



ALTONA WIND REPOWERING PROJECT

MATTER NO. 23-03029

16 NYCRR § 1100-2.4 Exhibit 3

Revision 1

Location of Facilities and Surrounding Land Use

TABLE OF CONTENTS

3.0 EXHIBIT 3 – LOCATION OF FACILITIES AND SURROUNDING LAND USE 3-1

 SUMMARY OF EXHIBIT 3-1

 3.1 LOCATION OF FACILITY SITE (16 NYCRR § 1100-2.4(a), (b), (c)) 3-2

 3.2 EXISTING LAND USE (16 NYCRR § 1100-2.4(d)) 3-3

 3.3 EXISTING MAJOR ELECTRIC, GAS, OR TELECOMMUNICATIONS TRANSMISSION FACILITIES (16 NYCRR § 1100-2.4(e))..... 3-3

 3.4 PROPERTIES WITHIN 2,000 FEET OF THE FACILITY SITE (16 NYCRR § 1100-2.4(f))..... 3-5

 3.5 ZONING (16 NYCRR § 1100-2.4(g)) 3-6

 3.6 COMPREHENSIVE PLANS AND CONSISTENCY (16 NYCRR § 1100-2.4(h))..... 3-7

 3.7 PUBLICLY KNOWN PROPOSED LAND USES (16 NYCRR § 1100-2.4(i)) 3-8

 3.8 NEW YORK STATE DESIGNATED COASTAL AREAS/SPECIAL DESIGNATED AREAS (16 NYCRR § 1100-2.4(j)) 3-8

 3.9 RECREATIONAL AND OTHER LAND USES (16 NYCRR § 1100-2.4(k))..... 3-9

 3.10 COMPATIBILITY WITH LAND USES AND LAND USE PLANS (16 NYCRR § 1100-2.4(l)) 3-11

 3.11 COMPATIBILITY WITH PROPOSED ABOVEGROUND TRANSMISSION LINES, COLLECTOR LINES, AND INTERCONNECTIONS (16 NYCRR § 1100-2.4(m))..... 3-14

 3.12 COMPATIBILITY OF PROPOSED UNDERGROUND TRANSMISSION LINES, COLLECTION LINES, INTERCONNECTIONS AND RELATED FACILITIES WITH EXISTING, POTENTIAL, AND PROPOSED LAND USES (16 NYCRR § 1100-2.4(n))..... 3-14

 3.13 CONFORMANCE WITH NEW YORK STATE COASTAL MANAGEMENT (16 NYCRR § 1100-2.4(o))..... 3-14

 3.14 AERIAL PHOTOGRAPHS (16 NYCRR § 1100-2.4(p), (q), (r)) 3-15

 3.15 COMMUNITY CHARACTER (16 NYCRR § 1100-2.4(s))..... 3-15

 3.16 REPURPOSED SITES (16 NYCRR § 1100-2.4(t))..... 3-18

 3.17 OIL, GAS OR MINING SOLUTION WELLS WITHIN 500 FEET OF DISTURBED AREAS (16 NYCRR § 1100-2.4(u)) 3-18

 3.18 UNIFORM STANDARDS AND CONDITIONS 3-18

 3.19 REFERENCES..... 3-19

LIST OF TABLES

Table 3.1-1 Geographic Areas..... 3-3

Table 3.3-1 Major Electric, Gas, or Telecommunications Transmission Facilities and Sources..... 3-4

Table 3.5-1 Generalized Zoning Districts and Overlay Districts within the Study Area..... 3-6

Table 3.5-2 Generalized Zoning within the Study Area 3-7

Table 3.8-1 Presence of Special Designated Areas Within the Study Area..... 3-9

Table 3.9-1 Recreational and Other Land Uses Within the Study Area 3-10

Table 3.10-1 Compatibility with Relevant Local and Regional Land Use Plans..... 3-12

LIST OF APPENDICES

Appendix 3-A Figures..... A-1

Figure 3-1 Revised Repowered Facility Location

Figure 3-2 Existing Land Use

Figure 3-3 Major Facilities for Gas, Electric, or Telecommunications Transmissions

Figure 3-4 Revised Existing Land Use and Parcels within 2,000-ft of Facility Site

Figure 3-5 Zoning Map

Figure 3-6 Proposed Land Uses

Figure 3-7 Special Designated Areas – Coastal and Water Resources

Figure 3-8 Areas Affected by Sight and Sound

Figure 3-9 Revised Aerials – Five Mile Radius

Appendix 3-B Properties and Land Use within 2,000 Feet of Facility Site B-1

Appendix 3-C Zoning Classifications for Study Area C-1

Appendix 3-D Comprehensive Plans D-1

Appendix 3-E Local Land Use Plans E-2

ACRONYM LIST

CLCPA	Climate Leadership and Community Protection Act
CZMA	Coastal Zone Management Act
kV	kilovolt
LSZ	landscape similarity zones
LWRP	Local Waterfront Revitalization Program
NYCRR	New York Codes, Rules and Regulations
NYPA	New York Power Authority
NYSDAM	New York State Department of Agriculture and Markets
NYSDEC	New York State Department of Environmental Conservation
NYSOPRHP	New York State Office of Parks Recreation and Historic Preservation
POI	point of interconnection
VSA	Visual Study Area
WMA	Wildlife Management Area

GLOSSARY TERMS

Key terms used frequently in this Application are defined below:

Applicant: Means Valcour Altona NewCo, LLC.

Existing Facility: Refers to the existing 97.5-megawatt (MW) wind energy facility and its components located in the Town of Altona, Clinton County, New York, and commonly known as the Altona Windpark.

Facility Site: Refers to those privately owned parcels under option to lease, purchase, create an easement, or other real property interests with the Applicant on which all Repowered Facility components will be sited, including roads, collector lines, and interconnection with the electrical grid.

Limits of Disturbance: Refers to the portion of the Facility Site that will necessarily be utilized to facilitate construction and operation of the Repowered Facility, including temporary workspaces.

Repowered Facility: Refers to the Altona Wind Repowering Project, an approximately 107.5 MW wind energy generation facility located in the Town of Altona, Clinton County, New York, that will consist of new wind turbines, access roads, buried electric collection lines, collection substation facility improvements, temporary laydown and parking, permanent meteorological towers, and an aircraft detection lighting system tower. The Repowered Facility will reuse other existing aboveground components, including overhead collection lines, access roads, an operations and maintenance building, a 34.5-kilovolt (kV) to 230 kV collection substation; and a point of interconnection switchyard station owned by the New York Power Authority.

Study Area: Refers to the area evaluated for specific resource identification and/or resource impact assessment. The size of this area is appropriate for the target resource and takes into account the project setting, the significance of the resource or impact being identified or evaluated, and the specific survey distances included in 16 New York Codes, Rules, and Regulations Part 1100. Unless indicated otherwise in a specific exhibit, the Study Area represents the area within a 5-mile radius of the Facility Site.

