

# WELCOME

Thank you for coming to the

## Little Salmon Solar Project Open House

Have more questions or looking for additional information?

Please reach out to Boralex's primary project contacts for Little Salmon Solar:

Development Manager, Gusty Mead, 716-440-9434 | [gusty.mead@boralex.com](mailto:gusty.mead@boralex.com)

Community Engagement (Media), Morgan Roy, 603-258-1834 | [morgan.roy@boralex.com](mailto:morgan.roy@boralex.com)



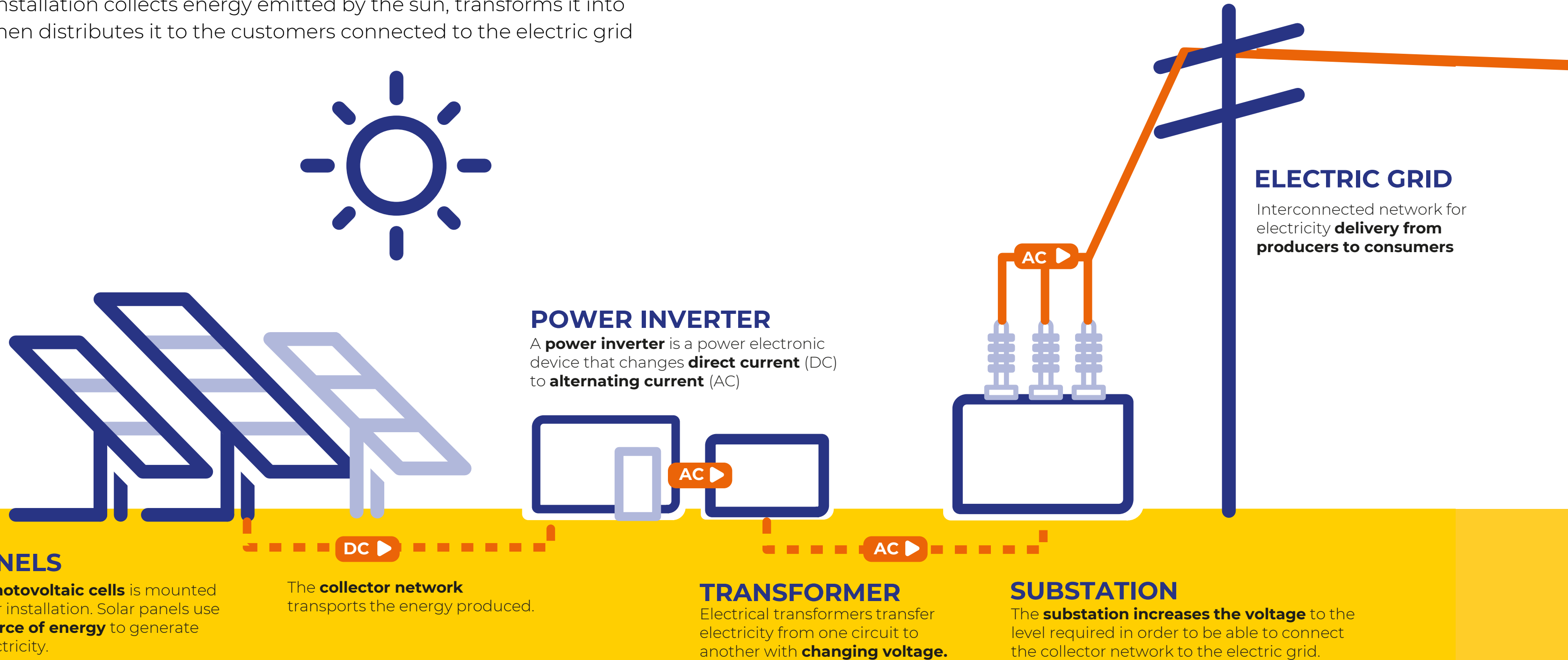
SCAN ME TO VISIT  
THE PROJECT WEBSITE



# Solar Energy

## HOW DOES A SOLAR FACILITY WORK?

A photovoltaic installation collects energy emitted by the sun, transforms it into electricity and then distributes it to the customers connected to the electric grid



