



**Adirondack
Park Agency**

BR Project 1, LLC

P2022-0046

September 12, 2022

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Subdivision
- Proposed Development
- Public Comment & Review by Others
- Staff Recommendation
- Q & A

Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - **Resource Management** & **Industrial Use** land use areas
 - Major public utility use
 - **Resource Management** land use area
 - Subdivision
 - Subdivision / development < 300 ft of State Highway
 - Subdivision / development < 1/8 mile of Wilderness

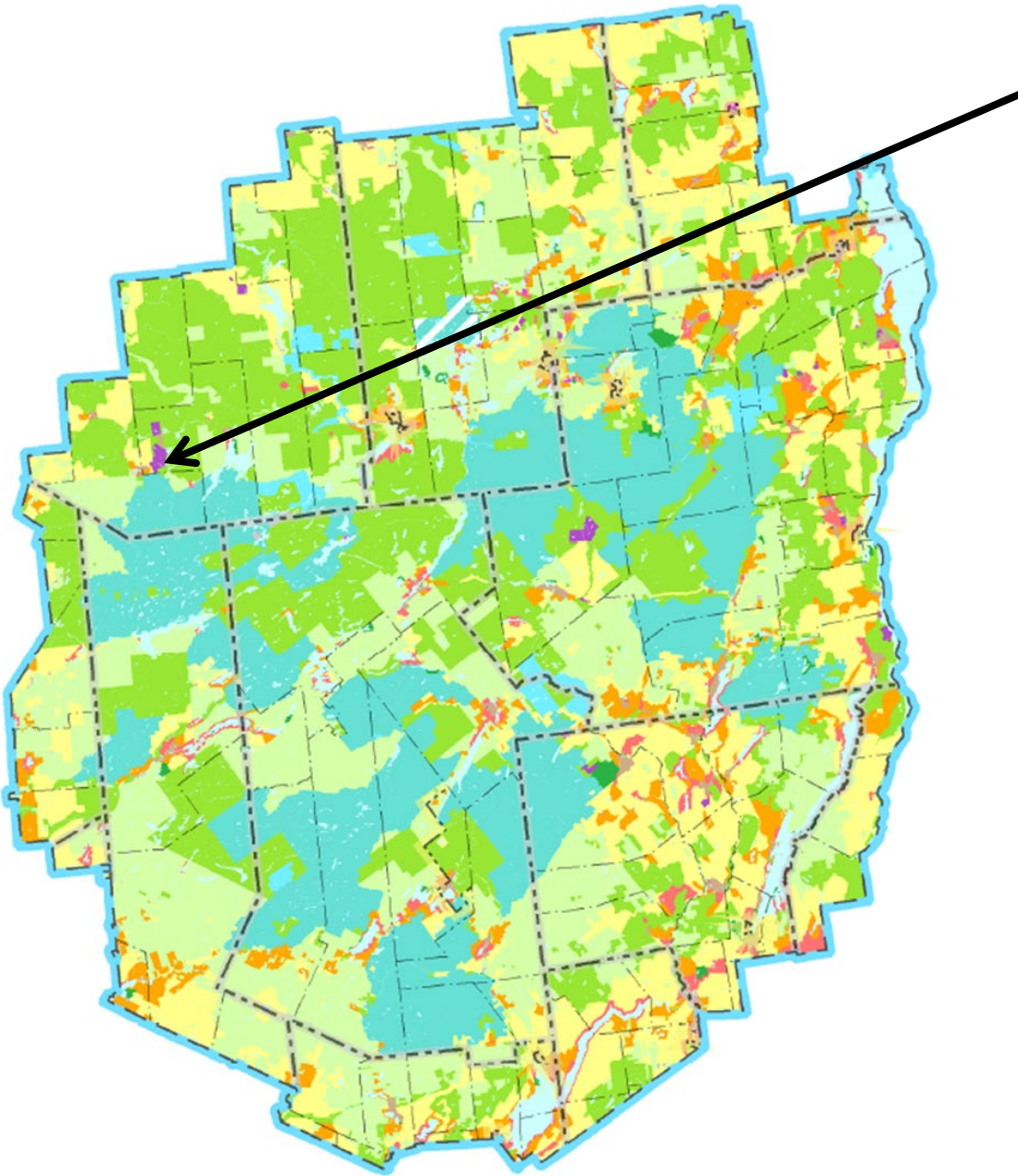
Conclusions of Law

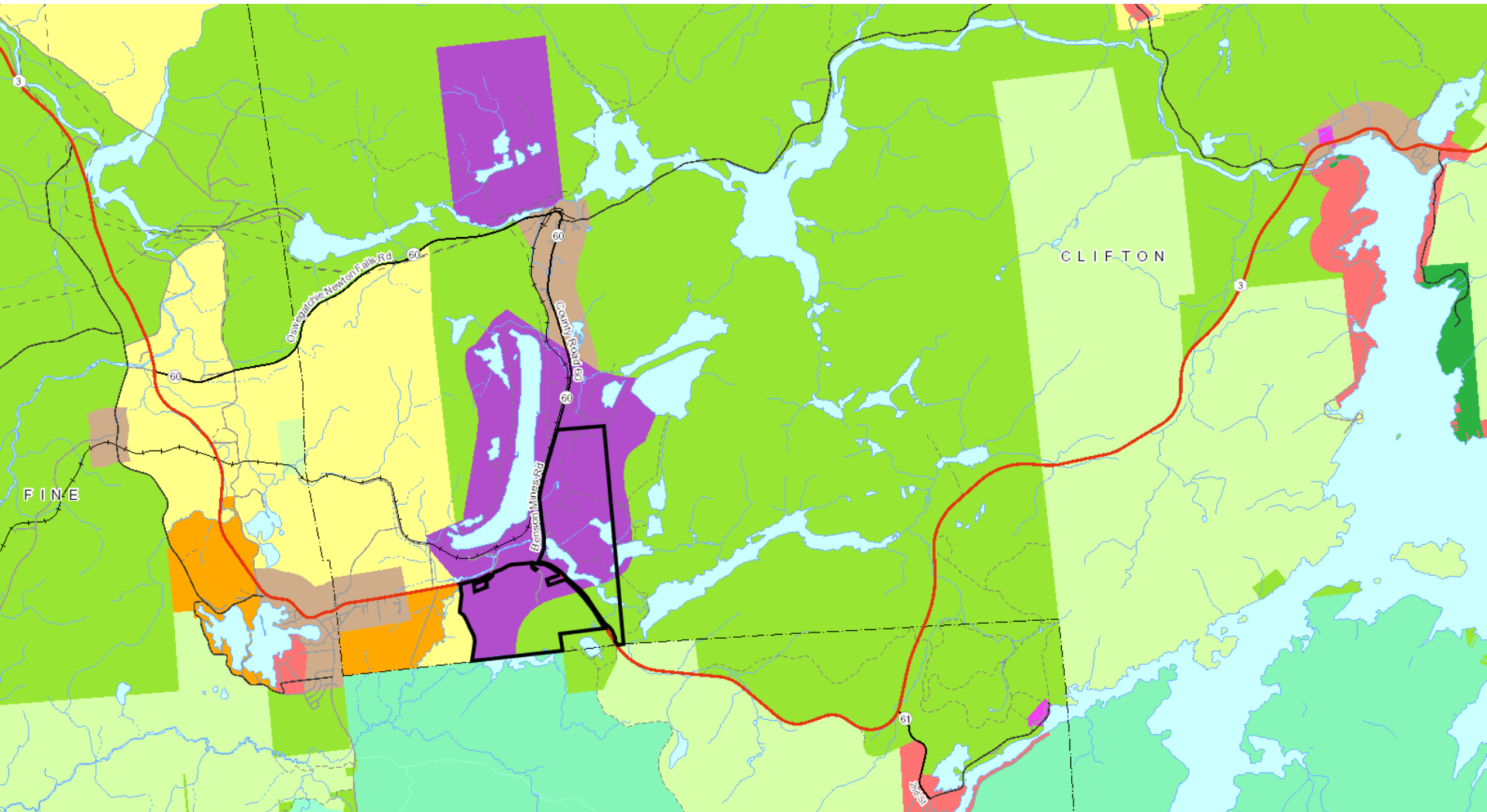
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

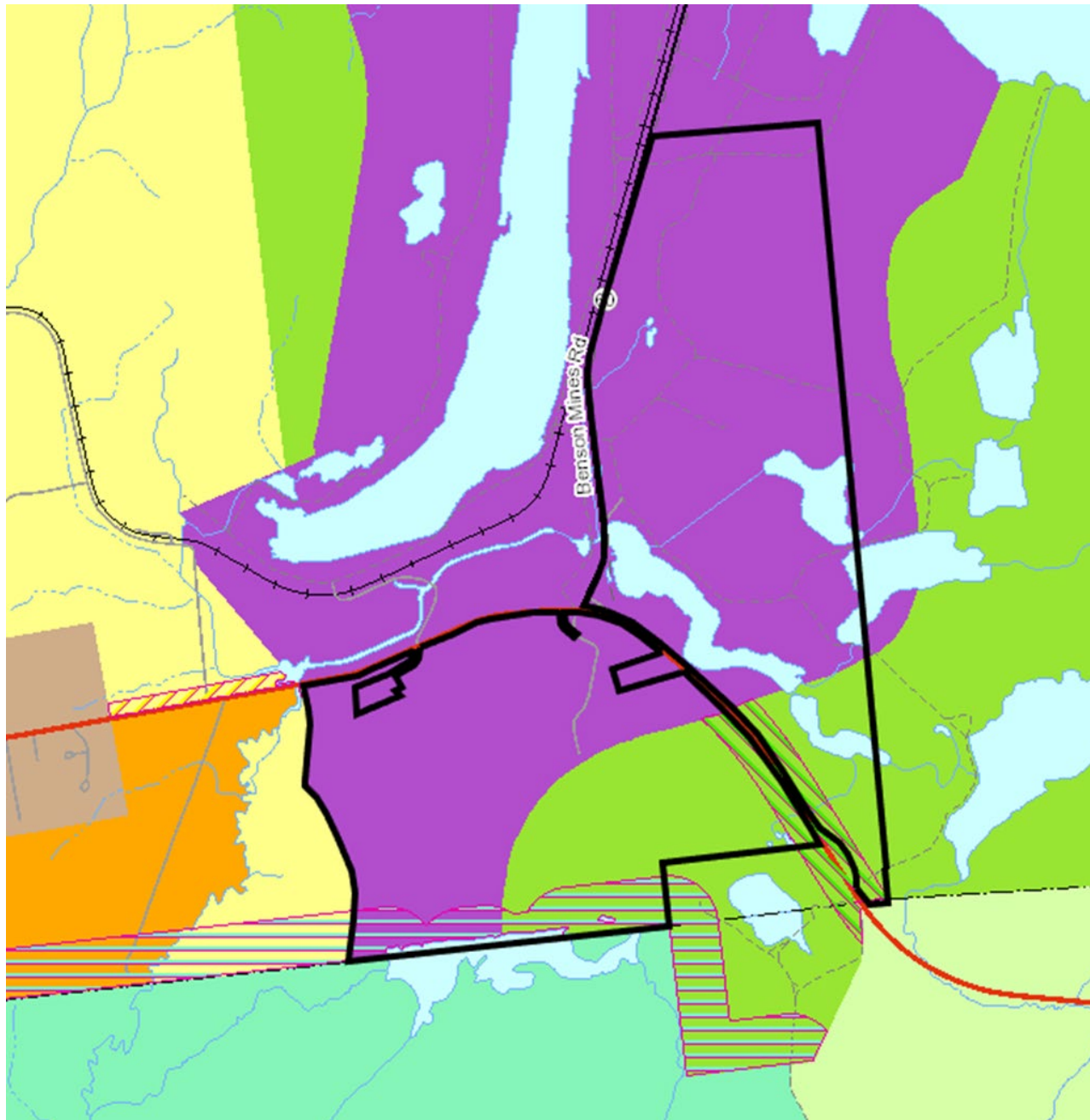
Project Location

Project Location

Town of Clifton
St. Lawrence County







Benson Mines Inc.