16 NYCRR § 1100-2.4 Exhibit 3 Location of Facilities and Surrounding Land Use

Exhibit 3 Information	Found in Section
Exhibit 3 shall contain:	
<p>a. Latest- or recent-edition USGS maps (1:24,000 topographic edition, utilizing GIS mapping to the extent available), showing:</p> <ul style="list-style-type: none"> • The proposed location of the facility, including proposed electric collection and transmission lines and interconnections, as well as ancillary features located on the facility site such as roads, railroads, switchyards, energy storage or regulation facilities, substations and similar facilities; • The proposed location of any off-site utility interconnections, including all electric transmission lines, communications lines, stormwater drainage lines, and appurtenances thereto, to be installed in New York State connecting to and servicing the site of the facility; • The proposed limits of clearing and disturbance for construction of all facility components and ancillary features. 	<p>3.1 Revised Figure 3-1</p>
<p>b. Maps clearly showing the location of the facility and all ancillary features not located on the facility site in relation to municipal boundaries and taxing jurisdictions, at a scale sufficient to determine and demonstrate relation of facilities to those geographic and political features.</p>	<p>3.1 Figure 3-2</p>
<p>c. Written descriptions explaining the relation of the location of the facility site, and all ancillary features not located on the facility site, to the affected municipalities and taxing jurisdictions.</p>	<p>3.1</p>
<p>d. A map showing existing land uses within the Study Area.</p>	<p>3.2 Figure 3-2</p>
<p>e. A map of any existing overhead and underground major facilities for electric, gas or telecommunications transmission within the Study Area and a summary of any consultations with owners of major facilities for electric, gas or telecommunications that may be impacted by the facility (crossing existing utilities or otherwise).</p>	<p>3.3 Figure 3-3</p>
<p>f. A map of all properties upon which any component of a facility or ancillary feature would be located, and for wind facilities, all properties within two thousand (2,000) feet of such properties, and for solar projects, all properties within one thousand (1,000) feet, that shows the current land use, tax parcel number and owner of record of each property, and any publicly known proposed land use plans for any of these properties.</p>	<p>3.4 Revised Figure 3-4</p>
<p>g. A map of existing zoning districts and proposed zoning districts within the Study Area and a description of the permitted and the prohibited uses within each zone. For “floating” or “overlay” zones that are not specifically attributable to a specific mapped zoning district, describe the applicable substantive criteria that apply for establishment of the overlay zone.</p>	<p>3.5 Figure 3-5</p>
<p>h. A statement as to whether any applicable local jurisdiction has an adopted comprehensive plan applicable to lands on which facility components or ancillary facilities are located and whether the proposed facility is consistent with such comprehensive plan. A copy of the plan shall be provided in the Application, with an indication of plan sections applicable to the proposed uses.</p>	<p>3.6</p>
<p>i. A map of all publicly known proposed land uses within the Study Area, as determined in consultation with State and local planning officials, from any public involvement process, or from other sources.</p>	<p>3.7 Figure 3-6</p>

EXHIBIT 3 – LOCATION OF FACILITIES AND SURROUNDING LAND USE

Exhibit 3 Information	Found in Section
j. Maps showing designated NYS coastal areas, inland waterways and local waterfront revitalization program areas (pursuant to 16 NYCRR Part 600, et seq.), groundwater management zones, designated agricultural districts, flood-prone areas, critical environmental areas designated pursuant to Article 8 of the ECL, and coastal erosion hazard areas, that are located within the Study Area.	3.8 Figure 3-7
k. Maps showing recreational and other land uses within the Study Area that might be affected by the sight or sound of the construction or operation of the facility, interconnections and related facilities, including wild, scenic and recreational river corridors, open space, and any known archaeological, geologic, historical or scenic area, park, designated wilderness, forest preserve lands, scenic vistas specifically identified in the Adirondack Park State Land Master Plan, NYS Parks, NYSDEC lands, conservation easement lands, federal or state designated scenic byways, nature preserves, designated trails, and public-access fishing areas, major communication and utility uses and infrastructure, and institutional, community and municipal uses and facilities.	3.9 Figure 3-8
l. A qualitative assessment of the compatibility of the facility, including any off-site staging and storage areas, with existing, proposed and allowed land uses, and local and regional land use plans, located within a one (1)-mile radius of the facility site. The assessment shall identify the nearby land uses of particular concern to the community and shall address the land use impacts of the facility on residential areas, schools, civic facilities, recreational facilities, and commercial areas. The assessment and evaluation shall demonstrate that conflicts from facility-generated noise, traffic and visual impacts with current and planned uses have been minimized to the extent practicable.	3.10
m. A qualitative assessment of the compatibility of proposed aboveground transmission lines, collection lines, and interconnections and related facilities with existing, potential, and proposed land uses within the Study Area.	3.11
n. A qualitative assessment of the compatibility of proposed underground transmission lines, collection lines, interconnections and related facilities with existing, potential, and proposed land uses within three hundred (300) feet from the centerline of such interconnections or related facilities.	3.12
o. For facilities at locations within NYS designated coastal areas, or in direct proximity of coastal areas or designated inland waterways, provide an analysis of conformance with relevant provisions of the New York State Coastal Management Program Policies, and proposed or adopted Local Waterfront Revitalization Plans (pursuant to 16 NYCRR Part 600, et seq.). For facilities located within or adjacent to areas mapped by the National Oceanographic and Atmospheric Administration (NOAA), mapping of the proposed facility's location on the most recent edition of NOAA navigation charts shall be provided.	3.13
p. Aerial photographs of all properties within the Study Area of sufficient scale and detail to enable discrimination and identification of all natural and cultural features.	3.14 Revised Figure 3-9
q. Overlays on aerial photographs which clearly identify the facility site and any facility layout, interconnection route, the limits of proposed clearing or other changes to the topography, vegetation or human-made structures, and the location of access and maintenance routes.	3.14 Revised Figure 3-9
r. All aerial photographs shall reflect the current uses of the land. All aerial photographs shall indicate the source and the date photographs were taken.	3.14 Revised Figure 3-9
s. A description of community character in the area of the facility, an analysis of impacts of facility construction and operation on community character, and identification of avoidance or mitigation measures that will minimize adverse impacts on community character. For the purposes of this exhibit, community character includes defining features and interactions of	3.15

EXHIBIT 3 – LOCATION OF FACILITIES AND SURROUNDING LAND USE

Exhibit 3 Information	Found in Section
the natural, built and social environment, and how those features are used and appreciated in the community.	
t. For repurposed sites with a history of environmental contamination only:	3.16
1. For a site that has not been remediated under the oversight of the NYSDEC:	
i. A copy of a Phase 1 Environmental Site Assessment (ESA) and, if any Recognized Environmental Conditions were identified, a Phase 2 ESA; and ii. A determination by a qualified Licensed Professional Engineer, on the basis of the Phase I ESA and/or Phase 2 ESA, that it is not anticipated that hazardous substances would be encountered during construction and/or operation of the facility.	
2. For a site that has been remediated under the oversight of the NYSDEC and received a Certificate of Completion or No Further Action from the NYSDEC:	
i. A copy of the applicable Site Management Plan for the facility site and any deed or land use restrictions imposed; and ii. A certification by the applicant that it will implement and comply therewith.	
u. For a proposed facility where an oil, gas or mining solution well is known to exist within five hundred (500) feet of proposed areas to be disturbed within a proposed facility boundary (based on records maintained by the NYSDEC) or for any proposed facility located in NYSDEC regions 7, 8, or 9:	3.17
1. A description of a survey, setting forth the date(s) the survey occurred, the company that conducted it and the methodology used. The purpose of the survey is to determine whether any NYSDEC-regulated wells are present within 500 feet of proposed areas to be disturbed, and if so, identification of the wells and type, if known. Unless another method was authorized by the Office, the survey shall have been done by the use of magnetometers, including aerial platform magnetometers, that are able to locate wells including those lacking surface expressions and any discovered wells should be recorded in decimal degrees, NAD 83, with six (6) decimal places of accuracy, and presented on the map identified in subdivision (u)(2) of this section.	
2. A map based on the survey required in subdivision (u)(1) of this section identifying the location of all wells and associated infrastructure (to the extent known), along with the facility boundaries, proposed areas to be disturbed, and proposed facility components. The map should also identify proposed setbacks from permanent structures and buildings of a minimum of one hundred (100) feet from identified well(s) and minimum twenty (20) feet in width from nearest reasonable facility property access point to the well to permit inspections and other regulatory work as may be needed.	
3. An explanation if the applicant cannot meet the setback and access requirements referenced in subdivision (u)(2) of this section.	N/A