## POSITIVE ENVIRONMENTAL IMPACTS

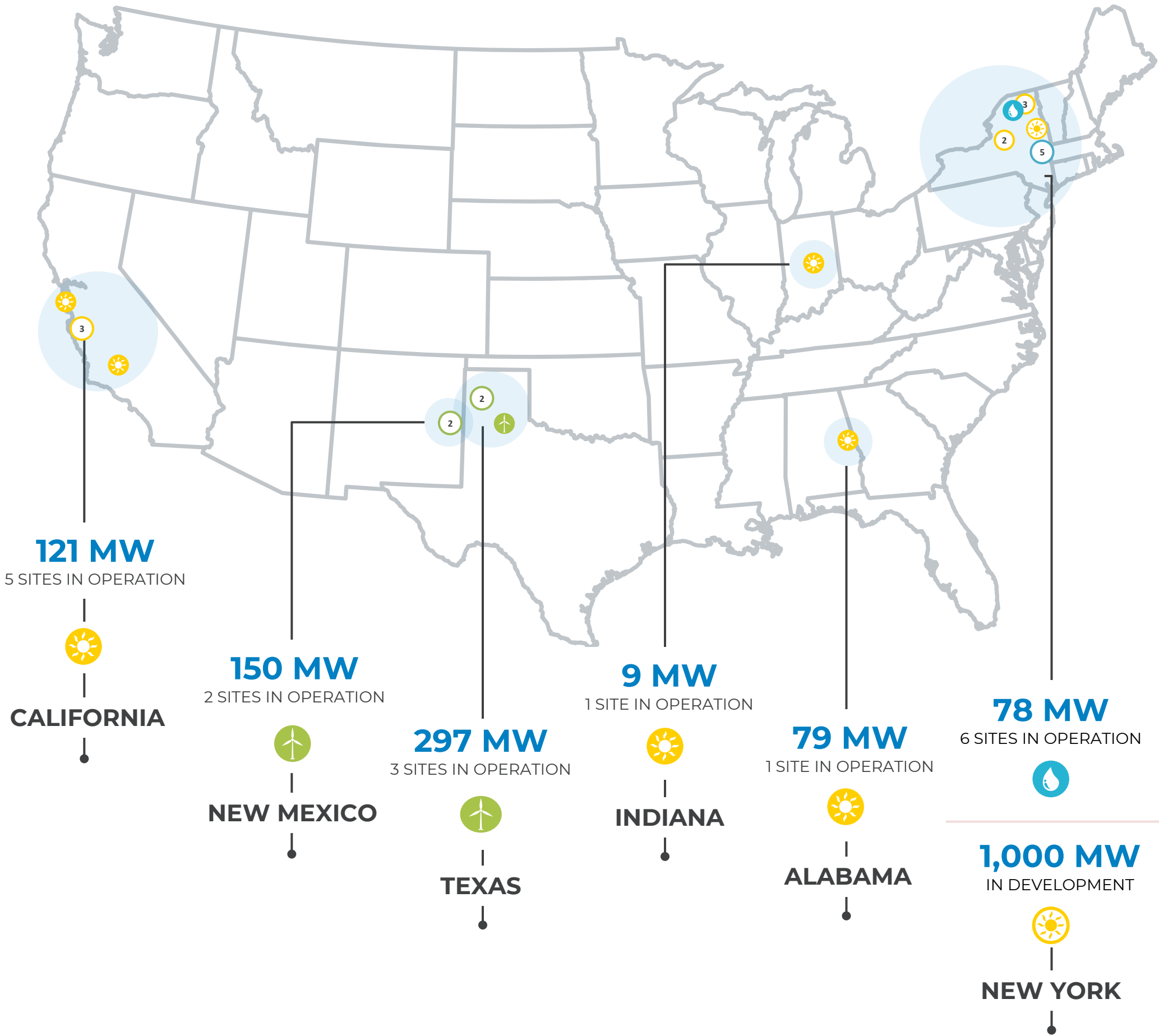
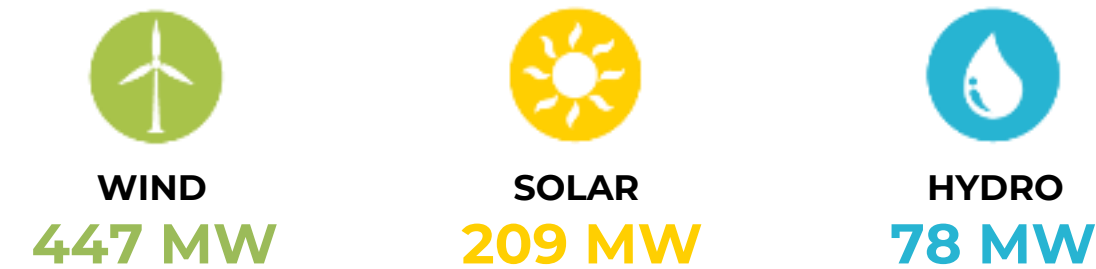
- Clean: Emits no air pollutants or greenhouse gases
- Renewable: The energy from the sun is a resource that will always be available, and at no cost
- Low maintenance: Does not require water or many other resources for operation

# Boralex in the United States

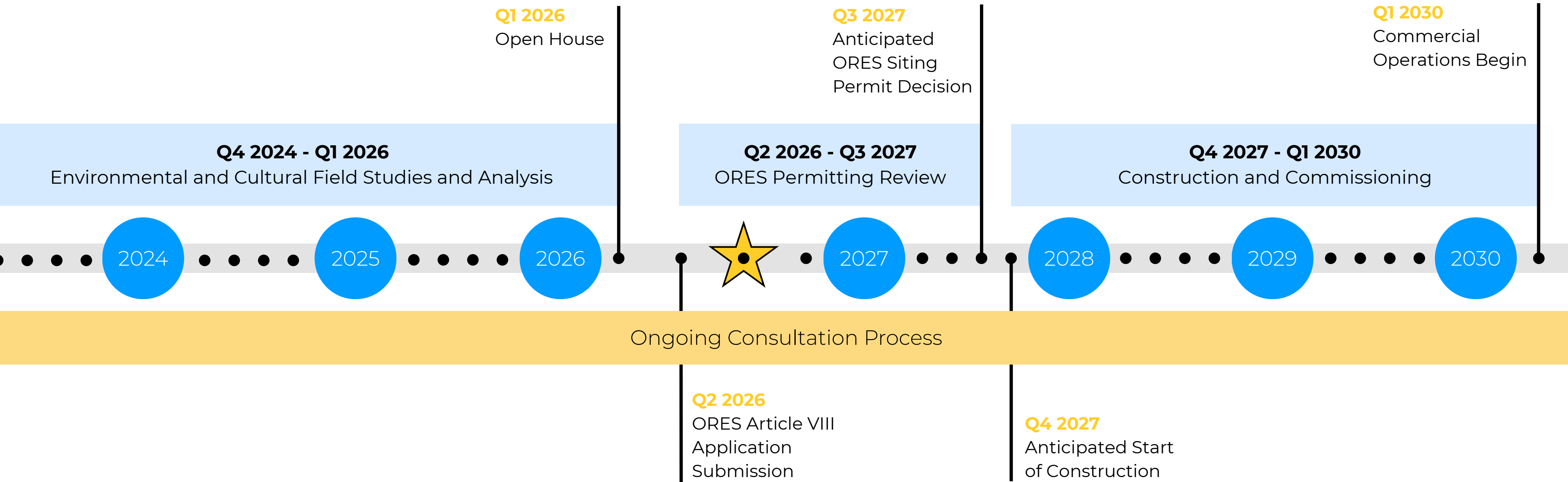
Present in the United States **for 20 years**

