

Welcome



Thank you for coming to the
Fort Edward Solar Project Open House

Your questions and comments are important to us;
please **sign in** and complete a **comment sheet**.

Have more questions or looking for additional information?

Please reach out to Boralex's primary project contacts for Fort Edward Solar:

Project Manager, Marc Stachiw, 403-880-4939 | marc.stachiw@boralex.com |

Public Affairs & Communications (Media), Zack Hutchins, 518-727-6155 | zachary.hutchins@boralex.com |

www.boralex.com/projects/fort-edward

Boralex in the United States

Present in the United States **for 20 years**

Operating assets in **6 States**, including in the **CAISO, ERCOT, NYISO** and **SPP** markets

Represents **25%** of Boralex's global operating assets



WIND

447 MW



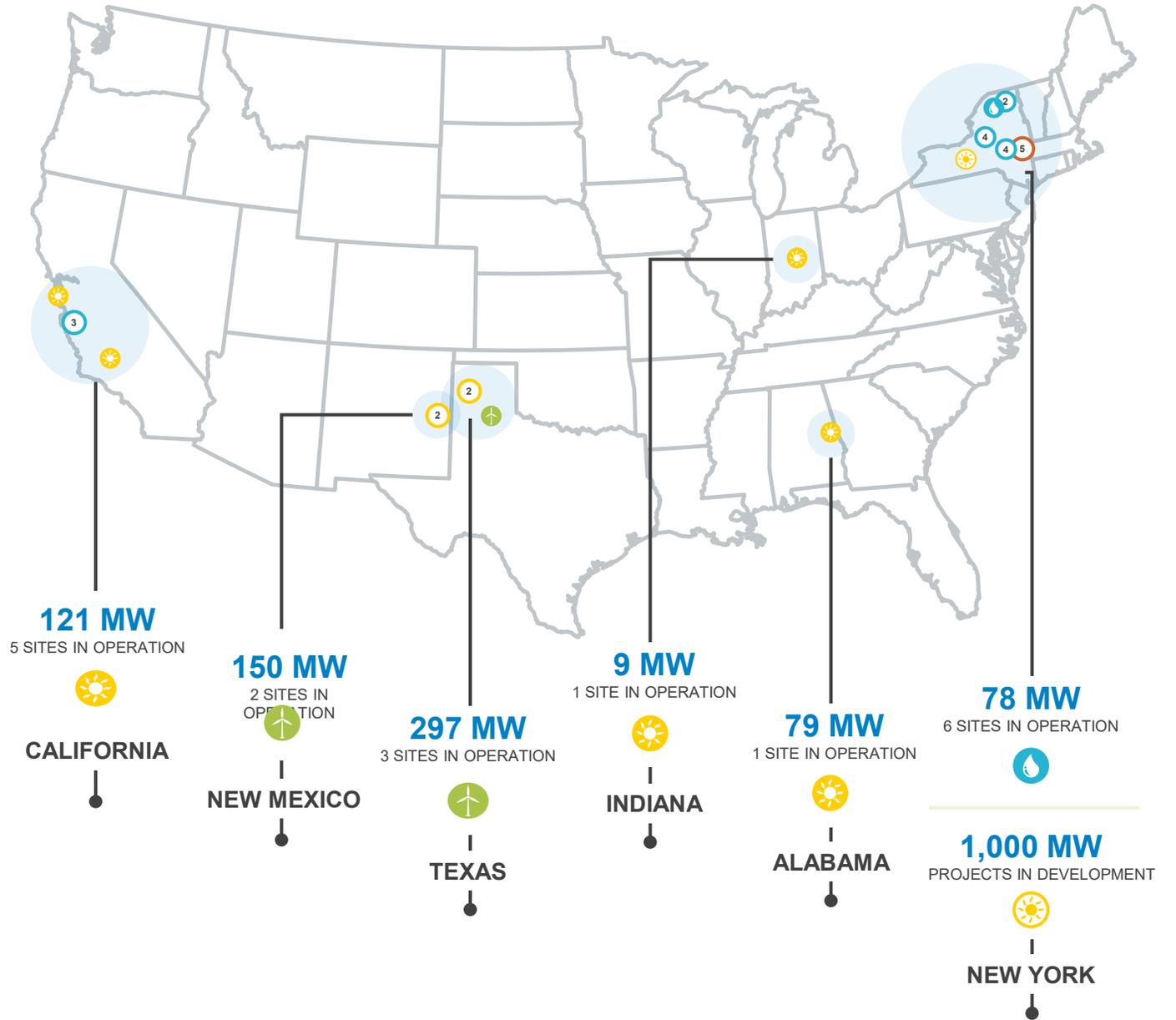
SOLAR

209 MW

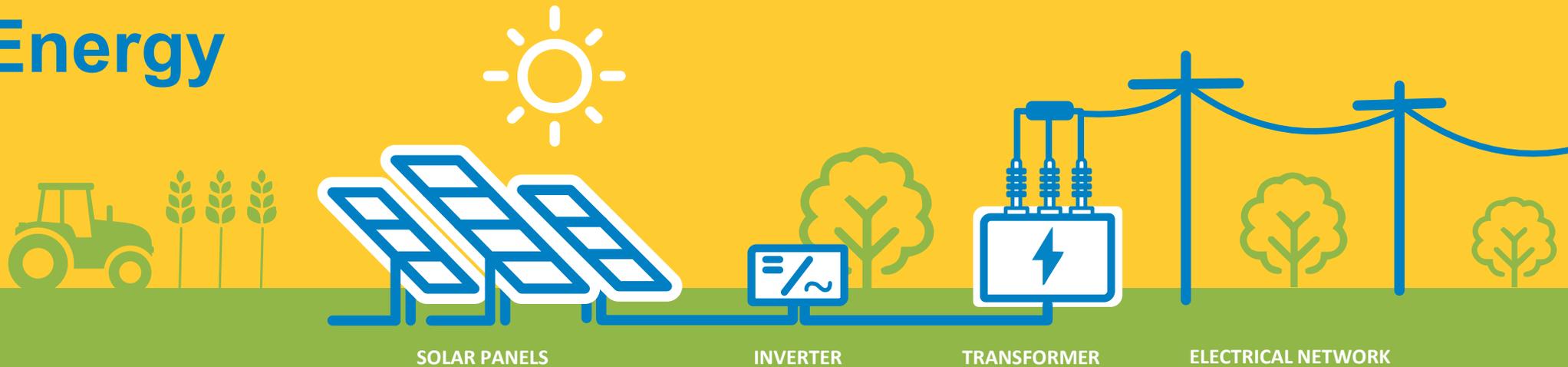


HYDRO

78 MW



Solar Energy



HOW DOES A SOLAR FACILITY WORK?

A photovoltaic installation (solar panels) collects energy emitted by the sun and creates DC (direct current) electricity which is converted to AC (alternating current) at the inverter. The low voltage AC electricity is then converted to a higher-voltage electricity at the transformer and then distributed to the customers connected to the nearby grid.

Solar panels generate electricity when demand is the highest during the day, throughout the whole year, whenever the sun is up (even if it is overcast).



FORT EDWARD SOLAR PROJECT

- **100 MW** capacity
- Approx. **660 acres** project footprint
- Located fully within **Town of Fort Edward** boundaries
- **No battery storage**

Parcels

- Participating Property Boundaries

Proposed Infrastructure

- Fence
- Inverters
- Substation
- Access Roads
- Solar Panel Arrays
- Buried Electrical Cables
- Point of Interconnection 115 kV

