, being first duly sworn, deposes and says:

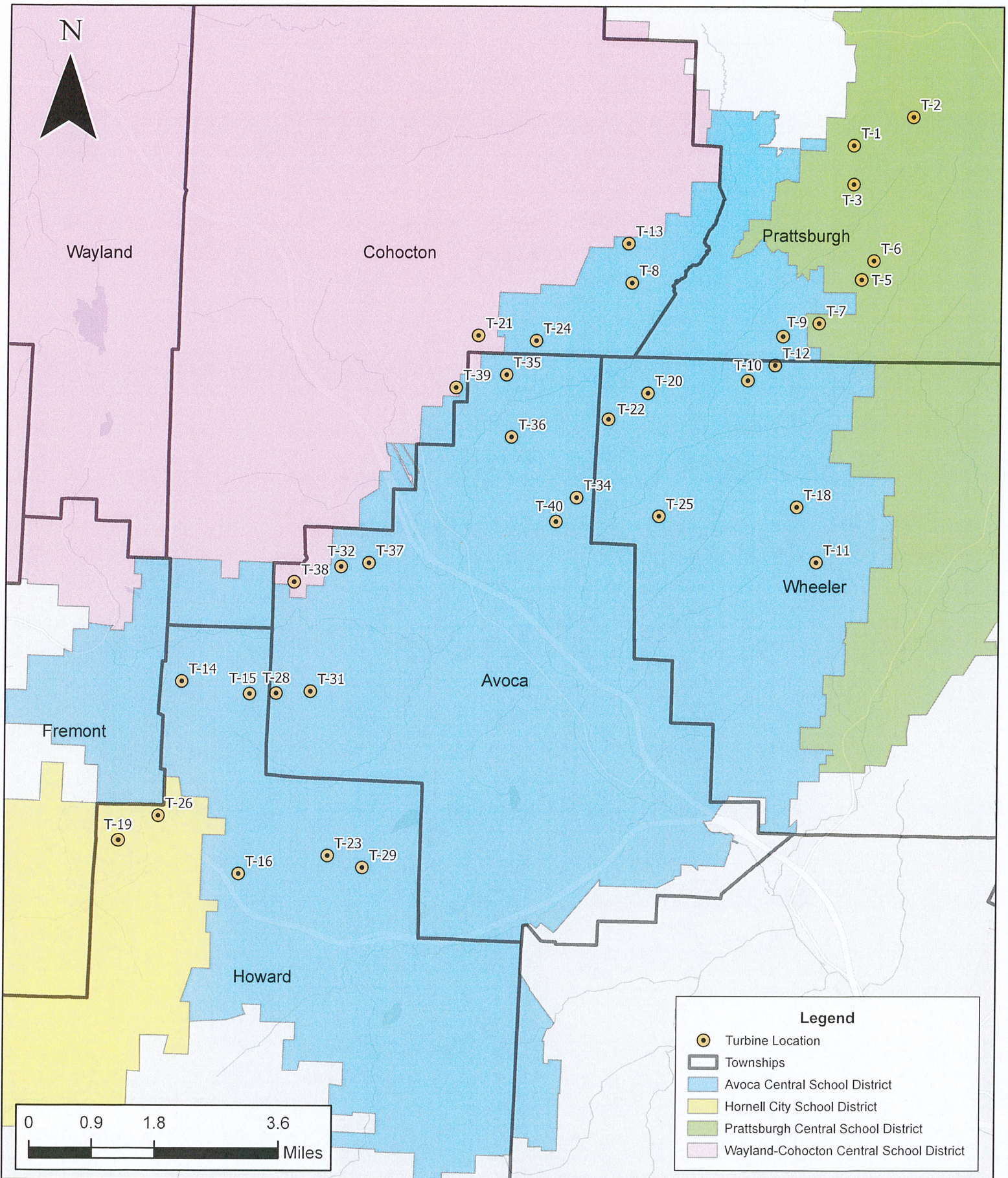
1. That I am the \_Senior Vice President (Corporate Office) of \_Prattsburgh Wind, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
\_\_\_\_\_  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 16 day of January, 2025

  
\_\_\_\_\_  
(Notary Public)

HEATHER LANE NICHOLS  
Notary Public - State of New York  
NO. 01NI0027397  
Qualified in New York County  
My Commission Expires Aug 1, 2028



**Figure 1**

## Addendum – Project Landowners and Parcel Numbers

|   |                   |
|---|-------------------|
| Rathbun, Charles and Barbara                        | 033.00-01-038.200 |
| Taylor, Bruce and Kathleen                          | 033.00-01-067.100 |
| Slayton AG, LLC                                     | 046.00-01-053.100 |
| Walker Road Energy Corp                             | 046.00-01-020.141 |
| Walker Road Energy Corp                             | 059.00-01-028.210 |
| Dyckman, Joseph and Susan                           | 045.00-01-015.000 |
| David and Sharon Peck Living Trust                  | 058.00-01-011.100 |
| Estate of John G Turner                             | 072.00-01-015.110 |
| Weaver Living Trust                                 | 087.00-01-001.110 |
| Marcaida, Joelle A.                                 | 073.00-01-001.000 |
| Caponigro, Brian and Mary                           | 097.00-01-024.000 |
| Ward, Scott and Kari                                | 097.00-01-016.000 |
| Robert Palmer Family Realty Association LLC.        | 125.00-01-023.100 |
| Flaitz, Jason and Jennifer                          | 124.00-03-002.000 |
| Slayton AG, LLC                                     | 072.00-01-005.200 |
| McDowell, Donald and Doris                          | 056.00-01-012.210 |
| Wallace, John and Lynette                           | 072.00-01-032.200 |
| Fuerst Family Trust                                 | 126.00-01-020.000 |
| Button, Douglas M.                                  | 057.00-02-014.114 |
| Slayton AG, LLC                                     | 086.00-01-007.000 |
| Ross, Brenda  | 124.00-03-005.110 |
| Margeson, Joel T.                                   | 111.00-02-001.000 |
| Dgien, Andrew and Karen                             | 126.00-01-017.000 |
| Hilker, Charles and Marie                           | 098.00-01-040.220 |
| Robbins, Chad                                       | 083.00-02.005.112 |
| McKeehan, Thomas and Linda                          | 083.00-01-012.200 |
| Slayton Family Farms Inc.                           | 085.00-01-003.110 |
| Button, Douglas M.                                  | 057.00-01-004.000 |
| Button, Merlin and Deborah                          | 071.00-01-013.100 |
| Schumacher and Hall LLC                             | 084.00-01-012.000 |
| Harter, Bradley and Kris                            | 083.00-02-007.000 |
| Wallace, John and Lynette                           | 056.00-01-015.200 |
| Walter, Thomas E.                                   | 083.00-01-013.000 |
| Hart, Robert and Martha                             | 097.00-03-009.100 |
| Anthony M. Aleo and Carol A. Aleo, husband and wife | 071.00-01-006.110 |

|   |                   |
|---|-------------------|
| Arlan D. Button and Carol J. Button, husband and wife, as tenants by the entirety                                   | 071.00-01-003.110 |
| Bieber Farms, LLC   | 033.00-01-041.100 |
| Harter, Bradley and Kris  | 083.00-02-004.100 |
| Harter, Bradley and Kris  | 083.00-02-003.100 |
| Brenda L. Ross  | 111.00-01-021.123 |
| Bruce H. French and Marjorie A. French, husband and wife, as tenants by the entirety with the right of survivorship | 058.00-01-003.100 |
| Christ H. King  | 086.00-01-017.110 |
| Christopher Bilow   | 085.00-01-011.220 |
| Clear Pines Estates & Leasing, LLC  | 046.00-01-030.000 |
| Clear Pines Estates & Leasing, LLC  | 046.00-01-002.200 |
| Clear Pines Estates & Leasing, LLC  | 046.00-01-064.000 |
| Cleeves, Robert and Barbara   | 125.00-01-023.200 |
| Peck, David & Sharon Living Trust   | 059.00-01-001.111 |
| Peck, David & Sharon Living Trust   | 058.00-01-016.111 |
| Donald W. McDowell  | 056.00-01-048.000 |
| Donald W. McDowell and Doris McDowell   | 056.00-01-013.200 |
| Donald W. McDowell and Doris McDowell   | 057.00-02-014.120 |
| Earl MacNaughton and Christine MacNaughton, husband and wife as life tenants and Shad MacNaughton, Remainderman     | 124.00-03-003.112 |
| Farm East LLC   | 057.00-02-006.000 |
| Farm East, LLC  | 058.00-01-019.000 |
| Greater Rochester Rental Properties, LLC  | 046.00-01-052.000 |
| Gregory D. Fuerst and Victoria M. Fuerst, Life Use, The Fuerst Family Trust   | 125.00-01-007.110 |
| Helmut G. Loeffler  | 083.00-01-011.000 |

|   |                   |
|---|-------------------|
| James R. Burns and Donna L. Burns, Trustees of the Burns Family Irrevocable Trust       | 071.00-01-010.000 |
| James F. Higgins  | 099.00-01-022.000 |
| James W. Mater  | 033.00-01-039.000 |
| Jason Flaitz  | 124.00-03-005.120 |
| Jay N. Van Wormer and Diane Van Wormer, husband and wife                                | 071.00-01-014.110 |
| Jean Crawford, as Trustee of the Jean Crawford Living Trust, dated 6-21-17              | 099.00-01-020.111 |
| Jeffrey R. Hughes   | 124.00-03-007.120 |
| Joel T. Margeson  | 097.00-01-015.000 |
| John Wallace and Lynette R. Wallace, joint tenants with the right to survivorship       | 071.00-01-001.000 |
| Kenneth E. Towner   | 111.00-01-006.100 |
| Kevin Miller  | 125.00-01-007.200 |
| Lent Hill Dairy Farm, LLC   | 099.00-01-016.200 |
| Louis Jay Ewell   | 100.00-02-005.200 |
| Maurice L. Walker and Joyce M. Densmore n/k/a Joyce M. Walker                           | 083.00-02-003.200 |
| Michael Gerrity, Patricia Ann Rodbourn and Timothy W. Gerrity, as joint tenants         | 097.00-01-011.200 |
| Michael J. Connor   | 100.00-02-002.000 |
| Michael J. Connor and Colleen E Connor, husband and wife                                | 100.00-02-001.000 |
| Michael J. Gerrity and Vicky Robbins-Gerrity, husband and wife, tenants by the entirety | 097.00-01-011.111 |
| Michael Smith and Lillian Smith   | 125.00-01-005.120 |
| Moose, Lois and William   | 097.00-01-014.000 |
| Peter Shambo and Gail Shambo, husband and wife, as tenants by the entirety              | 085.00-01-010.120 |
| Ralph J. Giacomi and Katherine W. Giacomi, husband and wife                             | 084.00-01-015.000 |
| Ralph J. Giacomi and Katherine W. Giacomi, husband and wife                             | 084.00-01-004.113 |

|   |                   |
|---|-------------------|
| Richard L. Wagner and Jeffrey R. Wagner   | 086.00-01-029.000 |
| Richard La Voie   | 033.00-01-043.000 |
| Robert J. Bussey  | 084.00-01-027.000 |
| Robert W. Wagner and Julie A. Wagner  | 097.00-01-025.110 |
| Scott M. Ward and Kari J. Ward, tenants by the entirety   | 111.00-01-007.200 |
| Slayton AG, LLC   | 058.00-01-021.000 |
| Slayton AG, LLC   | 045.00-02-026.000 |
| Slayton AG, LLC   | 045.00-02-016.000 |
| Slayton AG, LLC   | 071.00-01-005.200 |
| Slayton AG, LLC   | 057.00-01-009.000 |
| Slayton AG, LLC   | 084.00-01-028.000 |
| Slayton AG, LLC   | 033.00-01-033.000 |
| Slayton AG, LLC   | 111.00-01-015.121 |
| Slayton Family Farms Inc, AKA Slayton's Family Farms, Inc.  | 071.00-01-006.410 |
| Spaulding Swamp LLC   | 125.00-01-003.200 |
| Spaulding Swamp LLC   | 125.00-01-001.100 |
| Steven Doe  | 033.00-01-041.200 |
| Terrence A. Hafler a/k/a Terence A. Hafler and Donna L. Hafler, As Trustees of the Hafler Revocable Trust dated February 20, 2019 | 097.00-01-006.120 |
| Terrence A. Hafler a/k/a Terence A. Hafler and Donna L. Hafler, As Trustees of the Hafler Revocable Trust dated February 20, 2019 | 097.00-03-014.000 |
| Under Article III-B of the Will of Bradley Cuvelier MRTL Trust 2  | 087.00-01-041.100 |
| William Newcomb   | 086.00-01-016.000 |
| Slayton Family Farms  | 111.00-01-017.000 |
| Margeson, David and Helen Irrevocable Trust   | 111.00-02-002.110 |
| Button, Arlan D. and Carol  | 071.00-01-003.110 |
| Barringer, Brian and Dinse, William   | 097.00-01-023.000 |
| Arthur Leo Carter Revocable Living Trust  | 056.00-01-014.200 |
| Verbanic, Steven  | 083.00-01-014.110 |

# PILOT Totals Prattsburgh Wind

| Year    | Avoca School District | Prattsburgh School District | Hornell School District | Wayland Cohocton | Prattsburgh | Cohocton  | Wheeler     | Howard    | Avoca       | County      | Total PILOT Revenue |
|---------|-----------------------|-----------------------------|-------------------------|------------------|-------------|-----------|-------------|-----------|-------------|-------------|---------------------|
| Year 1  | \$222,083             | \$53,930                    | \$27,365                | \$37,032         | \$51,883    | \$24,921  | \$48,935    | \$38,441  | \$60,843    | \$269,318   | \$834,750           |
| Year 2  | \$226,525             | \$55,008                    | \$27,913                | \$37,773         | \$52,921    | \$25,419  | \$49,914    | \$39,210  | \$62,059    | \$274,704   | \$851,445           |
| Year 3  | \$231,055             | \$56,109                    | \$28,471                | \$38,528         | \$53,979    | \$25,927  | \$50,912    | \$39,994  | \$63,301    | \$280,198   | \$868,474           |
| Year 4  | \$235,677             | \$57,231                    | \$29,040                | \$39,299         | \$55,059    | \$26,446  | \$51,930    | \$40,794  | \$64,567    | \$285,802   | \$885,843           |
| Year 5  | \$240,390             | \$58,375                    | \$29,621                | \$40,085         | \$56,160    | \$26,975  | \$52,969    | \$41,610  | \$65,858    | \$291,518   | \$903,560           |
| Year 6  | \$245,198             | \$59,543                    | \$30,214                | \$40,886         | \$57,283    | \$27,514  | \$54,028    | \$42,442  | \$67,175    | \$297,348   | \$921,631           |
| Year 7  | \$250,102             | \$60,734                    | \$30,818                | \$41,704         | \$58,429    | \$28,065  | \$55,109    | \$43,291  | \$68,519    | \$303,295   | \$940,064           |
| Year 8  | \$255,104             | \$61,949                    | \$31,434                | \$42,538         | \$59,597    | \$28,626  | \$56,211    | \$44,156  | \$69,889    | \$309,361   | \$958,865           |
| Year 9  | \$260,206             | \$63,187                    | \$32,063                | \$43,389         | \$60,789    | \$29,198  | \$57,335    | \$45,039  | \$71,287    | \$315,549   | \$978,043           |
| Year 10 | \$265,410             | \$64,451                    | \$32,704                | \$44,257         | \$62,005    | \$29,782  | \$58,482    | \$45,940  | \$72,713    | \$321,860   | \$997,604           |
| Year 11 | \$270,718             | \$65,740                    | \$33,358                | \$45,142         | \$63,245    | \$30,378  | \$59,651    | \$46,859  | \$74,167    | \$328,297   | \$1,017,556         |
| Year 12 | \$276,133             | \$67,055                    | \$34,025                | \$46,045         | \$64,510    | \$30,986  | \$60,844    | \$47,796  | \$75,650    | \$334,863   | \$1,037,907         |
| Year 13 | \$281,655             | \$68,396                    | \$34,706                | \$46,965         | \$65,800    | \$31,605  | \$62,061    | \$48,752  | \$77,163    | \$341,560   | \$1,058,665         |
| Year 14 | \$287,288             | \$69,764                    | \$35,400                | \$47,905         | \$67,116    | \$32,237  | \$63,302    | \$49,727  | \$78,706    | \$348,391   | \$1,079,838         |
| Year 15 | \$293,034             | \$71,159                    | \$36,108                | \$48,863         | \$68,459    | \$32,882  | \$64,568    | \$50,722  | \$80,281    | \$355,359   | \$1,101,435         |
| Year 16 | \$298,895             | \$72,583                    | \$36,830                | \$49,840         | \$69,828    | \$33,540  | \$65,860    | \$51,736  | \$81,886    | \$362,466   | \$1,123,464         |
| Year 17 | \$304,873             | \$74,034                    | \$37,567                | \$50,837         | \$71,224    | \$34,211  | \$67,177    | \$52,771  | \$83,524    | \$369,715   | \$1,145,933         |
| Year 18 | \$310,970             | \$75,515                    | \$38,318                | \$51,854         | \$72,649    | \$34,895  | \$68,521    | \$53,826  | \$85,194    | \$377,110   | \$1,168,852         |
| Year 19 | \$317,190             | \$77,025                    | \$39,084                | \$52,891         | \$74,102    | \$35,593  | \$69,891    | \$54,903  | \$86,898    | \$384,652   | \$1,192,229         |
| Year 20 | \$323,533             | \$78,566                    | \$39,866                | \$53,948         | \$75,584    | \$36,305  | \$71,289    | \$56,001  | \$88,636    | \$392,345   | \$1,216,073         |
|         | \$5,396,039           | \$1,310,355                 | \$664,905               | \$899,778        | \$1,260,625 | \$605,505 | \$1,188,987 | \$934,010 | \$1,478,315 | \$6,543,711 | \$20,282,229        |

STATE OF NEW YORK  
OFFICE OF RENEWABLE ENERGY SITING AND ELECTRIC TRANSMISSION (ORES)  
SITING PERMIT FOR A MAJOR RENEWABLE ENERGY FACILITY

IN

Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler  
Steuben County

ISSUED TO

Prattsburgh Wind, LLC

ORES DMM Matter No. 21-00749

September 24, 2024





**STATE OF NEW YORK  
OFFICE OF RENEWABLE ENERGY SITING AND ELECTRIC TRANSMISSION**

ORES DMM Matter Number 21-00749 - Application of PRATTSBURGH WIND, LLC, for a Major Renewable Energy Facility Siting Permit Pursuant to Article VIII of the New York State Public Service Law (Article VIII) to Develop, Design, Construct, Operate, Maintain, and Decommission a 147-Megawatt (MW) Wind Energy Facility Located in the Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler, Steuben County, New York.

