

Webster Solar Gardens LLC

A Xerox Community Solar Project



Montante Solar

Project Background

- Re-use of brownfield site that also contains two closed & capped landfills, NYSDEC-Approved Use of Site
- Helps Xerox achieve Green-energy goals
- In compliance with NYSDEC ongoing site monitoring plan
- Part of project will be community solar, for eligible subscribers through NYSERDA's Inclusive Community Solar program
- After Sketch Plan review, our teams took the step of meeting with local HOA for a Q&A

xerox™

**HALEY
ALDRICH**



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Phillips Lytle LLP

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3. Project Siting & Location

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Environmental Due Diligence

Freshwater Wetlands Determination

DEC Non-Jurisdictional Wetlands

ORGANIZATION	WETLAND LOCATION		
Haley & Aldrich	TOWN: Webster	COUNTY: Monroe	
STREET ADDRESS			
260 E. Main Street, suite 2100			
CITY - VILLAGE - TOWN	STATE	ZIP CODE	
Rochester	NY	1464	
RE: Wetlands KLA, KLB, and KLC Xerox Property Tax ID 065.02-1-40.111			

This letter is in response to your inquiry regarding the applicability of Article 24 (Freshwater Wetland Act) regulations to the parcel of land in question. An investigation was conducted and, based on this determination, the Department of Environmental Conservation finds that the statements checked below apply to the subject property:

- ☐ A regulated Freshwater Wetland is located on or within 100 feet of this property, and regulated activities in the wetland or within the 100-foot adjacent area are subject to permit requirements.
- ☒ No regulated Freshwater Wetland is currently mapped on or within 100 feet of this property. Therefore, no New York Environmental Conservation Law Article 24 Freshwater Wetland permit is required at this time.

Suite 2100
Rochester, NY 14604

Re: USACE
Proposed Solar Project – 139 Caracas Drive
139 Caracas Dr, Webster, NY 14580
25PR01301

SHPO

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Sara Evenson at the following email address:



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT
478 MAIN STREET
BUFFALO, NY 14202-3278

July 10, 2025

Regulatory Branch

SUBJECT: Transmittal Department of the Army No. LRB-2025-00319, Nationwide Permit No. 51 as Published in the Federal Register, Volume 86, No. 8 on Jan. 13, 2021.

TM Montante Solar Development, LLC

2760 Kenmore Ave
Tonawanda, NY 14150

USACE, NWP 51 Compliance

This pertains to your application for a Department of the Army permit to discharge fill material (3 ft. x.2 ft. x 2 ft. tall, geoballasts) into 0.03 acre of federally regulated wetlands and 0.01acre of federally regulated ditches for the construction of a solar PV system on a 20 acre parcel located at 139 Caracas Drive in the Town of Webster, Monroe County New York. See Sheets 1-5 of 5 attached.

I have evaluated the impacts associated with your proposal, and have concluded that they are authorized by the enclosed Nationwide Permit (NWP) provided that the attached conditions are satisfied.

Verification of the applicability of this NWP is valid until March 14, 2026 unless the NWP is modified, suspended, revoked, or the activity complies with any subsequent permit modification. Please note in accordance with 33 CFR part 330.6(b), that if you commence or are under contract

NYSDEC Environmental Easement Granted

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 16th day of November, 2021, between Owner, Xerox Corporation, a New York Corporation, having an office at 201 Merritt 7, Norwalk, Connecticut 06851 (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

Full document submitted to Attorney for the Planning Board for review.



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Geotechnical Results

SETTLEMENT ANALYSIS

The estimated contact pressure for each geoballast foundation is approximately 450 psf, which includes the racking components, modules, and anticipated snow/wind design loads. The applied load for the plate load testing was 2,000 pounds over a 12-inch by 12-inch plate, which is an equivalent applied pressure of 2,000 psf. The settlement observed due to the 2,000 psf load was approximately 0.02 to 0.06 inches. Based on the load testing results, we anticipate that the estimated settlement will be less than 0.5 inches.

Discussion and Conclusions

The testing results indicate that:

- The landfill cap can accommodate loads associated with the PV geoballasts and array equipment (approximately 450 psf) and temporary construction equipment loads (approximately 650 psf).
- Temporary construction equipment loads and permanent loads from the system are within allowable limits (less than 10 psi) per NYSDEC DMM-4 guidance.
- No visual damage or cracking of the asphalt surface occurred during testing. Refer to the photographs in Appendix B.

