WEB Addison Solar

Matter No. 23-03015

Section 1101-2.23 Exhibit 23: Decommissioning and Site Restoration

Revision 1

TABLE OF CONTENTS

EXHIBIT 23 Decommissioning and Site Restoration....1

(a) Decommissioning and Restoration Plan....1

References....6

LIST OF TABLES

Table 23-1. Decommissioning Performance Criteria....3

LIST OF APPENDICES

Appendix 23-A Decommissioning and Site Restoration Plan – Revision 1

EXHIBIT 23 DECOMMISSIONING AND SITE RESTORATION

(a) Decommissioning and Restoration Plan

WEB Addison Solar, LLC (the Applicant) is committed to decommissioning and restoring the Facility in a safe and environmentally responsible manner. In the event the Facility reaches its end of life (anticipated lifespan of up to 35 years) and ceases operations without expectation of returning to operation, or if initial construction cannot be completed, the Facility will be decommissioned per the Decommissioning and Site Restoration Plan, a draft of which is provided in this Application as Appendix 23-A – Revision 1. The Decommissioning and Site Restoration Plan is consistent with the requirements of Title 16 New York Codes, Rules, and Regulations Section 1101-3.6(a). Decommissioning may also be triggered if the Facility is non-operational for a continuous period of 12 months. If it is anticipated that repairs or construction will extend beyond the inactive periods described in Title 16 New York Codes, Rules and Regulations (16 NYCRR) Section 1101-3.6(g), the Applicant shall file notice with the Office of Renewable Energy Siting and Electric Transmission (ORES) and each municipality hosting Facility components and describe the circumstances, and the Applicant's good faith efforts to complete construction or restore electric generation, or intent to decommission the Facility.

Decommissioning will consist of the following activities:

- All above-ground structures, including photovoltaic (PV) arrays, racking structures, inverters, fencing, overhead collection lines, and the collection substation, will be disassembled and transported offsite for reuse, recycling, reclamation, or sale. The point of interconnection (POI) switchyard will remain in place and will be owned by New York State Electric and Gas (NYSEG) following construction. The Applicant will work with NYSEG in partnership and communication to determine whether the access road and the overhead collection to the POI will be left for NYSEG or decommissioned. Support structures connecting the collection substation to the POI switchyard will be removed. The removal and disposal of all components will comply with applicable federal and state regulations.
- Access roads, including crossing infrastructure (e.g., culverts, armoring, etc.), will be removed, de-compacted, and graded to reflect pre-construction conditions to the extent practicable. The Applicant will engage in discussions with underlying landowners regarding their preferences when finalizing the decommissioning of these components, including access roads, fences, gates, buffer plantings, and culverts, as may be allowed by federal, state, and local laws at the time of decommissioning.
- All below ground infrastructure including buried collection lines and foundations will be removed. Underground electric conduits and direct buried conductors deeper than 48 inches may be sealed or capped and abandoned in place.
- The Applicant will adhere to the 2019 New York State Department of Agriculture and Markets (NYSAGM) Guidelines to the maximum extent practicable in active agricultural lands and areas expected to return to agricultural production.

In addition to providing detailed information concerning the site decommissioning process, the Decommissioning and Site Restoration Plan provided as Appendix 23-A – Revision 1 includes the following:

- A detailed cost estimate to support the proposed decommissioning and site restoration funding upon the cessation of operation of the Facility based on the expected solar panel(s) to be used
- Details of the methodology for removal of the equipment, and wage assumptions for future equipment removal
- Site rehabilitation and restoration practices.

Financial assurance will be provided prior to the start of operation in the form of a letter of credit or other form of security determined by ORES for the benefit of the towns of Addison, Campbell, and Erwin, in amounts commensurate with the percentage of Facility infrastructure located in each town. The letter of credit or other security will be in the amount of 115% of the cost of decommissioning, including restoration, consistent with 16 NYCRR Section 1101-3.6(d). The value of the financial assurance will be based on a Professional Engineer's certified estimate of decommissioning cost of components. When the Applicant posts financial assurance, it will provide the towns with clear instructions on how to access the financial assurance should it become necessary. In the unlikely event that the Applicant is not diligently implementing the Decommissioning Plan, as stated in 16 NYCRR Section 1101-3.6(e), the Applicant shall allow the beneficiary to draw on the financial security and carry out the decommissioning plan in accordance with 16 NYCRR Section 1101-3.6(e). The Decommissioning and Site Restoration Plan will be binding upon the Applicant, or any of its successors, or assignees.

Agricultural lands used for the Facility will be returned to their former state. Restoration of agricultural land will be performed in accordance with landowner agreements and the NYSAGM's Guidelines for Agricultural Mitigation for Solar Energy Projects (NYSAGM, 2019). Disturbed areas not used for agricultural purposes will be revegetated by the Applicant using a seed mix appropriate for the region or allowed to revegetate naturally. Portions of the Facility intended to return to agricultural production will be re-seeded by the landowner. In addition to seeding, these areas will be returned to pre-construction condition through grading, backfilling, and stabilizing. Visual mitigation plantings (see Appendix 8-B [Attachment 1 - Landscape Mitigation Planting Plan] – Revision 1) installed during the construction phase will be left in place, unless otherwise requested by a landowner.

Erosion and sedimentation controls for decommissioning efforts will utilize similar measures and best management practices (BMPs) outlined in the Facility's stormwater pollution prevention plan (SWPPP) and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Common BMPs that may be employed at the site during restoration will include minimizing disturbed areas and protecting natural features of the site, controlling stormwater runoff and flow to and from disturbed areas, stabilizing soils following disturbance of work areas, and protecting slopes and exposed soils. Additional information is provided in Appendix 23-A (Decommissioning and Site Restoration Plan) – Revision 1.

