EXHIBIT I

DECOMMISSIONING PLANS

NSF KIRKWOOD - SITE 1 - DECOMMISSIONING PLAN

SYNOPSIS

- SOLAR SYSTEM LIFESPAN
- COST OF DECOMMISSIONING
- ENSURING FUNDS FOR DECOMMISSIONING
- DESCRIPTION OF SITE RESTORATION

SOLAR SYSTEM LIFESPAN

Owner of Sites located at 149 Quilty Hill Road, Kirkwood, NY 13795 (the "Project"), to be subdivided, is responsible for decommissioning the Project. Community Distributed Generation ("CDG") solar fields are designed for a minimum expected operational life of 25 years but may operate for 40 years or more.

As the solar field approaches the end of its operational life, it is expected that technological advances will make more efficient and cost-effective solar arrays that will economically drive the replacement of the existing solar arrays.

The decommissioning plan provides financial assurance that there will be sufficient funds available for decommissioning and site restoration when the solar arrays have reached the end of their useful life. Salvage values are not included within the decommissioning cost estimates.

COST OF DECOMMISSIONING*

	Task	Estimated Cost
1	Remove Modules	$ 6,429.52
2	Remove Rack Wiring	$ 3,214.76
3	Dismantle Racks	$ 5,072.61
4	Remove and Load Electrical Equipment	$ 504.61
5	Break Up Concrete Pads	$ 1,359.86
6	Load Racks	$ 10,214.28
7	Remove Electrical Wiring	$ 14,018.33
8	Remove Foundation Screws	$ 5,469.65
9	Remove Fencing	$ 26,114.90
10	Remove Utility Poles	$ 9,000.00
11	Seed Disturbed Areas	$ 37,635.84
12	Truck to Transfer Station	$ 8,052.56
	Cost: Labor and Equipment to Decommission	**$ 127,086.96**

**Please refer to the Decommissioning Estimate for an analysis of the methodology used to project the cost of decommissioning.*

ENSURING FUNDS FOR DECOMMISSIONING

At the start of physical construction of the Project following issuance of a building permit from the Town, funds will be reserved by the Project owner for decommissioning and site restoration in the form of a Decommissioning Bond. The Decommissioning Bond will be for an amount equal to [120%] of the projected cost of decommissioning set forth in both the Decommissioning Plan and the Decommissioning Estimate.

The Decommissioning Bond will remain in place for as long as the Project remains in commercial operation, provided, however, to the extent available as liquid funds, the Decommissioning Bond may be used to offset the costs of the decommissioning. Please refer to the Decommissioning Agreement for specific details.

DESCRIPTION OF SITE RESTORATION

Decommissioning and restoration activities will adhere to the requirements of appropriate governing authorities, and will be in accordance with applicable federal, state, and local permits.

The decommissioning and restoration process comprise removal of above-ground structures; grading, to the extent necessary; restoration of topsoil (if needed) and seeding.

The process of removing structures involves evaluating and categorizing all components and materials into categories of recondition and reuse, salvage, recycling, and disposal. The above-ground structures and below-ground structures are collectively referred to herein as the "Project Components."

Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Project. Control features will be regularly inspected during the decommissioning phase and removed at the end at the process.

Removal of Electrical Components, Racks & Rack Wiring

Control cabinets, electronic components, and internal cables will be removed. The panels, racks and inverters will be lowered to the ground where they may be transported whole for reconditioning and reuse or disassembled/cut into more easily transportable sections for salvageable, recyclable, or disposable components.

PV Module Dismantling & Panel Removal

Solar photovoltaic modules used in the Project are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered hazardous waste.

The panels used in the Project will contain silicon, glass, and aluminum which have value for recycling. Modules will be dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site approved recycler.

Breakup and Remove Concrete Pads or Ballast

Pads will be excavated to a depth sufficient to remove all anchor bolts, rebar, conduits, cable, and concrete to a depth of 24 inches below grade. The remaining excavation will be filled with clear sub-grade material of quality comparable to the immediate surrounding area. The sub-grade material will be compacted to a density similar to surrounding subgrade material.

All unexcavated areas compacted by equipment used in decommissioning shall be de-compacted in a manner to adequately restore the topsoil and sub-grade material to the proper density consistent and compatible with the surrounding area.

Concrete slabs used as equipment pads will be broken and removed to a depth of two feet below grade. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site.

Electrical Cable Removal

Electric wire made from copper or aluminum has value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the area of the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved recycling facility.

Fencing and Racking Removal

All racking and fencing material will be broken down into manageable units and removed from facility and sent to an approved recycler. All racking posts driven into the ground will be pulled and removed.

Grading and Road Removal

During decommissioning, the processed stone access roads will be maintained for access and future use.

Seed Disturbed Areas

Following decommissioning activities, the sub-grade material and topsoil from affected areas may need to be de-compacted and restored to a density and depth consistent with the surrounding areas. If the subsequent use for the Project site will involve agriculture, a deep till of the Project site may be undertaken.

