



## **Ellenburg Wind Repowering Project**

**Matter No. 23-03033**

**1100-2.4 Exhibit 3**

### **Location of Facilities and Surrounding Land Use**

## TABLE OF CONTENTS

|                 |                                                                                                                    |    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|----|
| EXHIBIT 3       | Location of Facilities and Surrounding Land Use.....                                                               | 1  |
| (a)             | Topographic Maps.....                                                                                              | 1  |
| (1)             | Proposed Major Electric Generating Facility Location.....                                                          | 1  |
| (2)             | Interconnection Location and Ancillary Features.....                                                               | 2  |
| (3)             | Construction Limits of Clearing and Disturbance .....                                                              | 2  |
| (b)             | Municipal Boundary Maps .....                                                                                      | 2  |
| (c)             | Description of Proposed Facility Locations .....                                                                   | 2  |
| (d)             | Map of Existing Land Uses .....                                                                                    | 3  |
| (e)             | Existing Overhead and Underground Major Facilities Map.....                                                        | 5  |
| (f)             | Tax Parcel Map.....                                                                                                | 6  |
| (g)             | Zoning District Map.....                                                                                           | 6  |
| (h)             | Comprehensive Plans.....                                                                                           | 10 |
| (i)             | Map of Proposed Land Uses .....                                                                                    | 10 |
| (j)             | Map of Specially Designated Areas.....                                                                             | 11 |
| (k)             | Recreational and Other Land Uses .....                                                                             | 12 |
| (l)             | General Compatibility with Existing Land Use Within 1-Mile .....                                                   | 15 |
| (m)             | Compatibility of Above-Ground Interconnections with Existing and Proposed Land Uses .....                          | 20 |
| (n)             | Compatibility of Underground Interconnections with Existing and Proposed Land Uses .....                           | 20 |
| (o)             | Compliance with New York State Coastal Management Program Policies and Local Waterfront Revitalization Plans ..... | 21 |
| (p)             | Aerial Photographs .....                                                                                           | 21 |
| (q)             | Aerial Photograph Overlays.....                                                                                    | 21 |
| (r)             | Source of Aerial Photographs.....                                                                                  | 22 |
| (s)             | Description of Community Character.....                                                                            | 22 |
| (t)             | Historical Environmental Contamination .....                                                                       | 25 |
| (u)             | Oil, Gas, and Mining Solution Wells within 500 feet of Proposed Disturbance.....                                   | 25 |
| REFERENCES..... |                                                                                                                    | 26 |

## LIST OF TABLES

|                                                                                        |    |
|----------------------------------------------------------------------------------------|----|
| Table 3-1. Facility Components by Municipal Boundary and Taxing Jurisdiction .....     | 3  |
| Table 3-2. Existing Land Uses within the Facility Site and 5-Mile Study Area.....      | 4  |
| Table 3-3. Proposed Land Uses within 5 Miles of the Facility Site .....                | 11 |
| Table 3-4. Sources of Data Used to Prepare Mapping of Specially Designated Areas ..... | 12 |
| Table 3-5. Mapping of Recreational and Sensitive Areas.....                            | 13 |
| Table 3-6. Land Use within 1 Mile of the Facility Site .....                           | 15 |
| Table 3-7. Facility Consistency with Regional and Statewide Planning Documents .....   | 18 |

## LIST OF FIGURES

|             |                                               |
|-------------|-----------------------------------------------|
| Figure 3-1  | Topographic Mapping                           |
| Figure 3-2  | Municipal Boundaries and Taxing Jurisdictions |
| Figure 3-3  | Existing Land Use                             |
| Figure 3-4  | Existing Overhead and Underground Facilities  |
| Figure 3-5  | Parcels within 2,000 feet of Facility Site    |
| Figure 3-6  | Zoning Districts                              |
| Figure 3-7  | Proposed Land Uses                            |
| Figure 3-8  | Specially Designated Areas                    |
| Figure 3-9  | Recreational and Other Land Uses              |
| Figure 3-10 | Aerial Photographs                            |
| Figure 3-11 | Facility Layout Overlays                      |

## List of Appendices

|              |                             |
|--------------|-----------------------------|
| Appendix 3-A | Adopted Comprehensive Plans |
|--------------|-----------------------------|

## EXHIBIT 3 LOCATION OF FACILITIES AND SURROUNDING LAND USE

Valcour Ellenburg NewCo, LLC (the Applicant) assessed the location of the proposed Ellenburg Wind Repowering Project (the Facility) with respect to existing and planned facilities and land uses within the 4,567-acre Facility Site and the 5-mile Study Area (defined as a 5-mile radius extended out from the Facility Site boundary, totaling 102,748 acres) and evaluated the potential effects that construction and operation may have on such facilities and land uses. The Facility Site is located within the towns of Ellenburg and Clinton in Clinton County, and the towns of Chateaugay and Bellmont in Franklin County, New York, within the Adirondack Mountains physiographic province. The area can generally be described as the northern foothills/plains of the Adirondack Mountains, dissected by gentle stream valleys, and dominated by a mix of woodlots and agricultural land.

The Facility turbines, temporary or permanent meteorological (MET) tower, aircraft detection light system (ADLS) tower, access roads, and electrical collection lines connecting the turbines to each other and to public roads are generally dispersed throughout this landscape. Up to 21 turbines associated with the proposed Facility will be located in the Town of Ellenburg, while up to four turbines will be located in the Town of Bellmont. An upgrade to the existing substation and small sections of collection lines are proposed within the towns of Chateaugay and Clinton. The northern end of the Facility Site is crossed east to west by the New York Power Authority's (NYPA) 230 kilovolt (kV) Willis – Plattsburgh overhead electric transmission line as well as the New York State Electric and Gas Corporation's (NYSEG) 230 kV Willis – Ryan overhead electric transmission line. A short portion of the NYSEG's 230-kV Ryan – Plattsburgh line also intersects this area. Other existing significant infrastructure that exists within or adjacent to the Facility Site includes State Route 374 (NY-374).

### (a) Topographic Maps

#### (1) Proposed Major Electric Generating Facility Location

Figure 3-1 depicts the location of the proposed repowered Facility on the U.S. Geological Survey (USGS) 1:24,000 Chateaugay, Churubusco, Brainardsville, and Ellenburg Center quadrangle topographic maps, including all proposed Facility components and limits of clearing and disturbance necessary to construct the Facility. As described in Exhibit 2 (Overview and Public Involvement), Section 2(a), the repowered Facility will contain up to 25 new turbines, a temporary or permanent MET tower, an ADLS tower, a medium voltage collection system, gravel access roads, and a minor upgrade to the existing collection substation. While all 54 turbines from the existing Ellenburg wind facility will be decommissioned, portions of the existing gravel access roads and medium voltage collection system will be utilized for the repowered Facility where practicable. The medium voltage collection system includes approximately 15 miles of underground collection lines, utilizing existing routes where feasible. Approximately 5.2 miles of the existing overhead collection lines will be incorporated into the Facility design. The Facility design also includes approximately 9.3 miles of access roads, 6.3 miles of which are along existing access roads that will be improved or extended where necessary (Figure 2-2). The Facility will include a temporary laydown yard and an expansion of the existing collection substation, which will be permitted

with the proposed Clinton Wind Repowering Project (Matter No. 23-03032). The Facility will connect to the New York Independent System Operator (NYISO)-operated electricity transmission grid through the existing point of interconnection (POI) at the NYPA 230 kV Ryan Substation. An existing off-site operations and maintenance (O&M) building will also continue to be utilized for the Facility.

## **(2) Interconnection Location and Ancillary Features**

All Facility components, including interconnections, will be located within the defined Facility Site and are mapped in Figure 3-1. No municipal interconnections (e.g., potable water mains, wastewater conveyances, etc.) connect to or service, or are proposed to connect to or service, the Facility Site. Off-site ancillary features, such as temporary road and intersection improvements, will be constructed in association with the Facility.

## **(3) Construction Limits of Clearing and Disturbance**

The proposed limits of clearing and disturbance for the Facility are mapped in Figure 3-1. The limit of disturbance (LOD) encompasses all potential areas to be cleared and disturbed during construction of the Facility, totaling approximately 451 acres. This limit also includes all necessary laydown and work areas, as well as room to install erosion and sediment controls. Additionally, Figure 3-1 includes the proposed limit of clearing and disturbance associated with construction of the Facility. The LOD includes the outer boundary of construction and related impacts. The limit of clearing indicates areas to be cleared of all woody vegetation during construction. Additional information regarding the LOD anticipated for Facility construction and operation is presented in Exhibit 11 (Terrestrial Ecology).

## **(b) Municipal Boundary Maps**

Figure 3-2 depicts the location of the proposed Facility and Facility Site with respect to village, town, county, and school district boundaries. These locational relationships are described in Section 3(c).

## **(c) Description of Proposed Facility Locations**

The Facility Site and all Facility components are located in Clinton and Franklin counties within the towns of Ellenburg, Bellmont, Clinton, and Chateaugay. The Facility Site is located within the Northern Adirondack Central School District and the Chateaugay Central School District and is partially located within the Ellenburg Center, Chateaugay, and Churubusco Fire Districts. Table 3-1 presents a summary of Facility components within each of these taxing jurisdictions. The Applicant is not aware of any other applicable municipal boundaries or taxing jurisdictions within the Facility Site.