TM # 214.-4-24 (all)

TM # 214.-4-21.1 (part)

St. Lawrence County

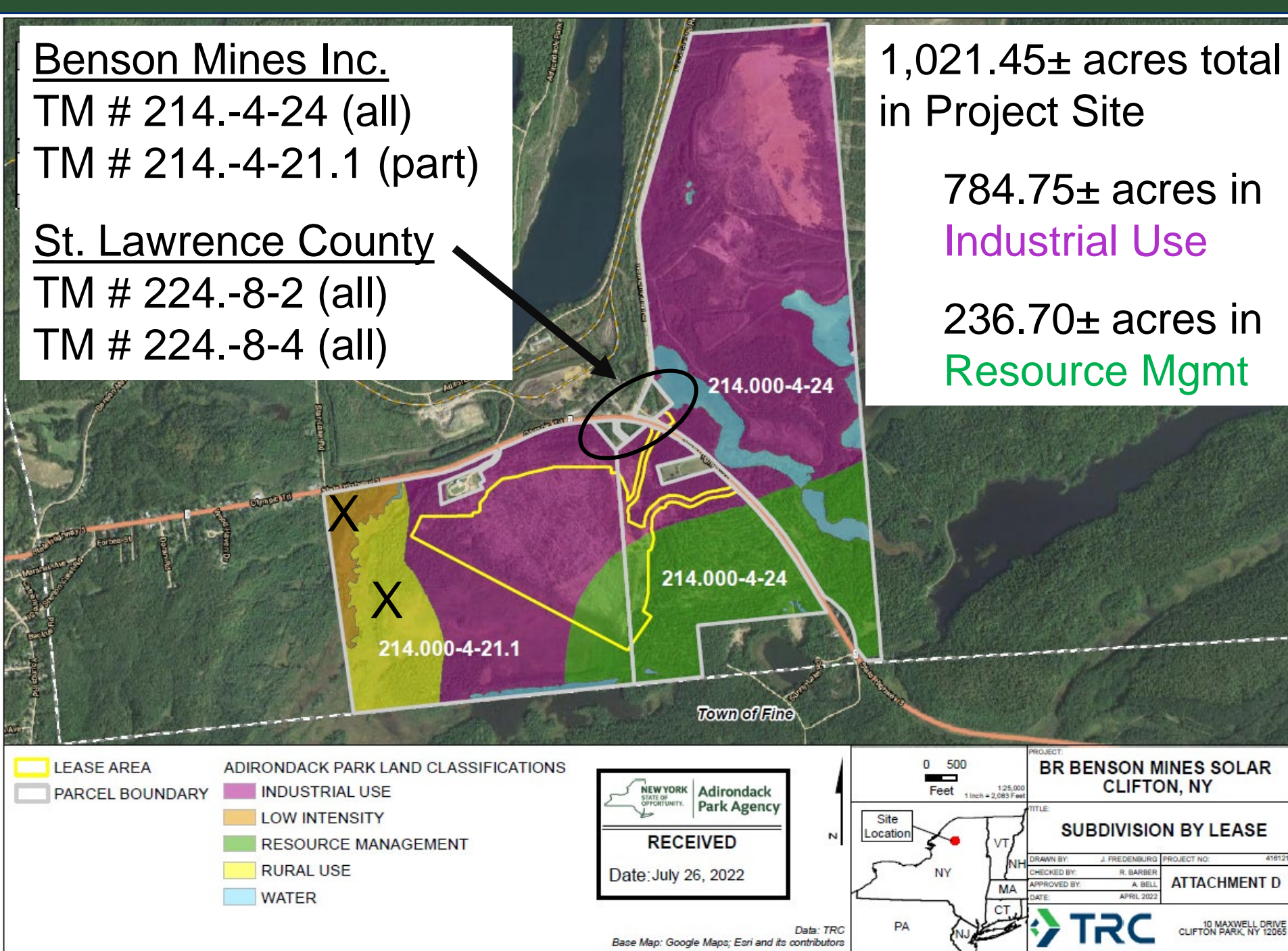
TM # 224.-8-2 (all)

TM # 224.-8-4 (all)