The affected areas will be inspected, thoroughly cleaned, and all construction-related debris removed. Disturbed areas will be reseeded to promote re-vegetation of the area unless the area is to be immediately redeveloped.

In all areas, restoration shall include, as reasonably required, leveling, terracing, mulching, and other necessary steps to prevent soil erosion, to ensure establishment of suitable grasses and forbs, and to control noxious weeds and pests.

Areas disturbed during the decommissioning phase will be seeded with a drought-tolerant grass seed mix appropriate for the area unless such areas are being immediately redeveloped for other uses.

NSF KIRKWOOD - SITE 1 - DECOMMISSIONING ESTIMATE

This Decommissioning Estimate has been prepared in order to predict the cost associated with removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as the cost of trucking and equipment. All material will be removed from the site, including any concrete foundations, which will be broken up at the site and hauled to the nearest transfer station.

The following values were used in this Decommissioning Estimate:

SYSTEM SPECIFICATIONS	
Number of Modules	13,780
Number of Racks	272
Number of Inverters	2
Number of Transformers	2
Number of Batteries	-
Electrical Wiring Length (ft)	10,000
Number of Foundation Screws/Posts	1,087
Length of Perimeter Fence	5,434
Number of Power Poles	6
Access Road Material Volume (YD)	75
Total Disturbed Area (SF)	627,264
Total Fence Weight (lbs)	3,804
Total Racking Weight (lbs)	231,026
Total Foundation Screw Weight (lbs)	43,487

EQUIPMENT & MATERIAL REMOVAL RATES	
Module Removal Rate (min/module)	0.50
Rack Wiring Removal Rate (min/module)	0.25
Racking Dismantling Rate (min/rack)	20.00
Inverter Removal Rate (hr/unit)	0.50
Transformer Removal Rate (hr/unit)	1.00
Battery Removal Rate (hr/unit)	1.00
Rack Loading Rate (min/rack)	10.00
Electrical Wiring Removal Rate (min/LF)	0.50
Screw Removal Rate (screws/day)	600.00
Fence Removal Rate (min/LF)	1.00
Days Req'd to Break up Concrete Pads	1.00
Days Req'd w/ Rough Grader	1.00
Days Req'd w/ Fine Grader	2.00
Total Truckloads Req'd	31.00
Round Trip Distance to Trans. Station	39.00
Round Trip Time to Trans. Station	2.00

LABOR AND EQUIPMENT COSTS	
Labor Rate ($/hr)	$55.99
Operator Rate ($/hr)	$72.12
Bobcat Cost ($/hr)	$96.10
Front End Loader ($/hr)	$797.63
Excavator Cost ($/hr)	$1,287.74
Trucking Cost ($/hr)	$120.13
Backhoe Cost ($/hr)	$96.10
Power Pole Removal Cost ($/pole)	$1,500.00
Grader Cost ($/day)	$1,249.30
Gravel Export Cost ($/YD)	$8.00
Loam Import Cost ($/YD)	$20.00
Seeding Cost ($/SF)	$0.06
Fuel Cost ($/mile)	$0.50

[redacted]

LABOR, MATERIAL AND EQUIPMENT COSTS:

1.) REMOVE MODULES

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs to unclamp the module and reach over and slide the module out of the track.

Module Removal Rate x Total Number of Solar Modules x Labor Rate = Module Removal Cost

Total = $6,429.52

2.) REMOVE RACK WIRING

The solar modules are plugged together in the same manner as most electronics. The string wires are in a tray. A laborer only needs to unplug the module, reach into the array and remove the strands of wire.

Wire Removal Rate x Total Number of Solar Modules x Labor Rate = Rack Wiring Removal Cost

Total = $3,214.76

3.) DISMANTLE RACKS

The racking is supported by ground screw foundations. The racking will be disconnected from the foundation and removed seperately.

Number of Racks x Rack Dismantling Rate x Labor Rate = Rack Dismantling Cost

Total = $5,072.61

4.) REMOVE AND LOAD ELECTRICAL EQUIPMENT

Inverters, batteries and transformers are all considered electrical equipment.

(Number of Inverters x Inverter Removal Rate)+(Number of Transformers x Transformer Removal Rate)+(Number of Batteries x Battery Removal Rate) x (Labor Rate + Bobcat Cost) = Cost to Remove and Load Eletrical Equipment

Total = $504.66

5.) BREAK UP CONCRETE PADS

Concrete slabs used as equipment pads will be broken and removed to a depth of two feet below grade. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site.

Days Required to Break Up Concrete Pads x (Excavator Cost + Operator Rate) = Cost to Break Up Concrete Pads

Total = $1,359.86

6.) LOAD RACKS

Once the racks have been dismantled, they will be loaded onto trucks for removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading.