Existing Infrastructure

- 115 kV Transmission Line

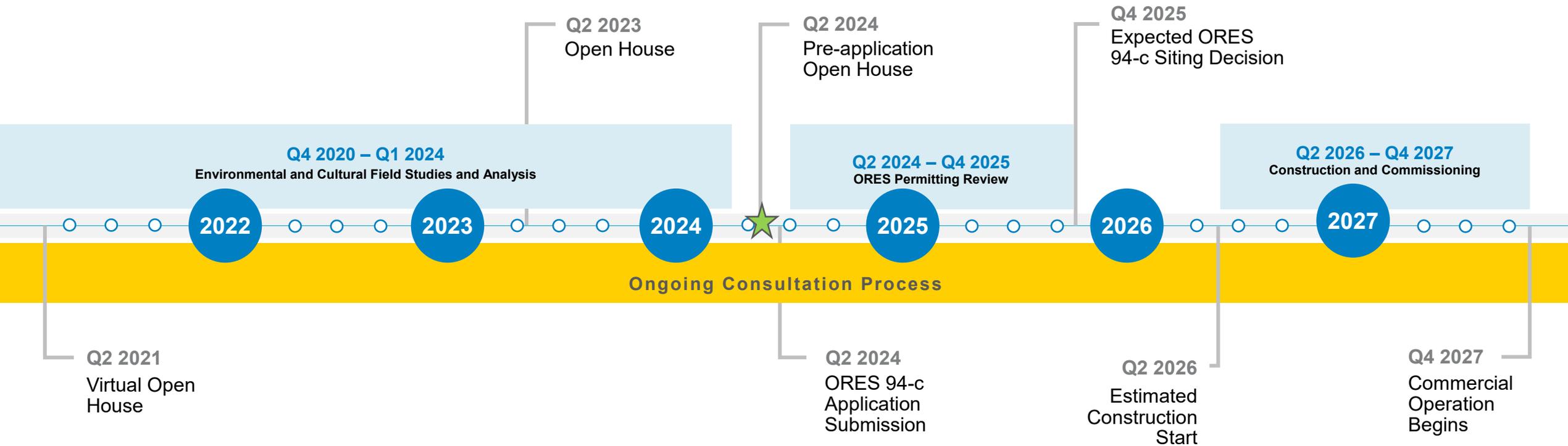
Administrative

- Town Boundaries



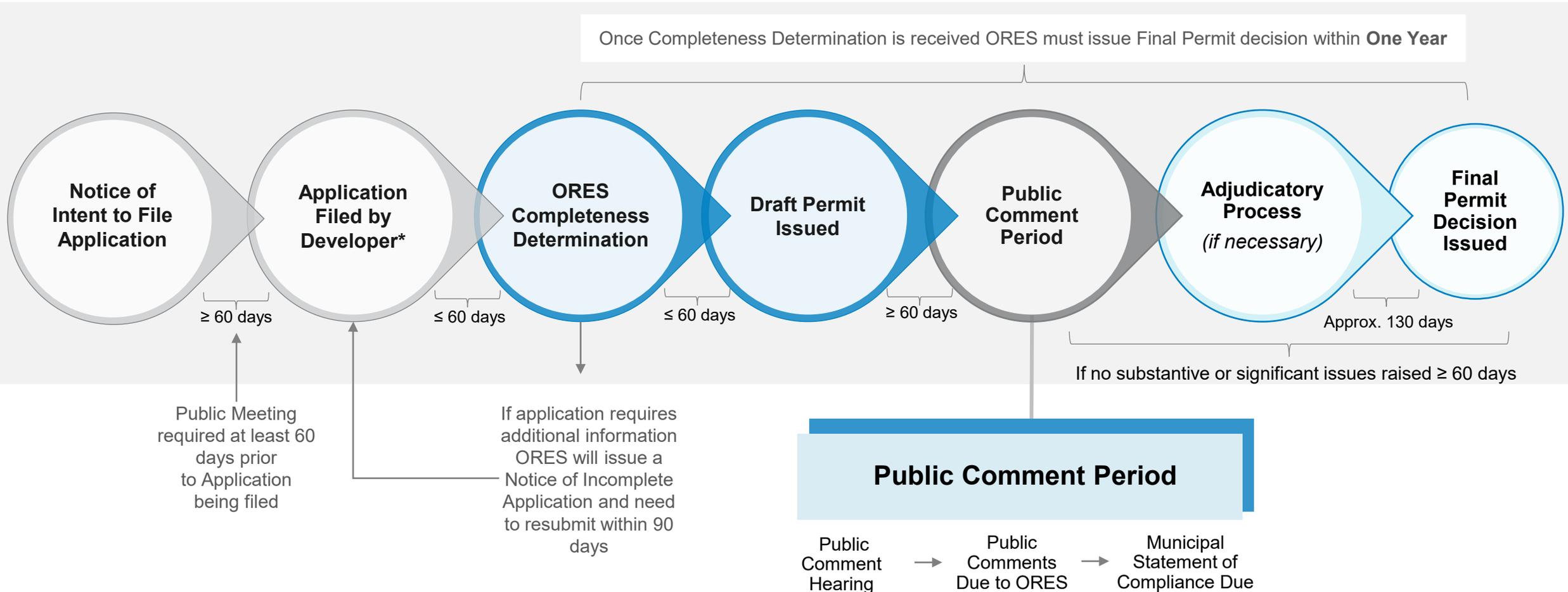
0 1 000 2 000 ft

Fort Edward Solar Project Schedule



There have been multiple opportunities to provide input and feedback on the project. Boralex will remain available for ongoing engagement throughout the remaining development process, and construction and operation. We will continue to seek input from stakeholders to design and operate a project in line with the community's priorities.