1,021.45± acres total
in Project Site

784.75± acres in
Industrial Use

236.70± acres in
Resource Mgmt



Existing Conditions

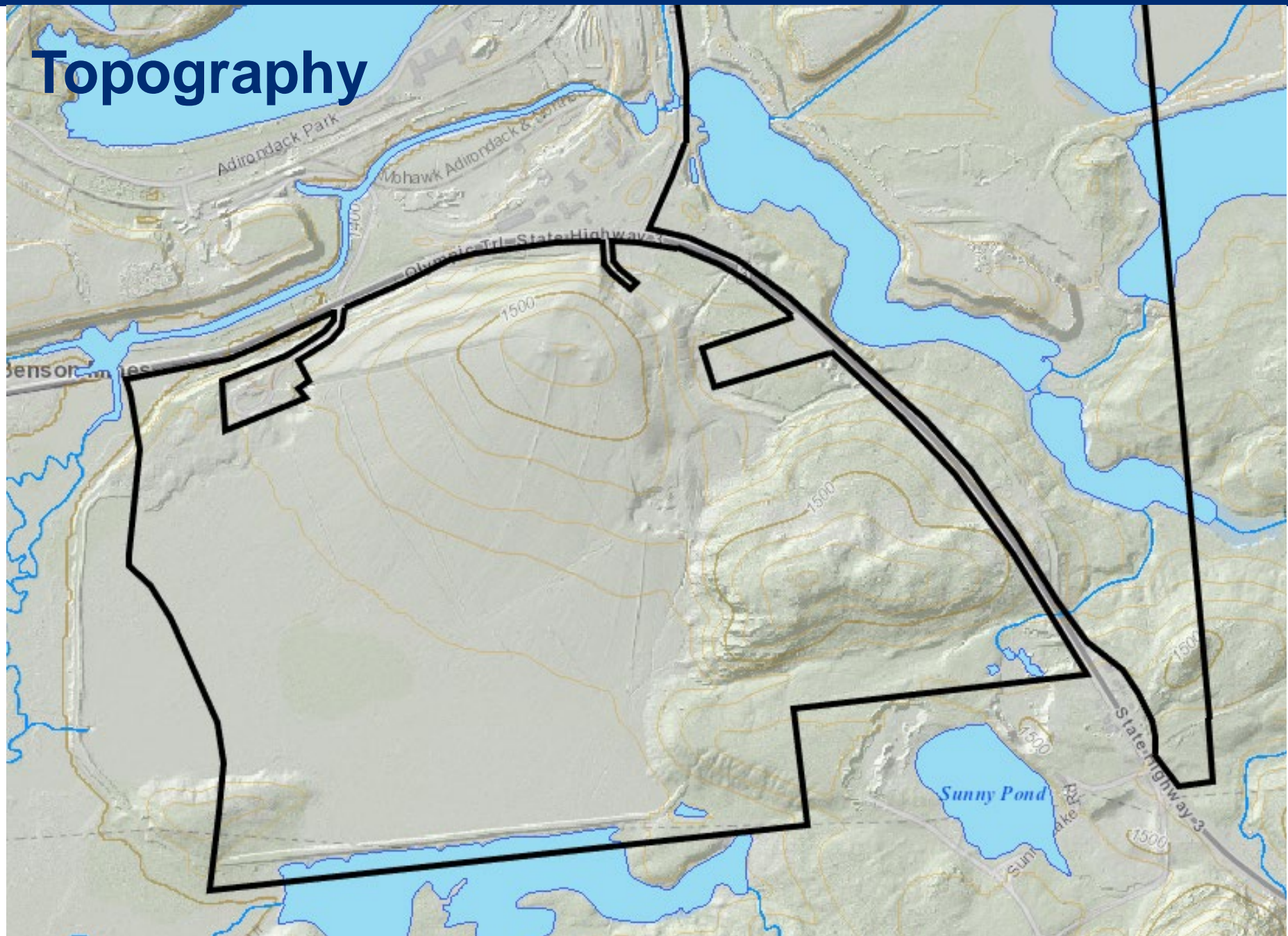
2020 Air Photo



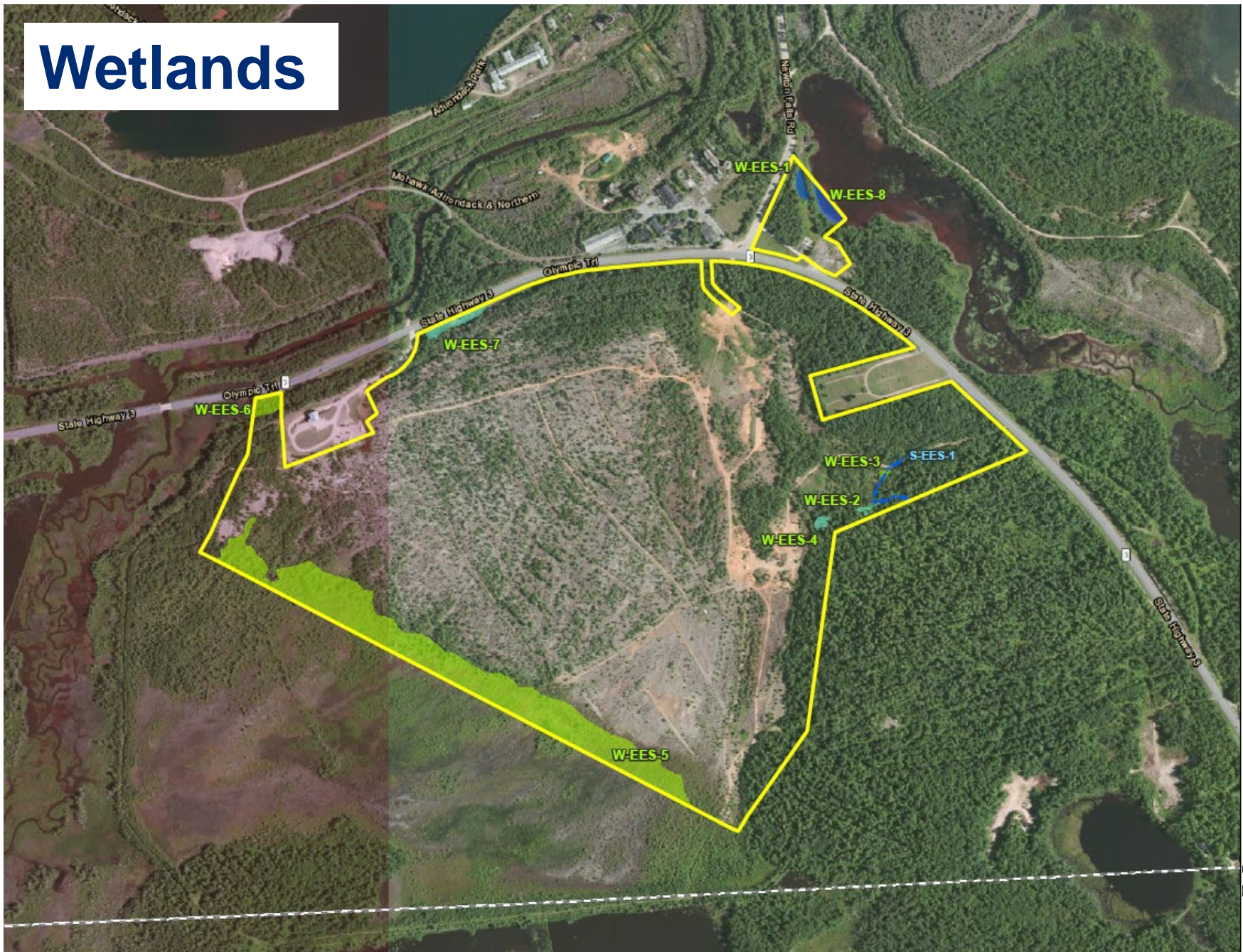


2020 Air Photo

Topography



Wetlands





CR 60

NY Rte 3

Boat Wash Facility



Substation



Star Lake Substation



10.19.2021

Access Road



Access Road



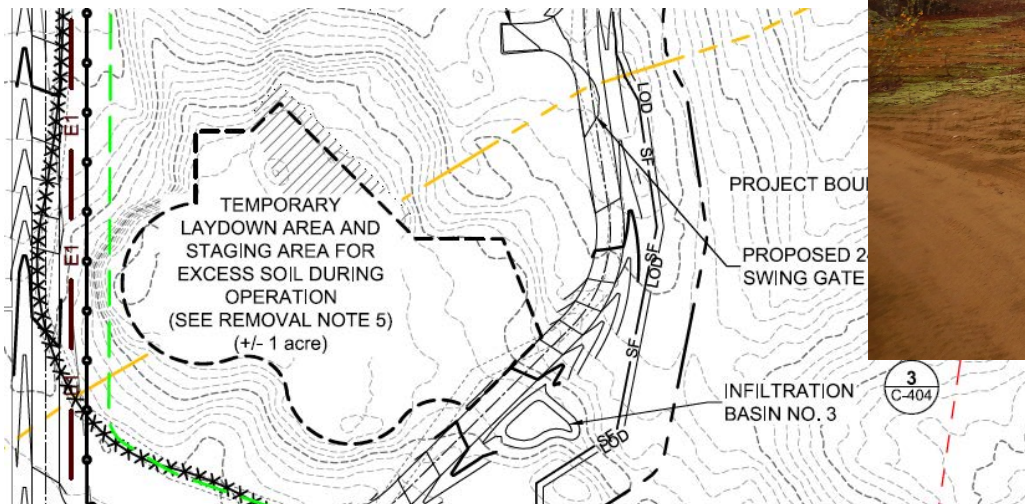
Sand Pit



10.19.20



10.19.2021



Wetland



September 12, 2022

Solar Field Area



Solar Field Area



Snowmobile Trail

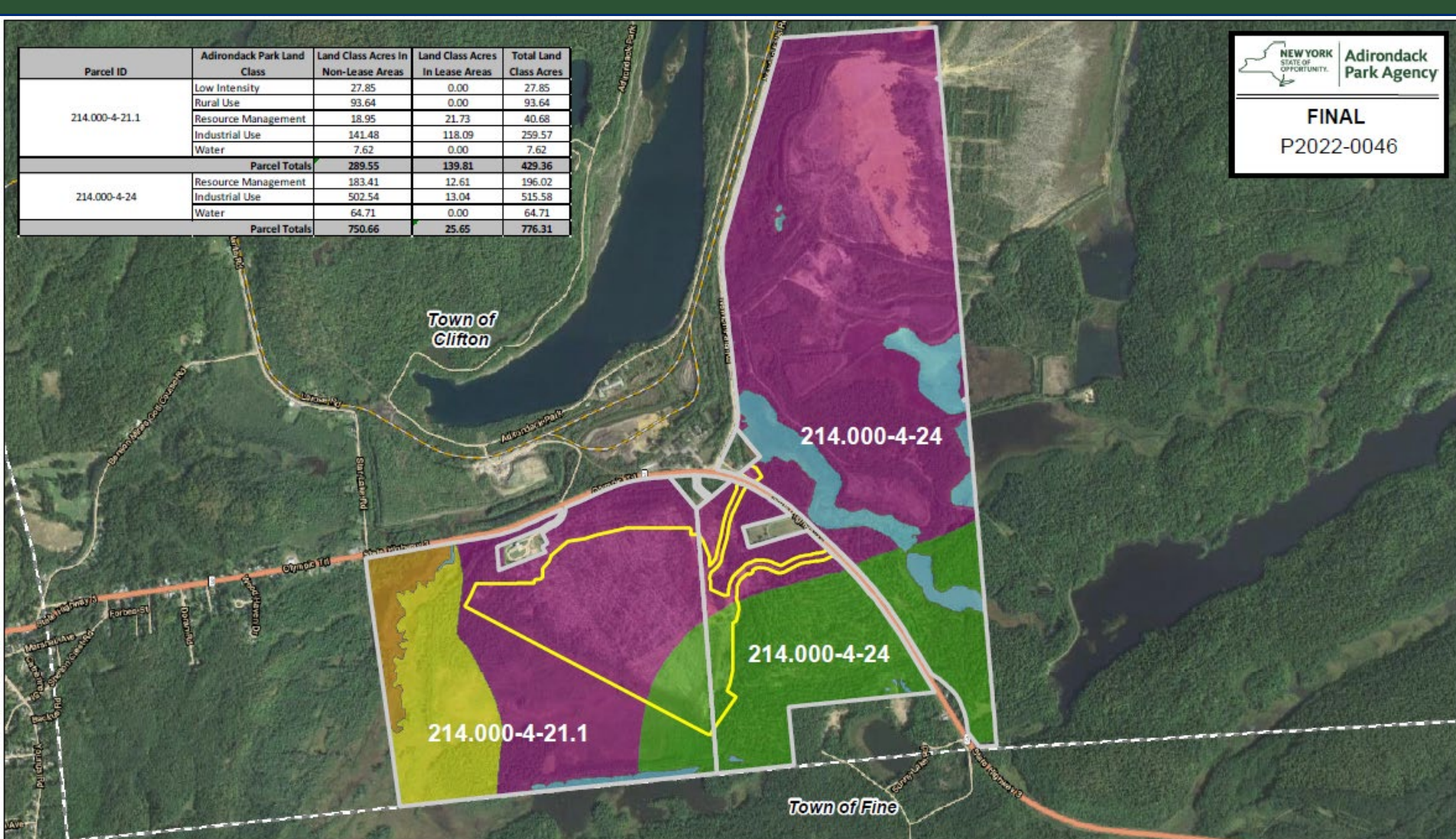


10.19.2021

Proposed Subdivision

FINAL
P2022-0046

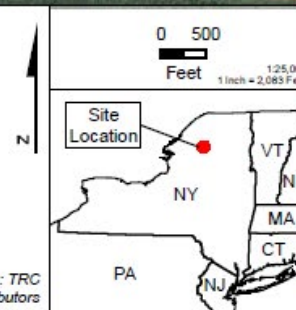
Parcel ID	Adirondack Park Land Class	Land Class Acres In Non-Lease Areas	Land Class Acres In Lease Areas	Total Land Class Acres
214.000-4-21.1	Low Intensity	27.85	0.00	27.85
	Rural Use	93.64	0.00	93.64
	Resource Management	18.95	21.73	40.68
	Industrial Use	141.48	118.09	259.57
	Water	7.62	0.00	7.62
Parcel Totals		289.55	139.81	429.36
214.000-4-24	Resource Management	183.41	12.61	196.02
	Industrial Use	502.54	13.04	515.58
	Water	64.71	0.00	64.71
	Parcel Totals	750.66	25.65	776.31