**Table 3-1. Facility Components by Municipal Boundary and Taxing Jurisdiction**

| Municipal Boundary/Taxing Jurisdiction |                                             | Facility Components                                                                                                                                                                                                    |
|----------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| County                                 | Clinton                                     | Wind turbines (up to 21), access roads, ADLS tower, medium voltage collection system, existing collection substation and POI, existing O&M building <sup>†</sup> , 119 acres of marshalling/ laydown yard <sup>*</sup> |
|                                        | Franklin                                    | Wind turbines (up to 4), access roads, temporary and/or permanent MET tower(s), medium voltage collection system, 48 acres of marshalling/ laydown yard <sup>*</sup>                                                   |
| Town                                   | Ellenburg                                   | Wind turbines (up to 21), access roads, ADLS tower, medium voltage collection system, 119 acres of marshalling/ laydown yard <sup>*</sup>                                                                              |
|                                        | Bellmont                                    | Wind turbines (up to 4), temporary and/or permanent MET tower(s), medium voltage collection system, access roads                                                                                                       |
|                                        | Chateaugay                                  | Medium voltage collection system, 48 acres of marshalling/ laydown yard <sup>*</sup>                                                                                                                                   |
|                                        | Clinton                                     | Medium voltage collection system, existing collection substation and POI, existing O&M building <sup>†</sup>                                                                                                           |
| School District                        | Northern Adirondack Central School District | Wind turbines (up to 20), access roads, medium voltage collection system, ADLS tower, marshalling/ laydown yard <sup>*</sup>                                                                                           |
|                                        | Chateaugay Central School District          | Wind turbines (up to 5), access roads, medium voltage collection system, temporary and/or permanent MET tower(s), existing collection substation and POI, existing O&M building <sup>†</sup>                           |
| Fire District                          | Ellenburg Center                            | Wind turbines (up to 21), access roads, ADLS tower, medium voltage collection system, 119 acres of marshalling/ laydown yard <sup>*</sup>                                                                              |
|                                        | Chateaugay                                  | Wind turbines (up to 4), access roads, temporary and/or permanent MET tower(s), medium voltage collection system, 48 acres of marshalling/ laydown yard <sup>*</sup>                                                   |
|                                        | Churubusco                                  | Medium voltage collection system, existing collection substation and POI, existing O&M building <sup>†</sup>                                                                                                           |

<sup>\*</sup>Shared off-site component to be permitted with the Clinton Wind Repowering Project (Matter No. 23-03032)

<sup>†</sup>Existing off-site component to be reused.

All off-site temporary road intersection improvements are proposed to be located within the Town of Ellenburg, Clinton County and Town of Chateaugay, Franklin County (see Exhibit 5 (Design Drawings), Appendix 5-A).

#### (d) Map of Existing Land Uses

Figure 3-3 and Table 3-2 show existing land uses for all parcels within the Facility Site and within the 5-mile Study Area. Figure 3-3 was prepared using publicly available data from the Clinton County and Franklin County Real Property Tax Service Offices and the New York State Office of Real Property Services (NYSORPS) classification codes (NYSORPS, 2024).

According to the NYSORPS classification codes, land use within the Facility Site is predominately comprised of public services (49%), agricultural land (34%), vacant land (10%), or residential land (7%). The public service land within the Facility Site is predominately designated as Class 879 for “electric power generation facility – wind” due to the presence of the existing Ellenburg wind facility. Therefore, the repowered Facility will be consistent with the existing land uses.

Land use within the 5-mile Study Area is mostly classified as vacant land (23%), residential land (20%), agricultural land (16%), wild, forested, conservation lands and public parks (32%), and public service land (6%). There also are several parcels within the 5-mile Study Area without an associated property classification code. These parcels are labeled "Unknown" in Figure 3-3. Many of these "unknown" parcels appear to be associated with water features including Lower Chateaugay Lake and several streams. There are no "unknown" parcel classifications within the Facility Site.

**Table 3-2. Existing Land Uses within the Facility Site and 5-Mile Study Area**

| NYSORPS<br>Classification Code | Land Use                                                   | Facility Site |            | 5-mile Study Area          |              |
|--------------------------------|------------------------------------------------------------|---------------|------------|----------------------------|--------------|
|                                |                                                            | (acres)       | (%)        | (acres)                    | (%)          |
| <b>100</b>                     | <b>Agricultural</b>                                        | <b>1,776</b>  | <b>39</b>  | <b>19,981</b>              | <b>20</b>    |
| 105                            | Agricultural vacant land (productive)                      | 1,137         | 25         | 10,202                     | 10           |
| 110                            | Livestock and products                                     | --            | --         | 91                         | <1           |
| 112                            | Dairy products: milk, butter, and cheese                   | 494           | 11         | 6,733                      | 7            |
| 113                            | Cattle, calves, hogs                                       | --            | --         | 522                        | <1           |
| 117                            | Horse farms                                                | --            | --         | 8                          | <1           |
| 120                            | Field crops                                                | 145           | 3          | 2,122                      | 2            |
| 170                            | Nursery and greenhouse                                     | --            | --         | 292                        | <1           |
| 190                            | Fish, game, and wildlife preserves                         | --            | --         | 11                         | <1           |
| <b>200</b>                     | <b>Residential</b>                                         | <b>298</b>    | <b>6</b>   | <b>24,709</b>              | <b>25</b>    |
| <b>300</b>                     | <b>Vacant</b>                                              | <b>496</b>    | <b>11</b>  | <b>27,161</b>              | <b>27</b>    |
| <b>400</b>                     | <b>Commercial</b>                                          | <b>--</b>     | <b>--</b>  | <b>598</b>                 | <b>&lt;1</b> |
| <b>500</b>                     | <b>Recreation and entertainment</b>                        | <b>--</b>     | <b>--</b>  | <b>351</b>                 | <b>&lt;1</b> |
| <b>600</b>                     | <b>Community Services</b>                                  | <b>--</b>     | <b>--</b>  | <b>381</b>                 | <b>&lt;1</b> |
| <b>700</b>                     | <b>Industrial</b>                                          | <b>--</b>     | <b>--</b>  | <b>49</b>                  | <b>&lt;1</b> |
| <b>800</b>                     | <b>Public Services</b>                                     | <b>1,997</b>  | <b>44</b>  | <b>7,913</b>               | <b>8</b>     |
| <b>900</b>                     | <b>Wild, forested, conservation lands and public parks</b> | <b>--</b>     | <b>--</b>  | <b>19,184</b>              | <b>19</b>    |
| <b>N/A <sup>1</sup></b>        | <b>Unknown <sup>1</sup></b>                                | <b>--</b>     | <b>--</b>  | <b>715</b>                 | <b>&lt;1</b> |
| <b>N/A</b>                     | <b>Water</b>                                               | <b>--</b>     | <b>--</b>  | <b>89</b>                  | <b>&lt;1</b> |
| <b>TOTAL</b>                   |                                                            | <b>4,567</b>  | <b>100</b> | <b>101,130<sup>2</sup></b> | <b>100</b>   |

<sup>1</sup> Parcels without an associated property classification code.

<sup>2</sup> 5-mile Study Area acreage is 102,748 as referenced earlier in this exhibit. Differences between the publicly available mapped tax parcel data and the surveyed Facility account for any discrepancies in acreage.

To determine the location of conservation program lands in the Facility Site and the 5-mile Study Area, the Applicant reviewed the National Conservation Easement Database, an initiative of the U.S. Endowment for Forestry and Communities, to compile records from land trusts and public agencies throughout the United States. There are no conservation easements within the Facility Site. There are 12 conservation easements within the 5-mile Study Area to the south of the Facility Site; all 12 easements are associated with the Chateaugay Woodlands (see Figure 3-3).

### **(e) Existing Overhead and Underground Major Facilities Map**

Figure 3-4 illustrates existing overhead and underground major facilities for electric, gas, and telecommunications within 5 miles of the Facility Site.

As depicted on Figure 3-4, the existing Ellenburg wind facility occurs within the Facility Site. The existing facility will be decommissioned pursuant to local permits and agreements and subsequently replaced by the proposed repowered Facility. According to data obtained from the Homeland Infrastructure Foundation-Level Database, an overhead transmission line right-of-way (ROW) runs west to east through the south end of the Facility Site. This ROW is occupied by NYSEG's 230 kV Willis – Ryan and Ryan – Plattsburgh overhead transmission lines. There are also two existing short 230 kV tap lines within the Facility Site, from the existing NYPA 230 kV Ryan Substation to the overhead transmission lines. Within the 5-mile Study Area, other existing wind facilities include Jericho Rise, Marble River, Chateaugay Wind, and Clinton Wind. Additionally, the High Falls Hydro power station is located west of the Facility Site within the 5-mile Study Area. National Grid (formerly Niagara Mohawk Power Corporation) also owns a 115 kV overhead transmission line that runs west to east approximately 0.4 miles south of the Facility Site.

According to data obtained from the U.S. Energy Information Administration, no natural gas, oil or hazardous liquid pipelines are located within the Facility Site or the 5-mile Study Area. The closest pipeline is approximately 22 miles east of the Facility Site. Facility repowering and operation will not adversely impact existing pipeline resources, given the separation distance. According to the New York State Department of Environmental Conservation's (NYSDEC's) Oil and Gas Well database, there are no mapped oil and gas wells within the 5-mile Study Area; however, there are several mines within the 5-mile Study Area (see Figure 3-4).

