



Department of Public Service
Office of Renewable Energy Siting
and Electric Transmission

KATHY HOCHUL
Governor

RORY M. CHRISTIAN
Chief Executive Officer

ZERYAI HAGOS
ORES Executive Director

August 11, 2025

Prattsburgh Wind, LLC
Attn: Jessica Ansert Klami, Esq. and James Muscato, Esq.
Young/Sommer LLC
500 Federal Street, 5th Floor
Troy, NY 12180
ijklami@youngsommer.com
jmuscato@youngsommer.com

RE: ORES DMM Matter No. 21-00749 – CONDITIONAL NOTICE TO PROCEED WITH PHASE 1 – TREE CLEARING LAYDOWN YARD CONSTRUCTION
Application of Prattsburgh Wind, LLC for a Major Renewable Energy Facility Siting Permit Pursuant to Article VIII of the New York State Public Service Law to Develop, Design, Construct, Operate, Maintain, and Decommission a 147-Megawatt (MW) Wind Energy Facility located in the Towns of Prattsburgh, Avoca, Cohocton, Howard, and Wheeler, Steuben County, New York.

Dear Ms. Klami and Mr. Muscato:

In accordance with the requirements of Article VIII and its implementing regulations (title 16 of the Official Compilation of Codes, Rules, and Regulations of the State of New York [16 NYCRR] part 1100), the Office of Renewable Energy Siting and Electric Transmission (Office or ORES) issued the above-captioned Major Renewable Energy Facility Siting Permit (Permit) to Prattsburgh Wind, LLC (Permittee or Prattsburgh Wind) for a 147 MW Wind Facility on September 24, 2024.

In accordance with 16 NYCRR § 1100-10.2 and Subparts 5.1(g) and 6(b) of the Permit, the Permittee submitted pre-construction compliance filings on March 21, 2025 (DMM Item No. 225) to support a conditional “Notice to Proceed” (NTP) with construction of phase 1 of its overall phasing plan, which involves construction of a tree clearing laydown yard and access road serving the laydown yard. In response to a Notice of Deficiency issued by ORES on May 20, 2025 (DMM Item No. 245), the Permittee provided supplemental documents on June 10, 2025 (DMM Item No. 249). The final approved compliance filings necessary for construction of phase 1, except as noted, are listed in **Attachment A** by date and DMM item number.

ORES hereby issues this Conditional NTP to proceed with construction for the scope of activities as described in the Permittee’s request and in accordance with the documents listed in **Attachment A**.

This NTP is conditioned upon the following:

- Within 30 days of the date of issuance of this Conditional NTP, the Permittee shall provide the Office with proof that financial security has been obtained for this initial phase of construction in accordance with Subpart 7.1(b)(2) of the Permit and in response to Item No. 4 of Attachment A of the Office's May 20, 2025 Notice of Deficiency.

The Permittee is required to conduct all construction activities in accordance with the terms and conditions set forth in the Permit. Without limitation, this Conditional NTP does not provide required authorizations for any necessary federal or federally-delegated permits. It is the Permittee's responsibility to ensure it has received all necessary federal or federally-delegated permits before proceeding with construction as defined and authorized in this conditional NTP.

If you have any questions, please contact (1) Rudyard Edick at Rudyard.Edick@dps.ny.gov or (518) 473-4377 or (2) Andrew Fecco at Andrew.Fecco@dps.ny.gov or (315) 200-0162.

NEW YORK STATE OFFICE OF RENEWABLE ENERGY SITING AND ELECTRIC
TRANSMISSION
Empire State Plaza
P-1 South, J Dock
Albany, NY 12242

ATTACHMENT A
APPROVED COMPLIANCE FILINGS

Pursuant to 16 NYCRR § 1100-10.1, the Office approves the compliance filings provided by the Permittee -- in support of its Conditional Notice to Proceed with Phase 1 Construction -- as listed below.

1. Design Drawings (Appendix 1-A, Revision 1), as required by Siting Permit Subparts 6(a) and 7.1(c), filed on June 10, 2025 (DMM Item No. 249).
2. Decommissioning and Site Restoration Plan (Appendix 1-J, Revision 1), as required by Siting Permit Subpart 6(f) and 7.1(b)(1), filed on June 10, 2025 (DMM Item No. 249).
3. Letter of Authorization for Coverage Under SPDES General Permit for Stormwater Discharges from Construction Activity (Appendix 1-L), as required by Siting Permit Subpart 7.1(a), filed on June 10, 2025 (DMM Item No. 249)
4. Construction Operations Plan for Phase 1 (Appendix 1-B), as required by Siting Permit Subpart 7.1(e)(2), filed on March 21, 2025 (DMM Item No. 225).
5. Facility Communications Plan (Appendix 1-C, Revision 1), as required by Siting Permit Subpart 7.1(e)(5), filed on June 10, 2025 (DMM Item No. 249).
6. Environmental Monitoring Plan (Appendix 1-D, Revision 1) as required by Siting Permit Subpart 7.1(e)(6), filed on June 10, 2025 (DMM Item No. 249).
7. Complaint Management Plan (Appendix 1-E), as required by Siting Permit Subpart 7.1(e)(7), filed on March 21, 2025 (DMM Item No. 225).
8. Road Use Agreements with the Towns of Cohocton and Avoca (Appendix 1-F), as required by Siting Permit Subpart 7.1(e)(8), filed on June 10, 2025 (DMM Item No. 249).
9. Invasive Species Control and Management Plan (Appendix 1-G, Revision 1), as required by Siting Permit Subpart 7.1(f)(4), filed on June 10, 2025 (DMM Item No. 249).
10. Cultural Resources Avoidance, Minimization, and Mitigation Plan (Appendix 1-M, Revision 1), as required by Siting Permit Subpart 7.1(g), filed on August 7, 2025 (DMM Item No. 254).
11. Unanticipated Discovery Protocol (Appendix 1-H, Revision 1), as required by Siting Permit Subpart 7.1(g), filed on June 10, 2025 (DMM Item No. 249)
12. Evidence of Real Property Rights (Appendix 1-I), as required by Siting Permit Subpart 7.1(h), filed on March 21, 2025 (DMM Item No. 225).