LEASE AREA
PARCEL BOUNDARY

ADIRONDACK PARK LAND CLASSIFICATIONS

INDUSTRIAL USE
LOW INTENSITY
RESOURCE MANAGEMENT
RURAL USE
WATER



PROJECT: BR BENSON MINES SOLAR CLIFTON, NY

TITLE: SUBDIVISION BY LEASE

DRAWN BY: J. FREDENBURG PROJECT NO: 418121

CHECKED BY: R. BARBER

APPROVED BY: A. BELL ATTACHMENT D

DATE: APRIL 2022

TRC

10 MAXWELL DRIVE
CLIFTON PARK, NY 12065

Lease Area

131.13 ac in IU

+ 34.34 ac in RM

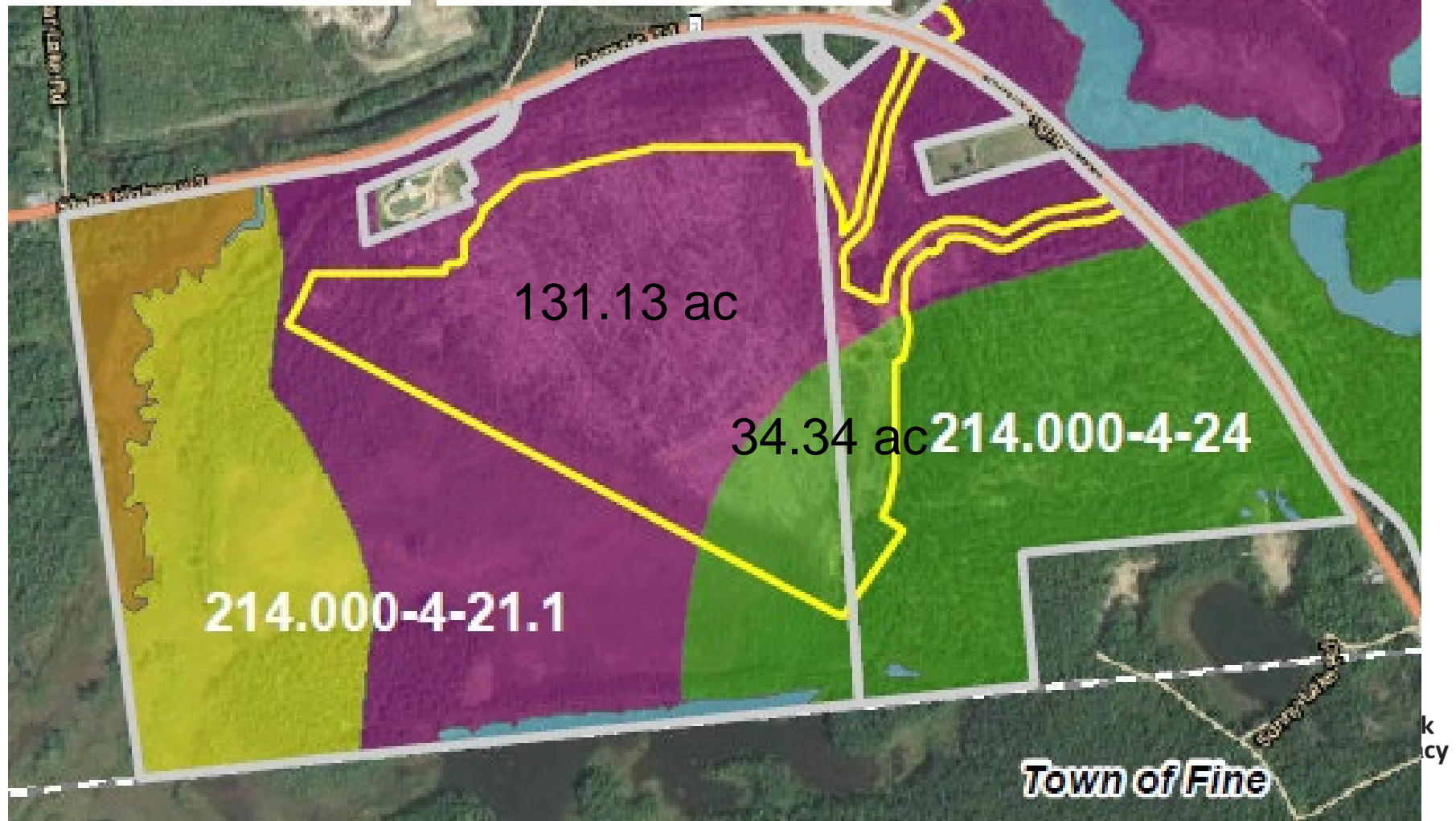
165.47 ac Total

Non-Lease Area

644.02 ac in IU

+ 202.36 ac in RM

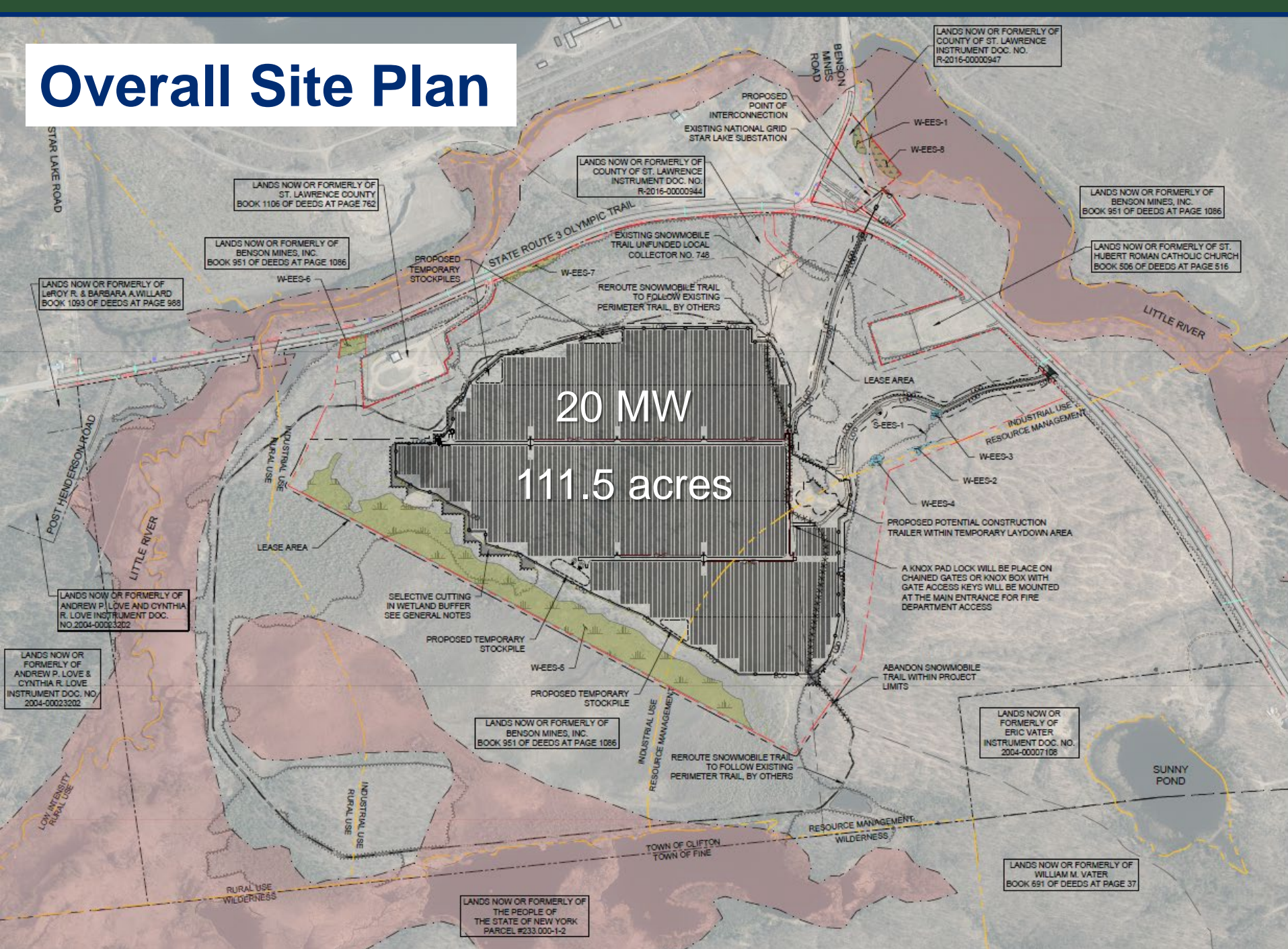
846.38 ac Total



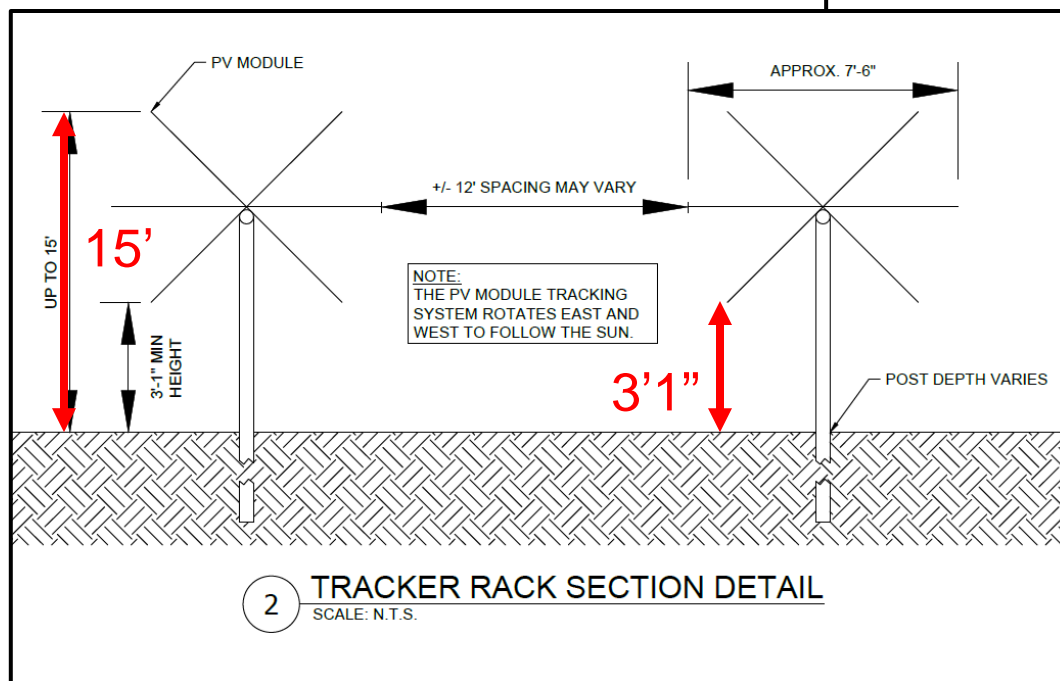
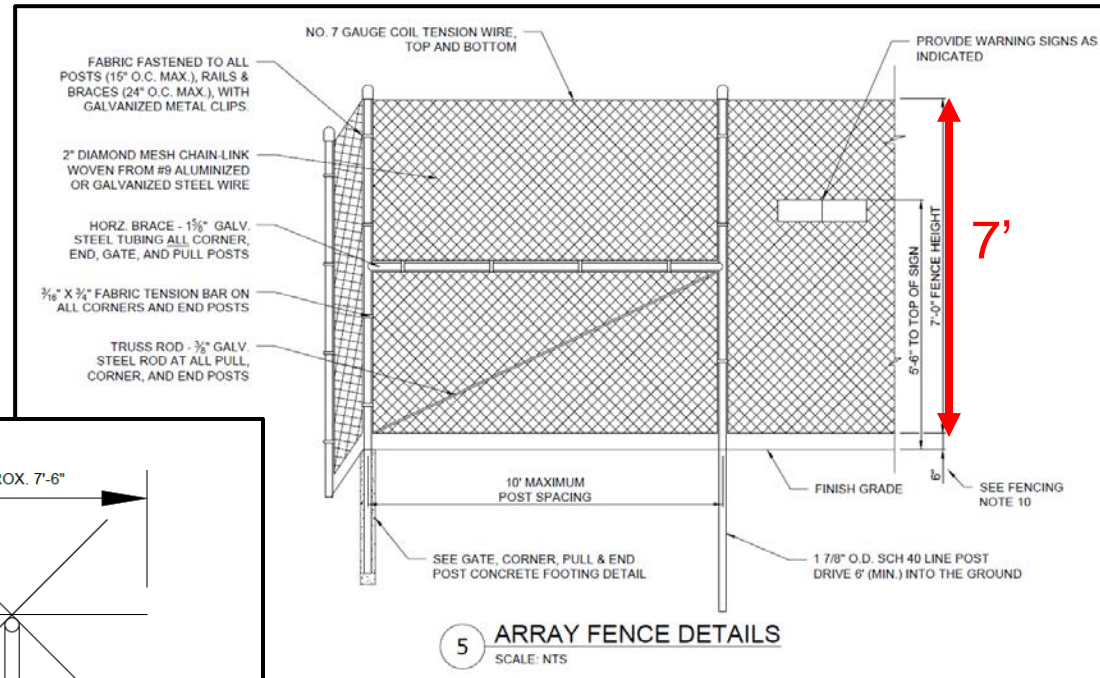
Proposed Development



