

STATE OF NEW YORK  
OFFICE OF RENEWABLE ENERGY SITING

Application of North Seneca Solar Project, LLC, for a Permit Pursuant to Section 94-c of the New York State Executive Law to Construct a Major Renewable Energy Generation Facility in the Towns of Junius and Waterloo, Seneca County, New York

**AFFIDAVIT OF SERVICE**

Matter No.: 23-00036

STATE OF NEW YORK )  
COUNTY OF ONTARIO ) ss.:

*Jennifer Zillo*

, being duly sworn, deposes and says that they are the signor and authorized designee of the publisher of the Finger Lakes Times, a print and digital newspaper publication published in the City of Geneva, Ontario County, New York, and that on the 5<sup>th</sup> day(s) of September 2023, they published the notice attached hereto as Affidavit Attachment 1 (North Seneca Solar Project – Please Join Us! – Community Open House for North Seneca Solar Project), as evidenced by the tear sheet of the published notice which is attached hereto as Affidavit Attachment 2.

*Jennifer Zillo*

**SIGNATURE**  
Finger Lakes Times, Geneva, NY

Sworn to me before me this 18 day of September, 2023

*Desiree Jacot*  
Notary Public



AFFIDAVIT ATTACHMENT 1

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**NORTH SENECA  
SOLAR PROJECT**

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**Please Join Us!**

**Community Open House for  
North Seneca Solar Project**  
**Wednesday, September 20, 2023**  
6 – 7:30 p.m.

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**Waterloo Memorial Youth  
& Community Center**  
3 Oak Street  
Waterloo, NY 13165

To accommodate the schedules of all attendees, the meeting will be open-house style, with no formal presentation. Project representatives will be on hand to answer questions. Light snacks and refreshments provided.

AFFIDAVIT ATTACHMENT 2

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Photos courtesy of Jack Kellogg

Once again this year, the Canandaigua Rotary Club sponsored a performance by the award-winning Finger Lakes Community Band at the Kershaw Park gazebo. The Community Band is made up of musically inclined individuals and conducted by Greg Kane of Canandaigua Academy. This band also played in the Fourth of July parade. The concert was free, courtesy of the Canandaigua Rotary's sponsorship. Pictured are some of the Canandaigua Rotary Club committee members that made the event at Kershaw Park happen: Marty Potter, Janet Tenreiro, Rick Kaufman, Sean Buck, Kim Tenreiro, Nancy Stelnyk, Judy Ratcliffe, Rick Hawks, and Mary Green.

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 City of Geneva Shade Tree Committee  
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**Say Good-Bye to  
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We encourage everyone in our community  
 to drive safe this Labor Day weekend.



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Laura Coplai, Agent   
**315-536-6407**

354 Clinton St, Penn Yan, NY  
[laura.coplai@american-national.com](mailto:laura.coplai@american-national.com)



See Wednesday's edition for our weekly Pets page



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\*APY=Annual Percentage Yield. APY is accurate as of 9/1/2023 and is available for a limited time through 10/31/23. Certificate term is 7 months. The APY of 7.00% is based on a minimum balance of \$100,000 with an Eligible Account to qualify for the bonus rate. Actual APY will vary based on account balance and certificate owner(s) having an Eligible Account. Other tiers available with Eligible Account to qualify for bonus rate: 5.00% APY with minimum balance of \$500 and 6.00% APY with minimum balance of \$25,000. The APY is variable during the initial term, but at no time will be below the base rate and at no time will exceed the bonus rate. See Truth in Savings Disclosure for details on base rates, bonus rates and tiers, and minimum balance requirements. Rate changes are within the Credit Union's discretion and may change on any Business Day, during the initial term, based on the certificate account owner(s) having an Eligible Account. Business Day is any day except Sundays and federal holidays. Eligible Account is defined as any of the following: Transformation Checking, Student Checking, or Business Rewards Checking, which must be active as defined by the Credit Union. The certificate account owner(s) must be the primary or joint owner of the Transformation Checking or Student Checking or must be the primary owner of the Business Rewards Checking. Maximum opening deposit is \$250,000.00. A primary owner cannot exceed \$250,000.00 in combined opening deposits in one or more 7 Month Special certificates; this includes any certificates opened in the current promo period 9/1/23-10/31/23 and the prior promo period 4/10/23-6/30/23. Certificate will automatically renew for a 12-month term at maturity at the then current 12-month certificate rate. The APY is based on an assumption that the dividends will remain on deposit until maturity. Penalties may be imposed for early withdrawal.

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**NORTH SENECA  
 SOLAR PROJECT**

**Please Join Us!**

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**Wednesday, September 20, 2023**  
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**AFFIDAVIT OF SERVICE**  
Matter No.: 23-00036

STATE OF NEW YORK )  
COUNTY OF SENECA ) ss.:

**JAMES G. SINICROPI**, being duly sworn, deposes and says that they are the signor and authorized designee of the publisher of FingerLakes1.com, a free digital publication published in the Town of Seneca Falls, Seneca County, New York, and that on the 16<sup>th</sup> day of September 2023, they published the notice attached hereto as Affidavit Attachment 1 (North Seneca Solar Project – Please Join Us! – Community Open House for North Seneca Solar Project) on the FingerLakes1.com media website.

  
\_\_\_\_\_  
**JAMES G. SINICROPI**  
FingerLakes1.com, Seneca Falls, NY

Sworn to me before me this  
26<sup>th</sup> day of January, 2024

  
\_\_\_\_\_  
Notary Public

**LORI STOUDT**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01ST6415932  
QUALIFIED IN SENECA COUNTY  
MY COMMISSION EXPIRES MAR 29, 2025

AFFIDAVIT ATTACHMENT 1

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# Community Open House for North Seneca Solar Project this week

September 18, 2023 9:47 AM / 1 Staff Report

Editor's Note: The following is a community announcement. It was not written by any member of the FL1 team.

