Economic benefits



Towns of Hounsfield and Watertown:

Through its Social Impact Program, AES will provide philanthropic contributions to support local organizations and community initiatives in and around the Towns of Hounsfield and Watertown throughout the construction and operational phases of the project. AES is committed to building meaningful partnerships that support economic opportunity, workforce development, access to basic services, environmental stewardship and long-term community well-being

Utility bill credits:

The project will provide utility bill credits equivalent to $500 per megawatt (MW) of installed capacity annually for 10 years, totaling approximately $70,000 per year and $700,000 over the 10-year period.

Local jobs:

Greens Corners Solar is anticipated to create more than 100 well-paying construction jobs and approximately 2.5 full-time operational jobs in Jefferson County. In addition to supporting local employment, the project is expected to generate positive economic benefits for local taxpayers while placing relatively little additional demand on public services.

Local revenue:

Based on tax rates across the state convention has emerged as $4500-$5000/MWac for combined Payment in Lieu of Taxes (PILOT) and Host Community Agreements (HCA) payments. Assuming those rates at Greens Corners the projected revenue would be $700,000 in the first year and $9.38 million in local revenue over 15 years. These payments would be distributed among the Towns of Hounsfield and Watertown, Sackets Harbor and South Jefferson school districts, and Jefferson County. Allocations are typically determined by acreage or infrastructure located within each municipality’s boundaries.

Community engagement





Partnerships in Jefferson County:

AES has donated over $130,000 to support organizations. Including the United Way of Watertown, Three-Mile Fire Department, Brownville Fire District, Brownville Glen Park Library, IBEW Local 910; and Adams Community Park.

Greens Corners solar project timeline

2019

Boralex began development on the 120MW Greens Corners and 20MW Sandy Creek projects.

2022

The New York State Office of Renewable Energy Siting “ORES” officially issued Greens Corners Solar a siting permit.

2024

A project modification was accepted to combine the 120MW Greens Corners and 20MW Sandy Creek projects into the current 140MW Greens Corners project while shrinking the footprint.

2026

AES purchased the project and became the new owner and developer of the project as of September.

2027

Construction is anticipated to commence in 2027. Tree felling is planned for February-March with full construction activities scheduled to start in the summer.

2028

The project is intended to be fully operational by 2028.

Greens Corners solar 12-month look ahead

Late 2026 – Early 2027

- → Road Use Agreement (RUA) & Host Community Agreement (HCA): AES will continue working with local municipalities and taxing jurisdictions to finalize agreements outlining the project's financial contributions to the community.
- → Pre-Construction Compliance Filings & Environmental Permitting: AES will complete all required pre-construction filings and environmental reviews, including the preparation and implementation of updated stormwater management plans and erosion and sediment control measures, to ensure construction activities comply with state and local requirements.

February – March 2027

- → Pre-Construction Community Coordination: AES will coordinate with local officials and provide updates to residents regarding anticipated construction schedules, transportation routes, site access, and other activities that may affect the surrounding community.
- → Tree Felling & Site Preparation: Initial tree felling is anticipated to begin in early 2027 within approved permitted project areas, and will follow applicable environmental requirements, including seasonal restrictions and measures to minimize impacts on surrounding properties and natural resources.

Spring – Summer 2027

- → Interconnection Planning & Coordination: AES will coordinate with the local utility and transmission partners to advance the engineering, approvals, and infrastructure planning needed to connect the solar facility to the existing electrical grid.

Summer - 2027

- → Construction Mobilization: Following completion of required site preparations and approvals, construction crews and equipment are anticipated to mobilize to the project site. Initial activities may include establishing site access, temporary construction facilities, and preparing areas for solar equipment installation.

Summer - Fall 2027

- → Initial Construction Activities: Construction will progress through site preparation, access road improvements, stormwater controls, and the initial installation of project infrastructure.

All timelines are subject to change based on permitting timeliness, regulatory approvals, weather conditions and construction readiness.

Decommissioning removal steps and site restoration strategies



Fencing and access roads:

Security perimeter fencing is uninstalled and gravel aggregate from access roads is excavated down to the native soil subgrade, unless the landowner requests that they be retained.

Subsurface clearing depths:

To allow future heavy machinery to plow without obstruction, all structural components will be extracted to a depth of at least 4 feet below grade in agricultural lands, and 3 feet below grade in non-agricultural segments.

Soil de-compaction:

The plan mandates deep tilling and ripping techniques to fully de-compact sub-surface soils, typically targeting a depth of 18 to 24 inches. This ensures the soil can be used for agricultural purposes in the future.

