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June 22, 2021

VIA EMAIL AND FEDERAL EXPRESS

Town Board and Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

Attention: Chris Kehoe, AICP—chrisk@townofcortlandt.com

RE: Application for the Necessary Zoning Approvals from the Town of Cortlandt Town Board by CVE North America to Construct and Operate a Solar Energy Production Facility on two (2) parcels of property: one parcel located west of Lexington Avenue (Tax Parcel No. 13.18-2-2.4) and a second parcel located off Red Mill Road (Tax Parcel No. 13.14-5-25) in the Town of Cortlandt, County of Westchester, State of New York.

Dear Members of the Town Board and Planning Board:

By application dated June 23, 2020 and supplemental application dated March 23, 2021, CVE North America, Inc. ("**CVE**") submitted the above-referenced application (the "**Application**") to the Town of Cortlandt Town Board and Planning Board in connection with the above-referenced project (the "**Project**").

Thereafter, at the June 1, 2021 Planning Board meeting, the Planning Board had a number of comments/questions regarding the Project (the "**Planning Board Comments**"). Listed below are each of the Planning Board Comments in bold italicized type, followed by CVE's response in regular type.

1. Please review the project design and identify ways to reduce the visibility of the panels from the homes on Mill Court.

Response: In response to this and similar comments by the Planning Board at the June 1 meeting, CVE again reviewed the project plans and made the following adjustments to the project plans, landscaping plan and visual assessment report:

- Tightened the fence line in the northwestern corner of the Project, leaving more wooded area, thus reducing the fenced-in area to 16 acres (reduced by approximately 0.3 acres), creating a wider buffer on the northwestern corner

than proposed on the March 2021 submittal and resulting in preserving an additional 49 trees.

- Enhanced the Landscaping Plan by adding an additional 66 to 76 evergreen trees. Note that 50 to 60 evergreen trees will be optimally located in the wooded area to the north of the Project with the purpose of screening views of the Project from the abutting residences.

- Reduced the height of panels to approximately 6′-10″ above grade.

- Revised Site Plan Set sheets – Site Plan Drawing No. 4, revised 6/17/2021; Detail Sheet 3, Drawing No. 12, revised 6/17/2021; L-100 Landscaping Plan; and L-101 Tree Preservation and Reforestation Plan.

- Revised Visual Impact Assessment Report. TRC has updated the Visual Impact Assessment report to incorporate these changes. Specifically, the photo-simulations for photo-locations 7 and 8 (photo-locations at the end of Mill Court) and 12 (located just south of the Project's northern property boundary and closest to the Project). The additional photo-simulations from photo locations 7, 8, and 12 demonstrate the effectiveness of the recent refinements in further obscuring views of the Project.

Please note that with these Project refinements, the total tree removal and tree mitigation estimate has also been revised so that 829 trees are required to be replanted, or CVE shall contribute to the Town's tree mitigation fund in accordance with the Town's Tree Ordinance. The revised landscaping plan includes 290 evergreen trees, 28 ornamental trees, and 208 shrubs. Of these, 319 trees will go toward the tree mitigation requirement and CVE will contribute to the tree mitigation fund for the remainder.

Copies of updated plan sheets 4 & 12, updated landscaping plans and revised visual assessment report are enclosed as Exhibit S, T & U, respectively (lettered to follow Exhibits A-R previously submitted as part of the Application). Two (2) full size copies of plan sheet 4 & 12, as well as the landscaping plans will be forwarded under separate cover.

2. ***Is it possible to reduce the tilt of the panels to reduce their overall height? Are 5-6' panels possible (as recently mentioned in a training course offered by Cornell Cooperative Extension?***

Response: In response to this comment, CVE reduced the overall height of the solar panels 1′ to a maximum of 6′-10″ above grade. This change has been included in solar panel detail on plan sheet 12 of Exhibit S.

3. Is temporary construction access possible or feasible to minimize construction traffic on Mill Court?

Response: Primarily in order to reduce the number of trees removed as part of the project (particularly in the rear of the homes along the east side of Mill Court), CVE previously revised the project plans to eliminate the temporary construction entrance off Red Mill Road. Given the grade, the number of trees required to be removed and the potential impact to existing wetlands located on the western portion of the site, a temporary construction entrance off Lexington Avenue is not feasible.

4. How many truck trips will be required up and down Mill Court during construction?

Response: An estimate of the traffic to be generated by the project was included in Section 2.2 of the Supplemental SEQRA Information Report submitted on March 23, 2021 (see p. 5 of the Report). A copy of p. 5 of the Supplemental SEQRA Report is enclosed as Exhibit V.

5. How much fill/debris will be removed from the site during construction? How many truck trips will that require?

Response: See Exhibit V.

6. How many truck trips will be required up and down Mill Court for construction equipment?

Response: See Exhibit V.

7. What is the distance between the pool to the south of the site and the closest limits of disturbance?

Response: The distance between the pool and the closest limit of disturbance is 50′. The distance between the pool and the closest solar panel installation is 150′.

8. How will the rock outcroppings be removed during grading? Will blasting be required?

Response: CVE anticipates removing rock outcroppings using hydraulic/mechanical means and does not intend to utilize blasting.

9. Please confirm whether or not CVE is willing to grant a conservation easement on the eastern third of the property.

Response: CVE is willing to grant a conservation easement on the western portion of the project site to the Town and is happy to discuss the details with the Town as the project proceeds.

Should you have any additional questions, please do not hesitate to contact me.

Very truly yours,

Jared C. Lusk

JCL/mkv
Enclosures
cc: Carson Weinand
Steven Meersma
Laura Lefebvre
Cristina Tapia
Ali Yildiz

EXHIBIT S

LEGEND

418	EXISTING MINOR CONTOUR (FEET)
420	EXISTING MAJOR CONTOUR (FEET)
	PROPOSED FENCE LINE
	PROPERTY LINE SETBACK (100 FT)
	PROPERTY LINE SETBACK (200 FT)
	PARCEL LINE
	PROPOSED UNDERGROUND ELECTRIC
	WETLAND DELINEATION
	100-FOOT NYSDEC ADJACENT AREA
	STREAM
	HABITABLE BUILDING SETBACK (200 FT)
	STONE WALL
	STONE WALL
ROCK	ROCKS
	TREE LINE
	ACCESS DRIVEWAY 7' EQUIPMENT SETBACK
	PERMANENT CHECK DAM
	10' MIN. BRUSH CUT AREA
	20' WIDE ACCESS ROAD
	150' MAX. HOSE PULL DISTANCE
LOD	LIMIT OF DISTURBANCE
	REVISION CLOUD

THE PROJECT SHALL BE DESIGNED IN COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:

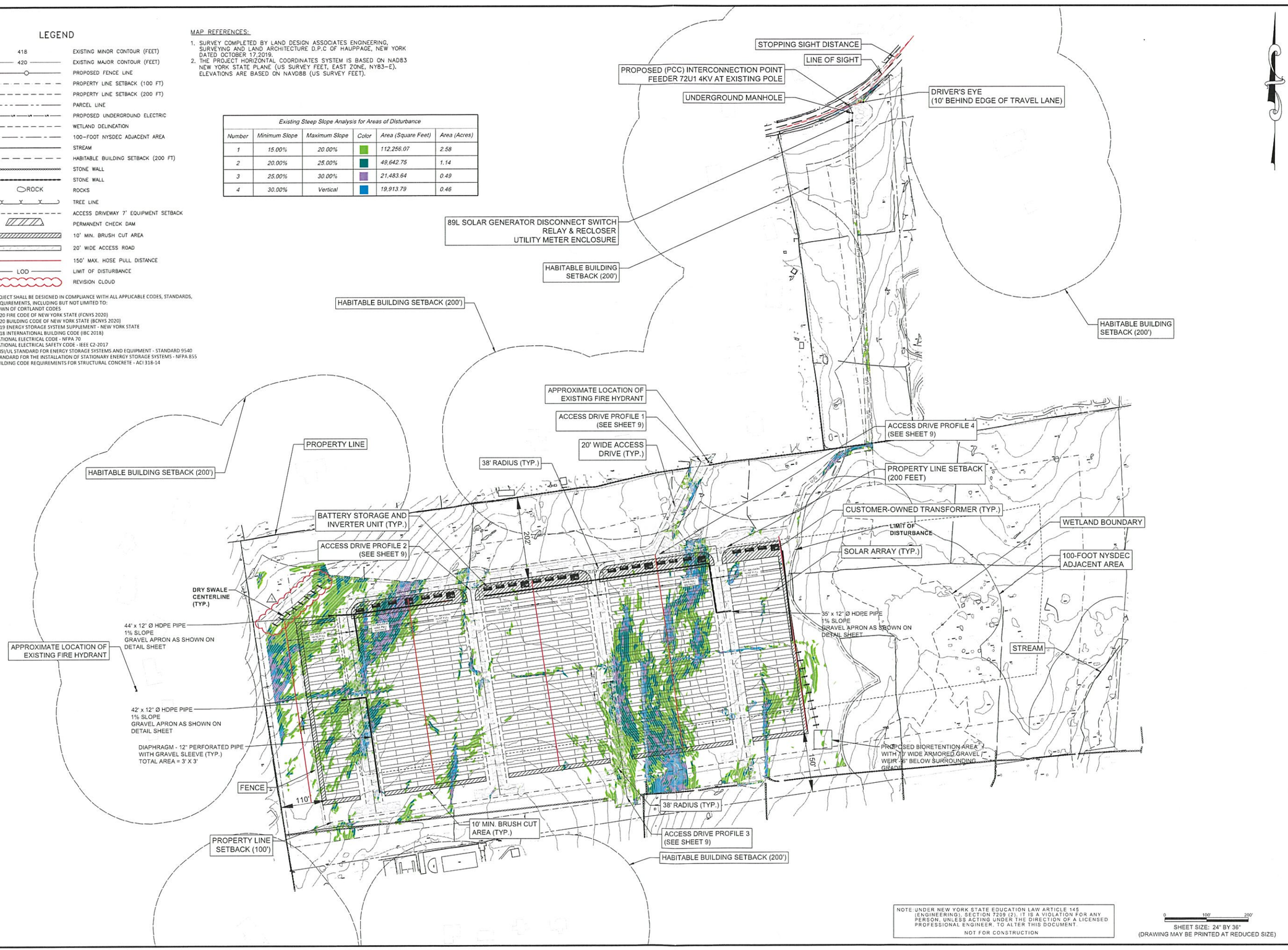
- TOWN OF CORTLANDT CODES
- 2020 FIRE CODE OF NEW YORK STATE (FCNYS 2020)
- 2020 BUILDING CODE OF NEW YORK STATE (BCNYS 2020)
- 2019 ENERGY STORAGE SYSTEM SUPPLEMENT - NEW YORK STATE
- 2018 INTERNATIONAL BUILDING CODE (IBC 2018)
- NATIONAL ELECTRICAL CODE - NFPA 70
- NATIONAL ELECTRICAL SAFETY CODE - IEEE C2-2017
- ANSI/UL STANDARD FOR ENERGY STORAGE SYSTEMS AND EQUIPMENT - STANDARD 9540
- STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS - NFPA 855
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - ACI 318-14

MAP REFERENCES:

1. SURVEY COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C OF HAUPPAGE, NEW YORK DATED OCTOBER 17,2019.
2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NYB3-E). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).

Existing Steep Slope Analysis for Areas of Disturbance

Number	Minimum Slope	Maximum Slope	Color	Area (Square Feet)	Area (Acres)
1	15.00%	20.00%		112,256.07	2.58
2	20.00%	25.00%		49,642.75	1.14
3	25.00%	30.00%		21,483.64	0.49
4	30.00%	Vertical		19,913.79	0.46



0 100' 200'

SHEET SIZE: 24" BY 36"
(DRAWING MAY BE PRINTED AT REDUCED SIZE)

1439 Broadway
Fifth Floor
New York, NY 10018
Phone: 212.221.7822

TRC

TRC Project No: 360551.0000.0000

CVE
Changing Visions of Energy

Revisions:

No.	Date
1	06/17/2021

Drawn by: A. REXROAT
Design by: A. REXROAT
Checked by: S. MEERSMA

CVE NORTH AMERICA, INC.
CORTLANDT MILL SOLAR FARM
5.0 MW GROUND MOUNT SOLAR SYSTEM
0 MILL COURT
CORTLANDT, NEW YORK 10520

Contract No: 360551
Scale: AS NOTED
Date: MARCH 2021
Sheet: SITE PLAN
Drawing No: 4

Q.PEAK DUO L-G8.2

415-430

ENDURING HIGH PERFORMANCE

Q.ANTUM TECHNOLOGY: LOW LEVELISED COST OF ELECTRICITY
Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.3%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID Technology, Anti PID Technology[1], Hot-Spot Protect and Traceable Quality Tra.Q™.

EXTREME WEATHER RATING
High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (2400 Pa).

A RELIABLE INVESTMENT
Inclusive 12-year product warranty and 25-year linear performance warranty[2].

