Visual Impact Assessment

Prepared for:
Wingdale PV, LLC

RIC ENERGY

Wingdale Solar

6435 Route 55
Wingdale, NY 12594

Date: April 2025

Prepared by:

wendel

VISUAL IMPACT ASSESSMENT

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Wingdale, NY 12594

Project Description:
Wingdale PV, LLC (a subsidiary of RIC Energy) is proposing to develop a new Distributed Generation Solar Photovoltaic generation facility. The proposed Project will be located at 6435 Route 55 in the Hamlet of Wingdale, Dutchess County, New York (Parcel Number: 132600-7160-00-055290). The project area is currently comprised of mixed ground cover including agricultural land, fallow/overgrown scrub, and forest. The proposed Project will be sited on approximately 16-acres within the 48.28-acre parcel. The Project, as conceptually designed, is a standalone ground-mounted system with a nameplate capacity of 4,279 kW AC. The system will interconnect to existing 3phase, located along State Route 55, adjacent to the subject parcel. Site access is proposed off State Route 55. The Project is comprised of one (1) parcel which totals 48.28-acres of land and is identified as follows by the Dutchess County GIS mapping system:

6435 Route 55 S.B.L: 132600-7160-00-055290-0000 48.28-acres Wingdale, NY

The project area is located within the center of the overall project parcel and is currently an open field surrounded by dense trees that are overgrown with bushes and grasses. The surface of the parcel land slopes somewhat significantly from northwest to southeast. The project area sits high off Route 55. The proposed access road comes off Route 55.

Viewpoint Methodology:
The site was visited on 9/23/2024, at which time photo assessment locations were selected based on identified critical view sheds, nearby residences, adjacent roads, and determination of visibility. It was determined that due to the combination of site topography and existing woodlands surrounding the Project site, there is no visibility to adjacent properties. Line-of-site analyses were produced to illustrate this lack of visibility. Additionally, Viewpoint 1 was created to simulate the view of the new access road from State Route 55. A subsequent visit on 4/14/2025 was made to a location along the Appalachian Trail where a scenic overlook was identified (41°40'52.8"N 73°31'22.1"W). Photos looking from the scenic overlook towards the project site were taken and this location was identified as Viewpoint 2. Prior to the initial site visit, an assessment was conducted at the Thomas J. Boyce Park Overlook on 4/23/2022. This location was identified as Viewpoint 3.

See the Viewpoints Summary (below) for a more detailed description of the locations and rationale behind each line-of-site analysis. An annotated plan was created to note the analysis locations, surrounding context features, existing areas of wooded canopies, and other topographical features that impact visibility (see figure 1).

Viewpoints Summary:
Viewpoint 1: This view was taken from Google Maps Street View at approximately 6464 State Route 55, facing the location of the proposed access road. The original image was taken in September of 2022. The rendering simulates this viewpoint after the construction of the proposed access road.

Viewpoint 2: This view was taken from coordinates 41°40'52.8"N 73°31'22.1"W on the Appalachian Trail facing southwest towards the Wingdale Solar Site. See Figure 3 for aerial context regarding this viewpoint.

Viewpoint 3: This view was taken from coordinates 41°38'41" N, 73°32'48" W within Thomas J. Boyce Park at an identified scenic overlook point facing northwest towards the Wingdale Solar Site. See Figure 3 for aerial context regarding this viewpoint.

Section A-A: Section A-A illustrates that the view into the Project site from positions to the east and west is blocked by existing vegetation. See Figure 3.

Section B-B: Section B-B illustrates that the view into the Project site from positions to the east and west is blocked by the site topography and existing vegetation. See Figure 4.