Trench backfilling & grading:

Open cable trenches, pile holes, and foundation voids are backfilled using clean, native soil. The land is then regraded to seamlessly blend into the original pre-construction contours and natural water drainage patterns of the area.

Topsoil preservation & revegetation:

Stored topsoil will not be removed from the site, and stored top soil will be redistributed across areas to support optimal soil health. The site will then be revegetated with an approved, non-invasive seed mix while the land transitions back to standard agricultural use.

Who is Herzog ?



Established industry experience:

Founded in 1969, Herzog is a nationally recognized infrastructure construction company with more than 55 years of experience delivering complex projects across North America.

National presence:

Herzog operates across 36 states, with a workforce of more than 2,800 employees.

Renewable energy expertise:

Herzog Energy provides engineering, procurement, and construction (EPC) services for utility-scale solar and battery energy storage projects.

Proven project experience:

Herzog Energy’s leadership team has collectively completed solar projects representing approximately 1.85 gigawatts (GW) of generating capacity.

Commitment to safety:

Herzog emphasizes safety, quality, and innovation, with more than 20 safety awards received from the National Safety Council and other organizations.

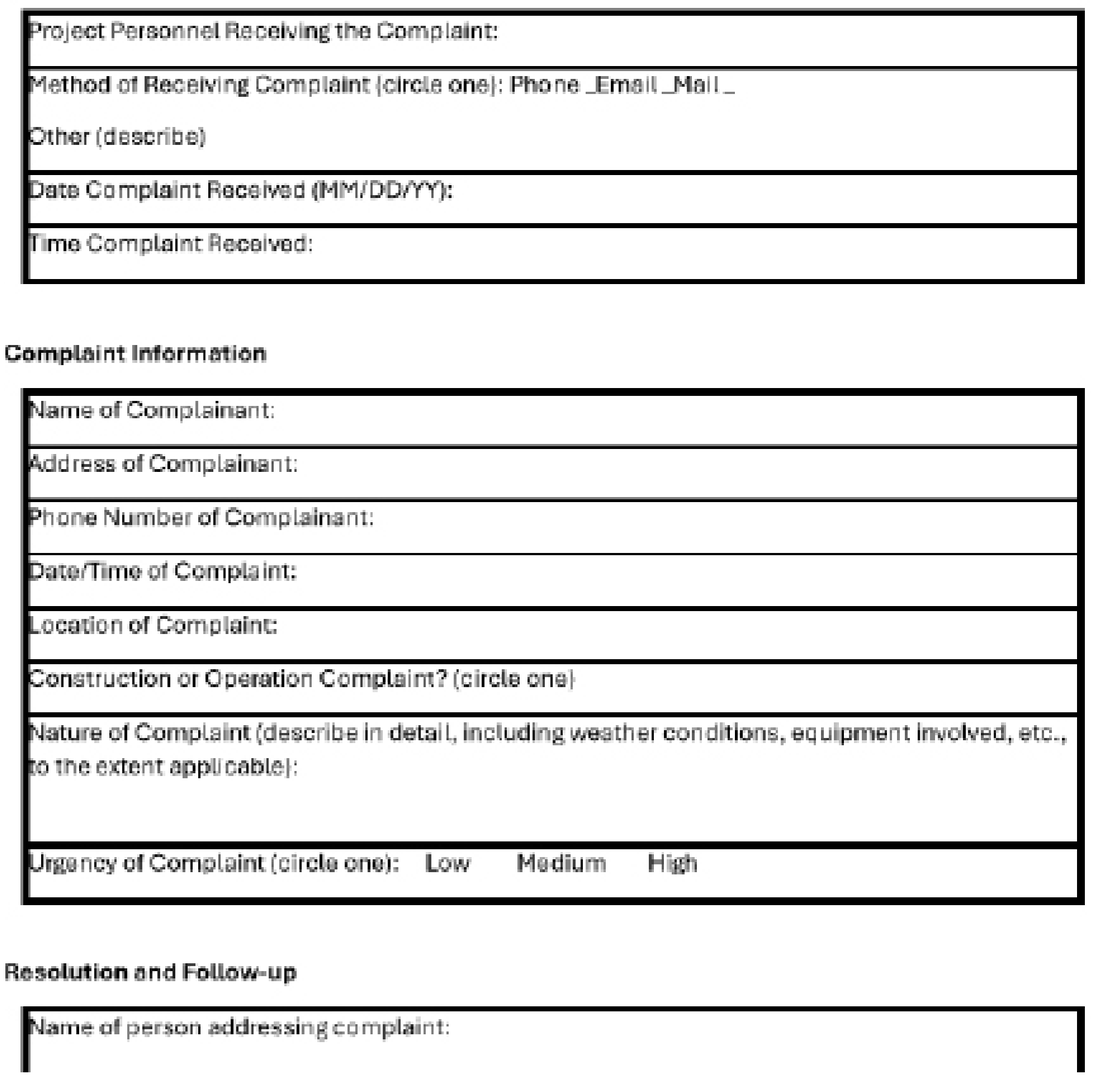
Role at Greens Corners solar:

As the project’s EPC contractor, Herzog will work alongside AES to coordinate engineering, equipment procurement, site preparation, construction, and installation of the Greens Corners Solar facility.

