

Veteran Hill Road Solar Project
Town of Veteran, Chemung County, New York

Solar Facility Operations & Maintenance Plan

Prepared for:

Veteran Hill Road Solar LLC
2401 Walnut Street, Suite 503
Philadelphia, PA 19103

Prepared by:

akrf

27 Main Street, PO Box 324
Trumansburg, NY 14886

April 2026

Table of Contents

A. Introduction	1
B. Site Monitoring, Preventative Maintenance & Inspections.....	1
Routine Site Inspection	1
Disposal of System Equipment.....	2
Snow Removal	2
C. Vegetation Management Plan	2

List of Attachments

Attachment A. Operations and Maintenance Agreement

A. INTRODUCTION

As required by the Town of Veteran 2026 Solar Law (Local Law No. 1 of 2026), Veteran Hill Road Solar LLC (the Operator/Owner) has prepared this Solar Facility Operation and Maintenance Plan (O&M Plan) for the Veteran Hill Road Solar Project (the Facility), an approximately 3.8 megawatt alternating current (MWac) ground-mounted solar facility to be located on approximately 35 acres of an approximately 145-acre plot of land along Veteran Hill Road in the Town of Veteran, Chemung County, New York. The purpose of this plan is to outline the ongoing operations and maintenance activities that will be performed at the Project Site from the time it is operational until decommissioning.

The O&M Plan aims to outline a strategy for ensuring that the Facility operates in a sustainable and safe manner utilizing industry best practices. These facilities are designed and built to last for 30+ years of operations. Therefore, this plan outlines the necessary processes and procedures to ensure these operational objectives are achieved. This O&M Plan will be updated as necessary in the future to ensure that changes in technology, inspection, and maintenance methods will be taken into consideration.

B. SITE MONITORING, PREVENTATIVE MAINTENANCE & INSPECTIONS

Veteran Hill Road Solar LLC will work with an Operations & Maintenance contractor. The system will be remotely monitored 24/7 and responds to all alarms and/or notifications indicating the facility is not operating properly. After identifying the nature of the issue, a technician may be deployed to the site to investigate within 24 hours. Technicians servicing the site have the appropriate licenses and training to be working on this equipment to ensure both their safety and optimal performance of the site, troubleshoot, and/or repair the issue. Staff will be continuously available to communicate with NYSEG operations and local emergency personnel on a 24/7 basis.

The key to effective facility operations is to inspect equipment, clean, maintain, repair and/or replace according to approved procedures. Regular inspections are scheduled at least twice a year to ensure that the site is clean and secure, and that equipment is running properly and securely. During each maintenance visit the site will be inspected for signs of erosion. Any areas of concern will be immediately communicated to Veteran Hill Road Solar LLC to evaluate and implement corrective measures.

ROUTINE SITE INSPECTION

On a routine basis, a representative of the owner/operator will perform a site inspection with the Town's code enforcement officer. The site inspection will include the following schedule of services:

Routine Site Inspection	
Equipment	Inspection Details
PV Panel Condition	Inspect for cleanliness, cracked/chipped/scratched/shattered panels, fading/discoloration, burn marks, seal condition, frame damage or rust
PV Mounting Structure	Inspect mounts and mounting structures (loose panels, loose rack/clips missing hardware, rusted bolts, rack anchor condition)
PV Array Ventilation	Inspect conditions under panels, removal of any large debris or pests; visual check to ensure maximum ventilation under panels
PV System Foundations	Visual inspection of grounds and vegetation, identify issues related to mud, water pooling, soil erosion
Balance of System	- Inspect conduit runs (separated/cracked conduits, misaligned wire runs) - Inspect panel interconnectivity and string lines (wire/cable wear, wire fading, chewed wire due to pests, identify loose/detached wires)

Routine Site Inspection	
Equipment	Inspection Details
	- Inspect junction/combiner enclosure(s) condition (seals, rust, damage, locks) - Inspect electrical equipment enclosure(s) (seals, rust, damage, door condition, locks, equipment pad(s))
Inverter(s)	- Inspect inverter structure(s) and enclosure(s) (seals, rust, damage, door condition, switch/handle condition, locks) - Inspect inverter equipment pad(s) (cracks, base damage, soil erosion)
Data Acquisition System (DAS)	- Weather stations condition (alignment of irradiance sensor, condition of wind and temperature meters) - DAS device condition (screen, seals, rust, damage)
Shading Conditions	Visual inspection to identify any shading issues (trees/grass, landscape, structures)
System Security	- Visually inspect fence line or confinement structures for wear, damage, breach, vandalism, or other problems - Check condition of any locks, chains, or other protection measures preventing unauthorized access to the system.

DISPOSAL OF SYSTEM EQUIPMENT

All equipment and materials will be evaluated to determine the appropriate facility for salvage, recycling, or disposal. The PV modules will be disconnected from the inverters and removed from the steel racking system. The PV modules are made of silicon, glass, and aluminum and are not considered hazardous waste. PV modules will be recycled or resold on the market if determined to still be usable. All electric conductors made of copper and aluminum can be recycled. All hazardous wastes, if any, will be disposed of in accordance with laws in effect at the time disposal is performed. Any solid waste generated during dismantling will be disposed of as necessary to comply with the solid waste regulations then in place.

