

# Community Solar in Skaneateles

Jordan Road Solar Energy System

**Abundant Solar Power Inc.**

April 29th, 2025



**ABUNDANT**  
Solar Power Inc.

# Agenda

- Introduction – Abundant Solar and Barton & Loguidice
- Overall Site Plan
- Previous Projects
- Visual Impacts
- Solar on a NYSDEC Remediation Site/Brownfield
- Next Steps on Permitting and Approvals
- FAQs, Q&A



# Abundant Solar Power Inc.

- Active in NYS and Central NY since 2018.
  - Project developer, with a 25-year land lease with Stauffer Management Company, the landowner.
  - Abundant will also build the project using local subcontractors.
  - Publicly traded through parent SolarBank Corp (NASDAQ: SUUN)
- 
- SUNN 1017 LLC is the project company and will hold all project assets.
  - Barton & Loguidice are the engineers of record for the project.



**ABUNDANT**  
Solar Power Inc.

# Community Solar Benefits

- Community solar is enabled in NYS through NYSERDA's NY-Sun program, which allows local electricity customers to subscribe to the output of the project for a 10% discount on utility bills.
- The town, county and school district will earn revenue from the project either through increased property taxes or a Pay-In-Lieu-Of-Taxes (PILOT) agreement.



**ABUNDANT**  
Solar Power Inc.

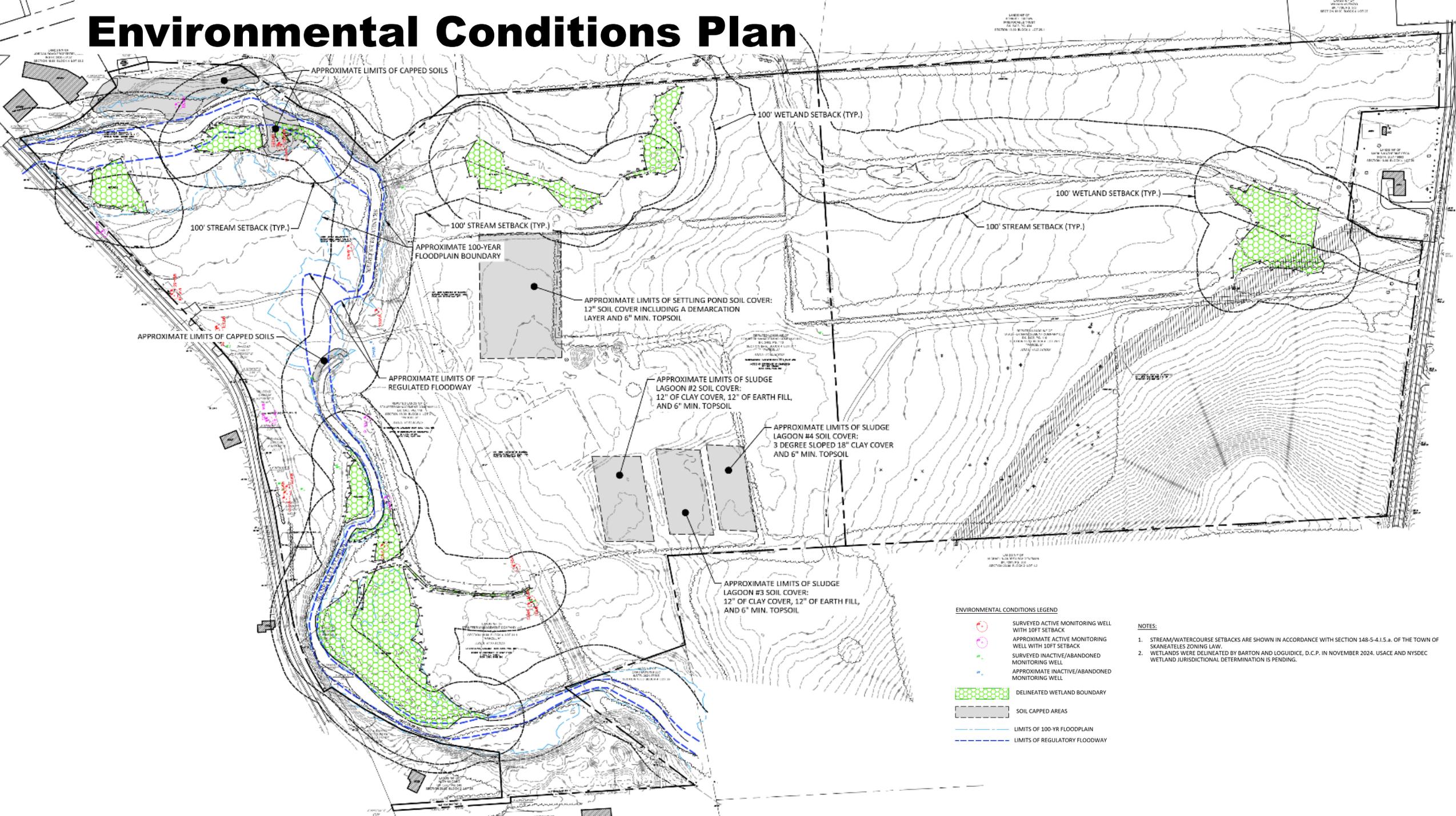
# Community Solar Benefits (cont'd)