**SITING PERMIT FOR A MAJOR RENEWABLE ENERGY FACILITY  
Issued September 24, 2024**

In accordance with the requirements of Article VIII of the Public Service Law and its implementing regulations (title 16 of the Official Compilation of Codes, Rules, and Regulations of the State of New York [16 NYCRR] part 1100 [Part 1100]), the Office of Renewable Energy Siting and Electric Transmission (Office or ORES) issues this Siting Permit (Permit) to Prattsburgh Wind, LLC (Prattsburgh Wind or Permittee), for a Major Renewable Energy Facility (Wind Facility or Facility).<sup>1</sup>

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<sup>1</sup> Effective April 20, 2024, the Renewable Action through Project Interconnection and Deployment (RAPID) Act (L 2024, ch 58, part 0) repealed Executive Law § 94-c, repealed the current Public Service Law Article VIII, and enacted a new Public Service Law Article VIII entitled "Siting of Renewable Energy and Electric Transmission" (see RAPID Act §§ 2, 11). The RAPID Act also retitled the Office as the Office of Renewable Energy Siting and Electric Transmission; transferred the Office from the Department of State to the Department of Public Service; and continued all existing functions, powers, duties, and obligations of the Office under former Executive Law § 94-c. Further, all applications pending before the Office on the effective date of the Act are considered and treated as applications filed pursuant to the RAPID Act as of the date of application filing (see id. § 4). Accordingly, this Siting Permit references the current Public Service Law Article VIII rather than former Executive Law § 94-c.

With respect to ORES's regulations at 19 NYCRR part 900 (Part 900), the RAPID Act transferred part 900 to 16 NYCRR chapter XI, and continued Part 900 in full force and effect subject to conforming changes, such as the substitution of numbering, names, titles, citations, and other non-substantive changes to

This Siting Permit is supported by the extensive record compiled in the Public Service Law Article VIII proceeding including the standards, terms, and conditions attached to and made a part of this Permit (Attachment A). The Siting Permit reflects public comments; the Permittee's March 5, 2024 Statement of Issues on the draft permit; the host municipalities' petitions for party status, written and/or public comment statements, and statements of compliance with local laws and regulations; the intervenors' petitions for party status; the April 2, 2024 Stipulation of Settlement among the Permittee and Office Staff regarding the existence and location of a certain Threatened and Endangered (T&E) species within the vicinity of the Facility site; the April 2, 2024 Office Staff Response to Petitions for Party Status, Statement of Issues by the Applicant, and the Statement of Compliance with Local Laws and Regulations; the April 16, 2024 oral argument; the April 30, 2024 Stipulation of Settlement among the Permittee and Office Staff regarding the addition of a new Site Specific Condition (SSC) at subpart 6(g) of the Siting Permit addressing cumulative noise impacts of the Facility; the May 2, 2024 Ruling of the ALJs on Issues and Party Status, and Order of Disposition (Issues Ruling); Prattsburgh Preservation Alliance's (PPA) May 6, 2024 Expedited Appeal and Appeal from the ALJs' Issues Ruling; the May 10, 2024 Permittee Response to PPA's Request to Appeal; the May 13, 2024 Office Staff Response to Appeal; the June 13, 2024 Stipulation of Settlement among the Permittee and Office Staff resolving certain issues that were joined for adjudication regarding a T&E species (bald eagle) within the vicinity of the Facility site; the June 14, 2024 Notice Canceling Adjudicatory Hearing and Order of Disposition; and the August 7, 2024 decision of the Interim Executive Director.

The Office in its final decision considered, among other matters, public health and safety, and all pertinent social, economic, and environmental factors of the Wind Facility. Based upon the Office's comprehensive review of the record, the Office finds and determines that the Wind Facility, together with applicable provisions of the

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be filed with the Secretary of State (see RAPID Act § 7). The conforming changes were filed with the Secretary of State and became effective July 17, 2024. Accordingly, this Siting Permit uses the numbering of the new 16 NYCRR part 1100 (Part 1100) rather than the numbering of former Part 900.

Uniform Standards and Conditions (USCs) (subpart 5 of this Siting Permit), necessary Site Specific Conditions (SSCs)(subpart 6 of this Siting Permit), and applicable pre-construction and post-construction compliance filings (subpart 7 of this Siting Permit):

- a) complies with Article VIII and applicable provisions of the Office's regulations at 16 NYCRR Part 1100;
- b) complies with substantive provisions of applicable State laws and regulations;
- c) complies with substantive provisions of applicable local laws and ordinances, except those provisions the Office has elected not to apply based on a finding that they are unreasonably burdensome in view of the Climate Leadership and Community Protection Act (CLCPA) targets and the environmental benefits of the Facility;
- d) avoids, minimizes, or mitigates, to the maximum extent practicable, potential significant adverse environmental impacts of the Facility;
- e) achieves a net conservation benefit with respect to any impacted threatened or endangered species; and
- f) contributes to New York's CLCPA targets by providing up to 147 MW of renewable energy and reducing carbon dioxide emissions by an estimated 319,400 metric tons each year, equivalent to the energy use of approximately 62,000 homes in New York State.

In making the required findings, the Office considered the CLCPA targets and environmental benefits of the proposed Facility.

Subject to the terms, conditions, and requirements in Attachment A to this Siting Permit, the Permittee is authorized to develop, design, construct, operate, maintain, and decommission a Wind Facility with a nameplate generating capacity of up to 147 MW in the Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler, Steuben County, New York. The Wind Facility shall comply with the standards, conditions, and requirements specified in this Siting Permit.

Any potential changes to the Facility proposed by the Permittee will be subject to review by the Office in compliance with Part 1100. All standards, conditions, and requirements in this Siting

Permit shall be enforceable obligations to the State of New York in accordance with 16 NYCRR subpart 1100-12 and other applicable law.

The Siting Permit will automatically expire if the Wind Facility does not commence commercial operation within seven (7) years from the date of issuance.

Approved *Jessica F. Waldorf*  
Jessica F. Waldorf  
Interim Executive Director  
New York State Office of Renewable Energy Siting and  
Electric Transmission

Dated: September 24, 2024

cc: Party List - ORES DMM Matter No. 21-00749

**ATTACHMENT A  
FINAL SITING PERMIT**

**1. PERMIT**

In compliance with Article VIII of the Public Service Law (Article VIII) and 16 NYCRR part 1100 (Part 1100),<sup>2</sup> this Siting Permit (Permit) is expressly subject to the standards, conditions, and requirements set forth in this Attachment A, including without limitation the following terms and conditions:

**1.1 Applicability; Powers of Municipalities and State Agencies and Authorities**

The Siting Permit issued herein is based upon the plans, specifications, reports, statements, agreements, and other information submitted by or on behalf of the Permittee in the application record for this Facility (ORES DMM Matter No. 21-00749) as well as the Permittee's Public Service Law (PSL) Article 10 pre-application record (DPS Case 19-F-0540), incorporated herein by reference. This information is freely accessible on the ORES website at <https://dps.ny.gov/ores-permit-applications>,

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<sup>2</sup> Effective April 20, 2024, the Renewable Action through Project Interconnection and Deployment (RAPID) Act (L 2024, ch 58, part O) repealed Executive Law § 94-c, repealed the current Public Service Law Article VIII, and enacted a new Public Service Law Article VIII entitled "Siting of Renewable Energy and Electric Transmission" (see RAPID Act §§ 2, 11). The RAPID Act also retitled the Office as the Office of Renewable Energy Siting and Electric Transmission; transferred the Office from the Department of State to the Department of Public Service; and continued all existing functions, powers, duties, and obligations of the Office under Executive Law former § 94-c. Further, all applications pending before the Office on the effective date of the Act are considered and treated as applications filed pursuant to the RAPID Act as of the date of application filing (see id. § 4). Accordingly, this Siting Permit references the current Public Service Law Article VIII rather than Executive Law former § 94-c.

With respect to ORES's regulations at 19 NYCRR part 900 (Part 900), the RAPID Act transferred part 900 to 16 NYCRR chapter XI, and continued Part 900 in full force and effect subject to conforming changes, such as the substitution of numbering, names, titles, citations, and other non-substantive changes to be filed with the Secretary of State (see RAPID Act § 7). The conforming changes were filed with the Secretary of State and became effective July 17, 2024. Accordingly, this Siting Permit uses the numbering of the new 16 NYCRR part 1100 (Part 1100) rather than the numbering of former Part 900.

ORES Major Renewable Energy Facility Permit  
Prattsburgh Wind, LLC (ORES DMM Matter No. 21-00749)

subject to such redactions as are required by law or ordered by the assigned Administrative Law Judges (ALJs).

Pursuant to Article VIII of the Public Service Law and its implementing regulations at 16 NYCRR subparts 1100-1 through 1100-15, the Facility shall be designed, developed, constructed, operated, maintained, and decommissioned in conformity with this Siting Permit and any terms, limitations, or conditions contained herein.

Notwithstanding any other provision of law, including without limitation article eight of the Environmental Conservation Law (ECL) and article seven of the PSL, no other State agency, department or authority, or any municipality or political subdivision, or any agency thereof may, except as expressly authorized under Article VIII and implementing regulations at Part 1100, require any approval, consent, permit, certificate, contract, agreement, or other condition for the development, design, construction, operation, maintenance, or decommissioning of the Facility authorized pursuant to this Siting Permit.

Nothing in this Siting Permit shall exempt such Facility from compliance with applicable federal laws, rules, and regulations, and the Permittee remains responsible for providing copies of all federal and federally-delegated permits and approvals for the construction and operation of the Facility, simultaneously with other required pre-construction compliance filings hereunder.

## **1.2 Record of Proceeding**

In addition to the information referenced above, the record of this application includes all information submitted with respect to the ORES Application (ORES DMM Matter No. 21-00749), by or on behalf of municipalities and local agencies, members of the public and other participants, as well as ORES and other State agencies and authorities, and is freely accessible on the ORES website, subject to such redactions as are required by law or ordered by the assigned ALJs.

## **2. PROJECT DESCRIPTION**

The Facility is a wind energy generating project located in the Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler, Steuben County, New York, consisting of the following major components: up to 36 wind turbines; buried and overhead 34.5-kilovolt (kV) collection lines; access roads; three temporary laydown/construction support areas; two permanent meteorological (met) towers; two temporary met towers; two aircraft detection lighting system (ADLS) towers (if approved by the Federal Aviation Administration [FAA] and determined feasible for the entire Project); a temporary concrete batch plant; an operations and maintenance (O&M) building; a medium-voltage to transmission-voltage collector substation with associated equipment and fenced areas; a new point of interconnection (POI) switching station; and an approximately 1,300-foot overhead transmission line to tie-in the Facility to the existing New York State Electric and Gas (NYSEG) Stoney Ridge to Canandaigua 230 kV transmission line #68. The total nameplate capacity of the Facility shall not exceed 147 megawatts (MW).

The proposed Wind Facility will directly contribute to New York's Climate Leadership and Community Protection Act (CLCPA) targets by producing up to 147 MW of renewable wind energy directly to New York's energy market. According to the application, the Facility will offset approximately 319,400 metric tons of carbon dioxide (CO<sub>2</sub>) and associated emissions and produce enough zero-emissions energy to power approximately 62,000 households in New York State. The Facility will also create job opportunities, support economic growth, and protect public health, safety, and the environment by significantly reducing greenhouse gas emissions.

## **3. PROCEDURAL BACKGROUND**

(a) On 9/26/2022, the Permittee submitted an application for a major renewable energy facility siting permit (the Application) to the Office pursuant to former Executive Law § 94-c.

(b) On 11/4/2022, the Permittee filed an Application Supplement.

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- (c) On 11/23/2022, Office Staff issued a Notice of Incomplete Application.
- (d) On 2/17/2023, the Permittee submitted an extension request for the three (3) month response period in former 19 NYCRR § 900-4.1(f), requesting an extension to 04/21/2023.
- (e) On 4/21/2023, the Permittee filed an Application Supplement.
- (f) On 6/20/2023, Office Staff issued a second Notice of Incomplete Application.
- (g) On 8/31/2023, 9/13/2023, 10/16/2023, 10/17/2023, and 10/26/2023, the Permittee filed Application Supplements.
- (h) On 10/27/2023, Office Staff issued a Revised Take Determination.
- (i) On 10/30/2023, the Office determined that the Application, together with the Application Supplements filed on 11/4/2022, 4/21/2023, 8/31/2023, 9/13/2023, 10/16/2023, 10/17/2023, and 10/26/2023, was complete in compliance with former Executive Law § 94-c(5)(b) and former 19 NYCRR §§ 900-4.1(c) and (g).
- (j) On 11/9/2023, the Prattsburgh Preservation Alliance (PPA) filed a petition for party status.
- (k) On 12/29/2023, Office Staff published the Draft Permit on its website for public comment.
- (l) On 12/29/2023, the ORES Office of Hearings issued a Combined Notice of Availability of Draft Permit Conditions, Public Comment Period and Public Comment Hearing, and Commencement of Issues Determination Procedure (Combined Notice), including instructions for filing a petition for party status.
- (m) On 1/23/2024, Marty Oehlbeck (Mr. Oehlbeck) filed a petition for party status.



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- (n) On 2/1/2024, PPA refiled its initial petition for party status and supplemented its petition with further submissions on 2/26/2024 and 2/27/2024.
- (o) On 2/27/2024, the assigned ALJs presided over a public comment hearing at the Hatch Hose Fire Company, 30 University Avenue, Atlanta, New York.
- (p) On 3/1/2024 and 3/21/2024, Cynthia Smith filed two comments regarding bald eagles.
- (q) On 3/4/2024, the Town of Fremont filed a Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.
- (r) On 3/5/2024, the Town of Prattsburgh filed a Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.
- (s) On 3/5/2024, the Town of Cohocton filed a Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.
- (t) On 3/5/2024, the Towns of Avoca, Howard, and Wheeler filed a Joint Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.
- (u) On 3/5/2024, the Permittee filed a Statement of Issues and Requests for Clarification.
- (v) On 3/14/2024, the Permittee filed a request to supplement its Statement of Issues and Requests for Clarification.
- (w) On 3/20/2024, the assigned ALJs filed correspondence granting the Town of Prattsburgh's request to supplement its Petition for Party Status.
- (x) On 3/20/2024, the Towns of Avoca, Howard, and Wheeler filed a request to supplement their Joint Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.

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- (y) On 3/28/2024, the assigned ALJs filed correspondence granting the request from the Towns of Avoca, Howard, and Wheeler to supplement their Joint Petition for Party Status, Statement of Compliance, and Statement of Issues for Adjudication.
- (z) On 4/2/2024, Office Staff timely filed its Response to Petitions for Party Status, Statement of Issues by the Permittee, and Statements of Compliance with Local Laws and Regulations.
- (aa) On 4/2/2024, the Permittee timely filed its Response to Statements of Municipal Compliance and Petitions for Party Status, and Response to Public Comments.
- (bb) On 4/2/2024, Office Staff filed a Stipulation of Settlement among Office Staff and the Permittee regarding the presence and location of the nest of a bald eagle in the vicinity of the project.
- (cc) On 4/10/2024, the assigned ALJs gave Notice of Oral Argument to join issue on: (1) whether the Facility complies with the former 19 NYCRR Part 900 setback and noise limits as they pertain to two partially completed structures in the Town of Prattsburgh; (2) whether the Siting Permit should include a SSC to ensure that the noise design goals and limits set forth in former Part 900 are met on a cumulative basis; (3) whether Permittee had justified relief from the Town of Prattsburgh's local setback requirements for four wind turbines proposed to be sited in the Town; and (4) whether the Siting Permit should include additional conditions related to impacts to bald eagles.
- (dd) On 4/16/2024, the assigned ALJs heard oral argument with appearances from the Towns of Prattsburgh, Cohocton, Avoca, Howard, Wheeler, and Freemont, the Prattsburgh Preservation Alliance, Mr. Oehlbeck, the Permittee, and Office Staff.
- (ee) On 5/2/2024, Office Staff filed a Stipulation of Settlement entered into in writing on 4/30/2024, by Office Staff and the Permittee, and by verbal agreement by the Town of Cohocton at the 4/16/2024 oral argument, resolving the outstanding

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cumulative noise impacts issues by the addition of a new SSC 6(g) to the Siting Permit.

- (ff) On 5/2/2024, the assigned ALJs issued the Issues Ruling, which granted the Town of Cohocton's petition in part since it raised a meritorious legal issue regarding cumulative noise impacts but not a substantive and significant factual issue requiring adjudication, and otherwise denied party status to the remaining Towns, PPA, and Mr. Oehlbeck. The Issues Ruling also joined for adjudication, identifying Office Staff and the Permittee as parties, the issues of (1) whether certain facility components could be sited as proposed and contemplated by the Draft Siting Permit; (2) whether a revised jurisdictional determination would be necessary; (3) what measures may be required to avoid, minimize, and mitigate impacts to bald eagles; and (4) whether a revised Net Conservation Benefit Plan (NCBP) would be necessary to address unavoided impacts to bald eagles. The ALJs set down the proceeding for a procedural conference to schedule the adjudicatory hearing and other pre-hearing proceedings.
- (gg) On 5/2/2024, PPA filed a motion and request for a Declaratory Ruling.
- (hh) On 5/6/2024, PPA timely filed a Request for Leave to File an Expedited Appeal and an Appeal of the Issues Ruling pursuant to former 19 NYCRR § 900-8.7(d)(7) pending review of its appeal.
- (ii) On 5/7/2024, Office Staff filed a Response to PPA's motion and request for a Declaratory Ruling.
- (jj) On 5/10/2024, the Permittee timely filed a Response to PPA's Appeal of the Issues Ruling.
- (kk) On 5/13/2024, Office Staff timely filed a Response to PPA's appeal of the Issues Ruling.
- (ll) On 5/13/2024, the assigned ALJs issued a Ruling on the Motion of PPA.

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- (mm) On 5/13/2024, the assigned ALJs issued a Ruling Adopting Schedule for an evidentiary hearing.
- (nn) On 6/14/2024, the Permittee filed a Stipulation of Settlement entered into with Office Staff, addressing all issues identified for adjudication in the Issues Ruling and agreeing to an SSC in the Siting Permit requiring the submission as a pre-construction filing of a post-construction monitoring plan and adaptive management program that contain minimum, specific provisions subject to the review and approval of Office Staff.
- (oo) On 6/14/2024, the assigned ALJs issued a Notice Canceling Adjudicatory Hearing and Order of Disposition, and remanded the matter to Office Staff to continue processing the Siting Permit consistent with the Stipulations of Settlement pursuant to former 19 NYCRR §§ 900-8.3(c)(5) and 900-8.12(b) and to issue a written summary and assessment of public comments received during the public comment period on issues not otherwise addressed in the Issues Ruling.
- (pp) On 8/7/2024, the Interim Executive Director issued a decision (Decision) that affirmed the Issues Ruling, and remanded the matter to Office Staff, pursuant to 16 NYCRR § 1100-8.3(c)(5), to continue processing the application to issue the requested Siting Permit.
- (qq) On 9/24/2024, in compliance with 16 NYCRR § 1100-8.3(c)(5), Office Staff filed its written Summary and Assessment of Public Comments.