3.0 EXHIBIT 3 – LOCATION OF FACILITIES AND SURROUNDING LAND USE

SUMMARY OF EXHIBIT

Valcour Altona NewCo, LLC (the Applicant) assessed the location and surrounding land use resources in the 5-mile Study Area, unless otherwise required by the regulations, and the potential impacts associated with construction and operation of the Repowered Facility. The Study Area is in Clinton County, New York, and the Facility Site is in the Town of Altona. The Towns of Altona, Beekmantown, Chazy, Dannemora, Ellenburg, Mooers, Plattsburgh, and Saranac are located within the Study Area.

The predominant land uses in the Study Area are residential (61.2 percent); vacant land (27.1 percent); wild, forest, conservation, and public parks (6.4 percent); and agricultural land (1.7 percent). The Repowered Facility will be sited almost entirely within the boundary of the Existing Facility. Additional land area outside of the Existing Facility site is necessary for the siting of the Repowered Facility, due to the increase in capacity, design requirements, and parcel sizes of landowners willing to host facility components. The Repowered Facility will install up to 25 turbines, compared to the 65 turbines of the Existing Facility. The Facility Site is within the town of Altona's Rural Use zoning district and the majority of the Repowered Facility will be located within the town's Wind Overlay Zone. The Repowered Facility will be consistent with the allowable land uses defined in the town's zoning codes, with adherence to other applicable requirements. Overall, construction and operation of the Repowered Facility will have impacts on land use consistent with the Existing Facility.

Two major existing electric transmission facilities are located in the Study Area: the New York Power Authority (NYPA) Willis-Plattsburgh 230-kilovolt (kV) line (which passes through the Facility Site) and Rouses Point-to-Kent Falls 115-kV transmission line. The Repowered Facility aboveground interconnections include the collection substation, switchyard station, and overhead collection circuits tied to the Existing Facility, which will be visually similar in nature to the existing transmission lines and other electrical grid infrastructure in the area. The Repowered Facility will reuse much of the Existing Facility infrastructure, including access roads, overhead collection lines, an operations and maintenance building, collection substation; and point of interconnection switchyard station. New electrical collection lines will be installed underground and in areas of existing disturbance (e.g., existing roads or along the edges of property lines) where practicable.

The Repowered Facility will be consistent with the requirements and standards of the Town of Altona Rural Zoning Law, Article 12 (Wind Energy Facilities) Local Law No. 1 of 2006, except the standards that the Applicant requests the Office of Renewable Energy Siting and Electric Transmission not apply to the Repowered Project, as described in Exhibit 24 Local Laws and Ordinances. The majority of the Repowered Facility will be constructed on land previously approved for wind energy generation by the Town of Altona in 2006 following completion of the State Environmental Quality Review of the Existing Facility. The Applicant will implement various

measures that avoid, minimize, and mitigate effects to community character in the area of the Repowered Facility, including siting and design measures described throughout this Application.

There are no coastal areas located within the Study Area; therefore, conformance with the federal Coastal Zone Management Act is not applicable. There are no oil, gas, or mining solution wells within 500 feet of the Facility Site or Limits of Disturbance (LOD) and the Facility Site is not located in NYSDEC region 7, 8, or 9.

3.1 LOCATION OF FACILITY SITE (16 NYCRR § 1100-2.4(a), (b), (c))

The Facility Site is located entirely within the Town of Altona in Clinton County, New York. Revised Figure 3-1 in Appendix 3-A identifies the Repowered Facility on 2023 U.S. Geological Survey maps (the most recent 1:24,000 topographic edition), including the following features:

- Wind turbines
- Aboveground and belowground collection and existing transmission lines;
- Existing and proposed access roads
- Aircraft detection lighting system towers
- Temporary and/or permanent meteorological towers
- Temporary laydown area and marshaling yard
- Other ancillary features, including roads, railroads, limits of clearing for construction, and other related infrastructure

The Repowered Facility will be located predominantly within the boundary of the Existing Facility Site; however, additional land area outside of the Existing Facility site is necessary for the siting of the Repowered Facility, due to the increase in capacity, design requirements, and parcel sizes of landowners willing to host facility components. Table 3.1-1 provides the acreages for the Study Area, Existing Facility, Facility Site, and LOD. The Facility Site will incorporate 84 percent of the Existing Facility acreage and an additional 714 acres; however, the LOD represents only 10 percent of the Facility Site. The Repowered Facility will use taller turbines that require an increase in spacing compared to the Existing Facility's turbines and will increase the generating capacity by 10 MW. The Repowered Facility will also reuse components of the Existing Facility, including overhead collection lines, collection substation; and a point of interconnection switchyard station owned by the New York Power Authority. The Repowering Facility will not include off-site utility interconnections, communications lines, stormwater drainage lines, or other ancillary features. No municipal interconnections (e.g., potable water mains, wastewater conveyances, etc.) will connect to or service the Facility Site. Known off-site ancillary features include off-site roadway improvements identified in Exhibit 5 Design Drawings, in Appendix 5-A Civil Design Drawings.

Revised Figure 3-1 also shows the location of the Repowered Facility features in relation to municipal boundaries and taxing jurisdictions. The proposed limits of clearing and disturbance for

construction of all Repowered Facility components and ancillary features are mapped in Revised Figure 3-1. The LOD encompasses all areas to be cleared and disturbed during construction of the Repowered Facility and allows for room to work where components are installed. Additionally, Exhibit 11 Terrestrial Ecology, Figure 11-1 includes the Repowered Facility’s anticipated temporary and permanent impacts to vegetation.

Table 3.1-1 Geographic Areas

Geographic Areas	Acreage
5-Mile Study Area	94,478
Existing Facility	3,684
Facility Site	4,398
LOD	422

3.2 EXISTING LAND USE (16 NYCRR § 1100-2.4(d))

Figure 3-2 in Appendix 3-A shows the existing land uses within the Study Area, derived from property class data from the New York State Department of Taxation and Finance. The most predominant land uses in the Study Area are residential (61.2 percent); vacant land (27.1 percent); wild, forest, conservation, and public parks (6.4 percent); and agricultural (1.5 percent). Industrial, commercial, public services, recreation and entertainment, and community services land uses make up 2.2 percent of the Study Area. The parcel layer from which these data were derived is not a continuous dataset because areas of right-of-way (ROW), and roads are not included. Areas that do not have a land use classification are referred to as “No Data” and constitute approximately 1.7 percent of the Study Area.

