WEB Addison Solar

Matter No. 23-03015

Executive Summary

Revision 1

WEB ADDISON SOLAR EXECUTIVE SUMMARY

(a) Applicant Information

WEB Addison Solar, LLC (hereinafter, referred to as the Applicant) is a subsidiary of WEB Asset Holdings, Inc. (WEB). For almost 14 years, WEB has dedicated its efforts to creating a green energy economy in North America through the deployment of renewable energy resources while building mutually beneficial relationships with the local communities in which it operates.

WEB is affiliated with the larger W.E.B group, a community-owned energy transition company that has facilitated more than 780 megawatts (MW) of renewable energy across Europe and North America for more than 30 years. The Applicant and its affiliates possess the technical expertise, financial resources, and commitment to deliver this new, proficient, up to 105 MW, solar facility, which will provide an important contribution to meeting New York State goals for cutting greenhouse gas (GHG) emissions 85% from 1990 levels by 2050, building a more resilient energy system, and reaching 100% zero emissions statewide by 2040, in accordance with New York's Climate Leadership and Community Protection Act (CLCPA).

With more than 780 MW of renewable energy projects developed and more than 1,500 MW in development throughout North America, WEB is a highly reputable full-service renewable energy company.

The Applicant can be contacted at the following address:

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(b) Facility Website

The Facility website can be found at https://www.addisonsolarenergyproject.com/

(c) Facility Overview

The Applicant proposes to construct and operate WEB Addison Solar (the Facility), an up to 105 MW alternating current (AC) photovoltaic (PV) solar energy generating project, located in the towns of Addison, Campbell, and Erwin, Steuben County, New York. The regional Facility location is depicted in Figure 1-1. The Facility Site will be located on private lands that are primarily rural in nature and will encompass approximately 1,082 acres of land, of which approximately 529.5 acres will be occupied by Facility infrastructure. The following key terms are used frequently in this Application:

- **Project** – Collectively refers to permitting, construction and operation of the Facility, as well as proposed environmental protection measures, and other efforts proposed by the Applicant.

- **Facility Site** – The parcels or portions of parcels proposed to host the Facility components and/or associated facilities.
- **Facility** – Collectively refers to all proposed components, which include: PV arrays and their rack/support systems; direct current (DC) collection lines and communications cables connecting the arrays to inverters; the inverters with their support platforms, control electronics, and step-up transformers; buried and overhead AC medium voltage collection lines; security fencing and gates around each PV array; gravel access roads; temporary laydown areas; medium voltage to transmission voltage collection substation with associated equipment and fenced areas; overhead transmission voltage line to connect the collection substation to the point-of-interconnection (POI); POI switchyard; and any other improvements subject to the Office of Renewable Energy Siting and Electric Transmission (ORES) jurisdiction. All components associated with the Facility are shown in Figure 1-2, Facility Layout.

(d) Executive Summary

As required by Title 16 New York Codes, Rules and Regulations (NYCRR) Section 1101-2.1(i), this section provides an overall analysis of the relevant and material facts established in this Siting Permit Application, addresses each required finding, determination, and consideration ORES shall make or evaluate in its decision, and provides the basis for why the Siting Permit should be granted. Specifically, this section includes information and analyses from the supporting studies regarding the nature of the probable impacts of the construction and operation of the Facility on natural resources; cultural, historic and visual resources; agricultural resources; public health and safety; and transportation, utilities, and other infrastructure; and also discusses compliance with local laws and ordinances.

This Executive Summary identifies the potential significant adverse environmental and public health and safety impacts of the proposed Facility and explains how such impacts will be avoided, minimized, or mitigated through compliance with applicable Uniform Standards and Conditions (USCs) and project-specific design measures. Overall, impacts are expected to be localized and limited in scope based on the avoidance, minimization, and mitigation measures incorporated into the Facility design.

(1) Natural Resources

(i) Terrestrial Ecology

Based on the analyses presented herein and in Exhibit 11 (Terrestrial Ecology) – Revision 1, along with the implementation of avoidance, minimization, and mitigation measures, impacts to terrestrial ecology are not expected to result in significant adverse impacts. As described in Exhibit 11 (Terrestrial Ecology) – Revision 1, the Applicant defined the boundaries of plant communities within the Facility Site and within 100 feet of the proposed limits of disturbance (the Study Area) by utilizing data collected in the field while conducting various ecological surveys (e.g., breeding bird survey, wintering raptor survey, and wetland and stream delineations), in addition to evaluating recent aerial imagery from the NYS New York Digital Orthoimagery Program (from 2022 and 2023). As determined through this evaluation, the Study Area is largely comprised of active agriculture and forested lands, and plant

communities found within the Facility Site are common in New York State. Based on consultation with the United States Fish and Wildlife Service and the New York Natural Heritage Program, no federally listed plants, rare plants or significant natural communities were identified within the Facility Site. The following plant communities were identified and classified in the Study Area using the definitions developed in *Ecological Communities of New York State* by Edinger et al. (2014):

- Active Agricultural Lands – approximately 50.1% (581.01 acres) of the Study Area
- Forestland – approximately 29.1 % (336.9 acres) of the Study Area
- Successional Shrubland – approximately 8.9% (102.6 acres) of the Study Area
- Shallow Emergent Marsh – approximately 4.4% (50.8 acres) of the Study Area
- Developed/ Disturbed – approximately 3.3% (38.6 acres) of the Study Area
- Successional Old Fields – approximately 2.2% (25.6 acres) of the Study Area
- Shrub Swamp – approximately 1.5% (17.8 acres) of the Study Area
- Open Water – approximately 0.4% (4.5 acres) of the Study Area
- Natural Streams – approximately 0.1% (1.3 acres) of the Study Area.

Impacts to plant communities from construction and operation of the Facility are considered in the context of three types of impacts: the limit of disturbance, the limit of vegetation management, and the limit of impervious surfaces (see Exhibit 11 [Terrestrial Ecology] – Revision 1). The limit of disturbance encompasses all areas to be cleared and disturbed during construction of the Facility and allows for room to work where components are installed. The limit of vegetation management indicates areas to be maintained for the life of the Facility to prevent woody vegetation regrowth (i.e., mowed). The limit of impervious surfaces includes areas where the collection substation, POI switchyard, inverters and transformers, and access roads, will be located.