Operating assets in **6 States**

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

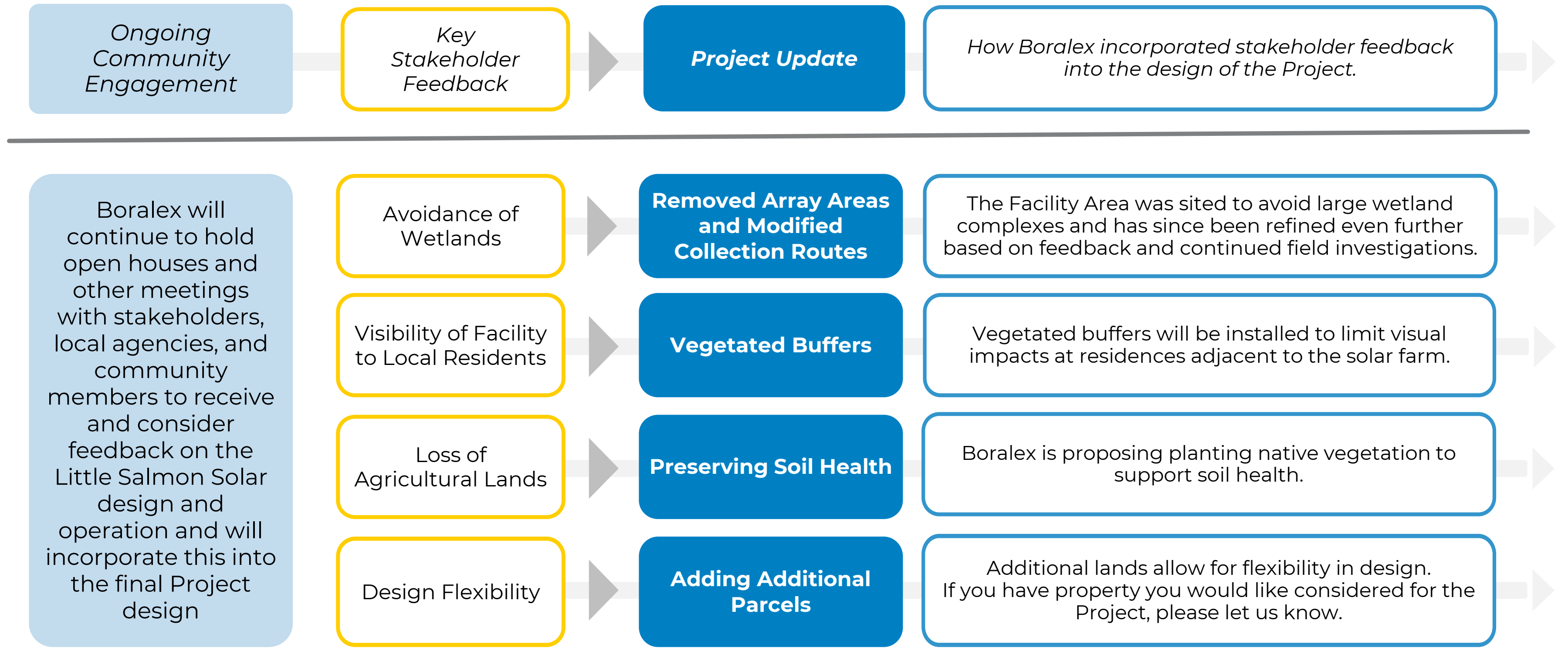


# Little Salmon Solar Project Schedule



Boralex will remain available for ongoing engagement throughout the remaining development, construction and operation of the Project. We will continue to seek input from stakeholders to design and operate a project in line with the community's priorities

# Implementing Stakeholder Feedback





# What Would You Like to Learn More About?

*Place a coordinating colored sticky note, within the area you'd like to learn more about.*

**Community  
Impacts**

**Land Use**

**Regulatory  
Process**

**How does Solar  
Power work?**

**Viewshed**

**Other**

# Building a Solar Facility



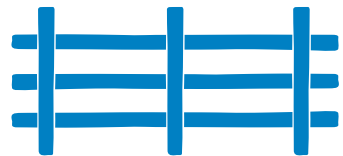
## Civil Work

Solar sites are generally flat, some grading will occur to accommodate the solar installation.



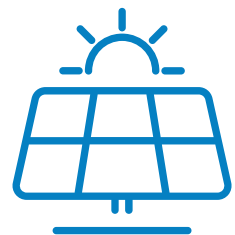
## Foundation Work

Foundations to support the racking and solar panels are typically installed directly into the ground as either piles or ground screws.



## Perimeter Fencing

Fencing and safety signage are installed around the perimeter of the facility.



## Panel Installation

The solar panels will be mounted to single-axis tracker racking. The solar panels will pivot along a north-south axis to track the sun over the course of the day to maximize energy production.

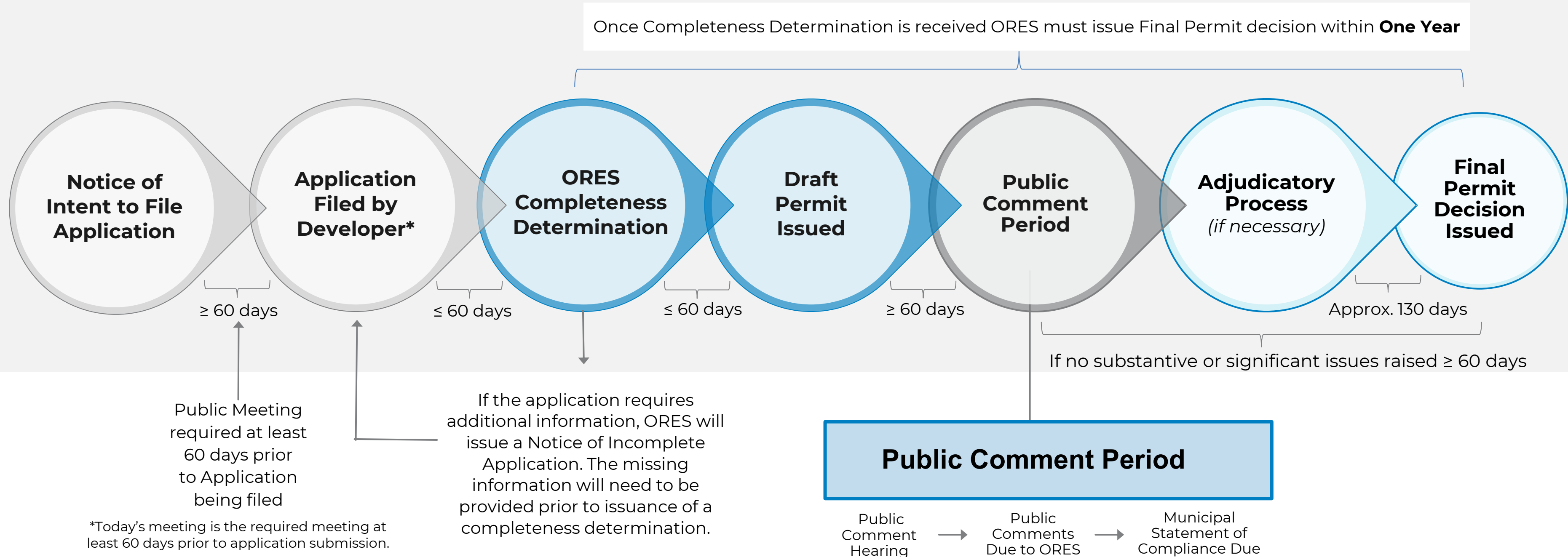


## Electrical Components

The solar facility will connect to an existing transmission line. To support this connection a substation will be built to host the necessary high voltage electric equipment.