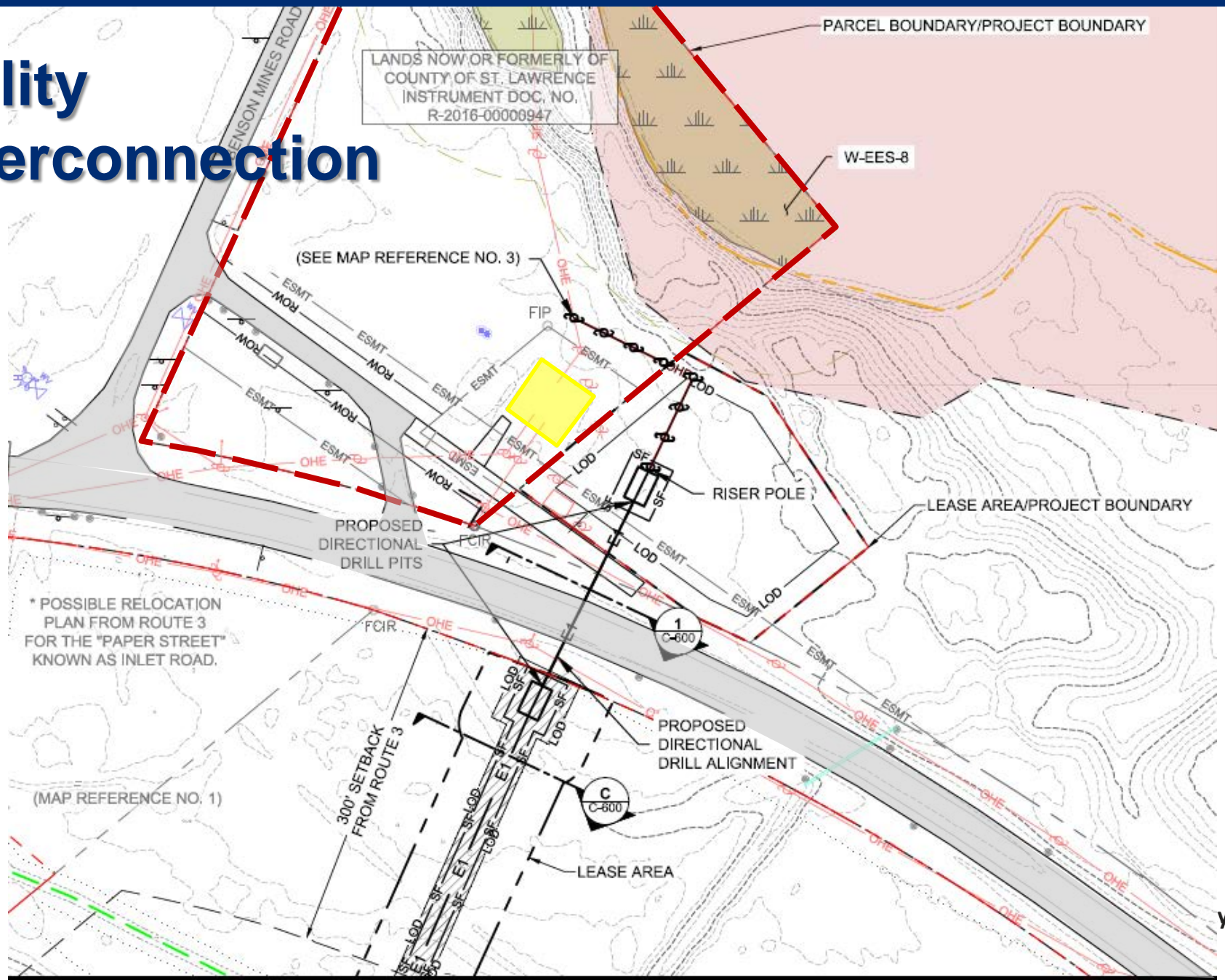
Overall Site Plan



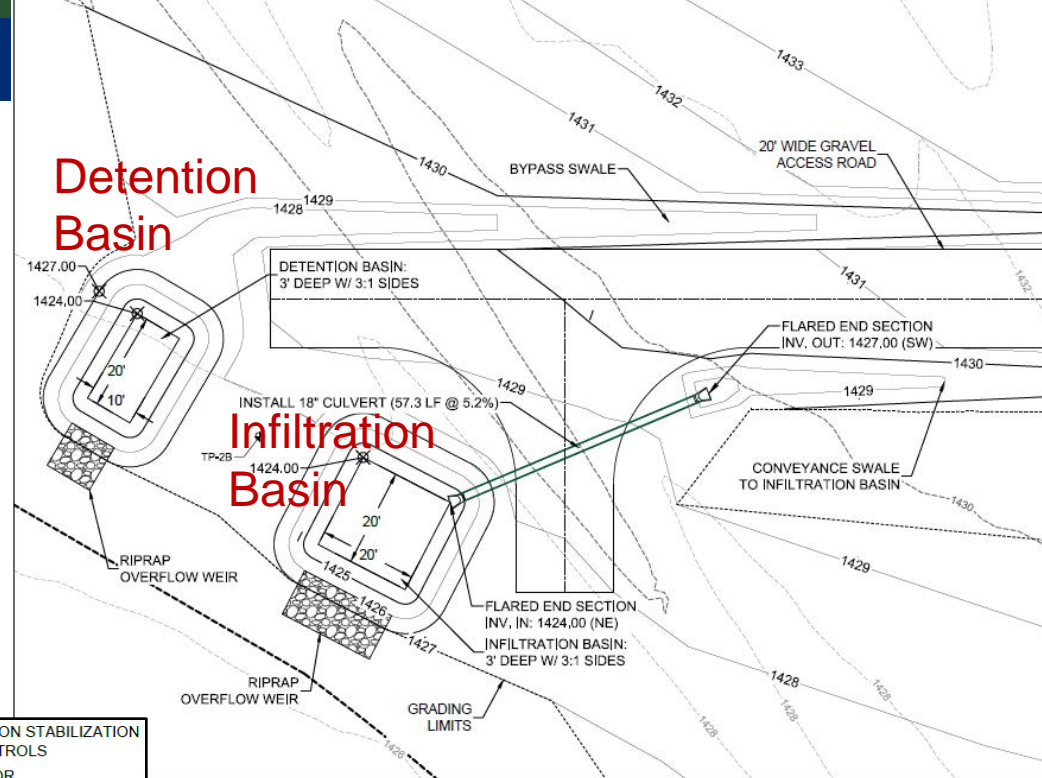
Panels and Fence



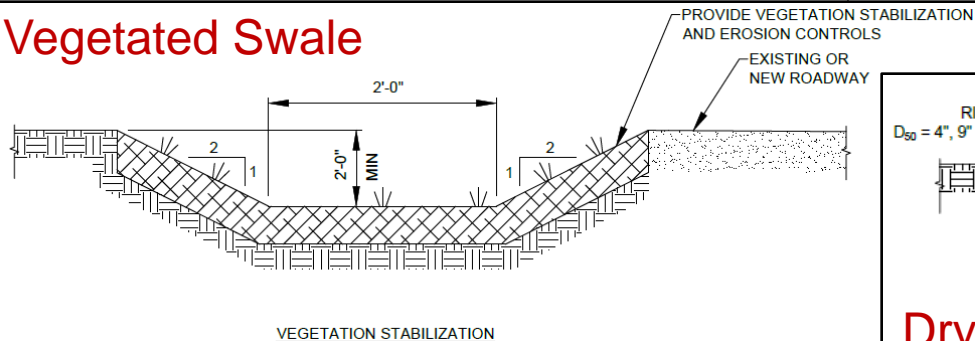
Utility Interconnection



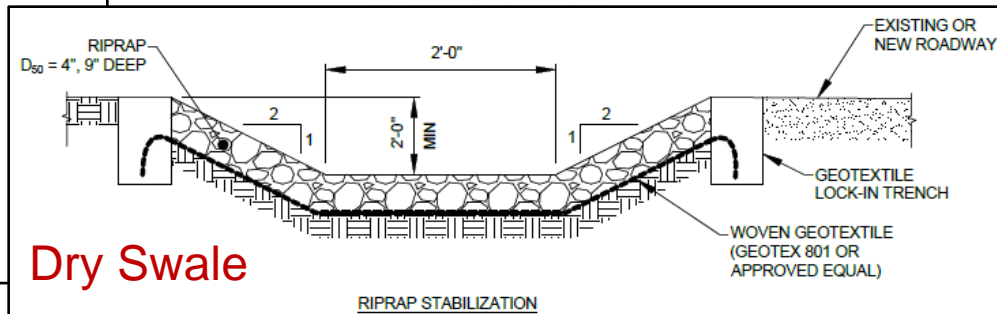
Stormwater Pollution Prevention Plan (SWPPP)



Vegetated Swale

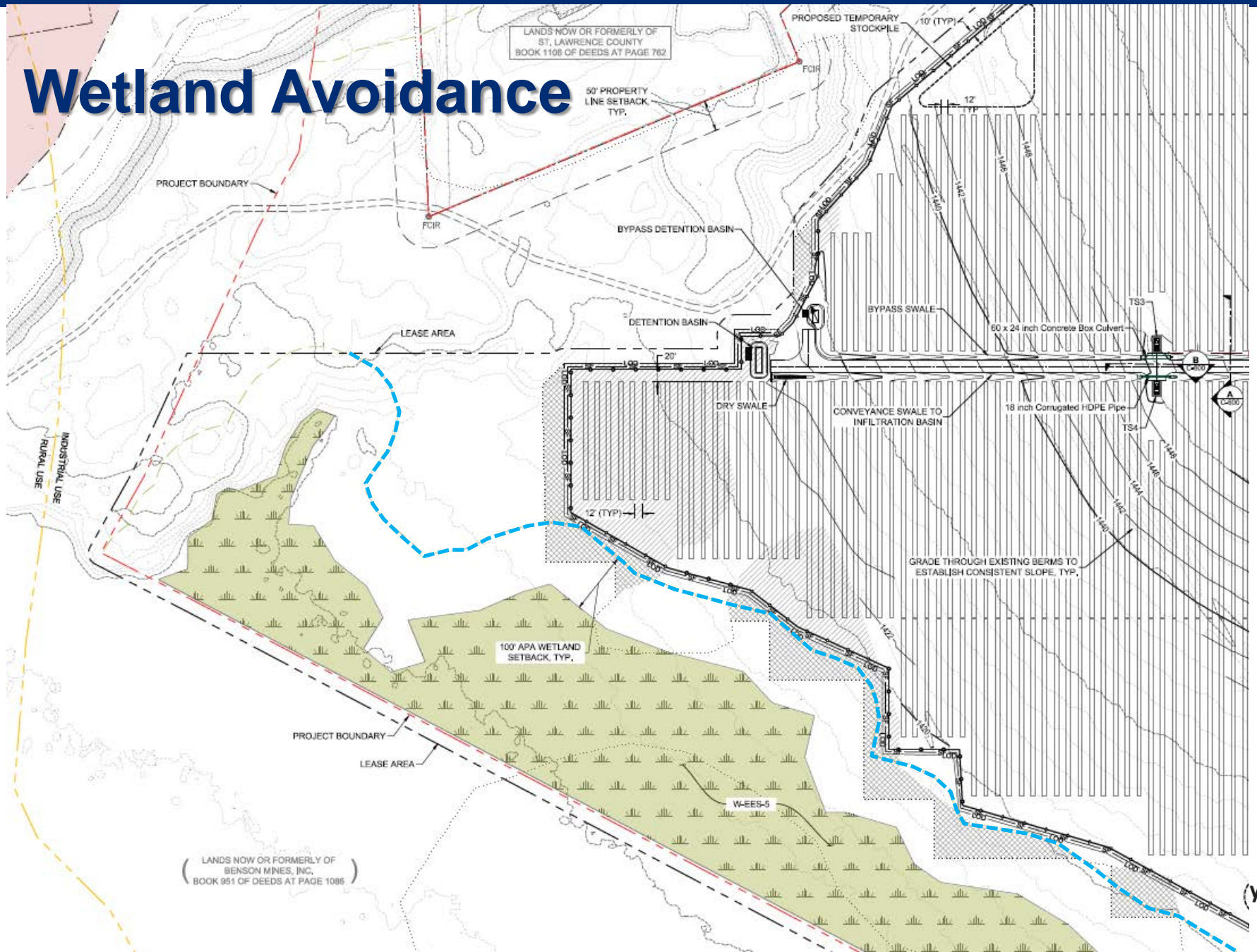


Dry Swale



~3.06 ac new impervious cover
+ ~0.54 ac redeveloped existing impervious cover
~3.60 ac total

Wetland Avoidance



Seed Mix 2

Seed Mix 1

Wetland

Selective Tree Clearing

0 200 400 FT

Scale: 1" = 300'

