



Project Overview & Narrative

Top Hat Energy, LLC

2-6 Electric Drive, Moreau, NY 12828 | Town of Moreau, NY

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Table of Contents

Table of Contents..... 2

Project Summary 3

Preliminary Design – Top Hat Energy, LLC..... 4

Existing Site Conditions 5

Permitting Process 7

Draft Project Schedule 8

Company Overview..... 9

Project Summary

Members of the Town of Moreau Planning Department,

Top Hat Energy, LLC (the Project Company) is excited to present the Town of Moreau with its proposal for a solar system located at 2-6 Electric Drive. This Community Solar system will be located on a portion of the Moreau Industrial Park which will be purchased by Nexamp.

The proposed solar array is a single-axis sun-tracking system, which optimizes system performance by tracking the sun from east to west throughout the day. The Utility-approved system is 2.5 MWac and should occupy approximately 11 acres of fenced area.

The proposed project is situated in a wooded portion of the industrial park, in between the Hexion chemical plant and National Grid's electric transmission corridor. The proposed Top Hat Energy, LLC will include a gravel access road to the proposed solar array area, Single-Axis Tracker solar racking, centrally located switchgear/transformer equipment pad, new overhead utility poles at the point of interconnection, and an eight-foot fence around the perimeter of the solar array. This facility will share the access road built for Baker's Falls Solar, LLC and secure access rights via easement.

There will be no significant proposed grading, except for some stormwater management systems to limit erosion and runoff. At the conclusion of construction, the soil will be seeded with a locally appropriate seed mix to prevent soil damage and promote deep root growth. Vegetation management within the solar array would be accomplished by mowing and/or sheep grazing within the fenced area.

At the end of its life, the solar array will be decommissioned, and the site will be stabilized to minimize erosion. During Nexamp's due diligence for this project, several State and Federal agencies have assessed the effects of the proposed action. From the Federal level, we have received a Determination of No Hazard from the FAA and will pursue a Preliminary Jurisdictional Determination from the US Army Corps of Engineers. Nexamp's environmental consultants at EDP have performed a Wetland Delineation, Habitat Study and Phase 1 ESA to ensure this project will not adversely affect the natural environment. Lastly, EDP and Nexamp have engaged with NYSHPO and are awaiting response, clearing the site of any archeological concerns.

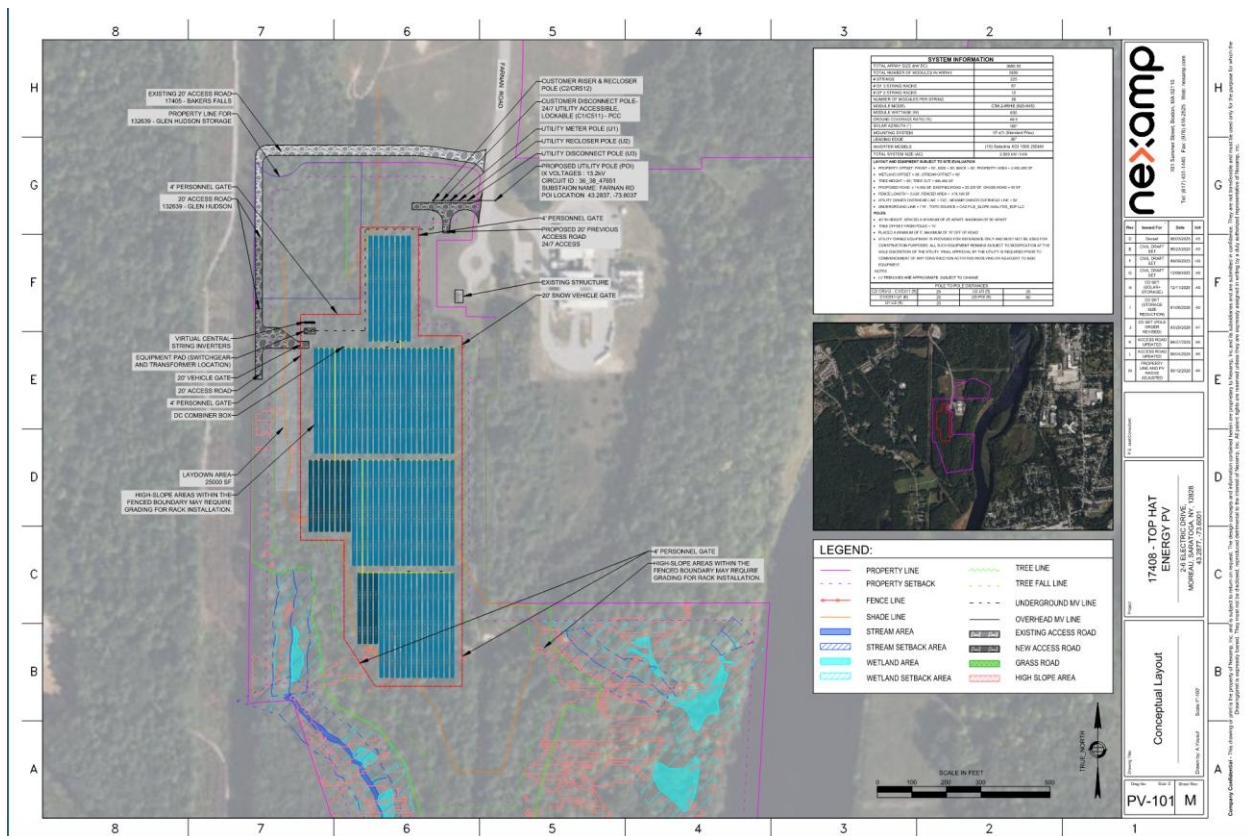
Included in this packet is an overview of the project, including system design, environmental conditions, the estimated permitting process, and a sample construction schedule. Additionally, should the board members or Town employees want to better familiarize themselves with Nexamp and its history, we have provided a brief overview of our company as well.