# ORES Article VIII Application Process

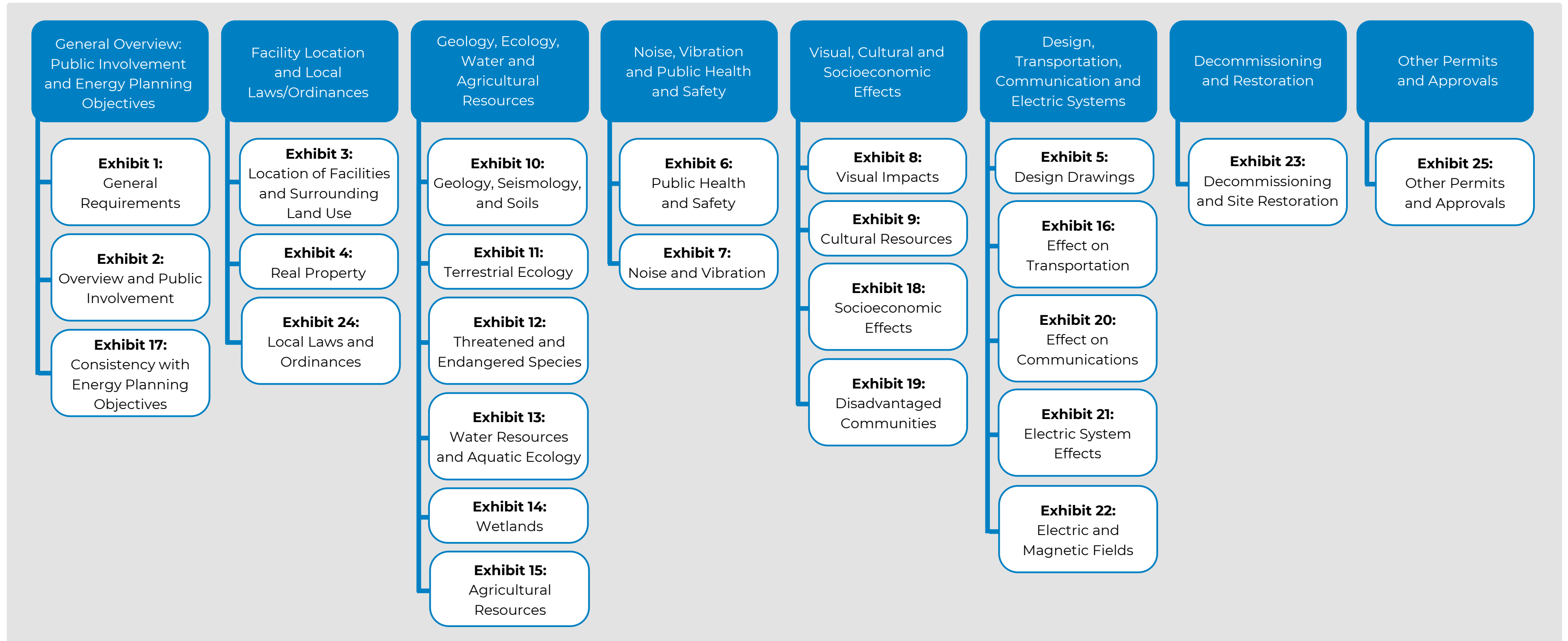


\*The Article VIII regulations require Applicants to deposit \$1,000 per MW of capacity into a Local Agency Account Fund (LAAF). Subject to ORES approval, these funds can be used by local agencies or potential community intervenors to offset expenses for expert review, so long as "use of the funds will contribute to a complete record leading to an informed permit decision as to the appropriateness of the site and the facility, and for local agencies, shall include the use of funds to determine whether a proposed facility is designed to be sited, constructed and operated in compliance with applicable local laws and regulations." 16 NYCRR 1100-5.1(b). The Little Salmon Solar Project is a proposed 200 MW project, requiring a deposit of \$200,000 into the Local Agency Account Fund associated with this project. 75% of these funds shall be reserved for local agencies. Any local agency or potential community intervenor is required to submit a request for initial funding within 30 days of the date of application filing. Go to <https://dps.ny.gov/system/files/documents/2024/09/request-for-local-agency-account-funding-2024-08-20.pdf> for instructions on how to submit a LAAF request. Requests can be submitted via email ([ores.hearings@dps.ny.gov](mailto:ores.hearings@dps.ny.gov)) or mail (ORES, Attn: Local Agency Account Fund Request [Matter No. 24-03063], c/o OGS Mailroom, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350).



# Article VIII Application

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



# Environmental & Cultural Studies

## Wildlife Site Characterization, Breeding Bird Survey, Winter Grassland Raptor Survey

Several desktop and field studies were conducted between 2024-2025 to determine whether federal or state protected species and associated habitat are present at the Project.

A final occupied habitat determination will be issued by ORES following review of the Project's preliminary habitat analysis.

**The facility has been designed to avoid habitat to the extent practicable, and Boralex will mitigate for regulated activities occurring within occupied habitat.**

## Wetland and Stream Delineation

Desktop review and field delineations of wetlands and streams within the Project area were completed in 2025.

The results of field surveys were reviewed by ORES and the New York Department of Environmental Conservation (DEC), who issued a regulatory determination for wetlands and streams at the site.

**The facility has been designed to avoid regulated wetlands to the extent practicable, and Boralex will mitigate for regulated activities in wetlands.**

## Visual Resources

In January 2026, a visual outreach package was sent to local, county, state and indigenous stakeholders to assist with the identification of local aesthetic resources that may be affected by views of the Facility.

**Boralex is still accepting feedback from stakeholders. Please notify a Boralex team member at this open house if there is an area of visual sensitivity you would like to report.**

The findings of the Visual Impact Assessment will be included in Exhibit 8 of the Project's Article VIII Application and will be publicly available for review on the state's website\* when the application is submitted.

## Water Resources

In December 2025, a survey was mailed to landowners within 1,000 feet of the project boundary to identify private water wells.

Boralex will engage a third-party to take pre- and post-construction well water samples within state required distances of certain construction activities.

**It is anticipated that no private water wells will be impacted by construction or operation of the Facility.**

**Additional survey forms are available if needed. If you live within 1000' of the Project, please see a Boralex team member for a copy.**

## Archaeological and Historic Architectural Resources Studies

In 2025, desktop and field assessments were conducted to identify cultural resources within the Project area. Boralex is also in the process of conducting a historic architectural resource study.

Findings will be submitted to ORES and the New York State Historic Preservation Office (SHPO) for review and approval.