3.3 EXISTING MAJOR ELECTRIC, GAS, OR TELECOMMUNICATIONS TRANSMISSION FACILITIES (16 NYCRR § 1100-2.4(e))

Figure 3-3 in Appendix 3-A identifies existing underground and overhead major facilities for electric, gas, or telecommunications transmission within the Study Area. The infrastructure is described below. Table 3.3-1 lists the underground and overhead facilities within the Study Area and the source of the publicly available data layer or information.

Table 3.3-1 Major Electric, Gas, or Telecommunications Transmission Facilities and Sources

Type of Facility	Feature	Within 5 Miles of Facility Site?	Data Source
Electric Transmission	Willis-to-Plattsburgh 230 kV and Rouses Point-to-Kent Falls115 kV NYPA Transmission Lines	Yes	https://gii.dhs.gov/HIFLD
	Electric Substations	Yes	https://gii.dhs.gov/HIFLD
	Electric Transmission Tap	Yes	https://gii.dhs.gov/HIFLD
	Microwave Service Tower	Yes	https://gii.dhs.gov/HIFLD
	Land Mobile Private Transmission Tower	Yes	https://gii.dhs.gov/HIFLD
	Land Mobile Commercial Transmission Tower	Yes	https://gii.dhs.gov/HIFLD
Gas Transmission	Pipelines	No	https://pvnpms.phmsa.dot.gov/ PublicViewer/
Telecommunications	Cable or Fiber Optic Lines	No	https://broadband477map.fcc.gov/ https://www.infrapedia.com/ https://www.fiberlight.com/network/ network-map/

Key:

kV = kilovolt

NYPA = New York Power Authority

Two major existing electric transmission facilities are located in the Study Area: the NYPA Willis-to-Plattsburgh 230 kV line and the NYPA Rouses Point-to-Kent Falls 115 kV line. The NYPA Willis-to-Plattsburgh transmission line passes through the Facility Site. The Repowered Facility will interconnect to the Willis-to-Plattsburgh transmission line through the existing NYPA Duley Substation and existing switchyard station in the Town of Altona, as further described in Exhibit 21 Electric System Effects and Interconnection.

There are no existing underground cable or fiber-optic major transmission telecommunications lines (i.e., long-haul) within 1 mile of the Facility Site, based on review of publicly available data from Infrapedia network providers and the New York State Broadband Program Office (Lumen 2025; Fiber Light n.d.; Infrapedia n.d.; NY Broadband Program n.d.). Fixed and mobile broadband via cables are available on and around portions of the Facility Site, and it is assumed that these are not considered major or underground communications lines (FCC 2020). In addition to the 1-mile area examined for Exhibit 20 Effects on Communication, additional sources were reviewed to identify the presence of underground major telecommunications facilities within the 5-mile

Study Area and confirmed there are no facilities of this nature present in the Study Area (Infrapedia n.d.). As discussed in Exhibit 20, the Study Area is served by eight cable-based internet and wireless service providers (Chazy & Westport Telephone, Viasat Inc., King Street Wireless L.P., HughesNet, Skycasters, Primelink, Charter Communications Inc., and Champlain Telephone Company) (NY Broadband Program n.d.). The Applicant is in communication with local providers to ensure compatibility between their infrastructure and the Repowered Facility. The Applicant will coordinate with Dig Safely New York prior to commencing any construction activities to identify any additional underground cable or fiber-optic major transmission telecommunications lines. One Land Mobile Broadcast tower exists within the Study Area, in the Town of Beekmantown. Thirteen Land Mobile private transmission towers exist within the Study Area, mostly within the Town of Beekmantown. There are nine microwave service towers in the Study Area.

There are no natural gas pipelines within 5 miles of the Facility Site.

Exhibit 6 Public Health, Safety and Security discusses measures to avoid impacts on pipelines, such as requiring contractors to comply with requirements for underground facilities (i.e., Dig Safely New York) per 16 NYCRR § 1100-6.4(f), and to contact pipeline operators prior to construction per 16 NYCRR § 1100-6.4(g).

The Applicant will consult with owners of overhead and underground utilities near planned construction areas within the Facility Site prior to commencement of construction. Other related infrastructure includes completed renewable projects located in the Study Area, identified in Table 15.5-1 of Exhibit 15 Agricultural Resources, and Figure 3-6 identifies known publicly planned renewable projects within the Study Area.

3.4 PROPERTIES WITHIN 2,000 FEET OF THE FACILITY SITE (16 NYCRR § 1100-2.4(f))

Revised Figure 3-4 in Appendix 3-A shows the location of Repowered Facility components and of properties within 2,000 feet of the Facility Site, current land uses, and the tax parcel number and owners of record of each property. Appendix 3-B provides the owner of record for the 261 properties identified within the 2,000-foot area around the Facility Site. These parcels are composed primarily of land uses such as residential; vacant, wild, and forested; and conservation lands and parks.

There are no publicly available proposed land use plans for the area within 1,000 feet of the Facility Site. The majority of the Town of Altona is zoned Rural Use where Wind Overlay Zones are created for wind energy projects. The Existing Facility was approved in 2006 by the town; therefore, the majority of the Facility Site has predominantly been wind energy (renewable energy) land use for nearly 20 years.

3.5 ZONING (16 NYCRR § 1100-2.4(g))

Figure 3-5 in Appendix 3-A illustrates the zoning categories and overlay districts within the Study Area. To facilitate a comparative analysis of zoning in the Study Area, the zoning designations for the Towns of Altona, Mooers, Plattsburgh, Chazy, Ellenburg, and Beekmantown were generalized into overarching zoning categories, such as Commercial, Rural, and Residential. Overlay districts are special zoning districts unique to a community that are layered over an existing base zoning district and include additional regulations. The Towns of Dannemora and Sarana currently do not have any zoning ordinances in place. No proposed changes to existing zoning or overlay districts are known to the Applicant.

Table 3.5-1 describes the generalized zoning districts and general permitted uses within them and indicates whether the zoning districts and general permitted uses are within the Facility Site. As noted, the generalized zoning categories are intended to allow general comparison of the zoning across local jurisdictions; they are not intended to replace or disregard the requirements of an individual jurisdiction’s zoning law. Appendix 3-C provides detailed descriptions of zoning categories and permitted and prohibited (if applicable) uses.

Table 3.5-1 Generalized Zoning Districts and Overlay Districts within the Study Area

District	Within Facility Site?
Generalized Zoning District	
Rural: Includes a mix of uses commonly found in an agricultural-based rural community such as agriculture; small-scale business; and low-density residential, manufactured, and modular homes.	Yes
Residential: Consists primarily of residential uses, including one- and two-family dwellings as well as public and semi-public uses.	No
Commercial: Includes a variety of small and large-scale commercial and retail uses, offices, lodging, mixed residential uses, restaurants, and neighborhood services.	No
Overlay Zoning District	
Wind Overlay Zones: ¹ Only created in Rural Use zones within the town of Altona. Wind Overlay Zones are submitted with applications for “Wind Energy Conversion Systems.”	Yes

¹ The Town of Altona allows wind energy facilities to be constructed, reconstructed, modified, or operated only in a Wind Overlay Zone with issuance of a special use permit. The Applicant is requesting that ORES not apply such local law requirement to the Repowered Facility, as further discussed in Exhibit 24 Local Laws and Ordinances.