STATE OF THE ART MODULE TECHNOLOGY
Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

[1] APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168 h)
[2] See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

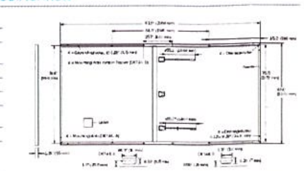
Rooftop arrays on commercial/industrial buildings — Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	[illegible]
Weight	[illegible]
Front Cover	[illegible]
Back Cover	Composite film
Frame	Anodised aluminium
Cell	6 × 24 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 55.1 in (1400 mm), (−) ≥ 55.1 in (1400 mm)
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4, Amphenol UTX, Renhe 05-8, JMTHY JM601A, Tongling Cable015-F, IP68 or Friends PV2e; IP67

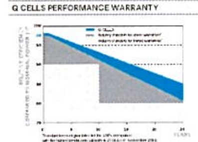


ELECTRICAL CHARACTERISTICS

POWER CLASS			415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)						
Power at MPP	P_{MPP}	[W]	415	420	425	430
Short Circuit Current	I_{SC}	[A]	10.69	10.74	10.78	10.83
Open Circuit Voltage	V_{OC}	[V]	48.59	48.84	49.09	49.33
Current at MPP	I_{MPP}	[A]	10.18	10.22	10.27	10.31
Voltage at MPP	V_{MPP}	[V]	40.77	41.08	41.39	41.70
Efficiency	η	[%]	≥19.4	≥19.6	≥19.8	≥20.1
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT						
Power at MPP	P_{MPP}	[W]	310.8	314.5	318.3	322.0
Short Circuit Current	I_{SC}	[A]	8.61	8.65	8.69	8.72
Open Circuit Voltage	V_{OC}	[V]	45.82	46.05	46.29	46.52
Current at MPP	I_{MPP}	[A]	8.01	8.05	8.08	8.12
Voltage at MPP	V_{MPP}	[V]	38.79	39.09	39.38	39.67

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25±2°C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

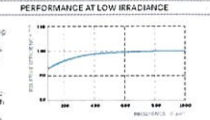
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. [illegible]

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

[illegible]

PROPERTIES FOR SYSTEM DESIGN

[illegible]

QUALIFICATIONS AND CERTIFICATES

[illegible]

PACKAGING INFORMATION

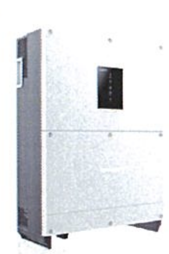
[illegible]

Hanwha Q CELLS America Inc.

SUNGROW

SG125HV

String Inverter for 1500 Vdc System



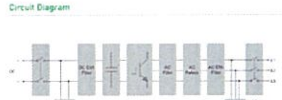
High Yield
- Patent five-level topology, max. efficiency 98.9 %, European efficiency 98.7 %, CEC efficiency 98.5 %
- Full power operation without derating at 50 ℃

Easy O&M
- Virtual central solution, easy for O&M
- Compact design and light weight for easy installation

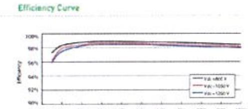
Saved Investment
- DC 1500 V, AC 600 V, low system initial investment
- 1 to 5 MW power block design for lower MV transformer and labor cost
- Max. DC/AC ratio up to 1.5

Grid Support
- Compliance with both IEC and UL safety, EMC and grid support regulations
- Low/High voltage ride through (L/HVRT)
- Active & reactive power control and power ramp rate control

Circuit Diagram



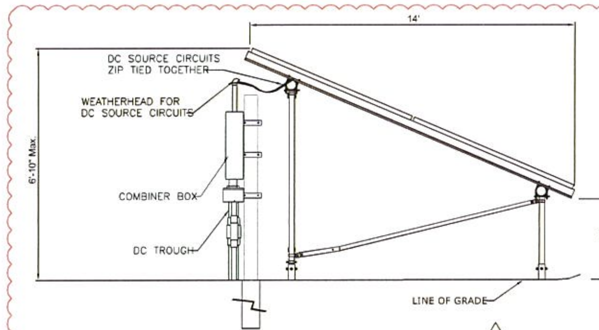
Efficiency Curve



SUNGROW

SG125HV

Input (DC)	SG125HV
Max. PV input voltage	1500 V
Min. PV input voltage / Startup input voltage	860 V / 920 V
Nominal input voltage	1050 V
MPP voltage range	860 – 1450 V
MPP voltage range for nominal power	860 – 1250 V
No. of independent MPP inputs	1
No. of DC inputs	1
Max. PV input current	148 A
Max. DC short-circuit current	240 A
Output (AC)	
Nominal AC power (at 50 ℃)	125000 W
Max. AC output power at PF=1 (at 50 ℃)	125000 W
Max. AC apparent power (at 50 ℃)	125000 VA
Max. AC output current	120 A
Nominal AC voltage	3 / PE, 600 V
AC voltage range	480 – 690 V
Nominal grid frequency / Grid frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz
THD	< 3 % (at nominal power)
DC current injection	< 0.5 % In
Power factor at nominal power / Adjustable power factor	> 0.99 / 0.8 leading – 0.8 lagging
Feed-in phases / Connection phases	3 / 3
Efficiency	
Max. efficiency / Euro. efficiency / CEC efficiency	98.9 % / 98.7 % / 98.5 %
Protection	
DC reverse connection protection	Yes
AC short-circuit protection	Yes
Leakage current protection	Yes
Grid monitoring	Yes
DC switch / AC switch	Yes / Yes
Overvoltage protection	DC Type II ; AC Type II
General Data	
Dimensions (W*H*D)	670*890*296 mm 26.4"*35.0"*11.7"
Weight	72 kg 158.7 lb
Isolation method	Transformerless
Degree of protection	IP65
Night power consumption	< 4 W
Operating ambient temperature range	-25 to 60 ℃ (> 50 ℃ derating) -13 to 140 ℉ (> 122 ℉ derating)
Allowable relative humidity range (non condensing)	0 – 100 %
Cooling method	Smart forced air cooling
Max. operating altitude	4000 m (> 3000 m derating) 13123 ft (> 9843 ft derating)
Display / Communication	LED, Bluetooth+APP / RS485
DC connection type	OT or DT terminal (Max. 185 mm²)
AC connection type	OT or DT terminal (Max. 185 mm²)
Compliance	CE, IEC 62109-1/-2, IEC 61000-6-2/-4, IEC 61727, IEC 62116, IEC 61000-3-11/-12, UL 1741, UL 1741 SA, IEEE 1547, IEEE 1547.1, CSA C22.2 107.1-01-2001 and California Rule 21
Grid support	LVRT, HVRT, active & reactive power control and power ramp rate control
Type designation	SG125HV-10



NOTE:
-PROVIDE EDGE GUARD OR ADEQUATE PROTECTION FOR PV WIRES AND SHARP EDGES OF RACKING SYSTEM.
-PROVIDE DRIP LOOP AND SUPPORT.

SOLAR PANEL DETAIL
NOT TO SCALE

NOTE: UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
NOT FOR CONSTRUCTION

TRC
1430 Broadway
10th Floor
New York, NY 10018
Phone: 212.221.7822

TRC Project No: 360551.0000.0000

CVE Changing Visions of Energy

Revisions:	
No.	Date:
1	06/17/2021

Drawn by: T. MILL
Design by: C. CONNELLY
Checked by: S. MEERSMA

CVE NORTH AMERICA, INC.
CORTLANDT MILL SOLAR FARM
5.0 MW GROUND MOUNT SOLAR SYSTEM
0 MILL COURT
CORTLANDT, NEW YORK 10520

Contract No: 360551
Scale: AS NOTED
Date: MARCH 2021
Sheet: DETAIL SHEET 3
Drawing No: 12

EXHIBIT T

LEGEND

LANDSCAPE PLANTING SCHEDULE

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
AA	AMELANCHIER ARBOREA SHADBLOW SERVICEBERRY	14	6'-8' HT. CLUMP	B&B
CF	CORNUS FLORIDA FLOWERING DOGWOOD	14	1" CAL. MIN.	B&B
IO	ILEX OPACA AMERICAN HOLLY	53	6'-7' HT.	B&B
TC	TSUGA CANADENSIS EASTERN HEMLOCK	87	6'-7' HT.	B&B
TO	THUJA OCCIDENATALIS NORTHERN WHITE CEDAR	150	6'-7' HT.	B&B

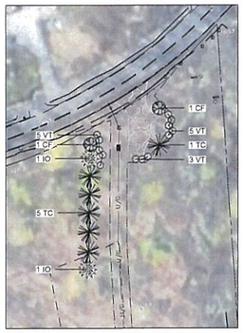
DECIDUOUS SHRUBS AND POLLINATORS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
AR	ARONIA ARBUTIFOLIA RED CHOKEBERRY	33	30"-36" HT.	#3/5 CONT.
CS	CORNUS SERICEA RED TWIG DOGWOOD	25	30"-36" HT.	#3/5 CONT.
HV	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	15	3'-4' HT.	#5/7 CONT.
IV	ILEX VERTICILLATA WINTERBERRY	32	30"-36" HT.	#3/5 CONT.
VC	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	29	30"-36" HT.	#3/5 CONT.
VT	VIBURNUM TRILOBUM AMERICAN CRANBERRY	74	30"-36" HT.	#3/5 CONT.

STRATEGIC EVERGREEN TREE PLANTING RECOMMENDATIONS AND PRESCRIPTIONS

- APPROXIMATELY 50 - 60 ADDITIONAL EVERGREEN TREES SHALL BE STRATEGICALLY LOCATED AND INSTALLED IN THE WOODED AREAS NORTH OF THE PROJECT SITE TO FURTHER MITIGATE VIEWS OCCURRING FROM THE ADJACENT LANDOWNER PROPERTIES.
- EVERGREEN TREE SPECIES TO BE USED SHALL INCLUDE AMERICAN HOLLY AND EASTERN HEMLOCK TREES. THE TOTAL NUMBER OF TREES USED SHALL BE EVENLY DIVIDED BETWEEN THE TWO SPECIES TO THE BEST EXTENT POSSIBLE
- A BALL CART OR TREE CART SHALL BE USED TO FACILITATE AND DELIVER THE TREES THROUGH THE WOODED AREA TO THE LOCATIONS IDENTIFIED IN NEED OF ADDITIONAL VISUAL MITIGATION.
- TREES SHALL BE STAKED OUT AHEAD OF TIME AND APPROVED BY THE PROJECT OWNER OR OTHER QUALIFIED PROFESSIONAL PRIOR TO INSTALLATION.
- ALL EXCAVATION WORK FOR TREE PLANTING SHALL BE DONE BY HAND. NO MACHINES OR EXCAVATION EQUIPMENT SHALL BE USED IN THE WOODED AREA FOR THE STRATEGIC PLANTINGS OF TREES.
- STRATEGICALLY LOCATED TREES THAT ENCOUNTER ROOT, ROCK OUTCROPPING, OR OTHER UNKNOWN OR UNFORESEEN OBSTACLES THAT PROHIBIT PLANTING IN THE LOCATION PREDETERMINED, SHALL BE RELOCATED ACCORDINGLY. ADDITIONAL TREES MAY BE USED TO SUPPLEMENT THE ORIGINAL TREE PLANTING LOCATION AS NEEDED TO MITIGATE THE VIEWS IDENTIFIED.
- THE GENERAL LANDSCAPE AND SEEDING NOTES ON THE DETAIL SHEET (L-101) SHALL BE REFERENCED FOR THE STRATEGIC TREE PLANTINGS IN THE WOODED AREA.

AREA OF STRATEGIC TREE PLANTINGS NOTE: CVE SHALL PLANT APPROXIMATELY 50-60 HEMLOCK AND HOLLY TREES. ADDITIONAL TREE PLANTINGS WILL BE DONE AS NEEDED



INTERCONNECTION ACCESS PLANTINGS

LIMIT OF DISTURBANCE

DRY SWALE CENTERLINE (TYP.)