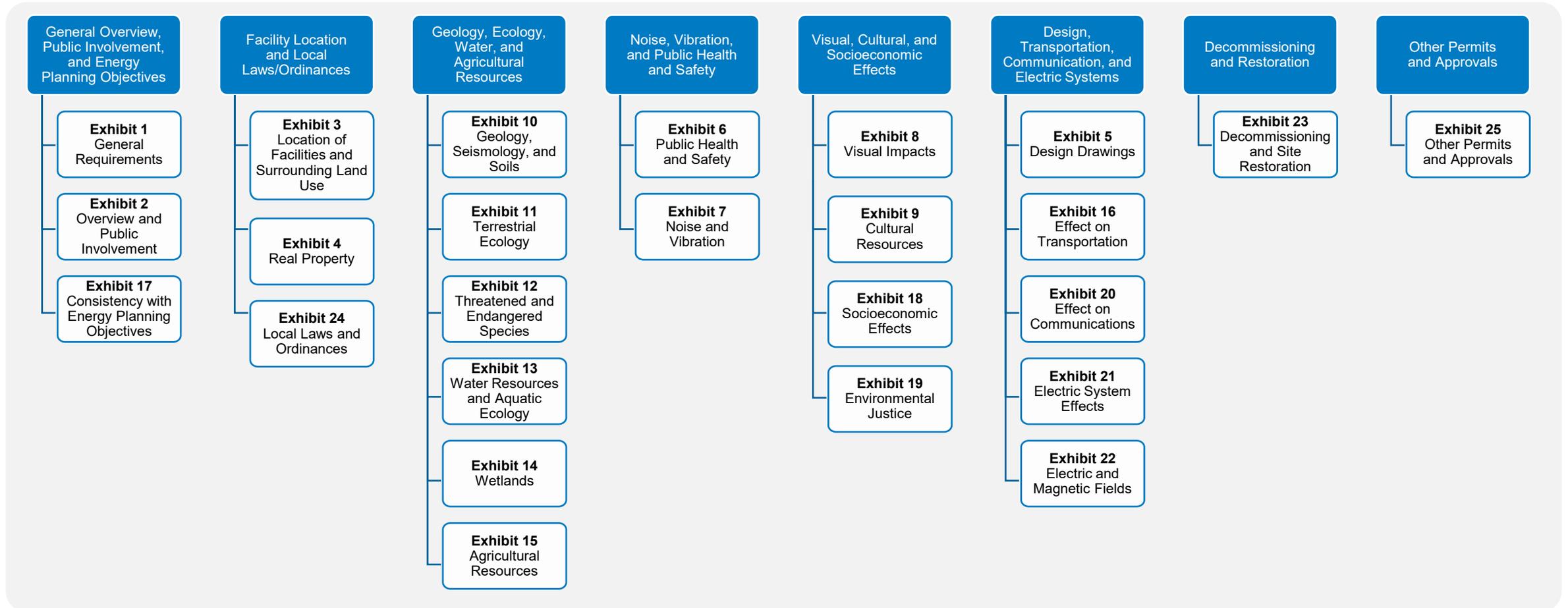
ORES 94-c Application Process



*94-c Regulation requires \$1,000 per MW of capacity for the Local Agency Account. Boralex will deposit \$100,000 into this account for the Fort Edward Solar Project. Of this money, 75% shall be reserved for local agencies. Subject to ORES approval, the funds can be used to offset expenses for expert review, or local agencies may use the funds to determine whether a proposed facility is designed in compliance with applicable local laws. Any local agency or potential community intervenor is required to submit a request to ORES for initial funding within 30 days of the date application filing.