Number of Racks x Rack Loading Rate x (Operator Rate x Front End Loader Cost x Trucking Cost) = Rack Loading Cost

Total = $10,214.28

7.) REMOVE ELECTRICAL WIRING

Electrical wiring will be removed from all underground conduits.

Electrical Wiring Length x Electrical Wiring Removal Rate x (Operator Rate + Backhoe Cost) = Electrical Wiring Removal Cost

Total = $14,018.33

8.) REMOVE FOUNDATION SCREWS

The racking is supported by ground screw foundations. The racking will be disconnected from the

Number of Foundation Screws / Screw Removal Rate x (Operator Rate + Excavator Cost) = Foundation Screws Removal Cost

Total = $5,469.65

9.) REMOVE FENCING

Fencing posts, fabric, and foundations will be loaded into a truck and removed from the site. Trucking costs included in this line item are for the removal process.

Length of Perimeter Fence x Fence Removal Rate (Operator Rate + Bobcat Cost + Trucking Cost) = Fence Removal Cost

Total = $26,114.90

10.) REMOVE UTILITY POLES

Power poles will be removed and shipped off site.

Number of Power Poles x Power Pole Removal Cost = Utility Pole Removal Cost

Total = $9,000.00

11.) SEED DISTURBED AREAS

Seeding cost includes time and materials for reseeding all disturbed areas.

Total Disturbed Area x Seeding Cost = Cost to Seed Disturbed Areas

Total = $37,635.84

12.) TRUCK TO TRANSFER STATION

Inverters, batteries and transformers are all considered electrical equipment.

(Total Truckloads Required x Round Trip Distance to Transfer Station x Fuel Cost) + (Total Truckloads Required x Roundtrip Time to Transfer Station x Trucking Cost) = Cost to Truck to Transfer Station

Total = $8,052.56

SUMMARY OF DECOMMISSIONING COSTS

The costs below are the current estimated costs to decommission a 5 MW (AC) Solar Facility, based on guidance from NYSERDA and estimates from the New York solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, etc.) are not factored into the below costs.

LINE ITEM	TASK	COST
1	REMOVE MODULES	$6,429.52
2	REMOVE RACK WIRING	$3,214.76
3	DISMANTLE RACKS	$5,072.61
4	REMOVE AND LOAD ELECTRICAL EQUIP.	$504.66
5	BREAK UP CONCRETE PADS	$1,359.86
6	LOAD RACKS	$10,214.28
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8	REMOVE FOUNDATION SCREWS	$5,469.65
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11	SEED DISTURBED AREAS	$37,635.84
12	TRUCK TO TRANSFER STATION	$8,052.56
	TOTAL =	**$127,086.96**

NSF KIRKWOOD - SITE 2 - DECOMMISSIONING PLAN

SYNOPSIS

- SOLAR SYSTEM LIFESPAN
- COST OF DECOMMISSIONING
- ENSURING FUNDS FOR DECOMMISSIONING
- DESCRIPTION OF SITE RESTORATION

SOLAR SYSTEM LIFESPAN

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All racking and fencing material will be broken down into manageable units and removed from facility and sent to an approved recycler. All racking posts driven into the ground will be pulled and removed.

Grading and Road Removal

During decommissioning, the processed stone access roads will be maintained for access and future use.

Seed Disturbed Areas

Following decommissioning activities, the sub-grade material and topsoil from affected areas may need to be de-compacted and restored to a density and depth consistent with the surrounding areas. If the subsequent use for the Project site will involve agriculture, a deep till of the Project site may be undertaken.

The affected areas will be inspected, thoroughly cleaned, and all construction-related debris removed. Disturbed areas will be reseeded to promote re-vegetation of the area unless the area is to be immediately redeveloped.

In all areas, restoration shall include, as reasonably required, leveling, terracing, mulching, and other necessary steps to prevent soil erosion, to ensure establishment of suitable grasses and forbs, and to control noxious weeds and pests.

Areas disturbed during the decommissioning phase will be seeded with a drought-tolerant grass seed mix appropriate for the area unless such areas are being immediately redeveloped for other uses.

NSF KIRKWOOD - SITE 2 - DECOMMISSIONING ESTIMATE

This Decommissioning Estimate has been prepared in order to predict the cost associated with removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as the cost of trucking and equipment. All material will be removed from the site, including any concrete foundations, which will be broken up at the site and hauled to the nearest transfer station.