**Impacts to cultural resources are not anticipated during construction and operation.**

## Geotechnical Engineering Study

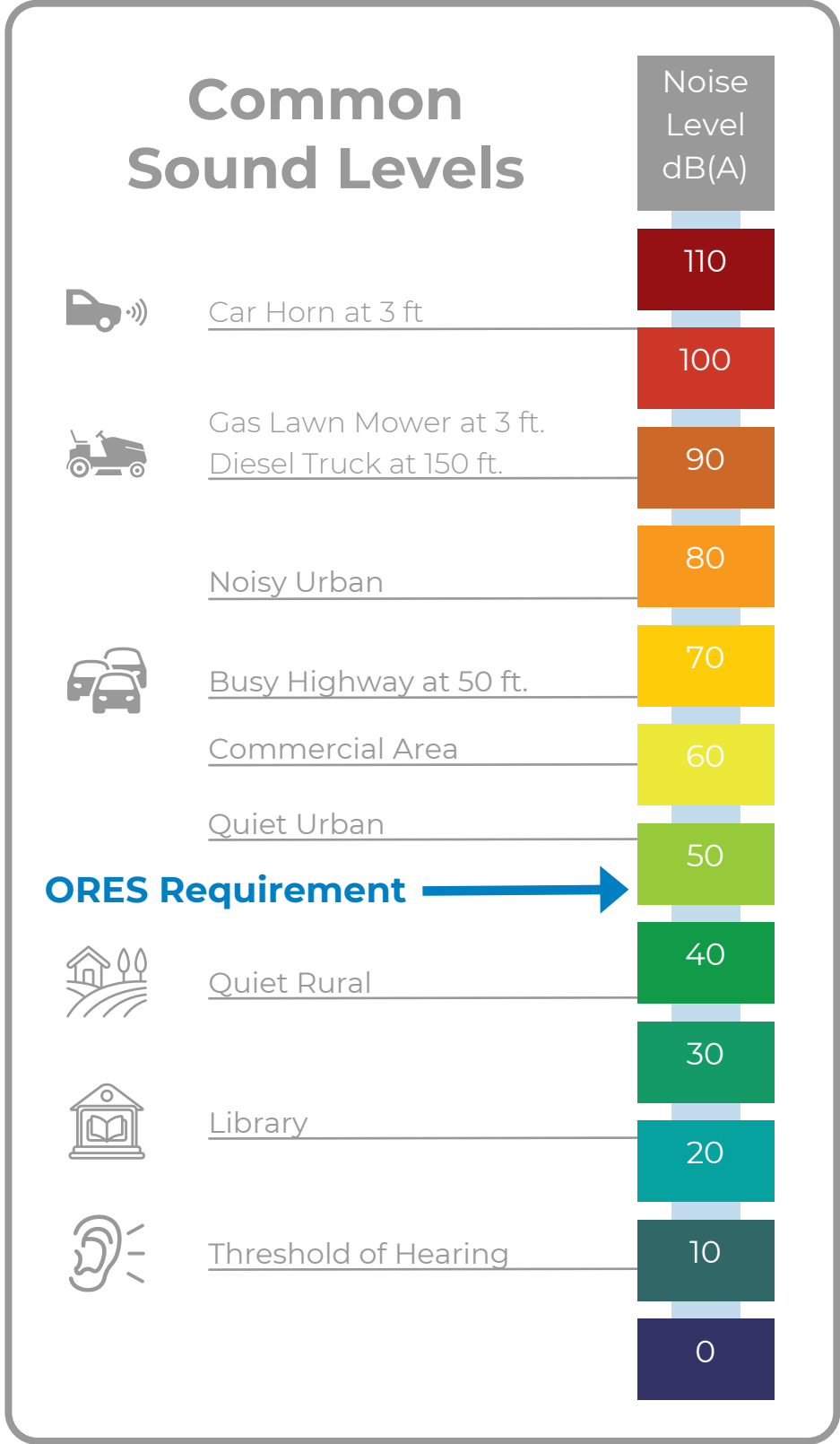
In 2025, a desktop geologic evaluation was conducted to determine possible constraints to the Project from subsurface risks, such as shallow rock, corrosive soil, erosion and seismic concerns, steep slopes, and other geohazards.

Following the desktop evaluation, a preliminary in-field geotechnical study was conducted in October-November 2025 to provide key engineering inputs for the design. A final geotechnical investigation will be completed prior to construction.

**No geotechnical concerns are anticipated at this time.**

# Noise Assessment

- Ambient Sound Level Monitoring
  - In October 2025, ambient sound levels in the Project area were continuously measured over a 7-day period at several locations around the proposed facility. This monitoring established a baseline for the area.
- Construction & Operation Sound Modeling
  - Utilizes International Standards Organization (ISO9613-2) as required by ORES
  - Construction and operation sound levels are predicted through acoustic modeling
  - Includes a cumulative analysis of noise from all existing and proposed solar and substation facilities within the 30 dBA contour.
- Operational Equipment Noise
  - Solar panels – Produce no sound
  - Inverters – Produce sound during the day
  - Substation – Produces sound during the day and typically lower sound levels at night



## Article VIII Noise Requirements

Facility shall comply with sound level limits defined in Article VIII regulations

- Non-participating Type 1 Receptor = 45 dBA
- Participating Type 1 Receptor = 55 dBA
- Non-participating Type 1 Receptor = 40 dBA due to substation
- Non-participating Type 2 Receptor = 55 dBA
- Penalty applied for any audible prominent tones

Specific conservative acoustic modeling parameters are prescribed (e.g., all sources operating simultaneously, ground absorption factor, temperature, humidity)

Sound levels due to construction and operation of the Facility will be displayed graphically as sound contours over aerial imagery in Exhibit 7

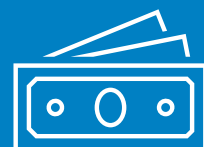
**Type 1 Receptor Examples:** Residences (including seasonal with septic), hospitals, places of worship, schools, libraries, places of hospitality (hotels, motels, etc)

**Type 2 Receptor Examples:** Cemeteries, outdoor public facilities, parks, public lands, campgrounds

**Type 3 Receptor Examples:** Uninhabitable structures except enclosed structures listed or eligible for the State/National Register of Historic Places



# Community Benefits



## Community Contributions

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



## Local Jobs

Approximately **150 jobs local jobs will be created** during construction and **2-3 full time positions** will be needed during the operational life of the Project. Boralex's US operations have **been based in South Glens Falls, NY for more than 20 years**, overseeing our hydro facilities' operations in NYS, we are a proud member of the community.



## Cleaner Future

Solar panels produce electricity without releasing air pollutants or greenhouse gases, supporting cleaner energy production and contributing to long-term environmental sustainability. The Little Salmon Solar Project will **provide clean power for tens of thousands of homes**.