94-c Application

Extensive desktop assessments and on-site environmental assessments to support the 94-c application were conducted and exhibit preparation is underway and will include information on the following:



Noise, Visual and Cultural Studies

Noise

Noise modeling was completed to ensure that the layout conforms to regulated noise limits. Noise levels experienced at nearby homes will be **40 dbA or below** from the substation and **45 dbA or below** from the inverters and transformers, which is the equivalent sound level of a quiet library or bird calls, typical noise levels experienced in rural communities.



Visual

A **viewshed map** was prepared to visualize where the project would be visible and **photo simulations** have been prepared to depict what the project will look like once constructed. These are presented on neighboring posters.

Vegetative screening (native trees/shrubs) will be added in select locations where the project will be visible from roads and nearby homes to create a natural visual barrier.

Consultation with local State and National Parks (Moreau Lake State Park, Grant Cottage, Saratoga National Historic Park) was conducted to understand if there are any impacts to important views. No concerns were raised by these agencies.



Cultural

Both desktop and field **Archaeological Surveys** were conducted for this project where there will be ground disturbance in areas of high potential for historical activity, considering both indigenous and settler use of the area.

A **Historic Resources Report** was completed to identify any buildings or locations of historical or architectural significance. The State Historic Preservation Office (SHPO) confirmed that there will be no impacts to areas of cultural importance through the development of the project.

Environmental Studies



Increasing Protected Bird Habitat

Boralex is in the process of securing grassland bird habitat land near the project site.

Mitigation land will be managed as grassland bird habitat for a minimum of 35 years, or the life of the project.

Additionally, a pre-construction monitoring program will be undertaken that will carry into operation to improve our understanding of the interactions between grassland birds and solar projects.



Grassland Bird Surveys

Bird surveys conducted for this project included:

- **Winter Grassland Raptor Survey:**
 - November 2020 to April 2021
- **Breeding Bird Surveys:**
 - May 2021 to July 2021
 - April 2022 to July 2022



Wetlands and Watercourses

Mapped DEC or NWI **wetlands were avoided through initial project siting**. A thorough **wetland and watercourse delineation was conducted** and confirmed by ORES and DEC for additional unmapped wetlands located on site. This project will fully avoid impacts to Class I and Class II wetlands. Any impacts to unmapped wetlands will be mitigated by the **restoration of nearby wetlands and watercourses and enhancement of wetlands within the project area**.