The following values were used in this Decommissioning Estimate:

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Number of Racks	272
Number of Inverters	2
Number of Transformers	2
Number of Batteries	-
Electrical Wiring Length (ft)	10,000
Number of Foundation Screws/Posts	1,087
Length of Perimeter Fence	5,434
Number of Power Poles	6
Access Road Material Volume (YD)	75
Total Disturbed Area (SF)	627,264
Total Fence Weight (lbs)	3,804
Total Racking Weight (lbs)	231,026
Total Foundation Screw Weight (lbs)	43,487

LABOR AND EQUIPMENT COSTS	
Labor Rate ($/hr)	$55.99
Operator Rate ($/hr)	$72.12
Bobcat Cost ($/hr)	$96.10
Front End Loader ($/hr)	$797.63
Excavator Cost ($/hr)	$1,287.74
Trucking Cost ($/hr)	$120.13
Backhoe Cost ($/hr)	$96.10
Power Pole Removal Cost ($/pole)	$1,500.00
Grader Cost ($/day)	$1,249.30
Gravel Export Cost ($/YD)	$8.00
Loam Import Cost ($/YD)	$20.00
Seeding Cost ($/SF)	$0.06
Fuel Cost ($/mile)	$0.50

EQUIPMENT & MATERIAL REMOVAL RATES	
Module Removal Rate (min/module)	0.50
Rack Wiring Removal Rate (min/module)	0.25
Racking Dismantling Rate (min/rack)	20.00
Inverter Removal Rate (hr/unit)	0.50
Transformer Removal Rate (hr/unit)	1.00
Battery Removal Rate (hr/unit)	1.00
Rack Loading Rate (min/rack)	10.00
Electrical Wiring Removal Rate (min/LF)	0.50
Screw Removal Rate (screws/day)	600.00
Fence Removal Rate (min/LF)	1.00
Days Req'd to Break up Concrete Pads	1.00
Days Req'd w/ Rough Grader	1.00
Days Req'd w/ Fine Grader	2.00
Total Truckloads Req'd	31.00
Round Trip Distance to Trans. Station	39.00
Round Trip Time to Trans. Station	2.00

[redacted]

LABOR, MATERIAL AND EQUIPMENT COSTS:

1.) REMOVE MODULES

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs to unclamp the module and reach over and slide the module out of the track.

Module Removal Rate x Total Number of Solar Modules x Labor Rate = Module Removal Cost

Total = $6,429.52

2.) REMOVE RACK WIRING

The solar modules are plugged together in the same manner as most electronics. The string wires are in a tray. A laborer only needs to unplug the module, reach into the array and remove the strands of wire.

Wire Removal Rate x Total Number of Solar Modules x Labor Rate = Rack Wiring Removal Cost

Total = $3,214.76

3.) DISMANTLE RACKS

The racking is supported by ground screw foundations. The racking will be disconnected from the foundation and removed seperately.

Number of Racks x Rack Dismantling Rate x Labor Rate = Rack Dismantling Cost

Total = $5,072.61

4.) REMOVE AND LOAD ELECTRICAL EQUIPMENT

Inverters, batteries and transformers are all considered electrical equipment.

(Number of Inverters x Inverter Removal Rate)+(Number of Transformers x Transformer Removal Rate)+(Number of Batteries x Battery Removal Rate) x (Labor Rate + Bobcat Cost) = Cost to Remove and Load Eletrical Equipment

Total = $504.66

5.) BREAK UP CONCRETE PADS

Concrete slabs used as equipment pads will be broken and removed to a depth of two feet below grade. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site.

Days Required to Break Up Concrete Pads x (Excavator Cost + Operator Rate) = Cost to Break Up Concrete Pads

Total = $1,359.86

6.) LOAD RACKS

Once the racks have been dismantled, they will be loaded onto trucks for removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading.

Number of Racks x Rack Loading Rate x (Operator Rate x Front End Loader Cost x Trucking Cost) = Rack Loading Cost

Total = $10,214.28

7.) REMOVE ELECTRICAL WIRING

Electrical wiring will be removed from all underground conduits.

Electrical Wiring Length x Electrical Wiring Removal Rate x (Operator Rate + Backhoe Cost) = Electrical Wiring Removal Cost

Total = $14,018.33

8.) REMOVE FOUNDATION SCREWS

The racking is supported by ground screw foundations. The racking will be disconnected from the

Number of Foundation Screws / Screw Removal Rate x (Operator Rate + Excavator Cost) = Foundation Screws Removal Cost

Total = $5,469.65

9.) REMOVE FENCING

Fencing posts, fabric, and foundations will be loaded into a truck and removed from the site. Trucking costs included in this line item are for the removal process.

Length of Perimeter Fence x Fence Removal Rate (Operator Rate + Bobcat Cost + Trucking Cost) = Fence Removal Cost

Total = $26,114.90

10.) REMOVE UTILITY POLES

Power poles will be removed and shipped off site.

Number of Power Poles x Power Pole Removal Cost = Utility Pole Removal Cost

Total = $9,000.00

11.) SEED DISTURBED AREAS

Seeding cost includes time and materials for reseeding all disturbed areas.

Total Disturbed Area x Seeding Cost = Cost to Seed Disturbed Areas

Total = $37,635.84

12.) TRUCK TO TRANSFER STATION

Inverters, batteries and transformers are all considered electrical equipment.