Avoidance, minimization, and mitigation of impacts to vegetation have been accomplished primarily through careful site planning. As described in Exhibit 11 (Terrestrial Ecology) – Revision 1, the majority of Facility components have been sited in agricultural land (73.1% of all impacts), thus avoiding and minimizing impacts to natural communities (e.g., forested areas). The Facility is also minimizing impacts by utilizing existing farm access roads, and by placing components adjacent to areas that are already experiencing some level of disturbance, such as existing road rights-of-way, the existing Millennium Gas Pipeline easement corridor, and active quarry operations. As further discussed in Exhibit 14 (Wetlands) – Revision 1, Facility components have also been sited to avoid large wetland and stream complexes throughout the Facility Site, to the maximum extent practicable. Since all plant communities identified within the Facility Site are common to New York State, there will not be any impacts to unique or rare natural communities from Facility construction and operation. Following construction, temporarily disturbed areas will be seeded (and stabilized with mulch and/or straw, if necessary) to reestablish vegetative cover in these areas. Except in active agricultural fields, native species will be allowed to revegetate in all temporarily disturbed areas outside of the limits of vegetation management.

As a result of development constraints including steep slopes, natural resources, landowner development restrictions, and existing development (see Figure 1-3, Development Constraints –

Revision 1), forest impacts were avoided and minimized to the maximum extent practicable during siting and design. The final layout was refined through multiple iterations to reduce forest disturbance, preserve larger contiguous habitat areas where feasible, avoid sensitive environmental resources, and utilize agricultural and previously disturbed lands whenever practicable. The remaining forest impacts are limited, unavoidable, and associated with infrastructure necessary for the safe, reliable, and compliant operation of the Facility Permanent loss (1.1 acres) and forest conversion (79.5 acres) will collectively impact approximately 80.6 acres, or 29.0% of all forestlands within the Facility Site. Forest clearing or conversion will reduce available habitat and could result in impacts to forest avian species, which are sensitive to edge effects and habitat fragmentation. However, impacts to forested areas from the proposed Facility represent 29.4% of all forested lands in the Facility Site but less than 0.02% of forests within the county; therefore, forest losses are small relative to habitat availability across the landscape, and areas being cleared will have similar forested habitat nearby.

To protect adjacent undisturbed vegetation and other ecological resources, a comprehensive sediment and erosion control plan will be developed and implemented prior to Facility construction (see the Stormwater Pollution Prevention Plan [SWPPP] in Appendix 13-C). Other mitigation measures to avoid or minimize impacts to vegetation include marking sensitive areas (such as forested areas and wetlands) prior to construction to limit disturbance or vehicular activities, educating the construction workforce on respecting and adhering to the physical boundaries of off-limit areas, employing best management practices during construction, and maintaining a clean work area within the designated construction sites. The Applicant will hire an independent Environmental monitor to conduct inspections of all areas requiring environmental compliance during construction activities, with an emphasis on those activities that are occurring within sensitive areas, consistent with 16 NYCRR Section 1101-3.4(b).

At the end of the Facility's life, the Applicant will remove Facility components and restore the land, as described in Exhibit 23 (Decommissioning and Site Restoration) – Revision 1 consistent with 16 NYCRR Section 1101-3.6(a) requirements. Following completion of decommissioning and restoration, lands within the Facility Site are expected to return to preconstruction conditions. Additional information regarding impacts to plant communities and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 11 (Terrestrial Ecology) – Revision 1. Based on the analyses presented above and in Exhibit 11 (Terrestrial Ecology) – Revision 1, along with the implementation of avoidance, minimization, and mitigation measures, impacts to terrestrial ecology are not expected to result in significant adverse impacts.

(ii) Wetlands

As described in Exhibit 14 (Wetlands) – Revision 1, and Appendix 14-A (Wetland and Stream Delineation Memorandum and the Wetland and Stream Delineation Report) the Applicant conducted field delineations of wetlands within one hundred feet of areas to be disturbed by construction (Wetland Study Area) during October 2021, between July and August 2022, in July 2023, and in October 2025. Within the Wetland Study Area, the Applicant delineated 47 wetlands (61 wetlands if separated by community type) totaling approximately 68.6 acres. A functions and values assessment

was performed for each wetland identified within the Wetland Study Area (see Appendix 14-B [Wetlands Functions and Values Forms]).

The Applicant coordinated with Arcadis, who was retained by the Office of Renewable Energy Siting and Electric Transmission (ORES), to conduct site visits to review the boundaries of delineated features in support of determining state jurisdictional status of the wetlands and streams within the Facility Site. As a result of this process and the associated consultations conducted in accordance with 16 NYCRR Section 1101-1.1(a), a final jurisdictional determination was issued by ORES on December 22, 2025, which identifies New York State regulated (NYS-regulated) wetlands (Appendix 14-C).

The Applicant has achieved avoidance of impacts to NYS-regulated wetlands and adjacent areas through an iterative design process, which considered wetland boundaries at various stages of development. Examination of the Facility Site in its entirety illustrates the design's avoidance of NYS-regulated wetlands. Overall, the location of Facility components was constrained by these delineated features, as well as landowner development restrictions, existing development, state and local setback requirements, steep slopes, and archaeological avoidance areas throughout the Facility Site (see Figure 1-3 – Revision 1 for development constraints). In areas where overhead collection line crossings could not avoid wetlands, the Applicant sited collection line poles outside of delineated wetlands to the extent practicable to avoid direct impacts. Despite these avoidance efforts, construction of certain Facility components will result in impacts to approximately 5 acres of NYS-regulated wetlands and 4.1 acres of regulated adjacent areas.

For impacts that could not be avoided, site-specific actions and siting decisions for Facility components are proposed that will minimize direct and indirect impacts to NYS-regulated wetlands and adjacent areas, including their respective functions and values. The minimization strategies for each impact are summarized in Appendix 14-D – Revision 1. The majority of impacts would occur in areas that have been heavily disturbed over time by active quarry operations and/or agricultural activities. The Applicant sited Facility components as close to existing development as possible to maintain the continuity of the remaining wetlands with adjacent undeveloped habitat areas. Following construction, the Applicant will restore all temporarily affected regulated adjacent areas using a native or naturalized herbaceous seed mix. This restoration approach will apply both within the regulated adjacent areas and throughout other areas temporarily impacted by construction including within the PV array fencelines in areas previously disturbed by agricultural activities, enhancing vegetation cover and supporting improved ecosystem functions and values in proximity to the wetland.