- The project will generate clean energy for a 25-year period, helping New York State achieve its goals under the Climate Leadership and Community Protection Act.
- As demonstrated through the completed utility study by National Grid, there is a demonstrated need and use for additional power on the local grid.
- The project site is an industrial brownfield unique to the area, and the project will enable development of the underutilized land.



**ABUNDANT**  
Solar Power Inc.

# Environmental Conditions Plan



**ENVIRONMENTAL CONDITIONS LEGEND**

	SURVEYED ACTIVE MONITORING WELL WITH 10FT SETBACK
	APPROXIMATE ACTIVE MONITORING WELL WITH 10FT SETBACK
	SURVEYED INACTIVE/ABANDONED MONITORING WELL
	APPROXIMATE INACTIVE/ABANDONED MONITORING WELL
	DELINEATED WETLAND BOUNDARY
	SOIL CAPPED AREAS
	LIMITS OF 100-YR FLOODPLAIN
	LIMITS OF REGULATORY FLOODWAY

- NOTES:**
1. STREAM/WATERCOURSE SETBACKS ARE SHOWN IN ACCORDANCE WITH SECTION 148-5-4.15.a. OF THE TOWN OF SKANEATELES ZONING LAW.
  2. WETLANDS WERE DELINEATED BY BARTON AND LOGIUDICE, D.C.P. IN NOVEMBER 2024. USACE AND NYSDEC WETLAND JURISDICTIONAL DETERMINATION IS PENDING.

# Site Plan



- SITE PLAN LEGEND**
- SOLAR PANELS IN ARRAY #1
  - SOLAR PANELS IN ARRAY #2
  - 7FT BALLASTED AGRICULTURAL FENCE
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - ABOVE GROUND UTILITIES
  - UNDERGROUND UTILITIES
  - PROPOSED NEW ACCESS ROAD
  - PROPOSED EXISTING ACCESS ROAD IMPROVEMENTS
  - CONCRETE ELECTRICAL EQUIPMENT PAD
  - LIMITS OF 100-YR FLOODPLAIN
  - LIMITS OF REGULATORY FLOODWAY
  - PROPOSED SHRUB PLANTING
  - PROPOSED DECIDUOUS TREE PLANTING
  - PROPOSED CONIFEROUS TREE PLANTING
  - SURVEYED ACTIVE MONITORING WELL WITH 10FT SETBACK
  - APPROXIMATE ACTIVE MONITORING WELL WITH 10FT SETBACK

# Previous Projects by Abundant in CNY



Manlius, NY – 4 MW Array on municipal landfill



Geddes, NY – 3 MW Array on private (Honeywell) landfill



**ABUNDANT**  
Solar Power Inc.

# Previous Projects by Abundant in CNY



Camillus, NY – 3 x 5 MW Arrays on the Honeywell Settling Basins



Union Springs, NY -



**ABUNDANT**  
Solar Power Inc.

# Previous Projects by Abundant in NYS



Richmond, NY – 5 MW Array



Portland, NY – 5 MW Array



**ABUNDANT**  
Solar Power Inc.

# What will the array look like?

- Panels are located to meet 100' front yard setback and as far from visual receptors as possible
- Vegetative screening proposed along Jordan Road
- Row width between panels is minimized for minimum overall footprint.
- Each row is spaced approximately 22' from the next, with pollinator-friendly vegetation to remain in between rows and beneath panels.
- Panels will be fixed tilt and aligned in a portrait configuration
- The array will be angled at approx. 26 degrees facing south
- Panels will be 3' off the ground at the bottom edge with a maximum height of 9'
- The racking is a ballasted system, eliminating ground disturbance for installation
- The footprint of each array will be secured with 7' agricultural style ballasted fencing