(Total Truckloads Required x Round Trip Distance to Transfer Station x Fuel Cost) + (Total Truckloads Required x Roundtrip Time to Transfer Station x Trucking Cost) = Cost to Truck to Transfer Station

Total = $8,052.56

SUMMARY OF DECOMMISSIONING COSTS

The costs below are the current estimated costs to decommission a 5 MW (AC) Solar Facility, based on guidance from NYSERDA and estimates from the New York solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, etc.) are not factored into the below costs.

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8	REMOVE FOUNDATION SCREWS	$5,469.65
9	REMOVE FENCING	$26,114.90
10	REMOVE UTILITY POLES	$9,000.00
11	SEED DISTURBED AREAS	$37,635.84
12	TRUCK TO TRANSFER STATION	$8,052.56
	TOTAL =	**$127,086.96**

NSF KIRKWOOD - SITE 3 - DECOMMISSIONING PLAN

SYNOPSIS

- SOLAR SYSTEM LIFESPAN
- COST OF DECOMMISSIONING
- ENSURING FUNDS FOR DECOMMISSIONING
- DESCRIPTION OF SITE RESTORATION

SOLAR SYSTEM LIFESPAN

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	Cost: Labor and Equipment to Decommission	**$ 127,086.96**

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Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Project. Control features will be regularly inspected during the decommissioning phase and removed at the end at the process.

Removal of Electrical Components, Racks & Rack Wiring

Control cabinets, electronic components, and internal cables will be removed. The panels, racks and inverters will be lowered to the ground where they may be transported whole for reconditioning and reuse or disassembled/cut into more easily transportable sections for salvageable, recyclable, or disposable components.

PV Module Dismantling & Panel Removal

Solar photovoltaic modules used in the Project are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered hazardous waste.

The panels used in the Project will contain silicon, glass, and aluminum which have value for recycling. Modules will be dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site approved recycler.

Breakup and Remove Concrete Pads or Ballast

Pads will be excavated to a depth sufficient to remove all anchor bolts, rebar, conduits, cable, and concrete to a depth of 24 inches below grade. The remaining excavation will be filled with clear sub-grade material of quality comparable to the immediate surrounding area. The sub-grade material will be compacted to a density similar to surrounding subgrade material.

All unexcavated areas compacted by equipment used in decommissioning shall be de-compacted in a manner to adequately restore the topsoil and sub-grade material to the proper density consistent and compatible with the surrounding area.

Concrete slabs used as equipment pads will be broken and removed to a depth of two feet below grade. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site.

Electrical Cable Removal

Electric wire made from copper or aluminum has value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the area of the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved recycling facility.

Fencing and Racking Removal

All racking and fencing material will be broken down into manageable units and removed from facility and sent to an approved recycler. All racking posts driven into the ground will be pulled and removed.

Grading and Road Removal

During decommissioning, the processed stone access roads will be maintained for access and future use.

Seed Disturbed Areas

Following decommissioning activities, the sub-grade material and topsoil from affected areas may need to be de-compacted and restored to a density and depth consistent with the surrounding areas. If the subsequent use for the Project site will involve agriculture, a deep till of the Project site may be undertaken.

The affected areas will be inspected, thoroughly cleaned, and all construction-related debris removed. Disturbed areas will be reseeded to promote re-vegetation of the area unless the area is to be immediately redeveloped.

In all areas, restoration shall include, as reasonably required, leveling, terracing, mulching, and other necessary steps to prevent soil erosion, to ensure establishment of suitable grasses and forbs, and to control noxious weeds and pests.

Areas disturbed during the decommissioning phase will be seeded with a drought-tolerant grass seed mix appropriate for the area unless such areas are being immediately redeveloped for other uses.

NSF KIRKWOOD - SITE 3 - DECOMMISSIONING ESTIMATE

This Decommissioning Estimate has been prepared in order to predict the cost associated with removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as the cost of trucking and equipment. All material will be removed from the site, including any concrete foundations, which will be broken up at the site and hauled to the nearest transfer station.

The following values were used in this Decommissioning Estimate:

SYSTEM SPECIFICATIONS	
Number of Modules	13,780
Number of Racks	272
Number of Inverters	2
Number of Transformers	2
Number of Batteries	-
Electrical Wiring Length (ft)	10,000
Number of Foundation Screws/Posts	1,087
Length of Perimeter Fence	5,434
Number of Power Poles	6
Access Road Material Volume (YD)	75
Total Disturbed Area (SF)	627,264
Total Fence Weight (lbs)	3,804
Total Racking Weight (lbs)	231,026
Total Foundation Screw Weight (lbs)	43,487

LABOR AND EQUIPMENT COSTS	
Labor Rate ($/hr)	$55.99
Operator Rate ($/hr)	$72.12
Bobcat Cost ($/hr)	$96.10
Front End Loader ($/hr)	$797.63
Excavator Cost ($/hr)	$1,287.74
Trucking Cost ($/hr)	$120.13
Backhoe Cost ($/hr)	$96.10
Power Pole Removal Cost ($/pole)	$1,500.00
Grader Cost ($/day)	$1,249.30
Gravel Export Cost ($/YD)	$8.00
Loam Import Cost ($/YD)	$20.00
Seeding Cost ($/SF)	$0.06
Fuel Cost ($/mile)	$0.50