Based on the load test results, we anticipate settlement of the asphalt-capped landfill will be less than 0.5 inches under the future loads. Accordingly, adverse impacts to landfill stability or cap integrity are not anticipated from the proposed development, provided that construction equipment, methods of construction, construction loads, and site conditions remain consistent with those evaluated herein. Localized condition variability may occur; however, given the asphalt cap construction materials, proposed Project loads, testing results, and factor of safety applied, we expect this assessment's conclusions address the DMM-4 guidance requirements for the proposed Change of Use at the site. Ongoing monitoring of the cap condition will continue consistent with the Site Permit requirements.

A Geotechnical Investigation (whose methodology was reviewed and approved of by NYSDEC) results have shown no concerns related to the installation of the ballasted racking system. In addition, Xerox has also committed to re-sealing the asphalt cap prior to the racking system being installed on the cap.



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NYS DEC Project Review

- Solar project team has been in active communication with NYSDEC Hazardous Waste Corrective Action & Post Closure Division- a project manager & supervisor have been assigned & are reviewing the project to ensure it meets NYSDEC rules and regulations
- NYSDEC stated they have been in communication with the Town's Planning Board and that, if for any reason NYSDEC determines during their separate review process, that the project is incompatible with protection of human health and/or the environment, they would notify the project contacts and either request specific changes so the project may proceed, or state that the project may not move forward at all- *email communications submitted to Planning Board*
- In addition, another layer of oversight/approvals are required from NYSDEC as part of the DMM4 Review Process, in addition to the Town approval process.