Complaint process during construction



- → Complaint management plan will be available on facility DMM page.
- → Notice of complaint management process will be:
  - Mailed to residents within 1 mile of Facility
  - Published in local newspapers
  - Posted in public places, including town halls and local libraries
  - Filed with the New York State Office of Renewable Energy Siting (ORES)
- → Complaint management form



Project Personnel Receiving the Complaint:
Method of Receiving Complaint (circle one): Phone _Email _Mail _ Other (describe)
Date Complaint Received (MM/DD/YY):
Time Complaint Received:

Complaint Information

Name of Complainant:
Address of Complainant:
Phone Number of Complainant:
Date/Time of Complaint:
Location of Complaint:
Construction or Operation Complaint? (circle one)
Nature of Complaint (describe in detail, including weather conditions, equipment involved, etc., to the extent applicable):
Urgency of Complaint (circle one): Low Medium High

Resolution and Follow-up

Name of person addressing complaint:

Decommissioning timeline, equipment disconnection & removal & recycling



Timeline:

Decommissioning begins immediately at the end of the project's anticipated 40-year useful life, or if the facility is abandoned.

Notification:

A written notice to the Towns of Hounsfield and Watertown and adjacent property owners will be provided at least 30 days prior to starting any decommissioning work.

Grid isolation and de-energization:

Before any physical assets are touched, the facility will be completely disconnected from the utility power grid.

PV module disassembly:

Field crews manually unbolt and slide the solar panels from their racking. They are carefully packaged, stacked, and palletized to prevent breakage during transport.

Racking and post extraction:

The steel tracking racks and mounting infrastructure are dismantled. Specialized equipment such as skid-steer or front-end loader attachments are utilized to physically pull the steel foundation ground screws.

Electrical infrastructure disassembly:

Aboveground wiring and all underground collection cables are excavated and pulled. Inverters and medium-voltage transformers are disconnected, drained of cooling oils, which are safely containerized for separate disposal or recycling, and hoisted onto flatbeds.

PV module recycling shift:

Panels will be shipped for recycling to remove high-value raw commodities – such as copper wiring, aluminum and glass.

Structural metal scrapping:

Steel and aluminum derived from the racking systems, foundation piles, and structural enclosures will be separated onsite and recycled.

Electrical infrastructure recovery:

Copper and aluminum conductors from the collection cables will be stripped and the pure metal inside will be recycled.

Equipment upcycling:

Major equipment, such as the utility-scale transformers or inverter components, will be evaluated during decommissioning for recycling, resale, or refurbishment.













Welcome

to the Greens Corners open house

Email: greenscornerssolar@aes.com

Phone Number: (866) 757-6796

Greens Corners project
overview



- **Nameplate capacity:** 140MW
- **Location:** Towns of Hounsfield and Watertown, Jefferson County New York
- **Project footprint:** Approximately 795 acres. Original permitted project footprint was 1,177 acres and was reduced by 382 acres.
- **Environmental benefits:** The project will generate enough electricity to power approximately the equivalent to 18,873 U.S. homes.
- **Commercial operation date of new facility (COD)** - December 2028.



Greens Corners solar
pre - construction plan



→ This month AES is submitting a request to the New York State Office of Renewable Energy Siting (ORES) for a Limited Notice to Proceed (LNTP) to allow for the hand felling of trees during Q1 of 2027. ORES's LNTP approval will grant AES permission to fell trees by hand, which represents the first step in the project's construction process.

→ Unlike standard tree clearing operations, the hand felling approach relies strictly on crews using chainsaws and manual labor rather than heavy mechanized timber harvesting equipment. By utilizing manual crews rather than heavy equipment, AES can minimize ground disturbance and protect local soil conditions while advancing necessary site preparation activities in accordance with applicable permit requirements and environmental commitments.

→ Later in Q1 2027, once ORES gives Full Notice to Proceed (FNTP) with construction, additional site preparation activities, including mechanized clearing, grubbing, and management of felled trees, are expected to begin.

→ AES will host a local pre-construction meeting ahead of tree felling activities with the Authorities having Jurisdiction (AHJ's).

