

Visual Impact Assessment

**Prepared for:
Ancram Solar PV, LLC**



RIC ENERGY

Ancram Solar

**3333 State Route 82
Ancramdale, NY 12503**

Date: September 2025

Prepared by:



VISUAL IMPACT ASSESSMENT

Ancram Solar

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Ancramdale, NY 12503

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 957 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, 3/26/2025, and 8/26/2025, 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, fourteen 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). Site photos were taken with a Lumix handheld digital camera equipped with a standard lens, providing high-resolution images with natural color balance and clarity. The use of this camera ensured consistent, eye-level documentation of field conditions and reliable image quality for visual analysis.

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.

Location 4: View 4 was taken south of the Project site on State Route 82 looking east. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. Just southeast of this location the entrance road from State Route 82 heads northeast into the Project site before turning northwest to the Project site.

Location 5: View 5 was taken south of the Project site on Skyline Road looking northeast. Views from this spot into the Project site are currently partially obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 6: View 6 was taken southwest of the Project site at the intersection of Skyline Road and Pooles Hill Road looking northeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 7: View 7 was taken southwest of the Project site on Cottontail Road looking northeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography.

The distance from the project site also impedes visibility.

Location 8: View 8 was taken southwest of the Project site on Pooles Hill Road looking northeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 9: View 9 was taken southwest of the Project site on Pooles Hill Road looking northeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 10: View 10 was taken west of the Project site on Pooles Hill Road looking east. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 11: View 11 was taken west of the Project site on State Route 82 looking east. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography.

Location 12: View 12 was taken northwest of the Project site on Pats Road looking southeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 13: View 13 was taken northwest of the Project site on County Road 7 Road looking southeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

Location 14: View 14 was taken northwest of the Project site on Pats Road looking southeast. Views from this spot into the Project site are currently obstructed into the Project site by existing vegetation and topography. The distance from the project site also impedes visibility.

**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:

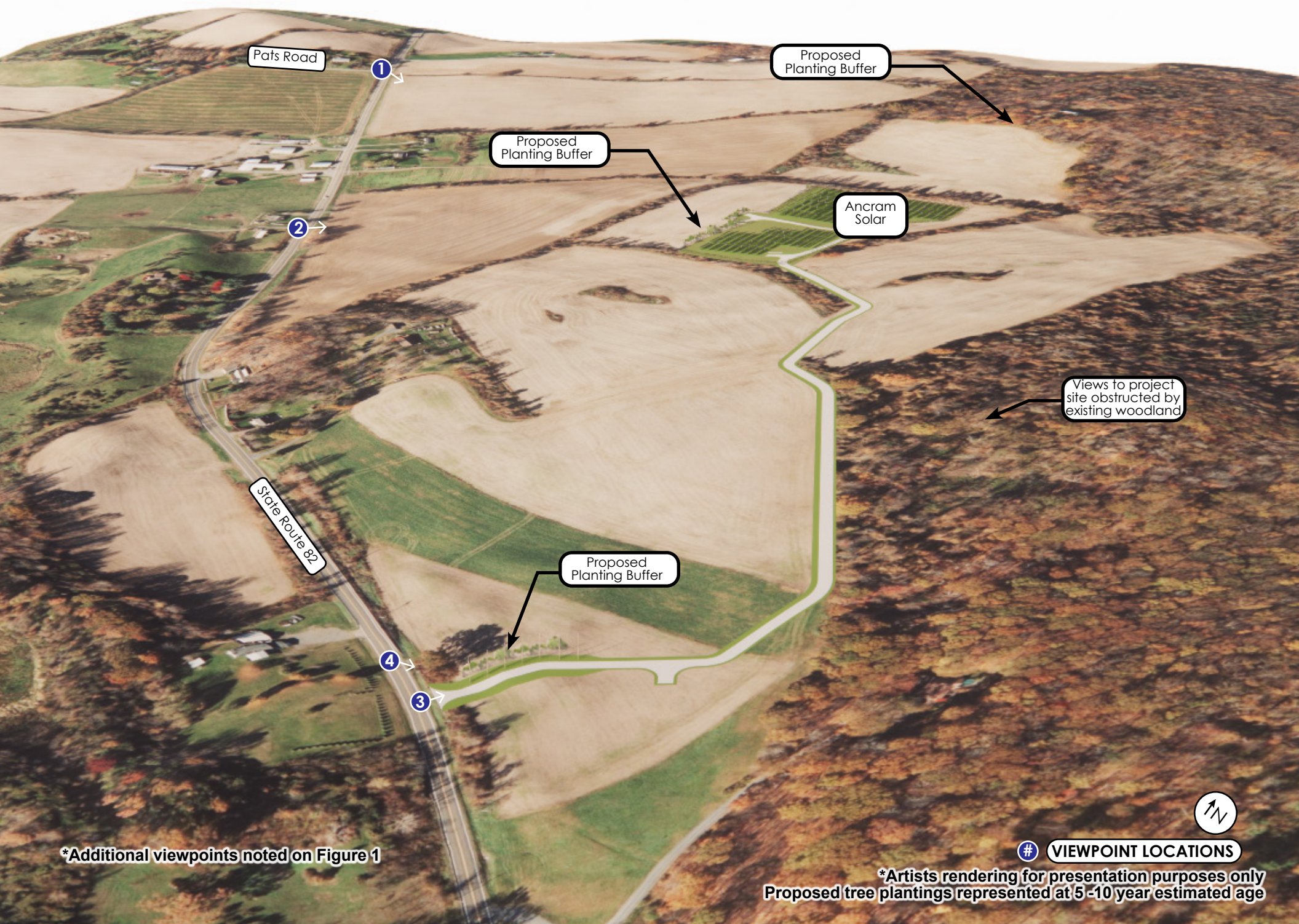
An aerial simulation model of the proposed Project Area was generated to study terrain, eye level viewsheds, proposed landscape buffers, and adjacent nearby residences/public roads (see figure 2). Project elements were modeled to a 'final' visual representation. Tree plantings were represented at a 5-10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