# Visual Impacts Assessment



CONTEXT MAP



# Viewpoint 1 – Winter Year 1



# Viewpoint 1 – Summer Year 1



# Viewpoint 1 – Summer in 8 Years



# Viewpoint 2 – Winter Year 1



# Viewpoint 2 – Summer Year 1



# Viewpoint 2 – Summer in 8 Years



# Viewpoint 3 – Winter Year 1



# Viewpoint 3 – Summer Year 1



# Viewpoint 3 – Summer in 8 Years



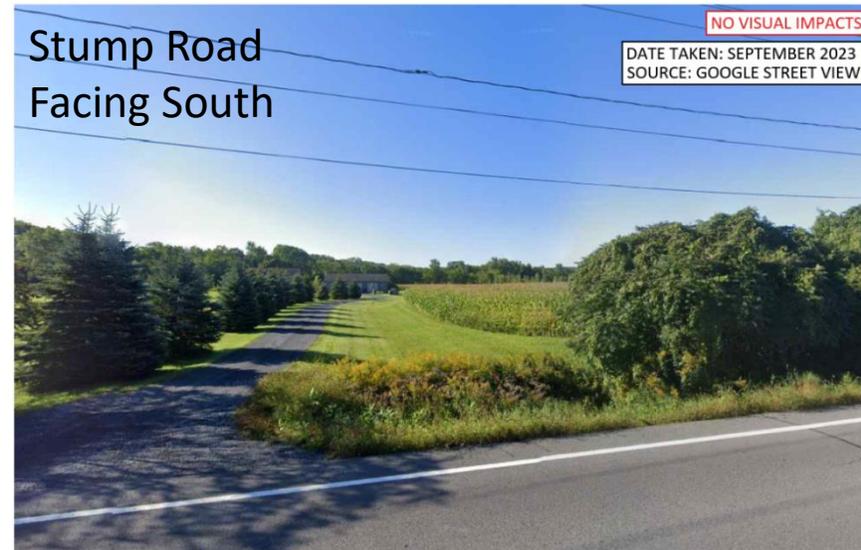
# Viewshed Photo Log



LOCATION 1



LOCATION 2



LOCATION 3

# Viewshed Photo Log (Continued)



LOCATION 4



LOCATION 5



LOCATION 6

# Solar on NYSDEC Remediation Site

- Design considerations: Topography, Soil Capped Areas, Stormwater Conveyances, Monitoring Well Access
- Layout specifics: Access roads, drainage ditches, setbacks from Skaneateles Creek, easements, and transmission lines, site maintenance (mowing, access, fencing)
- Permitting considerations: EPA or NYS/Solid Waste – Post Closure Use Permit, NYSDEC SPDES for Stormwater, Local (Planning Board - Site Plan Approval, ZBA – variances, CEO – Building Permit), etc.
- Installation/Construction considerations: Low Ground Pressure Equipment, Hand Tools or Toothless Bucket Excavator, Enforce Set Back Distances, Minimize Disturbed Areas, Test Pitting Before Trenching, Frequent Communication With Stakeholders, ongoing oversight by NYSDEC.



# Next Steps: Major Permitting and Approvals

## Completed:

- National Grid Interconnection study & agreement (CESIR) received June 2024
- NYS Parks, Recreation and Historic Preservation comments received November 2024
- NYSDEC Wetland Jurisdictional Determination initiated February 2025
- NYSDEC Division of Environmental Remediation meeting March 2025
- Onondaga County Planning Board review completed March 2025
- Site Plan Acceptance from Mottville Fire Company March 2025
- Public Hearing opened at ZBA on April 2, 2025

## Next Steps:

- Variances to be evaluated and voted on by Skaneateles ZBA following close of Public Hearing
- Lot Line Adjustment, State Environmental Quality Review, Site Plan Approval and Special Use Permit to be evaluated and voted on by Skaneateles Planning Board following Public Hearing
- Pay-In-Lieu-Of-Taxes Agreement to be negotiated with the Town, County and School District
- NYSDEC approval of change-of-use



**ABUNDANT**  
Solar Power Inc.

# Next Steps: Variances Requested

- Two variances are requested for each parcel for a total of four variances
- The 100 FT minimum rear yard setback is requested to be reduced to 20 FT for each parcel. This setback is internal to the overall array
- The 25% lot coverage maximum for community solar is requested to be increased to allow for 30% on Lot 1 and 31% on Lot 2



# Bulk Regulation Tables

PROPOSED LOT 1

REGULATION	ZONING REQUIREMENT (IRO DISTRICT)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	60.1 ACRES
LOT FRONTAGE MINIMUM	300 FT	N/A	1,871 FT
FRONT YARD MINIMUM	60 FT	100 FT	100 FT
SIDE YARD MINIMUM	50 FT	100 FT	100 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
% LOT AREA, MAX.	N/A	25%	30%
LOT COVERAGE, MAX.	50%	N/A	13%
IMPERMEABLE SURFACE COVERAGE MAX.	40%	EXEMPT	2%
PARKING LOCATION	BESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	300,000 SQFT	N/A	N/A
BUILDING HEIGHT MAXIMUM	35 FT	15 FT	15 FT