#### **4. REQUIRED FINDINGS**

PSL § 142(5) provides that a final Siting Permit may only be issued if the Office makes a finding that the proposed Facility, together with any applicable USCs, SSCs, and compliance filings set forth in the Permit would comply with applicable laws and regulations. In making this determination, the Office may elect not to apply, in whole or in part, any local law or ordinance that would otherwise be applicable if the Office makes a finding that, as applied to the proposed Facility, the local law or ordinance is

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unreasonably burdensome in view of the CLCPA targets and the environmental benefits of the proposed Facility.

In compliance with PSL § 142(5), the Office has considered, without limitation, the proposed Facility's contribution of up to 147 MW toward New York State's CLCPA targets, and the associated environmental benefits of producing zero-emissions energy and significantly reducing greenhouse gas emissions in New York State.

The Permittee has requested that the Office elect not to apply certain provisions of local law or ordinance. As specified below, the Office hereby determines not to apply, in whole or in part, the following local law or ordinance provisions, which when applied to the proposed Facility, are unreasonably burdensome in view of the CLCPA targets and the environmental benefits of the proposed Facility. In making the determinations herein, the Office has balanced the proposed Facility's competing impacts to multiple resources, and considered the Permittee's proposed measures to avoid, minimize, or mitigate those impacts to the maximum extent practicable, while ensuring protection of the environment and consideration of all pertinent social, economic, and environmental factors.

Except for the provisions of local law or ordinance for which relief is approved below, the Office finds that the Facility, as proposed and permitted herein, shall comply with the substantive provisions of the applicable local laws or ordinances of the Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler identified in the Application at Exhibit 24, Local Laws and Ordinances (Record 95) and accompanying Appendices 24-A, 24-B, and 24-C (Record 52 and 95).

**(a) Town of Avoca**

(1) Turbine Height Limit

The Permittee requested relief from Article II § 12(B) of the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021). This section provides:

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(B) The Maximum total height of any WTG [Wind Turbine Generators] shall be 650 feet.

Based upon the record in this case, the Office elects not to apply the height restriction from Article II § 12(B) of the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021), which is unreasonably burdensome in light of the CLCPA targets and the environmental benefits of the Facility, provided that the total height of the wind turbine shall not exceed 668 feet, as described in Application Appendix 24-B (Revision 2): Statement of Justification (Record 95).

(2) Construction Hours

The Permittee requested limited relief from Article II § 12(N) of the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021) as it applies to the sunset construction hour limitation. This section provides:

(N) Construction of the Wind Energy Facilities shall be limited to the hours of 7 a.m. to sunset, not to exceed 9 p.m. except for certain activities that require cooler temperatures than possible during the day, for which activities special hours may be granted upon the approval from the Town Board and/or Code Enforcement Officer.

Based upon the record in this case, the Office approves limited relief from Article II § 12(N) of the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. Relief is limited such that construction can continue to 8:00 p.m. year-round. Consistent with 16 NYCRR § 1100-6.4(a), the Permittee shall comply with the Facility Construction and Maintenance requirements specified in subpart 5.4(a) of this Permit.

(3) Decommissioning Security

The Permittee requested relief from the required amount of decommissioning security, as set forth in Article II § 20(3)(d) of

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the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021), which prohibits the amount of financial security for decommissioning to be reduced by the expected salvage value of the facility components. This section provides:

(3) The Applicant or successors, shall continuously maintain security for the benefit of the Town only, held by the Town, in a form approved by the Town for the removal of inoperative WTGs, in an amount to be determined by the Town, and for the period of the life of the facility. This security may consist of a letter of credit from a State of New York licensed-financial institution. All costs of the financial security shall be borne by the applicant. All decommissioning fund requirements shall be fully funded before a building permit is issued. The following criteria shall also be met for the decommissioning security:

(d) Estimated salvage value of recyclable materials shall not be taken into account in the determination of the decommissioning security.

Based upon the record in this case, the Office approves limited relief from the prohibition of including salvage value in the decommissioning security amount of Article II § 20(3)(d) of the Wind Energy Facility Law of the Town of Avoca (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. The Permittee shall provide decommissioning and site restoration security in the amounts meeting the requirements specified in subpart 5.6(b) of this Permit pursuant to 16 NYCRR §§ 1100-2.24(c), 1100-6.6(b) and 1100-10.2(b).

**(b) Town of Cohocton**

(1) Turbine Height Limit

The Permittee requested relief from Article XI § 1130(2)(b)(i) of the Town of Cohocton Zoning Law (as amended by Local Law No. 2 of 2006, Local Law No. 1 of 2011, and Local Law No. 4 of 2019). This section provides:

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(i) Maximum height limit shall be no greater than 650 feet.

Based upon the record in this case, the Office elects not to apply the height restriction from Article XI § 1130(2)(b)(i) of the Town of Cohocton Zoning Law (as amended by Local Law No. 2 of 2006, Local Law No. 1 of 2011, and Local Law No. 4 of 2019), which is unreasonably burdensome in light of the CLCPA targets and the environmental benefits of the Facility, provided that the total height of the wind turbine shall not exceed 668 feet, as described in Application Appendix 24-B (Revision 2): Statement of Justification (Record 95).

(2) Undergrounding Requirements

The Permittee requested limited relief from the undergrounding requirements in Article XI § 1130 Subsection 2(b)(vi) of the Town of Cohocton Zoning Law (as amended by Local Law No. 2 of 2006, Local Law No. 1 of 2011, and Local Law No. 4 of 2019). This section provides:

(vi) All power transmission/distribution lines from the windmill electricity generation facilities shall be underground from the windmill electric generation facility to the collection station. All other circumstances would be reviewed during the site plan process.

Based upon the record in this case, the Office approves limited relief with respect to Article XI § 1130 Subsection 2(b)(vi) of the Town of Cohocton Zoning Law (as amended by Local Law No. 2 of 2006, Local Law No. 1 of 2011, and Local Law No. 4 of 2019), which is unreasonably burdensome in light of the CLCPA targets and the environmental benefits of the Facility. Relief is limited to the lengths and segments within the Town of Cohocton, as described in Appendix 24-B (Revision 2): Statement of Justification (Record 95 at Table 4) and Appendix 5-I: Supplemental Overhead Collection Line Memo (Record 87), provided that the height of the structures shall not exceed the height modeled in Appendix 8-C (Supplement): Supplemental Visual Impact Assessment and Visual Minimization and Mitigation Plan (Record 53).



(3) Lot Area, Yards, Building Height & Lot Coverage Requirements

The Permittee requested limited relief from Article III § 320 of the Town of Cohocton Zoning Law, as it pertains to the structures within the POI and collector substations, overhead collection lines and associated pole structures, and the interconnection loop transmission lines and associated pole structures located in the Town of Cohocton. This section provides:

§ 320 Zoning Schedule. Agricultural-Residential (AG-R)  
All other Permitted Uses: Max. Hgt. Stories Feet: 35  
feet.

Based upon the record of this case, the Office approves limited relief from Article III § 320 of the Town of Cohocton Zoning Law, which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the proposed facility. Relief is limited to the four (4) structures associated with the POI substation, two (2) structures associated with the collector substation, eight (8) pole structures associated with the interconnection loop transmission lines, and 44 pole structures within four segments associated with the overhead collection line as described in Appendix 24-B (Revision 2): Statement of Justification (Record 95 at 27-29) and their heights as depicted in Revision 1 Electrical Design & Substation Plan (Record 42).

**(c) Town of Howard**

(1) Turbine Height Limit

The Permittee requested relief from Article II § 12(B) of the Wind Energy Facility Law of the Town of Howard (Local Law No. 1 of 2022). This section provides:

(B) The Maximum total height of any WTG shall be 650 feet.

Based upon the record in this case, the Office elects not to apply the height restriction from Article II § 12(B) of the Wind Energy Facility Law of the Town of Howard (Local Law No. 1 of 2022), which is unreasonably burdensome in light of the CLCPA targets and the

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environmental benefits of the Facility, provided that the total height of the wind turbine shall not exceed 668 feet, as described in Application Appendix 24-B (Revision 2): Statement of Justification (Record 95).

(2) Construction Hours

The Permittee requested limited relief from Article II § 12(N) of the Wind Energy Facility Law of the Town of Howard (Local Law No. 1 of 2022), as it applies to the sunset construction hour limitation. This section provides:

(N) Construction of the Wind Energy Facilities shall be limited to the hours of 7 a.m. to sunset, not to exceed 9 p.m. except for certain activities that require cooler temperatures than possible during the day, for which activities special hours may be granted upon the approval from the Planning Board and/or Code Enforcement Officer.

Based upon the record in this case, the Office approves limited relief with respect to Article II § 12(N) of the Wind Energy Facility Law of the Town of Howard (Local Law No. 1 of 2022), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. Relief is limited such that construction can continue to 8:00 p.m. year-round. Pursuant to 16 NYCRR § 1100-6.4(a), the Permittee shall comply with the Facility Construction and Maintenance requirements specified in subpart 5.4(a) of this Permit.

(3) Decommissioning Security

The Permittee requested limited relief from the required amount of decommissioning security, as set forth in Article II § 20(3)(d) of the Wind Energy Facility Law of the Town of Howard (as amended by Local Law No. 1 of 2022), which prohibits the amount of financial security for decommissioning to be reduced by the expected salvage value of the facility components. This section provides:

(3) The applicant, or successors, shall continuously maintain security for the benefit of the Town only, held

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by the Town, in a form approved by the Town for the removal of inoperative WTGs, in an amount to be determined by the Town, and for the period of the life of the facility. This security may consist of a letter of credit from a State of New York licensed-financial institution. All costs of the financial security shall be borne by the applicant. All decommissioning fund requirements shall be fully funded before a building permit is issued. The following criteria shall also be met for decommissioning security:

(d) Estimated salvage value of recyclable materials shall not be taken into account in the determination of the decommissioning security.

Based upon the record in this case, the Office approves limited relief from the requirement for determining the amount of decommissioning security in Article II § 20(3)(d) of the Wind Energy Facility Law of the Town of Howard (as amended by Local Law No. 1 of 2022), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. The Permittee shall provide decommissioning and site restoration security in the amounts meeting the requirements specified in subpart 5.6(b) of this Permit and consistent with 16 NYCRR §§ 1100-2.24(c), 1100-6.6(b) and 1100-10.2(b).

**(d) Town of Prattsburgh**

(1) Construction Hours

The Permittee requested limited relief from Article 5 § 2(A) and has indicated non-compliance with Article 5 § 2(B) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021). This section provides:

(A) The siting permit shall contain a term or condition requiring that construction work hours on any and all components of the wind energy facility, as well as delivery and/or unloading of any parts, materials or equipment related thereto, including repair or maintenance of construction equipment at any outdoor

location, shall be limited to the hours between 7:00 a.m. and 7:00 p.m. on Mondays through Saturdays, except Federally recognized holidays. The omission of such term and/or condition from the siting permit shall not relieve the Developer of its obligation with respect to the limits set forth herein.

(B) No activities limited herein shall occur on Sundays or on federally recognized holidays.

Based upon the record in this case, the Office approves limited relief with respect to Article 5 §§ 2(A) and 2(B) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. Relief is limited such that construction can continue to 8:00 p.m. on Mondays through Saturdays; construction can occur on Sundays and national holidays; and construction and delivery activities can occur during extended hours. Consistent with 16 NYCRR § 1100-6.4(a), the Permittee shall comply with the Facility Construction and Maintenance requirements specified in subpart 5.4(a) of this Permit.

(2) Restoration in Agricultural Lands

The Permittee requested limited relief from Article 5 § 3(C) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which provides:

(C) It shall also be required that full restoration of disturbed agricultural land, due to construction or maintenance activities be made prior to the facility becoming operational.

Based upon the record in this case, the Office denies the requested relief with respect to Article 5 § 3(C) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) on the grounds that relief is not necessary. The Permittee shall comply with the requirements set forth in 16 NYCRR § 1100-2.16 and the standard to avoid, minimize, and mitigate potential

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significant adverse impact(s) to agricultural resources to the maximum extent practicable.

(3) Removal of all Deleterious and/or Toxic Materials

The Permittee requested limited relief from Article 5 §§ 4(A)-(C) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) to the extent that potentially hazardous materials may be stored on-site to fuel equipment during construction and decommissioning activities and during operations for wind turbine maintenance activities. These sections provide:

(A) The siting permit shall contain terms and/or conditions requiring that Developer shall remove from any facility site, at any time during construction, operation, maintenance or tower/component replacement, any item(s) or material(s) which is or are toxic or deleterious to humans or the environment, either of their own accord or upon disposal in any location.

(B) Any such item(s) or material(s) shall be disposed of at a site outside of the Town of Prattsburgh which is authorized by the State or Federal government to receive such item(s) or material(s).

(C) The consent of any property owner within the Town of Prattsburgh to permit disposal or placement of any such item(s) or material(s) shall not abrogate the provision hereof.

Based upon the record in this case, the Office denies the requested relief from Article 5 §§ 4(A)-(C) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) on the grounds that relief is not necessary. The Permittee shall also comply with the materials management requirements set forth in 16 NYCRR Part 1100.

(4) Turbine Setbacks

The Permittee requested limited relief from the 1.5 times setback requirement, as set forth in Article 5 § 5(A) of the Town of

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Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), for turbines T2, T3, T5, and T9. This section provides:

(A) The Developers siting permit shall require that, as a term or condition thereof, that all wind energy turbine towers be subject to a lot boundary line setback which shall be a distance determined by the following formula: 1.5 times (tower height plus rotor radius). That measurement shall be from the nearest lot boundary line and measured horizontally from the tower location to that lot boundary line or a perpendicular line elevated therefrom.

Based upon the record in this case, the Office approves limited relief from Article 5 § 5(A) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the proposed facility. Relief is limited to turbines T2, T3, T5, and T9, where portions of the 1.5 setback cross non-participating lot boundary lines, as described in Application Appendix 24-B (Revision 2): Statement of Justification (Record 95) and depicted in Application Figure 24-7: Setbacks (Record 111 at Sheets 23, 25, 27, and 29). The Permittee shall comply with the setbacks set forth in 16 NYCRR § 1100-2.6(b) and Table 1.

In determining the distance of the setback, the total height of the wind turbine is based on a 668-foot turbine model, as described in Application Exhibit 5 (Revision 2): Design Drawings (Record 87).

(5) Operational Noise Limits

The Permittee requested relief from Article 5 § 6(A) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) to the extent that the wind energy turbine tower noise limitations conflict with the maximum noise limits in 16 NYCRR § 1100-2.8(b)(1). This section provides:

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(A) The Developers Siting Permit shall require that, as a term or condition thereof, the sound emitted from any wind energy turbine tower which is a part of the wind energy facility, measured at the nearest point on the lot boundary line of any non-participating property, shall not exceed 6dBA L90 above established ambient noise level (baseline level), as well as requiring compliance with the other provisions of this section.

Based upon the record in this case, the Office approves relief from Article 5 § 6(A) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the proposed Facility. The Permittee shall comply with the noise standards set forth in 16 NYCRR § 1100-2.8.

(6) Natural Gas Impact Study

The Permittee requested relief from Article 5 §§ 9 (A)-(C), (F), and (G) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021). These sections provide:

(A) The Developer's siting permit shall require that, as a term or condition thereof, that the Developer undertake a study for the purpose of identifying any natural gas deposits within the vicinity of each wind turbine tower site to be utilized by the Developer. Such study shall include wind turbine tower sites outside the geographic limits of the Town of Prattsburgh but within the vicinity of any natural gas deposit within the geographic limits of the Town of Prattsburgh. For the purpose hereof "vicinity" shall be defined as a radius of 1,500 feet from the center of any wind turbine tower.

(B) Such study shall determine whether the wind turbine tower, or any component thereof including the foundation system, has the potential of negatively affecting the natural gas deposit or creating a hazard to the public.

(C) Further, such study shall be undertaken by an engineer or engineering firm with education and experience in the study of natural gas deposits and potential impacts thereon by below ground level excavation and construction. The study shall take into consideration, at each individual wind turbine tower site, the depth of the tower foundation, as well as the area which it occupies.

(F) In the event that the study approved by the Town Board determines that there may be a potential for a negative impact on a natural gas deposit the study shall include actions which would prevent such negative impact on the natural gas deposit as well as an analysis of the effectiveness of the proposed preventive measures.

(G) No wind turbine tower shall be placed or constructed in a location where the existence thereof creates a potential negative impact on a natural gas deposit or creates a risk of hazard to the public, without an effective methodology being implemented to avoid any and all negative impact on a natural gas deposit or avoid a risk of hazard to the public.

Based upon the record in this case, the Office denies the requested relief with respect to Article 5 §§ 9 (A)-(C), (F), and (G) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) on the grounds that Article 5 §§ 9(A)-(C) and (F) are procedural and relief is not necessary from Article 5 § 9(G).

(7) Shadow Flicker

The Permittee requested limited relief from Article 5 § 10(A) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) to the extent it requires a maximum shadow flicker limit of thirty minutes per day at any non-participating residential receptor. This section provides:

(A) Shadow flicker caused by wind turbine operations shall be limited to a maximum of: thirty (30) hours



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annually and a maximum of thirty (30) minutes cumulative per day, at any nonparticipating residential receptor, subject to verification using shadow detection and operational controls at appropriate wind turbines.

Based upon the record in this case, the Office approves limited relief from the thirty minute daily maximum shadow flicker limit of Article 5 § 10(A) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of the CLCPA targets and the environmental benefits of the proposed Facility. The Permittee shall comply with the shadow flicker limitations and other requirements set forth in 16 NYCRR § 1100-2.9(d)(6) and the associated mitigation requirements set forth in 16 NYCRR § 1100-6.4(1)(1)(iii).

(8) Abandonment Time Period

The Permittee requested relief from the required six (6) months abandonment time period, as set forth in Article 5 § 13(E) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021). This section provides:

(E) The shutdown of or non-production of energy from any wind energy tower or towers for any consecutive period of time in excess of six (6) months shall constitute abandonment of that wind energy tower or towers and shall require decommissioning thereof in compliance with the provisions hereof.

Based upon the record in this case, the Office approves limited relief from the required six (6) month abandonment time period in Article 5 § 13(E) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. **(See also subpart 6(f) of this Permit.)**

(9) Decommissioning Removal

The Permittee requested limited relief from Article 5 § 13(G) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) as it applies to the removal of components located greater than four (4) feet below grade in agricultural lands and three (3) feet below grade in non-agricultural lands. This section provides:

(G) Decommissioning shall include: removal of all components of the facility, including, but not limited to, towers, generators, blades, foundations and all parts thereof; collection and transmission lines; buildings and the contents thereof; complete site restoration of all portions of the wind energy facility. No components of the wind energy facility may be disposed of or deposited within the Town of Prattsburgh without the express written consent of the Town Board and the property owner upon which such disposal is proposed. In any event no toxic materials whatsoever may be disposed of or deposited within the Town of Prattsburgh, whether toxic on their own account or when deposited in any environment.

Based upon the record in this case, the Office approves limited relief from the requirement to remove components located greater than four (4) feet below grade in agricultural land and three (3) feet below grade in non-agricultural land, which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. The Permittee shall comply with all other substantive requirements of Article 5 § 13(G) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021) and the decommissioning and site restoration requirements specified in 16 NYCRR §§ 1100-2.24(c), 1100-6.6(b), and 1100-10.2(b).