Please Join Us!

Community Open House for the North Seneca Solar Project

Wednesday, September 20, 2023, 7-7:30 p.m.

Waterloo Memorial Youth & Community Center, 3 Oak Street, Waterloo, NY 13165

To accommodate the schedules of all attendees, the meeting will be open-house style with no formal presentation. Project representatives will be on hand to answer questions. Light snacks and refreshments provided.



Staff Report

FingerLakes1.com is the region's leading all-digital news publication. The company was founded in 1998 and has been keeping residents informed for more than two decades. Have a lead? Send it to news@fingerlakes1.com.



Categories: EVENTS LIFE SENECA COUNTY WATERLOO

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## The Latest

Williamson man charged with contempt after domestic incident

January 26, 2024 7:01 AM

Deputies: Lyons man released after fighting with officers during Franklin St. incident

January 26, 2024 4:05 AM

Leonard's Express announces new partnership with ISAAC Instruments to enhance operations: How will it work?

January 26, 2024 3:34 AM

INSIDE THE FLX: Wayne County election official discusses transition from part- to full-time commissioners (podcast)

January 26, 2024 3:29 AM

NY's tobacco control efforts receive mixed reviews from American Lung Association

January 26, 2024 3:15 AM

State budget would end COVID-19 sick leave in July

January 26, 2024 3:13 AM

Andrew Cuomo criticizes Democrats' handling of migrant crisis

January 26, 2024 3:13 AM

Newfield school district among those under fiscal stress, Comptroller DiNapoli says

January 26, 2024 3:11 AM

Hornell transforms former school into affordable housing

January 26, 2024 3:07 AM

Contractor scams Schuyler homeowners out of \$13,000; faces felony grand larceny charges

January 25, 2024 6:19 PM

Rep. Williams endorses Donald Trump for president

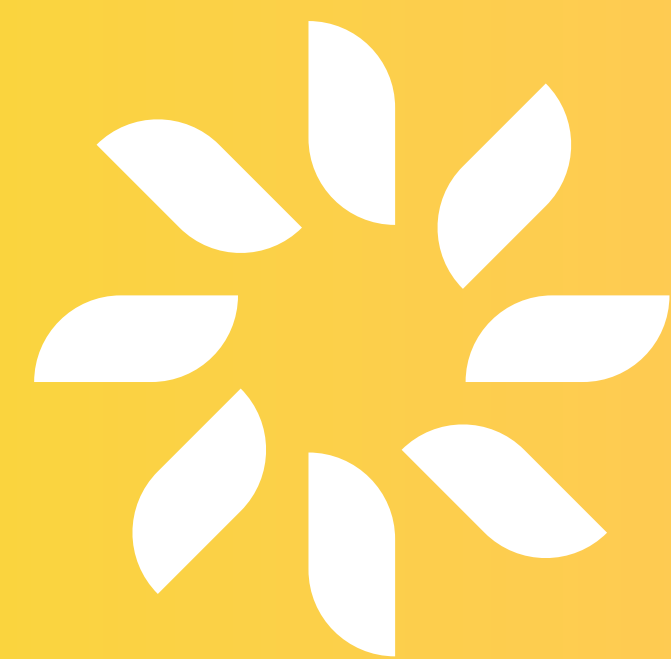
January 25, 2024 6:18 PM





**NORTH SENECA**  
**SOLAR PROJECT**

**WELCOME**



# SAVION

A RENEWABLE ENERGY COMPANY

Savion, a Shell Group portfolio company, is one of the largest, most technologically advanced utility-scale solar and energy storage project development companies in the United States.

With a growing portfolio of more than 36.5 GW, Savion's diverse team provides comprehensive services at each phase of renewable energy project development, from conception through construction. As part of this full-service model, Savion manages all aspects of development for customers, partners, and project host communities.

Savion is committed to helping decarbonize the energy grid by replacing electric power generation with renewable sources and delivering cost-competitive electricity to the marketplace. For further information, visit [www.savionenergy.com](http://www.savionenergy.com)