35' x 12" Ø HDPE PIPE
1% SLOPE
GRAVEL APRON AS SHOWN ON DETAIL SHEET

PROPOSED BIORETENTION AR
WITH 10' WIDE ARMORED GRA

SHEET SIZE: 24" BY 36"
(DRAWING MAY BE PRINTED AT REDUCED SIZE)

TRC
1430 Broadway
Suite 1607
New York, NY 10018
Phone: 212.221.7822

TRC Project No: 396683.0000.0000

CVE
Changing Visions of Energy

Revisions:

No.	Date

Drawn by: MJR
Design by: MJR
Checked by: MJR

CVE NORTH AMERICA, INC.
CORTLANDT MILL SOLAR FARM
4.7 MW GROUND MOUNT SOLAR SYSTEM
0 MILL COURT
CORTLANDT, NEW YORK 10520

Contract No: 360551
Scale: AS NOTED
Date: MARCH 2021
Sheet: LANDSCAPE PLAN
Drawing No: L-100

GENERAL LANDSCAPE AND SEEDING NOTES

1. THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL MONITOR AND GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR THE LIFETIME OF THE PROJECT AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE INVASIVE SPECIES MONITORING, REMOVAL, AND SUPPLEMENTATION. MONITORING OF THE PROJECT SITE SHALL OCCUR IN THE SPRING AND THE FALL TO DETERMINE THE PRESENCE OF INVASIVE SPECIES. SHOULD ANY INVASIVE SPECIES BE IDENTIFIED WITHIN THE PROJECT SITE, THE INVASIVE SPECIES SHALL BE REMOVED ACCORDING TO METHODS MOST LIKELY TO BE EFFECTIVE IN CONTROLLING THAT SPECIES AND SUPPLEMENTING ITS REPLACEMENT WITH APPROPRIATE VEGETATION AND SEED MIX IDENTIFIED (AND APPROVED) ON THIS PLAN AND/OR AN APPROVED EQUAL. ADDITIONAL MAINTENANCE RESPONSIBILITIES INCLUDE: APPROVED CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING OF TREE STRAP GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE FOR THE DURATION OF SOLAR ARRAY USE BY THE OWNER/OPERATOR AFTER FINAL ACCEPTANCE. WATERING OF THE LANDSCAPE BUFFER AREAS SHALL BE IMPLEMENTED BY THE USE OF A WATERING TRUCK.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, APPROVED SEEDING MIX, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S) AND LISTED IN THE PLANT SCHEDULE(S) AND/OR SEEDING TABLE(S). IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND/OR SEEDING TABLE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF (2) TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT.

4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.

5. ALL SHRUB MASSING SHALL BE MULCHED TO A DEPTH OF 2" AND SHREDDED HARDWOOD BARK MULCH SHALL BE USED FOR SHRUB MASSING AREAS.

6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED AS PER THE DETAIL. SEE LANDSCAPING PLAN(S) FOR PLANTING DETAILS.

7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND/OR UTILITY PLANS FOR STORM, SANITARY, GAS, ELECTRIC, TELEPHONE AND WATER LINES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED UNLESS RECOMMENDED OTHERWISE BY SOIL ANALYSIS.

   PLANTING SOIL MIXTURE:
   2 PARTS PEAT MOSS
   5 PARTS TOPSOIL
   MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANAYLSIS

   - TREES, AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL–BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL–DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAIL(S) PROVIDED IN THE LANDSCAPING PLAN.
   - ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) – 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT, ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK, MANAGE HEALTH, DEVELOP STRUCTURE, PROVIDE CLEARANCE, MANAGE SIZE OR SHAPE, IMPROVE AESTHETICS, MANAGE PRODUCTION OF FRUIT, FLOWERS, OR OTHER PRODUCTS, AND/OR MANAGE WILDLIFE HABITAT. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES; PROMOTE DESIRABLE BRANCH SPACING; PROMOTE OR DISCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE UTILITY SERVICES; MINIMIZE CURRENT INTERFERENCE WITH TRAFFIC, LINES OF SITE, INFRASTRUCTURE, OR OTHER PLANTS; RAISE CROWN(S) FOR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.
   - TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
   - NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.
   - IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.
   - ALL SLOPES GREATER THAN 3:1 RECEIVING A WILDFLOWER, WETLAND, AND/OR GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
   - ALL WILDFLOWERS AND GRASSES SOWED SHALL BE ALLOWED TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS WHENEVER POSSIBLE. NATIVE WILDFLOWERS AND/OR GRASSES CAN BE MOWED/MAINTAINED (WITHIN ACCEPTABLE AREAS IDENTIFIED AND/OR APPROVED BY APPROPRIATE REGULATORY AGENCIES) AS OFTEN AS NEEDED TO KEEP THE VEGETATION AT A DESIRED AND/OR MANAGEABLE/MANICURED HEIGHT.

9. INVASIVE SPECIES SHALL NOT BE PERMITTED.

10. ALL PLANT MATERIAL SHALL CONFORM TO THE PLAN SIZE SPECIFICATIONS AS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.

TREE REMOVAL, PRESERVATION, AND REFORESTATION PLANTING CALCULATIONS

THE EXISTING TREES PROPOSED TO BE REMOVED WITHIN THE PROJECT SITE LIMITS OF DISTURBANCE REQUIRE REPLACEMENT EFFORTS TO SATISFY THE FOLLOWING CALCULATIONS:

- TREES SHALL BE REPLANTED AT A MINIMUM RATIO OF 1 TREE PER 1,000 SF OF DISTURBANCE
- FOR EVERY TREE PROPOSED FOR REMOVAL ON A REGULATED STEEP SLOPE (>25%), TWO TREES SHALL BE PLANTED
- THE PLANNING BOARD SHALL DETERMINE THE MINIMUM NUMBER OF TREES TO BE REPLANTED. THE TOTAL QUANTITY TO BE REPLANTED SHALL BE SET AT THE MORE STRINGENT OF THE TWO BETWEEN TOTAL NUMBER OF TREES PROPOSED REMOVAL (ADJUSTED FOR STEEP SLOPES) AND THE RATIO OF 1 PER 1,000 SF OF DISTURBANCE.

GIVENS:

- 3,347 TOTAL TREES TO BE REMOVED WITHIN THE PROPOSED PROJECT SITE LIMITS OF DISTURBANCE
- TOTAL DISTURBED AREA = 828,187 SF
- 165 TREES TO BE REMOVED ON STEEP SLOPES (>25%)

THEREFORE:

THE TOTAL TREE PLANTING REPLACEMENT CALCULATIONS ARE AS FOLLOWS:

- 1 TREE PER 1,000 SF OF DISTURBANCE REQUIREMENT =
  828,187 DIVIDED BY 1,000 = 829 TREES
- 2 TREES FOR EVERY TREE PROPOSED REMOVED TREE ON REGULATED STEEP SLOPE (>25%) =
  165 x 2 = 330 TREES

CONCLUSION:

THE TOTAL NUMBER/QUANTITY OF TREES REQUIRED TO BE REPLANTED SHALL BE BASED ON THE MOST STRINGENT OF THE TWO REQUIREMENTS SET FORTH ABOVE. THEREFORE, THE TOTAL NUMBER/QUANTITY OF TREES THAT ARE TO SERVE AS APPROPRIATE REPLACEMENT PLANTINGS = 829 TREES

ADDITIONAL GIVENS AND CALCULATIONS AND CONCLUSIONS:

GIVENS:

- THE LANDSCAPING PLAN PROVIDES PROPOSED TREE PLANTINGS THAT PROVIDE MITIGATION TO POTENTIAL VIEWS INTO THE PROJECT SITE TO THE BEST EXTENT POSSIBLE
- THE LANDSCAPING PLAN PROVIDES ADDITIONAL PROPOSED TREE AND SHRUB PLANTINGS THAT ARE POLLINATOR-FRIENDLY AND A BENEFICIAL ENHANCEMENT TO WILDLIFE HABITAT INCREASING BIODIVERSITY IN AND AROUND THE PROJECT SITE
- 290 EVERGREEN TREES (6'-7' MIN. HT.) ARE PROPOSED ON THE LANDSCAPING PLAN
  CREDIT = 1:1 = 290 TREE TOTAL CREDIT
- 28 ORNAMENTAL TREES (6'-8' CLUMP/1" CAL. MIN.) ARE PROPOSED ON THE LANDSCAPING PLAN
  CREDIT = 3:1 = 9 TREE TOTAL CREDIT
- 208 SHRUBS (3/5 GALLON CONTAINERS MIN.) ARE PROPOSED ON THE LANDSCAPING PLAN
  CREDIT = 10:1 = 20 TREE TOTAL CREDIT

THEREFORE:

THE TOTAL TREE CREDIT FOR THE PROPOSED TREE AND SHRUB PLANTINGS ON THE LANDSCAPING PLAN = 290 + 9 + 20 = 319 TREES TOTAL CREDIT

829 TREES ARE REQUIRED TO BE REPLANTED TO SATISFY THE MOST STRINGENT TREE REPLACEMENT REQUIREMENT

319 TREES CAN BE USED AS CREDIT BASED ON THE PROPOSED PLANTINGS ON THE LANDSCAPING PLAN

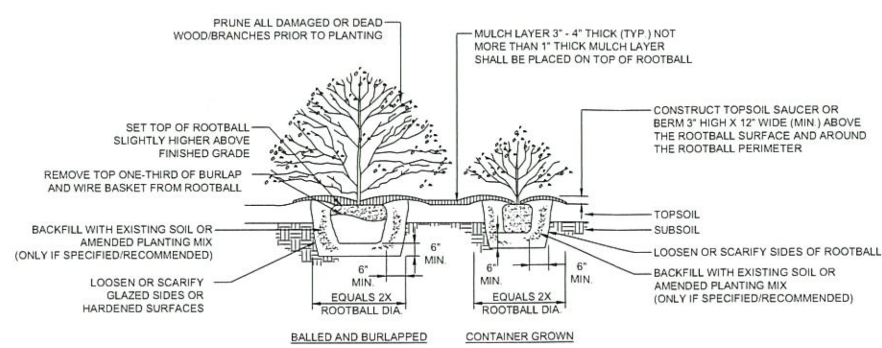
829 - 319 = 510 TREE REPLACEMENT PLANTINGS REMAIN

FINAL CONCLUSIONS:

THE REMAINING 510 TREES WILL BE PLANTED ONCE THE PROJECT HAS BEEN DECOMMISSIONED. THE TREES WILL BE PLANTED IN THE AREA WHERE THE SOLAR ARRAY SYSTEM WAS SITED AND WILL BE REMOVED.

THE TREE SPECIES TO BE PLANTED AFTER DECOMMISSIONING WILL BE LIKE OR SIMILAR TO THE ORIGINAL SPECIES THAT EXISTED ON THE PROJECT SITE PRIOR TO CONSTRUCTION AND THE TREE SURVEY PREPARED BY BARTLETT TREE EXPERTS (DATED NOVEMBER 2, 2020) WILL BE REFERENCED TO ENSURE THAT THE PROPER TREE SPECIES ARE PROCURED AND INSTALLED IN THE SAME LOCATIONS AS THAT OF THE ORIGINAL TREE SPECIES THAT ORIGINALLY EXISTED ON THE SITE PRIOR TO CONSTRUCTION TO THE BEST EXTENT POSSIBLE.

ANY REMAINING TREES THAT CANNOT BE PLANTED DUE TO SPACING, AVAILABILITY, LAYOUT LIMITATIONS, AND/OR ANY OTHER REASONABLE RESTRICTIONS WILL BE ACCOUNTED FOR VIA MONETARY PAYMENT FEE-IN LIEU OF TO COMPENSATE FOR ANY REMAINING DEFICIENCIES IN TREE QUANTITY TOTALS REQUIRED.

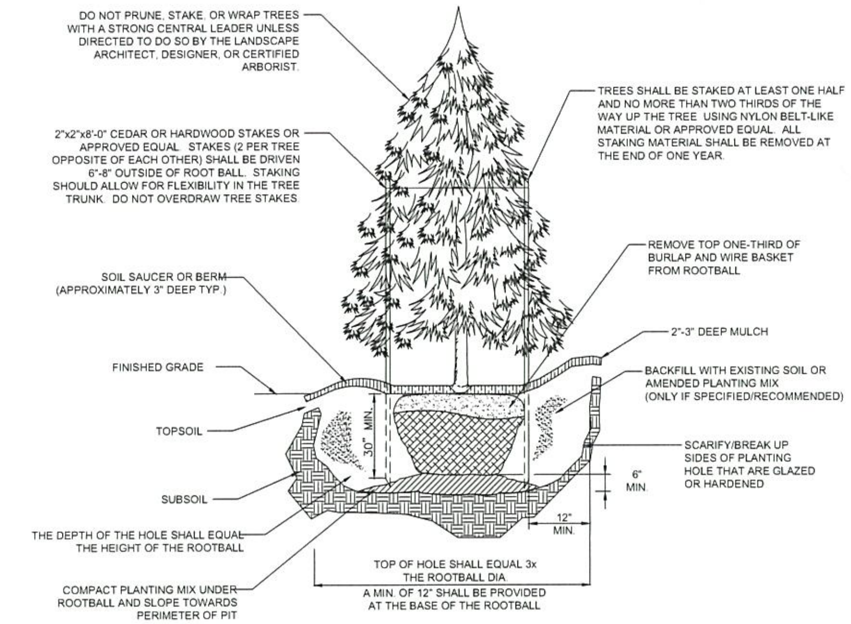


SHRUB PLANTING DETAIL

N.T.S.

NOTE:

- IN AREAS WITH MASS PLANTINGS, CONTINUOUS EXCAVATION AND MULCHING PRACTICES SHALL BE IMPLEMENTED WHENEVER POSSIBLE
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS.

