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October 31, 2019

Ronald L. Brand
Director of Development
Town of Farmington
1000 County Road 8
Farmington, New York 14425

RE: Delaware River Solar, LLC
Solar Energy Facility
466 Yellow Mills Road
Submission of Revised Preliminary Plans & SWPPP

Dear Mr. Brand:

Attached, please find the following in regards to the above-mentioned project:

- Eleven (11) copies of the updated Full Environmental Assessment Form to replace the ones submitted on October 24, 2019 for the Planning Board submission.
- Eleven (11) copies of the DRS cover letter describing the proposed changes.
- Five (5) additional copies of the preliminary SWPPP for the Planning Board submission.
- Eight (8) sets of the application packet for the involved agencies including the revised preliminary subdivision & site plan, updated Full EAF, preliminary SWPPP and cover letter.

Thank you and please feel free to contact me should you have any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Matt', with a long horizontal flourish extending to the right.

David Matt
Project Engineer

Town of Farmington Planning Board
1000 County Rd. 8
Farmington, NY 14425

October 31, 2019

RE: Project Status Log

Dear Town of Farmington Planning Board,

Delaware River Solar (“DRS”) is pleased to have the opportunity to bring the benefits of Community Solar to the Town of Farmington. DRS has proposed three (3), 2.388 Mega Watt ac Community Solar facilities that will generate, in the aggregate, approximately 7 MW of clean and “green” electricity that will be distributed over the existing electrical grid (the “Projects”).

This letter describes materials provided to the Planning Board for consideration at the November 1, 2019 Project Review Committee, and the November 20, 2019 Planning Board meeting, to review changes to the projects proceeding the August 26, 2019 zoning determination. As you know, the zoning determination defined the correct setbacks for the project, which allow for 40’ setbacks from all parcels. This determination reduced setbacks originally assumed by DRS of 160’ to 180’ between parcels, and created a need to revise the overall site plan. These changes are reflected in the following application materials:

1. A revised Site Plan, Landscape Plan, and Subdivision Plan, showing the minimal design revision to account for 40’ setbacks;
2. A Preliminary Storm Water Pollution and Prevention Plan;
3. A revised Full Environmental Assessment Form.

Overview of Site Plan Changes:

The new site plan design is a relocation of panels from areas within the newly determined 40’ setbacks. The original exterior footprint of each project largely stays the same – please refer to the setback comparison table for a list of all changes. Setbacks were increased by 20’ between the three systems to 40’, which creates two 80’ corridors, dividing the three systems east to west. Panels were moved from these two 80’ wide corridors to the eastern side of the system by adding 1 rack of panels to the eastern side of the project area, extending

the system 45' towards Yellow Mills Road. The majority of panels were relocated within the originally proposed 160' setback behind the Smith's barn, which was reduced to 80' under the new setback determination. This new usable space created ample acreage for the relocation of panels to be sited within the original project footprint. The southern cattle pass through corridor was retained from the barn to the western pasture fields, which is now 5' wider than originally proposed. Should DRS decide to herd sheep, the two 80' corridors will provide for new, ideal pasture and space for a sheep shed. Landscaped screening was enhanced and realigned around the perimeter of visible areas of the project from public roads.

Also shown in this site plan are the locations verified by RGE, of the utility interconnection poles, and access roads to service these poles. This detail was verified on a site visit conducted by RGE on October 10, 2019. As mentioned in our Project Memorandum, and at previous review meetings, each project requires their own Point of Interconnection (POI) to connect to existing RGE powerlines. From the site visit, RGE proposed that two new access roads be built to serve two of the POI, and the center POI would be served from the originally proposed access road. Normally, POI detail is only possible to determine by RGE after a final site plan is approved for a project. In this case, RGE was able to conduct their site visit prior to final site plan approval, in part because they are required to schedule the design and ordering of the POI equipment within a certain timeframe, and because DRS requested this to be done so that full site plan details can be determined prior to SEQR being amended. DRS is working with RGE to revise this design to locate each POI at the central access road, in order to avoid building two additional access roads from Fox Road, and to minimize visual impacts. An updated site plan will be provided to the Planning Board in advance of the November 20th meeting, to reflect the final design approved by RGE. A draft of this plan will be presented at the November 1 PRC meeting.

Overview of Updates to the Full Environmental Assessment Form:

The FEAF was updated to reflect changes in the site plan modification resulting from the August 26, 2019 Zoning Determination. Revisions were made to these sections of the form:

1. **Page 2 of 13 – B. Government Approvals** – The Zoning Board was removed from the Agency list, since an Area Variance is no longer being sought. The 2nd

County Planning Board date was added to reflect their review. The date was revised to show the actual the NYSERDA application date, not the originally anticipated date.

2. **Page 3 of 13, C.4.c. – Existing community services** – Revised to reflect that the Victor-Farmington Ambulance are new emergency service providers, and the Manchester Volunteer Fire Department is the correct fire department.
3. **Page 3 of 13, D.1.b. – Project Details** – Revised to reflect that this question seeks to identify total acreage of the project site, and contiguous acreage of properties owned or controlled by the same landowners. The Project site is 135.4 acres, and the landowners own the adjacent 21.2-acre parcel, for a total of 156.6 contiguous acres.
4. **Page 6 of 13, D.2.e.iii. – Regarding where stormwater runoff will be directed** – This question was revised to reflect the submission of the Storm Water Pollution and Prevention Plan.
5. **Page 8 of 13, D.2.n.i. – Regarding outdoor lighting** – Revised to note that any site lighting fixtures will be in compliance with the Town's Lighting Regulations contained in Chapter 165.
6. **Page 11 of 13, E.2.I.i. – Regarding identification of principal aquifer** – Background was added as to where to find information on the principal aquifer.
7. **Page 12 of 13, E.2.m. – Regarding identification of predominant wildlife on the project site** – Common wildlife that may potentially visit the project site were added to this section.
8. **Page 13 of 13 – Application date** – The application date was updated to reflect updates made to the FEAF after the August 26, 2019 zoning determination;

We thank the Town of Farmington for the thorough review of these projects, and look forward to the continued review of the Site Plan, Subdivision, and Special Permit applications.

Sincerely,

Daniel Compitello

Daniel Compitello
Project Developer



DELAWARE RIVER SOLAR

130 North Winton Road #415
Rochester, NY 14610