O&M Plan

Operations & Maintenance of Ground Mounted Solar

Project Name:
Town of Moreau Community Solar

Project Owner/Operator:
NY USLE Moreau Reynolds A LLC

Project Size:
up to 5MWac /7.74MWdc

Project Address:
65 Reynolds Rd
Moreau, NY 12828

Stakeholders:
Town of Moreau (AHJ)
NY USLE Moreau Reynolds A LLC
(Owner/Operator);
Property Tee Holdings LLC(Landowner)

Date: Feb 3, 2025

Version
V.1.02-25

Operation & Maintenance Plan

1. **Overview**

In comparison to other generating technologies, solar PV power plants are relatively low maintenance and have limited servicing requirements. **NY USLE Reynolds Rd A LLC** (Project Company or Project Owner) understands that proper maintenance of a PV plant is essential to maximize both energy yield and the plant's useful life and has planned the following scheduled maintenance and procedures to ensure quality operation.

The Project Company has prepared the following Operations and Maintenance Plan (O&M Plan) for the necessary maintenance and operation of the **NY USLE Reynolds Rd A LLC** (Project) facility located at 65 Reynolds Rd, Moreau, NY, 12828. All reports, maintenance requests, and service calls will be directed to the Project Owner and the necessary maintenance shall be performed at their discretion as needed unless otherwise stated in this plan. All site maintenance will be performed in accordance with Town Code.

This plan will be updated on as needed basis as directed by the Project Owner. Version history of this report is listed below:

Version	Created Date	Notes
1.11-20	February 2025	Draft Submittal to AHJ

2. **Operations and Maintenance Service Provider**

The Project Company intends to contract with a qualified Operations and Maintenance (O&M) Provider to Monitor the facility, conduct scheduled maintenance, and make repairs as necessary to ensure the guaranteed energy output of the array. A qualified O&M provider shall meet the definition of a qualified person per the National Electric Code described as one who has skills and knowledge related to the construction and operation of the electrical equipment and installations and has received safety training to recognize and avoid the hazards involved.

3. **Emergency Response**

The Facilities will be remotely monitored by _____ (O&M Provider), the Project Owner's O&M Service Provider, for the Project Owner 24/7/365. Each facility is equipped with remote diagnostics and video surveillance. In general, emergencies on site will likely be identified though system alarms sent to the O&M Provider and be addressed by their staff accordingly. However, the Project Company recognizes that possibilities exist to experience an emergency outside of the alarm parameters. The Project Company will select a qualified O&M Provider prior to commencing operations at the facility. The O&M Provider's contact information and site representative is provided below.

O&M Service Provider Contact Information

Company Name: **TBD**

Site Representative: **TBD**

Address: **TBD**

Phone #: **TBD**

3.1 In the event of a fire at the Project Site, the general procedure is as follows:

1. Upon identification of a fire, the O&M Provider shall immediately contact 911 to notify local fire department and emergency services followed by the Project Owner. The Emergency Contact Numbers are provided on the facility gate so that members of the public will know who to contact should they witness a fire at the facility. The Facility Address is provided on the facility entry gate to help the public direct the 911 operator or emergency dispatcher to the Project Site.

2. Individuals are expected to wait for emergency services and MUST NOT attempt to extinguish fire near electrical equipment (e.g., PV solar arrays or inverters) with water or other chemicals as an electric shock or arc could occur. Qualified Personnel, including local fire fighters and emergency services personnel, may find it necessary to shut off connectivity to the facility through the Main Utility Disconnect. The location of which is posted at the facility entrance gate. The O&M provider may be dispatched to the site to assist in shut off procedure and/or assess damages to the facility.

3. A designated O&M Provider employee may meet fire fighters at the Project Site entrance and direct them to the location of the fire if required.

4. O&M Provider to prepare a summary of the incident after the incident to be supplied to the Project Owner, typically within 48 hours.

South Glen Falls Fire Department Contact Information:

Address: **Station 2, Reynolds Rd**
Moreau, NY 14411

Phone #: **518-798-4020**

The facility will be secured by a perimeter fence with locked access gates to prevent unauthorized access. However, the Project Owner recognizes that the possibility exists for unauthorized access.

3.2 In the event of trespassing within the project facility, the general procedure is as follows:

1. Anyone witnessing an unauthorized access should immediately contact the Emergency Contact Number displayed at the facility entry gate.

2. The O&M Service Provider and/or Project Company will contact the local Police Department, as needed, to resolve trespassing issues.