Table 3.5-2 summarizes the amount of each generalized zoning category within the Study Area. Approximately 8 percent of the Study Area does not have an assigned zoning district as zoning regulations have not been adopted in the Town of Dannemora.

Table 3.5-2 Generalized Zoning within the Study Area

Generalized Zoning Category	Acreage	% of Classified Zoning in Study Area
Rural	68,057	72%
Residential	16,002	17%
Commercial	2,434	3%
Subtotal	86,493	92%
No Zoning Ordinance	8,025	8%
Total	94,518	100%

Note: There are slight differences in the total Study Area acreage and the total zoning acreage due to some overlap in the zoning geographic information system (GIS) data from Clinton County. Acreage totals may not add up due to rounding.

3.6 COMPREHENSIVE PLANS AND CONSISTENCY (16 NYCRR § 1100-2.4(h))

Appendix 3-D provides the 1993 Town of Altona Comprehensive Land Use Plan (1993 Land Use Plan) which lays out a shared community vision to guide future development in the Town of Altona. The 1993 Land Use Plan describes the Town of Altona as a sparsely populated rural town whose dominant land cover is forest with relatively little commercial development and whose only sizeable concentrated area of settlement is within the Hamlet of Altona. The master plan does not address renewable energy generation facilities directly; however, goals and strategies included in the plan pertaining to development and preservation of agricultural lands, wildlife habitat, and scenic and recreational resources are applicable to the Repowered Facility. These goals include the following:

- The rural character of the town should be preserved.
- Visual quality should be protected.
- Streams and rivers should be protected.
- The continuation of agriculture should be encouraged.

The analyses of visual impacts, agricultural resources, community character, terrestrial ecology, and threatened and endangered species are relevant to ensuring consistency with the rural nature and character of the area. As discussed in Exhibit 8 Visual Impacts, generally visibility of the Repowered Facility is anticipated to be similar in character to the Existing Facility and not considered a new visual impact but rather an increase in visible height of fewer wind turbines. The Existing Facility has been part of the landscape of the surrounding area for almost two decades; therefore, the Repowered Facility would not impact the existing community character based in agriculture and undeveloped open spaces, allowing future land development to proceed in accordance with community plans.

As described in Exhibit 11 Terrestrial Ecology, other than in active agricultural fields, native or equivalent native naturalized species will be used to revegetate temporarily disturbed wetland

areas, helping to maintain the existing character of the Facility Site. Some tree clearing will be required for construction and operation. As described in Exhibit 12 NYS Threatened and Endangered Species, the Applicant sited the Repowered Facility components to avoid or minimize impacts on interior forests and wetlands by maximizing the use of the Existing Facility site .

As discussed in Exhibit 18 Socioeconomic Effects, operation of the Repowered Facility is anticipated to generate significant revenue to the local communities, which represents a significant economic development opportunity. By locating the Repowered Facility predominantly within the Existing Facility, the Repowered Facility minimizes fragmenting the surrounding natural landscape and agricultural areas. Following construction, agricultural production could resume on 98 percent of the 48 acres of active agricultural within the LOD.

3.7 PUBLICLY KNOWN PROPOSED LAND USES (16 NYCRR § 1100-2.4(i))

The Applicant consulted with local agencies, planning officials, and the public to identify any known proposed development in the proximity of the Repowered Facility. Figure 3-6 includes publicly known proposed land uses within the 5-mile Study Area, which consist primarily of wind energy facilities. The Applicant contacted local planning officials for the Towns of Altona, Beekmantown, Chazy, Dannemora, Ellenburg, Mooers, and Plattsburgh to identify proposed development. No publicly known proposed land uses or major new developments outside of already examined land use plans in Section 3.6 have been identified. Future development within the Adirondack Park, which makes up approximately one-third of the Study Area, is expected to be limited due to land use restrictions. New development within the remaining Study Area is likely to be focused near existing population centers such as the Hamlet of Altona or in the southeast portion of the Study Area near the City of Plattsburgh.

3.8 NEW YORK STATE DESIGNATED COASTAL AREAS/SPECIAL DESIGNATED AREAS (16 NYCRR § 1100-2.4(j))

Table 3.8-1 and Figure 3-7 in Appendix 3-A identify specially designated areas, including New York State-designated coastal areas, inland waterways, local waterfront revitalization program areas, designated New York State agricultural districts, and 100-year floodplain areas within the Study Area. The Great Chazy River is a New York State inland waterway within the 5-mile Study Area, located northeast of the Facility Site. No New York State inland waterways are located within the Facility Site; however, Farrell Brook, Half Mile Brook, and Stillwater Brook flow through the Facility Site, all for less than 1.5 miles.

Agricultural districts are present in portions of the Facility Site and Study Area. A 100-year flood plain is present in the Facility Site and Study Area. No turbines will be located within the 100-year flood plain. Some existing access roads and collector lines that will be used for the Repowered Facility are located within the 100-year flood plain.

There are no proposed or adopted Local Waterfront Revitalization Program areas, groundwater management zones, New York State coastal area boundaries, coastal erosion hazard areas, or

critical environmental areas within the Study Area, as defined by the New York State Department of Environmental Conservation (NYSDEC) pursuant to Article 8 of the Environmental Conservation Law (NYSDEC n.d.[a]).

Table 3.8-1 Presence of Special Designated Areas Within the Study Area

Type of Facility	Present	Data Source
Designated NYS coastal areas	None	NYS GIS Clearinghouse, NYSDOS
Inland waterways	Figure 3-7	NYS GIS Clearinghouse, NYSDOS
Local waterfront revitalization program areas	No	NYS GIS Clearinghouse, NYSDOS
Groundwater management zones	None	NYS GIS Clearinghouse
Designated agricultural districts	Figure 3-7	NYS GIS Clearinghouse, Clinton County
Flood-prone areas	Figure 3-7	NYS GIS Clearinghouse, FEMA
Critical environmental areas	None	NYSDEC
Coastal erosion hazard areas	None	NYSDEC

Key:

FEMA = Federal Emergency Management Agency

GIS = Geographic Information System

NYS = New York State

NYSDEC = New York State Department of Environmental Conservation

NYSDOS = New York State Department of State

3.9 RECREATIONAL AND OTHER LAND USES (16 NYCRR § 1100-2.4(k))

Table 3.9-1 and the 5-mile Study Area shown in Figure 3-8 in Appendix 3-A identify the recreational and other land use areas as defined in 16 NYCRR § 1100-2.4(k). Figure 3-8 also includes the resources identified for evaluation in Exhibit 7 Noise and Vibration, including institutional, community, and municipal uses sensitive to noise (e.g., outdoor public facilities; hospitals; schools; camps; historic resources; and state, federal, and local lands). Recreational uses, among other uses, included on Figure 3-8 and discussed in Exhibit 8 Visual Impacts, and Exhibit 9 Cultural Resources, include features related to scenic byways; wild, scenic, or recreational rivers; parks; trails; conservation easements; forest lands; and sites listed or eligible for listing on National or State Register of Historic Places. Within the Study Area, recreational land uses include the Great Chazy River and Great Chazy River Fishing Access, Flat Rock State Forest, Lewis Preserve Wildlife Management Area (WMA), Dunkin’s Reserve State Forest, Adirondack Forest Preserve, and NYSDEC hiking trails. Many of these uses are considered wild, scenic, or recreational rivers, state forests, and conservation easements. There were no geologic resources, designated wilderness, scenic vistas identified in the Adirondack Park State Land Master Plan, or scenic byways identified in the Study Area. Waterbodies and waterways, which are associated with recreational land uses, are identified in Figure 3-7.