In addition, during construction, the Applicant will implement appropriate erosion and sediment control measures followed by installation of post-construction stormwater management practices designed to manage runoff and minimize erosion potential in and around the adjacent wetlands. All erosion and sediment control measures and post-construction stormwater management practices will be implemented consistent with the SWPPP (see SWPPP in Appendix 13-C) and the Preliminary Design Drawings (Appendix 5-A) – Revision 1. Vegetation removal within NYS-regulated wetlands will be conducted by hand and will not involve grubbing or grading. Following installation of Facility components, mitigation or enhancements will be required for the 3.1 acres of permanent impacts to

NYS-regulated wetlands requiring A(M3) mitigation, and the 0.4 acres of permanent impacts to NYS-regulated adjacent area requiring A(E) mitigation. Temporary impacts to NYS-regulated wetlands (1.9 acres) and regulated adjacent areas (0.9 acres) will be restored consistent with 16 NYCRR Section 1101-3.4(z)(2) requirements. . As outlined in the Conceptual Wetland Restoration and Mitigation Plan (Appendix 14-E) – Revision 1, the Applicant is pursuing various options such as mitigation in-place, mitigation banks and/or permittee-sponsored mitigation projects to satisfy these mitigation obligations. Additional information regarding impacts to NYS-regulated wetlands and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 14 (Wetlands) – Revision 1.

(iii) Groundwater

Based on the geotechnical studies performed (see Exhibit 10 [Geology, Seismology, and Soils], Appendix 10-A), Facility component siting, proposed construction techniques, and implementation of best management practices (BMPs), construction and operation of the Facility is not anticipated to result in significant adverse impacts to the quality or quantity of groundwater resources. The Applicant conducted a geotechnical investigation to obtain and review geotechnical data, identify geotechnical issues, and provide geotechnical recommendations for the proposed structures within the Facility Site. Based on geotechnical report findings, the Facility Site is generally suitable for the proposed development. The results of the investigation are summarized in the Geotechnical Engineering Report (see Exhibit 10 [Geology, Seismology and Soils], Appendix 10-A).

As further described in Exhibit 10 (Geology, Seismology and Soils), groundwater levels are not anticipated to be a major challenge for Facility construction. Therefore, minimal de-watering is expected. Specifically, groundwater was encountered at two of the 16 boring test sites, at depths of 8.4 feet below ground surface (bgs) and 12 feet bgs and possible soil mottling/rust staining was also observed at two boring test sites between approximately 1.5 and 4.5 feet bgs. No groundwater was observed in the remainder of the boring locations. However, given the mottling/rust staining observed, the Geotechnical Engineering Report (Appendix 10-A) indicated that construction excavations may encounter areas of perched groundwater or water seeps, particularly if construction occurs during a time when a seasonally high-water table may be present (spring and fall). Therefore, construction dewatering may be required for surface water control and for excavations that encounter perched groundwater conditions, groundwater, or seepage. If necessary, dewatering methods will be implemented and will involve pumping the water to a predetermined vegetated discharge point, away from wetlands, waterbodies, and other sensitive resources. The use of sumps and pumps is a common and economical method of dewatering and will be adequate given the conditions within the Facility Site. See Exhibit 13 (Water Resources and Aquatic Ecology), subsection (a)(3) for an additional discussion of groundwater on site and how water will be managed during construction.

As described in Exhibit 13 (Water Resources and Aquatic Ecology), Freedom of Information Law request letters were sent to the New York State Department of Environmental Conservation (NYSDEC), Steuben County Department of Health, and New York State Department of Health, and private well surveys were sent to all residences and businesses within 1,000 feet of the Facility Site. As a result of these inquiries, 47 private water wells were identified within the vicinity of the Facility Site. As shown

in Figure 13-1 (Groundwater Well Offsets), there are two private water wells located within 100 feet of the proposed collection lines and two private water wells located within 200 feet of proposed PV arrays. However, these wells are associated with participating parcels. There are no known active residential/domestic private water wells within 100 feet of any proposed access roads. Trenchless crossing methods such as horizontal directional drilling (HDD) are planned for limited crossings involving existing infrastructure (see Exhibit 5 [Design Drawings] – Revision 1). Blasting activities are not currently anticipated for the construction of this Facility. One private water supply well is located on a participating parcel approximately 349 feet from a proposed trenchless collection line crossing of a public roadway (see Figure 13-1 and the Preliminary Design Drawings [Appendix 5-A] – Revision 1). All other potential trenchless crossings of existing development (i.e., Millennium Gas Pipeline) are sited more than 500 feet from private water supply wells.

Based on the data reviewed and the implemented setback distances required by Article VIII, construction activities are not anticipated to result in impacts to private water well groundwater quality or quantity, and any potential temporary impacts would be avoided, minimized, or mitigated through implementation of applicable USCs and BMPs. Groundwater wells documented in the vicinity of the Facility Site have depths ranging from 20 to 320 feet below grade based on data obtained. These depths are generally deeper than the excavations and pile driving proposed for Facility construction. The Applicant will field verify all wells and conduct pre- and post-construction testing of the potability of such wells on non-participating parcels as required by 16 NYCRR Section 1101-3.4(w)(2), provided the Applicant is granted access by the property owners.