The Applicant consulted with owners of fiber optic utilities in June of 2024 to gather information regarding the location of such utilities in relation to the Facility Site. There are three known buried Charter fiberoptic lines and 10 known buried Verizon fiberoptic lines within the 5-mile Study Area (see Figure 20-1). Further information regarding potential effects on communications infrastructure in the Facility Site is presented in Exhibit 20 (Effects on Communications).

There is an existing crossing of the NYSEG 230 kV transmission lines by an overhead collection line associated with the existing Ellenburg wind facility on the Facility Site. This overhead crossing will remain as part of the repowered Facility. Potential crossings of existing overhead and underground fiberoptic and communications infrastructure by Facility components are also likely. The Applicant will coordinate directly with all communications owners as needed and secure any necessary crossing agreements prior to construction.

The Applicant has consulted with and will continue consulting with owners of overhead and underground utilities within the Facility Site. Impacts to existing infrastructure within the Facility Site will be avoided through marking utility locations prior to construction and through coordination with the affected utilities to ensure construction and installation methods avoid any impacts. To further minimize potential impacts to underground facilities, the Applicant will become a member of Udig NY (Dig Safely NY) in accordance



with 16 NYCRR § 1100-6.4(f), and will comply with 16 NYCRR § 1100-6.4(g), to the extent applicable. Additional details regarding crossing or adjacent components are shown in Exhibit 5 (Design Drawings), Appendix 5-A.

The Applicant has an existing interconnection agreement with transmission owners, the NYPA and the NYISO, which is further described in Exhibit 21 (Electric System Effects and Interconnection). Interconnection with the electrical grid occurs at the existing POI switchyard. Additional details regarding crossing or adjacent components are detailed in Appendix 5-A.

#### **(f) Tax Parcel Map**

Figure 3-5 illustrates land uses and tax parcel information for all properties within the Facility Site and within 2,000 feet of the Facility Site boundary. This map shows current land use based on the NYSORPS property class code (as discussed in Section 3(d)), tax parcel number, and owner of record of each property. Parcel and land use data were obtained from Clinton and Franklin counties and NYSORPS. Information regarding proposed land uses within the 5-mile Study Area is presented in Section 3(i).

#### **(g) Zoning District Map**

Figure 3-6 illustrates existing zoning districts within the 5-mile Study Area which occur at the village and town level. No proposed changes to existing zoning or overlay districts that would affect the Facility are known to the Applicant. A description of zoning and other land use controls, as well as the permitted and prohibited uses within designated zoning districts is described herein. The Applicant has reviewed the applicable local laws and zoning regulations where available for each of the five towns and one village within the 5-mile Study Area, including: Ellenburg (Town), Bellmont (Town), Burke (Town), Chateaugay (Town & Village), and Clinton (Town).<sup>1</sup> Of the municipalities within the 5-mile Study Area, only the Towns of Burke and Ellenburg have an adopted zoning ordinance or zoning districts. A summary of permitted and prohibited uses of those zoning districts is presented below.

Note that the Towns of Ellenburg and Bellmont, where turbines are proposed, have adopted Wind Energy Facility Laws. See Exhibit 24 (Local Laws and Ordinances) for additional details regarding the Facility's compliance with local laws.

##### Town of Ellenburg

The Town of Ellenburg adopted zoning regulations in 2014. The town is divided into the following seven zoning districts: Hamlet Residential (HR), Hamlet Commercial (HC), Rural Use (RU), Rural Arterial (RA), Lake Area Residential (LR), Lake Area Commercial (LC), and Lake Area Conservation (CON).

Portions of the Facility Site are located within the Town of Ellenburg's RU and RA zoning districts. Portions of the RU, RA, HR, HC, and LR zoning districts are located within 5 miles of the Facility Site. The Applicant is

---

<sup>1</sup> Town of Ellenburg. 2014. *Town of Ellenburg Zoning Law*. Available at: [https://www.townofellenburg.com/uploads/9/7/9/1/97914392/ellenburg\\_zoning\\_final.pdf](https://www.townofellenburg.com/uploads/9/7/9/1/97914392/ellenburg_zoning_final.pdf).

Town of Burke. 1991. *Town of Burke Zoning Law*. Available at: <https://www.burkeny.org/uploads/1/4/9/9/149980939/1991-law-1-zoning-law-1.pdf>.

engaged in ongoing consultations with the Town to address compliance with local laws and regulations (see Appendix 2-B and Exhibit 24).

The hamlets of Ellenburg and Ellenburg Center are designated as HR zoning districts and are located within 5 miles of the Facility Site. Permitted uses within the HR zoning district include single- and two-family dwellings; double-wide mobile homes; seasonal dwellings or camps; accessory structures; churches; roadside stands; and outdoor recreation. Additionally, the following uses are permitted upon Conditional Use Approval: multi-family dwellings; cluster developments; public facilities; essential services; non-profit recreational facilities; home occupations; retail stores with and without gasoline sales; antique craft and gift shops; used merchandise and furniture retail; gun shop and fishing tackle retail; small businesses under 5,000 square feet; professional or business offices; child-care centers; and agricultural structures and uses.

Permitted uses within the HC zoning district include single- and two-family dwellings; double-wide mobile homes; seasonal dwellings or camps; accessory structures; churches; roadside stands; and outdoor recreation. Conditional uses include multi-family dwellings; cluster developments; membership clubs; public facilities; essential services; non-profit recreational facilities; home occupations; retail stores with and without gasoline sales; antique craft and gift shops; used merchandise and furniture retail; gun shop and fishing tackle retail; small businesses under 5,000 square feet; gasoline and auto service stations; motor vehicle repair and auto body shops; appliance repair shops; lawn, garden, and farm equipment; feed stores and farm supplies; nurseries, florists, and greenhouses; indoor recreation; hotels, cabins, and bed and breakfasts; restaurants; food and ice cream stands; laundromats; personal service businesses; professional and business offices; banks; clinics; private schools; child-care centers; funeral homes; taverns, bars, and nightclubs; veterinarians and animal hospitals; kennels; adult use and entertainment establishments; laboratory research testing; and agricultural structures and uses.

Permitted uses within the RU district include single- and two-family dwellings; single- and double-wide mobile homes; seasonal dwellings and camps; accessory structures; roadside stands; outdoor recreation; and agricultural structures and uses. Conditional uses include multi-family dwellings; mobile home parks; cluster developments; public facilities; essential services; non-profit recreational facilities; home occupations; retail stores with and without gasoline sales; antique craft and gift shops; used merchandise and furniture retail; gun shop and fishing tackle retail; small businesses under 5,000 square feet; large businesses over 5,000 square feet; shopping centers; motor vehicle sales and repair; gasoline and auto service stations; motor vehicle repair and auto body shops; appliance repair shops; lawn, garden, and farm equipment; feed stores and farm supplies; lumber yards; nurseries, florists, and greenhouses; campgrounds and travel trailer parks; indoor recreation; hotels, cabins, and bed and breakfasts; restaurants; food and ice cream stands; laundromats; personal service businesses; professional and business offices; banks; clinics; private schools; child-care centers; funeral homes; taverns, bars, and nightclubs; veterinarians and animal hospitals; kennels; well drilling, construction, and excavating businesses; recycling businesses; junk yards; adult use and entertainment establishments; sawmills; laboratory research testing; wind farms; light industrial use; fuel oil distribution; fertilizer manufacturing and distribution; sand or gravel extraction; machine shops; and other industrial uses.

Permitted uses in the RA district include single- and two-family dwellings; single-wide and double-wide mobile homes; seasonal dwellings and camps; accessory structures; churches; roadside stands; outdoor recreation; and agricultural structures and uses. Uses permitted with Conditional Use Approval include multi-family dwellings; mobile home parks; cluster developments; membership clubs; public facilities; essential services; non-profit recreational facilities; home occupations; gasoline and auto service stations; motor vehicle repair and auto body shops; appliance repair shops; lawn, garden, and farm equipment; mobile home sales; feed stores and farm supplies; lumber yards; nurseries, florists, and greenhouses; campgrounds and travel trailer parks; indoor recreation; hotels, cabins, and bed and breakfasts; marinas, boat storage, storage facilities, and related gasoline sales; restaurants; food and ice cream stands; laundromats; personal service businesses; professional and business offices; banks; clinics; private schools; child-care centers; funeral homes; taverns, bars, and nightclubs; veterinarians and animal hospitals; trucking; well drilling, construction, and excavating businesses; recycling businesses; slaughterhouses; unlisted commercial uses; sawmills; warehousing and distribution; manufacturing and processing; laboratory research testing; light industrial use; fuel oil distribution; fertilizer manufacturing and distribution; sand or gravel extraction; machine shops; and other industrial uses.

Permitted uses in the LR district include single- and two-family dwellings; double-wide mobile homes; seasonal dwellings and camps; accessory structures; churches; roadside stands; and outdoor recreation. Conditional uses include cluster developments; public facilities; essential services; non-profit recreational facilities; home occupations; retail stores with and without gasoline sales; antique craft and gift shops; used merchandise and furniture retail; gun shop and fishing tackle retail; child-care centers; veterinarians and animal hospitals; and agricultural structures and uses.