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Project Siting

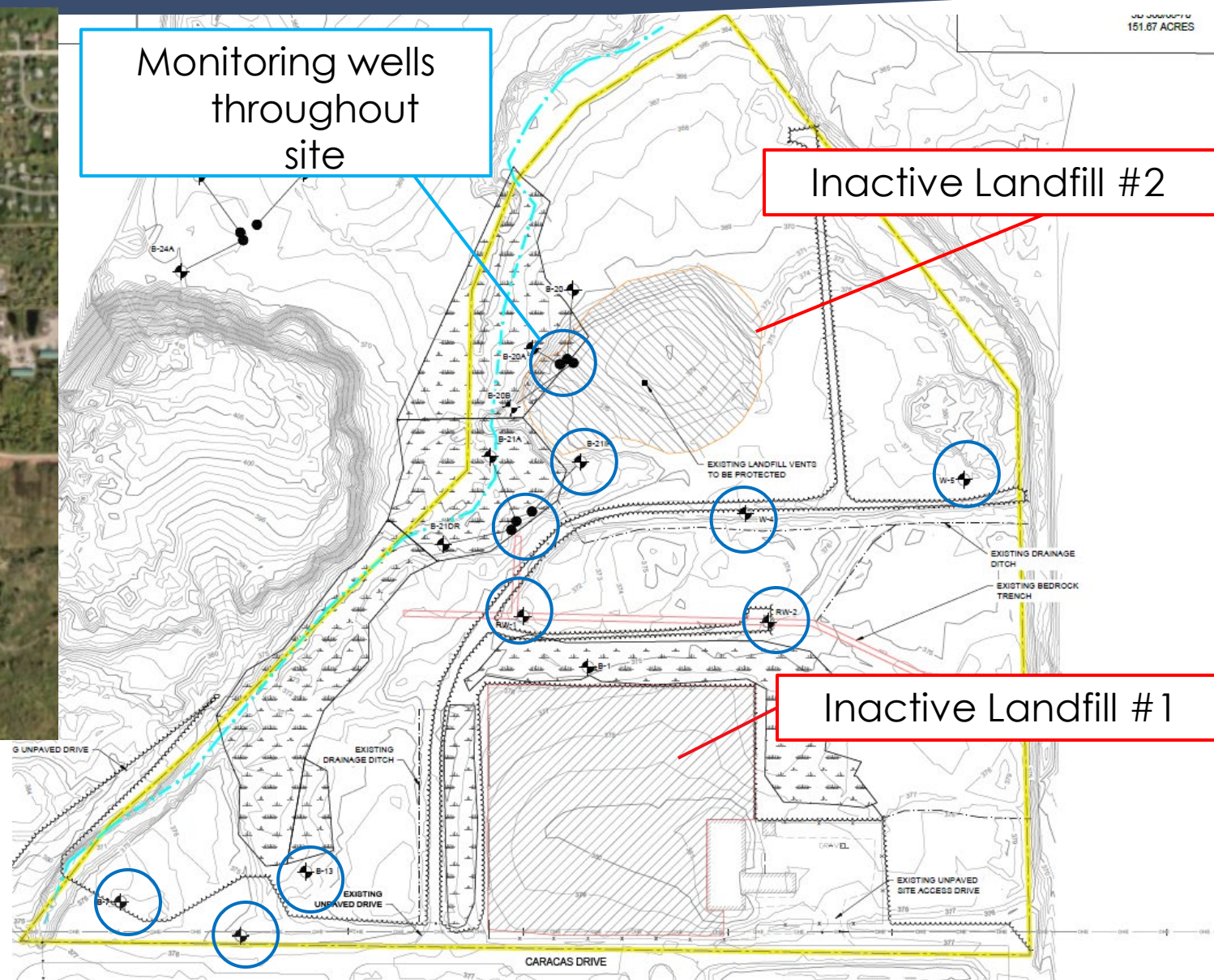


Industrial District

Closest HOA Property Line: +200ft

Closest Residential Lot Line: +740ft

Closest Domicile: +800ft

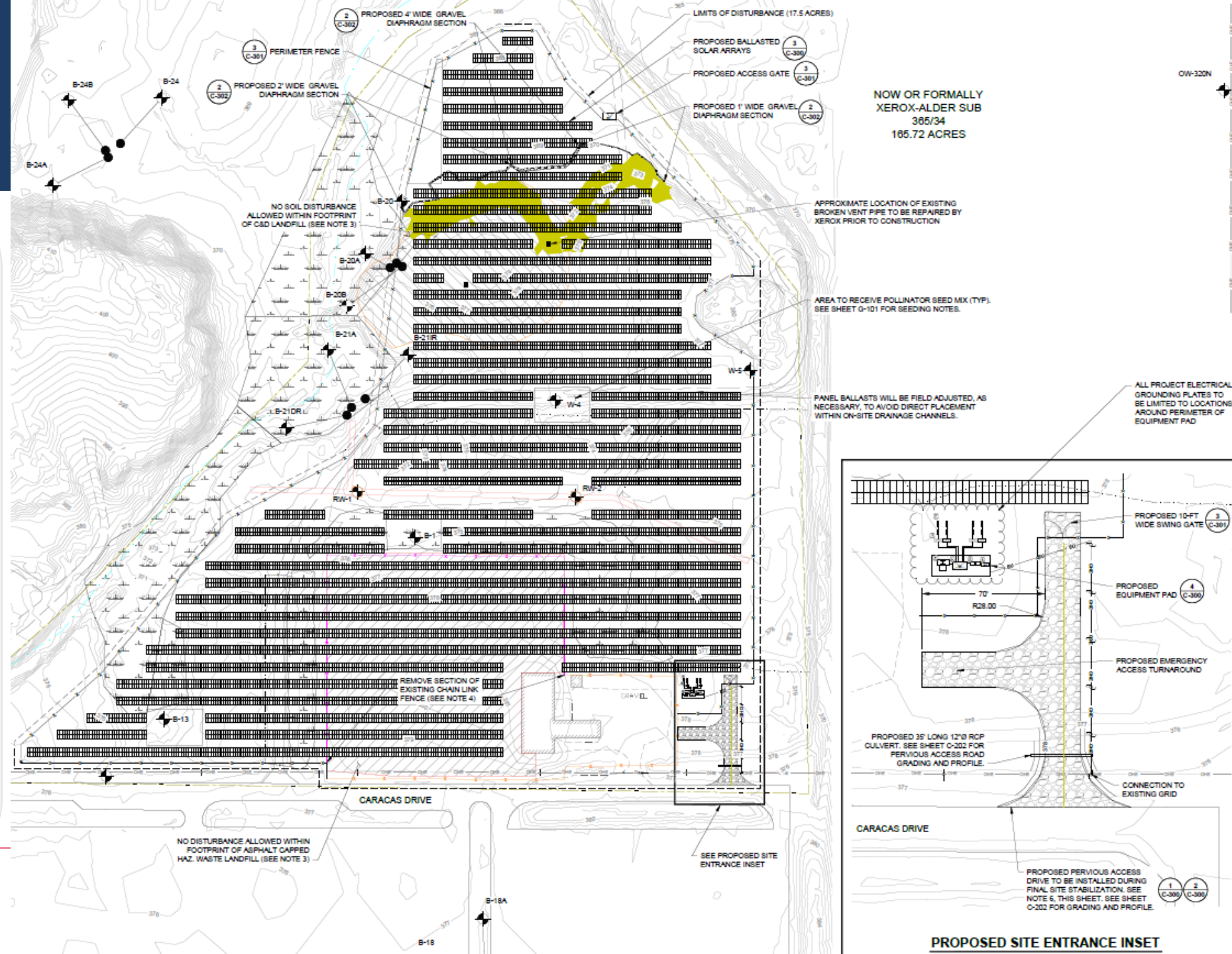


Proposed Site Plan

- System Size: 6.63MW(DC), 5MW(AC)
- (18) 275kW Inverters
- (10,872) 610W panels
- Ground-Mount, Geo-Ballast foundation, Fixed Tilt

Additional Updates:

- Fire access turn-around
- Ballasted fencing surrounding the array & updated fence line



Major Equipment

(10,872) Panels (aka “Modules”)

MADE IN VIETNAM, manufacture by VIETNAM SUNERGY JOINT STOCK COMPANY

VSUN
Innovative & Smart

25
YEAR
QUALITY ASSURANCE

30
YEAR
POWER OUTPUT GUARANTEE

VSUN610-132BMH-DG

VSUN610-120BMH-DG	VSUN605-120BMH-DG
VSUN600-120BMH-DG	VSUN595-120BMH-DG

610W Highest power output	21.55% Module efficiency
2.0% First-year degradation warranty	0.45% Annual degradation over 30 years

(18) Inverters: Chint 275kW






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Racking: Geo-Ballast System

- No ground penetrations
- Weighted, ballasted
- Tried & True on landfill projects







NO MORE CONCRETE

By utilizing locally sourced quarry rock, simply drop the weight in and you're done. No more waiting on concrete trucks, renting concrete pumps, or washing out trucks onsite. No more labor hours for setting up temporary concrete molds. No more waiting 24 hours for concrete to cure. The flow and speed of your job is 100% in your control.

RAPID SETUP