A review of primary aquifers mapped by the NYSDEC Division of Water, and sole source aquifers mapped by the Environmental Protection Agency indicates that no primary or sole source aquifers are located within or adjacent to the Facility Site. According to available data on aquifer yield, there is one potential principal aquifer crossing into the most eastern portion of the Facility Site and two potential principal aquifers within the 1-mile radius of the Facility Site (see Figure 13-2 Groundwater Aquifers and Recharge Areas). The Facility will add small areas of impervious surface, totaling only 15.7 acres dispersed throughout the 1,082-acre Facility Site, which will be associated with access roads, inverters, the collection substation, and the POI switchyard. Stormwater management practices will be implemented, including measures that allow for infiltration of runoff from impervious surfaces. As a result, the Facility will have a negligible effect on groundwater recharge (see SWPPP in Appendix 13-C). Impacts to groundwater from the accidental discharge of petroleum or other chemicals used during construction, operation, or maintenance could occur in the form of minor leaks, or from more substantial spills during refueling and other accidents. However, the likelihood of these impacts occurring are low because the Applicant has developed avoidance, minimization, and mitigation measures that are outlined in the Facility's Spill Prevention and Control Plan (SPCC) (Appendix 13-D). Additional information regarding impacts to groundwater resources and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 13 (Water Resources and Aquatic Ecology).

(iv) Surface Waters

As previously explained, the Applicant conducted field delineations of wetlands and streams within 100 feet of the limits of disturbance (Wetland Study Area). During field delineations conducted by EDR, 22 ephemeral, perennial, and intermittent streams, totaling approximately 5,687 linear feet, were identified within the Wetland Study Area (see Appendix 14-A). A final surface waters jurisdictional determination was issued by ORES on December 22, 2025 (Appendix 13-E), which did not identify any NYS-regulated surface waters within the Facility Site. Therefore, measures to avoid or minimize impacts to NYS-regulated surface waters are not applicable.

Minor modifications to surface runoff or stream flow, may result from construction activities conducted in delineated surface waters. Specifically, Facility components that overlap surface waters that are not NYS-regulated include portions of an access road (stream 05-ST002A), a PV array (stream ST005), tree-clearing areas (streams ST006, ST008, ST017, 05-ST009 and ST101), fencelines (streams ST004, ST005, and ST101), and stormwater management features including gravel diaphragms, infiltration trenches, and temporary basins (streams 05-ST002A and ST005). To minimize impacts to surface flow from these construction activities, the Applicant will site the PV array piers and fence posts outside of the delineated stream and any necessary vegetation clearing or maintenance within federally regulated streams (e.g., streams 05-ST002A, ST006, ST008, ST017, and 05-ST009) will be conducted by hand to minimize impacts. With respect to the stormwater management features, the surface waters crossing these components are ephemeral with little to no base flow and are already impacted by an existing access road and agricultural activities. Thus, any changes in surface flow or groundwater recharge associated with these stormwater features are expected to be limited and localized. Lastly, all poles associated with overhead collection line crossings of delineated streams (streams ST006, ST100, ST008, 33-D010, ST017, 05-ST009) are sited outside of the streams. As such, the Applicant has designed the Facility to largely avoid direct impacts to surface waters, and will implement protections for wetlands, waterbodies, and streams, consistent with 16 NYCRR Section 1101-3.4(y) and (r), thereby avoiding or minimizing adverse impacts to the maximum extent practicable.

To further avoid impacts to surface waters within the Facility Site during construction and operation of the Facility, the Applicant has prepared a SWPPP, appended to this Application (Appendix 13-C). The Applicant will conduct the detailed engineering necessary to prepare a Final SWPPP, in accordance with the State Pollutant Discharge Elimination System General Permit, which will be submitted as a pre-construction compliance filing. Implementation of BMPs outlined in the Facility's SWPPP (Appendix 13-C) and SPCC (Appendix 13-D) of this Application will further avoid or minimize impacts to surface water resources to the maximum extent practicable. Lastly, as further discussed in Exhibit 15 (Agricultural Resources) – Revision 1, the Applicant has taken several steps to survey and identify the location and extent of the existing surface and subsurface drainage systems within the Facility Site including through landowner surveys, field surveys, and review of public data. The Applicant has developed a Drainage Remediation Plan (Appendix 15-B) – Revision 1 to avoid, minimize, and remediate potential impacts to surface drainage systems and subsurface agricultural drainage features to improve and maintain farming drainage patterns affected by Facility

construction. Additional information regarding impacts to surface waters and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 13 (Water Resources and Aquatic Ecology).

(v) Threatened and Endangered Species

The Applicant prepared a Wildlife Site Characterization (WSC) Report, in accordance with 16 NYCRR Section 1101-1.1(b)(1), summarizing existing public information on bird, bat, and other wildlife species at the proposed Facility Site and in the surrounding area (see Appendix 12-A). Information reviewed in the WSC Report suggests that the Facility Site includes a wildlife community dominated by relatively common species that are typically found in forest and agricultural habitats. On-site surveys were conducted including winter raptor surveys during the 2021–2022 wintering season (Appendix 12-B) and breeding bird surveys during the spring and early summer of 2021 and 2022 (Appendix 12-C). Results of the winter raptor survey documented observations of a total of 260 raptors, including 13 different species. These species included observations of two NYS-listed endangered species, the short-eared owl *(Asio flammeus)* and the golden eagle (*Aquila chrysaetos*), as well as two NYS listed threatened species, the northern harrier *(Circus hudsonius)* and the bald eagle *(Haliaeetus leucocephalus)*. Additionally, four NYS-listed species of special concern (SSC) were recorded during surveys—the red-shouldered hawk *(Buteo lineatus)*, sharp-shinned hawk *(Accipiter striatus*), Cooper's hawk (*Accipiter cooperii*), and northern goshawk (*Accipiter gentilis*). Results of the breeding bird surveys documented no state-listed threatened or endangered species observations during the survey period. However, three NYS-listed SSC were observed during the surveys—the osprey *(Pandion haliaetus)*, horned lark *(Eremophila alpestris)*, and vesper sparrow (*Pooecetes gramineus*).

In accordance with 16 NYCRR Section 1101-1.1(b)(5), the Applicant had a meeting with ORES and the NYSDEC on April 4, 2023, to discuss the results of the WSC Report, avian field surveys, subsequent information submittals, and the Facility design. On June 8, 2021, ORES issued a Determination of Occupied Habitat, Incidental Take, and Net Conservation Benefit. During 2025, minor adjustments were made to the Facility layout. Given these updates, on January 29, 2026, ORES issued a Revised Determination indicating that the Facility will adversely impact 226.98 acres of occupied wintering habitat for the northern harrier only, and approximately 163.84 acres of occupied wintering habitat for both the northern harrier and the short-eared owl, totaling 390.82 acres (Determination; see Appendix 12-D).