The Facility Site is adjacent to and outside of the Adirondack Park boundary, which encompasses one-third of the total land area of New York State and provides various outdoor recreational

opportunities and over 2,000 miles of foot trails maintained by NYSDEC (NYSOPRHP n.d.). The Lewis Preserve WMA (see Figure 3-8) is located within Adirondack Park in the Town of Altona and provides wildlife management, wildlife habitat management, and wildlife-dependent recreation. Additionally, hiking, hunting, trapping, and freshwater fishing opportunities can be found at the Lewis Preserve WMA (NYSDEC n.d.[b]). The entire WMA is located within the Study Area, but not within the Facility Site boundary.

Flat Rock State Forest within the Town of Altona is largely undeveloped and well-suited for hiking, hunting, and nature viewing. It consists of several parcels within a rare jack pine sandstone pavement barrens habitat and contains 2 miles of snowmobile trails (NYSDEC n.d.[c]). The entire Flat Rock State Forest is located within the Study Area, but not within the Facility Site boundary.

Within the Facility Site, the Clinton County Planning Department identifies a snowmobile trail that runs along Freds Way and Purdy Road between Rand Hill Road and the NYPA Willis to Plattsburgh ROW. The snowmobile trail continues north along the NYPA ROW past Duley Road, then travels east, crossing Military Turnpike, then continuing north along Rock Road.

The YMCA owns the southwestern portion of the Facility Site where it hosts summer camp programs. Access to the summer camp is along Trudo Road and near Kiwanis Lake. The existing and proposed wind turbines are located on the northern portion of the YMCA parcel closer to Purdy Road and will not impact summer camp activities. The Facility Site is located entirely within the Northern Adirondack Central School District, but no schools are located within the Study Area. The Altona Fire Department is located approximately 3 miles north of the Facility Site.

Table 3.9-1 Recreational and Other Land Uses Within the Study Area

Type of Facility	Present	Data Source
Wild, scenic and recreational river corridors	Figure 3-7	National Wild and Scenic Rivers System
Open space	Figure 3-8	NYS GIS Clearinghouse; NY Protected Areas Database
Archaeological and Historical Resources	Figure 12 of Appendix 8-A	On-Site Survey, State and National Registers of Historic Places
Geologic resources	No	NYSDEC
Designated wilderness	No	NYS GIS Clearinghouse, NYSDEC, U.S. Fish and Wildlife Service
Forest preserve lands	Figure 3-8	NYSDEC
Scenic vistas specifically identified in the Adirondack Park State Land Master Plan,	No	Adirondack Park State Land Master Plan
Parks (including NYS Parks)	Figure 3-8	NYS GIS Clearinghouse; NY Protected Areas Database, Local Consultation
NYSDEC lands	Figure 3-8	NYS GIS Clearinghouse, NYSDEC

Type of Facility	Present	Data Source
Conservation easement lands	Figure 3-8	National Conservation Easement Database; NYS GIS Clearinghouse
Federal or state designated scenic areas and byways	No	NYSDOT; NYS GIS Clearinghouse
Designated trails	Figure 3-8	NYS GIS Clearinghouse and local governments
Public-access fishing areas	Figure 3-8, Figure 12 of Appendix 8-A	NYS GIS Clearinghouse, NYSDEC
Institutional, community and municipal uses and facilities	Figure 3-8	Esri; TIGER/line files; NYS GIS Clearinghouse

Key:

GIS = Geographic Information System

NY = New York

NYS = New York State

NYSDOS = New York State Department of State

NYSDOT = New York State Department of Transportation

3.10 COMPATIBILITY WITH LAND USES AND LAND USE PLANS (16 NYCRR § 1100-2.4(I))

The Applicant evaluated construction and operation impacts associated with traffic, noise, and visual changes to avoid and minimize impacts, to the extent practicable, and assess compatibility with existing, proposed, and allowed land uses, and local and regional land use plans within a 1-mile radius of the Facility Site, as well as nearby land uses of particular concern to local communities. Existing land uses within 1 mile of the Facility Site include residential, vacant lands, wild, forest, conservation lands and public parks, agricultural, and community services. The Facility Site is in a rural area within the Town of Altona, south of the Hamlet of Altona, between Rand Hill Road and Military Turnpike, where the Existing Facility is located.

The 1993 Land Use Plan does not address wind projects or other renewable energy generation facilities directly; however, the plan includes goals and strategies that address the desired balance between development and agricultural and open space protection. Plan goals and strategies that are relevant to the Repowered Facility are listed in Section 3.6. Table 3.10-1 summarizes the compatibility of the Repowered Facility with other relevant local and regional land use plans. Appendix 3-E provides copies of these plans.

Table 3.10-1 Compatibility with Relevant Local and Regional Land Use Plans

Plan	Relevant Goals and Objectives	Compatibility Assessment
Adirondack Park State Land Master Plan (2019)	Protect and preserve the natural resources of the state lands within the park.	The Facility Site is located outside of the planning boundaries and will not have any direct noise or traffic impacts on known or planned recreational resources. The Repowered Facility will be visible from some areas within the park; however, the Repowered Facility will not result in appreciable changes for travelers and tourists compared to the Existing Facility.
North Country Regional Sustainability Plan (2013)	Provide a framework for a long-term sustainability vision for the North Country region of New York State.	The Repowered Facility site is located within the North Country. The development of renewable wind energy at the Facility Site will be consistent with the plan's goal to increase local generation of renewable energy and contribute to the state's greenhouse gas reduction goals.
New York State Strategic Plan for State Forest Management (Draft 2021)	Manage state forests in a sustainable manner by promoting ecosystem health, enhancing landscape biodiversity, and protecting soil productivity and water quality. Provide recreational, social, and economic benefits.	The Repowered Facility site is adjacent to the Flat Rock State Forest but is outside of the planning boundaries of the plan and will not have any direct noise or traffic impacts on known or planned public recreational resources. The Repowered Facility will be visible from some areas within the state forests; however, the Repowered Facility will not result in appreciable changes for travelers and tourists compared to the Existing Facility.

Source: Adirondack Park Agency 2019; Ecology and Environment, Inc 2013; NYSDEC 2021

The Town of Altona zoning code allows wind energy facilities or wind energy conversion systems to be constructed, reconstructed, modified, or operated only in a Wind Overlay Zone with issuance of a special use permit and application for rezoning (Town of Altona Rural Zoning Code § 1213). These permits/applications would apply to all areas in the Town of Altona; however, a Wind Overlay Zone may only be created in the R-Rural Use Zone (Town of Altona 2006). The Facility Site is within the Rural Use zoning district. The majority of the Repowered Facility Site is within the Wind Overlay Zone of the Existing Facility in the Town of Altona. Only three of the 25 turbines are sited outside the Wind Overlay Zone; therefore, the Repowered Facility will generally be consistent with the allowable land uses defined in the town's zoning codes, with adherence to special use permit and site plan review and other applicable requirements. Other requirements include reducing visual impact of wind energy conversion systems to the extent possible and minimizing impacts associated with land clearing or loss of open space (Town of Altona Rural Zoning Code § 1223).

