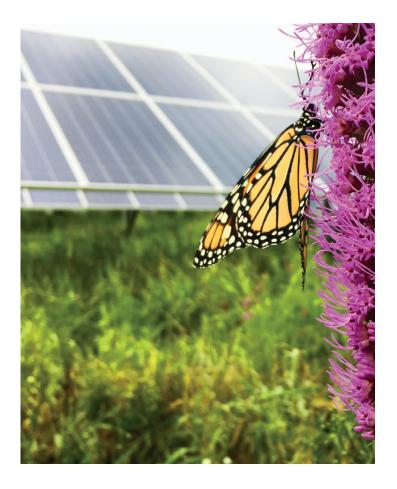
East Light Partners



Community Solar Participation Opportunity for the City of Hudson

Summary





- East Light Partners obtained approval to build a community solar project in Greenport, adjacent to the Hudson city line
- The project has engaged Historic Hudson, Olana, the Hudson City School District and other key stakeholders
- Current opportunity for the City of Hudson to support its sustainability objectives by participating as a subscriber to this local community solar project

ELP Greenport Solar



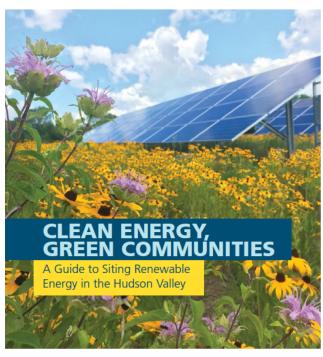


- 5 MW Community Solar Project at 4407 US Rte 9
- AAF Flanders Building (200 ft north)
- Hudson Correctional Facility (1,500 ft northwest)
- Dr. Oliver Bronson House (1,500 ft north)
- Holcim LaFarge Cement Plant (1,500 ft south)

Scenic Hudson Siting Principles







- Work closely with Scenic Hudson to ensure project is in accordance with siting principles and best practices
- Work with existing topography and minimize disturbance to natural vegetative cover
- Keep solar installation low-profile and naturally screened from view with trees
- Avoid wetlands and disturbance of sensitive ecological resources
- Preserve underlying land resource for the future
- Support pollinator-friendly species throughout array

Stakeholder Engagement and Support









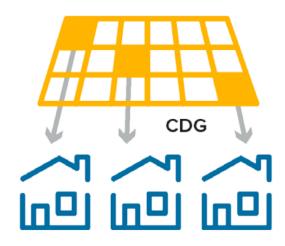






- Town of Greenport Planning Board Site Plan Approval, December 2018
- Letters from Scenic Hudson, the Olana Partnership, and Historic Hudson confirming that the project would not impact the scenic or historic resources
- No Adverse Effect Letter from the State Historic Preservation Office
- PILOT Agreement with Town of Greenport and Hudson City School District

- A community solar project is a solar farm whose output is shared among a group of local subscribers
- Utility credits generated by the solar facility are allocated to subscribers utility bills in proportion of their percentage share of the community solar project
- Example: If the solar project generates \$1,000 worth of solar electricity in a month, and a customer took a 40% share in the project, it would see a \$400 credit allocated to its utility bill. In turn, the customer would pay the project \$360 for the utility credits.



How can Hudson benefit?



- The City of Hudson would purchase utility credits generated by the ELP Greenport Community Solar project
- Up to ~\$400,000 worth of annual credits available (40% share)
- For every \$1 of utility credit applied to the City's National Grid account, the City pays the solar project 0.90 cents.
 - Always saving 10% on value of monetary credit
 - Floor price of \$0.06 per Utility Credit.
- Up to \sim \$40,000 in savings annually for a term of up to 25 years
- City of Hudson would
 - 1. Reduce electricity costs with no upfront investment
 - 2. Further sustainability objectives through participation in local community solar



Appendix

Letters submitted to the Greenport Planning Board from Historic Hudson, the Olana Partnership, Scenic Hudson, and SHPO



SAVING THE LAND THAT MATTERS MOST

Scenic Hudson, Inc.