Line-of-sight profiles were developed for each viewpoint location to further illustrate how the surrounding topography and existing vegetation influence visibility of the Project Area. These profiles provide a cross-sectional perspective of the viewer's sightline, demonstrating where terrain elevations and tree cover intercept or obscure potential views of project elements. Together with the aerial simulations, they help show how the landscape naturally limits visual exposure of the site from nearby roads, residences, and public vantage points.

PROJECT SITE AERIAL CONTEXT:
(Figure 1)



AERIAL SIMULATION RENDERING:
(Figure 2)



*Additional viewpoints noted on Figure 1

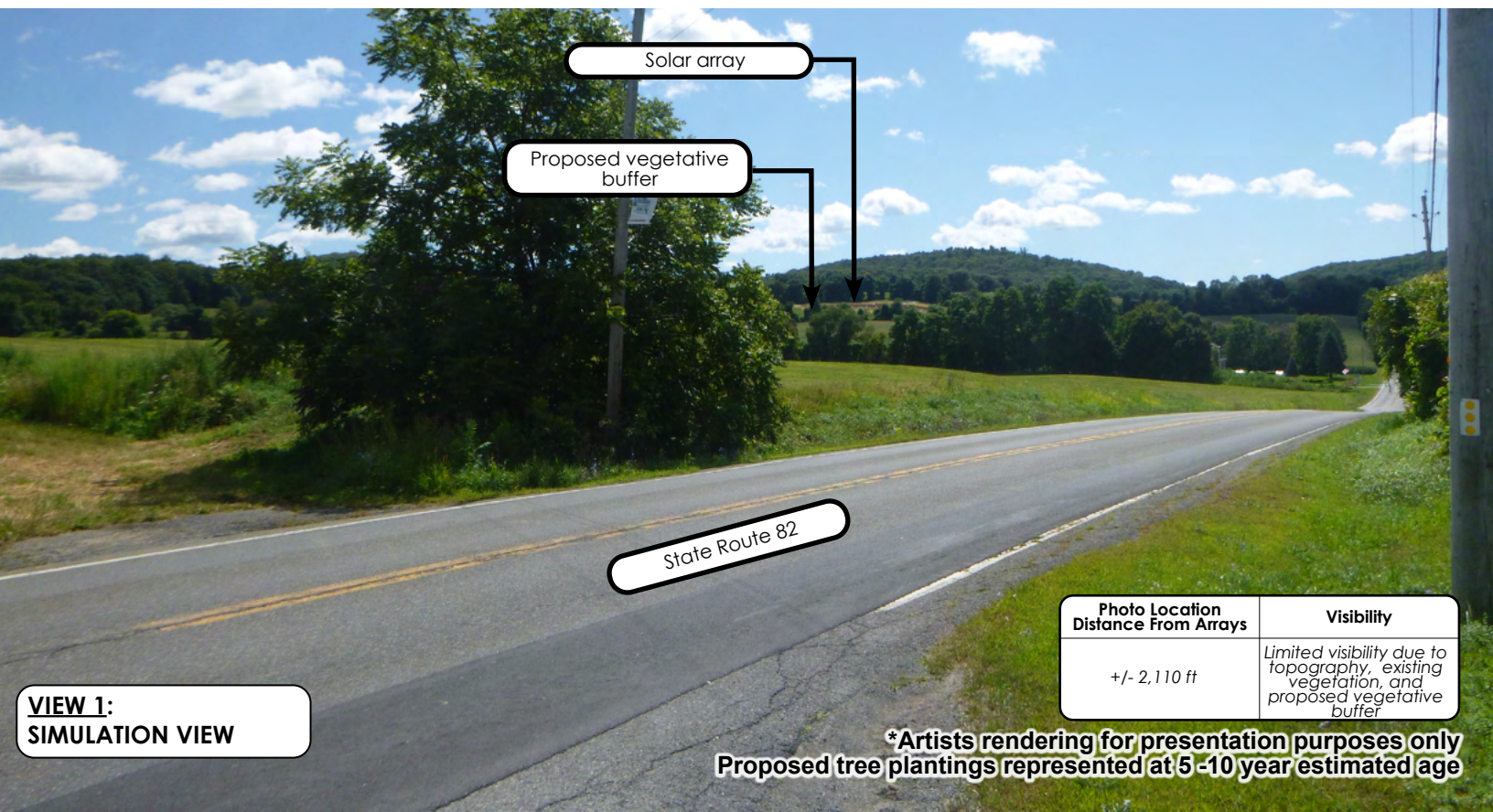
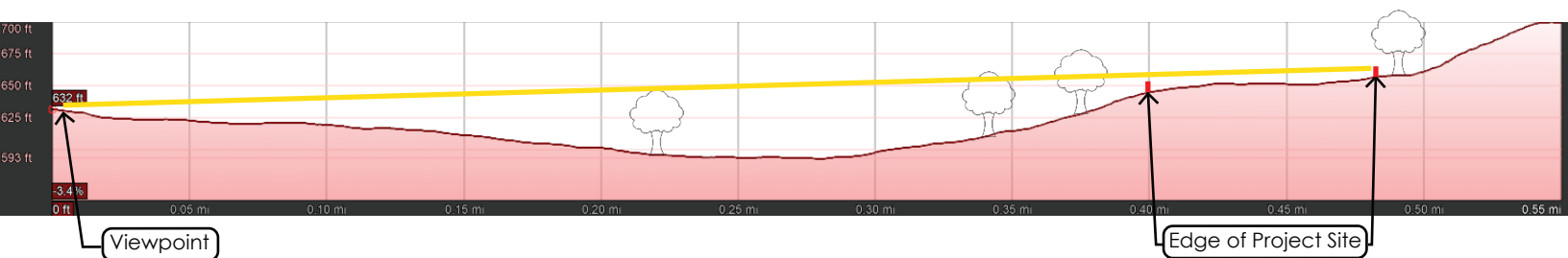
VIEWPOINT LOCATIONS