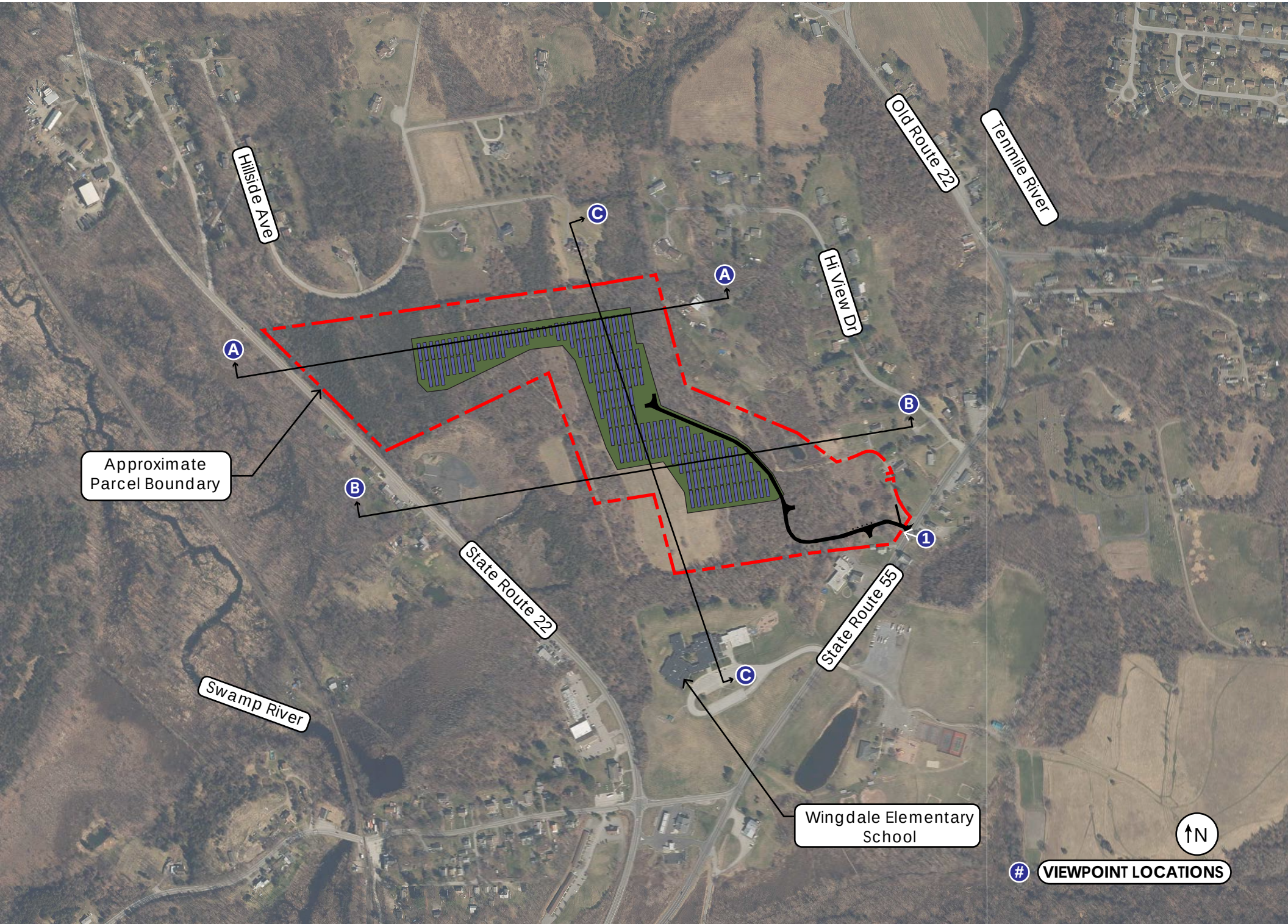
Section C-C: Section C-C illustrates that the view into the Project site from positions to the north and south is blocked by the site topography and existing vegetation. See Figure 4.

*Note: Viewpoint photos were taken without accessing private property.

Study and Analysis Methodology:
An aerial simulation model of the proposed Project Area was generated to study terrain, eye level view sheds, proposed landscape buffers, and adjacent nearby residences/public roads (see figure 2). Project elements were modeled to a 'final' visual representation.