Permitted uses in the LC district include single- and two-family dwellings; double-wide mobile homes; seasonal dwellings and camps; accessory structures; churches; roadside stands; and outdoor recreation. Conditional uses include cluster developments; essential services; non-profit recreational facilities; home occupations; motor vehicle repair and auto body shops; appliance repair shops; nurseries, florists, and greenhouses; indoor recreation; hotels, cabins, and bread and breakfasts; marinas, boat storage, storage facilities, and related gasoline sales; restaurants; food and ice cream stands; laundromats; personal service businesses; professional and business offices; banks; clinics; private schools; child-care centers; funeral homes; taverns, bars, and nightclubs; veterinarians and animal hospitals; and agricultural structures and uses.

Uses permitted in the CON district include single family dwellings; seasonal dwellings and camps; accessory structures; and outdoor recreation. Conditional uses permitted within the CON district with Conditional Use Approval include cluster developments; essential services; non-profit recreational facilities; home occupations; and agricultural structures and uses.

Solid waste disposal, hazardous waste disposal, non-hazardous waste or non-hazardous waste by-products disposal, seepage, hydraulic fracturing, disposal of construction debris, motor vehicle racetracks, and amusement parks are explicitly not permitted in any zoning district.

### Town of Burke

Zoning regulations were adopted in the Town of Burke in 1991. The town is divided into the following four zoning districts: Residential (R), Rural/Residential (R/R), Agricultural (AG), and Mixed use (Residential, Commercial/Industrial, and Agricultural) (M).

No portions of the Facility Site are located within the Town of Burke. However, portions of all four zoning districts are located within 5 miles of the Facility Site.

Permitted uses within the R zoning district include single-, two-, and multi-family dwellings; mobile homes; public and semi-public buildings and grounds; clubs; essential services; and home occupation businesses. Additionally, the following uses are permitted with a special permit from the Board of Appeals: mobile home parks; agricultural structures and uses; indoor and outdoor recreation; motels, hotels, and cabins; restaurants; neighborhood convenience stores with and without gasoline sales; personal service businesses; professional or business offices; and funeral homes.

Permitted uses within the R/R zoning district include all those allowed in the R zoning district as well as agricultural structures and uses. Conditional uses include mobile home parks; indoor and outdoor recreation; motels, hotels, and cabins; restaurants; neighborhood convenience stores with and without gasoline sales; antique craft or gift shops; used merchandise or furniture shops; personal service businesses; nurseries, florists, and greenhouses; taverns, bars, and nightclubs; professional or business offices; funeral homes; veterinarian animal hospitals; kennels; gasoline & auto service stations; motor vehicle repair shops; gun and fish tackle shops; retail stores; shopping centers; trucking; warehousing and distribution; construction businesses; and manufacturing.

Permitted uses within the AG zoning district include single- and two-family dwellings; mobile homes; public and semi-public buildings and grounds; clubs; essential services; agricultural structures and uses; home occupation businesses; and nurseries, florists, and greenhouses. Uses permitted with a special permit include multi-family dwellings; mobile home parks; campgrounds and travel trailer parks; outdoor recreation; neighborhood convenience stores with and without gasoline sales; antique craft and gift shops; personal service businesses; taverns, bars, and nightclubs; professional or business offices; funeral homes; veterinarian animal hospitals; kennels; gun and fish tackle shops; trucking; warehousing and distribution; construction businesses; excavation; junkyards; slaughterhouses; chicken and pig farms; and sawmills.

Permitted uses within the M zoning district include single- and two-family dwellings; mobile homes; public and semi-public buildings and grounds; clubs; essential services; agricultural structures and uses; home occupation businesses; and restaurants. Conditional uses include multi-family dwellings; mobile home parks; indoor and outdoor recreation; motels, hotels, and cabins; neighborhood convenience stores with or without gasoline sales; antique craft and gift shops; used merchandise or furniture shops; personal service businesses; nurseries, florists, and greenhouses; taverns, bars, and nightclubs; professional or business offices; funeral homes; veterinarian animal hospitals; kennels; gasoline and auto service stations; motor vehicle repair shops; gun and fish tackle shops; retail stores; shopping centers; trucking; warehousing and distribution; construction businesses; excavation; race tracks; slaughterhouses; sawmills; and manufacturing.

Waste disposal areas are explicitly not permitted in any zoning district.

## **(h) Comprehensive Plans**

The proposed Facility was reviewed for consistency with existing comprehensive plans adopted by municipalities where Facility components or ancillary facilities are located. As previously stated, all major Facility components are located within the Towns of Ellenburg and Clinton in Clinton County and the Towns of Chateaugay and Bellmont in Franklin County. Of the four host municipalities, only the Town of Ellenburg has adopted a Comprehensive Land Use Plan. Economic development in the Town of Chateaugay is guided by the Franklin County Comprehensive Economic Development Strategy. Copies of both plans are provided in Appendix 3-A and described below.

### Franklin County Comprehensive Economic Development Strategy

The Franklin County Comprehensive Economic Development Strategy (CEDS) was developed in 2014 with the goal of studying existing economic conditions, identifying competitive advantages for the region, and developing unique strategies to help move the region towards the future. The CEDS notes that Franklin County is “positioned to capitalize on alternative energy sources,” citing the existing Chateaugay wind facility in Chateaugay, NY. The CEDS identified the natural environment and natural resources as a strength of the county, a feature that will be enhanced by the proposed Facility as it harnesses a clean energy resource while taking great care to preserve environmental integrity. The proposed Facility will also address the concern over the county’s lack of economic development capacity by creating new jobs and diversifying the already robust renewable energy sector of Franklin County. The proposed Facility is also consistent with the CEDS’s “priority opportunity” of “windmill tourism”. A copy of the Franklin County CEDS is included in Appendix 3-A.

### Town of Ellenburg Comprehensive Land Use Plan

The Town of Ellenburg Comprehensive Land Use Plan (CLUP) was developed in 1990 to guide the Town’s growth and development while ensuring the health, safety, and welfare of residents. The CLUP identifies the importance of the continuation of agriculture and the protection of rural environmental resources. It also encourages commercial/industrial development throughout the Town of Ellenburg. The proposed Facility would support these goals and provide valuable financial support to the Town and its residents. A copy of the Town of Ellenburg CLUP is included in Appendix 3-A.

## **(i) Map of Proposed Land Uses**

The Applicant has identified proposed land uses within the 5-mile Study Area based on discussions and consultations with state and local planning officials (including the towns of Bellmont, Burke, Chateaugay, Clinton, and Ellenburg and the Village of Chateaugay), open houses, and other sources. Figure 3-7 illustrates all publicly known proposed land uses within the 5-mile Study Area.

To obtain information regarding publicly known proposed land use plans, the Applicant distributed consultation letters to the municipalities within the 5-mile Study Area. Consultation letters were sent on July 17, 2024, to the towns of Bellmont, Chateaugay, Clinton, and Ellenburg and the Village of Chateaugay, and

on November 22, 2024, to the Town and Village of Burke. Copies were provided to the Town Supervisor, Town/Village Clerk, Code Enforcement Officer, and any other relevant local officials, requesting local feedback regarding any proposed land uses in the vicinity of the proposed Facility. As of the date of this Application, the towns of Chateaugay, Ellenburg, and Bellmont, and Village of Chateaugay have provided responses identifying proposed land uses within the 5-mile Study Area. The Applicant also held a pre-application meeting with the host municipalities in January 2025. Copies of this correspondence are provided in Exhibit 2 (Overview and Public Involvement), Appendix 2-B.

The Applicant reviewed publicly available project information and meeting minutes for local planning and zoning board meetings for the towns and Village in the 5-mile Study Area to identify potential new land use plans which might warrant consideration in this Application. The most recent six months of meeting minutes were reviewed, to the extent available, for references to large development projects, residential subdivisions, or other land use projects of note. These publicly known proposed land uses within the 5-mile Study Area are described in Table 3-3.

The NYSDEC also maintains a database of existing and proposed solar projects across New York State by cataloging project review requests submitted to the New York Natural Heritage Program. In addition, the Applicant included utility-scale renewable energy project locations documented by the New York State Department of Public Service (NYSDPS) or the Office of Renewable Energy Siting and Electric Transmission (ORES), for which a case number has been issued. See Table 3-3 for a list of proposed land uses identified within the 5-mile Study Area.

**Table 3-3. Proposed Land Uses within 5 Miles of the Facility Site**

| <b>Proposed Land Use/<br/>Development</b> | <b>Municipality</b>                              | <b>Status Identified in Meeting Minutes<br/>or other Publicly Available Information</b> |
|-------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------|
| Brookside Solar                           | Towns of Burke & Chateaugay                      | Permitted                                                                               |
| Clinton Wind<br>Repowering Project        | Town of Clinton                                  | Proposed                                                                                |
| Chateaugay Wind<br>Repowering Project     | Towns of Chateaugay & Clinton                    | Proposed                                                                                |
| Bull Run Wind                             | Towns of Altona, Clinton, Ellenburg,<br>& Mooers | Proposed                                                                                |
| North Country Wind                        | Towns of Burke & Chateaugay                      | Proposed                                                                                |

#### **(j) Map of Specially Designated Areas**

Figure 3-8 illustrates specially designated areas within the 5-mile Study Area, including designated agricultural districts, flood-prone areas, and inland waterways. Table 3-4 summarizes the sources of data used to prepare this map and whether the specially designated areas set forth in 16 NYCRR § 1100-2.4(j) are found within the 5-mile Study Area.