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



**VIEW 1:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



**VIEW 1:
SIMULATION VIEW**

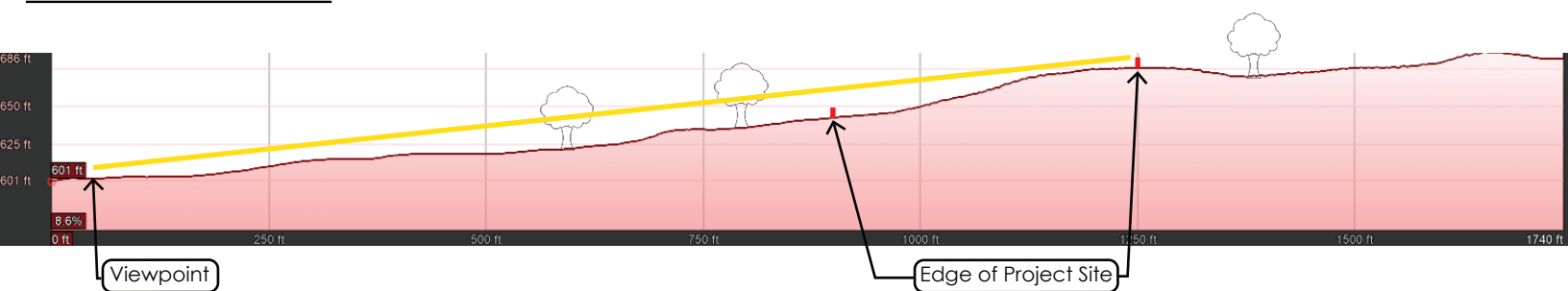
Photo Location Distance From Arrays	Visibility
+/- 2,110 ft	Limited visibility due to topography, existing vegetation, and proposed vegetative buffer

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



**VIEW 2:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



Project site located behind existing vegetation

**VIEW 2:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 1,050 ft	Almost no 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



Photo Location Distance From Arrays	Visibility
+/- 12,700 ft	Limited visibility due to existing vegetation.