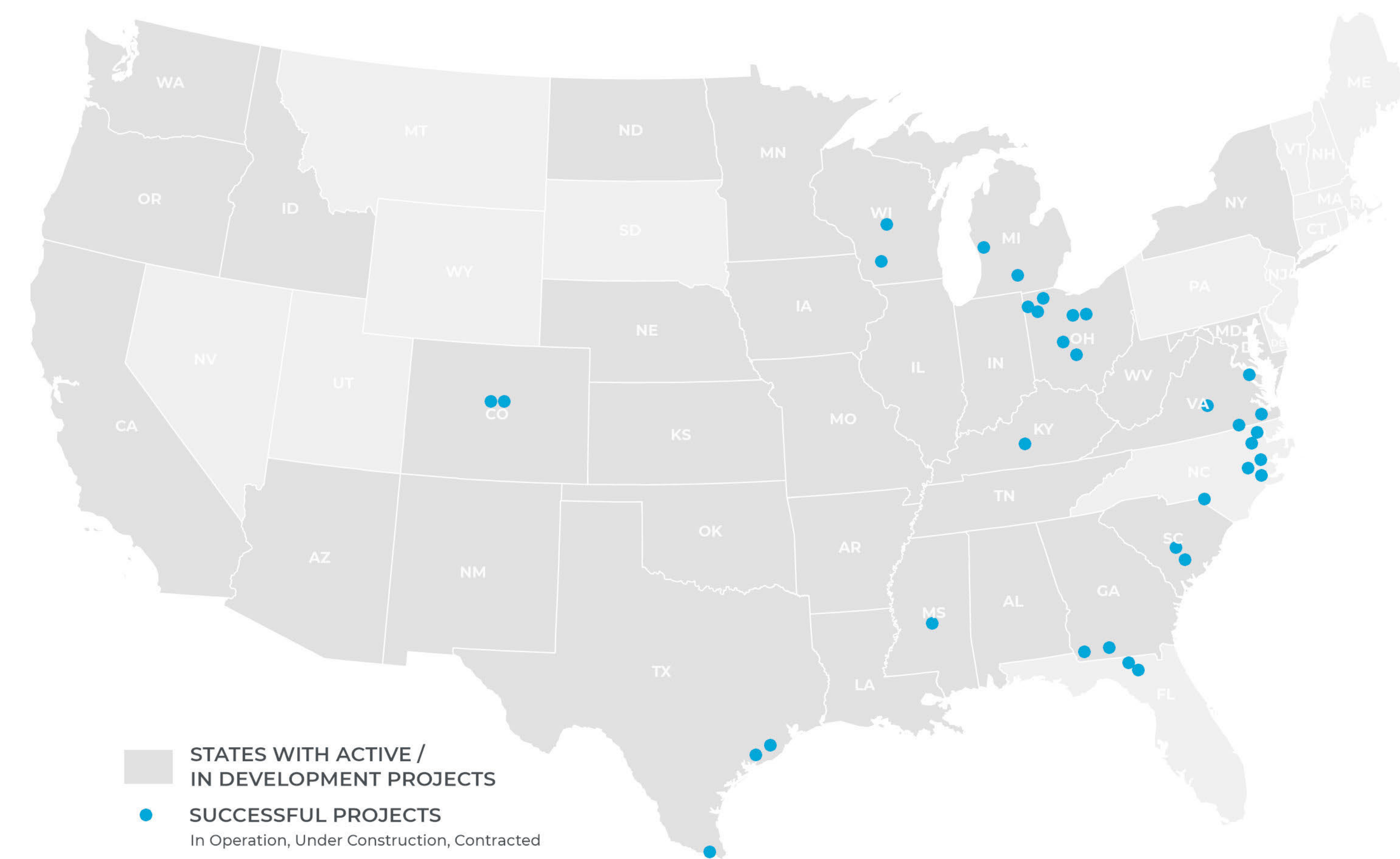
Founded in 2019, the Savion team is comprised of utility-scale solar and energy storage development experts.



A U.S.-based company headquartered in Kansas City, MO, Savion has projects in various phases across 33 states.



Savion has more than 185 employees providing comprehensive services at each phase of renewable energy project development.

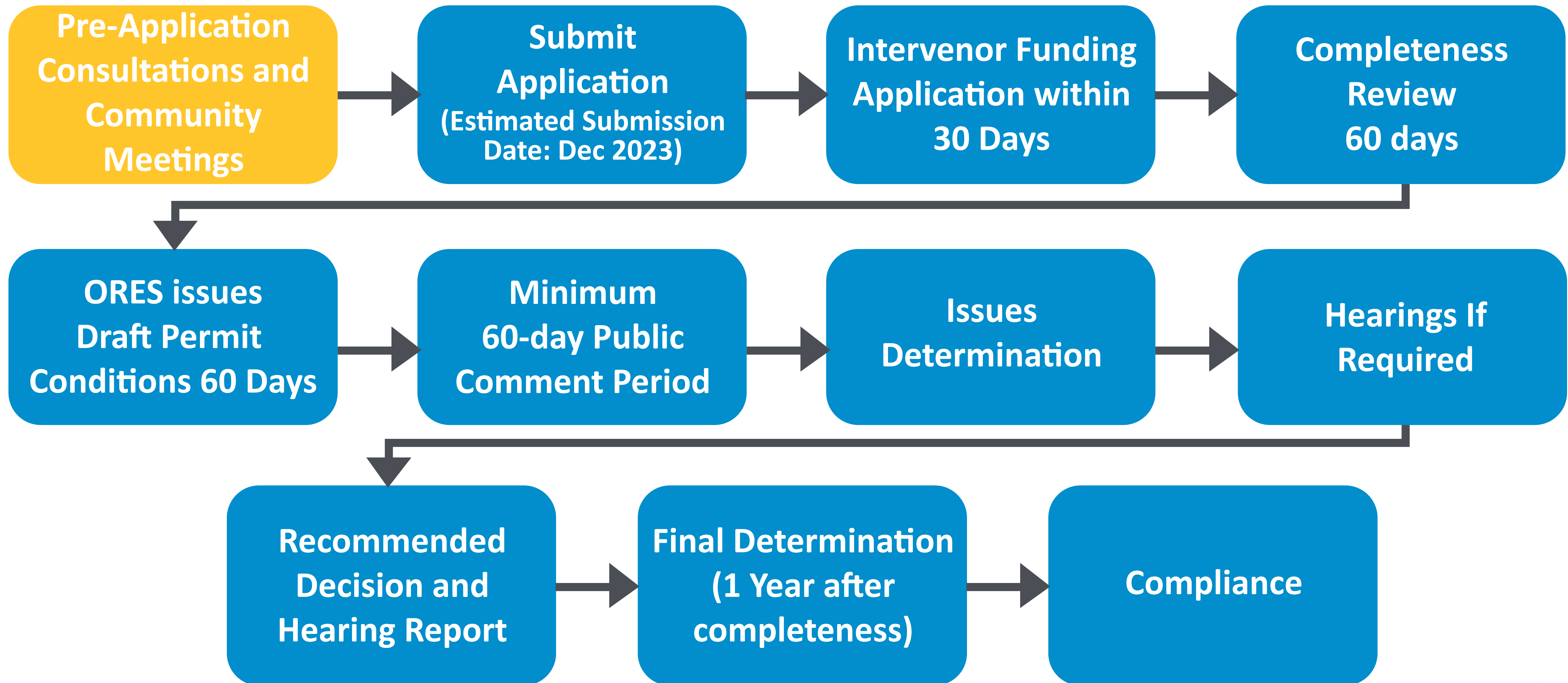


## WHO WE ARE

We are actively advancing U.S. utility-scale photovoltaic (PV) and energy storage projects that help decarbonize the nation's electricity grid and deploy modern power to diverse markets at lower cost to customers. With a genuine care for the communities with which we are privileged to partner, Savion delivers utility-scale solar and energy storage project development throughout the U.S.