PROJECT SITE AERIAL CONTEXT:

(Figure 1)

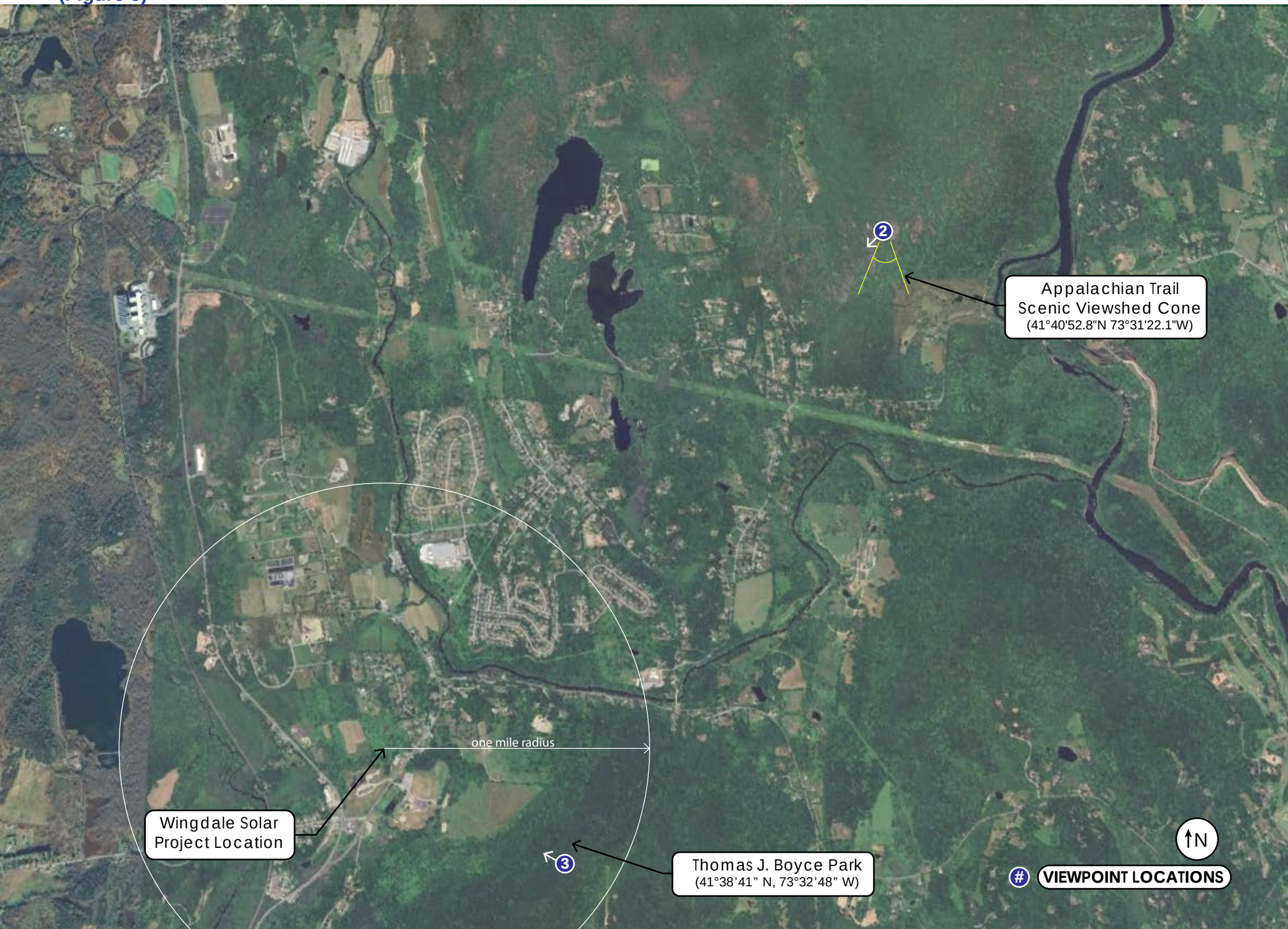


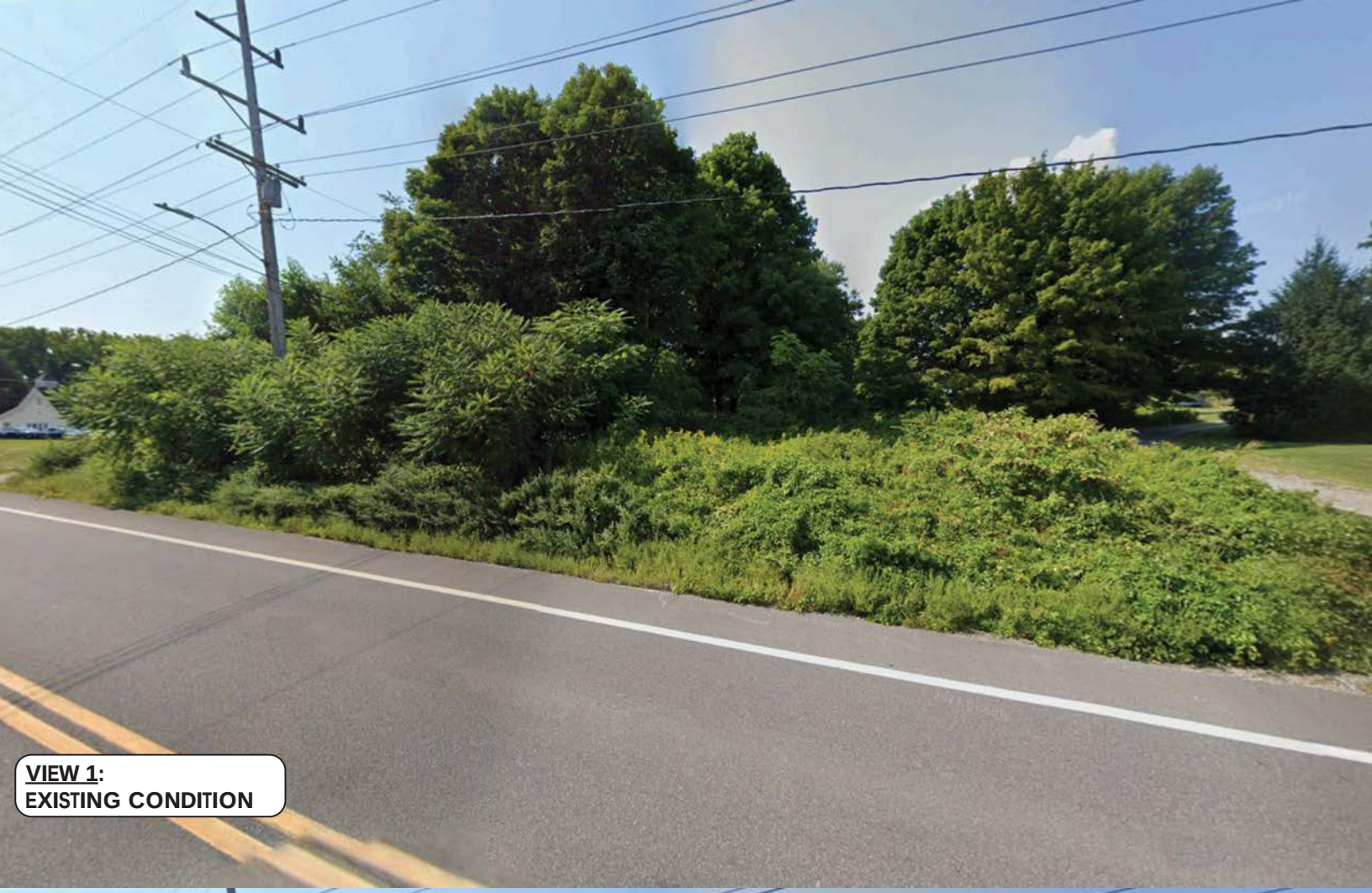
AERIAL SIMULATION RENDERING:

(Figure 2)

PROJECT SITE AERIAL CONTEXT - LOCAL RECREATION AREAS:

(Figure 3)





VIEW 1:
EXISTING CONDITION

Photo Location Distance From Arrays	Visibility
+/- 750ft	*No visibility due to existing vegetation*