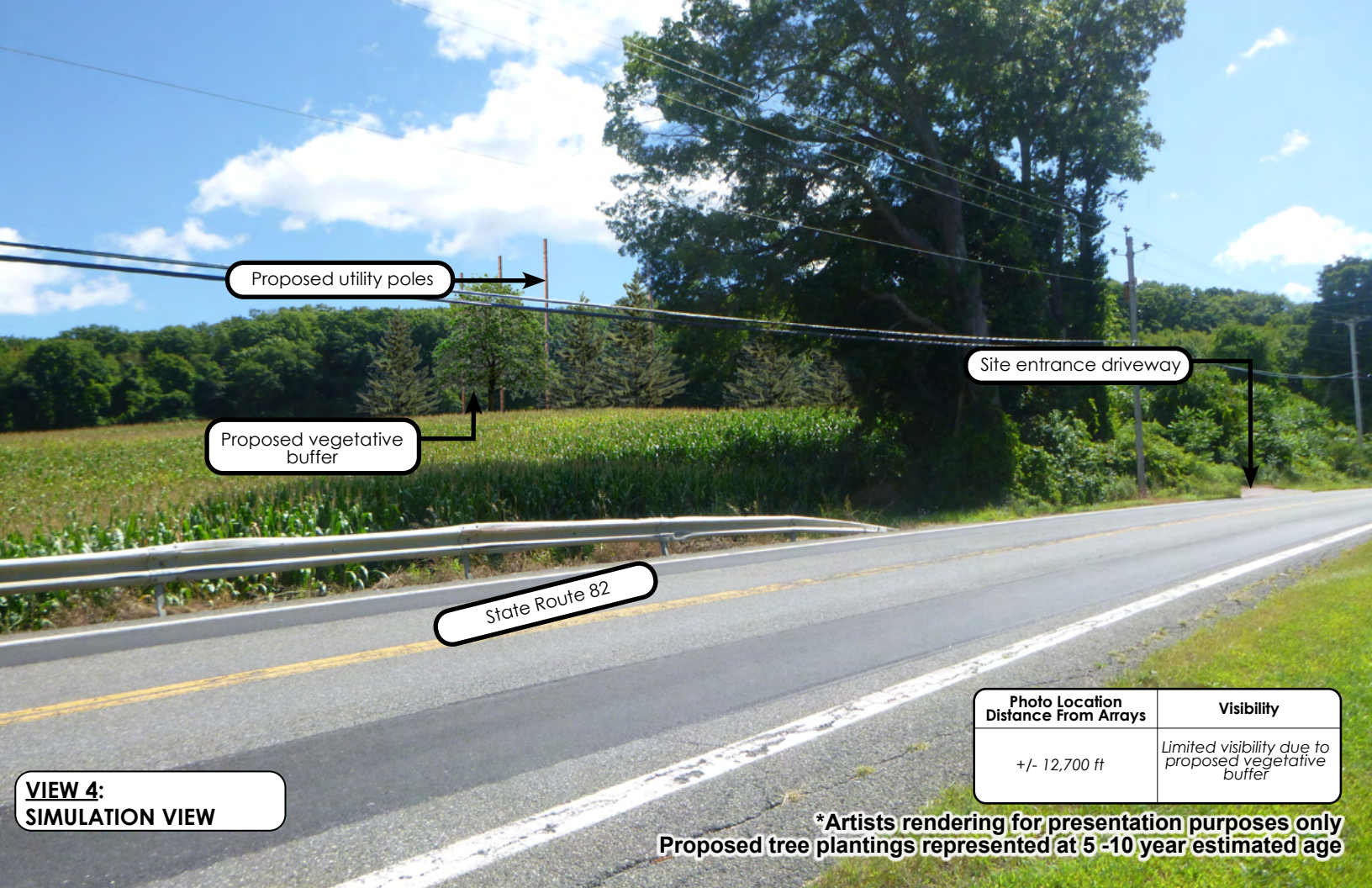
Proposed limited use
access driveway

VIEW 3:
SIMULATION VIEW

*Artists rendering for presentation purposes only



VIEW 4:
EXISTING CONDITION



VIEW 4:
SIMULATION VIEW

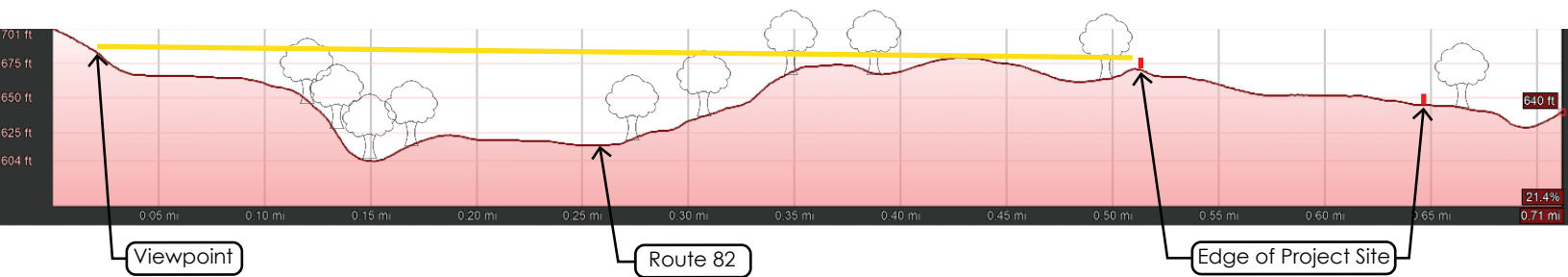
Photo Location Distance From Arrays	Visibility
+/- 12,700 ft	Limited visibility due to proposed vegetative buffer

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



**VIEW 5:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



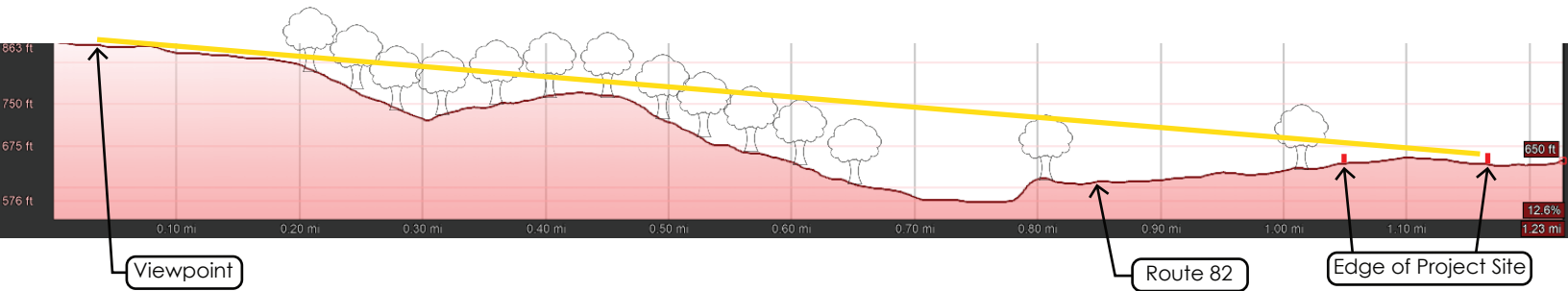
**VIEW 5:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 3,160 ft	Limited visibility due to existing vegetation, topography, and distance