Selective Tree Clearing

PATIENT/PATIENT/USG SCANS/PAIR/SEED MIX		MIX		RATE	
NOTATION: NAME	COMMON NAME	CONCENTRATION	(BLS/KG/HR)	(BLS/100 PP)	
PESTICIA RUBRA	CRABPINK PINK PENCIL	50%			
PESTICIA OVINA	GRASS PENCIL	30%			
PESTICIA BUBBOLA	HARD PENCIL "WAGON"	10%			
TRACON					
PESTICIA OVINA VIB					
BUBBOLICA "WAGON"	HARD PENCIL "WAGON"	5%			
PESTICIA OVINA VIB					
GLACK- P	BLUE PENCIL "BLUE RAY"	5%		26.2	8
GLACK-RENTENT					
GLACK- BLUE RAY					
POK PRATENSIS "WAGON"	RENTENT "BLUGRASS"	5%			
	WAGON				
POK PRATENSIS "WAGON"	RENTENT "BLUGRASS"	5%			
	WAGON				
AGRICOS PERENNANS	AUTUMN BENTGRASS				
ALBANY PINK BLUE-NY	ALBANY PINK BLUE-NY				
ROOFITE	ROOFITE				

[illegible]

















Scientific Name	Species	Variety
<i>Andropogon gerardi</i>	Big bluestem	Niagara
<i>Andropogon hells</i>	Sand bluestem	Goldstripe
<i>Elymus canadensis</i>	Canada wildrye	
<i>Eragrostis spectabilis</i>	Purple Lovegrass	
<i>Eragrostis trichodes</i>	Sand lovegrass	Nebraska 27 or Blend
<i>Festuca arundinacea</i>	Tall Fescue	Firecracker 5LS
<i>Lolium perenne</i>	Perennial ryegrass	Amazing A+
<i>Panicum amarum</i>	Coastal panicgrass	Atlantic
<i>Panicum virgatum</i>	Switchgrass	Blackwell, Shelter Pathfinder, or Trailblazer
<i>Poa compressa</i>	Canada bluegrass	Rubens, Compressa
<i>Schropteryum scoparium</i>	Little bluestem	Aldous or Camper
<i>Sporobolus asper</i>	Rough droopseed	
<i>Sporobolus cryptandrus</i>	Sand droopseed	

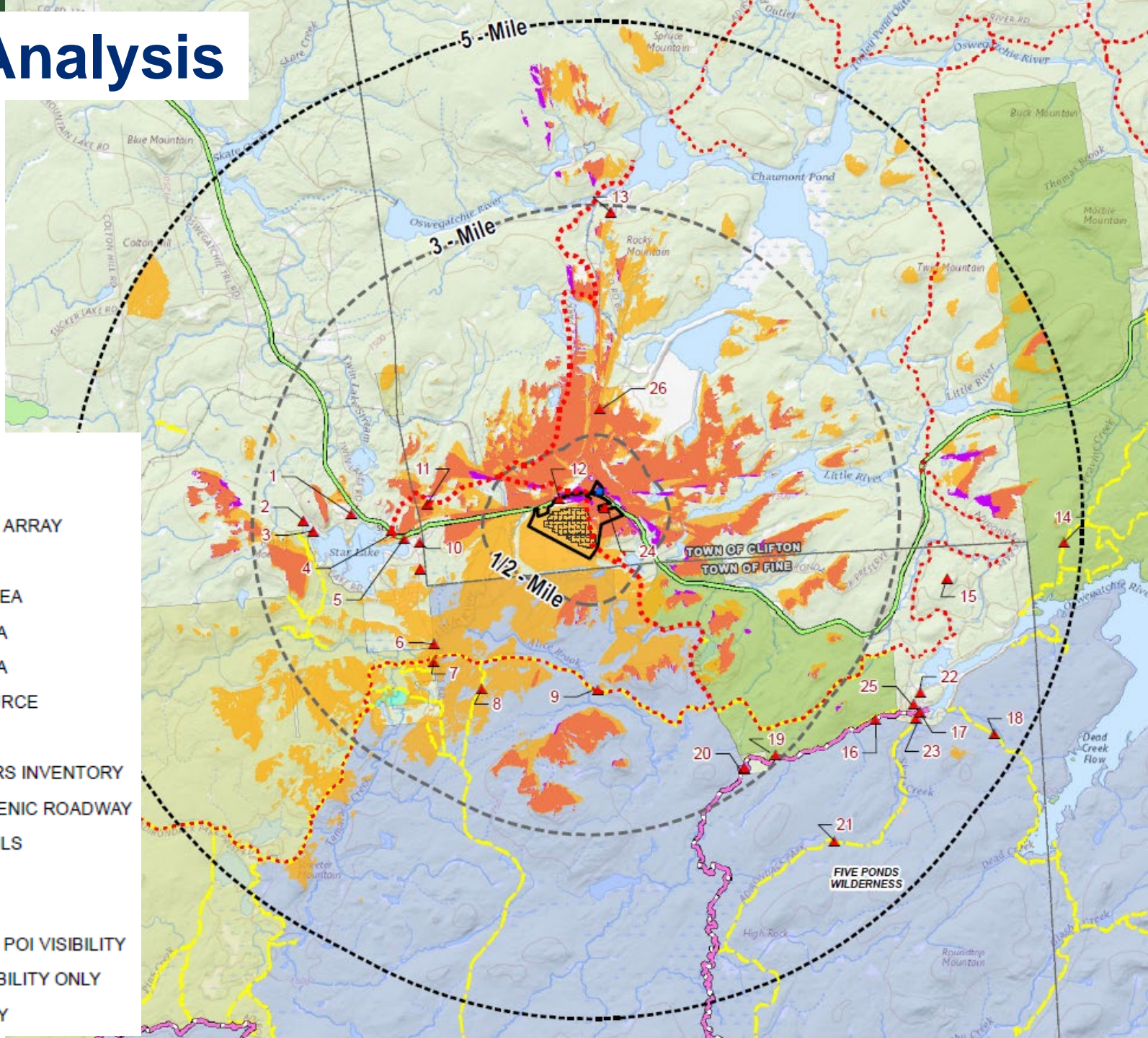
PORTLAND NATIVE WILDFLOWERS & GRASS MIX				
BOTANICAL NAME	COMMON NAME	MIB CONCENTRATION	RATE (LBS/ACRE)	RATE (LBS/1000 FT ²)
SCROPHULARIA	LUETJE BELLSTERN	40%		
SCOTILLIDIA	LEGIONATE GRASS	22.65%		
CLYTEMIDOLA	CORMICK	7.63%		
CESTRUM BERNARDIS	LANCELOAF COROPUS	3.50%		
EDINACIA PURPUREA	PURPLE CORNFLOWER	3.50%		
WILGUS VIRGIDUS	WILLOW WILGUS	2%		
BORCHASTRUM MUTANS	MANHATTAN	2.50%		
LUPULUS POLYSPICUS	BRUARY LUPINE	2.35%		
CHAMAECISTIS	PARTRIDGE PEA	2%		
DIACOCYLATA	ROBERT LARKSPUR	2%		
SEPIBELLUM AEGLE	BLACKTOP CLAW	2%		
BILOBAEA PISTA	FRANK FLOWERS	1.50%		
CALANDULA ARIETATA	WILD YEMMA	1.50%		
SILINA HYDROPHILA	TRAIL WHITE	1%		
PENOTIDION DIGITALE	HEMPDEN	1%		
PHANER BINOXIS	SHIRLEY MIB (CORN POPPY, SHIRLEY MIB)	0.60%		
ANEMOPIEDION GRASS	MIB BLUESTEM	0.50%		
ELMUS CAMANENSIS	CAMMAN WILGUS	0.50%		
CESTRUM TROSTRA	PLAINS COROPUS	0.50%		
SAITIS SPICATA	BRANCHES	0.40%		
ASCLEPIAS SYMBIR	COMMON WILDFLOWER	0.40%		
ASCLEPIAS TUBEROSA	BUTTERFLY WILDFLOWER	0.40%		
YOLA ALBA	GOLDEN RAINBOW	0.30%		
ASCLEPIAS PISCINATA	SWAMP MILFLOWS	0.30%		
NOCTUIDIA FOTULIDA	WILD BLOSSOM	0.20%		
PERITIDION	APFALDANCE	0.30%		
LACINIA	BELMONT	0.30%		
STAMA MIB LANCIDA	MANN, WILGUS	0.30%		
SCOLEMUS BERNARDIS	GRAY GOLDENROD	0.30%		
TRACHEANTHUS CHINENSIS	CHINESE SPINERD	0.30%		
ASTER LEVIS	SANDWICH BLUE ASTER	0.30%		
ASTER MULO-ANGULI	NEW ENGLAND ASTER	0.30%		
ASTER PERITIDIONENSIS	EDGEM ASTER	0.30%		
WILGUS	CHINESE WILDFLOWER	0.30%		

THE POLLINATOR SEED MIX IS INTENDED TO BE SOWN - IN AREAS WHERE MOWING IS NOT NECESSARY AND THE POLLINATOR-FRIENDLY PLANT SPECIES ARE ABLE TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS AND DEVELOP FLOWER. AREAS WITHIN THE PROJECT SITE THAT MAY BE CONSIDERED TO SOW THIS SEED MIX ARE OUTSIDE OF THE SOLAR ARRAY FIELD. SEED MIXES SHALL BE SOWN ONLY IN DISTURBED AREAS AS A RESULT OF CONSTRUCTION ACTIVITIES FOR STABILIZATION PER THE SWPPP.

Visual Analysis

















LEGEND

-  PROJECT AREA
-  PROPOSED SOLAR ARRAY
-  POI
-  1/2-MILE STUDY AREA
-  3-MILE STUDY AREA
-  5-MILE STUDY AREA
-  AESTHETIC RESOURCE
-  NYS DEC TRAILS
-  NATIONWIDE RIVERS INVENTORY
-  OLYMPIC TRAIL SCENIC ROADWAY
-  SNOWMOBILE TRAILS
-  TOWN BOUNDARY
-  BARE EARTH VIEWSHED
-  SOLAR ARRAY AND POI VISIBILITY
-  SOLAR ARRAY VISIBILITY ONLY
-  POI VISIBILITY ONLY



Visual Analysis

LEGEND

-  PROJECT AREA
-  PROPOSED SOLAR ARRAY
-  POI
-  1/2-MILE STUDY AREA
-  3-MILE STUDY AREA
-  5-MILE STUDY AREA
-  AESTHETIC RESOURCE
-  NYS DEC TRAILS
-  NATIONWIDE RIVERS INVENTORY
-  OLYMPIC TRAIL SCENIC ROADWAY
-  SNOWMOBILE TRAILS
-  TOWN BOUNDARY
-  BARE EARTH VIEWSHED
-  SOLAR ARRAY AND POI VISIBILITY
-  SOLAR ARRAY VISIBILITY ONLY
-  POI VISIBILITY ONLY