# 94-c APPLICABILITY AND TIMELINE

- Large-scale renewable energy projects equal to or larger than 25 MW are required to follow 94-c.
- If deemed complete, applications will be acted upon within one year.
- If ORES does not provide its determination within one year, the draft permit will be deemed approved and a permit granted.



# SECTION 94-c PROCESS AND ORES

**NORTH SENECA  
SOLAR PROJECT**

## 94-c Background, Application, and Issuance

- Introduced in late 2020 for large-scale renewable energy projects
- Established the Office of Renewable Energy Siting (ORES) to review projects and issue final permitting decisions
- Final Regulations and Uniformed Standards and Conditions (USCs) became effective March 3, 2021
- ORES must issue a final state permitting decision no later than one year after a Permit Application is deemed complete

## USCs and Site-Specific Requirements

- Projects must be designed to avoid or minimize, to the maximum extent practicable, adverse environmental impacts
- USCs outline design requirements for large-scale projects to standardize design expectations
- Site-specific requirements crafted by ORES can augment the USCs
- Mitigation programs are designed to offset potential adverse environmental impacts that cannot be avoided

## Local Compliance and Permit Issuance

- ORES must make finding that the project, along with permit conditions, would comply with applicable local laws and regulations
- ORES can elect not to apply a local law that is unreasonably burdensome in view of Climate Leadership and Community Protection Act (CLCPA) targets and the environmental benefits of the project
- Municipalities submit statements of compliance with local laws no later than 60 days after issuance of draft permit conditions

## Intervenor Funds

- Upon the filing of a 94-c application, North Seneca Solar Project will post an intervenor fund (\$1,000/MW) which can be sought by local community intervenors and host towns
- 75% of funds are reserved for local agencies
- Application and instructions for filing can be found on the ORES website at <https://ores.ny.gov/resources>
- Must apply for funds within 30 days of application filing

### Application for Intervenor Funds to:

New York State Office of Renewable Energy Siting  
Attn: Request for Local Agency Account Funding  
99 Washington Avenue  
Albany, NY 12231-0001

# SECTION 94-c APPLICATION REQUIREMENTS

## Pre-Application Requirements and Studies

- Consultation with ORES and other State agencies
- Consultation with Local Municipalities
- Meeting with Community Members
- Notice of Intent to File an Application
- Wetland and Stream Delineations
- Groundwater and Stormwater Evaluation
- NYS Threatened or Endangered Species Surveys
- Archaeological Resources Consultation
- Visual Impact Analysis and Simulations
- Route Evaluation Study
- EMF Study
- System Reliability Study
- Communications Study

## All Section 94-c Application Exhibits

1. General Requirements
2. Overview and Public Involvement
3. Location of Facilities and Surrounding Land Use
4. Real Property
5. Design Drawings
6. Public Health and Safety
7. Noise and Vibration
8. Visual Impacts
9. Cultural Resources
10. Geology, Seismology, and Soils
11. Terrestrial Ecology
12. NYS Threatened and Endangered Species
13. Water Resources and Aquatic Ecology
14. Wetlands
15. Agricultural Resources
16. Effect on Transportation
17. Consistency with Energy Planning Objectives
18. Socioeconomic Effects
19. Environmental Justice
20. Effect on Communications
21. Electric System Effects and Interconnection
22. Electric and Magnetic Fields
23. Site Restoration and Decommissioning
24. Local Laws and Ordinances
25. Other Permits and Approvals

# ANALYSIS OF VISUAL IMPACTS

**NORTH SENECA**  
SOLAR PROJECT

## Step 1: Define Affected Environment

- Visual Study Area (2 miles)
- Identify Visually Sensitive Resources
- Local Consultation
- Identify Viewer Groups
- Landscape Similarity Zones

## Step 2: Evaluate Potential Visibility

- Viewshed Analysis Mapping
- Site Visit and Confirmatory Assessment of Visibility

## Step 3: Replicate Appearance of Facility

- Develop a 3-D Model of the Proposed Facility
- Proposed Project Components
- Landscape Similarity Zones

## Step 4: Visual Impact Analysis

- Photo Simulations
- Rating Panel Evaluation
- Visual Mitigation

# COMMUNITY BENEFITS

## NORTH SENECA SOLAR PROJECT

### Solar projects provide significant benefits to host communities:

- Once operational, North Seneca Solar Project will power tens of thousands of homes annually, helping to meet the energy needs of the state by providing clean, flexible electricity
- Solar energy provides a long-term hedge against increasing electricity prices due to variable fuel prices; solar energy allows off-takers to purchase energy at stable, long-term rates, which may help reduce future costs to ratepayers
- Solar projects present landowners an opportunity to diversify income, weather economic downturns, and keep land in the family
- Solar projects result in a reduction of the region's production of carbon and other greenhouse gas emissions, which presents significant health and environmental benefits
- Once constructed, the project area will be seeded with pollinator-friendly vegetation, which will enhance soil health, ecological diversity, and hydrological cycles while providing critical pollinating services to nearby farms
- At the end of North Seneca Solar Project's life, project infrastructure will be removed, and the land hosting panels will be returned to agricultural use

### The North Seneca Solar Project will bring long-term benefits to the Towns of Waterloo and Junius by:

- Providing PILOT payments totaling approximately \$4.5 million to the Towns of Junius and Waterloo\* over the first 25 years of project operations\*\*
- Providing PILOT payments totaling approximately \$4 million to the Waterloo Central School District in the first 25 years of project operations\*\*
- Paying millions of dollars in land lease and easement agreement payments to landowners over the life of the project
- Creating approximately 165 direct, full-time jobs during construction, with expected wages and salaries totaling approximately \$23 million
- Boosting the local economy by purchasing equipment and materials from New York-based suppliers when feasible in all phases – development, construction, and operation
- Increasing revenue to local hospitality providers during construction and operations