**VIEW 6:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



**Project site located behind
existing vegetation**

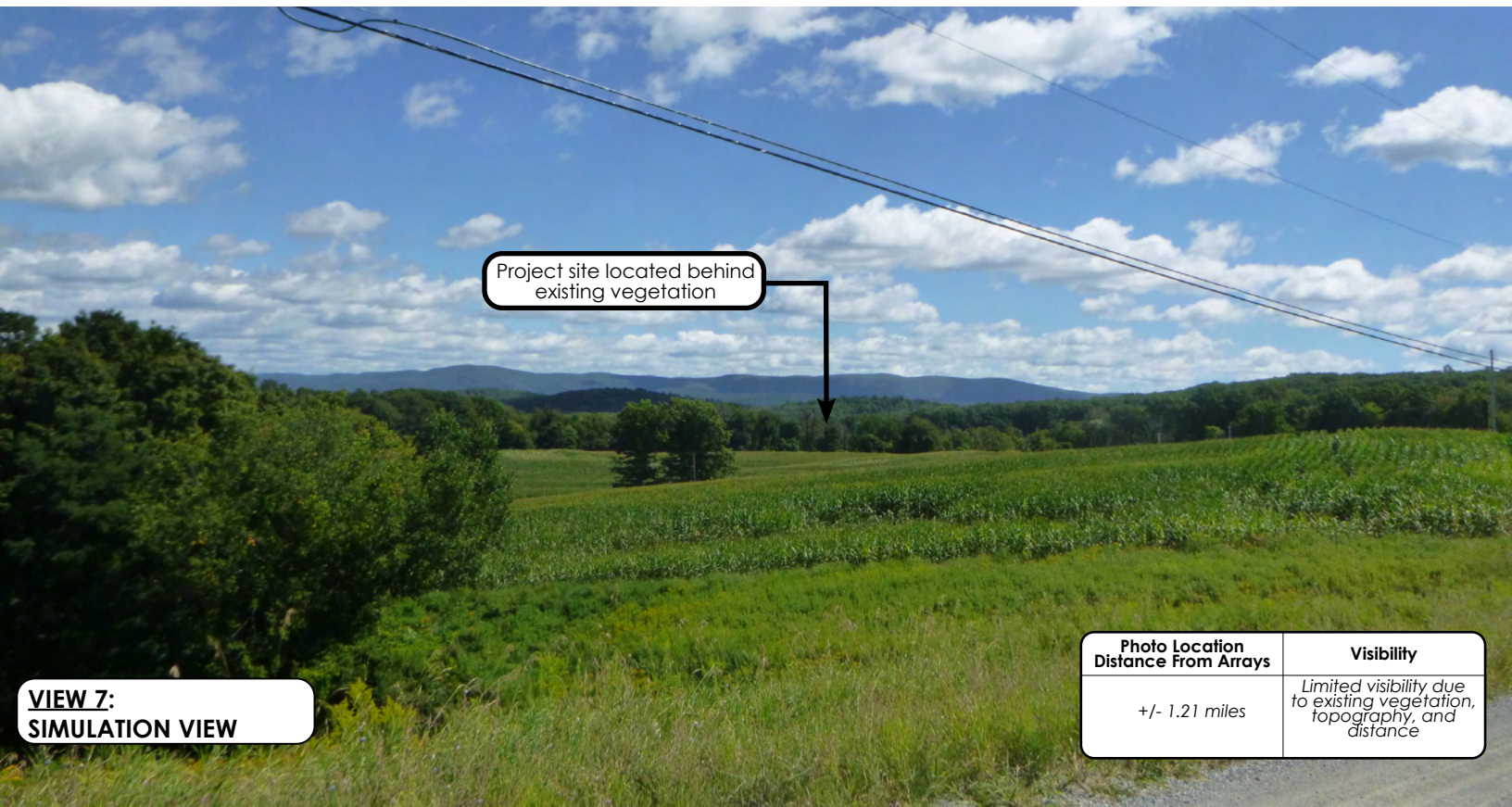
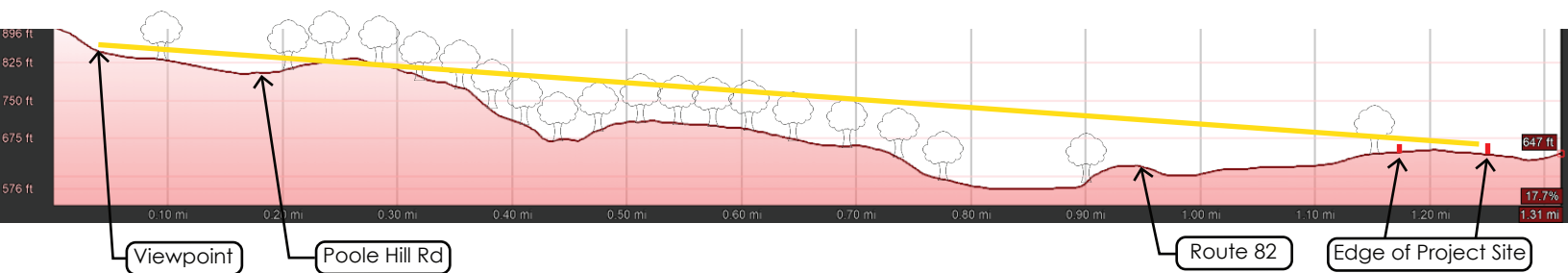
**VIEW 6:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 1.12 miles	Limited visibility due to existing vegetation, topography, and distance



**VIEW 7:
EXISTING CONDITIONS**

LINE OF SIGHT DIAGRAM:



Project site located behind
existing vegetation

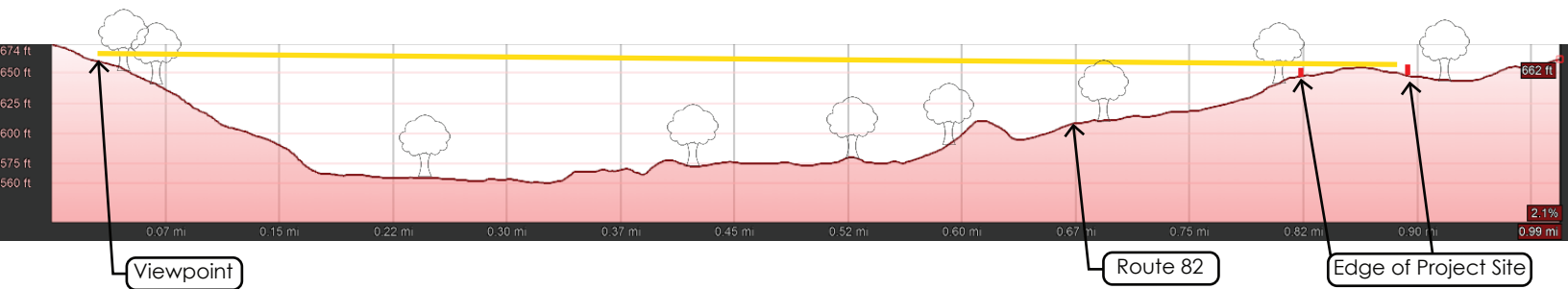
**VIEW 7:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 1.21 miles	Limited visibility due to existing vegetation, topography, and distance



**VIEW 8:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



Project site located behind
existing vegetation

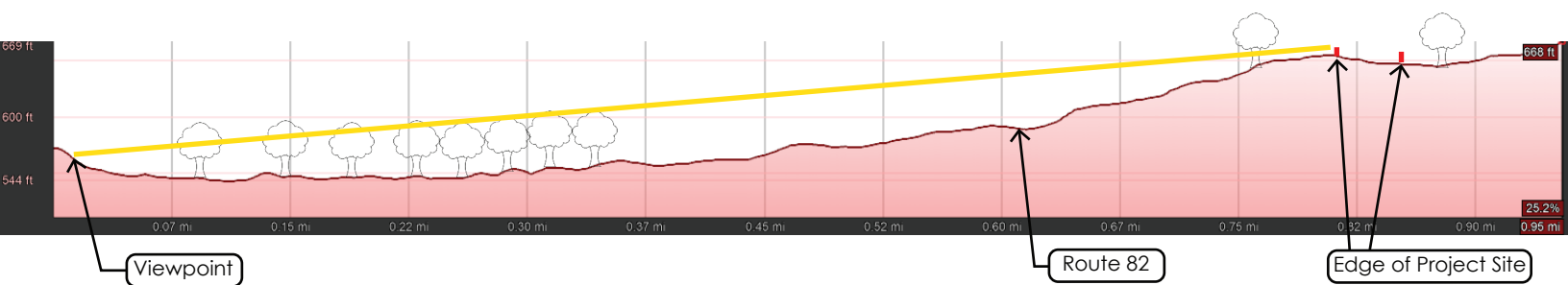
**VIEW 8:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 4,820 ft	Limited visibility due to existing vegetation, topography, and distance



**VIEW 9:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



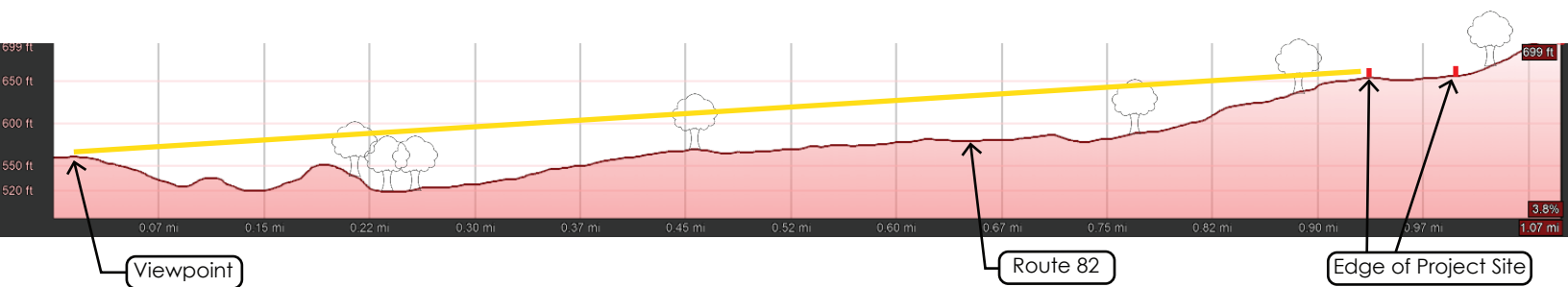
**VIEW 9:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 4,355 ft	Limited visibility due to existing vegetation, topography, and distance



**VIEW 10:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



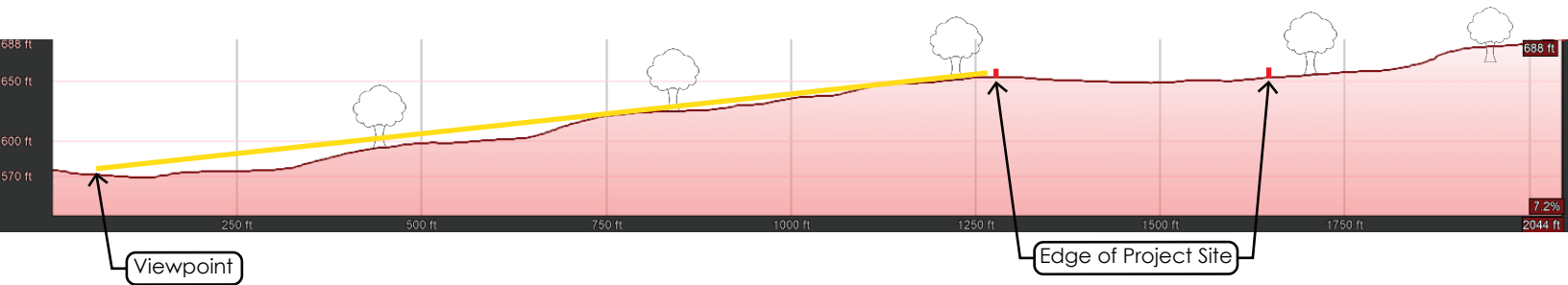
**VIEW 10:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 5,130 ft	Limited visibility due to existing vegetation, topography, and distance