Should decommissioning be required, it will be conducted in accordance with the standards and criteria outlined in Table 23-1.

Table 23-1. Decommissioning Performance Criteria

Consideration	Performance Standard or Criteria
Safety and Removal of Hazardous Conditions	The decommissioning of the Facility shall be supervised and carried out by trained personnel familiar with the risks associated with decommissioning of electrical and/or potentially hazardous equipment. During the decommissioning process, any hazardous material such as oil or lubricants will be removed in accordance with applicable federal, state, and local requirements.
Environmental Impacts	The Applicant commits to obtaining proper permits and implementing plans to address spill prevention that will be used during the construction phase. Spill prevention, control and countermeasures for the construction phase are outlined in Appendix 13-D of Exhibit 13. The Applicant also commits to utilizing stormwater and erosion control measures like those used during the construction phase. These methods are included in the Facility's SWPPP (Appendix 13-C). Stormwater and erosion control measures will remain in place until the restored site is stabilized. Additional potential impacts from decommissioning efforts include elevated sound levels similar to those anticipated during construction; however, such activities will occur during daylight hours and will conform to any local sound ordinances and applicable restrictions.
Aesthetics	Once decommissioning is complete and the site is fully restored in accordance with the NYSAGM guidelines, the Facility Site should resemble its pre-construction condition. All aboveground features will be removed, except for the POI switchyard, which will be under the control of NYSEG. The Facility Site will be graded to meet adjacent ground contours, to the extent practical. Disturbed areas will be seeded using an appropriate seed mix for the area. Additional plantings may occur in agricultural areas in coordination with the landowner or agriculture producer.
Recycling	Most of the materials used for the Facility are reusable or recyclable, including PV modules. Any materials remaining due to decommissioning will be removed and disposed of at an appropriate off-site facility. During the Facility's lifespan, it is anticipated that technology will continue to advance and new recycling and reuse practices will be available. The Applicant will determine the best method of disposal and/or recycling for PV modules and additional components at the time of decommissioning, in accordance with manufacturer's guidelines and State, local, and federal regulations.
Future Uses of the Site	The goal of decommissioning is the safe and efficient removal of all solar energy facility components and reclamation of the site to conditions as close to pre-construction characteristics as possible including restoration of native vegetation, habitat and/or land use including agricultural crops. All components in agricultural areas will be removed to a minimum depth of 48 inches, or the depth of bedrock. Restoration measures will be compliant with the 2019 NYSAGM Guidelines for Agricultural Mitigation

Consideration	Performance Standard or Criteria
	for Solar Energy Projects (NYSAGM, 2019) and will be carried out in accordance with landowner agreements.
Funding	Financial assurance will be in the form of a letter of credit, a bond, escrow account, a parent guarantee or other form approved by ORES for the benefit of the Towns where the Facility is located, in the amount of the net decommissioning costs (which will include a 15% contingency on the gross decommissioning and site restoration estimates consistent with 16 NYCRR Section 1101-3.6(d) requirements). When the Applicant posts financial assurance, it will provide the Towns of Addison, Campbell, and Erwin with clear instructions on how to access the financial assurance should it become necessary.
Schedule	The Applicant will notify landowners, ORES and the Towns of Addison, Campbell, and Erwin at least six weeks prior to commencement of any decommissioning activities. The decommissioning process is expected to take approximately nine months. The following summarizes the assumed timeline for the decommissioning activities: • Site mobilization, site preparation and erosion and sediment control installation: 2 weeks. • Disassemble solar panels: 16-20 weeks. • Remove and reclaim panel foundations and access roads: 16-20 weeks. • Remove and reclaim the substation, temporary laydown areas, and demobilize: 8-16 weeks. • Reclamation work includes grading, backfilling, erosion control activity, reseeding and revegetation: during disassembly and removal of solar panels and up to 4 weeks thereafter. • Reclamation monitoring: several months. • Additional restoration work: as needed. All decommissioning activities will be completed within one year of decommissioning initiation unless otherwise approved by ORES.

Agreements with Landowners and Municipalities

All Facility components will be located on private land under lease agreement with landowners, and all leases contain a provision on decommissioning. Although the specific terms of lease agreements are confidential, decommissioning will involve the removal of all above ground Facility components consistent with the discussion in section (a) and the Plan. The POI switchyard along the transmission line connection and transmission line itself will remain in place and will be owned by NYSEG following construction.

The Applicant will provide a financial assurance commitment to the Towns of Addison, Campbell, and Erwin. Financial assurance will be in the form of a letter of credit, a bond, escrow account, a parent guarantee, or other form approved by ORES in the amount of the net decommissioning costs. The costs associated with decommissioning and restoration of the Facility Site are provided in Appendix 23-A – Revision 1. When the Applicant posts the financial assurance, it will provide the towns with clear instruction on how to access the funds should it become necessary.

Estimate of Decommissioning and Site Restoration Costs

As stated in section (a), the Decommissioning and Site Restoration Plan (Appendix 23-A – Revision 1) includes a detailed cost estimate. Exhibit A of the Decommissioning and Site Restoration Plan summarizes the gross probable costs and salvage values associated with decommissioning as required by 16 NYCRR Section 1101-3.6(c). Exhibit B summarizes the probable costs associated with decommissioning based on the standards set in 16 NYCRR Section 1101-3.6(d). Exhibit C contains the salvage/recycling analysis provided for this site, including probable costs associated with trucking the panels to approved recycling facilities.

REFERENCES

New York State Department of Agriculture and Markets (NYSDAM). 2019. Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands (Revision 10/18/2019). Accessible at: https://agriculture.ny.gov/system/files/documents/2019/10/solar_energy_guidelines.pdf (Accessed February 2026).