The galvanized steel wire box is delivered to the site over 70% pre-assembled. Simply unfold the box, install the spiral wires and connect the anchor tubes. The Geoballast foundation is then fully assembled and can be moved to the proper position in the row and filled with quarry rock. It's easy to assemble, stage, and stringline.

GEOBALLAST FOUNDATION

The Geoballast Foundation was developed after years of installing ballasted solar projects. Concrete, whether pre-cast or pour in place, proved to be an expensive and time-consuming method. Our innovative engineering and R&D teams developed a revolutionary process for ballasted projects. The goal was to remove all concrete and take the loss of a standard galvanized basket and engineer it to excel as a ballast solution. Our highly engineered Geoballast box has the fastest installation time available, and is one of the most cost effective products on the market.

In business since 2008, APA offers a versatile line of racking and foundation solutions for projects in even the most challenging environments. With project nationwide, APA is a trusted racking partner.

WHY USE A GEOBALLAST FOUNDATION?

TELESCOPING POST

Both posts have adjustable positions to match site requirements.

STANDARD SPECIFICATIONS

Engineering: APA Drawings can be PE stamped for all 50 States and territories
Tilt Angles: 5°-35° Tilt Options
Wind Loading: Up to 130mph
Snow Loading: Up to 100psf
Mounting Orientation: 2-High in Portrait
Weight Requirement: 2,250 lbs per basket
Foundation Coating: Galvanized with PVC coating for added protection