**VIEW 11:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



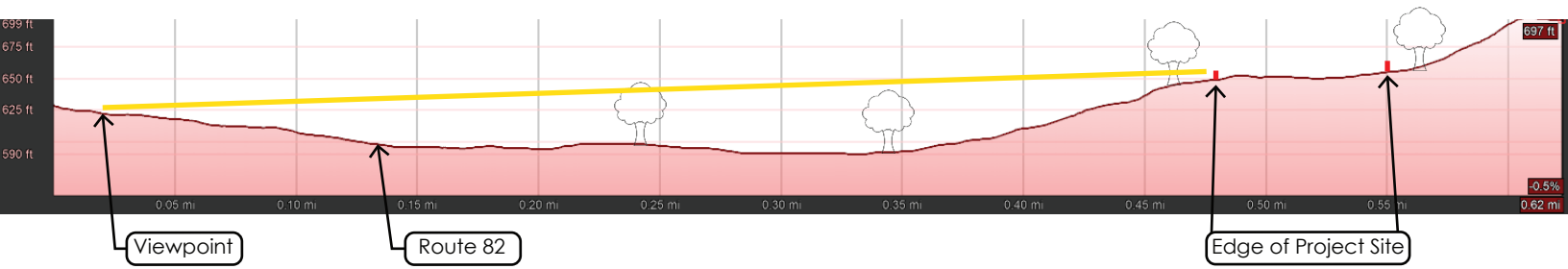
**VIEW 11:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 1,480 ft	Limited visibility due to existing vegetation and topography



VIEW 12:
EXISTING CONDITION

LINE OF SIGHT DIAGRAM:



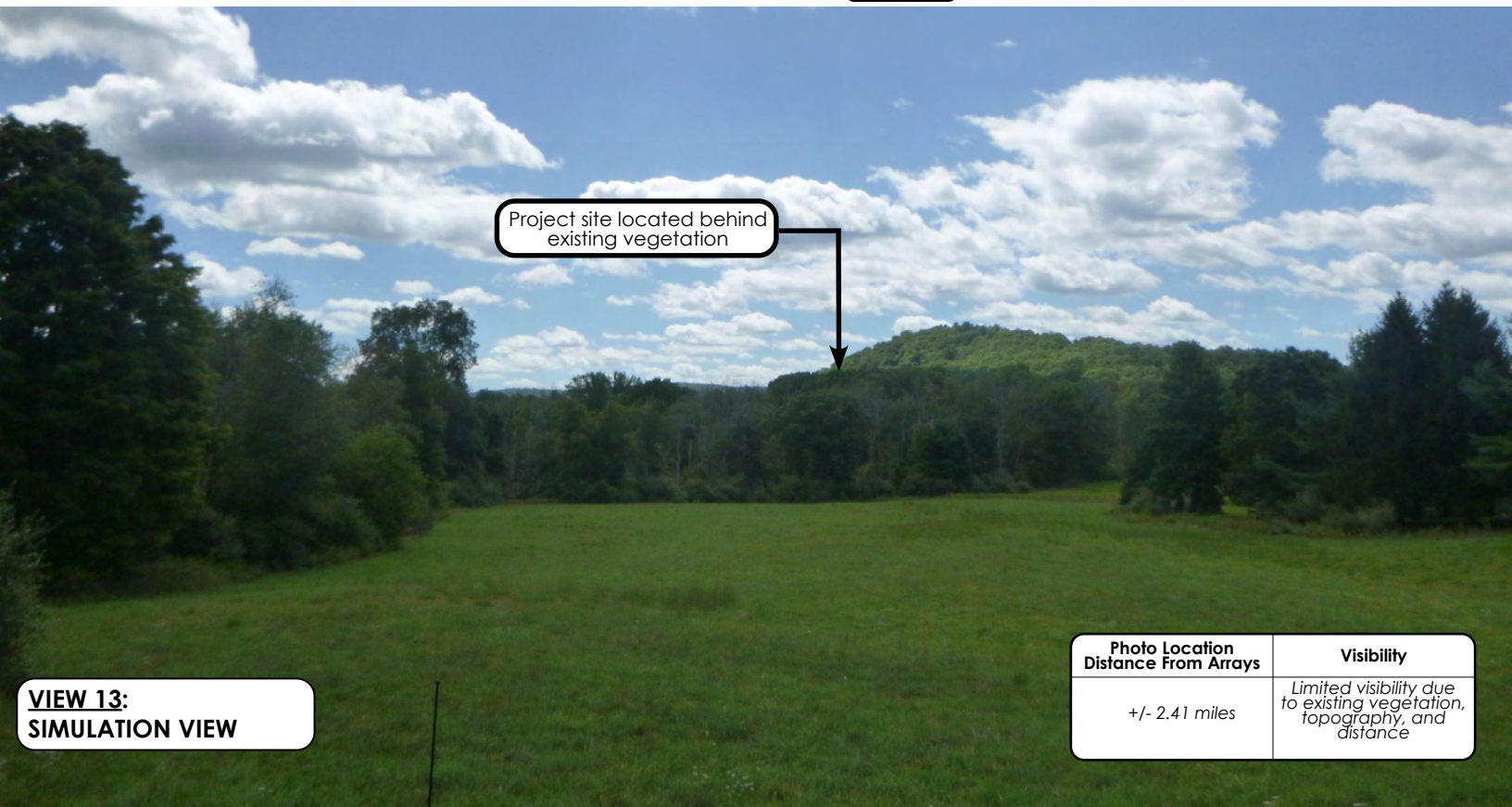
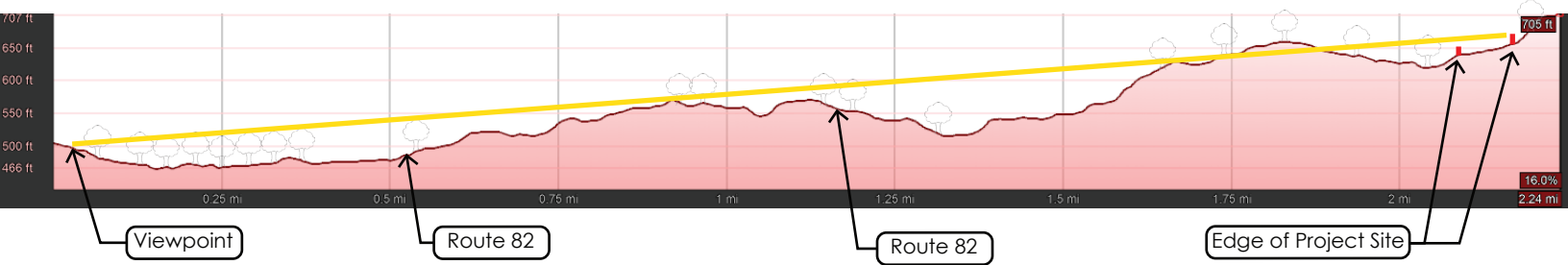
VIEW 12:
SIMULATION VIEW