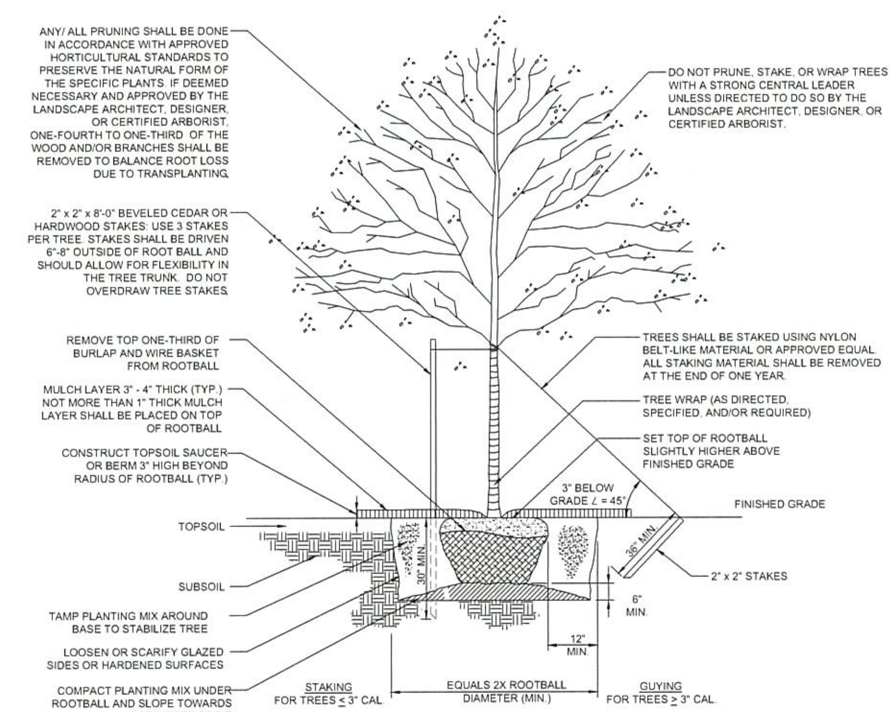


EVERGREEN TREE PLANTING DETAIL

N.T.S.

NOTES:

- TREE PLANTING SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT WAS PRE-DUG IN THE NURSERY.
- NEVER CUT THE PRIMARY LEADER.
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS AND PROPERLY SET THE TREE.



NATIVE/DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NOTES:

- TREE PLANTING SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT WAS PRE-DUG IN THE NURSERY.
- NEVER CUT THE PRIMARY LEADER.
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS AND PROPERLY SET THE TREE.

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TRC

TRC Project No: 398683.0000.0000

cve Changing Visions of Energy

Revisions:	
No.	Date:

Drawn by: MJR
Design by: MJR
Checked by: MJR

CVE NORTH AMERICA, INC.
CORTLANDT MILL SOLAR FARM
4.7 MW GROUND MOUNT SOLAR SYSTEM
0 MILL COURT
CORTLANDT, NEW YORK 10520

Contract No: 360551
Scale: AS NOTED
Date: MARCH 2021
Sheet: TREE PRESERVATION AND REFORESTATION PLAN
Drawing No: L-101

POLLINATOR-FRIENDLY WILDLIFE ENHANCEMENT PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THIS POLLINATOR-FRIENDLY WILDLIFE EXHIBIT IS TO PROVIDE AN EXPLANATION OF CONCEPT IN APPROACH FOR SUPPLEMENTING AND ENHANCING THE EXISTING VEGETATION AND LANDSCAPE ELEMENTS WITHIN THE PROJECT SITE. LEGITIMATE CONCERTED EFFORTS TO IMPLEMENT BEST MANAGEMENT PRACTICES THAT ARE POLLINATOR-FRIENDLY AND A BENEFIT WILDLIFE ARE CITED BELOW. THE IMPLEMENTATION OF THESE BEST MANAGEMENT PRACTICES CAN INCREASE VARIETIES IN WILDLIFE AND PLANT SPECIES RESULTING IN AN INCREASE OF BIODIVERSITY WITHIN THE PROJECT SITE AND BEYOND. THE BEST MANAGEMENT PRACTICES ARE AS FOLLOWS:

- PROVIDE A PLANTING SCHEME THROUGHOUT THE PROJECT SITE USING PLANT SPECIES THAT ARE NATIVE AND/OR INDIGENOUS TO THE AREA AND ARE POLLINATOR-FRIENDLY. POLLINATOR-FRIENDLY ORNAMENTAL TREES AND SHRUBS MAY INCLUDE DOWNY SHADBUSH (AMELANCHIER ARBOREA), RED CHOKEBERRY (ARONIA ARBUTIFOLIA), COMMON WITCH HAZEL (HAMAMELIS VIRGINIANA), COMMON WINTERBERRY (ILEX VERTICILLATE), AMERICAN CRANBERRY (VIBURNUM TRILOBUM), AND/OR HIGHBUSH BLUEBERRIES (VACCINIUM CORYMBOSUM).
- WITHIN THE PROJECT SITE, A LOW-GROWING PERMANENT SEED MIX WILL MOST LIKELY BE PROPOSED THROUGHOUT MOST OF THE AREA TO MINIMIZE EROSION CONCERNS. IT IS ANTICIPATED THAT THIS SEED MIX WILL BE COMPRISED OF NATIVE/INDIGENOUS WARM AND COOL SEASON GRASSES WITH RED AND WHITE CLOVER POLLINATORS. IT IS IMPORTANT TO NOTE, THAT THIS TYPE OF LONG-TERM PERMANENT GROUND COVER HELPS TO MINIMIZE THE NEED FOR FREQUENT MOWING.
- A NATIVE POLLINATOR-FRIENDLY SEED MIX GROUND COVER IS INTENDED TO BE SOWN WHEREVER POSSIBLE IN AREAS WHERE MOWING IS NOT OF CONCERN. THESE MIXES ARE TYPICALLY COMPRISED OF AN EVEN MIX OF NATIVE WILDFLOWERS AND WARM AND COOL SEASON GRASSES. THE POLLINATOR SEED MIXES THAT MAY BE PROPOSED ARE INTENDED TO SERVE AS PERMANENT EROSION AND SEDIMENT BMPS WITHIN THE PROJECT AREA AS WELL. FURTHERMORE, IT IS RECOMMENDED THAT NATIVE WILDFLOWERS AND GRASSES BE SOWN IN SELECTED LOCATIONS THAT WILL ALLOW THE POLLINATOR-FRIENDLY FLOWER SPECIES TO DEVELOP TO THE BEST EXTENT POSSIBLE. THEY MAY ALSO SERVE AS A FOUNDATION FOR THE LOCAL COMMUNITY TO SUPPORT BEEKEEPING INITIATIVES.
- THE NATIVE POLLINATOR-FRIENDLY PLANT SPECIES THAT ARE LISTED ABOVE ARE WOODY-TYPE (TYPICALLY DECIDUOUS IN NATURE) AND CAN PROVIDE EVEN MORE BENEFITS WHEN PLANTED TOGETHER WITH POLLINATOR GROUNDCOVER SPECIES BY CREATING WILDLIFE HABITAT AREAS, SHELTER, AND FOOD SOURCES THAT DIFFER FROM THE GROUNDCOVERS. IMPLEMENTING THE VARIOUS TYPES OF PLANTS CAN ATTRACT DIFFERENT VARIETIES OF WILDLIFE AND THEREFORE, INCREASE AND ENHANCE BIODIVERSITY.
- WILDLIFE-FRIENDLY CHAIN LINK FENCING IS RECOMMENDED IN SPECIFIC DESIGNATED AREAS WITHIN THE PROJECT SITE TO ALLOW FOR CONTINUED USE OF THE EXISTING WILDLIFE CORRIDORS AND ACCESS TO EXISTING VERNAL POOLS FOUND WITHIN THE PROJECT SITE. THESE VERNAL POOLS PROVIDE ADDITIONAL WILDLIFE BENEFITS AND PROVIDING ACCESS WITHOUT LIMITATION FURTHER ENHANCES AND INCREASES BIODIVERSITY.
- EARLY SUCCESSION WILL OCCUR AS A RESULT OF THE CONSTRUCTION OF THE PROJECT SITE. MANY WILDLIFE SPECIES RELY ON EARLY SUCCESSION HABITATS WHICH REQUIRE OPEN SPACE AND LAND AREAS TO BE MOST EFFECTIVE AND BENEFICIAL. VARIOUS TYPES OF GRASSLAND AND SHRUBLAND BIRDS ALONG WITH OTHER VARIETIES OF WILDLIFE PREFER EARLY SUCCESSION HABITATS FOR THE EXCELLENT COVER AND QUALITY OF FOOD AVAILABLE MAKING THIS TYPE OF HABITAT AN IMPORTANT COMPONENT FOR INCREASING BIODIVERSITY OPPORTUNITIES OF THE PROJECT SITE.
- PROVIDE A VARIETY OF POLLINATOR-FRIENDLY (WOODY-TYPE AND PERENNIAL) PLANTINGS IN THE LAYDOWN AREA AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE TO TAKE ADVANTAGE OF THIS UNIQUE OPEN AREA AND TREAT IT AS ANOTHER OPPORTUNITY TO FURTHER ENHANCE AND INCREASE BIODIVERSITY.
- UTILIZE FELLED TREES TO CONSTRUCT WILDLIFE HABITAT PILES AND STRATEGICALLY LOCATE IN DESIGNATED AREAS - NOTING THE BENEFITS THAT ARE CITED IN THIS EXHIBIT.
- INCORPORATE BIRD AND NEST BOXES THROUGHOUT THE PROJECT SITE - NOTING THE BENEFITS THAT ARE CITED IN THIS EXHIBIT.

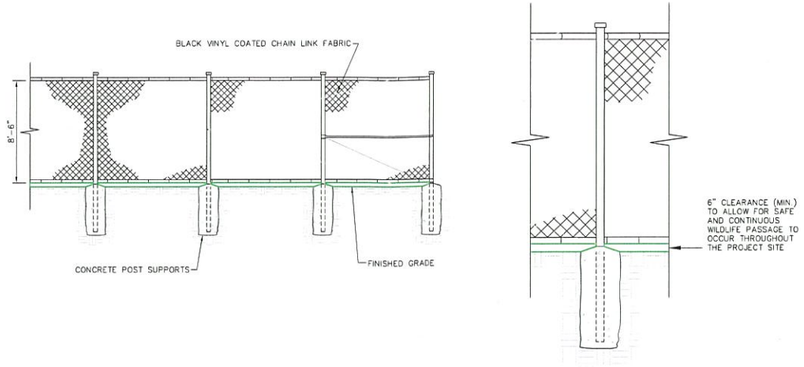
REFERENCES AND RESOURCES

- MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION - THE MASSACHUSETTS BUFFER MANUAL
- UMASS CLEAN ENERGY EXTENSION - BEST MANAGEMENT PRACTICES FOR POLLINATOR-FRIENDLY SOLAR ARRAYS
- THE PENNSYLVANIA STATE EXTENSION - DEAD WOOD FOR WILD LIFE
- AUDUBON SOCIETY - WHY SOLAR POWER IS GOOD FOR BIRDS
- ERNST SEED COMPANY - SOLAR SPECIFIC AND POLLINATOR-FRIENDLY SEED MIXES
- GOOGLE IMAGES - VARIOUS ONLINE PHOTO IMAGES
- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION - VERNAL POOLS: A SIGNIFICANT WILDLIFE HABITAT
- NATURAL RESOURCE CONSERVATION SERVICE (VERMONT) - EARLY SUCCESSION BENEFITS
- NEW YORK STATE DEPARTMENT OF AGRICULTURE AND MARKETS - NYS UTILITY CORRIDOR POLLINATOR HABIT GUIDELINES - POLLINATOR HABITAT SEED MIX: WET AND DRY MESIC SITES

NOTE: THE LANDSCAPING PLAN IS ALSO AN IMPORTANT ELEMENT OF THE BIODIVERSITY PLAN.
PLEASE REFERENCE THE LANDSCAPING PLAN (SHEET L-100) FOR PLANTING DESIGN, PLANT SCHEDULE, NOTES, AND DETAILS

WILDLIFE-FRIENDLY CHAIN LINK FENCE DETAIL

NOT TO SCALE



FELLED TREES AND WILDLIFE HABITAT PILES

USING FELLED TREES TO CREATE WILDLIFE HABITAT PILES WITHIN THE PROJECT SITE IS A GREAT WAY TO ATTRACT A VARIETY OF WILDLIFE SPECIES. WILDLIFE HABITAT PILES CAN BE IMPLEMENTED IN STRATEGIC LOCATIONS ALONG THE DESIGNATED WILDLIFE CORRIDOR AREAS TO MAXIMIZE THEIR EFFECTIVENESS WITHIN THE PROJECT SITE AND BEYOND.

BENEFITS FROM WILDLIFE HABITATS PILES CONSTRUCTED OUT OF FELLED/DEAD TREES INCLUDE PROVIDING SHELTER AND FOOD TO MANY WILDLIFE SPECIES MAKING THEM A VALUABLE RESOURCE AND EFFECT NATURAL TOOL THAT CAN EASILY BE IMPLEMENTED TO CREATE INCREASED BIODIVERSITY WITHING THE PROJECT SITE AREA.