EQUIPMENT & MATERIAL REMOVAL RATES	
Module Removal Rate (min/module)	0.50
Rack Wiring Removal Rate (min/module)	0.25
Racking Dismantling Rate (min/rack)	20.00
Inverter Removal Rate (hr/unit)	0.50
Transformer Removal Rate (hr/unit)	1.00
Battery Removal Rate (hr/unit)	1.00
Rack Loading Rate (min/rack)	10.00
Electrical Wiring Removal Rate (min/LF)	0.50
Screw Removal Rate (screws/day)	600.00
Fence Removal Rate (min/LF)	1.00
Days Req'd to Break up Concrete Pads	1.00
Days Req'd w/ Rough Grader	1.00
Days Req'd w/ Fine Grader	2.00
Total Truckloads Req'd	31.00
Round Trip Distance to Trans. Station	39.00
Round Trip Time to Trans. Station	2.00

[redacted]

LABOR, MATERIAL AND EQUIPMENT COSTS:

1.) REMOVE MODULES

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs to unclamp the module and reach over and slide the module out of the track.

Module Removal Rate x Total Number of Solar Modules x Labor Rate = Module Removal Cost

Total = $6,429.52

2.) REMOVE RACK WIRING

The solar modules are plugged together in the same manner as most electronics. The string wires are in a tray. A laborer only needs to unplug the module, reach into the array and remove the strands of wire.

Wire Removal Rate x Total Number of Solar Modules x Labor Rate = Rack Wiring Removal Cost

Total = $3,214.76

3.) DISMANTLE RACKS

The racking is supported by ground screw foundations. The racking will be disconnected from the foundation and removed seperately.

Number of Racks x Rack Dismantling Rate x Labor Rate = Rack Dismantling Cost

Total = $5,072.61

4.) REMOVE AND LOAD ELECTRICAL EQUIPMENT

Inverters, batteries and transformers are all considered electrical equipment.

(Number of Inverters x Inverter Removal Rate)+(Number of Transformers x Transformer Removal Rate)+(Number of Batteries x Battery Removal Rate) x (Labor Rate + Bobcat Cost) = Cost to Remove and Load Eletrical Equipment

Total = $504.66

5.) BREAK UP CONCRETE PADS

Concrete slabs used as equipment pads will be broken and removed to a depth of two feet below grade. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site.

Days Required to Break Up Concrete Pads x (Excavator Cost + Operator Rate) = Cost to Break Up Concrete Pads

Total = $1,359.86

6.) LOAD RACKS

Once the racks have been dismantled, they will be loaded onto trucks for removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading.

Number of Racks x Rack Loading Rate x (Operator Rate x Front End Loader Cost x Trucking Cost) = Rack Loading Cost

Total = $10,214.28

7.) REMOVE ELECTRICAL WIRING

Electrical wiring will be removed from all underground conduits.

Electrical Wiring Length x Electrical Wiring Removal Rate x (Operator Rate + Backhoe Cost) = Electrical Wiring Removal Cost

Total = $14,018.33

8.) REMOVE FOUNDATION SCREWS

The racking is supported by ground screw foundations. The racking will be disconnected from the

Number of Foundation Screws / Screw Removal Rate x (Operator Rate + Excavator Cost) = Foundation Screws Removal Cost

Total = $5,469.65

9.) REMOVE FENCING

Fencing posts, fabric, and foundations will be loaded into a truck and removed from the site. Trucking costs included in this line item are for the removal process.

Length of Perimeter Fence x Fence Removal Rate (Operator Rate + Bobcat Cost + Trucking Cost) = Fence Removal Cost

Total = $26,114.90

10.) REMOVE UTILITY POLES

Power poles will be removed and shipped off site.

Number of Power Poles x Power Pole Removal Cost = Utility Pole Removal Cost

Total = $9,000.00

11.) SEED DISTURBED AREAS

Seeding cost includes time and materials for reseeding all disturbed areas.

Total Disturbed Area x Seeding Cost = Cost to Seed Disturbed Areas

Total = $37,635.84

12.) TRUCK TO TRANSFER STATION

Inverters, batteries and transformers are all considered electrical equipment.

(Total Truckloads Required x Round Trip Distance to Transfer Station x Fuel Cost) + (Total Truckloads Required x Roundtrip Time to Transfer Station x Trucking Cost) = Cost to Truck to Transfer Station

Total = $8,052.56

SUMMARY OF DECOMMISSIONING COSTS

The costs below are the current estimated costs to decommission a 5 MW (AC) Solar Facility, based on guidance from NYSERDA and estimates from the New York solar market. The salvage values of valuable recyclable materials (aluminum, steel, copper, etc.) are not factored into the below costs.