One Civic Center Plaza Suite 200 Poughkeepsie, NY 12601-3157 Tel: 845 473 4440 Fax: 845 473 2648 info@scenichudson.org www.scenichudson.org

August 13, 2018

By email: planningboardsecretary@townofgreenport.com

Mr. Edward Stiffler, Chairman and Members of the Planning Board Town of Greenport 600 Town Hall Drive Hudson, NY 12534

Subject: East Light Partners application

Dear Chairman Stiffler and Members of the Planning Board:

We understand that the Planning Board has requested a letter from Scenic Hudson regarding the East Light Partners (ELP) proposed solar facility on Vapor Trail in Greenport.

We very much appreciate this request for our input. Before commenting on the ELP proposal itself, we would like to provide some broader context by explaining our position on renewable energy. As part of that, please note that we recently published *Clean Energy, Green Communities: A Guide to Siting Renewable Energy in the Hudson Valley*. Our review is based on the principles offered in this guide, which can be viewed here https://www.scenichudson.org/sites/default/files/renewables-siting-guide-web.pdf.

Context. Because the Hudson Valley and New York State stand to be severely impacted by climate change, and we believe that we all have a shared responsibility to address it, Scenic Hudson generally supports the development of renewable energy projects, including solar facilities. In fact, we hope that the Hudson Valley will serve as a model of how a region can do its part to mitigate against climate change and meet New York State's renewable energy goals. We also realize that addressing this issue and meeting this goal cannot be accomplished by siting solar facilities in the most preferred locations, such as on rooftops and brownfields, alone. Therefore, other locations for larger scale solar facilities must be found, and although some proposals may impact other resources in ways that are too significant to accept, we must do our best to mitigate the adverse impacts of those proposals that are well sited and designed.

While Scenic Hudson hopes that priority will be given to siting solar facilities on abandoned industrial sites, parking lots and rooftops; in order to meet our energy goals, some solar facilities will be needed on less-disturbed locations such as ELP's site on Vapor Trail. In such cases, it is important to avoid visual impacts, especially to historic sites, protect rich agricultural soils to accommodate food production as much as possible, and avoid impacts to natural resources, such as wetlands.

East Light Partners' application. ELP's Jaimie Fordyce and Wendy DeWolf reached out to us several months ago to present their plans. Three members of our staff walked the site with them and discussed our concerns regarding potential visual impact from the Plumb Bronson House, the

Olana State Historic Site, and Route 9, as well as potential loss of agricultural lands and wetland impacts. We also have discussed the ELP proposal with representatives of Historic Hudson, which manages the Plum Bronson House and grounds. We are highly sensitive to the National Historic Landmark status of the property and the need to ensure that the ELP proposal does not adversely impact the house or its setting.

We were pleased that in order to avoid visual impacts to the Plumb Bronson House, ELP no longer proposes solar panels in the north field. ELP also indicated to us that they would plant trees and additional screening of the remaining panels to prevent visibility from the Plumb Bronson House and grounds, as well as from Route 9. We reviewed the applicant's visual simulations of views from the Olana State Historic Site; based on those simulations, Scenic Hudson is not concerned that the solar facility will adversely impact views from Olana.

The proposed facility is on former agricultural lands, part of which include soils of statewide significance. The applicant should be required to use construction methods and facility design that will not compact soils so that when the facility is no longer needed it can be decommissioned and the land be again available for agriculture. We noted during our site visit the presence of extensive meadows of "pollinator-friendly" wildflowers. It is important that construction and maintenance methods be used that will ensure that these wildflower meadows will persist between and around the rows of solar panels.

Also during our site visit we pointed out a wet area where the project's proposed access road meets Vapor Trail. We see on their site plan that this wet area is draining a mapped wetland to the east into a ravine to the west. We would ask that the applicant and Planning Board take appropriate steps to ensure the accuracy of the mapped wetland and prevent impacts to this wet area resulting from the construction of the access road.