BIRD BOXES AND NEST BOXES

BIRD BOXES AND NEST BOXES CAN BE ERECTED IN MANY LOCATIONS THROUGHOUT THE PROJECT SITE, ATTRACTING A VARIETY OF BIRD SPECIES THAT MAY INCLUDE BLUE BIRDS, KESTRELS, OWLS, AND SPARROWS TO NAME A FEW. IT IS RECOMMENDED THAT THE BOXES BE FENCE OR POLE-MOUNTED WHENEVER POSSIBLE AND ADDITIONAL PROTECTIVE MEASURES SUCH AS SHIELDING BE IMPLEMENTED TO PREVENT UNWANTED PREDATORS FROM INVADING THE NESTS.

SOLAR FARM GRASS SEED MIXES

NATIVE/NATURALIZED SOLAR FARM SEED MIX				
BOTANICAL NAME	COMMON NAME	MIX CONCENTRATION	RATE (LBS/ACRE)	RATE (LBS/1000 FT²)
FESTUCA RUBRA	CREEPING RED FESCUE	34%	262	6
FESTUCA OVINA	SHEEP FESCUE	33%		
FESTUCA BREVIPILA 'BEACON'	HARD FESCUE 'BEACON'	10%		
FESTUCA OVINA VAR. DURIUSCULA 'RHINO'	HARD FESCUE 'RHINO'	5%		
FESTUCA OVINA VAR. GLAUCA (F. ARVERNENSIS) (F. GLAUCA), 'BLUE RAY'	BLUE FESCUE 'BLUE RAY'	5%		
POA PRATENSIS 'ARGYLE'	KENTUCKY BLUEGRASS 'ARGYLE'	5%		
POA PRATENSIS 'SHAMROCK'	KENTUCKY BLUEGRASS 'SHAMROCK'	5%		
AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE	3%		

NOTES:

GRASS SEED MIXES ARE COMPRISED OF GRASSES THAT ARE NATIVE AND/OR INDIGENOUS TO THE AREA AND/OR CONSIDERED FAVORABLE FOR WILDLIFE HABITAT AND SUSTAINABLE GROWTH. ADDITIONALLY, THE SOLAR FARM SEED MIX WAS DEVELOPED ESPECIALLY FOR THE USE OF WARM AND COOL SEASON NATIVE GRASS PLANTINGS AROUND SOLAR ARRAY FIELDS AND SHALL BE UTILIZED ACCORDINGLY. THE WARM AND COOL SEASON GRASSES WILL MINIMIZE EROSION CONCERNS BY PROVIDING A CONSISTENT GROUNDCOVER THROUGHOUT THE YEAR AND MATURE OUT TO A HEIGHT OF APPROXIMATELY 2 1/2 FEET HIGH MINIMIZING MOWING AND SHADING CONCERNS AS WELL.

THE SEED MIX ABOVE IS A SPECIFICALLY DEVELOPED MIX HOWEVER, POLLINATOR-FRIENDLY SPECIES SUCH AS RED AND WHITE CLOVER (TRIFOLIUM PRATENSE AND TRIFOLIUM REPENS - RESPECTIVELY) WILL ALSO BE ADDED TO THIS MIX TO ENSURE THAT POLLINATOR SPECIES ARE AVAILABLE THROUGHOUT THE SOLAR ARRAY FIELDS WITHOUT INCREASING CONCERNS FOR EROSION, MOWING, AND/OR SHADING OF THE ARRAYS.

FLOWERING HERBACEOUS LAYER/NORTHEAST NATIVE POLLINATOR SEED MIXES

NORTHEAST NATIVE WILDFLOWER & GRASS MIX				
BOTANICAL NAME	COMMON NAME	MIX CONCENTRATION	RATE (LBS/ACRE)	RATE (LBS/1000 FT²)
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	40%	20	0.46
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	23.40%		
COSMOS BIPINNATUS	COSMOS	7.30%		
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	3.50%		
ECHINACEA PURPUREA	PURPLE CONEFLOWER	3.50%		
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	3%		
SORGHASTRUM NUTANS	INDIANGRASS	2.50%		
LUPINUS POLYPHYLLUS	BIGLEAF LUPINE	2.20%		
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	2%		
DELPHINIUM AJACIS	ROCKET LARKSPUR	2%		
RUDBECKIA HIRTA	BLACKEYED SUSAN	2%		
GAILLARDIA ARISTATA	BLANKET FLOWER	1.50%		
SENNA HEBECARPA	WILD SENNA	1%		
PENSTEMON DIGITALIS	TALL WHITE BEARDTONGUE	1%		
PAPAVER RHOEAS	SHIRLEY MIX (CORN POPPY, SHIRLEY MIX)	0.60%		
ANDROPOGON GERARDII	BIG BLUESTEM	0.50%		
ELYMUS CANADENSIS	CANADA WILDRYE	0.50%		
COREOPSIS TINCTORIA	PLAINS COREOPSIS	0.50%		
LIATRIS SPICATA	BLAZING STAR	0.40%		
ASCLEPIAS SYRIACA	COMMON MILKWEED	0.40%		
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	0.40%		
ZIZIA AUREA	GOLDEN ALEXANDERS	0.30%		
ASCLEPIAS INCARNATA	SWAMP MILKWEED	0.30%		
MONARDA FISTULOSA	WILD BERGAMONT	0.20%		
PENSTEMON LAEVIGATUS	APPALACHIAN BEARDTONGUE	0.20%		
SENNA MARILANDICA	MARYLAND SENNA	0.20%		
SOLIDAGO NEMORALIS	GRAY GOLDENROD	0.10%		
TRADESCANTIA OHIENSIS	OHIO SPIDERWORT	0.10%		
ASTER LAEVIS	SMOOTH BLUE ASTER	0.10%		
ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER	0.10%		
ASTER PRENANTHOIDES	ZIGZAG ASTER	0.10%		
HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	0.10%		

NOTES:

NATIVE POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE AN EXCELLENT WILDLIFE FOOD AND SHELTER THAT WILL ATTRACT A VARIETY OF POLLINATORS AND SONGBIRDS. THE NATIVE WILDFLOWERS AND GRASSES IN THIS MIX PROVIDE AN ATTRACTIVE DISPLAY OF COLOR FROM SPRING TO FALL. POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE NECTAR AND FOOD SOURCES FOR A VARIETY OF POLLINATORS AND LARVA. THESE MIXES ARE COMPRISED OF A FAIRLY EVEN MIX OF NATIVE AND/OR INDIGENOUS WILDFLOWERS AND GRASSES.

THE POLLINATOR SEED MIX IS INTENDED TO BE SOWN EVERYWHERE ELSE POSSIBLE WITHIN THE PROJECT SITE - IN AREAS WHERE MOWING IS NOT NECESSARY AND THE POLLINATOR-FRIENDLY PLANT SPECIES ARE ABLE TO GROW TO THEIR NATURALLY OCCURING HEIGHTS AND DEVELOP FLOWER. AREAS WITHIN THE PROJECT SITE THAT MAY BE CONSIDERED TO SOW THIS SEED MIX ARE IN DESIGNATED PLANTING STRIPS OUTSIDE OF THE SOLAR ARRAY FIELD, OTHER AREAS AROUND THE OUTER PERIMETER OF THE VEGETATIVE PLANTING BUFFER, AND IN AREAS WHERE THE FENCING MAY HAVE ODD ANGLES CREATING PLANTING "POCKETS" FOR THE POLLINATOR-FRIENDLY PLANTINGS.

1430 Broadway
Suite 1604
New York, NY 10018
Phone: 212 221 7822

TRC Project No: 398683.0000.0000

Changing Visions of Energy

Revisions:

No.	Date:

Drawn by: MJR
Design by: MJR
Checked by: MJR

CVE NORTH AMERICA, INC.
CORTLANDT MILL SOLAR FARM
0 MILL COURT
CORTLANDT, NEW YORK 10520
4.7 MW GROUND MOUNT SOLAR SYSTEM

Contract No: 360551
Scale: AS NOTED
Date: MARCH 2021
Sheet: BIODIVERSITY ENHANCEMENT FEATURES
Drawing No: L-102

EXHIBIT U

TRC

1430 Broadway, 10th Floor
New York, NY 10018

T 212.221.7822
TRCcompanies.com

June 21, 2021

Carson Weinand
CVE North America
109 West 27th Street, 8th Floor
New York, New York 10001

RE: Cortlandt Mill Solar Farm - Cortlandt Mill Westchester County, New York
Revised Visual Assessment Report

Dear Mr. Weinand:

On behalf of CVE North America (CVE), TRC Engineers, Inc. (TRC) conducted a visual assessment for the proposed solar facility off Red Mill Road Cortlandt, New York (the Project Site). TRC original Visual Assessment Report was submitted to the Planning Board in June 2020. A revised visual assessment was issued in March of 2021. Based on the Planning Board's comments made during the site visit on June 6, 2021, CVE has revised the site plan and landscaping plan with the goal to further minimize views of the Project from the residences to the north. Specifically, CVE has revised the fence line in the northwest corner to maintain a wider vegetative buffer. CVE revised the landscaping to include additional evergreen trees along the northwest and northeast sections. In addition to those additional plantings, CVE propose to plant 50 to 60 evergreen trees strategically located in the wooded area to the north to further screen views from the homes at the end of Mill Court and residences to the north of the Project.

An update to the revised visual assessment is attached. In order to demonstrate the impact on potential views of the Project, TRC generated new photo-simulations from three locations.

The attached Revised Visual Assessment Report address the visual impacts at 13 locations including the additional 6 requested by the Town and revisions to the Project layout. The report includes:

- A viewshed analysis for a radius of 2 miles around the Project Site;
- A graphical visual resource inventory of sensitive receptors within 2 miles of the Project Site;
- A summary of field photography from several vantage points around the Project; and
- Photo-simulations with renderings of proposed conditions.

Please contact Laura Lefebvre at 512-745-0649 or via email at llefebvre@trccompanies.com if you have any questions or require additional information.

Sincerely,

Laura Lefebvre, PE
Senior Project Manager

Steven Meersma, PE
Principal Engineer

Attachments: Visual Assessment Report

Revised Visual Assessment Report

Cortlandt Mill Solar Farm

Cortlandt Mill
Westchester County, New York

Prepared For:

CVE North America
Changing Visions of Energy

Prepared By:

TRC
1430 Broadway, 10th Floor
New York, New York 10018

June 2021

TABLE OF CONTENTS

LIST OF FIGURES

APPENDIX

1.0 INTRODUCTION

On behalf of CVE North America (CVE), TRC Engineers, Inc. (TRC) has prepared the following visual assessment report for the Cortland Mill Solar Farm located in Westchester County, New York (the Project). The Project will develop approximately 16 acres of a 43.1-acre parcel of vacant land (Project Site) into a 5.0-megawatt community solar generating facility (SGF). The Project Site is located south of Red Mill Road in the Town of Cortlandt, Westchester County, New York. The Project will consist of installation of an array photovoltaic (PV) panels, electrical equipment including energy storage system units, inverters, transformers, security fencing, and an access drive. The Project also includes landscaping plantings of evergreen and deciduous trees and shrubs along the north, south, and westerns sides of the Project to screen views of solar panels.

The following sections provide a viewshed analysis of the Project, a visual resource inventory, and field photography and visual simulations from observation points.

1.1 Revisions for June 2021

Based on the Planning Board's comments made during the site visit on June 6, 2021, CVE has revised the site plan and landscaping plan with the goal to further minimize views of the Project from the residences to the north. Specifically, CVE has revised the fence line in the northwest corner to maintain wider vegetative buffer. CVE revised the landscaping to include additional evergreen trees along the northwest and northeast sections. In addition to the planting, CVE propose to plant 50 to 60 evergreen trees strategically located in the wooded area to the north to further screen views from the homes at the end of Mill Court Circle.

In order to demonstrate the impact on potential views of the Project, TRC generated new photo simulations from three locations: Photo Locations: 7, 8, and 12 (see section 4.0 below). Both the original and revised figures for these three locations are included to show the improvement in the effectiveness of the visual buffers.

There are no revisions for the viewshed analysis and visual resource inventory (Sections 2.0 and 3.0) from the March 2021 submittal.

2.0 VIEWSHED ANALYSIS

TRC conducted a viewshed analysis within a 2-mile radius of the Project Site. A viewshed analysis is a geographic information system (GIS) analytical technique that determines locations from where Project features may be visible. The results of the viewshed analysis are combined with location information from other sensitive sites such as schools, parks, historical sites, and public gathering places to analyze potential visual impacts of the Project.

2.1 Viewshed Methodology

Environmental Systems Research Institute, Inc. (ESRI) Spatial Analyst GIS software was used to develop a viewshed for the Project. Position and typical height (x, y, and z data) representing the solar panels and other elevated components of the Project are combined with local terrain and vegetation data to create a model. Terrain and vegetation data is based on 2009 Light Detection and Ranging (LiDAR) data. The area surrounding the Project is broken up into "cells" and the software determines if there is a clear line of sight between each cell and the Project or whether terrain or vegetation would block the line of sight.