Although some impacts to ORES-identified occupied habitat are unavoidable, the Applicant has implemented (or will implement) a variety of impact avoidance and minimization measures and has developed a net conservation benefit plan (NCBP) to provide a net conservation benefit to the affected species. Impacts resulting from Facility development are not expected to result in population-level effects, as both the northern harrier and the short-eared owl have very large ranges that extend well beyond the Facility Site and the political boundaries of New York State. No impacts to NYS listed endangered bat species are anticipated, as ORES determined that the Facility is not within the vicinity of known hibernacula or maternity roost sites (Appendix 12-D). Therefore, the

restrictions for tree clearing activities indicated in 16 NYCRR Section 1101-3.4(x)(4)(iii)(c) would not be applicable for the Facility. However, the Applicant will continue to consult with the appropriate agencies regarding requirements for endangered bat species. Lastly, ORES confirmed the presence of a known bald eagle nest within the vicinity of the Facility Site. However, based on the Facility design and the results of a visibility assessment of the area surrounding the nest, ORES concurred that the Facility will not impact bald eagles on the condition that the Applicant implement avoidance and minimization measures consistent with Article VIII USCs, including 16 NYCRR Section 1101-3.4(x)(6).

The Applicant will implement the following efforts during construction and restoration, and operations and maintenance phases to avoid and minimize impacts to NYS listed bird species:

Construction & Restoration

- Follow seasonal work windows to avoid disturbance in occupied grassland bird breeding or wintering habitat.
- Conduct weekly surveys for listed grassland birds, if work must occur during restricted periods.
- Submit an Environmental Monitoring Plan and employ an independent environmental monitor for compliance oversight.
- Document and report observations of listed species.
- Follow required notification procedures if active nests, injured, or dead listed birds (or eggs) are found.
- Shift construction schedules to avoid impacting active nests.
- Restore disturbed grassland areas to pre-construction contours and reseed with native/naturalized mixes.
- Apply required bald eagle protection measures during construction and restoration.

Operations & Maintenance

- If an active NYS listed species nest is discovered, notify ORES within 24 hours and establish a 500-ft avoidance buffer until cleared.
- Implement required bald eagle protection measures during operations and maintenance.

Further, the Applicant developed an NCBP for the Facility in accordance with 16 NYCRR Section 1101-3.4(x). As part of the NCBP, the Applicant proposes to preserve and manage the required number of acres of open land for 30 years. The Applicant has identified suitable land parcels to attain the required mitigation acreage (Appendices 12-E and 12-F – Revision 1) and is in the process of confirming the suitability of these areas with ORES. Alternatively, the Applicant may elect to pay a mitigation fee commensurate with the actual acreage of occupied habitat taken into the Endangered and Threatened Species Mitigation Bank Fund. Implementation of the NCBP will provide a positive benefit to each of the affected species, as outlined in Appendix 12-F – Revision 1. Additionally, a final NCBP will be developed in consultation with the NYSDEC and ORES and ultimately approved by ORES. Additional information regarding impacts to threatened and endangered species and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 12 (NYS Threatened or

Endangered Species) – Revision 1. With implementation of the avoidance and minimization measures and the NCBP, impacts to threatened and endangered species are not expected to result in significant adverse impacts at the population level.

(2) Cultural, Historic and Visual Resources

(i) Archaeological Resources

The proposed WEB Addison Solar Facility is not anticipated to impact significant archaeological resources, and no significant adverse impacts to historic resources are anticipated. As described in Exhibit 9 (Cultural Resources) – Revision 1, on behalf of the Applicant, EDR completed cultural resources studies for the Facility in accordance with 16 NYCRR Sections 1101-1.1(c) and 1101-2.9(a)–(e). Consultation with the New York State Historic Preservation Office (NYSHPO) was initiated on July 5, 2022, through the Cultural Resources Information System (CRIS), and has continued throughout the development of the Facility. Consultation also included coordination with the Seneca Nation of Indians and the Tonawanda Seneca Nation.

A Phase IA Archaeological Survey (Appendix 9-B) was prepared and submitted to the NYSHPO on September 15, 2022, and approved on September 23, 2022. The Phase IA defined the Area of Potential Effect (APE) for Direct Effects, identified previously recorded archaeological sites within and near the Facility Site, and developed a site-specific archaeological sensitivity model. The CRIS database identified three previously recorded archaeological sites within the Facility Site and 16 sites within 1 mile. The sensitivity analysis identified approximately 356 acres (31 percent) of the Facility Site as having Elevated Archaeological Sensitivity and established a methodology for Phase IB field investigations.

A Phase IB Archaeological Survey (Appendix 9-E) was subsequently completed in accordance with the approved methodology and NYSHPO guidance. The APE for Direct Effects encompasses approximately 256 acres of potential soil disturbance, including grading, trenching greater than 3 feet wide, and gravel diaphragm locations. Fieldwork was conducted between October 2022 and November 2025 and included excavation of 1,481 shovel tests and pedestrian survey of approximately 6 acres, with 78 acres tested overall. The Phase IB survey identified seven historic-period archaeological sites and two pre-contact Native American isolated finds. Five of the seven sites were recommended for avoidance and have been fully avoided through Facility design modifications. The remaining two sites and the isolated finds were determined not eligible for listing on the State and/or National Registers of Historic Places (S/NRHP) and will not be impacted by the current layout. In January 2026, the NYSHPO concurred with EDR's recommendations and issued a no effect letter. On May 6, 2026, the Applicant provided NYSHPO with the final Exhibit 8 (Visual Resources) and Exhibit 9 (Cultural Resources) materials, as well as the associated appendices. On June 4, 2026, NYSHPO responded that the Project will result in No Adverse Impacts to properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places (see Exhibit 9 [Cultural Resources] – Revision 1, Appendix 9-A [Cultural Resources Studies Correspondence Summary] – Revision 1).

In the event that unanticipated archaeological resources are encountered during construction, the Facility's Unanticipated Discovery Plan (Appendix 9-F) – Revision 1 includes provisions to stop all work and notify the ORES in the vicinity of the archaeological finds until those resources can be evaluated and documented by an archaeologist. With the adoption of these measures, and based on continued consultation with the NYSHPO, the proposed WEB Addison Solar Facility is not anticipated to impact significant archaeological resources, and no significant adverse impacts to historic resources are anticipated. Additional information regarding impacts to archaeological resources and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 9 (Cultural Resources) – Revision 1.