Rainbow Park, Fort Covington, NY

## A Good Neighbor

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

## Local Partnerships

- Every year we support local non-profit organizations, charities, and events that contribute to the vitality of the communities
- Boralex assisted with renovations to Rainbow Park in Fort Covington, NY
- Sponsored the 2023, 2024 & 2025 Art Market and Juried Show presented by Akwesasne Travel

# Why These Projects Matter



## Pat Manchester, Town of Fort Covington Supervisor

"Recently, the roof at the Fort Covington Adult Center was discovered to need repair. The Fort Covington Adult Center serves the adult population for Fort Covington, Westville, and Bombay. The Center relies on donations and fund raisers. The large expense of a roofrepair would cripple the Centers Budget. Looking at available options I reached out to Boralex to ask if they could help. They immediately agreed and are presently covering the labor cost for the roofrepair. I am sharing this story because it reflects what our community has experienced repeatedly since Boralex began developing Fort Covington Solar in 2021. When a developer truly engages locally, you do not just see it in meeting notes and filings, you see it in whether they show up, listen, and follow through when the community needs them."

## Tim Fisher, Town of Fort Edward Supervisor

"For almost a year, people who have never sat in our town hall have been telling the rest of New York what Fort Edward thinks about the solar project Boralex wants to build here. Most of what they are saying is wrong, and some of it is wrong by a wide margin. I want to set the record straight, because the people impacted by these falsehoods are my neighbors, constituents and friends...These are multi-generational farm families making a long-term call about how to keep their land in the family and their operations solvent. Why are we telling property owners, and shaming them online, about what they can and can't do with their land?...Project decisions should be made on the actual record, not from a social media personality who makes money from every post, like, comment, and share. My neighbors put real thought into this. Fort Edward did the work. We asked hard questions, we received real answers, and we got a better project for it."

## Jon Close, Boralex Landowner

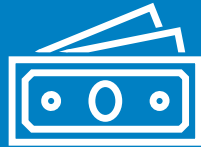
"I run a 70-cow dairy. I've added beef cows. I'm planting corn. I'm doing everything I can. But milk still sells for less than it costs to produce, and no amount of hard work changes that math. So my family decided to lease about 200 acres of our 800-acre farm to Boralex, a renewable energy company, for a 40-megawatt solar project called Foothills Solar...I want to be clear about something. This is my land....I've heard the calls to "stop solar and save the farms." Those voices fail to see the entire picture. Solar is saving our farm. If we sold this land for residential development instead, there'd be miles of new roads, nonstop traffic and enormous costs to the town. The land would be gone forever, and another farm would be lost."

# Host Community Benefit Program



How does it work?

The program, created by the State's Public Service Commission (PSC) in February of 2021, provides **residential electric utility customers** with an **annual electricity bill credit**, if they live in a town which hosts a solar or wind project greater than 25 MW.



Does Boralex pay for the Program?

The program is **funded by** the owner of the local renewable energy project (in this case, **Boralex**) and equals **\$500 per MW of nameplate capacity for solar projects**, and \$1,000 per MW of nameplate capacity for wind projects.



Why a bill credit?

The State and developers wanted to **ensure each resident would see a direct benefit that went beyond PILOTs, Host Community Agreements, and job creation**. This benefit is in **addition** to the environmental, economic and other ancillary benefits received by host communities and residents.

## How much money will individual ratepayers receive?

Little Salmon Solar is a 200 MW solar project, so we would multiply 200 (nameplate capacity of the project) x \$500 (amount allocated for solar facilities) to get a pool of \$100,000. The local utility is granted 0.05% of the funds to cover the costs of administering the program, leaving a final total of **\$95,000**.

Assuming the program runs for the full ten years, as laid out in the State order, one gets a total pool of **\$950,000**.

Example: Using 1,250 as a sample figure for the number of eligible ratepayers in a given host community, each ratepayer can expect to receive **\$760** in direct bill credits over ten years.

Remember, this is on top of any PILOT payments, Host Community Agreements, and other revenues received by the municipalities and taxing jurisdictions.

# Town Supervisor Comments

“Since taking office as Town Supervisor in January of 2026, I have had the opportunity to engage with representatives from Boralex and the Little Salmon Solar Project team regarding the proposed facility. These discussions have provided an introduction to the Project and an opportunity to begin reviewing its potential implications for the Town and surrounding region.

Throughout the Project’s development, Boralex and its representatives have been professional, responsive, and willing to engage with local officials. Based on my interactions to date, the company has demonstrated a constructive and collaborative approach in its communications with the Town and other stakeholders.”

**Ed Andrew**  
*Town of Westville,  
Supervisor*

“Throughout the development of both the nearby Fort Covington Solar Facility and the proposed Little Salmon Solar Project, we have been impressed with Boralex’s responsiveness and engagement. Representatives from Boralex and the Little Salmon Solar team have met directly with the Towns of Fort Covington and Westville, as well as Franklin County officials, to discuss the Project and gather feedback.

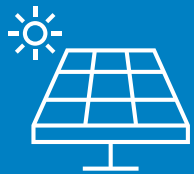
Due to the Project’s proximity to Boralex’s Fort Covington Solar Project, the company and its employees have already established a strong presence in the community. At the same time, the Little Salmon Solar Project team has continued to build its own relationships locally through direct engagement with municipal leaders, county officials, and community members. We look forward to that level of engagement continuing to grow throughout the life cycle of the Project.”

**Pat Manchester**  
*Town of Fort Covington,  
Supervisor*





# Decommissioning



## Panel Lifespan

The panels are designed for a minimum lifespan of 35 years. Individual panels can be replaced as needed across the Project. **Panels will be recycled or reused** at the end of the Project life.



## Restoration

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



## Component Recycling

The Project components are primarily made of steel, aluminum, glass, silicon, copper and silver. The scrap and recycling value of these materials will help offset the cost to dismantle at the end of the Project life.