PRE-ASSEMBLED BASKET

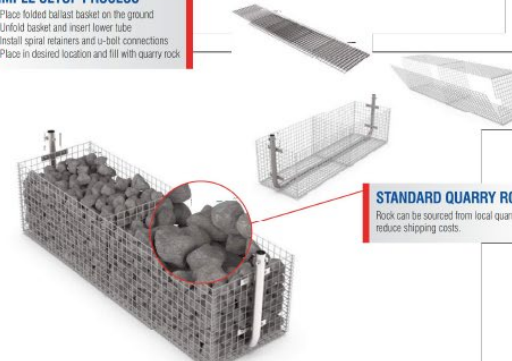
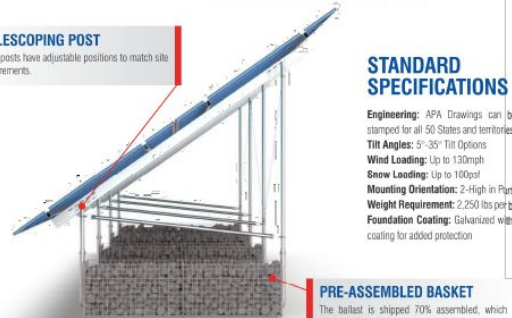
The ballast is shipped 70% assembled, which allows for lower labor cost and quick deployment.


SIMPLE SETUP PROCESS

- Place folded ballast basket on the ground
- Unfold basket and insert lower tube
- Install spiral retainers and U-bolt connectors
- Place in desired location and fill with quarry rock

STANDARD QUARRY ROCK

Rock can be sourced from local quarries to reduce shipping costs.





20-545 COUNTY ROAD X // P.O. BOX 224 // RIDGEVILLE CORNERS, OH 43085

419.287.5280 // SALES@APASOLAR.COM

419.287.5280 // SALES@APASOLAR.COM



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Current Sight Lines



Zoomed in Photos



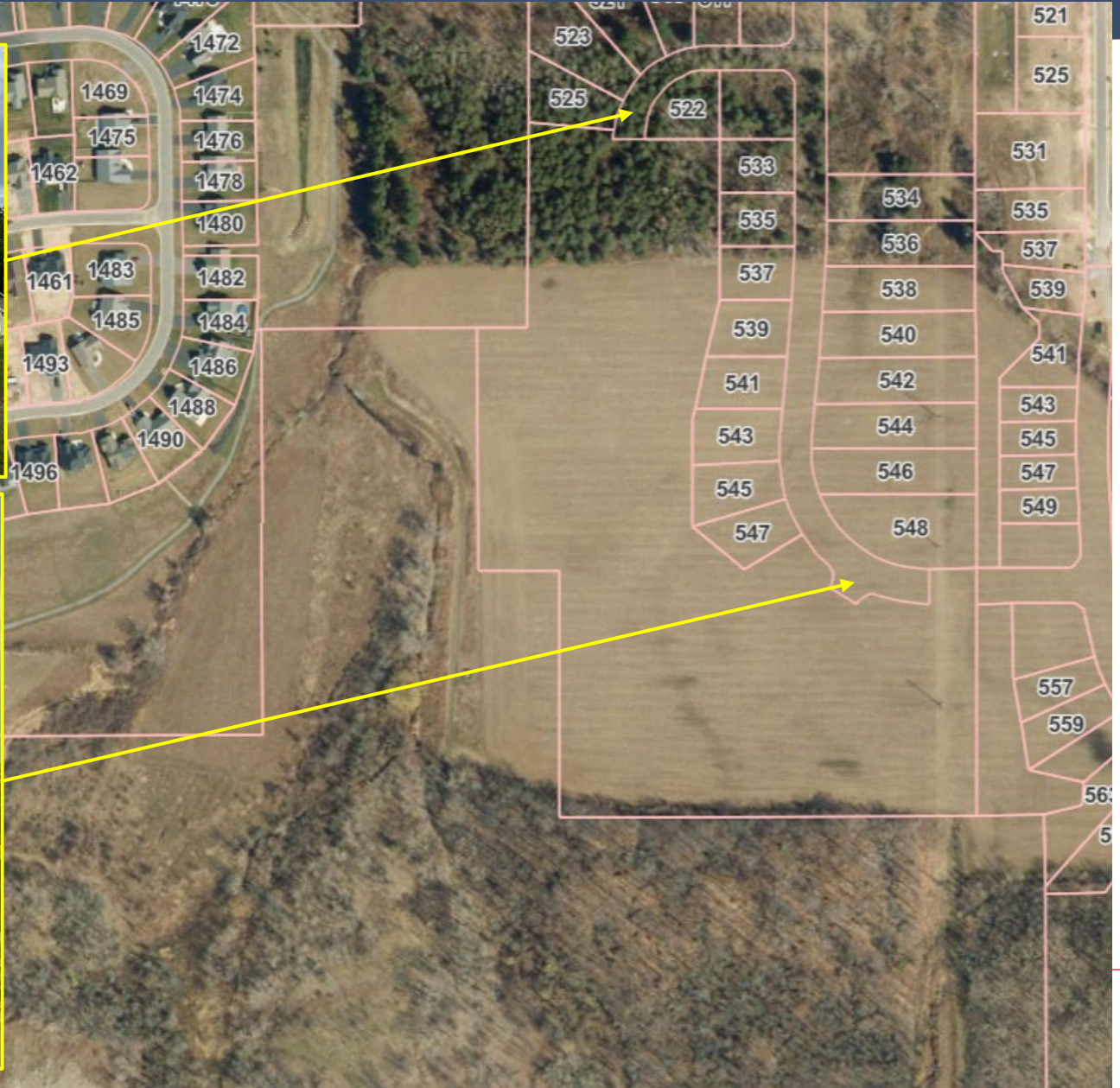
Well- established
mix of deciduous &
coniferous trees