2.2 Assumptions and Limitations

The following lists the assumptions and limitations within the viewshed model:

1. Solar panels were modeled with a height of 7 feet, 9 inches above the ground and the fence was modeled with a height of 8.5 feet.

2. The model does not account for the limitations of human vision at greater distances or atmospheric conditions that may cause reduced visibility. Additionally, at increasing distances away from Project features, they will appear smaller and less detailed and will have a reduced visual impact even if shown as visible in the model.

3. The viewshed can only indicate whether there is a possibility of viewing the Project from a vantage point. It does not specify the how much of the Project may visible. The existing trees and buildings in the area provide visual impediments for all, or the lower portion, of the facility.

4. The viewshed model assumes that any vegetation is opaque and therefore represents a leaf-on condition. During leaf-off conditions or where ground level vegetation is sparse, visibility may be possible where the model did not indicate.

5. The model was developed with the assumption that a viewer would not see the Project if standing amongst tree groups.

6. Due to the large size of the Project and many panel locations, it was not feasible to model every individual structure for the viewshed analysis, as such perimeter and high feature points were used for conducting the viewshed analysis.

2.3 Viewshed Analysis Results

Figure 1 presents the viewshed analysis resulting from the computer modeling described above. The model considers all areas within a 2-mile radius of the Project subject to the assumptions and limitations described in Section 2.2, above. Areas where the elements of the Project are potentially visible have been highlighted in red.

Due to terrain, buildings, and vegetation, the Project has limited potential visibility within the 2-mile study area. The viewshed analysis indicates an area of potential visibility in the following locations:

- Directly north of the Project Site near the end of Mill Court;
- To the northwest of the Project Site on Piano Mountain;
- To the northwest of the Project Site near Tanglewylde Road, west of Lake Peekskill; and
- On the west slope of Jones Hill between Lake Mohegan and Mohegan Highlands Park.

3.0 VISUAL RESOURCE INVENTORY

TRC researched and compiled an inventory of visual resources located within 2 miles of the Project. The list of visual resources is based on the guidance provided in the New York State Department of Environmental Conservation's (NYSDEC) policy on *Assessing and Mitigating Visual Impacts* issued in July 2000, including state parks, local parks, scenic byways, and historic sites. Figure 2 shows mapped locations of the points of interest, preliminary visual resource inventory and viewshed analysis.

In addition, the inventory also includes additional points of interests not specifically listed in the NYSDEC policy such as schools, hospitals, churches, and other places of public gathering in order to provide a more complete picture of areas where the public's view may be affected by the Project. A list of sites on the visual resource inventory is provided as Appendix A.

4.0 SITE PHOTOGRAPHY AND VISUAL SIMULATIONS

TRC conducted field surveys during leaf-on and leaf-off conditions, May 2020 and March 2021, respectively, to acquire photographs to confirm the results of the viewshed analysis and collect images for photo-simulations.

Photographs were taken from publicly accessible locations within the 2-mile study area, including five taken during leaf-on conditions in May 2020 and eight taken during leaf-off conditions in February 2021. The photograph locations are shown on Figure 3. The viewpoints analyzed include the locations recommended by the Town of Cortlandt Director of Transportation including: 57 Cardoza Avenue, Amherst Road, 143 Red Mill Road, 155 Red Mill Road, 9 Mill Court, and 10 Mill Court which are all adjacent to the proposed Project, in addition to other locations selected by CVE.

The photographs were obtained to create visual simulations of the proposed Project, including the proposed robust landscaping plan after five years. As the plantings mature, they will provide additional visual barrier with maximum opaqueness at eye-level reached in leaf-on conditions at approximately seven to ten years, depending on the species and assuming ideal growing conditions.

4.1 Methodology

TRC obtained site photographs with a Canon EOS Rebel T6 digital camera with the focal length set to 28.8 millimeters (mm). Coordinates of the camera and objects used for reference (signs, building, corners, trees, light posts, etc.) for use in the visual simulations were recorded using a sub-meter Global Positioning System (GPS) unit.

To create the visual simulations, TRC used 3DS Max software to position a 3-dimensional (3D) model of the Project into the digital images. TRC created the 3D model of the Project based on preliminary site plans for the Project including the proposed landscaping plan after five years of growth. The software uses terrain data and position data for the Project, the camera, and objects seen in the field of view to render an image showing how the Project may appear once constructed from the vantage point where a photograph was taken.

4.2 Discussion of View Point Photographs and Simulations

Below is a summary of the viewpoint photographs and results of the photo-simulations.

Photo Location 1 (leaf-on conditions, Red Mill Road)

Photo Location 1 is approximately 1,155 feet northeast of the Project on Red Mill Road and looks southeast towards the short pull in that provides access to the Project's utility meter box from Red Mill Road. Figure 4a shows existing conditions and Figure 4b depicts proposed conditions, at five years. The short pull in and trees and shrubs planted as part of the landscaping plan for the Project are visible. No other Project components are visible under the proposed conditions.

Photo Location 2 (leaf-on conditions, end of Mill Court)

Photo Location 2 is approximately 356 feet to the north of the Project, near the end of Mill Court. The photo looks south towards the access drive to the Project. Figure 5a shows existing conditions with leaves on. Figure 5b shows the proposed conditions, at five years. The access drive and trees/shrubs that will planted as part of the landscaping plan are visible under the proposed conditions, but no views of other Project components are anticipated.

Photo Location 3 (leaf-on conditions, Mountain View Road)

Photo Location 3 is approximately 509 feet to the east of the Project on Mountain View Road and looks west. The existing view from Photo Location 3 is depicted on Figure 6. Based on the viewshed analysis and ground observations, no views of the Project are anticipated from this location.

Photo Location 4 (leaf-on conditions, Amherst Road)

Photo Location 4 is located approximately 704 feet to the southeast of the Project in a residential neighborhood on Amherst Road. The existing leaf on view from Photo Location 4 is shown on

Figure 7a and proposed conditions are depicted in Figure 7b, at five years. Under the proposed conditions, there is an area of decreased tree density under the proposed conditions, but no Project components are visible.

Photo Location 5 (leaf-on conditions, Lexington Avenue)

Photo Location 5 is located approximately 455 feet to the south of the Project on Lexington Avenue from a vantage point slightly elevated above the Project Site. The existing conditions for Photo Location 5 are shown on Figure 8. Based on viewshed analysis and observations in the field, no views of the Project are anticipated from this vantage point.

Photo Location 6 (leaf-off conditions, Red Mill Road)

Photo Location 6 is located in a residential neighborhood approximately 705 feet to the north of the Project on Red Mill Road during leaf-off conditions. Figure 9 depicts the existing conditions at Photo Location 6. Based on the viewshed analysis and field observations, no views of the Project are anticipated from this vantage point.

Photo Location 7 (leaf-off conditions, end of Mill Court)

Photo Location 7 is located approximately 305 feet to the north of the Project, near the end of Mill Court. Figure 10a shows existing, leaf-off conditions and Figure 10b depicts proposed conditions at five years. Views of the fence line and some panels are possible during leaf-off conditions from this location. Figure 10c shows the proposed conditions for revisions based on comments from the Planning Board; additional plantings further obscure the Project so that no significant views of the panels are anticipated and the fence is not as visible compared to the conditions presented in Figure 10b.

Photo Location 8 (leaf-off conditions, end of Mill Court)

Photo Location 8 is approximately 356 feet to the north of the Project, near the end of Mill Court. The photograph faces south and was taken during leaf-off conditions. Figure 11a shows existing conditions for Photo Location 8 and Figure 11b depicts proposed conditions at five years. The fence and some solar panels are visible during these leaf-off conditions. Figure 11c shows the proposed conditions for revisions based on comments from the Planning Board; additional plantings further obscure the Project so that no significant views of the panels are anticipated and the fence is not as visible compared to the conditions presented in Figure 11b.

Photo Location 9 (leaf-off conditions, Red Mill Road)

Photo Location 6 is located on Red Mill Road approximately 871 feet to the north of the Project during leaf-off conditions. Figure 12 depicts the existing conditions at Photo Location 9. Based on the viewshed analysis and field observations, no views of the Project are anticipated from this vantage point.

Photo Location 10 (leaf-off conditions, Cordoza Avenue)

Photo Location 10 is located on Cordoza Avenue approximately 513 feet to the south of the Project during leaf-off conditions. Figure 13a shows existing conditions and Figure 13b shows proposed conditions, at five years. The fence line and trees planted as part of the landscaping plan are visible. Some of the solar panels may be visible through the fence during leaf-off conditions.

Photo Location 11 (leaf-off conditions, Amherst Road

Photo Location 11 is located approximately 81 feet southeast of the Project Site on Amherst Road. Figure 14a shows existing, leaf-off conditions and Figure 14b shows proposed conditions, at five years. The fence and solar panels are potentially visible during leaf-off conditions.

Photo Location 12 (leaf-off conditions, Red Mill Road)

Photo Location 12 is located on Red Mill Road approximately 95 feet north of the western end of the Project, looking south. Figure 15a shows existing, leaf-off conditions and Figure 15b shows proposed conditions at five years. The fence, landscape plantings, and the back side of some solar panels are partially visible during leaf-off conditions. Figure 15c shows the proposed conditions for revisions based on comments from the Planning Board; additional plantings further obscure the Project so that no significant views of the panels are anticipated and the fence is not as visible compared to the conditions presented in Figure 15b.

Photo Location 13 (leaf-off conditions, Red Mill Road)

Photo Location 13 is on Red Mill Road approximately 190 feet to the west of the Project looking east. Figure 16a shows the existing, leaf-off conditions and Figure 16b depicts proposed conditions at five years. The fence, landscape plantings, and the back side of some solar panels are partially visible during leaf-off conditions.

5.0 CONCLUSIONS

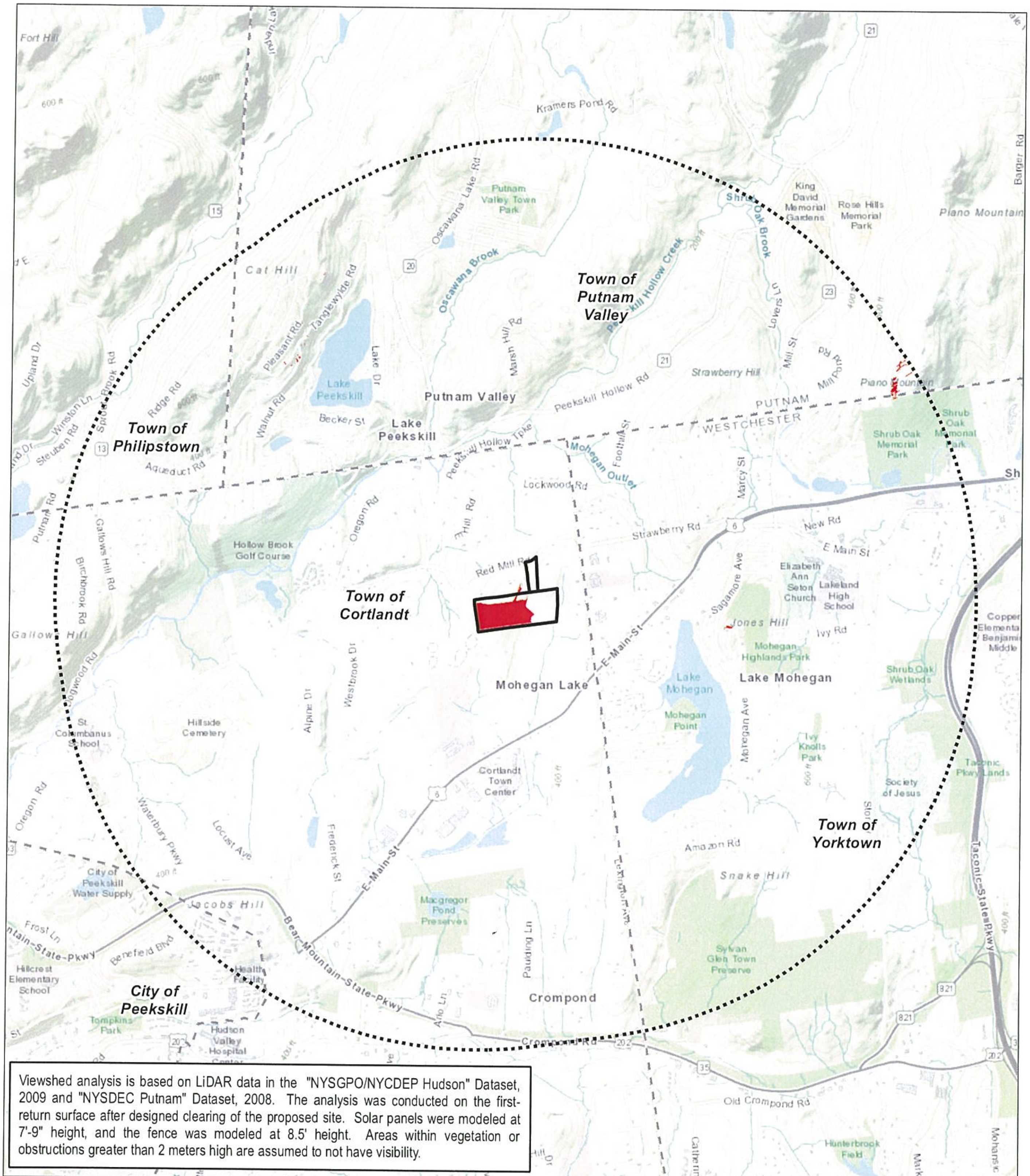
Based on a viewshed analysis, photo-simulations, and field reconnaissance:

- Due to terrain, buildings, and vegetation the Project has limited potential visibility within the 2-mile study area.
- In general, the Project will have limited visibility along public roads and surrounding residential areas under leaf-on conditions.
- During leaf-of conditions, there may be limited views of Project from viewpoints adjacent to the Project, but the proposed landscaping will soften and mitigate views of the Project's components. As the plantings mature, they will provide additional visual barrier with

maximum opaqueness at eye-level reached in leaf-on conditions at approximately seven to ten years, depending on the species.