(10) Decommissioning Security

The Permittee requested relief from the required amount of decommissioning security, as set forth in Article 5 § 13(H) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021

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(Local Law No. 1 of 2021), which requires the security amount to equate to 120% of the total estimated cost of decommissioning and site restoration and does not provide for the amount of financial security for decommissioning to be reduced by the expected salvage value of the facility components. This section provides:

(H) Complete Decommissioning and site restoration shall be guaranteed by letter or letters of credit issued by a bank or banks headquartered in the United States and incorporated pursuant to the laws of the United States. Such letters of credit shall be in an aggregate amount equivalent to 120% of the total estimated cost of decommissioning and site restoration for the wind facility. The Town Board shall have the right to approve, in writing the choice of bank or banks for issuance of the letter(s) of credit, upon sixty (60) days written notice to the Town Board. Such Notice to the Town Board shall include the name, address, name of bank representative and contact information, as well as the asset structure of said bank. Any change in banks issuing the Letter(s) of Credit, at any time, shall be subject to the provisions of this sub-section.

Based upon the record in this case, the Office approves limited relief and elects not to apply the requirement for determining the amount of decommissioning security in Article 5 § 13(H) of the Town of Prattsburgh Amended Wind Energy Facilities Law of 2021 (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. The Permittee shall provide decommissioning and site restoration security in the amounts meeting the requirements specified in subpart 5.6(b) of this Permit and consistent with 16 NYCRR §§ 1100-2.24(c), 1100-6.6(b) and 1100-10.2(b).

**(e) Town of Wheeler**

(1) Turbine Height Limit

The Permittee requested relief from Article II § 12(B) of the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021). This section provides:

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(B) The Maximum total height of any WTG shall be 650 feet.

Based upon the record in this case, the Office elects not to apply the height restriction from Article II § 12(B) of the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021), which is unreasonably burdensome in light of the CLCPA targets and the environmental benefits of the Facility, provided that the total height of the wind turbine shall not exceed 668 feet, as described in Application Appendix 24-B (Revision 2): Statement of Justification (Record 95).

(2) Construction Hours

The Permittee requested limited relief from Article II § 12(N) of the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021), as it applies to the sunset construction hour limitation. This section provides:

(N) Construction of the Wind Energy Facilities shall be limited to the hours of 7 a.m. sunset, not to exceed 9 p.m. except for certain activities that require cooler temperatures than possible during the day, for which activities special hours may be granted upon the approval from the Town Board and/or Code Enforcement Officer.

Based upon the record in this case, the Office approves limited relief with respect to Article II § 12(N) of the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. Relief is limited such that construction can continue to 8:00 p.m. year-round. Consistent with 16 NYCRR § 1100-6.4(a), the Permittee shall comply with the Facility Construction and Maintenance requirements specified in subpart 5.4(a) of this Permit.

(3) Decommissioning Security

The Permittee requested relief from the required amount of decommissioning security, as set forth in Article II § 20(3)(d) of

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the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021), which prohibits the amount of financial security for decommissioning to be reduced by the expected salvage value of the facility components. This section provides:

(3) The applicant, or successors, shall continuously maintain security for the benefit of the Town only, held by the Town, in a form approved by the Town for the removal of inoperative WTGs, in an amount to be determined by the Town, and for the period of the life of the facility. This security may consist of a letter of credit from a State of New York licensed-financial institution. All costs of the financial security shall be borne by the applicant. All decommissioning fund requirements shall be fully funded before a building permit is issued. The following criteria shall also be met for decommissioning security:

(d) Estimated salvage value of recyclable materials shall not be taken into account in the determination of the decommissioning security.

Based upon the record in this case, the Office approves limited relief and elects not to apply the requirement for determining the amount of decommissioning security in Article II § 20(3)(d) of the Wind Energy Facility Law of the Town of Wheeler (Local Law No. 1 of 2021), which is unreasonably burdensome in light of CLCPA targets and the environmental benefits of the Facility. The Permittee shall provide decommissioning and site restoration security in the amounts meeting the requirements specified in subpart 5.6(b) of this Permit and consistent with 16 NYCRR §§ 1100-2.24(c), 1100-6.6(b) and 1100-10.2(b).

#### **5. UNIFORM STANDARDS AND CONDITIONS (16 NYCRR subpart 1100-6)**

The Permittee shall comply with the following USCs during construction and operation of the Facility over the life of this Permit. Certain USCs are not applicable, as noted below, due to the fact that the Facility has been designed to comply with the USC and/or avoid impacts to a particular resource, the resource is not present at this Facility, or the specific technology proposed

renders the USC inapplicable.

**5.1. Facility Authorization (16 NYCRR § 1100-6.1):**

(a) **Compliance.** The Permittee shall implement any impact avoidance, minimization and/or mitigation measures identified in the exhibits, compliance filings and/or contained in a specific plan required under 16 NYCRR Part 1100, as approved by the Office. If there is any discrepancy between an exhibit or compliance filing and a permit condition, the Permittee shall comply with the permit condition and notify the Office immediately for resolution.

(b) **Property Rights.** Issuance of a siting permit does not convey any rights or interests in public or private property. The Permittee shall be responsible for obtaining all real property, rights-of-way (ROW), access rights and other interests or licenses in real property required for the construction and operation of the facility.

(c) **Eminent Domain.** Issuance of a siting permit to a Permittee that is an entity in the nature of a merchant generator and not in the nature of a fully regulated public utility company with an obligation to serve customers does not constitute a finding of public need for any particular parcel of land such that a condemner would be entitled to an exemption from the provisions of Article 2 of the New York State Eminent Domain Procedure Law ("EDPL") pursuant to Section 206 of the EDPL.

(d) **Other Permits and Approvals.** Prior to the Permittee's commencement of construction, the Permittee shall be responsible for obtaining all necessary federal and federally-delegated permits and any other approvals that may be required for the facility and which the Office is not empowered to provide or has expressly authorized. In addition, the Office expressly authorizes:

- (1) The Public Service Commission (PSC) to require approvals, consents, permits, other conditions for the construction or operation of the facility under PSL Sections 68, 69, 70, and Article VII, as applicable,

with the understanding that the PSC will not duplicate any issue already addressed by the Office and will instead only act on its police power functions related to the entity as described in the body of this siting permit;

- (2) The New York State Department of Transportation (NYSDOT) to administer permits associated with oversize/overweight vehicles and deliveries, highway work permits, and associated use and occupancy approvals as needed to construct and operate the facility; and
- (3) The pertinent agency to implement the New York State Uniform Fire Prevention and Building Code.

**(e) Water Quality Certification.** Prior to commencing construction, the Permittee shall request and obtain from the Office a water quality certification pursuant to Section 401 of the Clean Water Act, if required.

**(f) Host Community Benefits.** The Permittee shall provide host community benefits, such as Payments in Lieu of Taxes (PILOTs), other payments pursuant to a host community agreement, or other project(s) agreed to by the host community.

**(g) Notice to Proceed with Construction.** The Permittee and its contractors shall not commence construction until a "Notice to Proceed with Construction" has been issued by the Office. Such Notice will be issued promptly after all applicable pre-construction compliance filings have been filed by the Permittee and approved by the Office. The Notice will not be unreasonably withheld. The Office may issue a conditional "Notice to Proceed with Site Preparation" for the removal of trees, stumps, shrubs, and vegetation from the facility site as indicated on Office-approved site clearing plans to clear the facility site for construction, as well as setting up and staging of the laydown yard(s), including bringing in equipment, prior to the submission of all pre-construction compliance filings.

- (h) **Expiration.** The siting permit will automatically expire if the facility does not achieve commencement of commercial operation within seven (7) years from the date of issuance.
- (i) **Partial Cancellation.** If the Permittee decides not to commence construction of any portion of the facility, it shall so notify the Office promptly after making such decision. Such decisions shall not require a modification to the siting permit unless the Office determines that such change constitutes a major modification to the siting permit pursuant to 16 NYCRR § 1100-11.1.
- (j) **Deadline Extensions.** The Office may extend any deadlines established by the siting permit for good cause shown. Any request for an extension shall be in writing, include a justification for the extension, and be filed at least fourteen (14) business days prior to the applicable deadline.
- (k) **Office Authority.** The Permittee shall regard New York State Department of Public Service (NYS DPS) staff, authorized pursuant to PSL § 66(8), as the Office's representatives in the field. In the event of any emergency resulting from the specific construction or maintenance activities that violate, or may violate, the terms of the siting permit, compliance filings or any other supplemental filings, such NYSDPS staff may issue a stop work order for that location or activity pursuant to 16 NYCRR § 1100-12.1.

**5.2. Notifications (16 NYCRR § 1100-6.2):**

- (a) **Pre-Construction Notice Methods.** At least fourteen (14) business days prior to the Permittee's commencement of construction date, the Permittee shall notify the public as follows:
  - (1) Provide notice by mail to all persons residing within one (1) mile of a solar facility or within five (5) miles of a wind facility;
  - (2) Provide notice to local Town and County officials and emergency personnel;



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- (3) Publish notice by mail in the local newspapers of record for dissemination, including at least one free publication, if available (e.g., Pennysaver);
- (4) Provide notice for display in public places, which shall include, but not be limited to, the Town Halls of the host municipalities, at least one (1) library in each host municipality, at least one (1) post office in each host municipality, the facility website, and the facility construction trailers/offices; and
- (5) File notice with the Office for posting on the Office website.

**(b) Proof of Notice to Office.** At least fourteen (14) business days prior to commencement of construction, the Permittee shall file with the Office an affirmation that it has provided the notifications required by subdivision (a) of this section and include a copy of the notice(s), as well as a distribution list.

**(c) Post-Construction Notice.** Prior to the completion of construction, the Permittee shall notify the entities identified in paragraphs (a)(1)-(5) of this section with the contact name, telephone number, email and mailing address of the facility operations manager, as well as all information required in subdivision (d)(1)-(2) and (4)-(7) of this section.

**(d) Contents of Notice.** The Permittee shall write the notice(s) required in subdivisions (a) and (c) of this section in plain language reasonably understandable to the average person and shall ensure that the notice(s) contain(s):

- (1) A map of the facility;
- (2) A brief description of the facility;
- (3) The construction schedule and transportation routes;

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- (4) The name, mailing address, local or toll-free telephone number, and email address of the appropriate facility contact for development, construction, and operations;
- (5) The procedure and contact information for registering a complaint;
- (6) Contact information for the Office and the NYSDPS; and
- (7) A list of public locations where information on the facility, construction, and the Permittee will be posted.

**(e) Notice of Completion of Construction and Restoration.** Within fourteen (14) days of the completion of final post-construction restoration, the Permittee shall notify the NYSDPS, with a copy to the Office, that all such restoration has been completed in compliance with the siting permit and applicable compliance filings and provide an anticipated date of commencement of commercial operation of the facility.

**5.3. General Requirements (16 NYCRR § 1100-6.3):**

**(a) Local Laws.** The Permittee shall construct and operate the facility in accordance with the substantive provisions of the applicable local laws as identified in 16 NYCRR § 1100-2.25, except for those provisions of local laws that the Office determined to be unreasonably burdensome, as stated in the siting permit.

**(b) Federal Requirements.** The Permittee shall construct and operate the facility in a manner that conforms to all applicable federal and federally-delegated permits identified in 16 NYCRR § 1100-2.26. If relevant facility plans require modifications due to conditions of federal permits, the final design drawings and all applicable compliance filings shall be revised accordingly and submitted for review and approval pursuant to 16 NYCRR § 1100-11.1.

**(c) Traffic Coordination.** The Permittee shall coordinate with State, county, and local highway agencies to respond to and

apply applicable traffic control measures to any locations that may experience any traffic flow or capacity issues.

**5.4. Facility Construction and Maintenance (16 NYCRR § 1100-6.4):**

**(a) Construction Hours.** Construction and routine maintenance activities on the facility shall be limited to 7 a.m. to 8 p.m. Monday through Saturday and 8 a.m. to 8 p.m. on Sunday and national holidays, with the exception of construction and delivery activities, which may occur during extended hours beyond this schedule on an as-needed basis.

(1) Construction work hour limits apply to facility construction, maintenance, and to construction-related activities, including maintenance and repairs of construction equipment at outdoor locations, large vehicles idling for extended periods at roadside locations, and related disturbances. This condition shall not apply to vehicles used for transporting construction or maintenance workers, small equipment, and tools used at the facility site for construction or maintenance activities.

(2) If, due to safety or continuous operation requirements, construction activities are required to occur beyond the allowable work hours, the Permittee shall notify the NYSDPS, the Office, affected landowners and the municipalities. Such notice shall be given at least twenty-four (24) hours in advance, unless such construction activities are required to address emergency situations threatening personal injury, property, or severe adverse environmental impact that arise less than twenty-four (24) hours in advance. In such cases, as much advance notice as is practical shall be provided.

**(b) Environmental and Agricultural Monitoring.**

(1) The Permittee shall hire an independent, third-party environmental monitor to oversee compliance with

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environmental commitments and siting permit requirements. The environmental monitor shall perform regular site inspections of construction work sites and, in consultation with the NYSDPS, issue regular reporting and compliance audits.

- (2) The environmental monitor shall have stop work authority over all aspects of the facility. Any stop work orders shall be limited to affected areas of the facility. Copies of the reporting and compliance audits shall be provided to the host town(s) upon request.
- (3) The Permittee shall identify and provide qualifications and contact information for the independent, third-party environmental monitor to the NYSDPS, with a copy to the Office.
- (4) If the environmental monitor is not qualified, the Permittee shall also retain an independent, third-party agriculture-specific environmental monitor as required in 16 NYCRR § 1100-6.4(s).
- (5) The Permittee shall ensure that its environmental monitor and agricultural monitor are equipped with sufficient access to documentation, transportation, and communication equipment to effectively monitor the Permittee's contractor's compliance with the provisions of the siting permit with respect to such Permittee's facility components and to applicable sections of the Public Service Law, Executive Law, Environmental Conservation Law, and Clean Water Act Section 401 Water Quality Certification.

**(c) Pre-Construction Meeting.** At least fourteen (14) days before the commencement of construction, the Permittee shall hold a pre-construction meeting with staff of the Office, NYSDPS, New York State Department of Environmental Conservation (NYSDEC), New York State Department of Agriculture and Marketing (NYSAGM), NYSDOT, municipal supervisors/mayors and highway departments, and county highway departments. The balance of plant (BOP) construction contractor, the

agricultural monitor and environmental monitor shall be required to attend the pre-construction meeting.

- (1) An agenda, the location, and an attendee list shall be agreed upon between staff of the Office and the NYSDPS and the Permittee and distributed to the attendee list at least one (1) week prior to the meeting;
- (2) Maps showing designated travel routes, construction worker parking and access road locations and a general facility schedule shall be distributed to the attendee list at least one (1) week prior to the meeting;
- (3) The Permittee shall supply draft minutes from this meeting to the attendee list for corrections or comments, and thereafter the Permittee shall issue the finalized meeting minutes; and
- (4) If, for any reason, the BOP contractor cannot finish the construction of the facility, and one (1) or more new BOP contractors are needed, there shall be another pre-construction meeting with the same format as outlined in this section.

**(d) Construction Reporting and Inspections.** During facility construction, the Permittee shall report construction status and support inspections as follows:

- (1) Every two (2) weeks, the Permittee shall provide NYSDPS and Office staff, and the host municipalities with a report summarizing the status of construction activities, and the schedule and locations of construction activities for the next two (2) weeks.
- (2) Prior to entry onto the facility site for on-site inspections, the Permittee shall conduct a tailgate meeting to communicate required safety procedures and worksite hazards to site inspectors.
- (3) The Permittee shall accommodate reviews of any of the following during a monthly inspection and at other times

as may be determined by NYSDPS staff:

- (i) The status of compliance with siting permit conditions;
  - (ii) Field reviews of the facility site;
  - (iii) Actual or planned resolutions of complaints;
  - (iv) Significant comments, concerns, or suggestions made by the public, municipalities, or other agencies and indicate how the Permittee has responded to the public, local governments, or other agencies; and
  - (v) The status of the facility in relation to the overall schedule established prior to the commencement of construction; and
  - (vi) Other items the Permittee, NYSDPS staff, or Office staff consider appropriate.
- (4) After every monthly inspection, the Permittee shall provide the municipalities and agencies involved in the inspection with a written record of the results of the inspection, including resolution of issues and additional measures to be taken.

**(e) *Flagging.*** At least two (2) weeks before tree clearing or ground disturbing activities, the Permittee shall stake or flag the planned limits of disturbance (LOD), the boundaries of any delineated NYS-regulated wetlands, waterbodies or streams in the LOD (as identified in the delineations prepared pursuant to 16 NYCRR §§ 1100-1.3(e) and (f)), and any known archeological sites identified in the approved Cultural Resources Avoidance, Minimization and Mitigation Plan required in 16 NYCRR § 1100-10.2(g), all on or off ROW access roads, limits of clearing and other areas needed for construction, including, but not limited to, turbine or solar array work areas, proposed infiltration areas for post-construction stormwater management, and laydown and storage areas. In addition, archeological sites shall be surrounded

with construction fencing and a sign stating restricted access.

- (f) **Dig Safely NY.** Prior to the commencement of construction, the Permittee shall become a member of Dig Safely New York. The Permittee shall require all contractors, excavators, and operators associated with its facilities to comply with the requirements of the PSC's regulations regarding the protection of underground facilities at 16 NYCRR Part 753.
- (g) **Natural Gas Pipeline Cathodic Protection.** The Permittee shall contact all pipeline operators within the facility site and land owners, if necessary, on which facility components are to be located or whose property lines are within the zone of safe siting clearance, if any, and shall reach an agreement with each operator to provide that the facility's collection and interconnection systems will not damage any identified pipeline's cathodic protection system or produce damage to the pipeline, either with fault current or from a direct strike of lightning to the collection and interconnection systems, specifically addressing 16 NYCRR § 255.467 (External corrosion control; electrical isolation).
- (h) **Pole Numbering.** The Permittee shall comply with all requirements of the PSC's regulations regarding identification and numbering of above-ground utility poles at 16 NYCRR Part 217.
- (i) **Fencing.** All mechanical equipment, including any structure for storage of batteries, shall be enclosed by fencing of a minimum height of seven (7) feet with a self-locking gate to prevent unauthorized access.
- (j) **Air Emissions.** To minimize air emissions during construction, the Permittee shall:
  - (1) Prohibit contractors from leaving generators idling when electricity is not needed and from leaving diesel engines idling when equipment is not actively being used;

- (2) Implement dust control procedures to minimize the amount of dust generated by construction activities in a manner consistent with the Standards and Specifications for Dust Control, as outlined in the New York State Standards and Specifications for Erosion and Sediment Control (see 16 NYCRR § 1100-15.1(i)(1)(i));
- (3) Use construction equipment powered by electric motors where feasible, or by ultra-low sulfur diesel; and
- (4) Dispose or reuse cleared vegetation in such a way that that minimizes greenhouse gas emissions (e.g., lumber production or composting).