\*Amounts to each Town are based on estimated MWs sited in each Town (~30% in Junius and ~70% in Waterloo)

\*\* PILOT terms and payment amounts are subject to approval by the Seneca County Industrial Development Agency (IDA)

# DECOMMISSIONING PLAN



## 94-c Requires a Decommissioning and Site Restoration Plan which includes:

- Equipment removal
- Health & Safety
- Environmental Restoration
- Aesthetics
- Recycling
- Potential future uses
- Financial commitments
- Schedule
- Re-seeding and re-grading

## Decommissioning Plan must also include a cost estimate which includes:

- Removing all components 4 feet below grade and above in agricultural land or 3 feet below grade and above in non-agricultural land
- Removing and restoring access road locations (as requested by landowners) based on the facility layout

## Financial Assurance

- New York requires a decommissioning fund as part of permitting a project through 94-c
- The project will post the agreed upon financial security prior to construction start
- Financial assurance ensures that funding will be available to properly remove facility components and perform site restoration and the end of the project's life cycle



# ENVIRONMENTAL STUDIES

## NORTH SENECA SOLAR PROJECT

Over a dozen different environmental, social, and cultural resource studies have been and will continue to be performed to identify and characterize potentially sensitive resources in the project area. The results of these studies are being used to inform project design to ensure that the project's potential impacts are avoided, minimized, and mitigated to the extent practicable. Support studies are being coordinated with the following agencies:

- NYS Office of Renewable Energy Siting (ORES)
- NYS Department of Environmental Conservation (NYSDEC)
- NYS Department of Agriculture and Markets (NYSDAM)
- NYS State Historic Preservation Office (NYSHPO)
- Local and Regional Stakeholder Groups

### Wetlands and Streams

- Field surveys were completed July and November 2022
- ORES Jurisdictional Determination received August 24, 2023

### Rare/Threatened/ Endangered Species

- Breeding Bird Surveys completed May – July 2022
- Winter Raptor Surveys completed November 2022 – March 2023
- Bog Turtle Habitat Assessment completed May 2023
- Targeted Rare Plant Survey completed July 2023
- ORES Occupied Habitat Determination received August 30, 2023
- Net Conservation Benefit Plan – in progress

### Cultural Resources

- Phase 1A Archaeological Survey completed November 2022
- Phase 1B Archaeological Surveys – in progress
- Historic Resources Survey – in progress

### Visual Impacts

- Identification of visually sensitive resources and viewpoints – in progress
- Viewshed mapping to identify areas of potential project visibility -in progress
- Landscaping to screen views of the Facility from roads and neighbors – in progress

### Acoustic Studies

- Ambient sound data collection and pre-construction noise modeling – in progress

### Agriculture

- Survey letters mailed to participating landowners in April 2023 to identify active agricultural use and drainage systems

### Private and Public Wells

- Survey letters mailed to landowners within 1,000 feet of the Facility Site April 2023
- Consultation with regional and state agencies

### Geology

- Borings or test pits anticipated completion: October 2023

# LOCAL REQUIREMENTS

North Seneca Solar has reviewed the local laws in the Towns of Waterloo and Junius. The Town of Junius does not have a zoning ordinance or substantive standards applicable to the project. The Town of Waterloo has a Solar Law (Local Law 1 of 2019) in place, and notable design requirements are identified below.

## Code of the Town of Waterloo – Chapter 134. Solar Energy Systems

- Zoning: Large-scale solar permitted in the Industrial and Agricultural Districts
- Setbacks:
  - 200 ft front setback from right-of-way line (94-c requires a 50-foot setback from centerline of public roads)\*
  - 100 ft side and rear property line setbacks (94-c requires a 50-foot setback from non-participating non-residential property lines)\*
  - 300 ft setback from residential structures on another parcel (94-c requires a 250-foot setback from non-participating occupied residences)
- Height: Not to exceed 10 feet at maximum tilt (94-c sets a 20-foot height limit)\*
- Lot Coverage: Not to exceed 50% of lot\*
- Lot size: Large-scale solar energy system to be located on lot within minimum lot size of 1 acre
- Security: Security fencing & warning signs
- Decommissioning: Decommissioning Plan and Performance Surety Bond\*
- Screening: Adequate screening to avoid adverse aesthetic impacts
- Drainage: Drainage and stormwater management plan

\* North Seneca may need to seek waivers of these local requirements.

North Seneca is working on designing the facility to comply with applicable local laws to the maximum extent practicable. North Seneca has initiated consultations with the Towns of Waterloo and Junius on applicable local laws and will continue to work with the Towns to confirm interpretations of certain local law provisions and finalize any waivers needed from ORES.

# SOLAR + AGRICULTURE

**NORTH SENECA**  
SOLAR PROJECT

**\*less than 60% of North Seneca Solar Project's total footprint is on agricultural land**

## Protection of Agricultural Resources

- Identify all active agricultural lands and surface and subsurface agricultural drain tiles within the Facility Site through review of publicly available land use, Mineral Soil Groups data, and results from survey letters mailed to participating landowners.
- Development restriction zones will be incorporated into Facility design as identified through coordination with participating landowners to avoid and minimize disruption of active agricultural production.
- The Facility Layout will be designed to avoid or minimize disturbance to active agricultural lands within New York State Mineral Soil Groups 1 – 4 to the extent practicable.
- An Agricultural Plan will be developed in compliance with the New York State Department of Agriculture and Markets (NYSDAM) Guidelines, which will contain methods to avoid, minimize, and mitigate agricultural impacts.
- A Remediation Plan will be developed to address methods North Seneca Solar Project LLC will take to identify agricultural drainages within the Facility Site and the resolution process in the event of inadvertent damage to a drainage feature.