**Table 3-4. Sources of Data Used to Prepare Mapping of Specially Designated Areas**

| Mapping Requirement                                            | Source                                               | Specially Designated Area Present within Study Area |
|----------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| Designated coastal areas                                       | NYS GIS Clearinghouse, NYS Department of State       | None                                                |
| Inland waterways                                               | NYS GIS Clearinghouse, NYS Department of State       | Yes, see Figure 3-8                                 |
| Local waterfront revitalization program areas – approved plans | NYS GIS Clearinghouse, NYS Department of State       | None                                                |
| Groundwater management zones                                   | NYS GIS Clearinghouse                                | None                                                |
| Agricultural districts                                         | NYS GIS Clearinghouse, Clinton and Franklin counties | Yes, see Figure 3-8                                 |
| Flood hazard areas                                             | NYS GIS Clearinghouse, FEMA                          | Yes, see Figure 3-8                                 |
| Critical Environmental Areas                                   | NYSDEC                                               | None                                                |
| Coastal Erosion Hazard Areas                                   | NYSDEC                                               | None                                                |

According to Federal Emergency Management Agency (FEMA) Flood Map Service Center, there are mapped 100-year and 500-year flood zones within the 5-mile Study Area, associated with creeks and waterways, none of which are located within the Facility Site (see Figure 3-8). The Lower Chateaugay Lake is located 1.5 miles south of the Facility Site and is a designated inland waterway. There are no designated coastal areas or erosion zones, Local Waterfront Revitalization Program communities, critical environmental areas, or groundwater management zones within the 5-mile Study Area (NYSDEC 2024a; NYSDOS, 2024).

Figure 3-8 depicts agricultural district land within the Facility Site and 5-mile Study Area. Two New York State Certified Agricultural Districts are located within the 5-mile Study Area: Clinton County Agricultural District 7, which has 29,622 acres within the Study Area, and Franklin County Agricultural District 1, which has 11,223 acres within the Study Area. New York State Agriculture and Markets Law § 303-B allows land to be added to agricultural districts through an annual process; however, land can only be removed from districts as part of a mandatory 8-year review. See Exhibit 15 (Agricultural Resources) for more details regarding agricultural resources within the Study Area.

#### **(k) Recreational and Other Land Uses**

Figure 3-9 illustrates recreational and other land uses known to the Applicant within the 5-mile Study Area. No impacts to resources identified in Figure 3-9 are anticipated as a result of Facility construction or operation.

Table 3-5 summarizes the sources of data used to prepare Figure 3-9 and identifies whether the respective land use is found within the 5-mile Study Area.

**Table 3-5. Mapping of Recreational and Sensitive Areas**

| Mapping Requirement                                        | Source                                                                                                              | Recreational and Sensitive Areas Present within Study Area    |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Wild, Scenic and Recreational River Corridors              | National Wild and Scenic Rivers System                                                                              | None                                                          |
| Open Space                                                 | NYS GIS Clearinghouse; NY Protected Areas Database                                                                  | See Figure 3-9                                                |
| Archaeological and Historic Resources                      | On-Site Survey, State and National Registers of Historic Places                                                     | See Figure 3-9; see Exhibit 9 for details of on-site surveys. |
| Geologic Resources                                         | New York State Museum                                                                                               | None                                                          |
| Wildlife management lands                                  | NYS GIS Clearinghouse, NYSDEC, U.S. Fish and Wildlife Service                                                       | None                                                          |
| Parks                                                      | NYS GIS Clearinghouse; NY Protected Areas Database, New York State Adirondack Park Agency (APA), Local Consultation | See Figure 3-9                                                |
| NYSDEC Lands                                               | NYS GIS Clearinghouse, NYSDEC, New York State APA                                                                   | See Figure 3-9                                                |
| Conservation easement lands                                | National Conservation Easement Database; NYS GIS Clearinghouse                                                      | See Figure 3-9                                                |
| State and federal scenic areas and byways                  | NYSDOT; NYS GIS Clearinghouse                                                                                       | See Figure 3-9                                                |
| Nature preserves                                           | NYS GIS Clearinghouse; NY Protected Areas Database                                                                  | See Figure 3-9                                                |
| Designated trails                                          | NYS GIS Clearinghouse and local governments, NYSDEC, NYS APA                                                        | See Figure 3-9                                                |
| Designated Wilderness                                      | NYS GIS Clearinghouse                                                                                               | None                                                          |
| Oil and gas production                                     | NYSDEC                                                                                                              | None                                                          |
| Gas pipelines                                              | NYSDEC, NYSDPS                                                                                                      | None                                                          |
| Public-access fishing areas, camping areas                 | NYS GIS Clearinghouse, NYSDEC                                                                                       | See Figure 3-9                                                |
| Major communication and utility uses and infrastructure    | Telecommunications Providers; Comsearch                                                                             | See Exhibit 20, Figure 20-1                                   |
| Institutional, community and municipal uses and facilities | ESRI; TIGER/line files; NYS GIS Clearinghouse                                                                       | See Figure 3-9                                                |

No Wild, Scenic, and Recreational River Corridors identified by the National Park Service (NPS), geologic resources, wildlife management lands, designated wilderness areas, oil or gas wells, or pipelines exist within the 5-mile Study Area.

Areas identified in the New York Protected Areas Database<sup>2</sup> (NYPAD) include local, municipal, and state-owned parks and/or protected lands. The 5-mile Study Area overlaps with one Nature Conservancy

<sup>2</sup> New York Natural Heritage Program, 2024. *New York Protected*. Available at: <https://nypad.org>.



easement (Adirondack Mountains Sable Highlands Conservation Easement), four parcels of local land (i.e., Belmont Town Dam), and 13 state-owned parcels including the Chazy Highlands Wild Forest, Moon Pond State Forest, Valley View State Forest, and the Chateaugay Fish Hatchery. No designated New York Protected Areas are present within the Facility Site.

The State and National Registers of Historic Places (S/NRHP) provide a dataset of historic and archaeological resources within the 5-mile Study Area. There are no S/NRHP-listed resources within the Study Area. However, the Adirondack Forest Preserve, which overlaps the 5-mile Study Area, is listed as a National Historic Landmark. The National Historic Preservation Act, the New York State Historic Preservation Act, and the New York State Historic Preservation Office (SHPO) policy all recommend protecting archaeological site locations from public disclosure to ensure preservation of important archaeological resources. The Applicant conducted on-site surveys for archaeological and historic resources in consultation with the SHPO. Resources found on site are not included in the mapping for this Exhibit and are further described in Exhibit 9 (Cultural Resources).

State and National Heritage Areas are designated where historic, cultural, and natural resources combine to form cohesive, important landscapes, and are meant to be large, lived-in landscapes. Heritage area entities collaborate with local communities to determine how to make heritage relevant to local interests and needs, and to stimulate tourism in those areas. Portions of the Champlain Valley National Heritage Area overlap with the 5-mile Study Area. The Applicant has reviewed the comprehensive plans developed by local governments, and the Facility will support several renewable energy and economic goals listed in the Plans. In addition, the National Park Service's Champlain Valley National Heritage Partnership Management Plan (NPS, 2011) outlines the goals for the Heritage Area, several of which relate to the protection of historic and cultural resources, sustainable development, and conservation of natural resources.

According to the New York State Museum, no unique geologic landforms/features are present within the 5-mile Study Area. More information regarding geology of the Facility Site is presented in Exhibit 10 (Geology, Seismology and Soils).

Several trails are present within the 5-mile Study Area. US Route 11, which passes east-west through the Facility Site, is designated as the North Country Trail (Military Trail) scenic byway and as a state bicycle route. The Northern Adirondack Trailbreakers and Franklin Snowmobilers maintain a network of several snowmobile trails throughout the Study Area. There are also two trails on NYSDEC land at Moon Pond State Forest within the 5-mile Study Area. No other designated trails are present in the 5-mile Study Area.

The Applicant consulted with owners of major communication and other utilities within the 5-mile Study Area. Exhibit 20 (Effect on Communications), Figure 20-1 shows the locations of major fiberoptic, electric, and gas infrastructure within the Study Area. Section (e) of this Exhibit provides more information regarding major utilities in the Facility Site and the 5-mile Study Area.

Several institutional, community and municipal uses and facilities are present within the 5-mile Study Area. These include three public schools (Chateaugay Elementary School, Northern Adirondack Middle/High

School, and Northern Adirondack Elementary School), three hamlets (Ellenburg Center, Brainardsville, Ellenburg), three cemeteries, and several other municipal buildings.

The Applicant has conducted extensive study of sensitive resources in the vicinity of the Facility and has sited components to avoid these areas where practicable, as described throughout this Application. In addition, while fossil fuel energy generation facilities may degrade the quality of local water and air, as a renewable energy generating facility, the Facility will provide clean power and minimize impacts to state-protected surface waterways.