Land uses of particular concern to local communities include residential areas, schools, community service facilities, commercial areas and local business districts, and recreational areas and facilities. Residential areas adjacent to the Facility Site consist of mainly single-family housing on large parcels with farms. Commercial land uses along the Military Turnpike corridor (see Figure 3-2 and Revised Figure 3-4) include some automotive-related businesses. There are no local business districts or local schools (K-12) in this area (see Figure 3-2 and Figure 3-8). Community service facilities within 1 mile of the Facility Site are depicted on Figure 3-8 and include the YMCA Camp Jericho campground in the Town of Altona in the southwestern portion of the Facility Site. Other nearby land areas (within 1 mile of the Facility Site) and community assets include the Adirondack State Park, Flat Rock State Forest, and the Lewis Preserve WMA.

As discussed in Exhibit 8 Visual Impacts, the Repowered Facility will not constitute a new visual impact but rather an increase in the visible height of wind turbine already in view. This noticeable height increase may be offset by the reduction in the number of wind turbines as compared to the Existing Facility. Viewshed analysis indicates that, overall, the Repowered Facility will result in minimal to moderate change to the landscape conditions for most residents and moderate to appreciable change for some residents and travelers.

Traffic on area roadways will temporarily increase during the approximately 24 months of construction. As described in Exhibit 16 Effect on Transportation, the Applicant anticipates that most traffic during phases of construction will occur outside of the peak traffic times of 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Given the capacity and existing traffic volumes on nearby public roads, impacts on traffic are not anticipated to be significant during construction of the Repowered Facility. Oversized vehicles used to transport the wind turbine blades, nacelles, and tower sections will likely cause some traffic delays and temporary stoppages; however, the Applicant will use flaggers and any required pilot/escort vehicles to assist with traffic flow and enter into a road use agreement with the Town of Altona, as appropriate.

Final transportation routing will be designed in consultation with NYSDOT and the Town of Altona, to avoid and minimize, to the extent practical, safety issues associated with the use of approved haul routes as part of the compliance filings in accordance with 16 NYCRR §1100-10.2(e)(8). Following construction, the Applicant will repair damage to the approved haul routes sustained during construction of the Repowered Facility to a condition equal to or better than the roadway's condition prior to construction in accordance with Road Use Agreements to be negotiated with the host towns and, as appropriate, the county (as shown in Exhibit 16 Effects on Transportation, Section 16.6). The Applicant's full-time operational and maintenance personnel will generate minimal vehicular traffic, generally outside of the AM and PM peak traffic periods.

As described in Exhibit 7 Noise and Vibration, the Applicant avoided and minimized operational noise where practicable by incorporating noise-mitigating elements into the Repowered Facility design, such as serrated blades or LNTes, designed to reduce the noise levels produced by a turbine in operation. The Applicant is also reusing the Existing Facility Site substation. The Applicant will also employ measures to minimize and mitigate temporary noise, including

measures such as limiting construction activities to normal working hours, utilizing construction equipment fitted with exhaust systems and mufflers as available, and configuring construction in a manner that keeps loud equipment and activities as far as possible from noise-sensitive locations.

3.11 COMPATIBILITY WITH PROPOSED ABOVEGROUND TRANSMISSION LINES, COLLECTOR LINES, AND INTERCONNECTIONS (16 NYCRR § 1100-2.4(m))

The Repowered Facility will interconnect to the existing NYPA Willis-to-Plattsburgh transmission line through the existing collection substation and switchyard station within the Facility Site. The Repowered Facility will not construct any new aboveground transmission lines, collector lines, or interconnections; therefore, 16 NYCRR § 1100-2.4(m) is not applicable.

3.12 COMPATIBILITY OF PROPOSED UNDERGROUND TRANSMISSION LINES, COLLECTION LINES, INTERCONNECTIONS AND RELATED FACILITIES WITH EXISTING, POTENTIAL, AND PROPOSED LAND USES (16 NYCRR § 1100-2.4(n))

The underground collector lines for the Existing Facility are located throughout agricultural and residential land uses, including within 300 feet of the centerline of the underground collection lines. The Repowered Facility will reuse existing collector lines to the extent practicable. The construction of new buried electrical collection lines will result in a temporary soil disturbance. Construction in agricultural fields will be consistent with New York Department of Agriculture and Markets Guidelines (see Exhibit 15 Agricultural Resources and Agricultural Plan Appendix 15-E), which will aid in avoiding and minimizing the impact of the buried collection lines on nearby existing and proposed agricultural activities. The presence of these underground collection lines is not anticipated to have any other significant impact on existing, potential, or proposed land uses.

3.13 CONFORMANCE WITH NEW YORK STATE COASTAL MANAGEMENT (16 NYCRR § 1100-2.4(o))

As noted in Section 3.8, the Great Chazy River is a New York State designated inland waterway within the Study Area, in the northeast portion of the Facility Site. However, there are no coastal areas located within the Study Area. Therefore, conformance with the federal Coastal Zone Management Act is not applicable for the Repowered Facility. Based on viewshed analysis, multiple Existing Facility wind turbines are currently visible from the Great Chazy River. Visibility of the Repowered Facility will not constitute a new visual impact but rather an increase in the visible height of wind turbines. This noticeable height increase may be offset by the reduction in the number of wind turbines from the Existing Facility's 65 smaller wind turbines currently visible to the Repowered Facility's 25 taller wind turbines. The Facility Site is not located within or adjacent to areas mapped by the National Oceanographic and Atmospheric Administration.

3.14 AERIAL PHOTOGRAPHS (16 NYCRR § 1100-2.4(p), (q), (r))

Revised Figure 3-9 in Appendix 3-A contains aerial photographs within the Study Area depicting current uses of the land. This mapping uses 1-meter resolution natural color orthoimagery from the U.S. Department of Agriculture National Agriculture Imagery Program captured during the 2020 growing season.

Additionally, Revised Figure 3-9 illustrates Repowered Facility components along with the proposed limits of vegetation and soil disturbance overlaid on 1-meter National Agriculture Imagery Program imagery captured in the 2020 growing season, as previously described. Line symbols and other legend features depict the Repowered Facility and its related features.

3.15 COMMUNITY CHARACTER (16 NYCRR § 1100-2.4(s))

The Repowered Facility is sited almost entirely within the boundary of the Existing Facility but will comprise fewer wind turbines (up to 25 turbines) than the Existing Facility (65 turbines). Therefore, the Repowered Facility will not result in a significant change to community character. The Applicant evaluated construction and operation impacts associated with conversion of land use and visual changes in the area of the Repowered Facility to assess how the Repowered Facility may affect community character. For the purposes of this exhibit, community character includes defining features and interactions of the natural, built, and social environment and how those features are used and appreciated in the community. The primary features of the built and social environment include the active agriculture uses and commercial development in nearby population centers.