PROPOSED LOT 2

REGULATION	ZONING REQUIREMENT (IRO DISTRICT UNLESS OTHERWISE SPECIFIED)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	57.0 ACRES
LOT FRONTAGE MINIMUM	200 FT (RR)	N/A	781 FT
FRONT YARD MINIMUM	60 FT (RR)	100 FT	310 FT
SIDE YARD MINIMUM	60 FT (RR)	100 FT	115 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
% LOT AREA, MAX.	N/A	25%	31%
LOT COVERAGE, MAX.	50%	N/A	12%
IMPERMEABLE SURFACE COVERAGE MAX.	40%	EXEMPT	1%
PARKING LOCATION	BESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	300,000 SQFT	N/A	N/A
BUILDING HEIGHT MAXIMUM	35 FT	15 FT	15 FT



**ABUNDANT**  
Solar Power Inc.

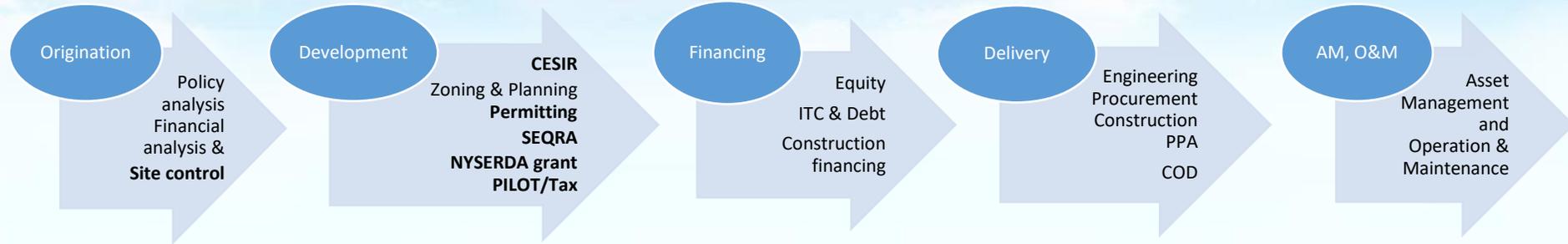
# Frequently Raised Concerns

- Tree removal
  - Tree removal is being strategically minimized to yield the minimum environmental and aesthetic impact to the site. All existing vegetation around the perimeter of the site is maintained to provide the most effective visual screening.
- Viewshed
  - The natural mature tree barrier will remain, protecting the existing view (see additional slides). It should be noted that no lighting is proposed as part of the project and therefore nighttime views will remain unaffected. Abundant will plant additional vegetation as necessary to minimize visual impacts.
- Sound
  - Electrical equipment associated with the system produces about the same decibel level as your refrigerator when standing next to the box. There will be no sound increase at the fenced perimeter. Arrays make good neighbors as they are quiet. Many non-cap arrays actually use sheep to maintain the vegetation growing under the panels, they roam about under the panels completely unaffected by the arrays and equipment.
- Decommissioning
  - The system will be removed at the end of its 25-year operational period. A bond will be posted with the Town to ensure funds are available for removal no matter the status of the project company. The site will be returned to its original condition.
- Property value
  - Multiple studies have indicated no demonstrable impact on surrounding property values for solar projects of this size (NREL).
- Wildlife patterns
  - The system will be fenced in using agricultural fencing with a 4" grid, allowing for small wildlife to pass through and under the fence. No fencing or equipment will be added within 100' of the stream areas, allowing the site to continue to be used as a wildlife corridor for larger animals.
- Site use
  - As the site is a remediated industrial brownfield, solar is one of the only compatible uses of the land.
- Site maintenance
  - Abundant Solar will maintain the solar project for the life of the project, while the landowner remains responsible for maintaining the site-specific remedial features of the site in accordance with the NYSDEC-approved Final Engineering Report and Site Management Plan.



**ABUNDANT**  
Solar Power Inc.

# Next Steps and Timeline



Solar in the Town of Skaneateles, NY	Timeline
Public Information Meeting	April 15, 2025
Public Hearing (subject to Planning Board)	May 20, 2025
SEQR, Special Use Permit (subject to Planning Board)	May 20-June 17, 2025 (TBD)
Variances (subject to ZBA)	June 3, 2025 (TBD)
DEC Approval (target)	May 31, 2025
Building Permit (target)	July 1, 2025
Commercial Operation Date (target)	July 1, 2026



# Thank you

## Questions & Answers

**Andrew van Doorn**

- 647-354-5425
- [andrew.vandoorn@solarbankcorp.com](mailto:andrew.vandoorn@solarbankcorp.com)

**Matt McGregor**

- 647-544-5734
- [matt.mcgregor@solarbankcorp.com](mailto:matt.mcgregor@solarbankcorp.com)

**Bryan Dunbar**

- 716-628-4154
- [bryan.dunbar@solarbankcorp.com](mailto:bryan.dunbar@solarbankcorp.com)



**ABUNDANT**  
Solar Power Inc.