



**RIVERSIDE SOLAR, LLC**

**Matter No. 21-00752**

**900-2.5 Exhibit 4**

**Real Property**

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## Acronym List

AES	The AES Corporation, Inc.
ORES	Office of Renewable Energy Siting
ORPTS	Office of Real Property Tax Services
PSL	Public Service Law
ROW	right-of-way
USCs	uniform standards and conditions

## Glossary Terms

<b>Applicant</b>	Riverside Solar, LLC, a subsidiary of The AES Corporation, Inc. (AES), the entity seeking a siting permit for the Facility from the Office of Renewable Energy Siting (ORES) under Section 94-c of the New York State Executive Law.
<b>Facility</b>	The proposed components to be constructed for the collection and distribution of energy for the Riverside Solar Project, which includes solar arrays, inverters, electric collection lines, and the collection substation.
<b>Facility Site</b>	The parcels encompassing Facility components which totals 1,168 acres in the Towns of Lyme and Brownville, Jefferson County, New York (Figure 2-1).
<b>Towns</b>	The Towns of Lyme and Brownville, Jefferson County, New York.

## Exhibit 4: Real Property

This Exhibit provides information required in accordance with the requirements of §900-2.5 of the Section 94-c Regulations.

### 4(a) Real Property Map

Figure 4-1 illustrates the Facility Site as well as property boundaries with tax map sheet, block and lot numbers; the owner of record of all parcels included in the Facility Site and for all adjacent parcels; land rights, easements, grants and related encumbrances on the Facility Site parcels; public and private roads on or adjoining or planned for use as access to the Facility Site; and local zoning designations applicable to the Facility Site and adjoining properties. A survey map is included as Appendix 4-1 for parcels that are under lease by the Applicant. Data used in preparation of Figure 4-1 was obtained from the Jefferson County Office of Real Property Tax Services (ORPTS).

### 4(b) Right-of-Way Map of Interconnection Facilities, Access, and Laydown Areas

Figure 4-1 also illustrates the locations of proposed interconnection facilities as part of the Facility, as well as right-of-way (ROW) access drives and construction laydown/staging areas. No off-property access roads are proposed as part of interconnection facilities. Figure 4-1 also depicts the existing National Grid Lyme Tap Line off the Thousand Islands – Coffeen St. 115 kV transmission line #4. The approximately 324-foot transmission line is part of the Facility for this 94-c Application and is not required to be permitted separately under Article VII of the New York State Public Service Law (PSL).

### 4(c) Demonstration of Title or Leasehold Interest in the Facility Site

The Applicant has executed contracts for the parcels within the Facility Site. Appendix 4-2 contains a demonstration that the Applicant has obtained all necessary title or leasehold interest in the Facility Site. Signed lease and purchase memorandums are included as Appendix 4-2. The types of agreements are as follows:

1. **Solar Land Purchase Agreements.** Solar Land Purchase Agreements have been executed with the landowners of record for two properties, in which the landowners have granted the Applicant the right to purchase certain properties.

2. **Land Lease and Solar Easement.** Land Lease and Solar Easements have been executed with the landowners of record for nine properties, in which the landowners have granted the Applicant the right to lease all or a portion of the properties.

The Applicant is not a transportation corporation and does not have the ability, or intend to pursue the ability, to acquire land through eminent domain.

#### **4(d) Demonstration of Property Rights to Interconnection Site(s)**

The Applicant has obtained rights to all parcels needed for Facility interconnection and will obtain any further rights needed to interconnect with the utility infrastructure (i.e., POI switchyard and gen-tie line), through the interconnection agreement.

#### **4(e) Improvement District Extensions**

No improvement districts are located within the Towns of Lyme and Brownville, Jefferson County, New York (Towns) (Town of Lyme, 2017; Town of Brownville, 2018). Therefore, improvement district expansions will not be necessary for the Facility and this section is not applicable.

### **Conclusions**

The Applicant has obtained all necessary title or leasehold interest in the Facility Site, in the form of Solar Land Purchase Agreements and Land Lease and Solar Easements, and will obtain any further rights needed to interconnect with the utility infrastructure through the interconnection agreement. The Facility has been designed to comply with 19 NYCRR § 900-2.5 and the Uniform Standards and Conditions (USCs) and impacts related to real property have been avoided and minimized to the maximum extent practicable.

## References

Town of Lyme (2017). Town of Lyme Zoning Ordinance. Available at:

<https://www.townoflyme.com/code-enforcementzoning.html>. Accessed April 2021.

Town of Brownville (2018). Town of Brownville Code. Available at:

<https://ecode360.com/BR0500>. Accessed April 2021.