## Solar Energy and Agriculture

Agriculture and electricity production can result in two revenue streams from the same piece of land.

- Participation in solar projects is voluntary – landowners sign up to participate if they think doing so is best for their farms and families
- Adding solar to agricultural operations is efficient and economically advantageous to the local community
- Flowering vegetation = food for bees, butterflies and birds
- Use pre-existing agricultural and cleared lands and design to reduce tree clearing
- Opportunity for land to “rest” without agricultural activity
- Very limited use of pesticides & herbicides (only in substation and near sensitive electrical equipment) or if mandated by DEC or other authority

# NOISE AND VIBRATION

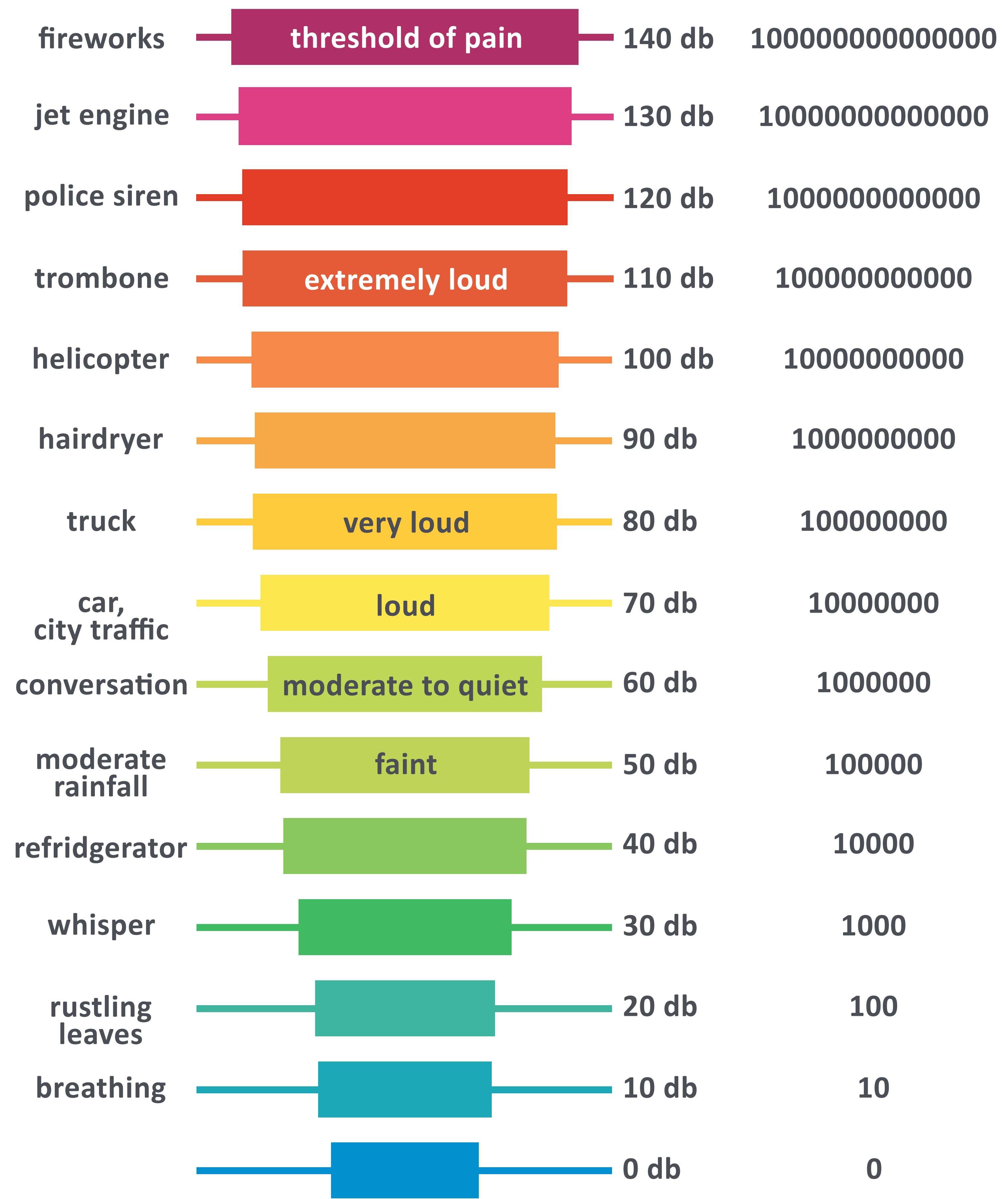
## NORTH SENECA SOLAR PROJECT

### Section 94-c requires studies to be performed to address potential for noise propagation

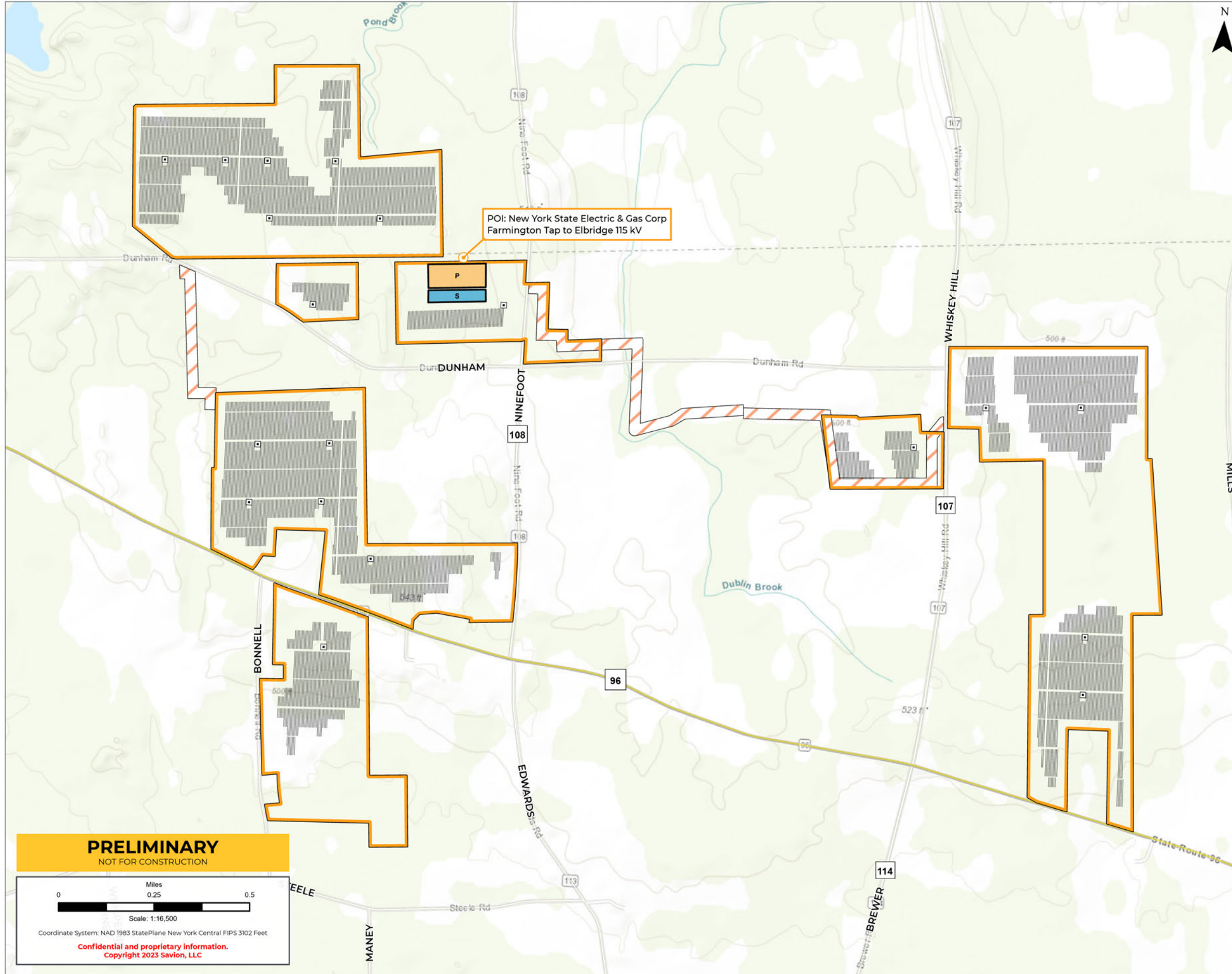
1. Ambient "existing condition" sound levels in project area to establish baseline data  
 Note: ambient noise monitoring was conducted in August 2023
2. Projected sound levels from operation of solar facility  
 Computer modeling of the propagation of sound from facility equipment  