- Based on viewshed analysis and field observations, no views of the Project are anticipated for Photo Locations 3, 5, 6, and 9.
- A decrease in tree density is visible in the proposed conditions in Photo Location 4.
- Proposed views from Photo Locations 1 and 2 will include views of access drive and plantings proposed in the landscaping plan.
- Based on comments from the Planning Board during the June 6, 2021 site visit the landscaping plan was revised to further obscure the Project. Additional photo-simulations from Photo Locations 7, 8, and 12 demonstrate the effectiveness of the revision in further obscuring the Project.

Figures


Fort Hill
Kramers Pond Rd
Putnam Valley Town Park
Oscawana Lake Rd
King David Memorial Gardens
Rose Hills Memorial Park
Shrub Oak Brook
Piano Mountain
Barger Rd
Cat Hill
Oscawana Brook
Town of Putnam Valley
Peekskill Hollow Creek
Tanglewylde Rd
Pleasant Rd
Lake Peekskill
Lake Dr
Marsh Hill Rd
Upland Dr
Strawberry Hill
Mill St
Lovers Ln
Putnam Valley
Peekskill Hollow Rd
Ridge Rd
Spruce Brook Rd
Winston Ln
Steuben Rd
Walnut Rd
Becker St
Lake Peekskill
Town of Philipstown
Aqueduct Rd
PUTNAM
WESTCHESTER
Shrub Oak Memorial Park
Peekskill Hollow Tpke
Mohegan Outlet
Foothill St
Lockwood Rd
Marcy St
Putnam Rd
Gallows Hill Rd
Oregon Rd
Hollow Brook Golf Course
Strawberry Rd
New Rd
E Main St
Birchbrook Rd
Red Mill Rd
Town of Cortlandt
Elizabeth Ann Seton Church
Lakeland High School
Sagamore Ave
Gallows Hill
Jones Hill
Ivy Rd
Dogwood Rd
Westbrook Dr
E-Main-St
Mohegan Highlands Park
Lake Mohegan
Shrub Oak Wetlands
Mohegan Lake
Lake Mohegan
Mohegan Point
St. Columbanus School
Hillside Cemetery
Alpine Dr
Mohegan Ave
Ivy Knolls Park
Cortlandt Town Center
Taconic Pkwy Lands
Society of Jesus
Oregon Rd
Waterbury Pkwy
Locust Ave
Frederick St
Town of Yorktown
Amazon Rd
City of Peekskill Water Supply
Snake Hill
Lexington Ave
Jacobs Hill
Macgregor Pond Preserves
Taconic-State-Pkwy
Frost Ln
Bear-Mountain-State-Pkwy
Benefield Blvd
Pauding Ln
Sylvan Glen Town Preserve
Hillcrest Elementary School
City of Peekskill
Crompond
Tompkins Park
Hudson Valley Hospital Center
Crompond Rd
Old Crompond Rd
Hunterbrook Field

Viewshed analysis is based on LiDAR data in the "NYSGPO/NYCDEP Hudson" Dataset, 2009 and "NYSDEC Putnam" Dataset, 2008. The analysis was conducted on the first-return surface after designed clearing of the proposed site. Solar panels were modeled at 7'-9" height, and the fence was modeled at 8.5' height. Areas within vegetation or obstructions greater than 2 meters high are assumed to not have visibility.

LEGEND

Project Parcel

Preliminary 2 Mile Visual Study Area

VIEWSHED ANALYSIS RESULTS

LIKELY NOT VISIBLE

POTENTIALLY VISIBLE

N

0 0.5 1 Miles

Data: NYS GIS Program Office, GNIS
Base Map: ESRI World Topography Map

TRC

TRC Engineers, Inc.
1430 Broadway, 10th Floor
New York, New York 10018

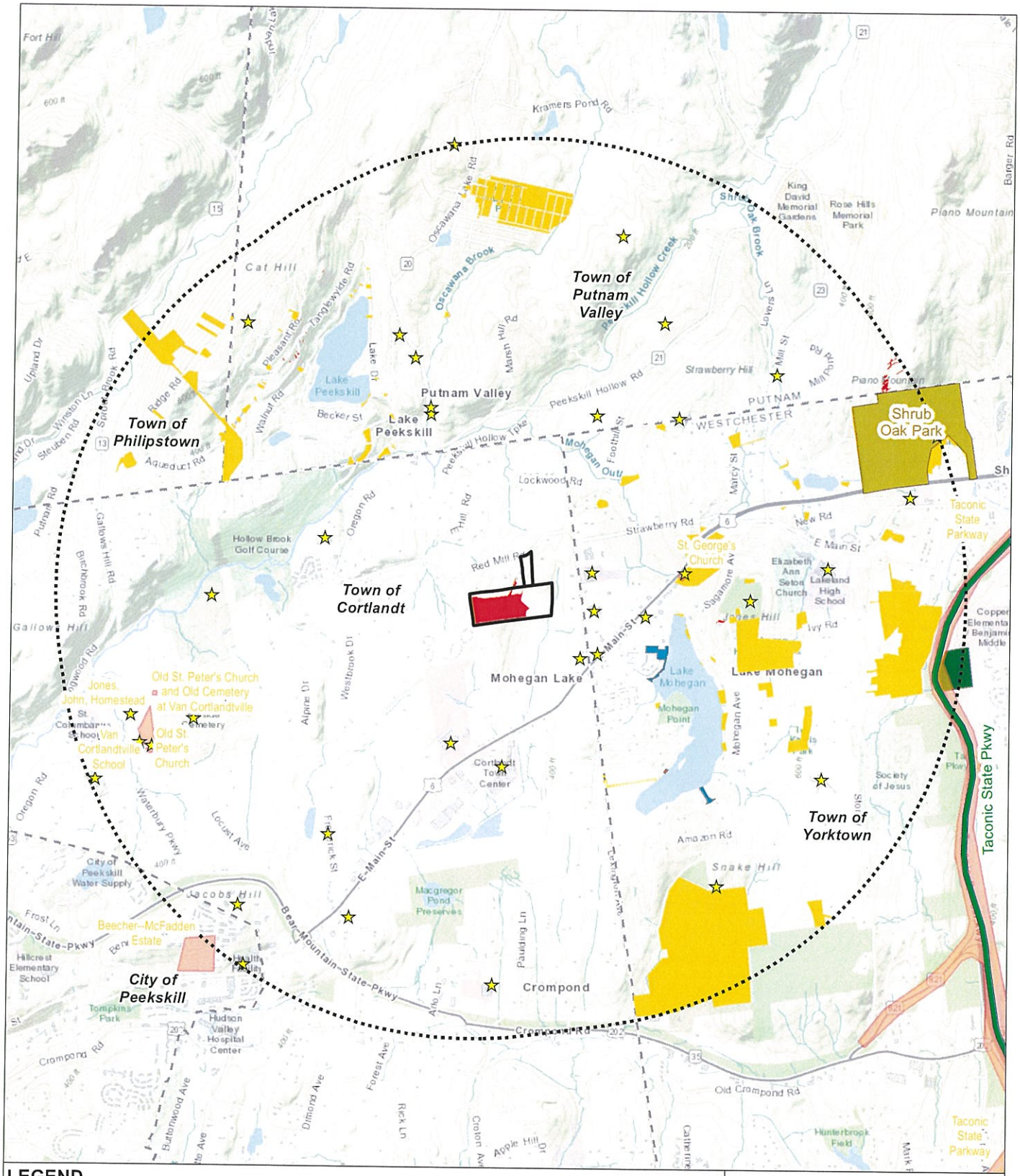
VIEWSHED ANALYSIS

CORTLANDT MILL SOLAR

TOWN OF CORTLANDT, NY

FIGURE 1	MARCH 2021

S:\1-PROJECTS\CVE_NA\360551_Mill_Court_Cortland\9-VISUAL\Figure 1_Preliminary_VS_Map_2021-03-01.mxd



LEGEND

- Project Parcel
- Preliminary 2 Mile Visual Study Area
- Mapped Point of Interest
- Scenic Byways
- National Register of Historic Places
- Parks

Data: NYS GIS Program Office, GNIS
Base Map: ESRI World Topography Map

NY PAD

- Local
- NGO
- Private
- State

VIEWSHED ANALYSIS RESULTS

- LIKELY NOT VISIBLE
- POTENTIALLY VISIBLE

N

0 0.5 1 Miles

TRC Engineers, Inc.
1430 Broadway, 10th Floor
New York, New York 10018

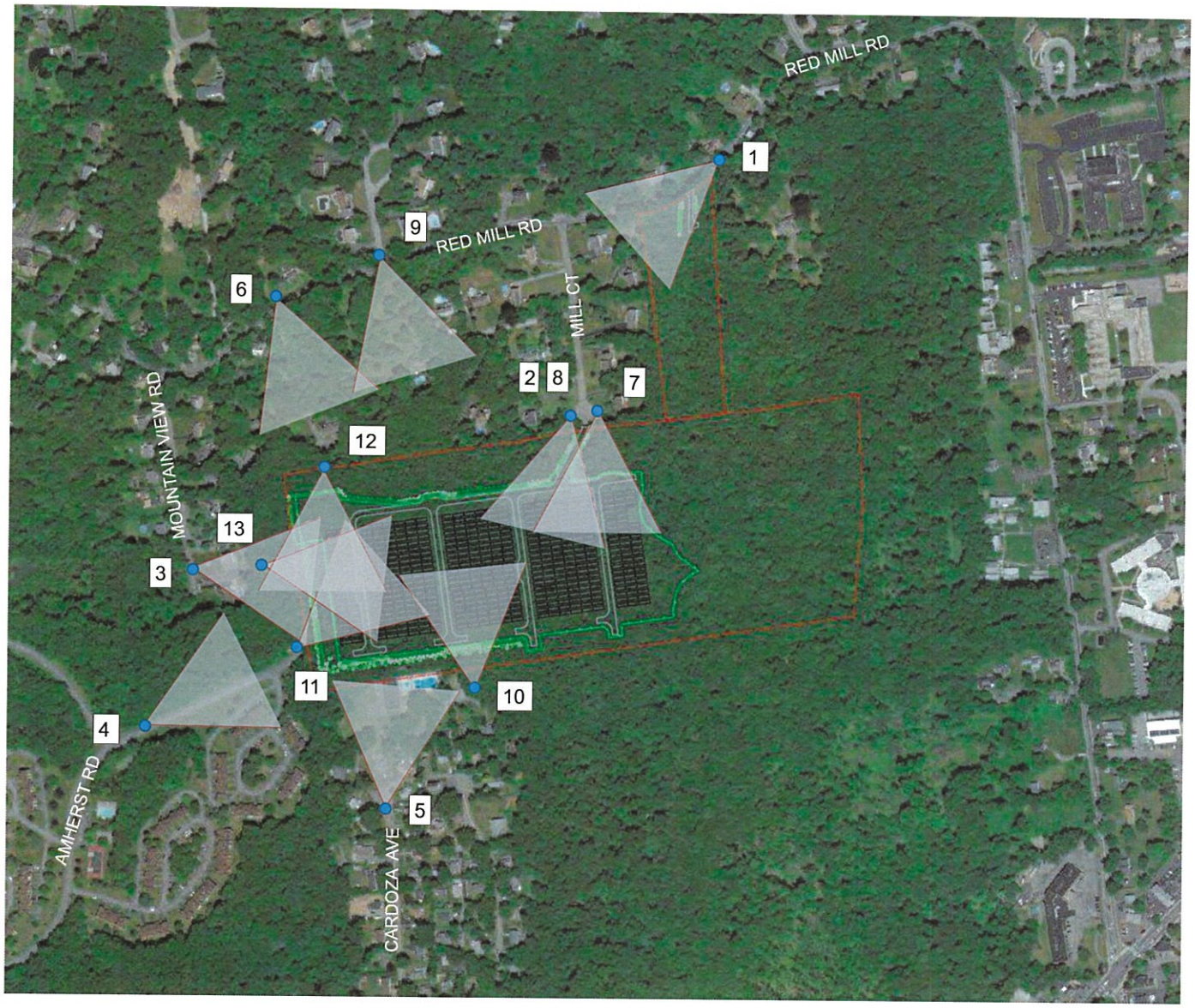
PRELIMINARY VISUAL RESOURCE INVENTORY AND VIEWSHED ANALYSIS

CORTLANDT MILL SOLAR

TOWN OF CORTLANDT, NY

FIGURE 2	MARCH 2021

S:\1-PROJECTS\CVE_NA\360551_Mill_Court_Cortland\9-VISUAL\Figure 2_Preliminary_VRI_VS_Map_2021-03-01.mxd