**(k) Construction Noise.** To minimize noise impacts during construction, the Permittee shall:

- (1) Maintain functioning mufflers on all transportation and construction machinery;
- (2) Respond to noise and vibration complaints according to the complaint resolution protocol approved by the Office; and
- (3) Comply with all substantive provisions of all local laws regulating construction noise unless they are waived.

**(l) Visual Mitigation.**

- (1) *Wind Facilities.* The Permittee shall implement the approved Visual Impacts Minimization and Mitigation Plan required in 16 NYCRR § 1100-2.9, including the following:
  - (i) Adoption of visual design features requirements;
  - (ii) Visual contrast minimization and mitigation measures;
  - (iii) Operational effects minimization measures, including shadow flicker minimization mitigation



and other measures necessary to achieve a maximum of thirty (30) hours annually at any non-participating residential receptor, subject to verification using shadow prediction and operational controls at appropriate wind turbines;

(iv) Lighting Plan; and

(v) Screen Planting Plans.

(2) *Solar Facilities*. The Permittee shall implement the approved Visual Impacts Minimization and Mitigation Plan as required in 16 NYCRR § 1100-2.9, including the following: **(NOT APPLICABLE)**

(i) Visual contrast minimization and mitigation measures; **(NOT APPLICABLE)**

(ii) Lighting Plan; **(NOT APPLICABLE)**

(iii) Solar glare mitigation requirements; **(NOT APPLICABLE)** and

(iv) Screen Planting Plans. **(NOT APPLICABLE)**

(3) *Screen Planting Plans*. The Permittee shall retain a qualified landscape architect, arborist, or ecologist to inspect the screen plantings for two (2) years following installation to identify any plant material that did not survive, appears unhealthy, and/or otherwise needs to be replaced. The Permittee shall remove and replace plantings that fail in materials, workmanship, or growth within two (2) years following the completion of installing the plantings.

**(m) General Environmental Requirements.**

(1) *Limits of Disturbance (LOD)*. Construction shall not directly disturb areas outside the construction limits shown on the design drawings.

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- (2) *Blasting.* Blasting shall be designed and controlled to meet the limits for ground vibration set forth in United States Bureau of Mines Report of Investigation 8507 Figure B-1 (see 16 NYCRR § 1100-15.1(k)(1)(i)) and air overpressure shall be under the limits set forth in the Conclusion Section in United States Bureau of Mines Report of Investigation 8485 (USBM RI 8507 and USBM RI 8485 (see 16 NYCRR § 1100-15.1(k)(1)(ii)) to protect structures from damage.
- (3) *Karst.* Blasting operations in locations where geotechnical investigations confirm the presence of subsurface karst features shall be limited or performed under specific procedures recommended for those locations by a geotechnical engineer licensed to practice in the State of New York.
- (4) *E&S Materials.* Permanent erosion control fabric or netting used to stabilize soils prior to establishment of vegetative cover or other permanent measures shall be one hundred (100) percent biodegradable natural product, excluding silt fence. Use of hay for erosion control or other construction-related purposes is prohibited to minimize the risk of introduction of invasive plant species.
- (5) *Spill Kits.* All construction vehicles and equipment shall be equipped with a spill kit. All equipment shall be inspected daily for leaks of petroleum, other fluids, or contaminants; equipment may only enter a stream channel if found to be free of any leakage. Any leaks shall be stopped and cleaned up immediately. Spillage of fuels, waste oils, other petroleum products or hazardous materials shall be reported to the NYSDEC's Spill Hotline within two (2) hours, in accordance with the NYSDEC Spill Reporting and Initial Notification Requirements Technical Field Guidance (see 16 NYCRR § 1100-15.1(i)(1)(iii)). The Office and the NYSDPS shall also be notified of all reported spills in a timely manner.

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- (6) *Construction Debris.* Any debris or excess construction materials shall be removed to a facility duly authorized to receive such material. No burying of construction debris or excess construction materials is allowed.
- (7) *Clearing Areas.* Tree and vegetation clearing shall be limited to the minimum necessary for facility construction and operation, and as detailed on final construction plans.
- (8) *Clearing Methods.* When conducting clearing, the Permittee shall:
  - (i) Comply with the provisions of 6 NYCRR Part 192, Forest Insect and Disease Control, and ECL § 9-1303 and any quarantine orders issued thereunder;
  - (ii) Not create a maximum wood chip depth greater than three (3) inches, except for chip roads (if applicable), nor store or dispose wood chips in wetlands, within stream banks, delineated floodways, or active agricultural fields;
  - (iii) Not dispose of vegetation or slash by burning anywhere or burying within a wetland or adjacent area; and
  - (iv) Coordinate with landowners to salvage merchantable logs and fuel wood. Where merchantable logs and fuel wood will not be removed from the facility site during clearing activities, final construction plans shall indicate locations of stockpiles to be established for removal from site or future landowner resource recovery.
- (9) *Invasive Insects.* To control the spread of invasive insects, the Permittee shall provide training for clearing and construction crews to identify the Asian Longhorn Beetle and the Emerald Ash Borer and other invasive insects of concern as a potential problem at the facility site. If these insects are found, they shall

be reported to the NYSDEC as soon as practicable.

**(n) Water Supply Protection.**

(1) *For wind facilities:*

- (i) No wind turbine shall be located within one hundred (100) feet of an existing, active water supply well or water supply intake.
- (ii) Blasting shall be prohibited within five hundred (500) feet of any known existing, active water supply well or water supply intake on a non-participating property.
- (iii) The Permittee shall engage a qualified third party to perform pre- and post- construction testing of the potability of water wells within the below specified distances of construction disturbance before commencement of construction and after completion of construction to ensure the wells are not impacted, provided the Permittee is granted access by the property owner.
  - a. Collection lines or access roads within one hundred (100) feet of an existing, active water supply well on a non-participating property;
  - b. Blasting within one thousand (1,000) feet of an existing, active water supply well on a non-participating property; and
  - c. Horizontal Directional Drilling (HDD) operations within five hundred (500) feet of an existing, active water supply well on a non-participating property.
- (iv) Should the third-party testing, as required by subparagraph (iii) of this paragraph, conclude that the water supplied by an existing, active water

supply well met federal (see 16 NYCRR § 1100-15.1(j)(1)(i)) and state standards for potable water (see 10 NYCRR Part 75, Appendix 75-c) prior to construction, but failed to meet such standards after construction as a result of facility activities, the Permittee shall cause a new water well to be constructed, in consultation with the property owner, at least one hundred (100) feet from collection lines and access roads, and at least five hundred (500) feet from wind turbines, as practicable given siting constraints and landowner preferences. The results of such tests and reports shall be made available to the relevant municipalities upon request.

(2) *For solar facilities:* **(NOT APPLICABLE)**

- (i) Pier and post driving activities, except for fence and utility poles, shall be prohibited within one hundred (100) feet of any existing, active drinking water supply well; use of earth screws is permitted. **(NOT APPLICABLE)**
- (ii) If required, blasting shall be prohibited within five hundred (500) feet of any known existing, active water supply well or water supply intake on a non-participating property. **(NOT APPLICABLE)**
- (iii) The Permittee shall engage a qualified third party to perform pre- and post- construction testing of the potability of water wells within the below specified distances of construction disturbance before commencement of civil construction and after completion of construction to ensure the wells are not impacted, provided the Permittee is granted access by the property owner: **(NOT APPLICABLE)**
  - a. Collection lines or access roads within one hundred (100) feet of an existing, active water supply well on a non-participating property; **(NOT APPLICABLE)**

- b. Blasting within one thousand (1,000) feet of an existing, active water supply well on a non-participating property; **(NOT APPLICABLE)**
- c. Pier or post installations within two hundred (200) feet of an existing, active water supply well on a non-participating property; **(NOT APPLICABLE)** and
- d. HDD operations within five hundred (500) feet of an existing, active water supply well on a non-participating property. **(NOT APPLICABLE)**

(iv) Should the third-party testing conclude that the water supplied by an existing, active water supply well met federal (see 16 NYCRR § 1100-15.1(j)(1)(i)) and state standards for potable water (see 10 NYCRR Part 75, Appendix 75-c) prior to construction, but failed to meet such standards post construction as a result of facility activities, the Permittee shall cause a new water well to be constructed, in consultation with the property owner, at least one hundred (100) feet from collection lines and access roads, and at least two hundred (200) feet from all other facility components. The results of such tests and reports shall be made available to the relevant municipalities upon request. **(NOT APPLICABLE)**

**(o) Threatened and Endangered Species.**

- (1) For facilities that would impact NYS threatened or endangered species other than NYS threatened or endangered grassland birds or their habitat, the Permittee shall implement an approved Net Conservation Benefit Plan (NCBP) that shall include the following:
  - (i) A demonstration that the NCBP results in a positive benefit on each of the affected species;

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- (ii) Detailed explanation of the net conservation benefit to the species based on the actual location and type of minimization measures to be taken for each of the affected species;
  - (iii) Full source information supporting a determination as to the net conservation benefit for each of the affected species;
  - (iv) A consideration of potential minimization and mitigation measures for each of the affected species;
  - (v) A consideration of potential sites for mitigation measures for each of the affected species;
  - (vi) The identification and detailed description of the mitigation actions that will be undertaken by the Permittee to achieve a net conservation benefit to the affected species, including, if applicable, payment of a required mitigation fee into the Endangered and Threatened Species Mitigation Fund established pursuant to section 99(hh) of the New York State Finance Law; and
  - (vii) To the extent that physical mitigation will be performed, a letter or other indication of the Permittee's financial and technical capability and commitment to fund and execute such management, maintenance, and monitoring for the life of the facility/term of the siting permit.
- (2) For facilities determined pursuant to the procedures set forth in § 1100-2.13(e) (2) to have de minimis impacts to NYS threatened or endangered grassland birds: **(NOT APPLICABLE)**
- (i) If an active nest is identified within the facility site prior to or during construction, and the facility results in adverse impacts to the nest or

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grasslands twenty-five (25) acres or more in size that were previously (during pre-application) or newly (prior to or during construction) determined to be occupied habitat, then the Permittee shall coordinate with the NYSDPS and the Office to adjust the limits of disturbance and/or adjust the construction schedule to avoid work in the area until nesting has been completed or the Permittee shall pay into the Endangered and Threatened Species Mitigation Bank Fund the required mitigation fee commensurate with the actual acreage taken. **(NOT APPLICABLE)**

- (3) For facilities that will have more than a de minimis impact on NYS threatened or endangered grassland birds, the Permittee shall implement the following as part of the NCBP:
- (i) The Permittee shall implement environmental monitoring immediately prior to and during construction in the occupied habitat to search for NYS threatened or endangered species occurrence based on the species' seasonal windows for presence.
  - (ii) If active nests of the NYS threatened or endangered species are found within the occupied habitat, then the Permittee shall coordinate with the NYSDPS and the Office to adjust the limits of disturbance and/or adjust the construction schedule to avoid work in the area until nesting has been completed.
  - (iii) To avoid direct impacts to NYS threatened or endangered grassland bird species, the following work windows apply for all ground disturbance and construction-related activities, including restoration and equipment/component staging, storage, and transportation, within occupied habitat:



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- a. In NYS threatened or endangered grassland bird occupied breeding habitat, work shall be conducted only between August 16 and April 22;
  - b. In NYS threatened or endangered grassland bird occupied wintering habitat, work shall be conducted only between April 1 and November 14;
  - c. In areas of the facility where both breeding and wintering occupied habitat occurs, work shall be conducted only between August 16 and November 14, and between April 1 and 22.
- (iv) If fields within identified occupied breeding habitat are planted with row crops (e.g., corn, beans, or vegetables) in the farming season prior to the commencement of facility construction and such fields were historically used for row crops during at least one of the prior five (5) years, these fields will not be subject to the construction timing restrictions set forth in subparagraphs (iii)(a) and (c) of this paragraph.
- (v) If the Permittee has identified construction activities that must occur between November 15 and March 31 in identified NYS threatened or endangered grassland bird occupied wintering habitat, or between April 23 and August 15 in identified NYS threatened or endangered grassland bird occupied breeding habitat outside of row crop areas described above, the occupied habitat area(s) proposed for active construction shall be assessed by an on-site environmental monitor or biologist who shall conduct surveys for NYS threatened or endangered grassland bird species. The surveys shall occur weekly until construction activities have been completed in the occupied habitat area, unless otherwise agreed to by the Office. If no NYS threatened or endangered grassland bird species are detected during the survey, the area shall be

considered clear for seven (7) days, when another survey shall be performed. If NYS threatened or endangered grassland bird species are detected, the Permittee shall comply with subdivision (o)(7) of this section.

- (vi) All temporary disturbance or modification of established grassland vegetation communities that occurs as a result of facility construction, restoration, or maintenance activities shall be restored utilizing a native herbaceous seed mix or the pre-existing grassland vegetative conditions by re-grading and re-seeding with an appropriate native seed mix after disturbance activities are completed, unless returning to agricultural production or otherwise specified by the landowner. These temporarily disturbed or modified areas include all areas within the facility site that do not have impervious cover, such as temporary roads, material and equipment staging and storage areas, and electric line rights of way.
- (vii) The Permittee shall implement the avoidance and minimization measures identified in 16 NYCRR § 1100-2.13 and the other conditions herein to minimize potential take of the species.
- (viii) To the extent that the Office has determined that the facility would result in impacts to grassland bird occupied habitat requiring mitigation, the Permittee shall pay the required mitigation fee commensurate with the actual acreage of occupied habitat taken into the Endangered and Threatened Species Mitigation Bank Fund with the sole purpose to conserve habitat of similar or higher quality or otherwise achieve a net conservation benefit to the impacted species.
- (ix) If the Permittee proposes an NCBP involving Permittee-implemented grassland bird habitat conservation in lieu of payment of a mitigation fee

pursuant to subparagraph (viii) of this paragraph, the required mitigation ratio shall be 0.4 acres of mitigation for every acre of occupied grassland bird breeding habitat determined to be taken and 0.2 acres of mitigation for every acre of occupied grassland bird wintering habitat determined to be taken. These mitigation requirements are based upon multiplying impacts by the ratios described above and dividing impacts by five lifecycles of habitat succession (e.g., a 30-year mitigation project term and 5-year timeframe in which unmanaged grassland would naturally succeed into scrub/shrub habitat, minus one lifecycle to provide a net conservation benefit).

- (4) For facilities that will impact NYS threatened or endangered bat species, the Permittee shall implement the following as part of the NCBP:
  - (i) No facility component shall be sited or located within one hundred fifty (150) feet of any known northern long-eared bat maternity roost, within five hundred (500) feet of any known Indiana bat maternity roost, or one quarter (0.25) mile of any known northern long-eared bat or Indiana bat hibernaculum.
  - (ii) If at any time during the life of the facility, an active NYS threatened or endangered bat species maternity colony roost tree (or structure) is discovered within the facility site, the NYSDPS and the Office shall be notified within twenty-four (24) hours of discovery (during construction) and forty-eight (48) hours of discovery (during operation), and the colony site shall be marked. A five hundred (500)-foot radius around the colony shall be posted and avoided until notice to continue construction, ground clearing, grading, non-emergency maintenance or restoration activities, as applicable, at that site is granted by the NYSDPS or the Office. A re-evaluation of

the potential impacts of the Project on listed bat species shall be provided to the NYSDPS and Office.

(iii) Tree Clearing Limitations for Northern Long-eared Bats:

- a. No tree clearing activities shall occur at any time within one hundred fifty (150) feet of any known maternity roost or one quarter (0.25) mile of any known hibernaculum.
- b. All tree clearing activities (except for hazard tree removal to protect human life or property) occurring within one and a half (1.5) miles of a maternity roost site or five (5) miles of a hibernaculum site, but not subject to clause (a) of this subparagraph, shall be conducted during the hibernation season (between November 1 and March 31) without further restrictions unless otherwise approved by the Office. This limitation does not include trees less than or equal to four (4) inches in diameter at breast height (DBH).
- c. From April 1 to October 31, the following restrictions shall be implemented for all tree clearing activities in the facility site, unless otherwise agreed by the Office:
  1. The Permittee shall leave uncut all snag and cavity trees, as defined under the NYSDEC Program Policy ONRDLF-2 Retention on State Forests, unless their removal is necessary for protection of human life and property. This restriction pertains to trees that are greater than or equal to four (4) inches DBH. When necessary, snag or cavity trees may be removed after being cleared by an environmental monitor who shall conduct a survey for bats exiting the tree. This survey shall begin

thirty (30) minutes before sunset and continue until at least one (1) hour after sunset or until it is otherwise too dark to see emerging bats. Unoccupied snag and cavity trees in the approved clearing area shall be removed within forty-eight (48) hours of observation.

2. If any bats are observed flying from a tree, or from a tree that has been cut, tree clearing activities within distances required in clause (a) of this subparagraph, depending on the potential species present, shall be suspended and the NYSDPS and the Office shall be notified as soon as possible. The Permittee shall have an environmental monitor present on site during all tree clearing activities. If any bat activity is noted, a stop work order will immediately be issued and shall remain in place until such time as the NYSDPS and the Office have been consulted and authorize resumption of work.

(iv) Tree Clearing Limitations for Indiana Bats. **(NOT APPLICABLE)**

- a. No tree clearing activities shall occur at any time within five hundred (500) feet of any known maternity roost or one quarter (0.25) mile of any known hibernaculum. **(NOT APPLICABLE)**
- b. All tree clearing activities (except for hazard tree removal to protect human life or property) occurring within two and a half (2.5) miles of a maternity roost site or hibernaculum site, but not subject to clause (a) of this subparagraph, shall be conducted during the hibernation season (between

November 1 and March 31), without further restrictions unless otherwise approved by the Office. This limitation does not include trees less than or equal to four (4) inches in DBH or locations above three hundred (300) meters in elevation. **(NOT APPLICABLE)**

c. From April 1 to October 31, tree clearing within two and a half (2.5) miles of a maternity roost site or hibernaculum site is limited to trees less than or equal to four (4) inches in DBH or locations above three hundred (300) meters in elevation. **(NOT APPLICABLE)**

d. Tree clearing may not reduce forest habitat below thirty-five (35) percent of the landcover within two and a half (2.5) miles of the maternity roost site or hibernaculum site. **(NOT APPLICABLE)**

(v) To minimize impacts to bats from wind facilities, the Permittee shall comply with the following requirements:

a. Curtailment is required for all wind facilities from July 1 - October 1 when wind speeds are at or below five and a half (5.5) m/s and temperatures are at or above ten (10) degrees Celsius (fifty (50) degrees Fahrenheit) from thirty (30) minutes before sunset to thirty (30) minutes after sunrise. Curtailment shall be on an individual turbine basis and shall be determined by weather conditions as measured by each individual weather station on the turbine nacelle.

b. The Permittee shall submit a review of curtailment operations to the Office as part of the post-construction bat mortality monitoring requirements set forth in the NCBP

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or every five (5) years (or sooner if requested by the Permittee). The review shall assess if changes in technology or knowledge of impacts to bats supports modification of the existing curtailment regime. Modifications to the existing curtailment regime that further decrease mortality may be proposed or negotiated. Any such modifications shall not be costlier than the existing curtailment regime, unless voluntarily supported by the Permittee.