(ii) Historic Resources

In accordance with 16 NYCRR Section 1101-2.9(b), the Applicant completed historic resources studies in consultation with the NYSHPO. A Phase IA Historic Resources Survey Methodology (Appendix 9-C) was submitted on February 23, 2024, and approved by the NYSHPO on March 22, 2024. Consistent with updated NYSHPO guidance, the Historic Resources Survey Report and Effects Assessment (Appendix 9-D) evaluated a 2-mile-radius Historic Resources Study Area and the APE for Visual Effects. Historic resources fieldwork was conducted in October 2024 and December 2025 by qualified architectural historians. The survey included systematic review of public roadways within the two-mile study area, documentation using the NYSHPO Trekker application, review of prior studies, and consultation with local historians and historical societies. A total of 21 resources within the Historic Resources Study Area and APE for Visual Effects were evaluated. Three previously determined eligible resources were recommended for no change in status, and of 18 newly evaluated resources, two were recommended eligible and 16 not eligible for listing on the S/NRHP. The NYSHPO concurred with these recommendations.

Construction of the Facility will not require the demolition or physical alteration of any buildings or other potential historic resources. No direct physical impacts to historic architectural resources will occur as a result of construction and/or operation of the Facility. The Facility's potential effect on a given historic property would be a change (resulting from the introduction of PV panels and/or other Facility components) in the property's setting. Relative to historic properties, the potential visual effect of the Facility is therefore limited to the overall effect on the traditional agricultural landscape that serves as the setting for historic properties in the region. Much of the Facility's APE for Visual Effects is located in areas consisting of farmsteads, agricultural, and forested landscapes with a traditional rural character. These landscape elements include open fields, pastures, hedgerows, forest stands, and other rural landscape features. Many of these open areas extend beyond the APE for Visual Effects and the Historic Resources Study Areas, cross municipal and parcel boundaries, are inaccessible to the public, and are not associated with any specific historic resources previously identified by the NYSHPO. Consequently, the various rural landscapes and open agricultural areas located within the APE were not evaluated as specific historic resources as a part of the *Historic Resources Survey Report and Effects Assessment* (Appendix 9-D). On January 7, 2026, NYSHPO provided a response to the *Historic Resources Survey Report and Effects Assessment* stating that the NYSHPO had no concerns for potential impacts to aboveground historic resources . On May 6, 2026, the Applicant provided

NYSHPO with the final Exhibit 8 (Visual Resources) and Exhibit 9 (Cultural Resources) materials as well as the associated appendices. On June 4, 2026, NYSHPO responded that the Project will result in No Adverse Impacts to properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places (see Exhibit 9 [Cultural Resources] – Revision 1, Appendix 9-A [Cultural Resources Studies Correspondence Summary] – Revision 1).

In accordance with 16 NYCRR Section 1101-2.9(b)(5), the Applicant will complete a Cultural Resources Avoidance Minimization and Mitigation Plan as part of the Pre-Construction Compliance Filings which will include a Site Avoidance Plan and Unanticipated Discovery Plan. Due to NYSHPO's lack of concerns with potential impacts to aboveground historic resources, it is not anticipated that a Mitigation and Offset Plan will be required. Additional information regarding the Applicant's assessment of impacts to historic resources is presented in Exhibit 9 (Cultural Resources) – Revision 1.

(iii) Visual Resources

In accordance with 16 NYCRR Section 1101-2.8, the Applicant prepared a Visual Impact Assessment (VIA; Appendix 8-A and VIA Supplement; Appendix 8-D - Supplement) that assesses potential visibility and visual impacts of the Facility, including mitigation measures that are currently proposed. The VIA includes identification of visually sensitive resources, landscape similarity zones, and future land use areas, viewshed mapping, field review, line-of-sight cross section analysis, photographic simulations, visual contrast evaluation, and a cumulative visual impact analysis. The results of the VIA indicate that visual impacts of the Facility are concentrated in agricultural areas where viewer exposure is low due to a low density of residential development and limited number of historic, scenic, or recreational resources, and other visually sensitive areas.

Measures that are proposed or were considered to further reduce the visibility or visual impacts of the Facility are discussed in the Visual Impact Minimization and Mitigation Plan (VIMMP, Appendix 8-B – Revision 1). The VIMMP includes, among other information, a Landscape Mitigation Planting Plan that describes the mitigation plantings intended to soften views of the Facility from specific viewpoints, the Lighting Plan for the Facility, and a Solar Glare Analysis. Additional information regarding the Solar Glare Analysis is also provided in Appendix 8-C (Solar Glare Analysis Memorandum – Supplement) and further information regarding impacts to visual resources and the Applicant's planned avoidance and minimization strategies are presented in Exhibit 8 (Visual Impacts) – Revision 1.

(3) Agricultural Resources

The Applicant assessed agricultural resources within the Facility Site, the towns of Addison, Campbell, and Erwin, and Steuben County, New York, with a focus on New York State Certified Agricultural Districts, New York State Agricultural Land Classification Mineral Soil Groups (MSGs) 1 through 4, and lands used in agricultural production. Table 15-2 in Exhibit 15 (Agricultural Resources) – Revision 1 provides an analysis of the impacts to these agricultural lands, including within the context of the

broader geographic region. A summary of the agricultural resources found within Steuben County and the Facility Site, and the overall impact to these resources from Facility construction and operation is included in Table 1-1. Please see Exhibit 15 – Revision 1 for a further breakdown of temporary impacts resulting from construction, temporary impacts resulting from operations, and permanent impacts to these agricultural resources.