 Assumes 100% operations at highest potential sound levels from each piece of equipment:  
 Solar Panels – no sound  
 Inverters – limited daytime sound  
 Substation – some daytime and nighttime sound
3. Projected sound levels from construction of the solar facility  
 Involves computer modeling of the propagation of sound from construction

### Section 94-c uniform conditions and standards must be met at residences and property lines

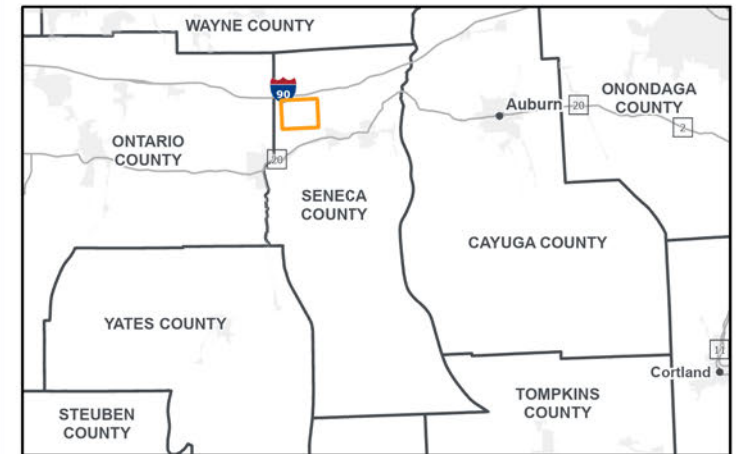
- Noise cannot exceed the following levels
  - Non-participating residence 45 dBA [8-hr Leq]
  - Participating residence 55 dBA [8-hr Leq]
  - Non-participating residence 40 dBA [1-hr Leq] due to collector substation
  - Non-participating property line 55 dBA [8-hr Leq]
- Penalties are imposed for audible prominent tones
- The project will develop a complaint resolution plan that will be utilized to address any concerns during the construction and operation of the facility



# NORTH SENECA SOLAR PROJECT



- Project Boundary
- Point of Interconnection
- POI Switching Station
- Project Substation
- Inverter
- Panel
- MV Collection Easements



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT: <b>NORTH SENECA</b>	
DEVELOPER: <b>SAVION, LLC</b>	ENGINEER:
DATE: <b>9/6/2023</b>	SCALE: <b>1 INCH : 1,375 FEET</b>
NOTES:	