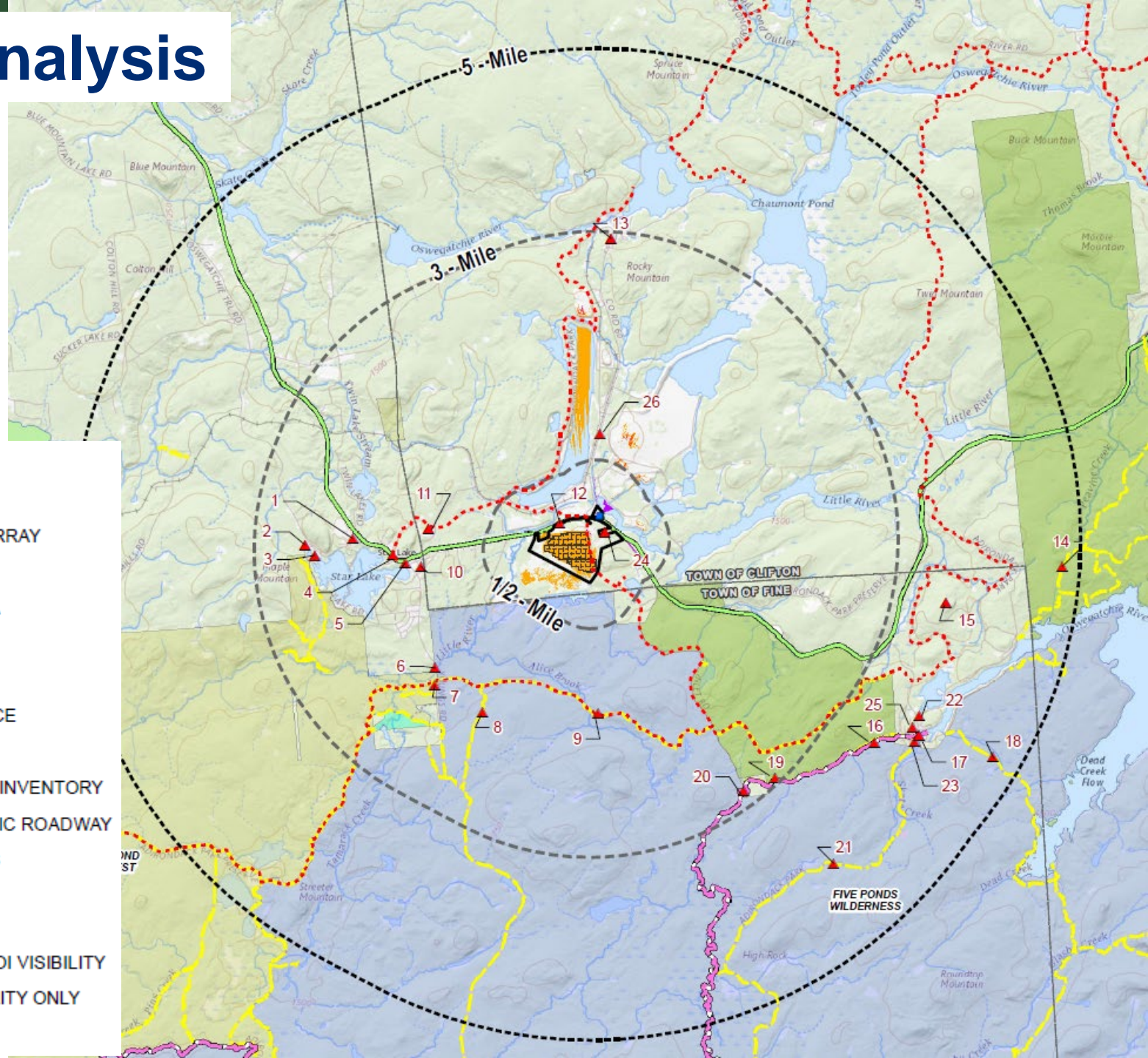
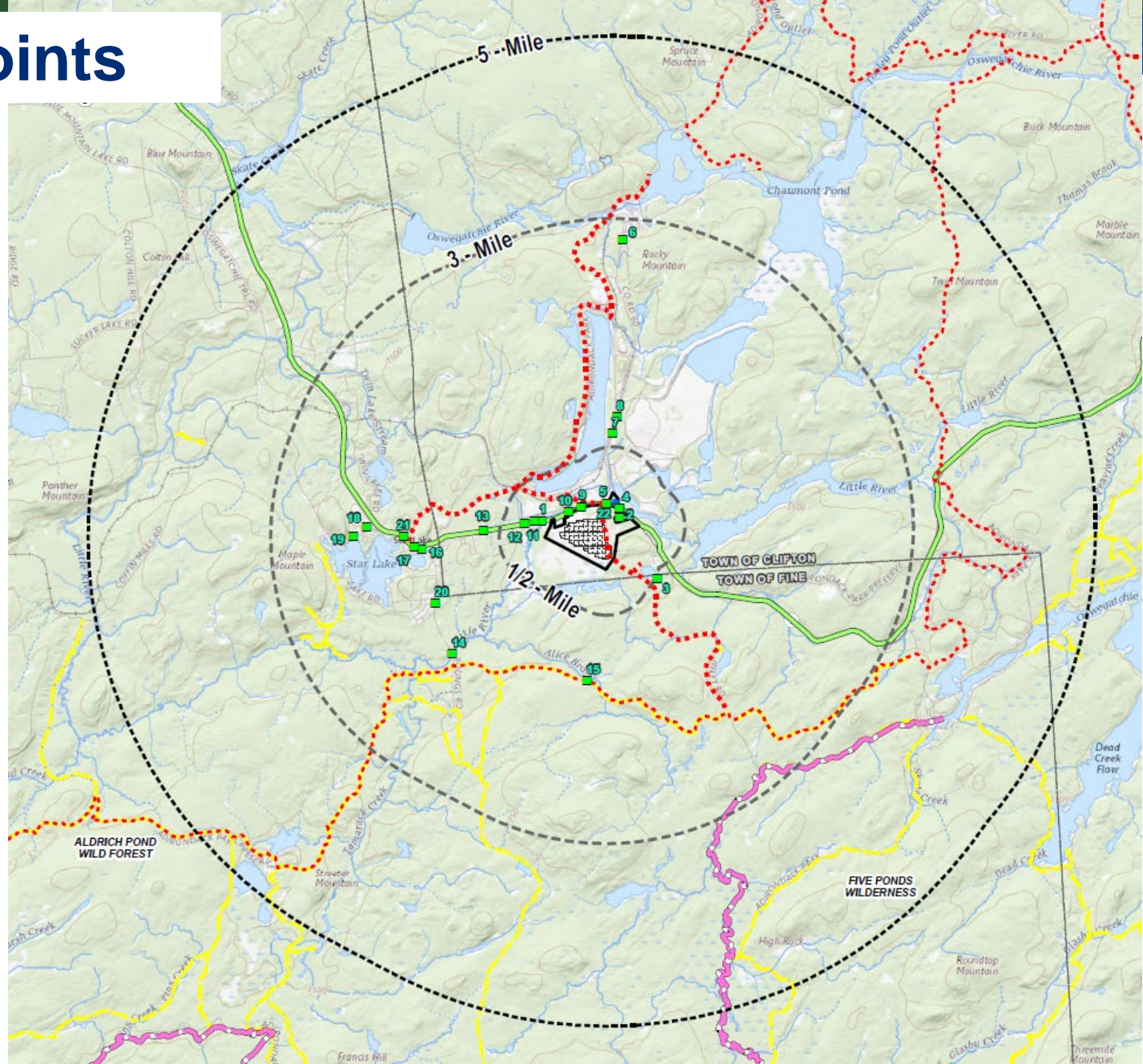
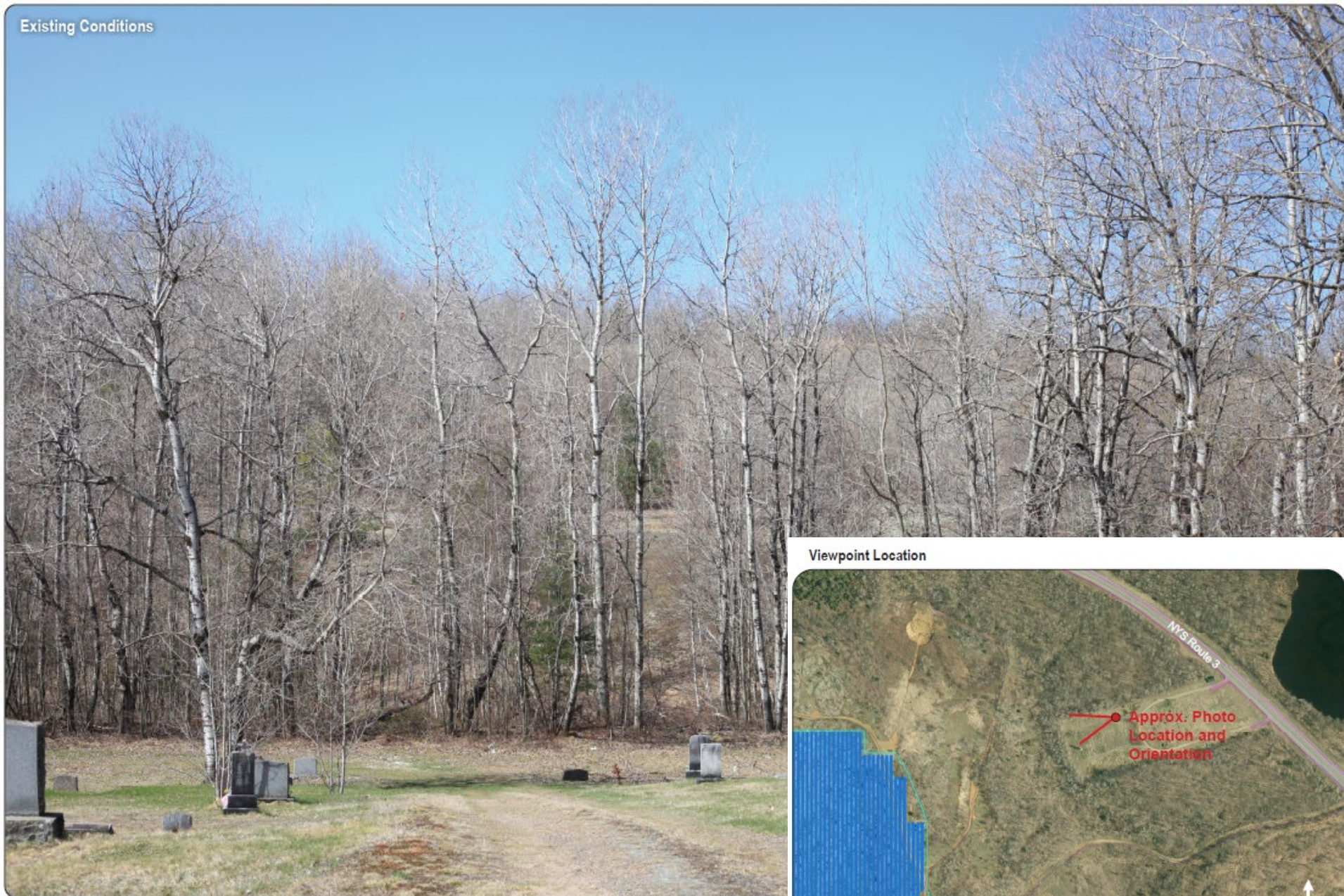