Table 0-1. Agricultural Resource Impact Summary

Agricultural Resource	Acres in Steuben County	Acres in Facility Site	Acres Impacted	Percentage of the Facility Site Resource Impacted	Percentage of the County Resource Impacted
Steuben County Agricultural District 6	384,383.2	1,065.8	561.8	52.7%	0.1%
Agricultural Production Areas	309,499.7	581.1	420.4	72.3%	0.1%
MSG Soils 1–4	143,365.3	220.2	113.5	51.5%	<0.1%

Overall, Table 1-1 demonstrates that Facility development results in a very small proportion of agricultural land being affected in the county. Even the temporary operational impacts outlined in Exhibit 15 – Revision 1, while covering a larger acreage, remain modest when considered in the context of the extensive agricultural land within the towns and county and are not associated with long-term loss of agricultural viability. Taken together, the scale and distribution of these impacts indicate that the Facility is not expected to affect the overall agricultural availability within the towns and county.

During construction and operation, the Project will minimize impacts to agricultural land by following New York State Department of Agriculture and Markets (NYSAGM) Guidelines and the Agricultural Plan (Appendix 15-A) to manage temporary disturbances from installing overhead and underground collection lines, stormwater features, grading, and access roads, while implementing the Drainage Remediation Plan (Appendix 15-B) – Revision 1 to maintain or improve existing surface and subsurface drainage patterns. The Applicant will coordinate closely with landowners to reduce disruption to farming, compensate for unexpected crop loss, and ensure that all agricultural land outside the fenced Facility area remains available for continued crop or livestock production, with approximately 28% of currently farmed acreage remaining in active use once the Facility is operational.

Agricultural lands temporarily disturbed will be restored according to the Agricultural Plan (Appendix 15-A) under the oversight of a third-party environmental monitor, and ongoing consultation with NYSAGM and landowners. The Facility will not interfere with ongoing farming outside the fence apart from occasional maintenance needs, and farmers will retain access via constructed roads, while lease payments will support their long-term economic viability. Lastly, the Applicant is exploring opportunities for agricultural co-utilization (e.g., sheep grazing within fenced PV arrays) within the Facility Site after construction is complete, including working with landowners that expressed interest in sheep grazing under the PV arrays (see Appendix 15-C). Additional information regarding the

Applicant's assessment of potential impacts to agricultural resources and the planned avoidance and minimization strategies are presented in Exhibit 15 (Agricultural Resources) – Revision 1.

(4) Public Health and Safety

With proper siting, design, construction, and operation, solar facilities typically do not pose a risk of significant impacts to public health and safety; rather, solar facilities provide benefits to public health by reducing GHG and wastewater emissions associated with conventional energy production. Based on the Facility design, adherence to applicable safety standards, and implementation of the Site Security Plan and Safety Response Plan, the Facility is not expected to result in significant adverse impacts to public health and safety. The Facility will be constructed in accordance with applicable health and safety standards and the Applicant is committed to developing and operating the Facility in a safe and environmentally responsible manner. Overall, the Facility will have numerous public health and safety benefits associated with reducing GHG emissions and will be designed to avoid, minimize, and/or mitigate any potential risks. (See Exhibit 6 [Public Health, Safety and Security] – Revision 1.)

The public health and environmental benefits of transitioning to renewable energy cannot be overstated; those benefits have been a key driver of New York energy policy for decades and were a central component of the CLCPA. The state anticipates that the CLCPA's renewable energy generation targets will result in improved air quality and increased health benefits. The Facility will contribute up to 105 MW of renewable energy generation, supporting the CLCPA objectives. Therefore, the Facility is consistent with both New York State energy policy, and its clean energy contribution results in net positive public health outcomes for the region (See Exhibit 17 [Consistency with Energy Planning Objectives] – Revision 1).

Public health and safety concerns associated with construction of the Facility are primarily limited to common risks associated with commercial construction projects, such as increased noise levels during construction, increased traffic, and the potential release of construction-related contaminants into the environment. These common risks are generally not associated with significant impacts to public health and safety and will be avoided, minimized, and mitigated by the Applicant's adherence to the Article VIII USCs. Once constructed, the presence of electrical equipment both within the arrays and at the collection substation carries risk of an electrical hazard. However, these systems have been tested and proven to operate safely, and these areas will have perimeter controls (i.e., security fencing, signage) as is required by local law and the National Electrical Safety Code to prevent potential injury. Certain equipment, such as inverters, also may present a combustion risk. The Applicant's Safety Response Plan includes information regarding fire and electrical emergencies, and how these risks will be avoided, minimized, and mitigated or addressed (see Appendix 6-B).

Additionally, solar energy generating facilities have the potential to produce glare. Therefore, PV modules are produced with anti-reflective coatings to reduce and mitigate glare impacts on residences, airports, and public roadways. The Applicant will utilize tracking PV arrays, which maintain low incidence angles by following the sun's position throughout the day. This increases the amount of incoming solar radiation absorbed by the panels and limits the amount reflected. The Applicant's assessment of glare

showed that none of the potentially sensitive receptors located within or adjacent to the Facility will receive glare from the Facility (see Exhibit 8 [Visual Impacts] – Revision 1, Appendix 8-B [Visual Impacts Minimization and Mitigation Plan] – Revision 1, and Appendix 8-C (Solar Glare Analysis Memorandum – Supplement).

It is not anticipated that the construction or operation of the Facility will generate a substantial amount of waste, with the exception of general construction waste, which is not anticipated to be released into the environment. Most of the required vegetation and tree clearing during construction of the Facility is anticipated to be repurposed and utilized on-site or converted to merchantable lumber. Thus, vegetation clearing waste that would be unusable and disposed of at a licensed off-site landfill is anticipated to be negligible.

As shown on Figure 6-1 (Public Health and Safety), the portion of the Facility Site containing the collection substation and POI switchyard, located in the Town of Erwin, is within a 100-year and 500-year Federal Emergency Management Agency Floodplain. This portion of the Facility has been designed to ensure that this critical infrastructure is elevated above the Base Flood Elevation to safeguard against potential flood hazards (see Appendix 5-A [Preliminary Design Drawings] – Revision 1). The substation will be anchored to mitigate the risk of flooding. All foundation calculations will be performed with the assumption of water at the ground level to appropriately account for buoyant effects. The Applicant will also use flood-resistant structural steel and concrete as per the American Society of Civil Engineers (ASCE) 24 standards for structures within the flood zone. In addition, a downstream analysis for the substation site was conducted by the Applicant's design engineer consistent with the NYSDEC requirements (See Appendix 19 [Substation Downstream Analysis] of Appendix 13-C [SWPPP]). This analysis indicates that there will be no significant changes in water surface elevation and peak flows from pre- to post-development conditions downstream of the proposed development. Moreover, the mine's gravel pit is near the substation location, which further mitigates any potential downstream impacts, as shown in the downstream analysis. Sections 6.5 and 6.5.1 of the Safety Response Plan (Appendix 6-B) address actions to be taken in the event of a flood event, incorporating local considerations and feedback provided by local emergency service providers, including prioritizing evacuation of the substation and POI switchyard during flood risk conditions and coordination with local responders to revise ingress and egress routes to account for potential flood-related impacts.