We sincerely thank all members of the board for their consideration and look forward to further developing this design with your input.

Best,

Fred Ball

Preliminary Design - Top Hat Energy, LLC



Address	2-6 Electric Drive, Moreau, NY	Panels	Canadian Solar 6.2-66HB (620-645w)	
Tax Parcels	Multiple – See Existing conditons	Inverters	10 – Solectria XGI 1500 250KW Inverters	
Zoning District	M-1	Energy Storage	None Proposed	
System Size	2,500 KWac	Racking	ATI Trackers or Comparable 1P Racking	
Total Project Acreage	±11 acres	Property Setbacks:	Required	Proposed
			Front ~50’	Front ~78’
			Side ~ 40’	Side ~ 212’
			Back ~ 50’	Back ~ 170’

Existing Site Conditions

Summary

As part of its initial due diligence related to the site, Nexamp has worked with civil and environmental contractors to conduct extensive physical, environmental, and permitting diligence on the parcel. Experience in the permitting process of nearby projects has informed our current design, and as designed, we believe the site in question will not require any environmental permits other than SEQR Declarations and those associated with its SWPPP and eventual SPDES permit application.

Phase one environmental studies have been completed to identify any evidence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs) or de minimis conditions within the subject property.

We anticipate that our project will be declared a Type I action, subject to full SEQR review by the Town of Moreau Planning Board. Phase I Environmental reports will be shared with the Town as attachments to the Site Plan Application. The Phase I study was conducted by our civil engineering partners at EDP pursuant to ASTM, E1527-13/21 standards.

Tax Parcel

Currently, the project is slated for construction on parcels 50.-4-16, 50.-4-22, 50.-4-14, 50.-4-23, 50.-4-13, 50.-4-25, 50.-4-12, 50.-4-11 and 50.-4-96.1 Town ROW, located in the Town's Manufacturing District (M-1).

Visual Screening

Given the project's location in the industrial park, no visual screening has been proposed for this project. If the town would like Nexamp to install vegetative screening, that can certainly be discussed during the site plan approval process.

Wetlands & Drainage

The location of this project was carefully selected to avoid impacts to wetlands on the parcel. EDP performed a wetland delineation in accordance with US Army Corps of Engineers 1987 Wetland Delineation Manual and accompanied 2012 Regional Supplement to the Corps Wetland Delineation Manual. The field delineation identified several wetlands outside the project site. EDP submitted the wetland report to NYDEC who confirmed no jurisdiction on all but 1 wetland area on parcel 50.-4-11, far from the project area.

The last feature identified during the delineation was a drainage feature which allows precipitation to drain along a grade during storm events. The project's design avoids this area to eliminate the need for any kind of grading within that area.

Given the voluntary action taken by the project to avoid the wetlands on site, no further permits will be required from the Army Corps nor the NYDEC.

Construction controls protecting these potential wetlands have been incorporated into our civil design set and will remain in place until the surrounding installation is complete, and ground is stabilized. Wetland delineations have been completed and can be made available to the Town for the review process.

Wildlife

During the preparation of this submission, Nexamp and EDP utilized the iPAC tool from USFWS to assess the presence of threatened or endangered species on the project site. The results did indicate the possible presence of two species of endangered bats in the area; the Indiana Bat and Tricolored Bat. However, there was no critical habitat identified for these species. In further consultation with USFWS, Nexamp will only clear trees during the winter hibernation window from November to March.

Given the generally non-intrusive nature of solar development, studies have shown that insect populations thrive in the native grasses and flowers coving the ground of these projects. When insect populations increase, the species higher up the food chain have been shown to respond positively. In effect, the area surrounding a solar farm serves as foraging territory for these endangered bats.