LINE ITEM	TASK	COST
1	REMOVE MODULES	$6,429.52
2	REMOVE RACK WIRING	$3,214.76
3	DISMANTLE RACKS	$5,072.61
4	REMOVE AND LOAD ELECTRICAL EQUIP.	$504.66
5	BREAK UP CONCRETE PADS	$1,359.86
6	LOAD RACKS	$10,214.28
7	REMOVE ELECTRICAL WIRING	$14,018.33
8	REMOVE FOUNDATION SCREWS	$5,469.65
9	REMOVE FENCING	$26,114.90
10	REMOVE UTILITY POLES	$9,000.00
11	SEED DISTURBED AREAS	$37,635.84
12	TRUCK TO TRANSFER STATION	$8,052.56
	TOTAL =	**$127,086.96**

EXHIBIT J

FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NSF Kirkwood (NSF Kirkwood Site 1, LLC; NSF Kirkwood Site 2, LLC; NSF Kirkwood Site 3, LLC; and Quilty Hill Road, LLC)		
Project Location (describe, and attach a general location map): 149 Quilty Hill Road & 165 Foley Road, Kirkwood, NY 13795 (Tax IDs 147.00.-1-2.2; 147.00-1-7.11; and 147.00-1-2.11)		
Brief Description of Proposed Action (include purpose or need): Norbut Solar Farms proposes to construct a 15 MWac solar facility consisting of three nominally distinct but contiguous sites. The proposal also includes subdivision and a lot combination. The site currently consists of agricultural fields and wooded areas. Improvements include an impervious gravel road, perimeter fencing, stormwater management features, and the solar panels with supporting electrical equipment. Wooded areas will be cleared as necessary for construction of the solar field areas, construction of the access drive and the utility connections. All areas within the site will be seeded utilizing a vegetative mixture intended for use with the solar farm projects. PV panels will be mounted on racking systems and the solar facility will be connected to the electrical grid. The Project will deliver clean, emission-free renewable energy to the adjacent high voltage electrical grid.		
Name of Applicant/Sponsor: Norbut Solar Farms, LLC	Telephone: (585) 504-2200 E-Mail:	
Address: 1241 University Ave		
City/PO: Rochester	State: NY	Zip Code: 14607
Project Contact (if not same as sponsor; give name and title/role): Steve Saunders, Developer & Associate Counsel	Telephone: (585) 446-3218 E-Mail: ssaunders@norbutsolarfarms.com	
Address: 1241 University Ave		
City/PO: Rochester	State: NY	Zip Code: 14607
Property Owner (if not same as sponsor): Robert D & Verna C Main (147.00-1-2.11) & Celia Bean (147.00.-1-2.2 & 147.00-1-7.11)	Telephone: E-Mail:	
Address: 149 Quilty Hill Road & 165 Foley Road		
City/PO: Kirkwood	State: NY	Zip Code: 13795

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Special Use Permit, Site Plan Approval, Subdivision Approval, UG utility waiver	2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Broome County Planning (239-m) and Broome County IDA	2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit; SHPO - Determination of No-Impact; NYSERDA	2025
h. Federal agencies ☑Yes ☐No	US Army Corps of Engineers (Buffalo District) Jurisdictional Determination, Nationwide Permit	2025

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Major Basins - Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The overall project site is located the Agricultural/Rural Residence and Residence R zoning districts. However, the proposed action is only located in the Agriculture/Rural Residence zoning district.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Windsor Central School District

b. What police or other public protection forces serve the project site?
Broome County Sheriff, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Kirkwood Fire Company, Five Mile Point Fire Company, Superior Ambulance, Broome Volunteer Ambulance

d. What parks serve the project site?
Valley Park, Julius Rogers Park, Phelps Park, Pettus Hill Preserve, Nathaniel Cole Park, West Colesville Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial (solar farm)

b. a. Total acreage of the site of the proposed action? 153.9 acres
b. Total acreage to be physically disturbed? 94.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 143.63 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 10.27 Maximum 153.9

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: 12 height; 310(array) width; and 7.5 length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: 3.30 million gallons; surface area: 4.04 acres

v. Dimensions of the proposed dam or impounding structure: 2-3' height; varies length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth berm.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federal Waters (PUBHh x 2, PUBFh, R4SBC, and others), 931-932 (Park Creek & Tribs)

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Two areas of wetlands, which are unmapped on the NWI database, are proposed to be disturbed via the installation of stormwater management infrastructure (swales). The wetland disturbance described is approximated at 0.05 acres. There are also three (3) proposed stream crossings.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.7 acres (impervious surface)

_____ Square feet or 153.9 acres (parcel size)

ii. Describe types of new point sources. Proposed gravel access drives and electrical equipment concrete pads.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management infrastructure

- If to surface waters, identify receiving water bodies or wetlands: Park Creek
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction equipment

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, noise associated with the operation of construction equipment. Once construction of the proposed facility is complete, some associated equipment does emit a faint humming noise, however the actual decibel level is so low that it is inaudible at distances of 20 feet or more.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree clearing during construction