SHEET:  
**PROJECT OVERVIEW**

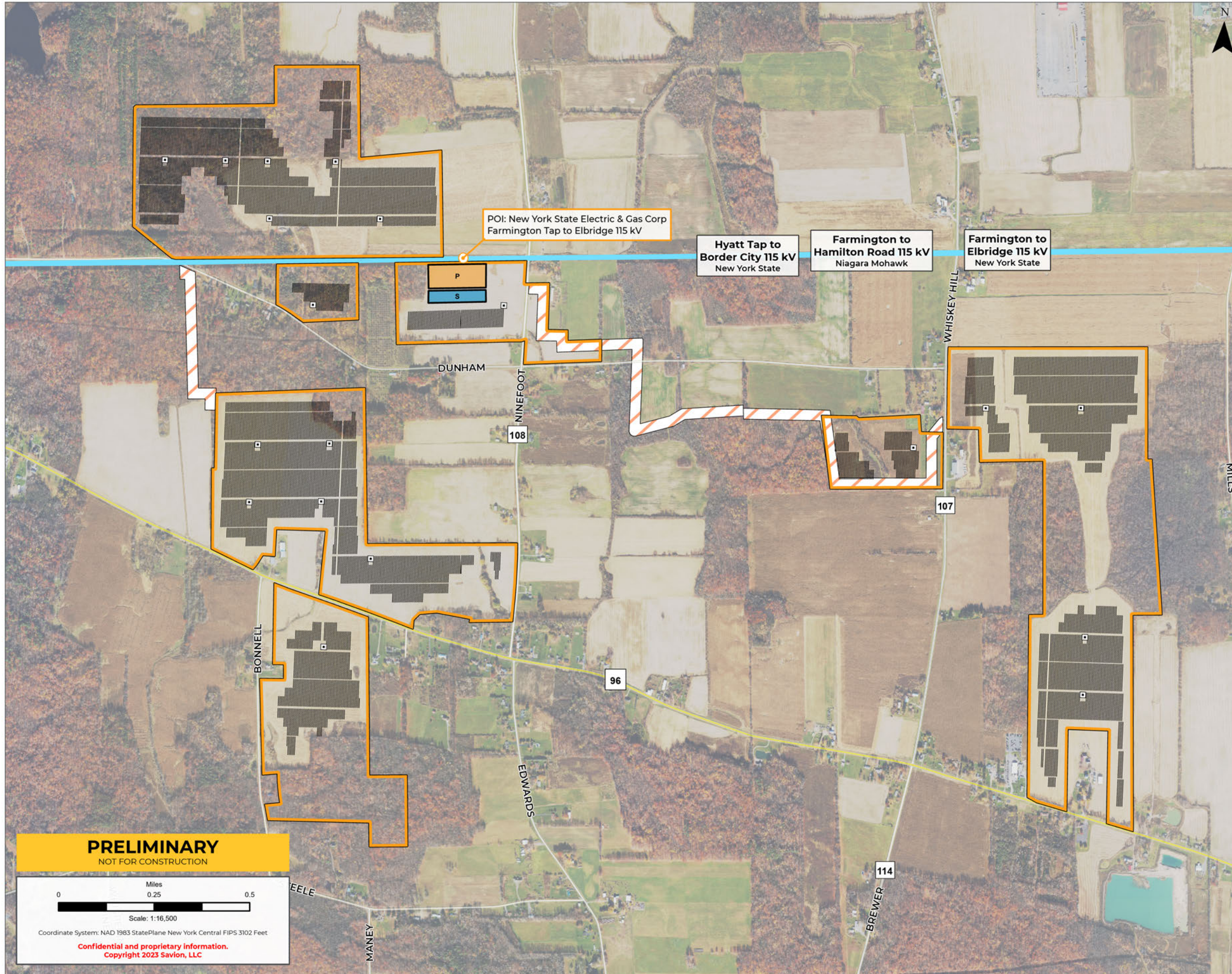
**PRELIMINARY**  
NOT FOR CONSTRUCTION

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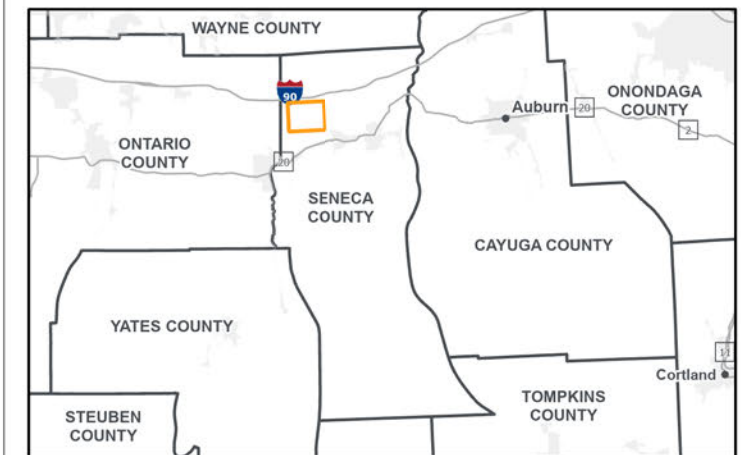
Coordinate System: NAD 1983 StatePlane New York Central FIPS 3102 Feet

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# NORTH SENECA SOLAR PROJECT



- Project Boundary
  - Point of Interconnection
  - POI Switching Station
  - Project Substation
  - Inverter
  - Panel
  - MV Collection Easements
- Transmission Lines**
- Voltage kV
- 115

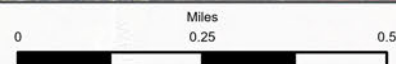


PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT: <b>NORTH SENECA</b>	
DEVELOPER: <b>SAVION, LLC</b>	ENGINEER:
DATE: <b>9/8/2023</b>	SCALE: <b>1 INCH : 1,375 FEET</b>
NOTES:	

SHEET:  
**PROJECT OVERVIEW**

**PRELIMINARY**  
NOT FOR CONSTRUCTION



Coordinate System: NAD 1983 StatePlane New York Central FIPS 3102 Feet

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# NORTH SENECA SOLAR PROJECT



[www.NorthSenecaSolarProject.com](http://www.NorthSenecaSolarProject.com)



North Seneca Solar Project

Developed by  **SAVION**  
A RENEWABLE ENERGY COMPANY





## Documentation of Local Consultation Efforts