Zoomed in Photos



Well- established
mix of deciduous
& coniferous
trees

Current Sight Lines



Caution Tape Experiment



Yellow caution tape, approximately 10ft high off the ground (to simulate the height of the back of the racking), was put up around the northern edge of the project site on 10/14/25.

A drone was flown along the walking trail, then closer along the tree line to try to find the yellow caution tape to understand potential site lines.



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Caution Tape Experiment



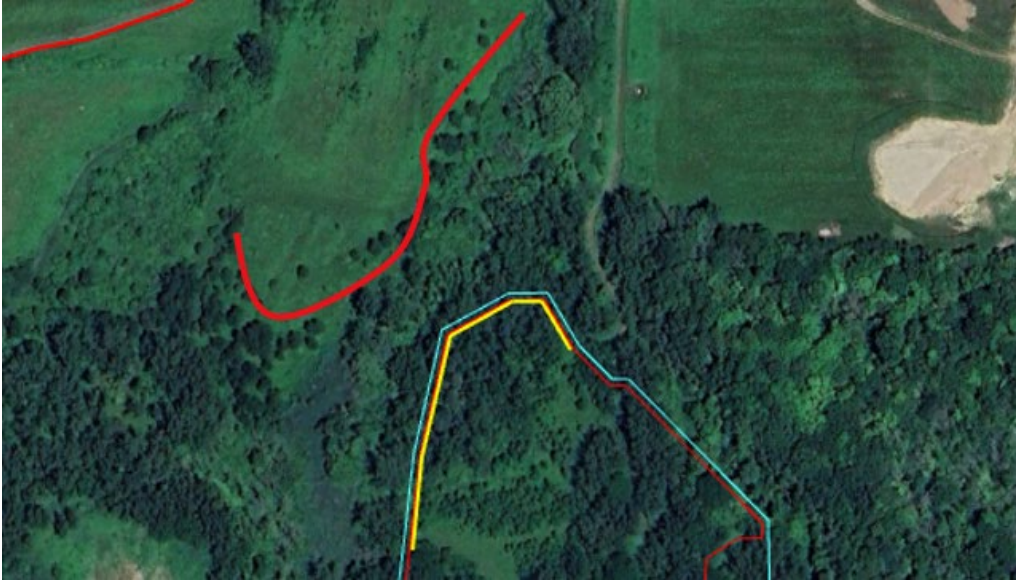
Yellow highlighted area shows area where caution tape was placed (approx. 10ft high)

Bright red highlights indicate where drone was flown along the walking trail, then closer along the tree line to look for signs of caution tape.