USFWS iPAC has also indicated presence of the Monarch Butterfly in the area, but under the Agency's Information, Planning and Consultation (IPaC) program, Nexamp is not required to coordinate with the Service for this species.

Archaeological Resources

The New York State Historic Preservation Office has been engaged to confirm no significant archeological artifacts exist on the site. That letter will be provided when it becomes available.

Permitting Process

We expect the Town to designate this project a Type I action under SEQR and encourage the Town Planning Board to take lead agency of the project to retain greater oversight as to the final design and legal conditions attached to the site plan approval for the project. In addition to town approvals, we expect the project to be subject to the following approvals prior to construction.

Jurisdiction	Approving Party	Approval	Status	Notes
Town of Moreau	Planning Board	SEQR – Negative Declaration	Pending	
Town of Moreau	Planning Board	Site Plan Approval	Pending	
Saratoga County	Planning Board	239-M Referral	To Be Submitted	
Town of Moreau	Code Enforcement Officer	Building Permit	To Be Submitted	
New York State	NYS DEC	SPDES Water Permit	To be Submitted	*SWPPP will be filed with application, but NOI will be delayed until site plan approval has finalized stormwater control features.
New York State	NYSHPO	No Impact Letter	Submitted	
Federal Government	FAA	Navigation Impact Designation	Completed 2/26/2026	
Federal Government	USFWS	Agency Coordination Letter	Received 6/11/2026	

Draft Project Schedule

To better equip the Town in discussing and understanding the implications of the construction phase of this project, as well as the estimated development timeline proceeding it, we have prepared this preliminary development and deployment schedule for review.

Project Stage	Estimated Timeline	Notes
Development and permitting	July 2026 – TBD	Site Plan and Special Use
Financing	Winter 2027	Internal financial diligence and approvals
Design and Procurement	February 2027 - TBD	Final Construction Sets and module, inverter, transformer and racking procurement
Tree Removal (Erosion Control Permit Issuance)	January – March 2027	Winter removal mitigates much of the risk associated with springtime erosion and will enable speedy land stabilization in Spring 2025.
Deployment and Civil Construction (Building Permit Issuance)	June 2027 -December 2027	Installation of erosion/wetland protection measures, roads and stormwater management features
Mechanical Construction	June 2027 – March 2028	Installation of underground wiring, equipment pads, Racking and modules
Punchlist and Commissioning	March 2028 – September 2028	QA/QC inspections and Equipment testing
Permission to Operate and Closeout (Solar)	October – December 2028	National Grid energization approval

Company Overview

In 2007, U.S. Army veterans Will Thompson and Dan Leary realized a vision for making a range of renewable energy options more affordable and accessible to homeowners and businesses throughout the Commonwealth of Massachusetts. The pair launched NexGen Energy Solutions, a turnkey provider of renewable energy and carbon solutions, in their hometown of North Andover, Massachusetts. NexGen became Nexamp later in 2007.

During the early years, Nexamp delivered a variety of energy systems for residential, commercial, municipal and agricultural customers. Energy solutions offered included solar PV, solar thermal, micro-wind, geothermal heating and cooling, and a wide array of energy efficiency services. In 2011, Nexamp shifted its focus fully toward commercial and industrial scale solar facilities, working with businesses, municipalities, and property owners that wanted to realize the various benefits of renewable solar generation.

2015 marked Nexamp's first community solar project and the beginning of a new chapter for the company. Leveraging its integrated approach of developing, building, owning and operating solar plants, Nexamp turned its focus to community solar, and alongside that the mission of making the benefits of solar power available to everyone—homeowners, renters, non-profits, small businesses, farms and more. Nexamp was named NECEC Clean Energy Company of the Year in 2015 and a Solar Power World Top 3 Commercial Solar Developer in 2017.

In 2016, Mitsubishi's Diamond Generating Corporation made a significant investment in Nexamp, and in 2018 the group made an additional investment that gave it a controlling interest. Serving a rapidly expanding network of individuals, property owners, businesses, and communities that benefit from its nationally distributed portfolio of solar assets, Nexamp is a Massachusetts-based, nationally headquartered solar company that is laying the groundwork for a cleaner, more secure and resilient energy future.

Throughout 2022, Nexamp permitted and financed more than 250MWs of community solar projects in 12 states, with more than half of that total capacity occurring in New York State. Our team expects to bring another 250MWs through permitting and financing through 2023, adding to our industry-leading community solar portfolio. Even in uncertain times, our team has considered to set the bar for not only developing sustainable projects but managing them and working with our partner communities to build lasting relationships.

Company Information

Year Founded	2007
Years in Business	15
Ownership Status	Privately held, Delaware Corporation
Year Established	2007
Other Legal Names of Firm	Nexamp Capital, LLC Nexamp Solar, LLC Nexamp Asset Management Services, LLC
Parent Company	Nexamp, Inc.
Federal Tax Identification	261541318
Number of Employees	473 full-time employees