

Visual Impact Assessment

Prepared for:
Ancram Solar PV, LLC



RIC ENERGY

Ancram Solar

3333 State Route 82
Ancramdale, NY 12503

Date: November 2024

Prepared by:



VISUAL IMPACT ASSESSMENT

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Project Description:

The proposed project is located on 3333 State Route 82, Ancramdale, NY 12503. The project, as designed will have a nameplate capacity of 1,343 kW. The proposed project is a standalone ground-mounted system, mounted on a single-axis steel structure. The system will include 3 inverters SUNGROW SG350HX. RIC is proposing to interconnect the project to the nearest distribution circuit 7085 - a 13.2 kV feeder, fed by the Ancram Substation.

3333 State Route 82 S.B.L: 214.-1-25.4 94.78-acres Ancramdale, NY

The Project site is located on the north side of State Route 82, with the approximate center of the site located 1,300 feet away from the road. The existing property is primarily used for agriculture. The property does not contain any wetlands. A wooded area comprised mainly of deciduous trees is to the north, northeast, east, and southeast portion of the parcel, obscures lines of sight. The west side of the parcel is bordered by an existing tree line with lines of sight to the Project parcel partially blocked by existing vegetation.

Viewpoint Methodology:

The site was visited on 5/07/2024, at which time photo assessment locations were selected based on identified critical view sheds, nearby residences, adjacent roads, and determination of visibility. Multiple photos were taken at all locations. Ultimately, three sites were chosen for visual analysis. See the Viewpoints Summary (below) for a more detailed description of the locations and rationale behind each selected view. An annotated plan was created to note the view locations, surrounding context features, existing areas of wooded canopies, and other topographical features that impact visibility (see figure 1).

Viewpoints Summary:

Location 1: View 1 was taken northwest of the Project site at the intersection of Pats Road and State Route 82 looking southeast. Views from this spot into the Project site are currently partially obstructed by existing vegetation and topography. Views of the Project site will be further obstructed from viewers by the planting buffer of native evergreen trees, native deciduous trees, and native shrubs.

Location 2: View 2 was taken west of the Project site on State Route 82 looking east. Views from this spot are currently partially obstructed into the Project site by existing vegetation and topography. From this location, views into the Project site will be further obstructed by the planting buffer of native evergreen trees, native deciduous trees, and native shrubs.

Location 3: View 3 was taken south of the Project site on State Route 82 looking northeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. At this location the entrance road from State Route 82 heads northeast into the Project site before turning northwest to the Project site.

*Note: Viewpoint photos were taken without accessing private property.

Planting Summary:

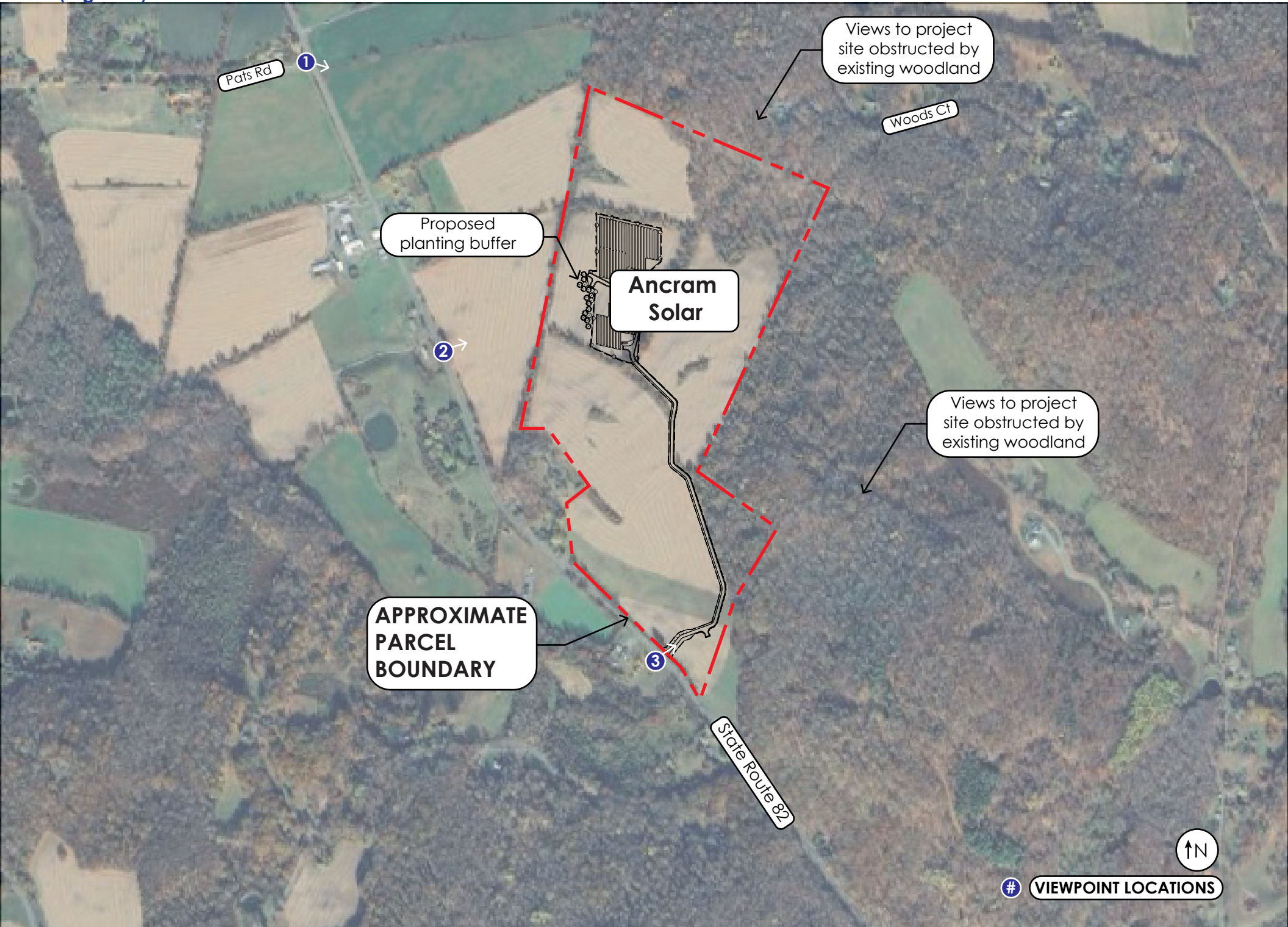
All plant species used on the project site are native to the Central New York region. The table below represents the anticipated heights of the selected screening tree species at time increments of 5, 10, and 20 years after planting (Growth rate and height depends on many variables including environmental factors, sunlight, periods of extreme temperatures, etc).

Botanical Name	Common Name	Height at Planting	5 Yr. Height	10 Yr. Height	20 Yr. Height
<i>Acer rubrum</i>	red maple	7 ft Min.	12 - 15 ft	20 - 30 ft	30 - 50 ft
<i>Pinus strobus</i>	eastern white pine	7 ft Min.	12 - 17 ft	25 - 35 ft	40 - 60 ft
<i>Quercus rubra</i>	northern red oak	7 ft Min.	12 - 15 ft	25 - 35 ft	40 - 60 ft
<i>Tsuga canadensis</i>	Canadian hemlock	7 ft Min.	12 - 15 ft	20 - 30 ft	30 - 50 ft