(5) For each applicable NCBP, the Permittee shall pay the required mitigation fee into the Endangered and Threatened Species Mitigation Bank Fund commensurate with the anticipated number of individuals taken with the sole purpose to achieve a net conservation benefit to the impacted species.

(6) To avoid and minimize impacts to bald eagles, the Permittee shall implement the following:

(i) If, at any time during construction and operation of the facility, an active bald eagle nest or roost is identified within the facility site, the NYSDPS and the Office shall be notified within forty-eight (48) hours of discovery and prior to any disturbance of the nest or immediate area. An area one quarter (0.25) mile for nests without a visual buffer and six hundred sixty (660) feet in radius for nests with a visual buffer from the nest tree shall be posted and avoided to the maximum extent practicable until notice to continue construction at that site is granted by the NYSDPS and the Office.

(ii) Tree removal is not allowed:

a. Within six hundred sixty (660) feet from an active nest during breeding season (January 1 - September 30);

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- b. Within one quarter (0.25) mile from an important winter roost during the wintering period (December 1 - March 31); or
- c. Of overstory trees within three hundred thirty (330) feet of an active nest at any time.

(iii) Operational Impacts from Wind Facilities. If at any time during the operation of the facility a bald eagle is injured or killed due to collision with project components, the Permittee shall pay the required mitigation fee into the Endangered and Threatened Species Mitigation Bank Fund commensurate with number of eagles taken with the sole purpose to achieve a net conservation benefit to the impacted species.

(7) *Record All Observations of NYS Threatened or Endangered Species.* During construction and restoration of the facility and associated facilities, the Permittee shall maintain a record of all observations of NYS threatened or endangered species as follows:

- (i) *Construction.* During construction, the on-site environmental monitor shall be responsible for recording all occurrences of NYS threatened or endangered species within the facility site. All occurrences shall be reported in a biweekly monitoring report submitted to the NYSDPS, with a copy to the Office, and such reports shall include the information described in subparagraph (iii) of this paragraph. If a NYS threatened or endangered bird species is demonstrating breeding behavior, it shall be reported to the NYSDPS and the Office within forty-eight (48) hours.
- (ii) *Restoration.* After construction is complete, incidental observations of any NYS threatened or endangered species shall be documented and reported to the NYSDPS, with a copy to the Office, in accordance with the reporting requirements in



subparagraph (iii) of this paragraph.

(iii) *Reporting Requirements.* All reports of NYS threatened or endangered species shall include the following information: species; number of individuals; age and sex of individuals (if known); observation date(s) and time(s); Global Positioning System (GPS) coordinates of each individual observed (if operation and maintenance staff do not have GPS available, the report shall include the nearest turbine number or solar panel array and cross roads location); behavior(s) observed; identification and contact information of the observer(s); and the nature of and distance to any facility construction, maintenance or restoration activity.

(8) *Discovery of Nests or Dead or Injured NYS Threatened or Endangered Bird Species.*

(i) Excluding Bald Eagles, if an active nest of a federal or NYS threatened or endangered bird species is discovered (by the Permittee's environmental monitor or other designated agents) within the facility site, the following actions shall be taken:

a. The NYSDPS and the Office shall be notified within forty-eight (48) hours of discovery and prior to any further disturbance around the nest, roost, or area where the species were seen exhibiting any breeding or roosting behavior;

b. An area at least five hundred (500) feet in radius around the active nest shall be posted and avoided until notice to continue construction, ground clearing, grading, maintenance, or restoration activities are granted by the Office; and

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c. The active nest(s) or nest tree(s) shall not be approached under any circumstances unless authorized by the Office.

(ii) If any dead or injured federal or NYS threatened or endangered bird species, or eggs or nests thereof, are discovered by the Permittee's on-site environmental monitor or other designated agent at any time during the life of the facility, the Permittee shall immediately (within 24 hours) contact the NYSDEC and the United States Fish and Wildlife Service (USFWS) for federally-listed species, to arrange for recovery and transfer of the specimen(s). The NYSDPS and the Office shall also be notified. The following information pertaining to the find shall be recorded:

- a. Species;
- b. Age and sex of the individual(s), if known;
- c. Date of discovery of the animal or nest;
- d. Condition of the carcass, or state of the nest or live animal;
- e. GPS coordinates of the location(s) of discovery;
- f. Name(s) and contact information of the person(s) involved with the incident(s) and find(s);
- g. Weather conditions at the facility site for the previous forty-eight (48) hours;
- h. Photographs, including scale and of sufficient quality to allow for later identification of the animal or nest; and

- i. An explanation of how the mortality/injury/damage occurred, if known.

Electronic copies of each record, including photographs, shall be kept with the container holding the specimen(s) and given to the NYSDEC or the USFWS at the time of transfer. If the discovery is followed by a non-business day, the Permittee shall ensure all the information listed above is properly documented and stored with the specimen(s). Unless otherwise directed by the NYSDEC or the USFWS, after all information has been collected in the field, the fatality specimen(s) shall be placed in a freezer, or in a cooler on ice until transported to a freezer, until it can be retrieved by the proper authorities.

- (9) The provisions of subdivision (o) of this section shall remain in effect for as long as the relevant species is listed as endangered or threatened in New York State.

**(p) Wetlands, Waterbodies, and Streams.** The Permittee shall implement the following procedures for construction within wetlands and adjacent areas subject to ECL Article 24, and waterbodies and streams regulated pursuant to ECL Article 15 (as identified in the delineations approved by the Office pursuant to 16 NYCRR §§ 1100-1.3(e) and (f)):

- (1) *Environmentally Sensitive Area (ESA) Flagging.* Prior to performing construction in an ESA, defined herein as any NYS-regulated wetlands, waterbodies, or streams, and associated adjacent areas identified in the delineations approved by the Office pursuant to 16 NYCRR §§ 1100-1.3(e) and (f), the Permittee shall mark the boundaries of the ESA with colored flagging, "protected area" signs, or erosion and sediment control measures specified by the SWPPP. As necessary to prevent access by motorized vehicles into ESAs where no construction is planned, the Permittee shall install additional markers or signs stating, "No Equipment Access".

- (2) *Equipment Maintenance and Refueling.* Equipment storage, refueling, maintenance, and repair shall be conducted and safely contained more than one hundred (100) feet from all wetlands, waterbodies, and streams and stored at the end of each workday unless moving the equipment will cause additional environmental impact. Dewatering pumps operating within one hundred (100) feet of wetlands, waterbodies, or streams may be refueled in place and shall be within a secondary containment large enough to hold the pump and accommodate refueling. All mobile equipment, excluding dewatering pumps, shall be fueled in a location at least one hundred (100) feet from wetlands, waterbodies and streams unless moving the equipment will cause additional environmental impact.
- (3) *Fuel Storage.* Fuel or other chemical storage containers shall be appropriately contained and located at least three hundred (300) feet from wetlands, waterbodies, and streams.
- (4) *Clean Fill.* All fill shall consist of clean soil, sand and/or gravel that is free of the following substances: asphalt, slag, fly ash, demolition debris, broken concrete, garbage, household refuse, tires, woody materials, and metal objects. Reasonable efforts shall be made to use fill materials that are visually free of invasive species based on onsite and source inspections. The introduction of materials toxic to aquatic life is expressly prohibited.
- (5) *Turbid Water.* Turbid water resulting from dewatering operations shall not be allowed to enter any wetland, waterbody, or stream. Water resulting from dewatering operations shall be discharged directly to settling basins, filter bags, or other approved device. All necessary measures shall be implemented to prevent any substantial visible contrast due to turbidity or sedimentation downstream of the work site.
- (6) *Truck Washing.* Washing of trucks and equipment shall occur one hundred (100) feet or more from an ESA, and

waste concrete and water from such activities shall be controlled to avoid it flowing into a wetland or adjacent area, waterbody, or stream. If runoff from such activities flows into any wetlands and adjacent areas subject to ECL Article 24, or waterbodies and streams regulated pursuant to ECL Article 15, the NYSDEC Regional Supervisor of Natural Resources shall be contacted within two (2) hours.

- (7) *Concrete Washouts.* Concrete washouts and batch plants, or concrete from truck cleanout activity, any wash water from trucks, equipment, or tools, if done on site, shall be located and installed to minimize impacts to water resources. Locations should be at least one hundred (100) feet from any wetland, waterbody, or stream, and located outside wetland adjacent areas to the maximum extent practicable. Disposal of waste concrete or wash water shall be at least one hundred (100) feet from any wetland, waterbody, or stream.
- (8) *Use of Horizontal Directional Drilling.* Installation of underground collection lines across wetlands, waterbodies and streams shall be performed via HDD to the maximum extent practicable.
- (9) *Trenching.* Open cut trenching in wetlands, waterbodies and streams shall be conducted in one continuous operation and shall not exceed the length that can be completed in one (1) day.
- (10) *Inadvertent Return Flows.* HDD under wetlands, waterbodies and streams shall be performed in accordance with the inadvertent return flow plan required pursuant to 16 NYCRR § 1100-10.2(f)(5).
- (11) *Discharge Notice and Response.* The Permittee shall notify the NYSDEC, the Office and the NYSDPS within two (2) hours if there is a discharge to an area regulated under Articles 15 or 24 of the ECL resulting in a violation of New York Water Quality Standards at 6 NYCRR Part 703. The Permittee shall immediately stop work

until authorized to proceed by the Office.

**(g) Wetlands.** The Permittee shall implement the following requirements for freshwater wetlands and adjacent areas subject to ECL Article 24:

(1) *Construction in Wetlands and Adjacent Areas.* All construction activities completed within wetlands and/or adjacent areas shall adhere to the following requirements:

(i) In breeding areas for NYS threatened or endangered amphibian species, construction should not occur during the peak amphibian breeding season (April 1 to June 15) unless additional measures are implemented to prevent impacts or exclude species from the workspace, such as silt fences.

(ii) Work should be conducted during dry conditions without standing water or when the ground is frozen, where practicable.

(iii) Excavation, installation, and backfilling in wetlands shall be performed in one continuous operation.

(iv) Temporary construction matting shall be used as necessary to minimize disturbance to the wetland soil profile during all construction and maintenance activities. All temporary construction matting shall be removed as soon as practicable but no later than four months following installation from the wetland and cleaned of any invasive species (seed, plant materials, insects, etc.) after construction/maintenance activities are completed and removal shall be verified with the on-site environmental monitor after construction. Matting shall be removed by equipment stationed on a mat or areas outside the wetland or adjacent area.

(v) In the event that construction results in an

unanticipated alteration to the hydrology of a wetland (i.e., lowering), the breach shall be immediately sealed, and no further activity shall take place until the NYSDPS and the Office are notified and a remediation plan to restore the wetland and prevent future dewatering of the wetland has been approved.

- (vi) Before trenching occurs, upland sections of the trench shall be backfilled or plugged to prevent drainage of possible turbid trench water from entering the wetland.
- (vii) Trench breakers/plugs shall be used at the edges of wetlands as needed to prevent wetland draining during construction.
- (viii) In wetland areas, the topsoil shall be removed and stored separate from subsoil. The top twelve (12) inches of wetland topsoil shall be removed first and temporarily placed onto a geo-textile blanket.
- (ix) Only the excavated wetland topsoil and subsoil shall be utilized as backfill, with the exception of clean bedding material for electrical collection lines and/or conduits, provided there is no change to the pre-construction contours upon restoration; and trench-breakers are used to prevent draining the wetland.
- (x) Subsoil dug from the trench shall be sidecast on the opposite side of the trench on another geo-textile blanket running parallel to the trench, if necessary.
- (xi) Trenches shall be backfilled with the wetland subsoil and the wetland topsoil shall be placed back on top. All excess materials shall be completely removed to upland areas more than one hundred (100) feet from the wetland and suitably stabilized.

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(xii) When backfilling occurs, the subsoil shall be replaced as needed, and then covered with the topsoil, such that the restored topsoil is the same depth as prior to disturbance.

(xiii) All disturbed soils within wetlands and adjacent areas shall be seeded with an appropriate native wetland seed mix, shrubs, live stakes, or tree planting as site conditions and design allow, as appropriate for existing land uses. Straw mulch shall be maintained until the disturbed area is permanently stabilized. Hay shall not be used for mulching of wetlands or adjacent areas.

(xiv) In agricultural or farmed wetlands, crop covers consistent with existing agricultural uses shall be utilized in all areas of soil disturbance.

(xv) Installation of underground collection lines in wetlands shall be performed using the following methods:

- a. The Permittee shall implement best management practices to minimize soil compaction;
- b. During excavation, all topsoil shall be stripped and segregated from subsoils. The Permittee shall consolidate trenching areas to the maximum extent practicable to minimize impacts to agricultural soils;
- c. All reasonable efforts shall be made to backfill open trenches within the same workday if rain is predicted and as soon as practicable otherwise; and
- d. All excess materials shall be completely removed from wetlands to upland areas. Excess topsoil from agricultural areas shall be spread within the immediate agricultural areas within the approved LOD, or within other



nearby areas that will still be used for  
agricultural production.

(2) *Wetland Restoration.*

- (i) Wetland restoration shall be completed according to the approved Wetland Restoration and Mitigation Plan submitted pursuant to 16 NYCRR § 1100-10.2(f)(2).
- (ii) The Permittee shall restore disturbed areas, ruts, and rills within NYSDEC-regulated wetlands and adjacent areas to original grades and conditions with permanent native re-vegetation and erosion controls appropriate for those locations.
- (iii) Restoration of temporary impacts to NYS-regulated wetlands and adjacent areas (as delineated pursuant to 16 NYCRR § 1100-1.3(e)) to pre-construction contours shall be completed within forty-eight (48) hours of final backfilling of the trench/excavated areas and restored to pre-construction contours as soon as practicable.
- (iv) Immediately upon completion of grading, and as consistent with existing land use/land cover, the area shall be seeded with an appropriate native species mix for wetlands and upland areas adjacent to wetlands, except that adjacent areas may be reseeded differently at the request of the landowner.
- (v) The Permittee shall attain eighty (80) percent vegetative cover across all disturbed soil areas by the end of the first full growing season following construction. Overall vegetative cover in restored areas shall be monitored for a minimum of five (5) years. Post-construction monitoring shall continue until an eighty (80) percent survivorship of native woody species or eighty-five (85) percent absolute cover of native herbaceous species appropriate

wetland indicator status has been reestablished over all portions of the replanted area, unless the invasive species baseline survey indicates a smaller percentage of survivorship or cover of appropriate native species exists prior to construction.

- (3) *Cut Vegetation.* Cut vegetation in wetlands, with the exception of invasive species, may be left in place (i.e., drop and lop or piled in dry or seasonally saturated portions of wetlands and adjacent areas to create wildlife brush piles).
- (4) *Access Roads Through Wetlands.* Installation of access roads through wetlands shall be performed using the following methods:
  - (i) Temporary access roads shall use timber/construction matting that is completely removed after construction/maintenance activities are completed and removal shall be verified with the NYSDPS by the on-site environmental monitor after construction, or by the facility operator after maintenance work is completed.
  - (ii) Permanent access roads shall use a layer of geotextile fabric and a minimum of six (6) inches of gravel shall be placed in the location of the wetland crossing after vegetation and topsoil is removed. Access roads shall be designed and constructed to adequately support the type and frequency of the anticipated vehicular traffic and include suitable culverting or other drainage infrastructure as needed to minimize the impact to wetland hydrology.
- (5) *Solar Panel Support Installation.* Installation and construction techniques shall minimize the disturbance of the wetland soil profiles (e.g., the use of helical screws and driven H-pile with no backfilling for solar arrays sites in wetlands). **(NOT APPLICABLE)**

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- (6) *Tree Clearing.* Tree clearing shall be minimized to the extent practicable in wetlands and adjacent areas.
  - (7) *Fill Placement.* The placement of fill in wetlands shall be designed to maintain pre-construction surface water flows/conditions between remaining on- or off-site waters and to prevent draining of the wetland or permanent hydrologic alteration. This may require the use of culverts and/or other measures. Construction activity and final design shall not restrict or impede the passage of normal or expected high flows.
  - (8) *Concrete Use.* For activities involving the placement of concrete into regulated wetlands, watertight forms shall be used. The forms shall be dewatered prior to the placement of the concrete. The use of tremie-supplied concrete is allowed if it complies with NYS water quality standards.
  - (9) *Stormwater Setback.* Any new stormwater management infrastructure shall be located outside of the wetland and adjacent area to the extent practicable.
  - (10) *Mitigation.* The Permittee shall implement the approved Wetland Restoration and Mitigation Plan submitted pursuant to 16 NYCRR § 1100-10.2(f)(2).
- (r) Work in NYS-protected waters.** The Permittee shall implement the following:
- (1) *Dry Conditions.* In-stream work shall only occur in dry conditions, using appropriate water handling measures to isolate work areas and direct stream flow around the work area. Any waters accumulated in isolated work areas shall be discharged to an upland settling basin, field, or wooded area to provide for settling and filtering of solids and sediment before water is returned to the stream. If measures fail to divert all flow around the work area, in-stream work shall stop until dewatering measures are functioning properly.

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- (2) *In-Water Work Windows.* In-stream work shall be prohibited from September 15 through May 31 in cold water fisheries and March 15 through July 15 in warm water fisheries unless the Permittee receives site specific approval from the Office.
- (3) *Stream Channels.* The restored stream channel shall be equal in width, depth, gradient, length and character to the pre-existing stream channel and tie in smoothly to the profile of the stream channel upstream and downstream of the disturbance. The planform of any permanent stream shall not be changed, unless dictated by restoration or mitigation objectives. All disturbed stream banks shall be mulched within two (2) days of final grading, stabilized with one hundred (100) percent natural or biodegradable fiber matting, and seeded with an appropriate riparian seed mix.
- (4) *Felled Trees in an ESA.* Trees shall not be felled into an ESA stream or its stream bank. Snags which provide shelter in streams for fish shall not be disturbed unless they cause serious obstructions, scouring or erosion.
- (5) *Culvert Repairs.* If a culvert is blocked or crushed, or otherwise damaged by construction or maintenance activities, the Permittee shall repair the culvert or replace it with alternative measures appropriate to maintaining proper drainage, embedment, and aquatic connectivity.
- (6) *Access Road Crossings of Streams.* The creation, modification, or improvement of any permanent road crossing of a NYS-protected waterbody shall meet the following requirements:
  - (i) New culvert pipes that the Permittee is required to install shall be designed to safely pass the one (1) percent annual chance storm event;
  - (ii) Culvert pipes shall be embedded beneath the existing grade of the stream channel;

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- (iii) Width of the structure shall be a minimum of one and a quarter (1.25) times the width of the mean high-water channel, as practicable; and
  - (iv) The culvert slope shall remain consistent with the slope of the adjacent stream channel. For slopes greater than three (3) percent, an open bottom culvert shall be used.
- (7) *Overhead Lines Across NYSDEC-Protected Streams.* If construction of overhead power line crossings requires cutting of trees or shrubs within fifty (50) feet of a NYS-protected waterbody:
- (i) Cut materials shall be left on the ground; and
  - (ii) Stumps and root systems shall not be damaged to facilitate stump sprouting.
- (8) *Stream Flows.* During periods of work activity, flow immediately downstream of the work site shall equal flow immediately upstream of the work site. If measures fail to divert all flow around the work area, in-stream work shall stop until dewatering measures are functioning properly.
- (9) *No Aquatic Impediments.* In-stream work, including the installation of structures and bed material, but excluding dewatering associated with dry trench crossings, shall not result in an impediment to aquatic organisms. All fish trapped within cofferdams shall be netted and returned, alive and unharmed, to the water outside the confines of the cofferdam, in the same stream.
- (10) *Drop Height.* Any in-stream structures placed in a stream shall not create a drop height greater than six (6) inches.
- (11) *Restoration and Mitigation.* The Permittee shall

implement the approved Stream Restoration and Mitigation Plan submitted pursuant to 16 NYCRR § 1100-10.2(f)(3).