As further described in Exhibit 6 (Public Health, Safety and Security) – Revision 1, proper siting of the Facility, implementation of Site Security (Appendix 6-A) – Revision 1 and Safety Response (Appendix 6-B) Plans, and adherence to health and safety standards all but eliminate the potential risks from these types of incidents. The Site Security Plan includes the following measures to be implemented during Facility operation: access controls, electronic security and surveillance facilities, security lighting, and a cyber security program. In addition, the Applicant's Safety Response Plan includes information regarding contingencies constituting an emergency, and identified measures for emergency response, evacuation, community notification, onsite equipment locations, and fire emergencies. It also includes information regarding training drills with local responders. Additional information regarding the Applicant's assessment of potential impacts to public health and safety and the planned avoidance and minimization strategies are presented in Exhibit 6 (Public Health, Safety and Security) – Revision 1. Based

on the Facility design, adherence to applicable safety standards, and implementation of the Site Security Plan and Safety Response Plan, the Facility is not expected to result in significant adverse impacts to public health and safety.

(5) Transportation, Utilities and Other Infrastructure

(i) Transportation

The Facility Site is not expected to result in any adverse traffic or transportation-related impacts on roadways within the Project Area, and no significant adverse transportation impacts are anticipated. The Applicant conducted a Route Evaluation Study (see Appendix 16-A [Route Evaluation Study] – Revision 1) which includes an analysis of existing road and traffic conditions in the vicinity of the Facility Site and the potential effect vehicle traffic generated from construction and operation of the Facility may have on existing traffic patterns including evaluating traffic volumes and accident frequency, school bus and emergency responder routes, and load-restricted bridges and culverts. Virtually all the traffic-related impacts associated with the Facility will occur during the site preparation and construction phase when there will be a temporary increase in vehicle traffic on area roadways. Once the Facility is commissioned and construction activities are concluded, traffic associated with Facility operation will be negligible and limited to occasional trips associated with routine maintenance activities. No mitigation measures for traffic or transportation impacts are proposed at this time due to the suitable conditions of proposed access routes detailed in Appendix 16-A (Route Evaluation Study) – Revision 1 and no capacity improvements (e.g., traffic control devices) are projected to be required to accommodate the operation of the Facility as traffic volume is not expected to significantly increase. Lastly, it is anticipated that all construction deliveries and other vehicles will be able to navigate the access routes without mitigation to roadway geometry. Thus, the Facility Site is not expected to result in any adverse traffic or transportation-related impacts on roadways within the Project Area, and no significant adverse transportation impacts are anticipated. Please see Exhibit 16 (Effect on Transportation) – Revision 1, Figure 16-3 (Access Locations) and Appendix 16-A (Route Evaluation Study) – Revision 1 for additional information on the Applicant's assessment of potential transportation impacts.

(ii) Utilities and Other Information

Impacts to existing utilities and infrastructure as a result of construction and operation of the proposed Facility are not anticipated, and no significant adverse impacts are expected. The Applicant has consulted with and will continue consulting with owners of overhead and underground utilities within the Facility Site. As a result of such consultations and independent assessments, the Applicant has identified and mapped overhead and underground major facilities for electric, gas and telecommunications within 5-miles of the Facility Site (see Figure 3-7). As detailed in Exhibit 20 (Effect on Communications) it is not anticipated that the Facility will require new off-site telecommunication interconnections as the area is generally served by existing cellular and broadband services. The Applicant is working with New York State Electric and Gas to enter into an interconnection agreement which is further described in Exhibit 21 (Electric System Effects and Interconnection). According to the

NYSDEC's Oil and Gas Well database, there is one dry hole well within the Facility Site, which was exploratory and found to be incapable of producing sufficient oil or gas. The Applicant also conducted a magnetometer survey to identify oil, gas, or mining solution wells within 500 feet of the proposed areas to be disturbed which confirmed the single well identified by the NYSDEC database. All Facility components will be set back at least 50 feet from the identified well and 20 feet from the nearest property access point to the well. See Section 3(u) of Exhibit 3 (Location of Facilities and Surrounding Land Use) – Revision 1 and Appendix 3-B (Magnetometer Survey Report).

The Applicant will construct the Facility to avoid interference with existing above ground systems within the Facility Site by installing collection lines underground to the extent practicable. Impacts to existing infrastructure within the Facility Site will also be avoided through utilizing trenchless crossing methods such as jack and bore or HDD within areas known to host infrastructure (e.g., the Millennium Gas Pipeline). Known underground utility locations will be marked prior to construction in these areas to avoid any impact to existing infrastructure. The Applicant will also become a member of UDig NY and contact all pipeline operations within the Facility Site, and landowners within the zone of safe siting clearance, consistent with 16 NYCRR Section 1101-3.4(h) and (i) requirements to further minimize potential impacts to underground facilities during construction. Additional details regarding crossing or adjacent components are detailed in Exhibit 5 (Design Drawings) – Revision 1, Preliminary Design Drawings (Appendix 5-A) – Revision 1. Thus, impacts to existing utilities and infrastructure are not anticipated as a result of construction and operation of the proposed Facility, and no significant adverse impacts are expected.

(6) Compliance with Local Laws and Ordinances

Generally, the Applicant has designed the Facility to comply with substantive requirements of local law. However, the Applicant is requesting waivers of certain sections of local laws. Exhibit 24 (Local Laws and Ordinances) – Revision 1 sets forth in detail the justification for why the burden imposed on the Facility by the substantive provision of local law is unreasonably burdensome in view of existing technology or feasibility of Facility implementation, and the needs of or the costs to consumers, consistent with the findings required under Article VIII.

REFERENCES

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