VIEW 1:
SIMULATION VIEW

***Artists rendering for presentation purposes only**

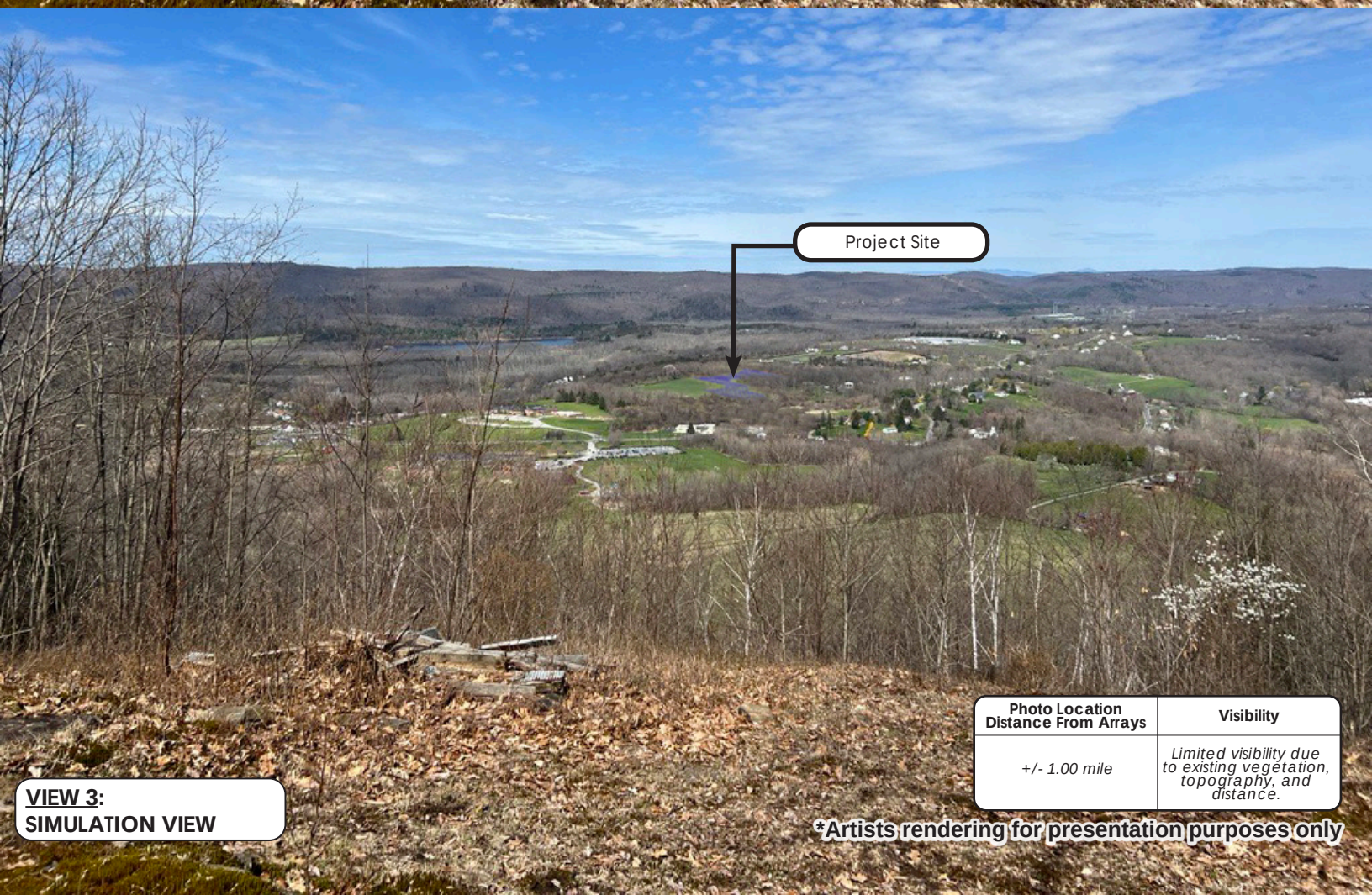
VIEW 2:
EXISTING CONDITION

Photo Location Distance From Arrays	Visibility
+/- 2.75 miles	*No visibility due to existing vegetation, topography, and distance.*