**(s) Agricultural Resources.**

- (1) In all instances in which the applicant for a solar facility proposes to permanently or temporarily impact active agricultural lands (i.e., land in active agriculture production defined as active three (3) of the last five (5) years) within NYS Agricultural Land Classified Mineral Soil Groups 1 through 4, the Permittee shall: **(NOT APPLICABLE)**
  - (i) Construct the facility consistent with the NYSAGM "Guidelines for Solar Energy Projects-Construction Mitigation for Agricultural Lands," dated 10/18/2019 (see 16 NYCRR § 1100-15.1(1)(1)(i)), to the maximum extent practicable; **(NOT APPLICABLE)** and
  - (ii) Hire an independent, third-party agricultural monitor to oversee compliance with agricultural conditions and requirements, including the approved Agricultural Plan required pursuant to 16 NYCRR § 1100-2.16(c), the approved Remediation Plan required pursuant to 16 NYCRR § 1100-2.16(d) and any approved co-utilization plan prepared according to 16 NYCRR § 1100-2.16(e). The Office, in consultation with the NYSAGM, shall verify and approve the qualifications required to fulfill the role of the agricultural monitor have been met. If the Office, in consultation with the NYSAGM, agrees that the independent third-party monitor is qualified on agricultural issues, one monitor can act as both the general environmental monitor as well as the agricultural-specific environmental monitor. **(NOT APPLICABLE)**
- (2) In all instances in which the applicant for a wind facility proposes to permanently or temporarily impact active agricultural lands (i.e., land in active

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agriculture production defined as active three (3) of the last five (5) years) within NYS Agricultural Land Classified Mineral Soil Groups 1 through 4, the Permittee shall:

(i) Construct the facility consistent with the NYSAGM "Guidelines for Agricultural Mitigation for Wind Power Projects," revised 4/19/2018 (see 16 NYCRR § 1100-15.1(1)(1)(ii)), to the maximum extent practicable; and

(ii) Hire an independent, third-party agricultural monitor to oversee compliance with agricultural conditions and requirements, including the approved Agricultural Plan required pursuant to 16 NYCRR § 1100-2.16(c) and the approved Remediation Plan required pursuant to 16 NYCRR § 1100-2.16(d). The Office, in consultation with the NYSAGM, shall verify and approve the qualifications required to fulfill the role of the agricultural monitor have been met. If the Office, in consultation with the NYSAGM, agrees that the independent third-party monitor is qualified on agricultural issues, one monitor can act as both the general environmental monitor as well as the agricultural-specific environmental monitor.

**(t) Hazardous Materials.** The Permittee shall comply with the NYSDEC-approved Site Management Plan for the facility site, or any portion thereof, if applicable.

**(u) Cultural Resources Avoidance, Minimization and Mitigation Plan.** The Permittee shall implement the approved Cultural Resources Avoidance, Minimization and Mitigation Plan required in 16 NYCRR § 1100-10.2(g).

**5.5. Facility Operation (16 NYCRR § 1100-6.5):**

**(a) Noise Limits for Wind Facilities**

(1) Noise levels by all noise sources from the wind facility(ies) shall:

(i) Comply with a maximum noise limit of forty-five (45) dBA Leq (8-hour) at the outside of any non-participating residence, and fifty-five (55) dBA Leq (8-hour) at the outside of any participating residence existing as of the issuance date of the siting permit;

(ii) Prominent tones are defined by using the constant level differences listed under ANSI/ASA S12.9-2005/Part 4 Annex C (sounds with tonal content) (see 16 NYCRR § 1100-15.1(a)(1)(iii)) at the outside of any non-participating residence existing as of the issuance date of the siting permit. Should a prominent tone occur, the broadband overall (dBA) noise level at the evaluated non-participating position shall be increased by five (5) dBA for evaluation of compliance with subparagraphs (i) and (v) of this paragraph;

(iii) Comply with a maximum noise limit of sixty-five (65) dB Leq (1-hour) at the full octave frequency bands of sixteen (16), thirty-one and a half (31.5), and sixty-three (63) Hertz outside of any non-participating residence existing as of the issuance date of the siting permit, in accordance with Annex D of ANSI/ASA standard S12.9-2005/Part 4 Section D.2.(1) (Analysis of sounds with strong low-frequency content) (see 16 NYCRR § 1100-15.1(a)(1)(iii));

(iv) Not produce human perceptible vibrations inside any non-participating residence existing as of the issuance date of the siting permit that exceed the limits for residential use recommended in ANSI/ASA



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Standard S2.71-1983 "Guide to the evaluation of human exposure to vibration in buildings" (see 16 NYCRR § 1100-15.1(a)(1)(i));

(v) Comply with a noise limit of forty (40) dBA Leq (1-hour) at the outside of any non-participating residence existing as of the issuance date of the siting permit from the collector substation equipment; and

(vi) Emergency situations are exempt from the limits specified in this subdivision.

(2) *Post-Construction Noise Compliance and Monitoring for Wind Facilities.* To evaluate compliance with noise-related conditions, the Permittee shall comply with the following requirements:

(i) Compliance with subparagraphs (1)(i)-(v) of this section for the facility shall be evaluated by the Permittee by implementing a sound testing compliance protocol that shall follow the provisions and procedures for post-construction noise performance evaluations approved by the Office and stated in the siting permit;

(ii) At least two sound compliance tests conforming to the sound testing compliance protocol shall be performed by the Permittee after the commercial operation date of the facility: one during the "leaf-off" season and one during the "leaf-on" season;

(iii) Within seven (7) months after the commercial operation date of the facility, the Permittee shall perform and complete the first sound compliance test and the results shall be submitted by filing a report from an independent acoustical or noise consultant, no later than eight (8) months after the commercial operation date, specifying whether or not the facility is found in compliance with all siting permit conditions on noise during the "leaf

on" or "leaf off" season as applicable; and

(iv) The second sound compliance test shall be performed, and results shall be submitted subject to the same provisions contained in subparagraph (iii) of this paragraph, but no later than thirteen (13) months after the commencement of commercial operation of the facility.

(3) *Noise Exceedances from Wind Facilities.* If the results of the first or second post-construction sound compliance test, or any subsequent test, or any compliance or violation test, indicate that the facility does not comply with siting permit conditions on noise and vibration, the Permittee shall:

(i) Present minimization options to the NYSDPS, with a copy to the Office, within sixty (60) days after the filing of a non-compliance test result or the finding of a noncompliance or a violation of siting permit conditions on noise, as follows:

a. Operational minimization options related to noise or vibrations caused by the wind turbines that shall be considered, including, at a minimum, modifying or reducing times or duration of turbine operation, incorporating noise reduced operations, shutting down relevant turbines, and modifying operational conditions of the turbines;

b. Physical minimization options related to noise or vibration caused by the wind turbines that shall be considered, including installation of serrated edge trails on the turbine blades, replacement, or maintenance of noisy components of the equipment, and any other measures as feasible and appropriate; and

c. If applicable, any minimization measures related to noise from transformers (such as

walls or barriers), emergency generators (such as installation of noise walls or barriers, adding or replacing enclosures or silencers to the emergency generator), or any other noise sources (such as HVAC equipment or energy storage systems), shall be considered, as well as any other mitigation measures as feasible and appropriate.

- (ii) Upon approval from the NYSDPS and the Office, the Permittee shall implement any operational noise or vibration mitigation measures within ninety (90) days after the finding of a non-compliance or siting permit violation, as necessary to achieve compliance.
- (iii) Upon approval from the NYSDPS and the Office, the Permittee shall implement any physical noise or vibration mitigation measures within one hundred fifty (150) days after the finding of a non-compliance or siting permit violation, as necessary to achieve compliance.
- (iv) If the Permittee cannot meet the timelines for implementation of mitigation measures set forth in subparagraphs (ii) and (iii) of this paragraph, the Permittee shall cease operation of the turbines of the facility that caused the non-compliance or siting permit violation until the operational or physical minimization measures that are presented and approved by the NYSDPS and the Office have been implemented. Once implemented, the Permittee shall not operate the facility without the mitigation measures presented and approved by the NYSDPS and the Office.
- (v) Test, document, and present results of any minimization measures and compliance with all siting permit conditions on noise, no later than ninety (90) days after the minimization measures are implemented.

(4) *Noise and Vibration Complaints from Wind Facilities.*  
The Permittee shall adhere to the following conditions regarding noise complaints:

(i) The Permittee is required to maintain a log of complaints received relating to noise and vibrations caused by the operation of the facility. The log shall include name and contact information of the person that lodges the complaint, name of the property owner(s), address of the residence where the complaint was originated, the date and time of the day underlying the event complained of, and a summary of the complaint.

(ii) The Permittee shall provide the host municipalities with a phone number, email address, and mailing address where complaints can be notified.

(iii) All complaints received shall be reported to the NYSDPS staff, with a copy to the Office, monthly during the first year of commercial operations and quarterly thereafter, by filing during the first ten (10) days of each month (or the first ten (10) days of each quarter after the first year). Reports shall include copies of the complaints and, if available, a description of the probable cause (e.g., outdoor or indoor noise, tones, low frequency noise, amplitude modulation, vibrations, rumbles, rattles, etc., if known); the status of the investigation, summary of findings and whether the facility has been tested and found in compliance with applicable siting permit conditions on noise or minimization measures have been implemented. If no noise or vibration complaints are received, the Permittee shall submit a letter indicating that no complaints were received during the reporting period.

(iv) Should complaints related to excessive and persistent amplitude modulation occur at any non-participating residence existing as of the issuance

date of the siting permit, with measured or modeled sound levels exceeding forty (40) dBA Leq (1-hour), the Permittee shall investigate and measure amplitude modulation at the affected receptors during the time frame when the worst conditions are known, or, if not known, expected to occur. If the L90-10-minute noise levels (dBA), including any amplitude modulation and prominent tone penalties exceed a noise level of forty-five (45) dBA and amplitude modulation is in excess of a five (5) dB modulation depth at the evaluated receptor(s) for more than five (5) percent of the time during the identified time frame of evaluation (which shall not exceed eight consecutive hours), the Permittee shall continue with the investigation, identify frequency of occurrence and the conditions that may be favorable for its occurrence, and propose minimization measures to avoid or minimize the impacts. Minimization measures that avoid, minimize, resolve, or mitigate the amplitude modulation impacts shall be identified and reported by filing the identified minimization measures and implementing such measures after, and consistent with, review and approval. Compliance with this requirement shall be finally demonstrated by conducting a test that shows that the L90-10-minute sound levels (dBA), including a five (5)-dBA penalty for amplitude modulation (if amplitude modulation depth is in excess of five (5) dB for more than five (5) percent of the time in any eight (8) consecutive hours) at that particular location and any additional prominent tone penalties, are lower than or equal to forty-five (45) dBA. For any complaints that do not exceed the limits established in the foregoing, the Permittee shall handle those complaints under the complaint resolution protocol approved by the Office. Amplitude Modulation depth will be evaluated as indicated in the document entitled "A Method for Rating Amplitude Modulation in Wind Turbine Noise," 09 August 2016, Version 1

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(see 16 NYCRR § 1100-15.1(c)(1)(i)).

(v) The Permittee shall investigate all other noise and vibration complaints by following the complaint resolution protocol approved by the Office, and consistent with the limits imposed by the siting permit.

(5) *Facility Logs for Wind Facilities.* The Permittee is required to maintain a log of operational conditions of all the turbines with a ten (10)-minute time interval to include, at a minimum, wind velocity and wind direction at the hub heights, angular speed of the rotors, generated power, and notes indicating operational conditions that could affect the noise levels (e.g., maintenance, shutdown, etc.). A schedule and log of noise-reduced operations for individual turbines shall also be kept and updated as necessary. These records shall be maintained by the Permittee for five (5) years from occurrence.

**(b) Noise Standards for Solar Facilities.** The Permittee shall implement the approved design as required by 16 NYCRR § 1100-2.8. **(NOT APPLICABLE)**

**(c) Operational Compliance.** The Permittee shall operate the facility to abide by applicable rules and regulations of the PSL and 16 NYCRR with respect to matters such as enforcement, investigation, safety, and reliability. The Permittee shall abide by standard Good Utility Practice, and abide by all rules, guidelines, and standards of the serving utilities, the New York Independent System Operator (NYISO), the Northeast Power Coordinating Council (NPCC), the New York State Reliability Council (NYSRC), the North American Electric Reliability Corporation (NERC) and successors. When applied to the Permittee, the term "Good Utility Practice" shall mean the standards applicable to an independent power producer connecting to the distribution or transmission facilities or system of a utility.

**(d) Annual Inspection.** The Permittee shall have an annual inspection program for its facilities. An annual inspection report shall summarize maintenance and inspection activities performed and include details of any repairs undertaken. Reports shall identify any major damage, defects, or other problems, or indicate that no such damage, defect or problem was found. Reports shall be made readily available upon request by the NYSDPS or the Office.

**(e) Equipment Replacement.** Replacement of major facility components with different make, model, size, or other material modification, shall be subject to review and approval of the Office pursuant to 16 NYCRR § 1100-11.1.

**(f) Interconnection Changes.** Throughout the life of the facility, the Permittee shall provide a copy of the following interconnection documents to the secretary of the NYSDPS, with a copy to the Office:

- (1) Any updates or revisions to the Interconnection Agreement or Facility Agreements between the Permittee, the serving utilities and NYISO; and
- (2) Any System Reliability Impact Study (SRIS) required as part of a future facility modification or uprate, performed in accordance with the NYISO Open Access Transmission Tariff (OATT), available at [www.nyiso.com](http://www.nyiso.com).

**(g) Facility Transmission Interconnection Related Incidents.**

- (1) The Permittee shall contact the NYSDPS Emergency Line within one (1) hour to report any transmission related incident on its owned and operated interconnection facilities which affects the operation of the facility, or that poses a public safety concern, and shall provide notification to the Office within twenty-four (24) hours.
- (2) The Permittee shall file with the secretary of the NYSDPS a report on any such incident, upon request within seven (7) days, and provide a copy of the report to the serving

utility and the Office. The report shall contain, when available, copies of applicable drawings, descriptions of the equipment involved, a description of the incident and a discussion of how future occurrences will be prevented.

**(h) Facility Malfunction.**

- (1) In the event of any catastrophic incident, including but not limited to blade failure, fire, tower collapse or other catastrophic event involving the facility and its associated equipment, the Permittee shall notify the Office and the NYSDPS no later than twelve (12) hours following such an event.
- (2) In the event of a malfunction of the facility or facility components which causes a significant reduction in the capability of such facility to deliver power for an extended duration (i.e., expected to last longer than one (1) month), the Permittee shall promptly file with the NYSDPS, and provide to the serving utility and the Office, copies of all notices, filings, and other substantive written communications with the NYISO as to such reduction, any plans for making repairs to remedy the reduction, and the schedule for any such repairs.

**5.6. Decommissioning (16 NYCRR § 1100-6.6):**

- (a) The Permittee shall implement the approved Decommissioning and Site Restoration Plan as required by 16 NYCRR § 1100-2.24. The Permittee shall adhere to all state laws and regulations in effect at the time of decommissioning regarding the disposal and recycling of components.
- (b) The financial security regarding decommissioning and site restoration activities shall be in the form of a letter of credit (LOC) or other financial assurance approved by the Office, and shall be established by the Permittee to be held by each City, Town, or Village hosting facility components. The total amount of the financial security created for the Cities, Towns, or Villages shall be equal to the net



decommissioning and site restoration estimate; the net decommissioning and site restoration estimate is equal to the gross decommissioning and site restoration estimate (which is the overall decommissioning and site restoration estimate plus a fifteen (15) percent contingency cost) less the total projected salvage value of facility components; reference to salvage value data shall also be included in the Decommissioning and Site Restoration Plan required at 16 NYCRR § 1100-2.24. If the Permittee and the host municipalities cannot come to an agreement as to the appropriate amount of financial security to be provided, the Office shall make the final determination. The financial security shall remain active until the facility is fully decommissioned. The LOC shall be irrevocable and state on its face that it is expressly held by and for the sole benefit of the specific Town, City, or Village.

## **6. SITE SPECIFIC CONDITIONS**

The Permittee shall comply with the following SSCs during construction and operation of the Facility over the life of this Permit. Specific conditions shall take precedence over other conditions of this Permit should there be a conflict.

**(a) *Final Plans, Profiles and Detail Drawings*** - Final Design Plan Set - Consistent with 16 NYCRR § 1100-10.2, the Permittee shall provide the Office a set of the Final Design Plans, Profiles, and Detail Drawings for the Facility. The final plans, profiles, and detail drawings shall include without limitation:

- (1) *Trench Breakers and/or Intercept Drain Lines* - Where underground collection lines will be installed in fragipan restricted soils, the Permittee shall install trench breakers and/or intercept drain lines to minimize risk of damage from subsurface erosion in areas with slopes greater than or equal to 8 percent.
- (2) *Supplemental Magnetometer Report* - Consistent with 16 NYCRR § 1100-2.4(u)(1), the Permittee shall include a Supplemental Magnetometer Report as an attachment, with

supporting data, describing the supplemental magnetometer survey (Supplemental Survey) of areas indicated in the Prattsburgh Magnetometer Survey Memo, Figure 1: Magnetometer Survey Area (Record 111) as polygons labeled "Unsurveyed Area within Magnetometer Study Area - Proposed for Pre-Construction Survey" and "Unsurveyed Area Outside Magnetometer Survey Area - Proposed for Pre-Construction Survey." The Supplemental Magnetometer Report shall include an investigation of anomalies labeled "unconfirmed feature" in Prattsburgh Magnetometer Survey Memo, Figure 2: Magnetometer Survey Anomalies (Record 111), as well as any anomalies found in the Supplemental Survey. In the event new oil and gas wells are identified, the Permittee shall comply with the requirements of 16 NYCRR § 1100-2.4(u)(2) and (3).

(3) *Previously Unknown Oil and/or Natural Gas Wells* - If previously unknown oil and/or natural gas wells are confirmed within the Facility Site during construction of the Facility, the Permittee shall immediately cease construction activities within 150 feet surrounding the well and shall notify and consult with the Office and NYSDEC Division of Mineral Resources, Region 8, Regional Minerals Manager, to determine what, if any, measures must be implemented.