Photo Location Distance From Arrays	Visibility
+/- 2,530 ft	Limited visibility due to existing vegetation, topography, and distance



**VIEW 13:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



Project site located behind existing vegetation

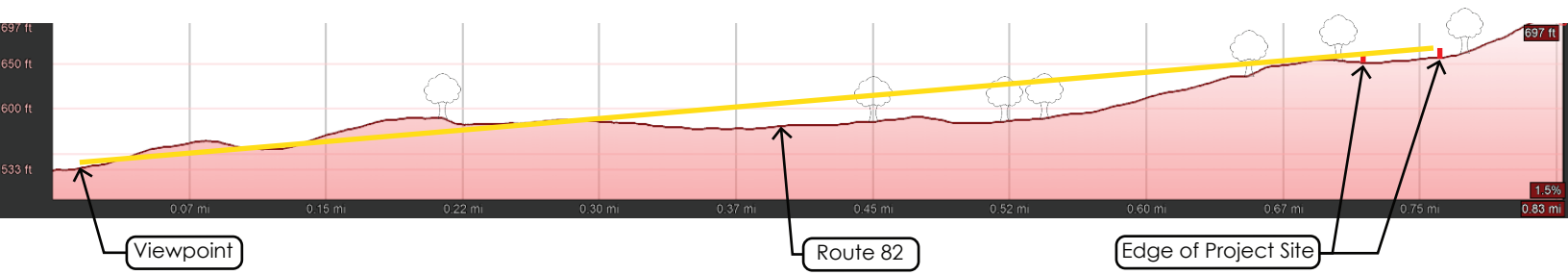
**VIEW 13:
SIMULATION VIEW**

Photo Location Distance From Arrays	Visibility
+/- 2.41 miles	Limited visibility due to existing vegetation, topography, and distance



**VIEW 14:
EXISTING CONDITION**

LINE OF SIGHT DIAGRAM:



**VIEW 14:
SIMULATION VIEW**

Project site located behind existing vegetation

Photo Location Distance From Arrays	Visibility
+/- 4,200 ft	Limited visibility due to existing vegetation, topography, and distance

GIS Visual Impact Assessment:

Methodology:

To accurately assess the potential visual impact of the solar site, a Digital Elevation Model (DEM) was utilized. DEM tiles were sourced from the New York State GIS Clearinghouse and subsequently assembled into a mosaic. This mosaic serves as a foundational layer for analyzing the topography surrounding the project parcel.

A critical component of the assessment involved creating radii of 1 and 2 miles from the project boundary. These zones allow for a detailed understanding of the solar site's visibility and provide context for its integration into the landscape. A viewshed analysis was conducted using the DEM Mosaic Raster, with the centroid of the proposed solar site designated as the observer feature. This analysis generates a theoretical visibility zone, highlighting areas from which the solar project can be seen and vice versa.

Due to the relatively small geographic footprint of the solar array, earth curvature corrections were not necessary, simplifying the analysis while maintaining accuracy.

Findings:

The findings of the viewshed analysis indicate minimal "Zones of Theoretical Visibility from the Project Site." Notably, the assessment shows that visibility diminishes significantly beyond one mile; beyond this distance, the solar panels are expected to be virtually imperceptible to the naked eye.

From our design perspective, we have taken extensive measures to minimize visual impact. The proposed landscape buffers, strategically located on all unwooded sides of the array, are designed to tie into the existing wooded canopy. This approach creates a cohesive visual barrier on all sides of the project, further integrating the solar installation into the landscape.

Additionally, our evaluation of roadways located within the Zones of Theoretical Visibility reveals that existing vegetation effectively shields most of these routes from views of the site. In nearly every location analyzed, the natural screening provided by the surrounding flora has proven sufficient to obscure sightlines to the solar project.