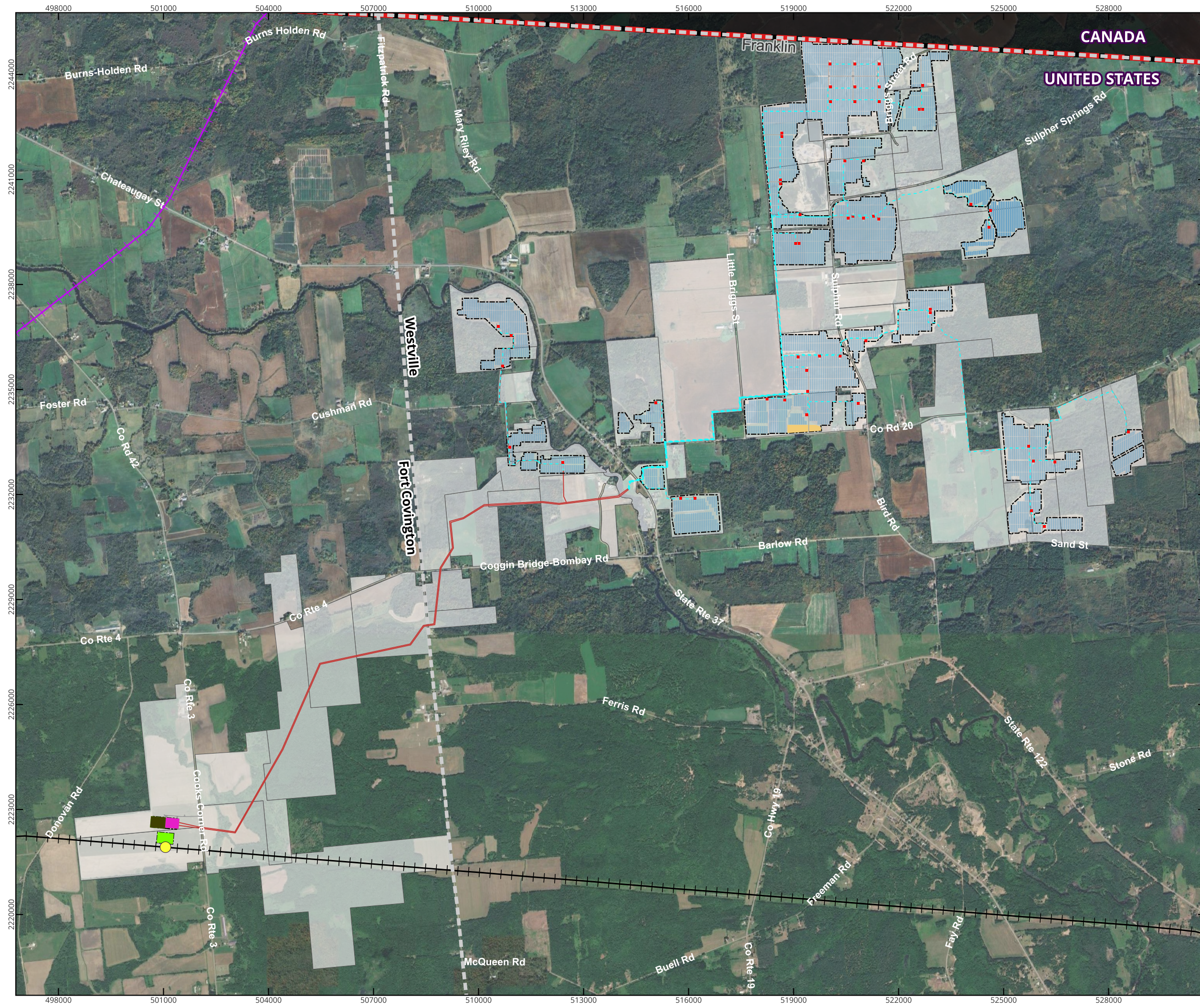
## Local Commitments

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

The decommissioning cost for the facility will be recalculated every 5 years to adjust for inflation or other cost increases, and the financial surety will be adjusted accordingly.

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





# Little Salmon Solar Project

## Franklin County, NY

### Proposed Site Plan

#### Project Area

Participating Properties

#### Proposed Infrastructure

- Inverters
- Fort Covington Substation
- Little Salmon Substation
- Switchyard
- Solar Panels
- Access Road
- Fenced Area
- Laydown Area
- Overhead Collection Lines
- Underground Collection Lines
- Point of Interconnection

#### Existing Infrastructure

- 345kV Transmission Line
- 765kV Transmission Line

#### Administrative

- International Boundary
- Municipality Boundary
- County Boundary



0 0,5 1 mi

Date : 2026-07-24  
Projection : NAD83(2011) New York East  
Parcel data source : Franklin County  
Basemap : Google Satellite



# Frequently Asked Questions



## How does the project benefit the local community?

In addition to generating clean, renewable electricity, Little Salmon Solar is expected to:

- Support over 120 construction jobs, with opportunities for local workers
- Generate millions of dollars in long-term local revenue through taxes and agreements
- Contribute to New York State's clean energy and energy affordability goals
- The project also contributes \$200,000 to a Local Agency Account Fund (LAAF), which supports local and state agency participation in the review and oversight process.

## How is the Little Salmon Solar Project reviewed and approved?

The Little Salmon Solar Project is reviewed under New York State's Article VIII renewable energy permitting process, which applies rigorous environmental, public health, and community standards before construction can begin. This process includes:

- Detailed environmental studies conducted by qualified experts over multiple years
- Formal opportunities for public input and comment
- Independent review by multiple state agencies with subject-matter expertise
- Enforceable permit conditions that govern construction, operation, and long-term monitoring
- Approval is granted only if the project meets all applicable standards established by the State.

## What's the plan for the land once the project is built?

Responsible solar development can provide opportunities to support soil health, water retention, native species habitat, and ongoing agricultural use. The spacing between solar panel rows may allow for continued agricultural activities where appropriate. Little Salmon Solar is exploring adaptive agricultural practices in consultation with local and state stakeholders, including the potential for sheep grazing. We are continuously seeking input from the local agricultural community on new multi-use options let Boralex staff know if you're interested.

# Frequently Asked Questions

## **How are environmental resources evaluated and protected?**

Environmental resources at the Little Salmon Solar site were evaluated through extensive field studies, technical analyses, and consultations with state agencies. These studies informed both the project design and the avoidance and minimization measures required as part of the permitting process.

As a result of this review:

- The project was redesigned several times to avoid or minimize impacts wherever practicable
- Where impacts cannot be avoided, mitigation measures are required and enforced through permit conditions to ensure long-term protection of environmental resources.

## **How does the project address wildlife and habitat considerations?**

Wildlife and habitat considerations are a central component of the Little Salmon Solar Project's review. Qualified environmental professionals conducted multi-year surveys, including winter raptor and breeding bird studies, consistent with state guidance.

Based on these findings, the project incorporates:

- Design modifications to reduce impacts to occupied habitat
- Construction timing restrictions where appropriate
- Long-term habitat mitigation and management commitments

## **Why are environmental study locations or sensitive data points redacted?**

Certain environmental information, particularly data related to sensitive species or habitats, is handled carefully to avoid unintended harm, such as disturbance or exploitation of protected resources. This approach is required by state laws specific to protected cultural and environmental resources (e.g., Section 3-031(2)(r) of the Environmental Conservation Law) and balances transparency in the permitting process and protection of sensitive resources. It's important to note that regulators receive full access to the information in these reports, even where public disclosure is limited (e.g., redacted species or cultural resource locations).