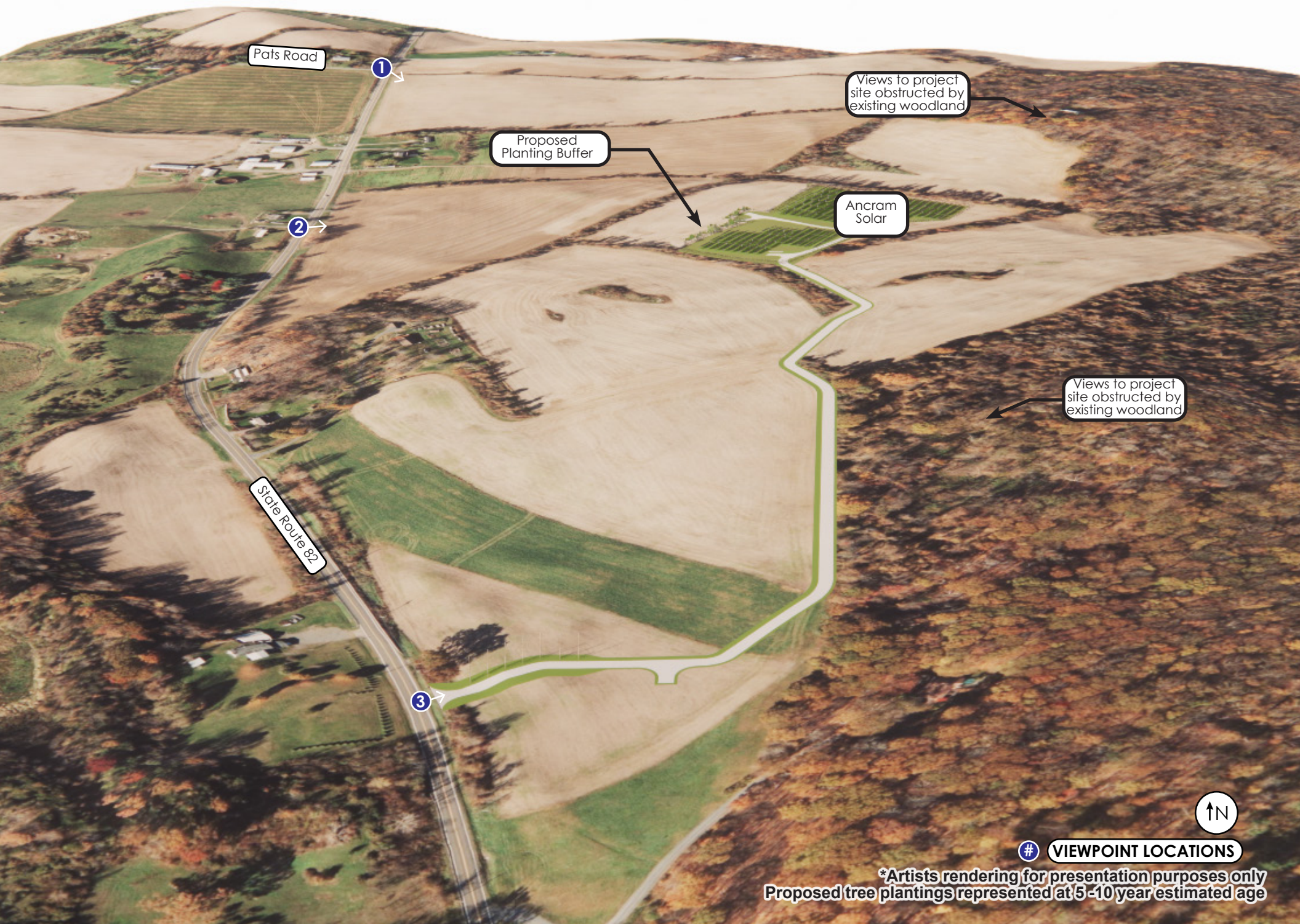
Study and Analysis Methodology:

An aerial simulation model of the proposed Project Area was generated to study terrain, eye level viewsheds, proposed landscape buffers, and adjacent nearby residences/public roads (see figure 2). Project elements were modeled to a 'final' visual representation. Tree plantings were represented at a 5-10 year estimated age.

PROJECT SITE AERIAL CONTEXT:
(Figure 1)



AERIAL SIMULATION RENDERING: (Figure 2)