Conclusion. Jamie and Wendy have been eager to work with us to ensure that the project's impacts can be avoided or mitigated. Scenic Hudson appreciates that they have amended the plan by removing from consideration panels in the north field. We hope the planning board and ELP will work together to ensure that additional trees and other vegetation will further buffer the remaining panels from view from both the Plum Bronson House and landscape, as well as Route 9. Likewise, it will be important to ensure that when this facility is no longer needed, that the panels and other facilities can be decommissioned in such a way that the site can once again be farmed. And, finally, we hope the planning board and applicant will work together to avoid wetland impacts, including the wet area at the project's entrance on Vapor Trail.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Jeffrey Anzevino, AICP

Director of Land Use Advocacy

Cc Jamie Fordyce, East Light Partners



Wendy De Wolf <wdewolf@eastlightpartners.com>

follow up for Greenport Solar Project

Hayley Carlock hcarlock@scenichudson.org Wed, Sep 5, 2018 at 4:53 PM To: Wendy De Wolf <wdewolf@eastlightpartners.com>, Audrey Friedrichsen <afriedrichsen@scenichudson.org>, Jeff Anzevino <janzevino@scenichudson.org>, Seth McKee <smckee@scenichudson.org>, Abdiel Lopez-Torres <atorres@scenichudson.org> Cc: Jamie Fordyce <ifordyce@eastlightpartners.com>

Hello Wendy and Jamie,

Below is Scenic Hudson's follow-up statement to the Planning Board as you requested. Please let me know if you have any questions or want to discuss. Thanks!

We understand that the Planning Board has requested additional information from Scenic Hudson regarding our position on the East Light Partners (ELP) solar facility on Vapor Trail in Greenport. We have no concerns beyond those stated in our letter to the Planning Board of August 13th, and believe that those concerns have been largely addressed:

- We believe that the project will not have significant adverse visual impacts. We are pleased that ELP no longer proposes solar panels in the north field, avoiding visual impacts to the Plumb Bronson House. We reviewed the applicant's visual simulations of views from the Olana State Historic Site and do not believe there will be any impact on views from Olana. The proposed tree screening with Norwegian spruce will minimize impacts to views along Route 9.
- So long as construction methods and facility design that will not compact soils on the site are utilized, we believe impacts to the agricultural soils of statewide significance will be avoided. We are also pleased to see that pollinator-friendly plantings will be required in disturbed areas.
- In our August 13th letter, we requested that the applicant and Planning Board ensure impacts to a wetland area where the project's proposed access road meets Vapor Trail are avoided. We understand that the Army Corps of Engineers (ACOE) will require a stream crossing permit and an upgraded culvert size to protect this resource.

Overall, given the assurances made by ELP and requirements imposed by the Planning Board and ACOE, Scenic Hudson believes that the ELP project is well-sited and will have minimal

environmental and community impacts, and will also help ensure the Hudson Valley transitions to a clean energy future. We do not have any further concerns about the project.

Best,

Hayley

Hayley Carlock, Esq.

Director of Environmental Advocacy

Scenic Hudson, Inc.

Tel: 845 473 4440 Ext 210 Fax: 845 473 2648

hcarlock@scenichudson.org

STRENGTHENING OUR IMPACTS, **ENGAGING NEW PARTNERS:**

Our Annual Report shows how we're maximizing benefits all can enjoy from the region's great assets.

From: Wendy De Wolf <wdewolf@eastlightpartners.com>

Sent: Wednesday, August 29, 2018 4:12 PM



August 3, 2018

Planning Board Town of Greenport 600 Town Hall Drive Hudson, NY 12534

RE: Proposed Solar Project by East Light Partners

Dear Members of the Planning Board:

I am writing on behalf of The Olana Partnership about the solar project proposed by East Light Partners in the Town of Greenport. On May 1, 2018, East Light Partners met with The Olana Partnership at Olana State Historic Site to discuss this project. We were grateful that East Light Partners reached out to us to discuss potential impacts at Olana and to better understand our collective need to protect Olana as a significant American cultural resource.