SNOW REMOVAL

Snow removal on access roads will be limited to times when equipment needs inspection/repair. Routine snow removal will not be necessary, as the system is monitored remotely.

C. VEGETATION MANAGEMENT PLAN

Following construction of the solar facility, the disturbed grounds will be re-seeded with low growth/low maintenance, native/non-invasive ground cover under and around the solar panels according to the Landscaping Plan. This is to provide foraging habitat beneficial to game birds, songbirds, and pollinators. The use of low growth vegetation will minimize the need for mowing. The site will be monitored so vegetation height does not reach above the lowest point of the solar modules - assumed max height of 24-30 inches. All vegetation planted for screening will be monitored during routine maintenance visits. Should any of the vegetative screening plantings need to be replaced due to declining condition, they will be replaced during the next seasonal growing cycle. Should the Town have any concerns, the Code Enforcement Officer can reach out to the Project Owner and the issue will be addressed in a timely manner. At this time, the monitoring service is still being determined. Final emergency contact information will be given to the appropriate emergency response departments and to the Code Enforcement Officer. Emergency contact information will be posted at the Site.

The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative

integrity of the solar facility and will adjust site maintenance frequency based on time of year and weather conditions. Before mowing or cutting, maintenance staff will check the weather forecast and perform an on-site inspection to avoid rutting, erosion, and soil compaction. Any use of pesticides, herbicide, or other chemicals will follow all local, state, and federal regulations. Such treatments are not anticipated. In the event of any changes, a list will be provided to the Town to approve prior to application.

General Exterior Maintenance: The fence line will be inspected for trash. Trash will be collected and disposed of offsite. Vegetative growth along the fence line will also be trimmed and maintained to prevent the growth of weeds or tall grasses. The condition of the fence and gates will be assessed, and necessary repairs made. Evidence of irregular activity such as trespassing, tampering, illegal dumping, or wildlife intrusion will be resolved. The access roads will be monitored and inspected for sediment buildup/obstruction, drainage issues, rutting and pitting or other failures. All stormwater practices should be inspected and maintained consistent with the approved SWPPP.

Mowing: Staff will mow the site as follows. First, the mower trims the large areas. Second, trimmers are used to cut around structural elements and other places the mower could not reach. Finally, any vegetation that was thrown and stuck to the modules will be cleaned off. Additionally, staff may spot mow to reduce invasive plants while native species are becoming established. Spot-mowing will be done at a raised height to avoid damaging native plants. Should the mowing contractor notice areas of diminished/removed grass growth, they shall contact the Project Owner and ensure that this area is reseeded.

Vegetative Screening Maintenance: Vegetative screening will be planted at the facility as required by the Landscape Plan. The contractor will be responsible for monitoring the general health of each plant, weed intrusion, and general appearance. If any planting fails to establish itself, the contractor will work with the responsible nursery to redeem the warranty and replace the deceased plant with another in accordance with the approved landscaping plan. Replacement plants will be installed according to the landscaping plan on record with the Town and will occur within the following growing season.

Attachment A
Operations and Maintenance Agreement

APPENDIX A

OPERATION AND MAINTENANCE (O&M) AGREEMENT STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMPs)

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between **Veteran Hill Road Solar LLC**, (hereinafter the “Developer”), and **Town of Veteran, Chemung County, New York**, (hereinafter “Municipality”);

WITNESSETH

WHEREAS, Veteran Hill Road Solar LLC has an equitable interest in certain real property as recorded by deed in the land records of Chemung County, New York, Deed Book 20200 at page 13778, (hereinafter “Property”).

WHEREAS, Veteran Hill Road Solar LLC is proceeding to build and develop the Property located at Tax Parcel 39-00-1-14.1; and

WHEREAS, the SWM BMP O&M Plan approved by the Municipality (hereinafter referred to as the “Plan”) for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of BMPs; and

WHEREAS, the Municipality, and Veteran Hill Road Solar LLC, its successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site SWM BMPs be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that SWM BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Veteran Hill Road Solar LLC, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. Veteran Hill Road Solar LLC shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.
2. Veteran Hill Road Solar LLC shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.

3. Veteran Hill Road Solar LLC hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMPs whenever necessary. The Municipality shall notify Veteran Hill Road Solar LLC prior to entering the property.
4. In the event Veteran Hill Road Solar LLC fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, Veteran Hill Road Solar LLC shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by Veteran Hill Road Solar LLC; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. Veteran Hill Road Solar LLC, its executors, administrators, assigns, and other successors in interests, shall release the Municipality from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by Veteran Hill Road Solar LLC or Municipality.
8. The Municipality shall inspect the BMPs at a minimum of once every three years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Chemung County, New York, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on Veteran Hill Road Solar LLC, his administrators, executors, assigns, heirs, and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality:

For Veteran Hill Road Solar LLC:

ATTEST:

(City, Borough, Township)

County of _____, New York

I, _____, a Notary Public in and for the county and state aforesaid, whose commission expires on the _____ day of _____, 20____, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20____, has acknowledged the same before me in my said county and state.

GIVEN UNDER MY HAND THIS _____ day of _____, 20____.

NOTARY PUBLIC

(SEAL)