AES operational and in-construction projects

→ 5.2 GW across 78 operational clean energy projects in the U.S

→ 660 MW across 17 operational clean energy projects in New York

- 612 MW across 6 wind projects
- 48MW across 11 Solar + CDG projects

→ 2.2 GW across 26 clean energy projects in development in New York

- 1.2 GW across 9 solar projects
- 662 MW across 6 wind projects
- 275 MW across 6 solar + storage projects
- 336 MW across 3 storage projects







Environmental studies

Wetlands and streams	Biologists have conducted surveys on-site over several years to document the characteristics of wetlands and streams ensuring that the Project will avoid and minimize impacts to wetlands and streams to the maximum extent practicable.
Listed species and habitat	Biologists conducted field and desktop surveys to identify protected plant and wildlife species and their habitats. Avian surveys were conducted onsite to assess the presence of wintering raptors, grassland breeding birds, and forest raptors.
Cultural resources	Thorough field studies and desktop evaluations were conducted to identify the presence of culturally significant resources on-site and to implement avoidance measures, as necessary.
Geology, seismology, and soils	Site-specific desktop analyses and pre-construction field investigations were conducted to evaluate subsurface conditions, map soil characteristics, and assess regional seismic risks. The methodologies and findings of these engineering evaluations are documented in a formal study included within the permit application to support safe and stable infrastructure design and minimize risks associated with geological hazards.
Noise analysis	A Noise Impact Assessment and Noise Modeling were completed to evaluate anticipated sound levels associated with the proposed facility and ensure compliance with ORES requirements.
Public health, safety, and security	Comprehensive assessments were conducted to ensure the facility meets strict emergency response, security, and public protection standards. The permit application includes a formal safety plan detailing equipment safeguards, cybersecurity protocols, and coordination procedures with local emergency responders to promote community safety throughout the life of the project.
Transportation	A detailed route evaluation study was conducted to identify the most suitable delivery routes to minimize impacts on local traffic during construction. The permit application includes intersection turning movement analyses, structural road assessments, and coordination procedures with local municipalities to promote road safety and preserve traffic flow.

Article VIII (formerly 94-c)

Effective April 20, 2024, the Renewable Action through Project Interconnection and Deployment (RAPID) Act repealed Executive Law § 94-c, repealed the current Public Service Law Article VIII, and enacted a new Public Service Law article VIII entitled “Siting of Renewable Energy and Electric Transmission” (Article VIII).

The RAPID Act also transferred the Office of Renewable Energy Siting (ORES) from the Department of State to the Department of Public Service, continuing all existing functions, powers, duties, and obligations of ORES under the former Executive Law § 94-c. In addition, ORES’ existing regulations remain in full force and effect. Projects that would have previously proceeded under § 94-c will now proceed under Article VIII. The RAPID Act further builds upon the existing State permitting regulations, consolidating the environmental review, permitting, and siting of both major renewable energy facilities and major electric transmission facilities under the purview of ORES.

Article VIII permitting highlights

Prior to submitting an Article VIII permit application, Applicants are required to consult with the local agencies and stakeholders of the community(ies) in which the proposed project will be located.

From the date of its receipt of a permit application, ORES (Office of Renewable Energy Siting and Electric Transmission) has 60 days to make a completeness determination. After a completeness determination, draft permit conditions will be issued by ORES for public comment. Within the comment period, the host municipalities must submit a statement indicating whether the proposed renewable energy facility complies with applicable local laws. ORES must issue a final decision on the siting permit within one year of the date on which the application is deemed complete.

ORES requires that state agencies (e.g. NYSDEC) and federal agencies (e.g USACE) are consulted on wetland and stream delineations, threatened and endangered species, and archaeological and cultural resources, if appropriate.

Prior to application submittal, applicants must hold at least one meeting for community members and one Agency consultation with impacted agencies.

List of Article VIII
Application exhibits

1. General requirements
2. Overview and public involvement
3. Location of facility and surrounding land use
4. Real estate property
5. Design drawings
6. Public health, safety and security
7. Noise and vibration
8. Visual impacts
9. Cultural resources
10. Geology, seismology and soils
11. Terrestrial ecology
12. NYS threatened or endangered species
13. Water resources and aquatic ecology
14. Wetlands
15. Agricultural resources
16. Effect on transportation
17. Consistency with energy planning objectives
18. Socioeconomic effects
19. Environmental justice
20. Effect on communications
21. Electrical system effects and interconnection
22. Electric and magnetic fields
23. Site restoration and decommissioning
24. Local laws and ordinances
25. Other permits and approval

AES preliminary internal design