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Close-up Shots



Distance Drone Shots

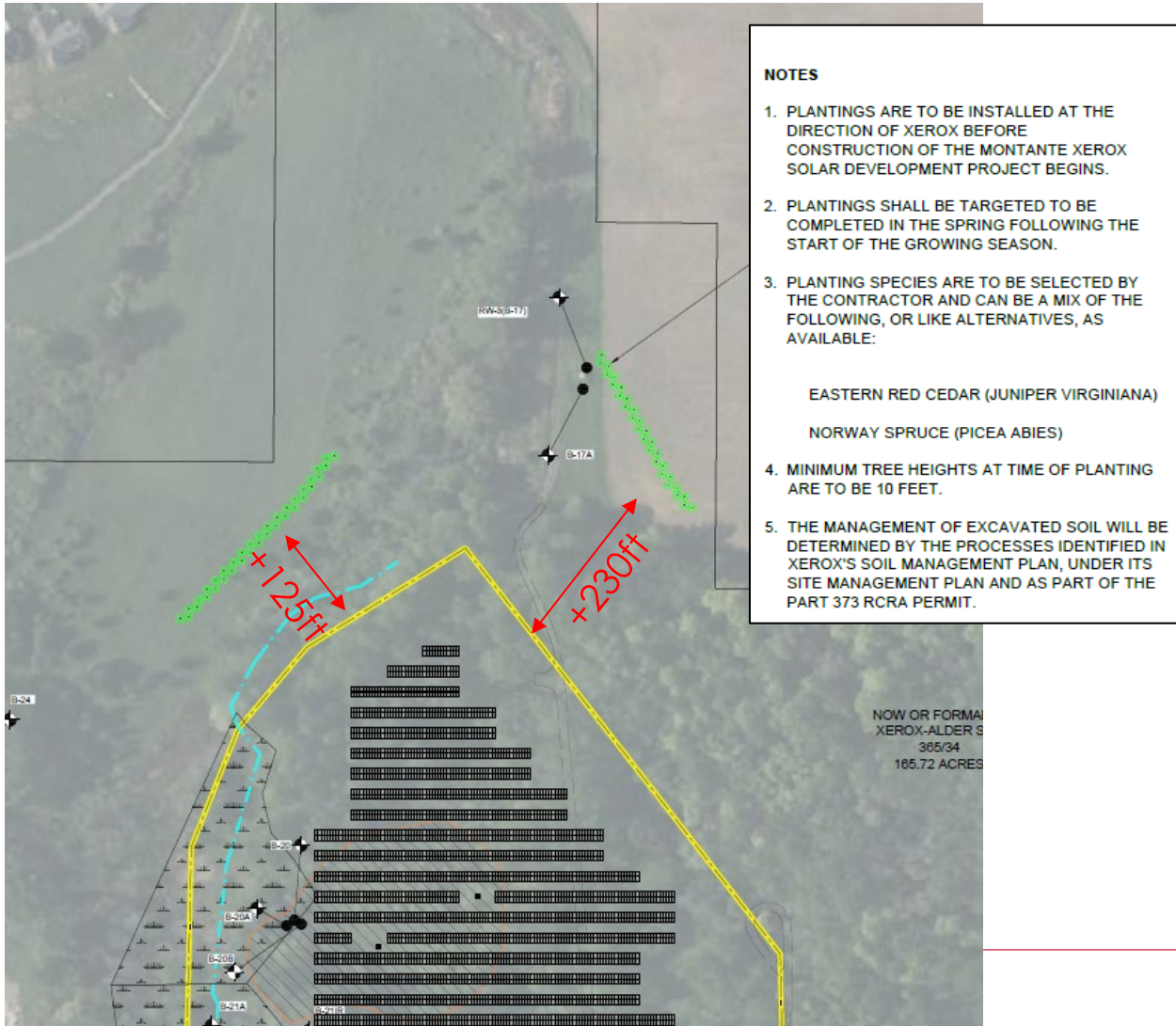


Views-Trying to look down into the site to find the yellow caution tape



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Updated Landscape Screening Plan



In addition to the well-established, mature site lines naturally provided, a mix of coniferous & deciduous trees of +230ft to the northeast and +125ft to the northwest, Xerox will implement +200ft feet of double rows coniferous trees of on each side northern edge of the array to further ensure the project won't be seen.

These plantings will take place as soon as weather allows in the spring season prior to major construction starting on the project.



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Decommissioning Plan

**Project will be fully removed at the end of the project's life (25-35 years);
A Decommissioning Bond with both Town of Webster and Xerox listed as
the beneficiaries of the policy.**

- Permit/ Approvals required through Town of Webster & NYSDEC (inactive landfills & monitored site)
 - Similar environmental effects as during the construction phase
- Equipment:
 - Panels: Recycled at Licensed Facility
 - Recycling of all other parts that have value (racking- steel, etc.)
 - All other materials safely disposed at C&I facility

Updates to Decommissioning Plan:

- Drone photos of current site conditions
- Table to include possible 35year lease term



Questions For Our Team?



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