#### (I) General Compatibility with Existing Land Use Within 1-Mile

According to NYSORPS, agricultural land constitutes approximately 31% of the 1-mile Study Area and is defined as "property used for the production of crops or livestock." Of the land classified as Agricultural, 50% is accounted for by productive agricultural vacant land. Residential land constitutes approximately 24% of the 1-mile Study Area and is defined as "property used for human habitation." Land explicitly within the Vacant Land classification is defined as "property that is not in use, is in temporary use, or lacks permanent improvement" and constitutes approximately 22% of the 1-mile Study Area. Approximately 19% of the land in the 1-mile Study Area is classified in the Public Services category, defined as "property used to provide services to the general public." Wild Forested, Conservation Lands and Public Parks land makes up approximately 3% of the 1-mile Study Area and is defined as "reforested lands, preserves, and private hunting and fishing clubs." Less than 1% of the 1-mile Study Area is characterized as Community Services land and is defined as "property used for the wellbeing of the community." Less than 1% of the 1-mile Study Area is characterized as Commercial land and is defined as "property used for the sale of goods and/or services." Less than 1% of the 1-mile Study Area is classified as Recreation and Entertainment land and is defined as "property used by groups for recreations, amusement, or entertainment." Table 3-6 summarizes land use designations within the 1-mile Study Area as compared to the Facility Site.

**Table 3-6. Land Use within 1 Mile of the Facility Site**

| Land Use                                                  | Acres within the Facility Site | Acres within 1-Mile Study Area |
|-----------------------------------------------------------|--------------------------------|--------------------------------|
| 100 - Agricultural                                        | 1,776                          | 5,406                          |
| 200 - Residential                                         | 298                            | 4,145                          |
| 300 - Vacant Land                                         | 496                            | 3,936                          |
| 400 - Commercial                                          | --                             | 9                              |
| 500 - Recreation and Entertainment                        | --                             | 1                              |
| 600 - Community Services                                  | --                             | 4                              |
| 700 - Industrial                                          | --                             | --                             |
| 800 - Public Services                                     | 1,997                          | 3,377                          |
| 900 - Wild, Forested, Conservation Lands and Public Parks | --                             | 522                            |
| Unknown                                                   | --                             | 167                            |
| <b>Total</b>                                              | <b>4,567</b>                   | <b>17,567</b>                  |

Given that the majority of land within the Facility Site is vacant or agricultural land currently hosting wind energy generation, no substantial permanent changes in land use are anticipated as a result of Facility construction and operation, and no changes are predicted outside the Facility Site.

The construction of turbine bases, crane pads, and access roads will result in the conversion of approximately 23.4 acres, or less than approximately 1% of the Facility Site, from its current use to built facilities and/or maintained areas during Facility operation. Additional impacts to land associated with Facility operation will be temporary, infrequent, and minimal. Aside from occasional maintenance and repair activities, Facility operation will not interfere with ongoing land use (e.g., farming and forestry activities, recreational facilities, schools and civic facilities, or commercial areas) immediately adjacent to the Facility or within 1-mile of the Facility. Overall, construction and decommissioning of the Facility are not anticipated to substantively affect the capacity for current land use practices, including agriculture, to resume following decommissioning of the proposed Facility.

The results of the viewshed analysis conducted for the existing and proposed wind turbines indicate that the majority of proposed wind turbine visibility occurs in areas where the existing Ellenburg wind facility turbines are currently visible. To evaluate anticipated visual change associated with the proposed Facility, a panel of visual professionals compared photographic simulations of the operational Facility to photographs of the existing views from 11 selected representative viewpoints. The results of this evaluation indicate that the existing and proposed wind turbines are similar in appearance, and the replacement Facility components result in minimal overall change to the character or scenic quality of the existing visual landscape. See Exhibit 8 (Visual Impacts) and the Visual Impact Assessment (VIA; Exhibit 8, Appendix 8-A) for additional information on the visual outreach consultation and potential visibility and visual impact of the proposed Facility.

A shadow flicker analysis prepared for the proposed Facility is included in the Visual Impacts Minimization and Mitigation Plan (see Exhibit 8 [Visual Impacts], Attachment A to Appendix 8-B). This study indicates that 13 non-participating receptors are predicted to receive more than 30 hours of shadow flicker per year. The Applicant intends to either implement measures to limit shadow flicker to under 30 hours per year for all non-participating residents, or execute good neighbor agreements with the owners of any non-participating residences that could receive over 30 hours of shadow flicker per year, at which point, such property would be considered “participating” per 16 NYCRR § 1100-1.2(bb). Ultimately, the Applicant will ensure that all non-participating residences will experience less than 30 hours of shadow flicker per year by including a shadow flicker detection and prevention system in each Facility wind turbine. See Exhibit 8 (Visual Impacts) of this Application for more detailed information on shadow flicker impacts near the Facility Site.

The Applicant conducted a study of the anticipated noise and traffic effects produced by the construction and operation of the Facility. As described in Exhibit 7 (Noise and Vibration), with mitigation implemented on-site, noise levels at the Facility will not exceed the design goals (45 A-weighted decibels) and will not have a negative effect on non-participating landowners or nearby sensitive receptors, such as schools, recreational and civic facilities. Any noise impacts of the Facility will be primarily experienced in the immediate vicinity of construction operations and are not expected to have an impact at the perimeter of

the Facility. Traffic impacts of the Facility will be negligible following the commencement of Facility operation. Exhibit 16 (Effect on Transportation) provides more information regarding the anticipated traffic during construction and operation of the Facility as well as efforts to minimize and mitigate such impacts.

#### Compliance with NYSAGM Guidelines for Agricultural Mitigation for Wind Power Projects

The New York State Department of Agriculture and Markets (NYSAGM) promulgated a guidance document that applies to wind power projects sited on agricultural lands (NYSAGM, 2018). The *Guidelines for Agricultural Mitigation for Wind Power Projects* include siting goals, construction requirements, restoration requirements, and post-construction monitoring and remediation requirements. To minimize and/or mitigate impacts to active agricultural land and farming operations, Facility siting and construction will generally comply with NYSAGM agricultural protection guidelines to the maximum extent practicable (see Exhibit 15 [Agricultural Resources] for a full analysis of the Facility's impacts to agricultural land). The Applicant and/or a designated third-party Environmental Monitor will consult with NYSAGM during construction if deviation from the approved design plans is necessary. In addition, the Applicant will continue to consult with landowners and NYSAGM throughout the Article VIII Siting Permit Application process and during construction and operation of the Facility to ensure impacts to active agricultural land and farming operations are minimized and/or mitigated to the extent practicable.

Following construction, subsoil decompaction will be implemented in accordance with the project design plans and the Stormwater Pollution Prevention Plan (SWPPP; Exhibit 13 [Water Resources and Aquatic Ecology], Appendix 13-B), and in coordination with the landowner. The topsoil will be replaced to original depth and the original contours will be reestablished where possible. Impacts to surface and subsurface drainage features will be restored in accordance with commitments made to the landowner. In accordance with the NYSAGM Guidelines, no Facility restoration activities will occur in agricultural fields between the months of October through May unless favorable soil moisture conditions exist.

#### Facility Consistency with Regional Planning Documents

In addition to the comprehensive plans discussed in Section (h), the Facility is consistent with the regional and statewide plans outlined in Table 3-7 and state energy policies. See Exhibit 17 (Consistency with Energy Planning Objectives) for more information regarding consistency with statewide energy plans and policies. As shown below, the proposed Facility is consistent with the goals and objectives outlined in the statewide plans.

**Table 3-7. Facility Consistency with Regional and Statewide Planning Documents**

| <b>Plan</b>                                                 | <b>Relevant Goals and Objectives</b>                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Facility Consistencies</b>                                                                                                                                                                                                                                                                                                                | <b>Facility Inconsistencies</b> |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| New York Open Space Conservation Plan (2016)                | <ul style="list-style-type: none"> <li>- Maintain critical natural resource-based industries such as farming, forest products, commercial fishing, and tourism.</li> <li>- Address global climate change (through various means).</li> <li>- Preserve, restore, and/or create a matrix of natural systems sufficiently complex and interconnected to be self-sustaining while performing the critical natural functions necessary to sustain us.</li> </ul> | <ul style="list-style-type: none"> <li>- The Facility utilizes a renewable resource to generate electric power without contributing to global climate change.</li> <li>- The Facility enhances the economic viability of participating farms, enabling them to maintain operations on lands not utilized for the Facility.</li> </ul>        | None                            |
| New York State Historic Preservation Plan (2021-2025)       | <ul style="list-style-type: none"> <li>- Enhance collaboration to advance preservation.</li> <li>- Integrate preservation into local and regional decision making.</li> </ul>                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>- The Applicant has coordinated with New York State Office of Parks, Recreation and Historic Preservation to develop site-specific work plans.</li> <li>- The Applicant has adapted the design of the Facility to avoid impacts to cultural resources (see Exhibit 9 [Cultural Resources])</li> </ul> | None                            |
| Statewide Comprehensive Outdoor Recreation Plan (2020-2025) | <ul style="list-style-type: none"> <li>- Reconnect children and adults with nature and recreation by improving access to outdoor recreation opportunities.</li> <li>- Continue to develop a comprehensive, interconnected recreation-way, water trails, greenway and blueway trail system.</li> <li>- Continue efforts to restore, conserve and protect the biodiversity of state lands.</li> </ul>                                                         | <ul style="list-style-type: none"> <li>- The Facility does not have any direct impact on known public recreational resources.</li> </ul>                                                                                                                                                                                                     | None                            |