Community Land Use Classifications

The Facility Site is located in a rural area predominantly consisting of forested lands with some agricultural uses. This area of Clinton County contains multiple public forested areas for outdoor recreational activities and in proximity to Adirondack Park, state forests, and WMAs.

Agricultural land use in the area of the Repowered Facility is generally similar to that in other areas of Clinton County (see Section 3.2). As discussed in Exhibit 15 Agricultural Resources, soil groups identified by the New York State Department of Agriculture and Markets as Mineral Soil Groups (MSGs) 1 through 4 are considered to be highly productive soil. The Facility Site does not contain MSGs 1, 2, or 4 and contains 361 acres of MSG 3 (8 percent of the Facility Site).

The Study Area extends into portions of the Towns of Beekmantown, Chazy, Dannemora, Ellenburg, Mooers, and Plattsburgh. However, as no part of the Facility Site is located in these towns, the Repowered Facility will not impact the agricultural character of these communities.

Landscape Similarity Zones

Exhibit 8 Visual Impacts classified the landscape similarity zones (LSZs) and visually sensitive resources within the 5-mile Visual Study Area (VSA) as one method of showing community

character in the area of the Repowered Facility. As described in Section 8.1.1 of Exhibit 8 Visual Impacts, LSZs within the VSA reflect the similarity of various landscape characteristics, including landform, vegetation, water, and land use patterns, in accordance with established visual assessment methods. The following four LSZs define the overarching visual character of the VSA: Community Center, Forest, Flat Rock Sandstone Pavement Barrens, and Rural Residential/Agricultural. Visually sensitive resources identified within the 5-mile VSA also reflect community character, including the following:

- Any property on or eligible for inclusion in the National Register of Historic Places
- State Parks
- Heritage Areas
- State Forest Preserve
- National Wildlife Refuges
- State Game Refuges
- State Wildlife Management Areas
- National Natural Landmarks
- National Parks
- Rivers designated as National or State Wild, Scenic, or Recreational
- Any site, area, lake, reservoir, or highway designated or eligible for designation as scenic
- Any state or federally designated trail, or one proposed for designation
- State Nature and Historic Preserve Areas
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space category

Potential Impacts and Proposed Avoidance, Mitigation, and/or Minimization Methods

As discussed in Exhibit 15 Agricultural Resources, the Applicant sited the majority of turbines outside of agricultural lands. Where turbines are sited within or adjacent to active agriculture land, they are on the edges of agricultural fields. Only 48 acres (11 percent) of the LOD is used for active agriculture, which consists primarily of the laydown yard. Agricultural production on active agricultural lands within the LOD will temporarily cease during construction.

Following construction, agricultural production could resume on 97 percent of the 48 acres of active agricultural land within the LOD. Operation of the Repowered Facility will be similar to that of the Existing Facility and will not emit noise, dust, fumes, traffic, or other nuisances that will prevent or alter agricultural operations on nearby land.

There are multiple hiking trails, bike trails, and related recreational uses throughout Clinton County and the Town of Altona (see Figure 3-8). A snowmobile trail listed by Clinton County Planning Department is located within the Facility Site along Freds Way and Purdy Road. This is an existing trail within the layout of the Existing Facility and will temporarily be impacted during construction in winter months. The majority of these outdoor recreational uses do not intersect with the Facility Site; therefore, the Applicant does not anticipate any impact on the systems or recreational use. A primary feature of both the natural and social environment is the Lewis Preserve WMA, which is directly west of the Facility Site (see Figure 3-8). The area features hiking trails, hunting, fishing, and wildlife observation. However, the Repowered Facility will not be visible from the WMA, and construction and operation of the Repowered Facility will not affect use of these natural community resources. As discussed in Section 8.2 of Exhibit 8 Visual Impacts, based on viewshed analysis, multiple Existing Facility wind turbines are currently visible from throughout the Study Area. Visibility of the Repowered Facility is not a new visual impact but rather an increase in the visible height of wind turbines. This noticeable height increase may be offset by the reduction in the number of wind turbines from the Existing Facility's 65 smaller wind turbines currently visible to the Repowered Facility's 25 taller wind turbines.

The host town and landowners who leased their lands support New York State's advancement of its objectives under state energy policies, including the Climate Leadership and Community Protection Act, to achieve 70 percent electricity generation from renewable energy resources by 2030. By adding 107.5 megawatts of clean wind energy generation to the State's electric grid, the Repowered Facility meaningfully contributes to meeting these objectives (NYSPSC 2020). Exhibit 17 Consistency with Energy Planning Objectives provides additional information on the consistency of the Repowered Facility with these goals. As a host to large-scale renewable energy development, the Town of Altona is integrating renewable infrastructure and alignment with state policy into its community character, as well as providing economic and educational opportunities to the community.

Relative to the Existing Facility, the Repowered Facility will introduce taller but fewer turbines into the existing landscape, which could be considered a change in community character for the primarily agricultural and rural residential areas in the area of the Facility Site and along Military Turnpike. However, the visual elements introduced by the Repowered Facility will be minimal since the Existing Facility has been a part of the existing landscape for almost 20 years. Based on the visual impact analysis in Exhibit 8 Visual Impacts, the Repowered Facility will not cause a diminishment of public enjoyment and appreciation of any visually sensitive resource or impair the character or quality of such a place. As such, the Repowered Facility will not result in a significant adverse visual impact. Although the Repowered Facility will increase industrial visual elements to some locations in the surrounding area, the Repowered Facility will be consistent with the existing wind uses of the region.

The Applicant will implement various measures that avoid, minimize, and mitigate effects to community character in the area of the Repowered Facility, including the following siting and design measures described throughout the Application and in specific exhibits:

- Siting the Repowered Facility almost entirely within the boundary of the Existing Facility, away from population centers and areas of residential development.
- Reducing the number of wind turbines (up to 25 turbines) compared to the Existing Facility (65 turbines).
- Reusing the Existing Facility infrastructure, including access roads, overhead collector lines, switchyard, and substation.
- Locating new access roads and turbines to avoid or minimize disturbance of wetlands, streams, and cultural/historic resources.
- Burying new electrical collection lines between Repowered Facility turbines, to the maximum extent practicable.
- Consultation with various stakeholders to minimize any potential impacts to the community.
- Implementing agricultural protection measures to avoid, minimize, or mitigate impacts on agricultural land and farm operations (see Exhibit 15 Agricultural Resources).
- Restoration of the Repowered Facility to its previous use at decommissioning (see Exhibit 23 Site Restoration and Decommissioning).

3.16 REPURPOSED SITES (16 NYCRR § 1100-2.4(t))

No portions of the Facility Site are repurposed sites with a history of environmental contamination. Therefore, the requirements of 16 NYCRR § 1100-2.4(t) do not apply.

3.17 OIL, GAS OR MINING SOLUTION WELLS WITHIN 500 FEET OF DISTURBED AREAS (16 NYCRR § 1100-2.4(u))

There are no oil, gas, or mining solution wells within 500 feet of the Facility Site or LOD (NYSDEC 2021) and the Facility Site is not located in NYSDEC region 7, 8, or 9. Therefore, the requirements of 16 NYCRR § 1100-2.4(u) do not apply.

3.18 UNIFORM STANDARDS AND CONDITIONS

No Uniform Standards and Conditions apply to this exhibit.

3.19 REFERENCES

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