Olana is a National Historic Landmark and was designed by the great artist Frederic Church around its views. Today, Olana is a popular tourist destination and a vital economic engine for our region. During our meeting, The Olana Partnership stressed the importance of protecting National Historic Landmarks such as Olana, and we also discussed the need for sensitive treatment toward all National Historic Landmarks in our region.

Yours sincerely,

Sean E. Sawyer, Ph.D.

Washburn & Susan Oberwager President

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OLANA NATIONAL COUNCIL

Stuart P. Feld Marshall Field, V Gretchen Johnson James L. Johnson Mark F. Rockefeller September 6, 2018

Planning Board Town of Greenport 600 Town Hall Drive Hudson, NY 12534

RE: Proposed Solar Project by East Light Partners

Dear Members of the Planning Board:

I am writing on behalf of The Olana Partnership about the solar project proposed by East Light Partners in the Town of Greenport. As mentioned in our August 3 letter, The Olana Partnership is grateful that East Light Partners reached out to our organization to discuss potential impacts at Olana State Historic Site, and we are especially grateful that the Greenport Planning Board understands the value of Olana as a significant American cultural resource. Olana is a National Historic Landmark and popular tourist destination, and it serves as a vital economic engine for our region.

The Town of Greenport's recent Comprehensive Plan is commendable, and we fully support the goals articulated in the plan's Mission Statement. Olana is in the "Greenport South" region, and this region merits particular attention.

Based on simulations shared with The Olana Partnership, we have determined that the proposed solar project will not directly affect Olana. We do support sensitive treatment toward other National Historic Landmarks in our region, and we are glad that extra considerations are being made to that effect.

Thank you again for considering Olana in your planning efforts.

Yours sincerely,

Sean E. Sawyer, Ph.D.

Washburn & Susan Oberwager President



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OLANA NATIONAL COUNCIL
Stuart P. Feld

Marshall Field, V Gretchen Johnson James L. Johnson Mark F. Rockefeller



Date:

August 10, 2018

To:

Town of Greenport Planning Board

Re:

East Light Partners

Proposed Solar Project

To Whom it may concern,

I am writing to confirm that the East Light Partners have been in contact with Historic Hudson, Inc. and have reviewed their proposed solar project in the Town of Greenport with us.

In March 2018, after hearing of the proposed solar project on land immediately adjacent to and visible from the National Historic Landmark for which Historic Hudson is a steward, we contacted East Light by telephone.

An on-site meeting was promptly set up and two of us toured Wendy De Wolf through the fifty-five acres of the Dr. Oliver Bronson House and Estate National Historic Landmark site and also through the rooms of the main house. Historic Hudson leases this property from the Sate of New York and the main house has been undergoing restoration since we executed the lease in 2008.

Wendy took photographs and discussed with us our concerns of the visual impact on this nineteenth-century pastoral landscape, which, along with its view-shed, has the highest level of protection offered by the federal government as a designated National Historic Landmark.

Later that day, we drove Wendy to the nearby Olana State Historic Site, also a NHL with a protected view-shed which looks north to the proposed solar project. The owners of the proposed site in the Town of Greenport had apparently not informed East Light Partners of the existence of these two nearby landmarks.

On June 20, 2018, a revised proposal, which included the consultation of a landscape architect, was sent to Historic Hudson and clearly addressed many of our concerns. Finally, on July 17, Historic Hudson attended an informational community presentation of the revised project plans where questions from the public were asked and discussed.

Historic Hudson is following this project closely, as it impacts directly on the National Historic Landmark we are restoring for future public access. We have also had discussions with the staff at The Olana Partnership regarding this proposed solar project, which also falls within the NHL view-shed.

Very truly yours,

Lisa Weilbacker Executive Director



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September 6, 2018

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Mr. Edward Stiffler, Chairman

and Members of the Planning Board

Town of Greenport 600 Town Hall Drive

Hudson, NY 12534

Carole Osterink

Subject: ELP Greenport Solar LLC

Preservation Advocate

Dear Chairman Stiffler and Members of the Planning Board:

Anthony D'Argenzio

Dana Martin

Annabel Taylor

John Tiffany

Lisa Weilbacker

Ex Officio

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Athough we were happy to confirm that East Light Partners, Jamie Fordyce and Wendy De Wolf, had discussed their plans with Alan Neumann, our board president, and Lisa Weilbacker, our executive director, we are very grateful to the Greenport Planning Board for the opportunity to share our concerns about the proposed project.