Photo Points



Existing Conditions



Viewpoint Location



Proposed Conditions



Existing Conditions



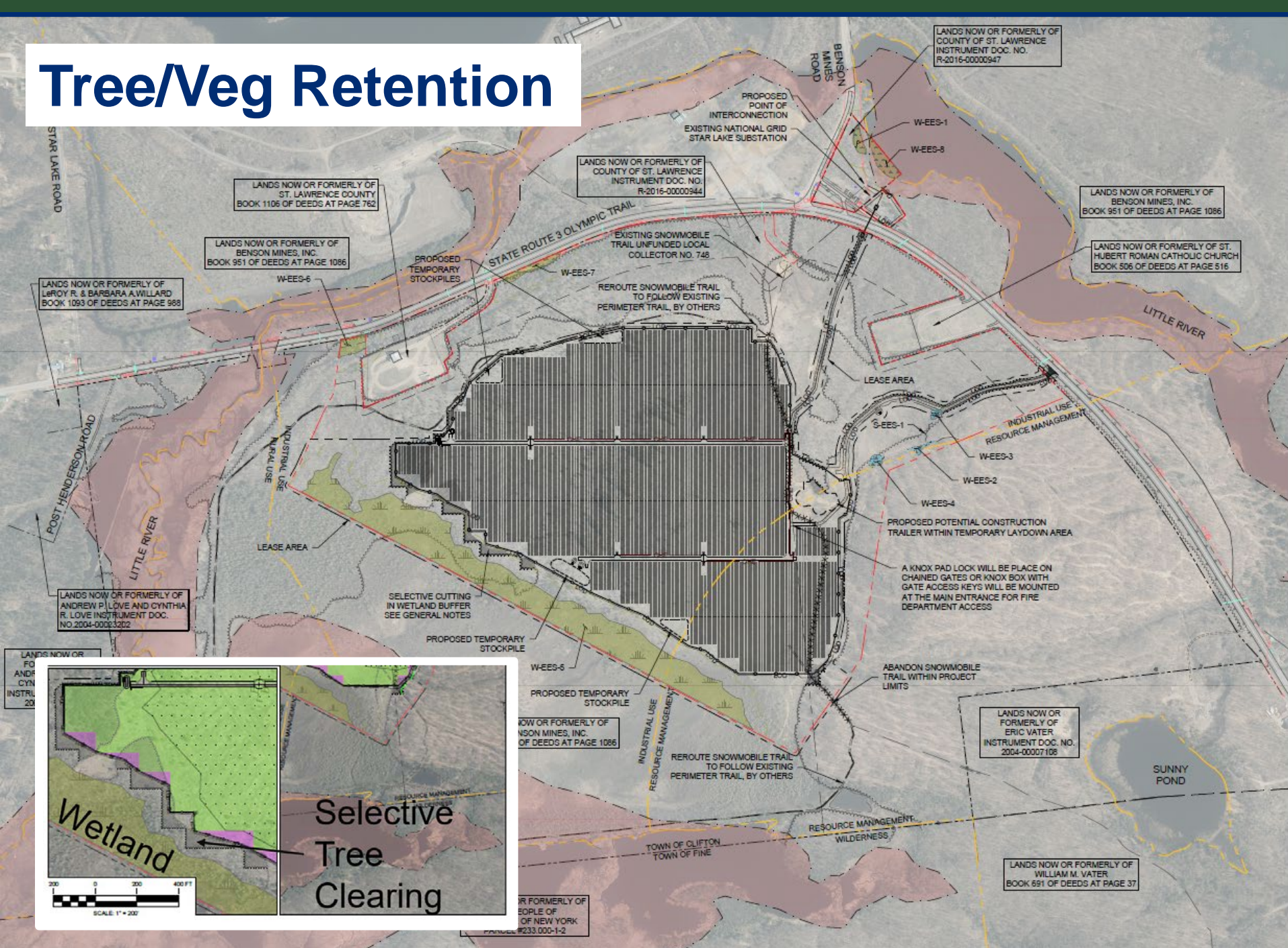
Viewpoint Location



Proposed Conditions

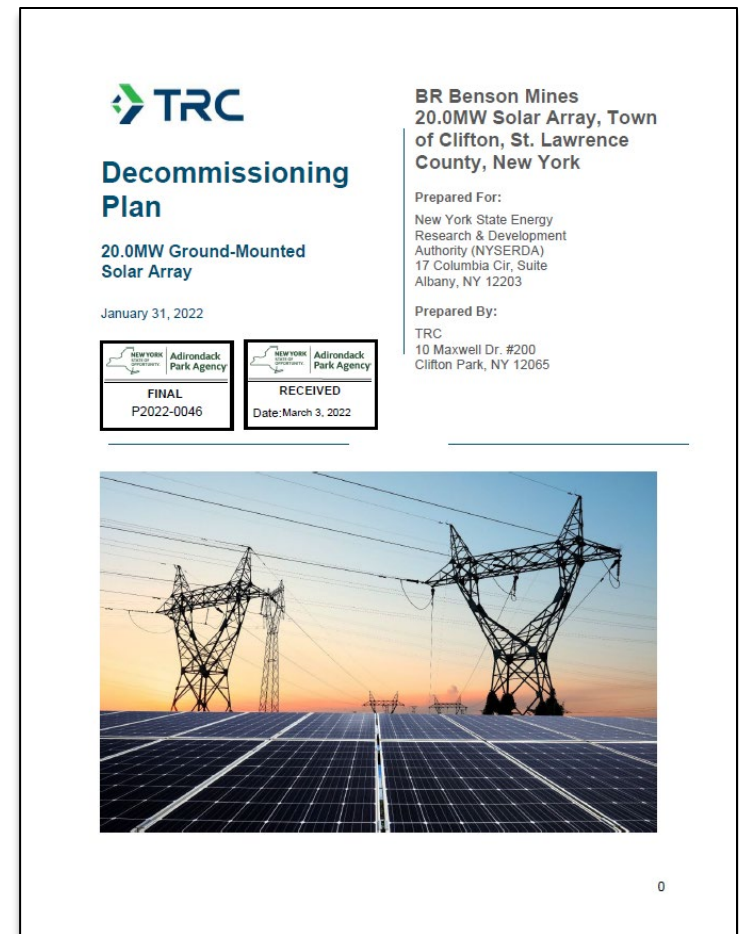


Tree/Veg Retention

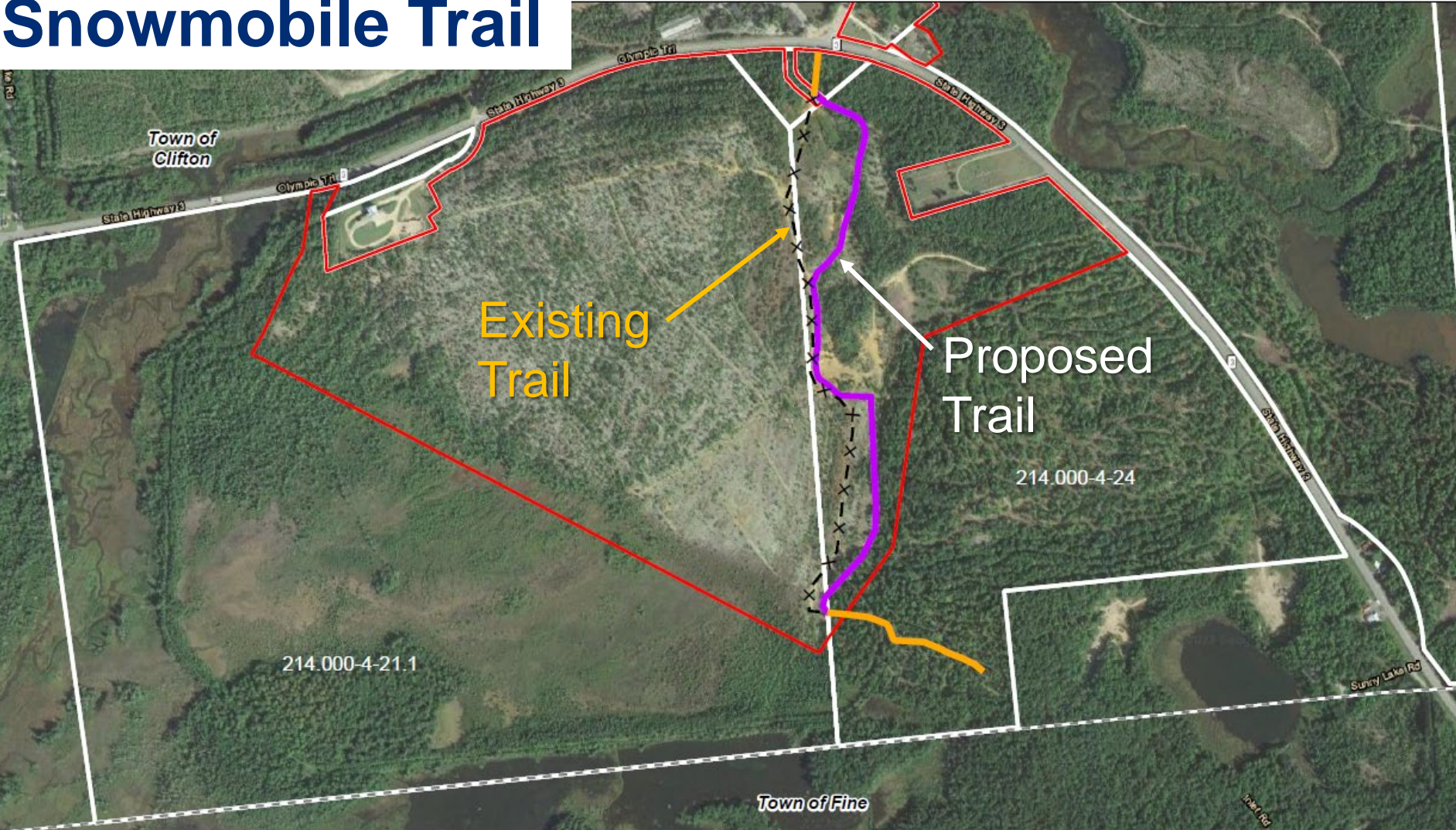


Decommissioning Plan

- Decommissioning Plan provided
- Draft Condition 19: copy of bond, letter of credit, or other confirmation of surety required prior to construction
- Draft Condition 20: all infrastructure removed if/when facility does not produce power for 1 year
- Decommissioning Plan: infrastructure removed to 3 feet below grade



Snowmobile Trail



- × — ABANDONED SNOWMOBILE TRAIL
- EXISTING SNOWMOBILE TRAIL
- PROPOSED SNOWMOBILE TRAIL
- PROJECT AREA
- PARCEL BOUNDARY

0 900 Feet
1 inch = 900 Feet

Site Location

**BR BENSON MINES SOLAR
CLIFTON, NY**

TITLE:
PROPOSED SNOWMOBILE TRAIL

DRAWN BY: R. BARBER	PROJECT NO: 416121
CHECKED BY: J. FREDENBURG	
APPROVED BY: A. BELL	
DATE: SEPTEMBER 2022	

FIGURE 1

TRC

10 MAXWELL DRIVE
CLIFTON PARK, NY 12065

Data: TRC
Base Map: Google Maps; Esri and its contributors

Public Comment and Review by Others

Public Comment

- Notices sent to:
 - Adjoining landowners
 - Town and County officials
 - Local Government Review Board

- Notice posted to:
 - Environmental Notice Bulletin
 - Agency website

- No comment letters received

Review by Others

- Town of Clifton
 - Site Plan Review required
- NY Independent System Operator (NYISO)
 - Interconnection analysis ongoing

- Town of Clifton
 - Building Permit
- NYS Department of Environmental Conservation (DEC)
 - State Pollutant Discharge Elimination System (SPDES)
General Permit for discharges from construction activity
 - Environmental Easement requires Change in Use form
- NYS Department of Transportation (DOT)
 - Road-crossing permit

Review by Others

- NYS Office of Parks, Recreation and Historic Preservation
 - No Impact on historic or cultural resources
- NY Natural Heritage Program
 - Threatened plant nearby
 - Will be avoided
- US Army Corps of Engineers
 - Preliminary determination: jurisdictional wetlands are avoided

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Subdivision as depicted
- Location & dimensions of the development, access, utilities
- Compliance with the SWPPP and E & SC Plan
- Invasive Species Control
- Lighting and Signage
- Tree/Vegetation Retention, Seeding, Management
- Photographs of completed project
- Decommissioning



**Adirondack
Park Agency**

BR Project 1, LLC

P2022-0046

September 12, 2022