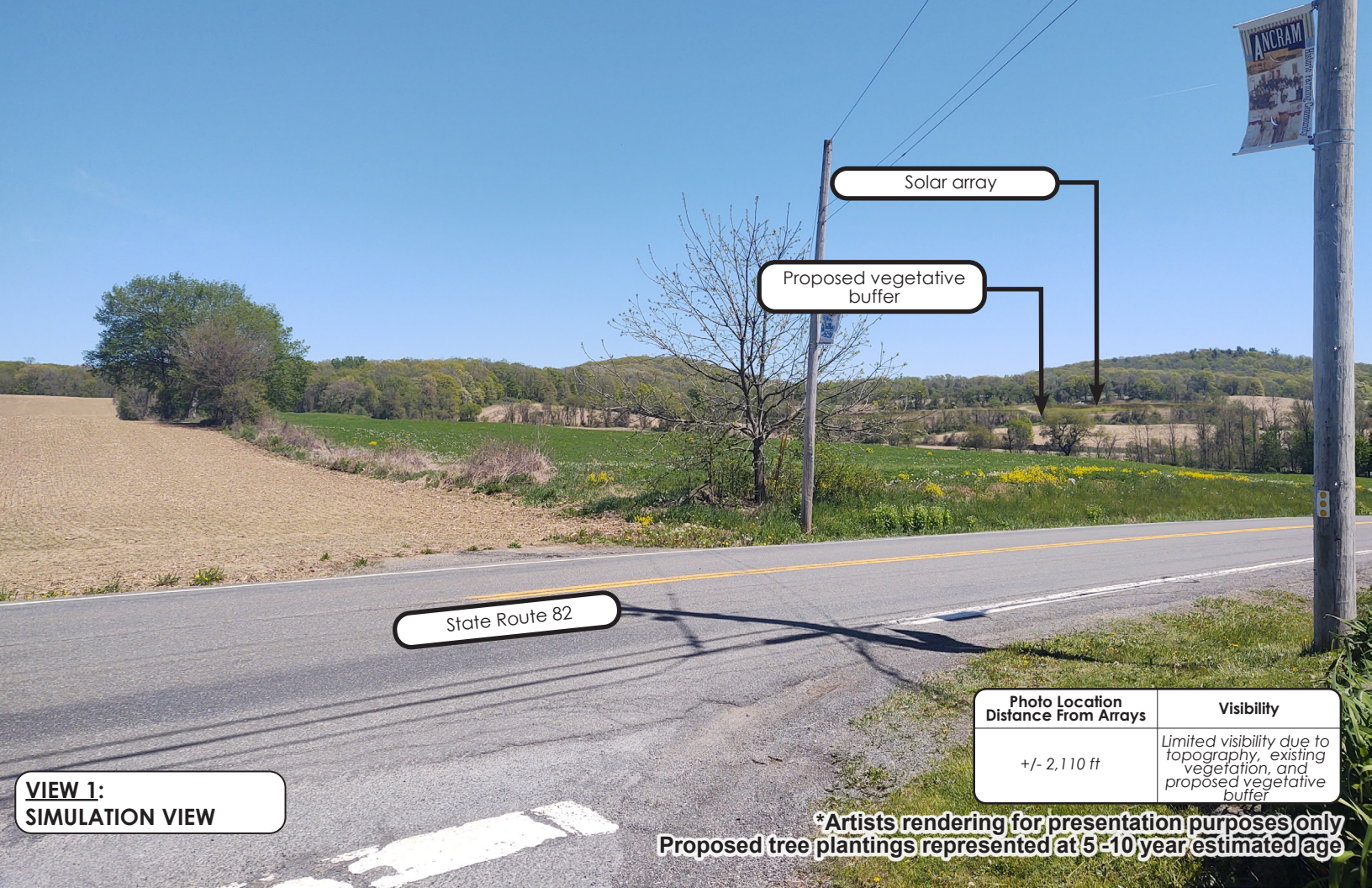


VIEWPOINT LOCATIONS

*Artists rendering for presentation purposes only
Proposed tree plantings represented at 5-10 year estimated age



VIEW 1:
EXISTING CONDITION



VIEW 1:
SIMULATION VIEW

Photo Location Distance From Arrays	Visibility
+/- 2,110 ft	Limited visibility due to topography, existing vegetation, and proposed vegetative buffer