VIEW 2:
SIMULATION VIEW

***Artists rendering for presentation purposes only**

VIEW 3:
EXISTING CONDITION

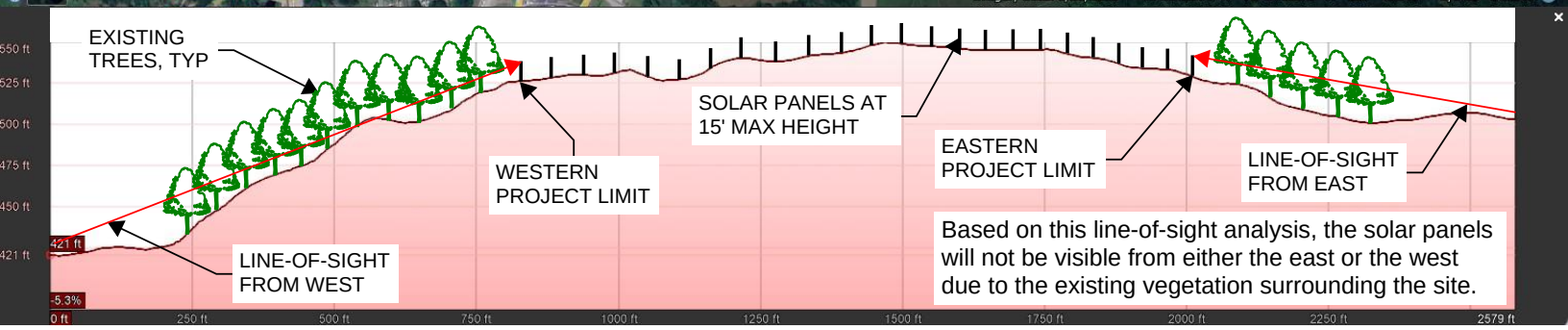


VIEW 3:
SIMULATION VIEW

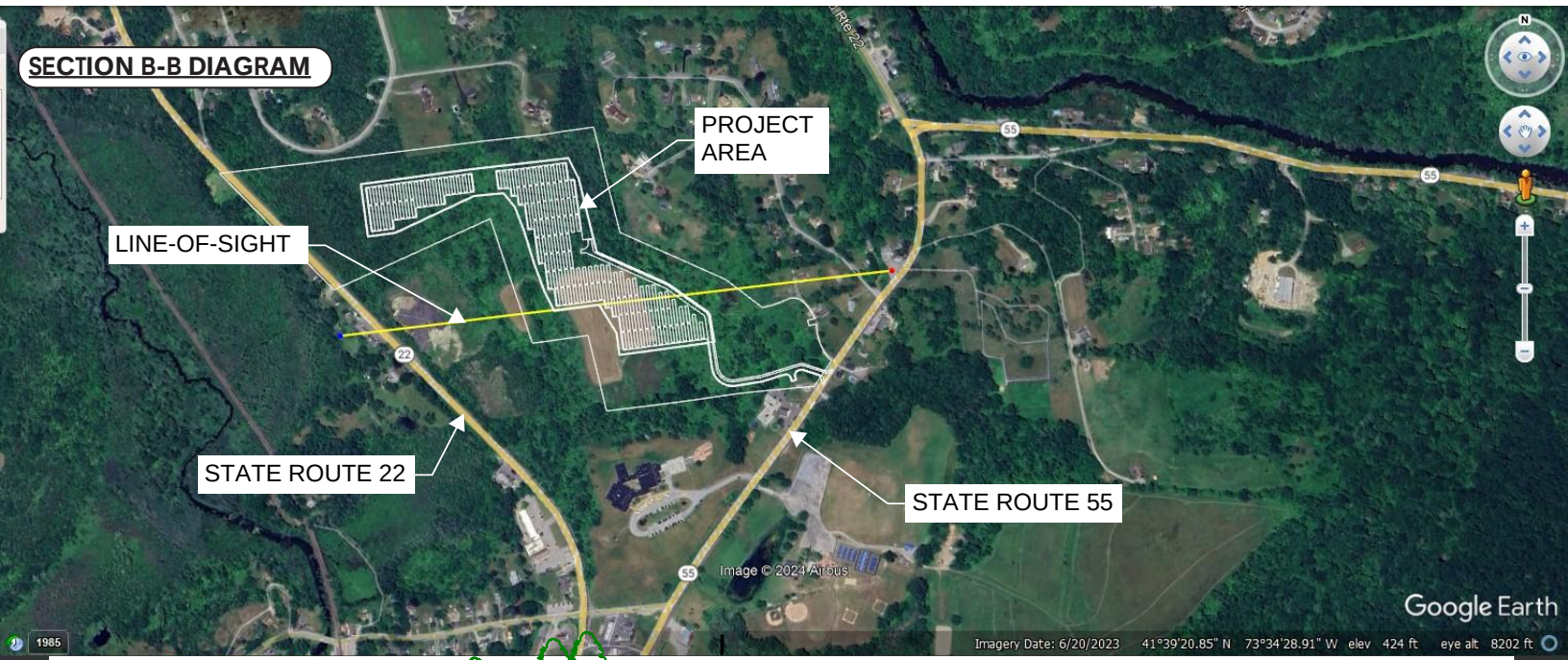
Photo Location Distance From Arrays	Visibility
+/- 1.00 mile	*Limited visibility due to existing vegetation, topography, and distance.*