| Plan                                                                                            | Relevant Goals and Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Facility Consistencies                                                                                                                                                                                                                                                                                                                                                              | Facility Inconsistencies |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| New York State 30x30: Draft Strategies and Methodology (2024)                                   | <ul style="list-style-type: none"> <li>- Conserve 30% of New York State lands and water systems by 2030.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>- The Facility will reuse existing infrastructure and land already dedicated to renewable energy generation, thereby reducing further environmental impacts. The Applicant has also conducted extensive environmental resources surveys to ensure that the Facility avoids sensitive resources to the maximum extent practicable.</li> </ul> | None                     |
| New York State Office of Parks, Recreation and Historic Preservation Sustainability Plan (2009) | <ul style="list-style-type: none"> <li>- Advance a new agency-wide sustainability initiative to adopt green practices</li> <li>- Outline a plan to reduce impacts that the agency's daily activities have on natural resources</li> <li>- Adopted a goal of reducing greenhouse gases 30% by 2030 (as compared to 2009).</li> </ul>                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>- By adding renewable energy into the grid and reducing the demand for fossil fuel-generated power, the Facility is aligned with the plan's stated goal of reducing greenhouse gases 30% by 2030.</li> </ul>                                                                                                                                 | None                     |
| Franklin County Agricultural Development and Farmland Preservation Plan                         | <ul style="list-style-type: none"> <li>- Gather data and solicit community input to understand current trends, challenges and opportunities</li> <li>- Create a unique and specific local agricultural development and farmland preservation plan</li> <li>- Advise Franklin County political and business leaders on land use planning and economic development policy initiatives that can help support the success of local farms</li> <li>- Develop specific milestones and target dates for implementing the plan's recommendations, thus assuring accountability and successful outcomes</li> </ul> | <ul style="list-style-type: none"> <li>- Utilizing renewable resources on agricultural land to generate electric power and provide local and regional economic benefits.</li> <li>- Maintaining agricultural land use patterns in the vicinity of the Facility.</li> <li>- Supplement farmers' income to ensure farms remain viable.</li> </ul>                                     | None                     |
| North Country Regional                                                                          | <ul style="list-style-type: none"> <li>- Foster a robust economy in the North Country that enhances the</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>- The Facility aligns well with the plan's vision, as it would</li> </ul>                                                                                                                                                                                                                                                                    | None                     |

| Plan                                                                      | Relevant Goals and Objectives                                                                                                                                                                                                                                                                                                                                          | Facility Consistencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Facility Inconsistencies |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Sustainability Plan (2013)                                                | quality of their rural communities, sustainably manages their natural resources, and positions them as a clean energy leader.                                                                                                                                                                                                                                          | continue the operation of a reliable source of clean energy. The Applicant prioritized community engagement and the preservation of the region's environmental and cultural resources in developing the Facility.                                                                                                                                                                                                                                                                          |                          |
| North Country Regional Economic Development Council Strategic Plan (2023) | - The Plan created a strategic roadmap based on community engagement, prior research, economic analysis, and best practices. This roadmap identifies actionable strategies to help the region create positive economic change for residents and businesses in line with its regional priorities of placemaking, tradeable sectors, housing, workforce, and innovation. | - The development of the Facility facilitates collaboration between stakeholders in the community.<br>- The repowered Facility will be sited to preserve the region's environmental and cultural resources, and is anticipated to create accessible employment opportunities for residents. The Facility would also contribute to the growth and innovation of tradeable sectors in the North Country's major industries, which include manufacturing, agribusiness, and renewable energy. | None                     |

#### **(m) Compatibility of Above-Ground Interconnections with Existing and Proposed Land Uses**

No new overhead collection or transmission lines are proposed. The Applicant intends to utilize a portion of existing overhead collection lines as part of the proposed Facility. The overhead collection lines have been in operation since 2008 and are consistent with existing land uses. The Facility will connect to the state's energy grid via the existing collection substation and POI.

#### **(n) Compatibility of Underground Interconnections with Existing and Proposed Land Uses**

The Facility will include approximately 15 miles of underground collection lines and will utilize existing collection routes where feasible. The primary land uses within 300 feet of the centerline of underground collection lines have been classified by the NYSORPS as follows: Public Service, 587.6 acres (57%); Agricultural, 309.9 acres (30%); Vacant Land, 83.0 acres (8%); and Residential, 50.2 acres (5%). Approximately 962 acres (90%) of the land within 300 feet of an underground collection line is currently enrolled in a NYS

Certified Agricultural District. The Facility's proposed underground collection lines will not prohibit or interfere with the continued use of the current and proposed land uses within 300 feet of these components.

The construction of buried interconnects will result in a temporary disturbance. As discussed in Section (l), in agricultural fields, construction will generally be conducted in accordance with the NYSAGM *Guidelines for Agricultural Mitigation for Wind Power Projects* (NYSAGM, 2018) by installing underground lines to a minimum depth of 48 inches below ground on agricultural lands and in non-agricultural areas. At this depth, permanent land use impacts associated with underground interconnects are not anticipated. Existing ROWs of buried underground electrical collection lines from the existing Ellenburg wind facility will be utilized or upgraded where possible and otherwise sited in areas of existing disturbance (e.g., existing farm roads and forest logging roads) to the maximum extent practicable. The Applicant has also developed a Drainage Remediation Plan (Exhibit 15 [Agricultural Resources], Appendix 15-C) to address any impacts to tile drains and associated infrastructure within agricultural areas where Facility construction is planned. Where impacts to important environmental resources would otherwise be unavoidable (e.g., stream crossings), trenchless technologies (e.g., horizontal directional drilling and subsurface boring) will be used to minimize impacts.

#### **(o) Compliance with New York State Coastal Management Program Policies and Local Waterfront Revitalization Plans**

The Facility Site is not located within a designated coastal area or in direct proximity to coastal areas or designated inland waterways. Therefore, conformance with the Coastal Zone Management Act is not applicable. There are no proposed or adopted Local Waterfront Revitalization Plans applicable to the Facility Site.

#### **(p) Aerial Photographs**

Figure 3-10 contains aerial photographs within the 5-mile Study Area. This mapping was prepared using 1-foot resolution natural color orthoimagery from the New York State Digital Orthoimagery Program (NYSDOP) captured during the 2020 growing season.

#### **(q) Aerial Photograph Overlays**

Figure 3-11 illustrates the Facility components along with the proposed limits of vegetation and soil disturbance overlaid on NYSDOP imagery captured in the 2020 growing season. These maps were created using ArcGIS software. Point symbols depict the wind turbines and meteorological towers; line symbols are used to depict the centerlines of proposed access roads and electrical collection lines; and polygon symbols depict the existing collection substation and POI as well as the marshalling/laydown yards. Buffers around each Facility component show the anticipated limits of disturbance, limits of clearing, and limits of grading.



## **(r) Source of Aerial Photographs**

Figures 3-10 and 3-11 were prepared by Environmental Design & Research, D.P.C. on behalf of the Applicant using 1-foot resolution natural color orthoimagery from the NYSDOP captured during the 2020 growing season.

## **(s) Description of Community Character**

As previously stated, the surrounding community is largely characterized as a rural agricultural community with existing wind energy generating facilities. The proposed Facility is consistent with the surrounding community character because it is a repowering of the existing Ellenburg wind facility. The Applicant has evaluated the Facility's consistency with local comprehensive plans in Section (h), and an analysis of the land use of the surrounding community is presented herein. While the proposed Facility will permanently disturb some of this certified agricultural land, the remainder of the land can continue to be farmed, preserving the character of the towns as farming communities. Additionally, the repowered Facility will greatly reduce the total number of turbines from the existing Ellenburg wind facility, allowing some areas disturbed by the existing facility to return to agricultural use. Moreover, as previously noted, the lease payments made to farmers will supplement their income, potentially preserving their ability to continue farming long-term and enhancing the opportunity to protect the agricultural nature of the communities hosting the Facility. See Exhibit 15 for a full discussion on impacts to agricultural land and mitigation measures.

### *Community Land Use Classifications*

The Facility is proposed to be located in rural portions of Clinton and Franklin counties, which are characterized by a mix of agricultural and forested land surrounding relatively small rural communities. As discussed in Section 3(d), the NYSORPS land use classification data was analyzed to classify the community character in the area of the Facility and the 5-mile Study Area, which is generally representative of Clinton and Franklin counties. Land use within the 5-mile Study Area is mostly classified as vacant land (27%), residential land (24%), agricultural land (20%), and wild, forested, conservation lands and public parks (19%).

Approximately 4,160 acres of the 4,567-acre Facility Site (91%) are enrolled in a NYSAGM certified agricultural district. These areas account for 2% of all lands enrolled in an agricultural district within Clinton County and less than 1% of the agricultural district lands in Franklin County. Within 1-mile of the Facility, land use is predominantly agricultural (31%), with lesser percentages of residential land (24%), vacant land (22%), and public service land (19%) (see Section (l) above for more information on land use within 1 mile of the Facility). The Facility is consistent with the active agricultural use of the region. Some of the farms are commercial-scale operations with several industrial buildings and facilities associated with them, or which host existing active wind turbines as previously stated. In addition, host landowner payments will allow farmers in the area to continue active operations on other lands in the vicinity of the Project, as further described in Exhibit 15 (Agricultural Resources), helping to preserve the area's agricultural character in the future.