3. A O&M Service Provider employee will meet the Albion Police Officer at Project Site entrance, as needed, to re-secure the facility, as directed by the Project Owner.

4. O&M Provider will prepare a summary of the incident as soon as possible after the incident to be supplied to the Project Owner, typically within 48 hours.

Saratoga County Sheriff Department Contact Information:

Address: **6012 County Farm Rd**
Ballston Spa, NY, 12020

Phone #: **518-885-6761**

New York State Police Department, Wilton Station Contact Information:

Address: **301 Ballard Rd, Co Rte 33**
Gansevoort, NY 12831

Phone #: **518-583-7000**

4. **Scheduled Maintenance**
Provider will service inverters, disconnects, and other components annually in accordance with all manufacturers recommended intervals and procedures and in accordance with all local laws. Scheduled Maintenance will include but is not limited to the following:

a) Annual Inverter Servicing – (Periodically)
   a. Visual Inspections
   b. Cleaning Filters
   c. Removal of Dust
   d. Torquing of Connections
   e. Additional Diagnostic Screenings recommended by the manufacturer

b) Connection Integrity – (Periodically)
   a. Visual Inspections
   b. Fuse Testing
   c. Thermal Imaging for purpose of identify potential faults within the solar array

c) Structural Integrity – (Periodically)
   a. Visual Inspections of Racking and Equipment Pads
   b. Torquing of Connections

d) Site Maintenance – (As Needed)
   a. Vegetation Controls are required to maintain growth height to prevent production loss.
      i. Treatment of Nuisance Vegetation

      ii. Any vegetative screening that was required as part of site plan approval will be maintained and replaced as necessary to maintain visual buffer in the spirit of the approved site plan. This includes treating vegetive screening for disease, fertilizing as needed, and replacing dead vegetation screening in-kind.

      iii. Erosion Control and Repair as necessary to maintain navigable access to areas of the area unless otherwise required by the Project's Stormwater Pollution Prevention Plan (SWPPP). All repairs will be performed at direction of Project Owner on an as-needed basis.

      iv. Bare areas of soil will be reseeded and mulched as needed to restore vegetation.

      v. All brush/grass within the fenced perimeter to be maintained at a height not to exceed 10-inches.

      vi. The wetland areas within the facility will be marked with signage to notify the maintenance crews. Vegetation maintenance within wetland areas will be kept the minimal necessary to safely operate the Project.

   b. Access Path Maintenance – (As Needed)
      i. Snow Removal as reasonably required to maintain access to essential electrical components. Removal to be performed at direction of

Project Owner on an as-needed basis when snow exceeds 3" in depth.

ii. Erosion Control and Repair as necessary to maintain navigable access to areas of the area. Repair to be performed at direction of Project Owner on an as-needed basis.

e) Balance of System – (Periodically)

a. The remaining components such as the communication systems and auxiliary power supplies will be tested regularly to ensure the signal strength and connection remains constant.

5. **Unscheduled Maintenance** - (As Needed)

i. Tightening connections
ii. Replacement of Fuses
iii. Repair damaged components
iv. Repairing Communication Faults
v. Repair Mounting Structure

6. **Spare Parts**

To facilitate a rapid response in the event of equipment failure, a suitable stock of spare parts will be made be available to site by the selected O&M provider. Spare Parts may include but are not limited to the following:

a) Modules
b) Combiner Boxes
c) Communication System
d) DC and AC Cabling Components
e) Fuses

7. **Performance Monitoring and Evaluation** – (Daily)

A Supervisory Control and Data Acquisition (SCADA) system will be implemented to monitor the real-time PV system production to compare to the modeled efficiency to assess if the system is operating optimally. The O&M provider will use this information to schedule urgent repairs or maintenance activities.

8. **SWPPP Inspections** – (as Required)

During construction, weekly (every 7 days) SWPPP inspections will be performed by a qualified erosion control inspector in accordance with Section 5.3 of the SWPPP, Inspection and Maintenance Requirements. A qualified inspector will possess the training and experience necessary to inspect erosion controls, ensure that they are functioning as designed, determine additional erosion controls as needed, and to document recommendations or additional best management practices in the Stormwater Pollution Prevention Plan. The weekly SWPPP inspections reports will be stored on-site throughout construction. A copy of the weekly SWPPP inspection report will be furnished to the Town of Albion Code Enforcement Office and the TDE (Town Designated Engineer).

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