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2 tons per month (unit of time)
- Operation : 0 tons per year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Packaging materials for solar panels transported to the site. Recyclable materials.
- Operation: N/A

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: On-site dumpsters and containers
- Operation: N/A

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Land currently used for agricultural fields, limited meadows, and woodlands, with some surrounding residential uses and non-residential uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.40	4.10	+2.7
• Forested	86.27	52.26	-34.01
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	22.95	64.19	+41.24
• Agricultural (includes active orchards, field, greenhouse etc.)	40.24	4.10	-36.14
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.91	0.90	-0.01
• Wetlands (freshwater or tidal)	2.13	2.08	-0.05
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: Solar Energy Systems lot coverage	0.00	26.27	+26.27

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5.2 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

VoC	38.4 %
MhD	14.1 %
LdC	13.3 %

d. What is the average depth to the water table on the project site? Average: 3.06 feet

e. Drainage status of project site soils:

☑ Well Drained:	50.6 % of site
☑ Moderately Well Drained:	8.4 % of site
☑ Poorly Drained	41.1 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	20.82 % of site
☑ 10-15%:	36.01 % of site
☑ 15% or greater:	43.17 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-932 (Park Creek & Tribs) Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters (PUBHh x 2, PUBFh, R4SBC, and others) Approximate Size 0.16 ac, 0.10 ac, 3.02 ac
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses: Park Creek & Tribs - Fecal Coliform

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Sole Source Aquifer Names: Clinton Street Ballpark SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____
Common small mamals _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____
_____
_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No
i. If Yes: acreage(s) on project site? 97.965
ii. Source(s) of soil rating(s): USDA Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Valley Park, Julius Rogers Park, Phelps Park, Pettus Hill Preserve, Nathaniel Cole Park, West Colesville Town Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Recreation, Designated Greenway Trails

iii. Distance between project and resource: 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

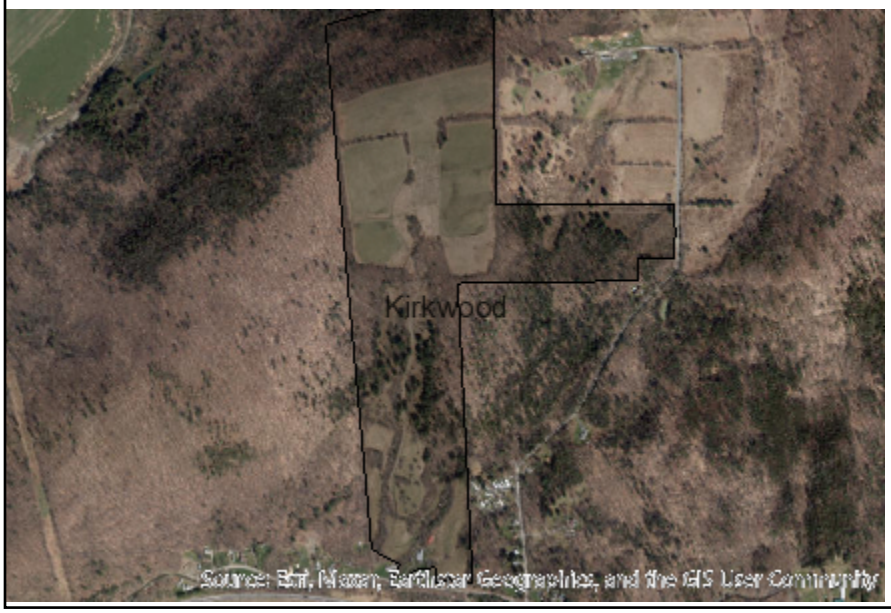
Applicant/Sponsor Name Steven Matthews, applicant's Civil Engineer Date 3/28/2025

Signature SM Title Managing Director - Engineering

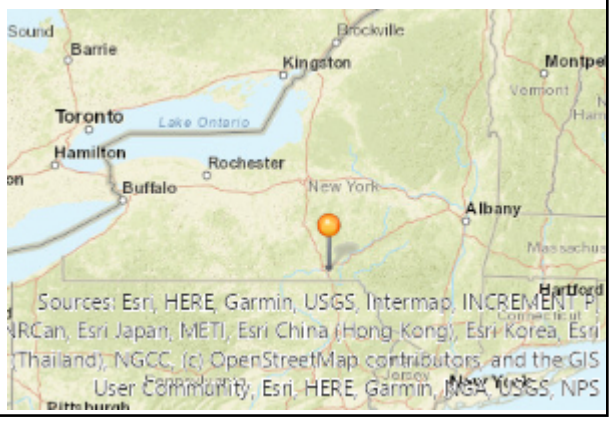
PRINT FORM

EAF Mapper Summary Report

Friday, March 21, 2025 3:29 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-902
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Park Creek and tribs - Fecal Coliforms

E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Clinton Street Ballpark SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No