We have reviewed the renderings submitted to the Planning Board on August 28, showing the plans to use spruce trees to screen the solar panels. None of the three renderings addresses the views from the Dr. Oliver Bronson House or any vantage point on the estate. The National Historic Landmark designation encompasses fifty-five acres of what is now the Hudson Correctional Facility, including the outbuildings, which are key contributing factors to the estate's significance. All views from the property are important, including the view from the early Dutch farmhouse, on the southern boundary of the grounds, known as Apple Cottage. We believe that Array 1 will be visible from many locations on the Dr. Oliver Bronson Estate and must be adequately screened from view from those vantage points.

We also have concerns about archaeology. The site proposed for the solar panels was open fields and orchards until well into the mid-twentieth century. It is recognized as "Farmland of Statewide Significance." It is an important cultural landscape, whose history may well date back to before European settlement of the Hudson Valley. These fields were part of the farm belonging to Captain Samuel Plumb, who built the house now known as the Dr. Oliver Bronson House in 1812. The fields were also part of the earlier Dutch era farm that surrounded the surviving farmhouse on the estate, probably dating back to the 1660s. It seems very possible, given archaeological discoveries in similar locations in the Hudson Valley not far from this site, that prior to the 1660s, Native Americans farmed the land. For this reason, Historic Hudson urges the Planning Board to request that the State Historic Preservation Office conduct a comprehensive review of the site as part of the SEQR process. It is our understanding that such a review is triggered by a request by a municipal agency, and once the request is made, it must be completed by SHPO within thirty days. We believe this comprehensive review by SHPO, which would include archaeological investigation, is critically important for this site.

We are grateful to the Greenport Planning Board for giving us the opportunity to comment at this stage inthe site plan review and to Jamie Fordyce and Wendy De Wolf for being sensitive to the concerns occasioned by their plan to site a solar facility in proximity to two National Historic Landmarks and other historic resources. We support renewable energy and recognize the importance of such technologies in our communities. It is our hope that a comprehensive review of the project by SHPO will be requested by the Planning Board, and Historic Hudson can work closely with SHPO and the developer to ensure that the proposed facility remains compatible with the historic cultural landscape.

Sincerely yours,

Alan Neumann

Jamie Fordyce, East Lake Partners

Daniel Mackay, Deputy Commissioner for Historic Preservation, NYS OPRHP

Didi Barrett, New York State Assemblymember

Jeff Ansevino, Scenic Hudson



ANDREW M. CUOMO Governor ROSE HARVEY
Commissioner

October 19, 2018

Mr. Jamie Fordyce Managing Director East Light Partners 552 Massachusetts Avenue, Suite 201 Cambridge, MA 02139 (via email)

Re: USACE/SEQRA

Greenport Solar Project/5MW/35.6 Acres

18PR06276

Dear Mr. Fordyce:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

As you are aware, your project is adjacent to the National Historic Landmark Dr. Oliver Bronson House and Estate property (NHL Designated 2003). Landmark designation is the highest honor that the National Park Service can bestow upon a property in this county. The Bronson estate is one of less than 300 so designated properties in New York.

Based upon our review of this undertaking, the New York SHPO has found that the project will have No Adverse Effect on the National Historic Landmark or archaeological resources. Our determination is based on a condition that project fencing be dark or non-reflective in color to minimize visual impacts. We also recommend that a mixed vegetative buffer be established along the Route 9 and the Bronson property lines. The composition of this buffer should be established in consultation with local interested parties.

If I can be of any further assistance, please do not hesitate to contact me at (518) 268-2166 or john.bonafide@parks.ny.gov.

Sincerely,

John A. Bonafide

Director.

Technical Preservation Services Bureau Agency Historic Preservation Officer