### Community Character and Landscape Similarity Zones

In Exhibit 8 (Visual Impacts), landscape similarity zones (LSZs) were defined and visually sensitive resources were identified to define community character within the 5-mile Visual Study Area (VSA). LSZs were defined based on the similarity of various landscape characteristics, including landform, vegetation, water, and land use patterns. The following six LSZs were identified in the VSA:

- Forest (67.8% of the VSA). This LSZ is characterized by large, contiguous areas of mixed deciduous and coniferous tree species interspersed with small fields and low-density residential development along roadways. While this zone occurs throughout the VSA, larger areas of contiguous forest occur within the northern foothills of the Adirondack Mountains in the southern portion of the VSA and on private lands in the Town of Clinton that were previously used for logging in the northeastern portion of the VSA.
- Agricultural/Rural Residential (29.0% of the VSA). This LSZ is characterized by broad areas of agricultural land on flat to gently rolling terrain with farm complexes and low-density residential development clustered along the roadways.
- River (1.7% of the VSA). This LSZ is characterized by broad expanses of flowing water surrounded by heavily forested riverbanks interspersed with low-density shoreline residential development. This zone includes the Chateaugay River, Little Trout River, Marble River, and North Branch of the Great Chazy River corridors.
- Village (0.7% of the VSA). This LSZ consists of the Village of Chateaugay and is characterized by moderate to high density residential and commercial development, and public open space situated along an organized street network.
- Open Water (0.6% of the VSA). This LSZ is characterized by broad expanses of open water that provide views of the surrounding landscape. This zone is located in the southern portion of the VSA and includes Lower Chateaugay Lake, adjacent shoreline areas, and portions of State Route 374 where views of the lake are available.
- Hamlet (0.3% of the VSA). This LSZ is characterized by small clusters of residential development at the intersection of major roadways, interspersed with occasional commercial, religious, and/or municipal structures. This zone includes the Hamlets of Brainardsville, Churubusco, Ellenburg, and Ellenburg Center. In general, properties are larger and more rural in character than in the Village LSZ.

Identification of visually sensitive resources were based on a review of local and regional planning documents, municipal and county websites, publicly available geospatial databases, the results of the Historic Architectural Resource Survey completed for the proposed Facility, and visual outreach to agencies and stakeholders. The categories of resources considered include properties of historic significance, designated scenic resources, public lands and recreational resources, high-use public areas, Indigenous Nation lands, and resources identified during stakeholder outreach. Many of these resources (i.e., historic resources, public areas and recreational areas, etc.) are detailed above in Sections (j) and (k).

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

As previously noted, a small portion of the Facility Site will be converted to built facilities and maintained areas necessary for Facility operation. The remainder of the land in the Facility Site can continue its existing

uses, thus preserving the character of the local communities. Moreover, the lease payments made to farmers will supplement their income, potentially preserving their ability to continue farming long-term and enhancing the opportunity to protect the agricultural nature of the communities hosting the Facility. Further information regarding agricultural resources is presented in Exhibit 15 (Agricultural Resources).

As discussed in Exhibit 7 (Noise and Vibration), construction and operation of the wind turbines and other Facility components will have noise impacts. However, these impacts will be minor and will not affect the character of the community which currently experiences noise from existing wind facilities. Operational noise levels of the Facility will comply with ordinances established by thresholds established by the Uniform Standards and Conditions (16 NYCRR § 1100-6.5(a)). In addition, the Facility has been designed to avoid and minimize noise impacts by adhering to established setbacks to the maximum extent practicable.

As discussed in Exhibit 8 (Visual Impacts), the repowered Facility will reduce the number of wind turbines on site and will further minimize visual change by utilizing an existing O&M facility, substation, portions of the access roads, overhead collection lines, and underground collection lines associated with the existing Ellenburg wind facility. The existing and proposed wind turbines are similar in appearance, and the replacement Facility components result in minimal overall change to the character or scenic quality of the existing visual landscape. A shared aircraft detection lighting system with the Facility and the Chateaugay and Clinton Wind Repowering Projects (DMM Matter Nos. 23-03031 and 23-03032, respectively) is proposed, and, if approved, will also serve to minimize FAA light activation and nighttime visual impacts within the VSA.

Avoidance or mitigation measures that will minimize adverse impacts on community character include, but are not limited to, the following:

- Site the Facility away from population centers and areas of dense residential development.
- Locate access roads and turbines to avoid or minimize disturbance of wetlands, streams, and cultural/historic resources.
- Use existing roads for turbine access whenever possible to avoid or minimize disturbance of wildlife habitat, wetlands, streams, agricultural resources, and cultural/historic resources.
- Meeting setback requirements from non-participating boundary lines, structures, and public roadways in accordance with 16 NYCRR § 1100-2.26, Table 1.
- Bury new electrical interconnection lines, and utilize existing overhead collection lines, between turbines.
- Implement agricultural protection measures to avoid, minimize, or mitigate impacts on agricultural land and farm operations within the Facility Site.

There are also numerous Facility-specific studies attached to this Application, such as a VIA (see Exhibit 8 [Visual Impacts], Appendix 8-A), various sound-related appendices (see Appendices to Exhibit 7 [Noise and Vibration]), Cultural Resources Studies (see Appendices to Exhibit 9 [Cultural Resources]), and a Shadow Flicker Analysis (see Exhibit 8 [Visual Impacts], Attachment A to Appendix 8-B). In addition to evaluating potential effects on their respective resources, these studies can also be used to evaluate the Facility's potential effects on community character. See Exhibit 16 (Effect on Transportation) for a discussion of Facility

impacts on transportation, including any effect the Facility might have on the municipal airports. These Exhibits also outline the various mitigation measures that are being implemented to minimize and avoid impacts on the environment and the community where the Facility is proposed.

**(t) Historical Environmental Contamination**

There is one remediation site, Atlas Missile Site, within the 5-mile Study Area; however, it is located approximately 0.8 miles away from the Facility Site. Based on information accessed through the DECinfo Locator, there is no history of environmental contamination within the Facility Site; therefore, 16 NYCRR § 1100-2.4(t) is not applicable (NYSDEC, 2025a).

**(u) Oil, Gas, and Mining Solution Wells within 500 feet of Proposed Disturbance**

The Applicant reviewed the NYSDEC's Oil and Gas Well database and found no oil, gas, or mining solution wells located within the Facility Site, within 500 feet of the Facility's proposed disturbance, or within the 5-mile Study Area (NYSDEC, 2025b). The nearest known NYSDEC-regulated well is a plugged well, located approximately 16 miles southeast of the Facility Site.

## REFERENCES

New York State Department of Agriculture and Markets (NYSAGM). 2018. *Guidelines for Agricultural Mitigation for Wind Power Projects*. Available at: [https://agriculture.ny.gov/system/files/documents/2019/10/wind\\_farm\\_guidelines.pdf](https://agriculture.ny.gov/system/files/documents/2019/10/wind_farm_guidelines.pdf) (Accessed July 2025).

New York State Department of Environmental Conservation (NYSDEC). 2025a. *DECinfo Locator*. Available at: <https://giservices.dec.ny.gov/gis/dil/>. (Accessed July 2025).

NYSDEC. 2025b. *New York State Mines and Wells*. Available at: <https://giservices.dec.ny.gov/gis/maw/> (Accessed July 2025).

NYSDEC & New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). 2024. *New York State 30x30: Conserving 30 Percent of Lands and Waters by 2030, Draft Strategies and Methodology*. Available at: <https://dec.ny.gov/sites/default/files/2024-07/nys30x30draft.pdf>. (Accessed July 2025).

New York State Department of State (NYSDOS). 2024. *Environmental Protection Fund Local Waterfront Revitalization Program List of Coastal Waterbodies and Designated Inland Waterways*. Available at: <https://dos.ny.gov/local-waterfront-revitalization-program> (Accessed July 2025).

New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP). 2009. *New York State Office of Parks, Recreation and Historic Preservation Sustainability Plan*. Available at: [https://www.parks.ny.gov/documents/inside-our-agency/OPRHP\\_SustainabilityPlan.pdf](https://www.parks.ny.gov/documents/inside-our-agency/OPRHP_SustainabilityPlan.pdf) (Accessed July 2025).

NYSOPRHP. 2020. *Statewide Comprehensive Outdoor Recreation Plan 2020-2025*. Available at: <https://parks.ny.gov/documents/inside-our-agency/20202025StatewideComprehensiveOutdoorRecreationPlan.pdf> (Accessed July 2025).

NYSOPRHP. 2021. *New York State Historic Preservation Plan 2021-2025*. Available at: <https://parks.ny.gov/newsroom/press-releases/release.aspx?r=1583> (Accessed July 2025).

New York State Office of Real Property Services (NYSORPS). 2024. *Property Type Classification Codes*. Available at: <https://www.tax.ny.gov/research/property/assess/manuals/prclas.htm> (Accessed July 2025).

New York State Regional Economic Development Councils. 2023. *North Country Regional Economic Development Council 2023 Strategic Plan*. Available at: <https://regionalcouncils.ny.gov/sites/default/files/2024-11/12.1.23%20Strategic%20Plan%20North%20Country%20REDC%20Confidential.pdf> (Accessed July 2025).

North Country Planning Consortium. 2013. *North Country Regional Sustainability Plan*. Available at: <https://www.adirondack.org/documents/north-country-regional-sustainability-plan/> (Accessed July 2025).