**Artists rendering for presentation purposes only
Proposed tree plantings represented at 5-10 year estimated age*



VIEW 2:
EXISTING CONDITION



VIEW 2:
SIMULATION VIEW

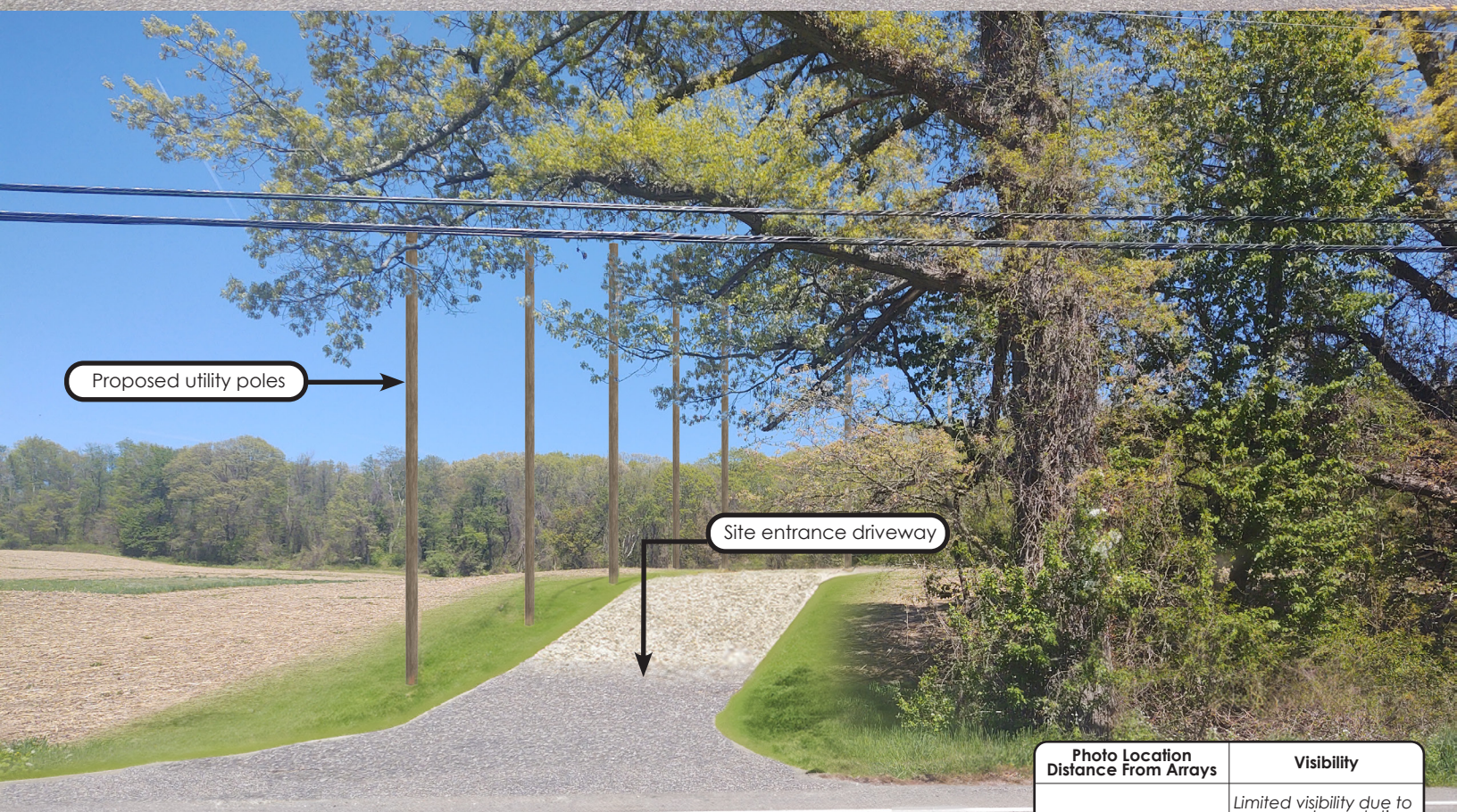
State Route 82

Photo Location Distance From Arrays	Visibility
+/- 1,050 ft	Limited visibility due to topography, existing vegetation and proposed vegetative buffer

***Artists rendering for presentation purposes only**
Proposed tree plantings represented at 5 -10 year estimated age



**VIEW 3:
EXISTING CONDITION**



Proposed utility poles →

Site entrance driveway

State Route 82

**VIEW 3:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 12,700 ft	Limited visibility due to proposed vegetative buffer

***Artists rendering for presentation purposes only
Proposed tree plantings represented at 5 -10 year estimated age**