# Frequently Asked Questions



## Why is this project being built here in Westville and Fort Covington?

The project is being developed in the Towns of Westville and Fort Covington in Franklin County with the participation of local landowners who have leased land to Boralex. The location was identified based on several factors, including site characteristics, land availability, and access to nearby transmission infrastructure.

## Who's land is this being built on?

100% of this project is being built on private property.

The project is being developed on land leased from participating landowners who have chosen to participate in the project. We appreciate the opportunity to work with them as development continues.

## What's the PILOT Payment?

A PILOT (Payment in Lieu of Taxes) is a negotiated tax agreement that provides annual payments to local governments and school districts for the life of the project. These payments help support local services while providing certainty for both the community and the project owner.

## How can community members stay informed?

The project website will continue to be updated with:

- Project milestones
- Public meeting and comment opportunities
- Contact information for questions or concerns

Community members are encouraged to reach out directly to learn more about the project and how it is regulated.

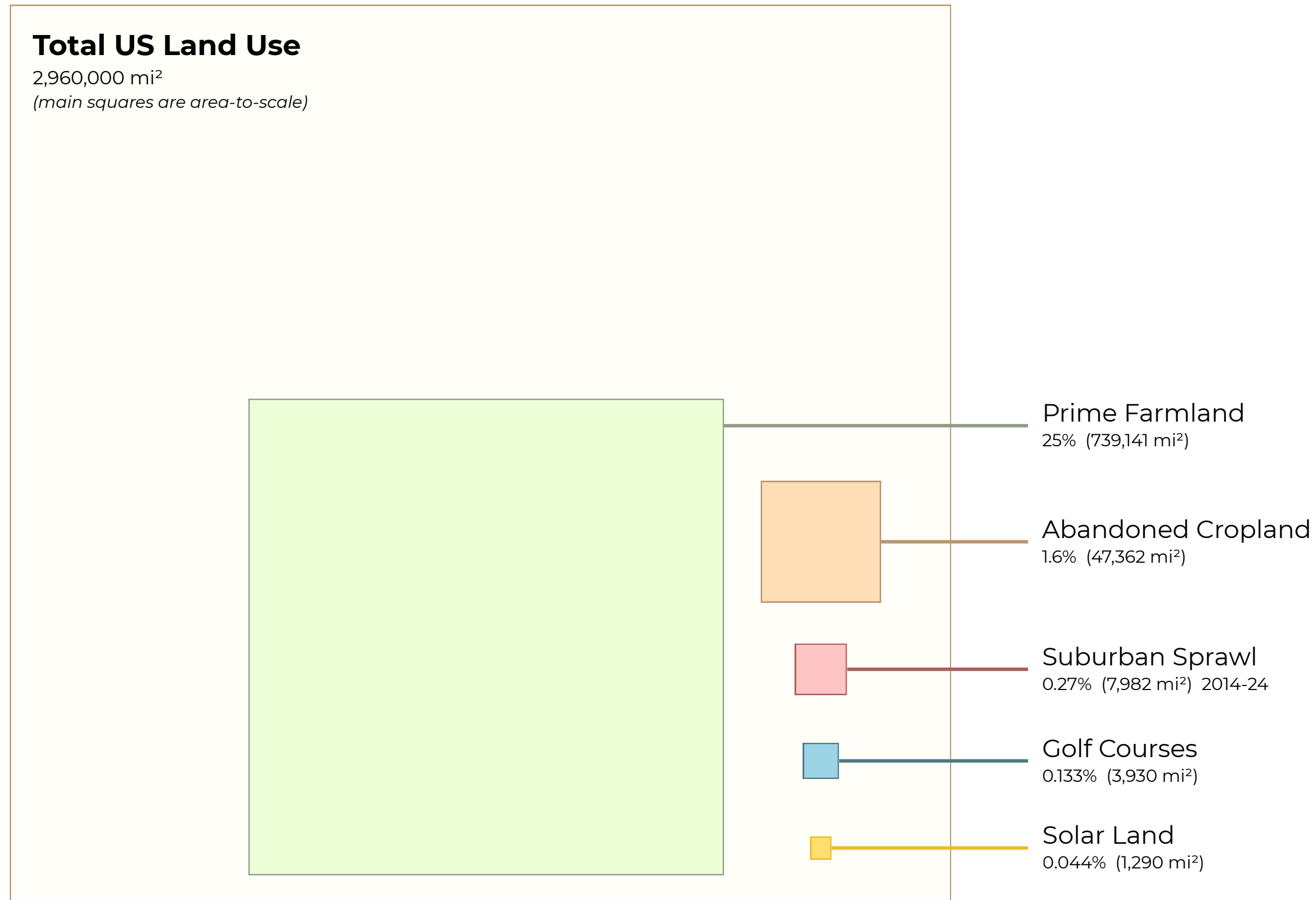
SCAN ME TO VISIT  
THE PROJECT WEBSITE





# Farmland & Solar

Solar delivers **benefits** to rural communities with a **tiny** footprint



**0.07%**

of US Prime  
Farmland is  
currently used for  
Solar Energy

**Golf Courses**  
occupy

**2.6x**

more prime  
farmland than  
solar facilities

**Suburban Sprawl**  
(since 2014) occupies

**5.9x**

more prime  
farmland than  
solar facilities

Source: SEIA Land Use Map 2026.  
Full Sourcing: [seia.org/farmland](https://seia.org/farmland)

# Frequently Asked Questions

**What impact is solar having on farming availability?**

The NYS Comptroller found between 2017 and 2022, New York **lost 365,000** acres of farmland, partially due to farmers looking to exit farming and selling their land. Of that land only **1,728 acres** **was classified as being used for solar**.

**What is the difference between prime farmland and Mineral Soil Group designations?**

The reason NYS moved away from using the term 'prime' to using mineral soil groups in its regulatory review is that the maps and definitions of prime farmland are **binary and are often out of date**, whereas **mineral soil groups (MSG)** are a **more nuanced and technically accurate** way of gauging land's agricultural potential.

**How do solar leases benefit local farmers?**

A February 2026 study by Cornell, found that among New York farmers who signed solar leases, they were **three times** more likely to use their new revenue to maintain or increase their agricultural operations, not reduce them. The US Department of Agriculture found that nationally, **85%** of farmland with solar installations remain or plan to return to agricultural uses at the end of the lease.

**What happens when the facility is done operating?**

New York State has strict safeguards in place to ensure solar projects are properly decommissioned at the end of their operating life. Decommissioning plans are reviewed as part of the permitting process, and **financial security is provided before construction begins** to support site restoration