(4) *Setback Requirements for Wind Turbine Towers* - Turbine locations shall reflect all applicable Manufacturer-required setbacks as well as the setbacks required by 16 NYCRR § 1100-2.6(b).

**(b) *Phased Notice to Proceed*** - Consistent with 16 NYCRR § 1100-10.2, and in addition to the Notice to Proceed (NTP) authorization in 16 NYCRR § 1100-6.1(g), the Permittee may request a conditional NTP for a specific construction activity or specific phase of construction by submitting a phasing plan including a detailed narrative of the scope of work and anticipated pre-construction compliance filings for each phase. For each such requested activity or phase consistent with the plan, the Permittee shall have submitted to the Office a complete description of the work and all

applicable pre-construction compliance filings listed in 16 NYCRR § 1100-10.2 and this Permit and identified by the Office as a condition to NTP approval.

**(c) Final Net Conservation Benefit Plan (NCBP)**- Consistent with 16 NYCRR § 1100-10.2, the Permittee shall submit a final NCBP, developed in consultation with the Office and implemented prior to the first phase of construction.

**(d) Final Visual Impacts Minimization and Mitigation Plan (VIMMP)**- Consistent with 16 NYCRR § 1100-10.2, the Permittee shall submit, as a required component of the Visual Impacts Minimization and Mitigation Plan under 16 NYCRR § 1100-6.4(1)(1):

(1) Updated Screen Planting Plans for the Substation Site, to include plan details for the location and arrangement of electrical substation equipment and perimeter fencing, screening vegetation maintenance heights, and separation distances from screen planting vegetation, and demonstrating that safe and reliable clearance distances from any tall-growing tree species proposed can be achieved or if revised planting schedule(s) and tree species selection(s) are proposed; and

(2) Copies of agreements indicating acceptance of potential light trespass from parcel owners adjacent to the POI and substation facilities, consistent with 19 NYCRR § 10.2(h)(3). **(See also subpart 7.1(h)(3) of this Permit.)**

**(e) Post-Construction Monitoring Plan and Adaptive Management Program** - Consistent with the terms of the stipulation of settlement among the Permittee and ORES dated June 13, 2024 (Record 201), which is incorporated herein by reference, the Permittee shall submit a pre-construction compliance filing that includes a post-construction monitoring plan and adaptive management program that is consistent with relevant guidelines for bald eagles as established by NYSDEC and USFWS. Such post-construction monitoring plan and adaptive management program shall be subject to review and approval by the Office, and shall include, at minimum, the requirements

set forth in section 2(c) of the June 13, 2024, stipulation.

**(f) Final Decommissioning and Site Restoration Plan** - Consistent with 16 NYCRR § 1100-10.2(b), the Permittee shall submit a Final Decommissioning and Site Restoration Plan including: the Permittee's plan for the repair of non-operational Wind Facility components due to manufacturer complications or other delay(s) in excess of one year and beyond the Permittee's control, including requirements for: (1) notice to the Office accompanied by supporting justification; (2) evidence of the Permittee's commitment to diligently complete all work; and (3) periodic status updates to the Office during such occurrences. As pertains solely to the Wind Facility components in the Town of Prattsburgh, if any wind turbine remains non-functional or inoperative for a continuous period in excess of one year, it shall be considered abandoned unless the Permittee demonstrates to the Office and NYSDPS that it is making good faith efforts to restore the wind turbine to an operable condition. **(See also subpart 4(d)(8) of this Permit.)**

**(g) Cumulative Noise Impact** - Consistent with 16 NYCRR §§ 1100-2.8 and 1100-10.2, the Permittee shall submit to the Office as a pre-construction compliance filing updated noise modeling to include:

- (1) Computer noise modeling demonstrating that the final selected wind turbine model for the Facility complies with the design goals specified in 16 NYCRR § 1100-2.8(b)(1).
- (2) Final noise modeling conducted on a cumulative basis in compliance with the requirements of 16 NYCRR §§ 2200-2.8(c)(1), (d), (f), (g), and (p) for the final selected wind turbine, taking into account the most publicly available up to date information regarding wind turbine models and locations for the Baron Winds Phase 1, Phase 2, and Cohocton Wind Facilities.
- (3) Sound contours for the substation and the wind turbines as specified in 16 NYCRR § 1100-2.8(k).

(4) A tabular comparison of sound results from the substation and the wind turbines as indicated in 16 NYCRR §§ 1100-2.8(1) and (q)(2).

(5) Any mitigation as required by 16 NYCRR §§ 1100-2.8(o)(1)(i) and (ii), (p)(3), and (q)(2).

If the noise modeling shows that the existing sound levels are less than the design goals of 45 dBA Leq (8-hour) at any non-participating residence or 55 dBA Leq (8-hour) at any participating residence on a cumulative basis, and the modeling shows that the Facility contributes to an exceedance of the design goals, then the Permittee shall implement a mitigation strategy to meet these design goals.

If the noise modeling shows that the existing sound levels exceed the design goals of 45 dBA Leq (8-hour) at any non-participating residence or 55 dBA Leq (8-hour) at any participating residence on a cumulative basis, and the modeling shows that the Facility contributes to an increase above existing cumulative sound levels, then the Permittee shall implement a mitigation strategy to meet the existing cumulative sound levels.

If the noise modeling shows that the existing sound levels exceed the design goals of 45 dBA Leq (8-hour) at any non-participating residence or 55 dBA Leq (8-hour) at any participating residence on a cumulative basis, and the modeling shows that the Facility does not contribute to an increase above existing cumulative sound levels, then the Permittee shall not be required to implement a mitigation strategy.

**(h) Final Safety Response Plan** - Consistent with 16 NYCRR §§ 1100-2.7(c) and 1100-10.2, the Permittee shall submit to the Office a Final Safety Response Plan, prepared in consultation with:

(1) Local emergency responders located in the Towns of Avoca, Cohocton, Howard, Prattsburgh, and Wheeler;

- (2) The Steuben County Office of Emergency Service (OES);  
and
- (3) The New York State Division of Homeland Security and  
Emergency Services.

Such plan shall include, without limitation, a map showing all Facility access points along with the associated addresses and/or other geographic reference suitable for emergency response. A program shall be outlined that provides annual training to all first responders identified in the permit application. The training program shall be offered prior to the start of construction activities.

## **7. COMPLIANCE REQUIREMENTS (16 NYCRR subpart 1100-10)**

The Permittee shall submit the following compliance filings to the Office or NYSDPS for review and approval in accordance with 16 NYCRR § 1100-10.1. Certain compliance filings are not applicable, as noted below, due to the fact that the Facility has been designed to avoid impacts to a particular resource, the resource is not present at this Facility, or the specific technology proposed renders the compliance filings inapplicable.

### **7.1 Pre-Construction Compliance Filings (16 NYCRR § 1100-10.2):**

Pre-construction compliance filings required pursuant to 16 NYCRR § 1100-10.2 shall be submitted to the Office.

**(a) Federal and Federally-delegated Permits.** Copies of all federal and federally-delegated permits and approvals required for construction and operation of the facility.

**(b) Final Decommissioning.**

- (1) Final Decommissioning and Site Restoration Plan, including a decommissioning and site restoration estimate (for site restoration and decommissioning of all proposed Facility components removed four (4) feet below grade in agricultural land and three (3) feet below

grade in non-agricultural land and removal and restoration of access road locations, where appropriate) and proof that the letter(s) of credit (or other financial assurance approved by the ORES) have been obtained in the decommissioning and site restoration estimate amount, as calculated pursuant to 16 NYCRR § 1100-6.6(b).

- (2) Letter(s) of credit (or other financial assurance approved by the ORES) and copies of agreements between the Permittee and the Towns, Cities, and Villages, establishing a right for each municipality to draw on the letters of credit (or other financial assurance approved by the ORES) dedicated to its portion of the facility shall be provided to the Office of Renewable Energy Siting after one year of facility operation and updated every fifth year thereafter specifying changes (due to inflation or other cost increases) to the structure of the letters of credit (or other financial assurance approved by the ORES).

**(c) Plans, Profiles, and Detail Drawings.**

- (1) A statement shall be provided indicating that a professional engineer has reviewed facility details and attests to the accuracy of the final design as reflected in revised and initially filed (unaffected material) maps, site plans, profile figures, and environmental controls and construction details in accordance with 16 NYCRR §§ 1100-2.6 and 1100-2.17.
- (2) Foundation drawings, including plan and sections details, to be used for wind turbine or solar facility installations; if multiple foundation designs are to be utilized for the facility, the foundation type at each location will be specified on foundation plans (listed in a table or indicated on corresponding site plans). Applicable criteria regarding foundation design and installation shall be listed and described in the drawings. Foundation drawings shall be stamped and signed by a professional engineer, licensed and

registered in New York State.

- (3) Copies of any agreements entered with the owners/operators of existing high-pressure gas pipelines regarding the protection of those facilities.

**(d) *Wind Turbine Certifications.***

- (1) A design verification, confirming that the wind turbines were designed in accordance with International Electrotechnical Commission (IEC) 61400-1:2019 (see 16 NYCRR § 1100-15.1(b)(1)(i)).

**(e) *Construction Management.***

- (1) A Quality Assurance and Control Plan, which shall include job titles and qualifications necessary, demonstrating how the Permittee will monitor and assure conformance of facility design, engineering, and installation, including general concrete testing procedures with a plan outlining the monitoring and testing of concrete procedures in conformance with and reference to all applicable codes and standards.
- (2) A Construction Operations Plan, which shall indicate all material lay-down areas, construction preparation areas, temporary concrete batch location, major excavation and soil storage areas, and construction equipment.
- (3) A Facility Maintenance and Management Plan, which shall include plans, procedures and criteria specifically addressing the following topics:
  - (i) Inspections, maintenance, and repairs of turbines, solar panels, inverters, and associated equipment, including conformance with manufacturer's required maintenance schedules, safety inspections, and tower integrity; and
  - (ii) Electric collection, transmission, and interconnect line inspections, maintenance, and



repairs.

- (4) A Vegetation Management Plan, which shall include, at a minimum, the following:
- (i) Vegetation management practices for switchyard and substation yards and for transmission and interconnection facilities, including danger trees (trees that due to location and condition are a particular threat to fall on and damage electrical equipment) around transmission and interconnection facilities, specifications for clearances, inspection and treatment schedules, and environmental controls to avoid off-site effects;
  - (ii) Vegetation management recommendations, based on on-site surveys of vegetation cover types and growth habits of undesirable vegetation species;
  - (iii) Planting of native vegetation, based on on-site surveys of vegetation cover types and growth habits of undesirable vegetation species;
  - (iv) Restoration of disturbed areas, ruts, and rills to original grades and conditions with permanent re-vegetation and erosion controls appropriate for those locations;
  - (v) All proposed chemical and mechanical techniques for managing undesirable vegetation. Herbicide use and limitations, specifications, and control measures shall be included;
  - (vi) Substation fence-line clearances, and overhead wire security clearance zone specifications, indicating applicable safety, reliability, and operational criteria;
  - (vii) Inspection and target treatment schedules and exceptions;

- (viii) Standards and practices for inspection of facilities easements for erosion hazard, failure of drainage facilities, hazardous conditions after storm events or other incidents;
  - (ix) Review and response procedures to avoid conflicts with future use encroachment or infrastructure development; and
  - (x) Host landowner notification procedures.
- (5) Facility Communications Plan, which shall include the Permittee's construction organizational structure, contact list, and protocol for communication between parties. The Permittee shall provide to NYSDPS staff, Office staff and the municipalities the names and contact information of all individuals responsible for facility oversight.
- (6) Environmental Monitoring Plan, including names and qualifications of companies that will serve as environmental monitors (including agricultural monitor).
- (7) A Complaint Management Plan, which shall describe, at a minimum, the following:
- (i) Methods for registering a complaint, which shall include a phone number, email address, mailing address, and a form to report complaints;
  - (ii) Notification to the public of the complaint procedures;
  - (iii) Process for responding to and resolving complaints in a consistent, timely, and respectful manner;
  - (iv) Logging and tracking of all complaints received and resolutions achieved, with records of the following for each complaint containing:

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- a. The name and contact information of the person filing the complaint;
  - b. Location and owner of the property where the complaint originated;
  - c. Date and time of the underlying event causing the complaint;
  - d. Description of the complaint; and
  - e. Current status and description of measures taken to resolve the complaint.
- (v) Reporting to the Office and the NYSDPS any complaints not resolved within thirty (30) days of receipt;
- (vi) Mediating complaints not resolved within sixty (60) days; and
- (vii) Providing annual reports of complaint resolution tracking to the Office staff and NYSDPS staff, which shall also be filed with the Executive Director of the Office and Secretary of the NYSDPS.
- (8) A Traffic Control Plan shall be in effect during facility construction, to ensure safety and minimize potential delays to local traffic during construction, which shall describe, at a minimum, the following:
- (i) Maps and plans showing final haul routes developed in consultation with the host municipalities and State, County, and municipal highway officials in coordination with the turbine manufacturer. Final haul routes shall be accurately depicted in drawings submitted with the Traffic Control Plan.
  - (ii) Copies of all necessary transportation permits from the affected State, County, and municipal agencies for such equipment and/or materials on such route.

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Such permits shall include but not be limited to: Highway Work Permits to work within the ROW, permits to exceed posted weight limits, Highway Utility Permits to construct facilities within ROW, Traffic Signal Permits to work within ROW, Special Haul Permits for oversize/overweight vehicles, and Divisible Load Overweight Permits.

- (iii) Copies of all necessary agreements with utility companies for raising or relocating overhead wires where necessary to accommodate the oversize/overweight delivery vehicles, if applicable.
- (iv) A copy of all road use and restoration agreements, if any, between the Permittee and landowners, municipalities, or other entities, regarding repair of local roads damaged by heavy equipment, construction or maintenance activities during construction and operation of the facility.

**(f) Environmental.**

- (1) Proof that the required payment was made into the Endangered and Threatened Species Mitigation Bank Fund, if required.
- (2) A copy of the Wetland Restoration and Mitigation Plan, if required.
- (3) A copy of the Stream Restoration and Mitigation Plan, if required.
- (4) A copy of the Invasive Species Control and Management Plan (ISCMP), prepared in compliance with 6 NYCRR Part 575, which shall include the following information:
  - (i) Baseline mapping of all invasive species within the facility area and for one hundred (100) feet beyond the facility's limit of disturbance (LOD). The baseline mapping and data shall include the

relative abundance and distribution of each invasive species prior to the commencement of any construction activities;

- (ii) Identification of specific control, removal, and disposal measures to be implemented for each identified and mapped invasive species/plant community during construction activities. The ISCMP shall include a detailed sequence and schedule for all mechanical and chemical control measures to be implemented during construction activities;
- (iii) A detailed monitoring plan and specific sampling protocols for each identified and mapped invasive species/plant community within the facility area and for one hundred (100) feet beyond the LOD;
- (iv) Identification of specific control contingency measures to be implemented as part of the ISCMP for each identified and mapped invasive species for the duration of the facility adaptive management and monitoring period (i.e., 5 years, unless extended). The ISCMP shall include a detailed sequence and schedule for all contingency mechanical and chemical control measures to be implemented during the monitoring period;
- (v) Specific contingency measures to be implemented (i.e., regrading, re-planting of native species etc.) to achieve the final site restoration criteria (i.e., eighty (80) percent survivorship of appropriate native species reestablishment over all portions of the replanted areas, unless the baseline survey indicates a smaller percentage of appropriate species exists prior to construction); and
- (vi) Details regarding the responsible party or parties designated to implement the ISCMP and what financial assurances exist to ensure successful monitoring and ISCMP implementation.

- (5) A copy of an Inadvertent Return Flow Plan containing the following requirements:
- (i) Erosion and sediment control shall be used at the point of HDD, so that drilling fluid shall not escape the drill site and enter NYS-regulated wetlands, waterbodies, and streams (as delineated pursuant to 16 NYCRR § 1100-1.3(e) and (f)). The disturbed area shall be restored to original grade and reseeded upon completion of HDD;
  - (ii) Drilling fluid circulation shall be maintained to the extent practical;
  - (iii) If inadvertent returns occur in upland areas, the fluids shall be immediately contained and collected; and
  - (iv) If the amount of drilling fluids released is not enough to allow practical collection, the affected area shall be diluted with freshwater and allowed to dry and dissipate naturally.
- (6) For wind facilities, a Final Geotechnical Engineering Report verifying subsurface conditions within the facility site, including the results of borings and/or test pits at each turbine location.

**(g) Cultural Resources Avoidance, Minimization and Mitigation Plan.** A copy of a Cultural Resources Avoidance, Minimization and Mitigation Plan, providing:

- (1) A demonstration that impacts of construction and operation of the facilities on cultural resources (including archeological sites and any stone landscape features, and historic resources) will be avoided or minimized to the extent practicable by selection of the proposed facility's location, design and/or implementation of identified mitigation measures.

- (2) A Cultural Resources Mitigation and Offset Plan, either as adopted by federal permitting agency in subsequent National Historic Preservation Act (NHPA) Section 106 review, or as required by the Office, in consultation with New York State Historic Preservation Office (SHPO) in the event that the NHPA Section 106 review does not require that the mitigation plan be implemented. Proof of mitigation funding awards for offset facility implementation to be provided within two (2) years of the start of construction of the facility shall be included.

**(h) Real Property Rights.**

- (1) A copy of all necessary titles to or leasehold interests in the facility, including ingress and egress access to public streets, and such deeds, easements, leases, licenses, or other real property rights or privileges as are necessary for all interconnections for the facility.
- (2) Map of survey of facility site properties with property lines based on metes and bounds survey.
- (3) Notarized memos or similar proof of agreement for any participating property whose owner has signed a participation agreement or other type of agreement addressing potential facility impacts (e.g., noise, shadow flicker, setback, etc.). **(See also subpart 6(d)(2) of this Permit.)**

**(i) Interconnection Agreements.** A copy of any Interconnection Agreements (IA).

**(j) Host Community Benefits.** Documentation of all host community benefits to be provided by the Permittee.

**7.2 Post-Construction Compliance Filings (16 NYCRR § 1100-10.3):**

Post-construction compliance filings required pursuant to 16 NYCRR § 1100-10.3 shall be submitted to the NYSDPS.

- (a)** Any updated information regarding the design, safety, and testing for the wind turbines, solar panels, inverters, substation, transformer, and battery storage equipment to be installed during construction as well as information regarding the design, safety, and testing for any equipment installed during facility operation as a replacement of failed or outdated equipment shall be filed within fourteen (14) days of completion of all final post-construction restoration.
  
- (b)** As-built plans in both hard and electronic copies shall be filed within nine (9) months of the commencement of commercial operations of the facility and shall include the following:

  - (1) GIS shapefiles showing all components of the facility (wind turbine locations, solar panel array locations, electrical collection system, substation, buildings, access roads, met towers, point of interconnection, etc.);
  - (2) Collection circuit layout map; and
  - (3) Details for all facility component crossings of, and co-located installations of facility components with, existing pipelines: showing cover, separation distances, any protection measures installed, and locations of such crossings and co-located installations.