LEGEND

1 PHOTO LOCATION AND NUMBER

DIRECTION OF PHOTO

N
W E
S

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 3. PHOTO LOCATION MAP

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666571 E
NY East State Plane Feet	908736 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	373 ft msl
Distance to Project	1155 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/11:34 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 4a: PHOTO LOCATION 1: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666571 E
NY East State Plane Feet	908736 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	373 ft msl
Distance to Project	1155 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/11:34 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 4b: PHOTO LOCATION 1: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666114 E
NY East State Plane Feet	907924 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	417 ft msl
Distance to Project	356 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/11:11 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 5a: PHOTO LOCATION 2: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666114 E
NY East State Plane Feet	907924 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	417 ft msl
Distance to Project	356 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/11:11 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 5b: PHOTO LOCATION 2: PROPOSED CONDITIONS AT 5 YEARS

TRC

UNDER PROPOSED CONDITIONS, PROJECT NOT LIKELY VISIBLE FROM THIS LOCATION BASED ON VIEWSHED ANALYSIS AND GROUND OBSERVATIONS

VIEWPOINT LOCATION MAP

TECHNICAL INFORMATION

Viewpoint Coordinates in	664668 E
NY East State Plane Feet	907278 N
Viewpoint Location	Mountain View Rd
Viewer Eye Elevation	350 ft msl
Distance to Project	509 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/1:31 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 6: PHOTO LOCATION 3: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	664598 E
NY East State Plane Feet	906674 N
Viewpoint Location	Amherst Rd
Viewer Eye Elevation	412 ft msl
Distance to Project	704 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/1:14 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 7a: PHOTO LOCATION 4: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	664598 E
NY East State Plane Feet	906674 N
Viewpoint Location	Amherst Rd
Viewer Eye Elevation	412 ft msl
Distance to Project	704 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/1:14 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 7b: PHOTO LOCATION 4: PROPOSED CONDITIONS AT 5 YEARS

TRC

UNDER PROPOSED CONDITIONS, PROJECT NOT LIKELY VISIBLE FROM THIS LOCATION BASED ON VIEWSHED ANALYSIS AND GROUND OBSERVATIONS

VIEWPOINT LOCATION MAP

TECHNICAL INFORMATION

Viewpoint Coordinates in	665405 E
NY East State Plane Feet	906397 N
Viewpoint Location	Cardonza Ave
Viewer Eye Elevation	598 ft msl
Distance to Project	455 feet
Camera Model	Canon EOS Rebel T7i
Lens Setting	48 mm
Date/Time	5-21-2020/1:52 pm

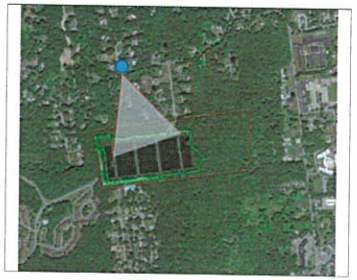
CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 8: PHOTO LOCATION 5: EXISTING CONDITIONS

TRC

UNDER PROPOSED CONDITIONS, PROJECT NOT LIKELY VISIBLE FROM THIS LOCATION BASED ON VIEWSHED ANALYSIS AND GROUND OBSERVATIONS

VIEWPOINT LOCATION MAP



TECHNICAL INFORMATION

Viewpoint Coordinates in	664983 E
NY East State Plane Feet	908182 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	325 ft msl
Distance to Project	705 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/2:52 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 9. PHOTO LOCATION 6: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in NY East State Plane Feet	666199 E 907904 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	414 ft msl
Distance to Project	305 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:29 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 10a. PHOTO LOCATION 7: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666199 E
NY East State Plane Feet	907904 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	414 ft msl
Distance to Project	305 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:29 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 10b. PHOTO LOCATION 7: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666199 E
NY East State Plane Feet	907904 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	414 ft msl
Distance to Project	305 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:29 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 10c. PHOTO LOCATION 7: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666042 E
NY East State Plane Feet	907895 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	417 ft msl
Distance to Project	356 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:23 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 11a. PHOTO LOCATION 8: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	666042 E
NY East State Plane Feet	907895 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	417 ft msl
Distance to Project	356 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:23 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 11b. PHOTO LOCATION 8: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in NY East State Plane Feet	666042 E 907895 N
Viewpoint Location	Mill Ct
Viewer Eye Elevation	417 ft msl
Distance to Project	356 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/1:23 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 11c. PHOTO LOCATION 8: PROPOSED CONDITIONS AT 5 YEARS

TRC

UNDER PROPOSED CONDITIONS, PROJECT NOT LIKELY VISIBLE FROM THIS LOCATION BASED ON VIEWSHED ANALYSIS AND GROUND OBSERVATIONS

VIEWPOINT LOCATION MAP

TECHNICAL INFORMATION

Viewpoint Coordinates in	665360 E
NY East State Plane Feet	908346 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	345 ft msl
Distance to Project	871 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/2:44 pm

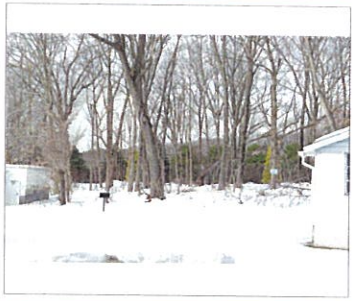
CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 12. PHOTO LOCATION 9: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS



TECHNICAL INFORMATION

Viewpoint Coordinates in	665689 E
NY East State Plane Feet	906794 N
Viewpoint Location	Cardoza Ave
Viewer Eye Elevation	486 ft msl
Distance to Project	513 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/3:29 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 13a. PHOTO LOCATION 10: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

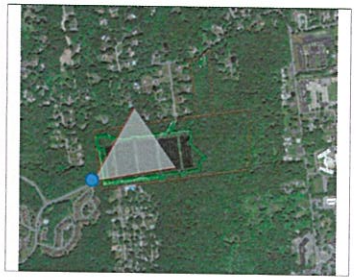
Viewpoint Coordinates in	665689 E
NY East State Plane Feet	906794 N
Viewpoint Location	Cardoza Ave
Viewer Eye Elevation	486 ft msl
Distance to Project	513 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/3:29 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 13b. PHOTO LOCATION 10: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	665099 E
NY East State Plane Feet	906937 N
Viewpoint Location	Amherst Rd
Viewer Eye Elevation	455 ft msl
Distance to Project	81 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/3:13 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 14a. PHOTO LOCATION 11: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	665099 E
NY East State Plane Feet	906937 N
Viewpoint Location	Amherst Rd
Viewer Eye Elevation	455 ft msl
Distance to Project	81 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	2-17-2021/3:13 pm

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 14b. PHOTO LOCATION 11: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	665189 E
NY East State Plane Feet	907630 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	392 ft msl
Distance to Project	95 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	3-08-2021/11:24 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 15a. PHOTO LOCATION 12: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	665189 E
NY East State Plane Feet	907630 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	392 ft msl
Distance to Project	95 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	3-08-2021/11:24 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 15b. PHOTO LOCATION 12: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	665189 E
NY East State Plane Feet	907630 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	392 ft msl
Distance to Project	95 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	3-08-2021/11:24 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 15c. PHOTO LOCATION 12: PROPOSED CONDITIONS AT 5 YEARS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	664931 E
NY East State Plane Feet	907279 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	410 ft msl
Distance to Project	190 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	3-08-2021/11:35 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 16a. PHOTO LOCATION 13: EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	664931 E
NY East State Plane Feet	907279 N
Viewpoint Location	Red Mill Rd
Viewer Eye Elevation	410 ft msl
Distance to Project	190 ft
Camera Model	Canon EOS Rebel T7i
Lens Setting	50 mm
Date/Time	3-08-2021/11:35 am

CVE NORTH AMERICA
CORTLANDT MILL SOLAR FARM
VISUAL SIMULATION
MARCH 2021

FIGURE 16b. PHOTO LOCATION 13: PROPOSED CONDITIONS AT 5 YEARS

TRC

Appendix A

Visual Resource Inventory

Visual Resource Inventory
(2-Mile Radius)

Visual Resource	Type of Resource	Approximate Distance From Project Site (Miles)
George Washington Elementary School	School	0.2
North Westchester Restorative Therapy and Nursing Center	Building	0.2
Mohegan Park Adult Care Facility	Building	0.2
Mohegan Volunteer Fire Association Station 1	Building	0.3
Saint Marys Episcopal Church	Church	0.5
Lakeland School	School	0.6
St. George's Church	NRHP Area	0.6
Saint Georges Church	Church	0.6
Westchester Mall Shopping Center	Locale	0.7
Putnam Valley Middle School	School	0.7
Hollowbrook Drive-In (historical)	Locale	0.8
Putnam Valley Free Library	Building	0.8
Jones Hill	Summit	1.0
Strawberry Hill	Summit	1.0
North American Martyrs Chapel	Church	1.1
Assumption Cemetery	Cemetery	1.2
Saint Lukes Lutheran Church	Church	1.2
Roe Park	Park	1.2
Hollow Brook Golf Course	Locale	1.2
YCW Camp	Locale	1.3
Lakeland Senior High School	School	1.3
Hillside Cemetery	Cemetery	1.4
Saint Ambrose of Milan Orthodox Church	Church	1.5
Loyola Seminary	School	1.5
Calvary Memorial Church	Church	1.5
Snake Hill	Summit	1.5
Jones, John, Homestead	NRHP Area	1.6
CYO Camp	Locale	1.6
Old St. Peter's Church and Old Cemetery at Van Cortlandtville	NRHP Area	1.6

Visual Resource Inventory (2-Mile Radius)		
Visual Resource	**Type of Resource**	**Approximate Distance From Project Site (Miles)**
Old St. Peter's Church	NRHP Area	1.6
Van Cortlandtville School	NRHP Area	1.7
Locust Avenue School	School	1.7
Cat Hill	Summit	1.7
Van Cortlandtville Church	Church	1.7
Hebrew Cemetery	Cemetery	1.7
Lincoln Titus Elementary School	School	1.7
Jacobs Hill	Summit	1.8
John C Hart Memorial Library	Building	1.8
Taconic State Parkway	NRHP Area	1.8
Saint Columbanus School	School	1.9
Taconic State Pkwy	Scenic Byway	1.9
Beecher--McFadden Estate	NRHP Area	2.0
Cortlandt Town Hall	Building	2.0
West Ledge Rehabilitation and Nursing Center	Building	2.0
Shrub Oak Memorial Park	Park	2.0
Putnam Valley Elementary School	School	2.0

EXHIBIT V

not alter the hydrologic or hydraulic characteristics of the Project Site; therefore, negative impacts to downstream areas are not anticipated.

2.2 FEAF D.2.j. Traffic

During construction, there will be a modest, temporary traffic increase due to commuting construction workers and deliveries of equipment and supplies. Table 1 (below) provides an estimate of vehicle trips during the construction period. During operations, vehicle trips to the Project will be limited to approximately one to two trips per month for routine maintenance; which includes vegetation management, inspection of project components, and repairs to equipment. Regular maintenance and inspection trips to the Project will be conducted as necessary and will account for approximately one to two vehicle trips per month. Day-to-day operations of the Project will be monitored remotely during normal operations; therefore, no daily vehicle trips will result from the operation of the Project.

Table 1. Estimated Vehicles During Construction Activities

Approximate Period	Construction Activity	Estimated Increase in Vehicle Trips
Month 1	Mobilization, Site Clearing, Erosion Control, and Initial Access Drive Improvements	• 8 – 10 personal vehicles per day, • 3 – 6 contractor vehicles per day, • 1 – 2 material delivery (tractor-trailer trucks) per day, • 1 – 2 equipment delivery (30-foot bed, box trucks, dump trucks, concrete trucks) per week, and • 6 – 8 hauling trucks per day removing timber and organic material from the Site.
Months 2 – 5	Fence, Solar Array, Energy Storage Installation, and Final Access Road Improvements	• 20 – 30 personal vehicles per day, • 6 – 8 contractor vehicles per day, • 3 – 4 material deliveries (tractor-trailer truck) per day, and • 1 – 2 equipment delivery (30-foot bed, box trucks, dump trucks, concrete trucks) per day. • 10 – 12 hauling trucks per month for delivery of ~ 740 cubic yards of fill material (*524 cubic yard in-place measure)*
Month 6	Commissioning and Demobilization	• 6 – 8 personal vehicles per day, • 3 – 6 contractor vehicles per day, and • Approximately 1 equipment removal (tractor-trailer truck) per week.