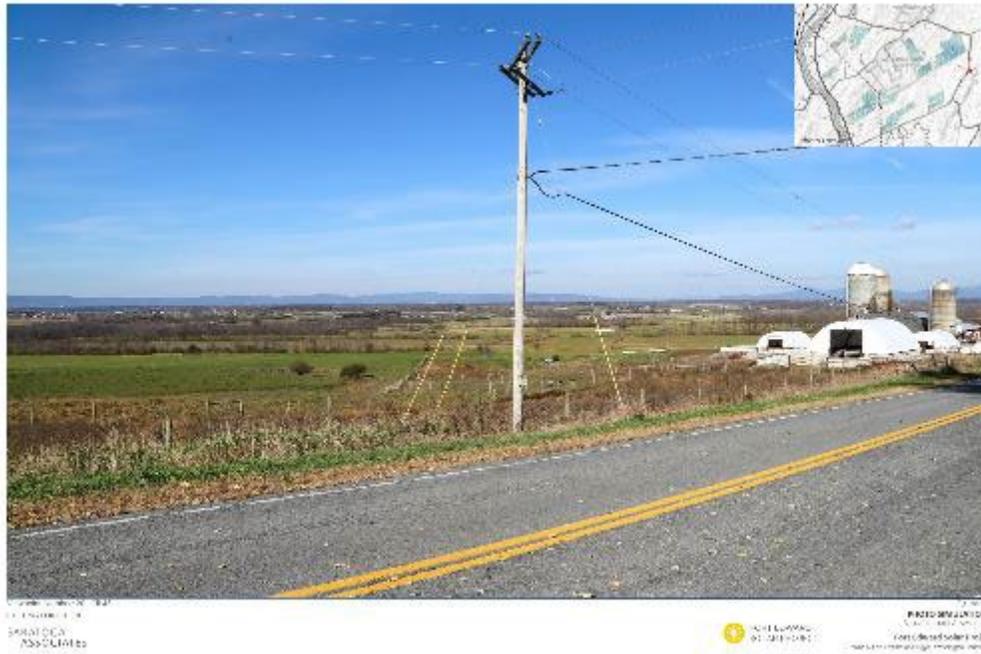


Mitigation Projects

The State requires that impacts to wetlands, watercourses or grassland bird habitat be mitigated through the protection of appropriate habitat elsewhere. Boralex will endeavor to **create and protect grassland bird habitat** (see right) and **restore wetland habitat** in the immediate vicinity of the project, thereby improving the local area for plant and animal life, **improving biodiversity and ecosystem health** and resilience.

Photo Simulations

The photos on the top show a distance view of the project from a high point on County Road 46 as it currently exists (left) and as simulated with the solar panels (right).



The photos on the bottom show a view of the proposed panels along Cary Road at the existing transmission line crossing. These images show the view as it currently exists (left) and as simulated with the solar panels (right).



Implementing Stakeholder Feedback

Ongoing Community Engagement	Key Stakeholder Concern	Project Update	How Boralex incorporated stakeholder feedback into the design of the project.
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Boralex has held previous open houses and many other meetings with stakeholders, local agencies, and community members to receive and consider feedback on the Fort Edward Solar design and operation and has been incorporating this into the final project design

Grassland Bird Impacts

Grassland bird mitigation land

This is an important issue to the local community. Through consultation we have found a solution to add protected grassland bird habitat in the local area.

Wetland Impacts

Reduced Project Size

The project footprint was able to be reduced by more than 150 acres on Class II and unmapped wetlands to reduce the project's overall impact on wetlands.

Visual Impacts

Vegetative Screening

Rows of various types of native tree species will be planted along the roadside edges and near non-participating homes to reduce visibility of the solar project.

Community Benefits



Community Contributions

The project will **generate Payment in Lieu of Taxes (PILOT) revenues** to local school districts, the Town of Fort Edward, and Washington County throughout the project's operation. These payments will be higher than the tax payments currently contributed by the existing land use. Additionally, Boralex will allocate funds for STEM education and workforce development programs through the **Boralex Beyond Renewables Fund**.



Local jobs

Approximately **150 jobs local jobs will be created** during construction and **2-3 full time positions** will be needed during the operational life of the project. Those positions will be based in the company's South Glens Falls office. Boralex's hydropower operations have **been based in South Glens Falls for more than 20 years**, overseeing our hydro facilities' operations in NYS.



Cleaner Future

Solar panels do not release any emissions. This results in improved local air quality and human health, addresses climate change concerns, and provides for a safer local environment. The Fort Edward Solar Project will **provide clean power for the equivalent of 25,000 to 30,000 homes**.



A Good Neighbor

Boralex is dedicated to being a good neighbor and an integrated part of the communities in which we operate.

We place great emphasis on dialogue and cooperation with local stakeholders, from the start of a new project, through construction and operation, and contribute to the local area through this proposed project.

Every year we support local non-profit organizations, charities, and events that contribute to the vitality of the community.

Decommissioning



Panel Lifespan

The panels are designed for a minimum lifespan of 30 years. Individual panels can be replaced as needed across the project. **Panels will be recycled or reused** at a different site at the end of the project life.



Restoration

When the project is decommissioned, Boralex is committed (and obligated) to **return the land to its original state**. During the lifespan of the project, Boralex will work with the current landowners, soil experts and agricultural experts to improve soil quality for improved productivity and/or a return to native ecosystems.



Component Recycling

The project components are primarily made of steel, aluminum, glass, silicon, copper and silver. The scrap and recycling value of these materials are expected to be more than the cost to dismantle at the end of the project life, thereby providing strong financial incentive to promptly decommission the project at end of project life.



Local Commitments

Boralex (or any project owner) is obligated through the 94-c permitting process to provide a Decommissioning Plan that outlines a commitment to pay for decommissioning costs, which will include a financial surety.

These costs will be recalculated every 5 years to ensure the scrap and recycling value continues to support decommissioning costs.

Additionally, Boralex will follow New York State Agriculture and Markets Published Guidelines for Solar Energy Projects which detail post-construction, monitoring, and decommissioning work on agricultural lands.