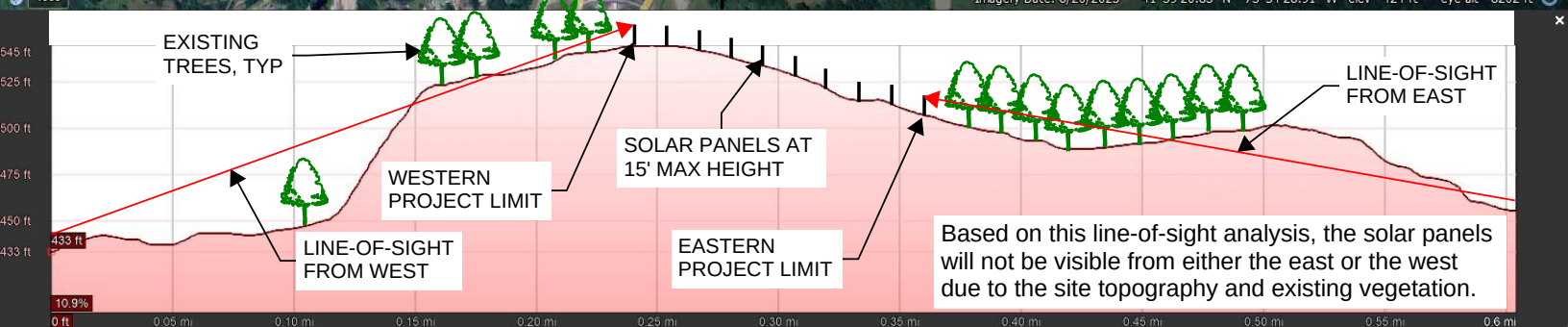
***Artists rendering for presentation purposes only**

SECTION A-A DIAGRAM

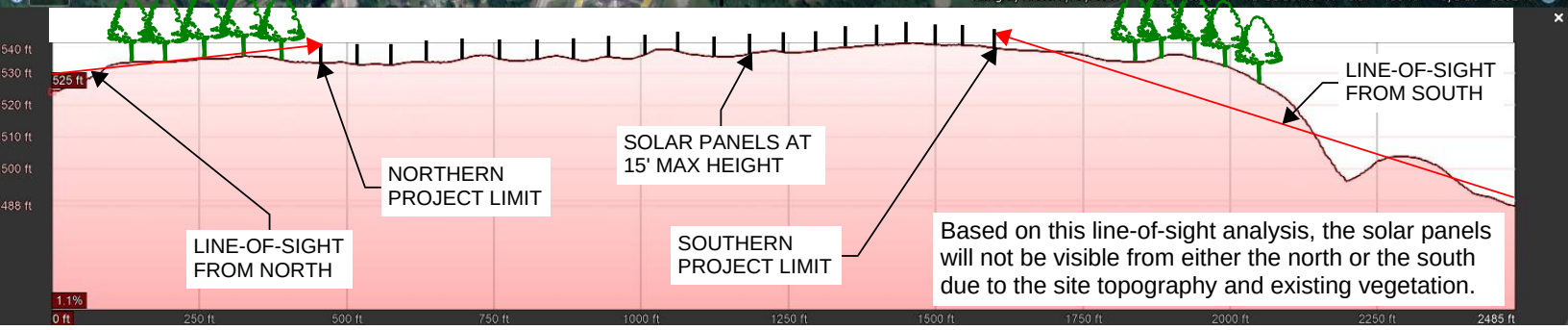


SECTION B-B DIAGRAM





SECTION C-C DIAGRAM



Based on this line-of-sight analysis, the solar panels will not be visible from either the north or the south due to the site topography and existing vegetation.