

TOWN OF INDEPENDENCE
COUNTY OF ALLEGANY, STATE OF NEW YORK
APPLICATION FOR SOLAR ENERGY SYSTEM/FACILITY

APPLICATION NUMBER: _____
DATE APPLICATION WAS RECEIVED: _____

1. NAME OF APPLICANT:
NY Independence State Route 248 Solar LLC
2. ADDRESS OF APPLICANT: 850 Canal Street, Suite 3D
Stamford, CT 06902
3. NAME OF REPRESENTATIVE OF APPLICANT: Bradley Davis
CONTACT INFORMATION: bradley.davis@renesolapower.com

WHAT TYPE OF SOLAR SYSTEM/FACILITY IS BEING PROPOSED:

TIER 1: _____

TIER 2: _____

TIER 3: X

ON A SEPARATE PAGE PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED PROJECT.

4. REQUIRED INFORMATION ABOUT THE PROPOSED SOLAR ENERGY SYSTEM/FACILITY:
WHAT IS THE ADDRESS FOR THE PROPOSED SITE? 1550 State Rte 248, Independence, NY 14897
WHAT IS THE TOTAL ACREAGE OF THE PROJECT SITE? 261.1 acres
WHAT IS THE ACREAGE OF THE PROPOSED SOLAR SYSTEM/FACILITY? 8.3 acres
WHAT IS THE PROJECTED ELECTRICAL POWER OUTPUT FOR THE PROPOSED FACILITY? 1.748MW DC
WHAT IS THE CURRENT USAGE OF THE PROPOSED SITE? Agricultural
WHAT IS THE TAX ASSESSMENT IDENTIFICATION SBL #? 268.-1-11.2
WILL THE PREMISES BE OWNED OR LEASED BY THE APPLICANT? Leased

5. A. DOES THIS PROJECT MEET ALL OF THE REQUIREMENTS CONTAINED IN PARAGRAPH 6,
7 OR 8 OF THE TOWN'S LOCAL LAW REGULATING SOLAR ENERGY SYSTEMS/FACILITIES? Yes

IF IT DOES NOT MEET ALL REQUIREMENTS PROVIDE A DETAILED DESCRIPTION OF ANY
DEVIATIONS FROM THOSE REQUIREMENTS.

6. HAS THE REQUIRED PERMIT APPLICATION FEE BEEN PAID TO THE TOWN? Will be paid upon application
submission
7. WILL THE ON-SITE UTILITY LINES BE PLACED UNDERGROUND AS REQUIRED BY
PARAGRAPH 8(B) OF THE TOWN'S LOCAL LAW? IF NOT, WHAT PLACEMENT IS
PROPOSED? Yes, to the extent feasible
8. WHAT SIGNAGE IS PROPOSED FOR THIS SYSTEM/FACILITY? APPLICANT MUST PROVIDE
PICTURES OR DRAWINGS OF ALL PROPOSED SIGNS. See attached Application Package

9. WILL THE SOLAR PANELS BE COVERED WITH ANTI-REFLECTIVE COATING AS REQUIRED BY THE TOWN'S LOCAL LAW? APPLICANT MUST PROVIDE SPECIFICATIONS FOR THE PANELS AND ANY COATINGS. Yes, see attached Application Package
10. WHAT LIGHTING IS PROPOSED FOR THE PROPOSED PROJECT SITE? APPLICANT MUST PROVIDE DETAILED SPECIFICATIONS WITH THIS APPLICATION. None.
11. WHAT TREE-CUTTING IS PROPOSED IS ANTICIPATED TO TAKE PLACE ON THE PROPOSED PROJECT SITE? APPLICANT MUST PROVIDE DETAILED INFORMATION AND DEMONSTRATE COMPLIANCE WITH ANY STATE OR FEDERAL REGULATIONS. None
12. APPLICANT MUST ATTACH ITS PROPOSED DECOMMISSIONING PLAN FOR THIS SYSTEM/FACILITY. THAT PLAN MUST COMPLY WITH THE PROVISIONS OF PARAGRAPH 8(H) OF THE TOWN'S LOCAL LAW. See attached Application Package
13. HAS APPLICANT SUBMITTED A SITE PLAN TO THE TOWN FOR REVIEW AND ANALYSIS BY THE TOWN? IF NOT, SUCH A SITE PLAN CONTAINING ALL INFORMATION SPECIFIED IN PARAGRAPH 8(I) OF THE TOWN'S LOCAL LAW MUST BE SUBMITTED TO THE TOWN BOARD BEFORE THIS APPLICATION CAN BE APPROVED. Yes, see attached Application Package
14. DOES THE PROPOSED SYSTEM/FACILITY PROJECT SITE CONTAIN ANY STATE OR FEDERAL REGULATED WETLANDS? APPLICANT MUST PROVIDE A REPORT DESCRIBING ITS PLAN TO PROTECT ANY REGULATED WETLANDS ON THE PROPOSED PROJECT SITE.
Site contains Federal Wetlands. See Wetland Report and Protection Plan in Permit Application
15. HAS APPLICANT CONDUCTED AN INVESTIGATION TO DETERMINE IF THERE ARE ANY HISTORICALLY SENSITIVE SITES ON THE PROPOSED SYSTEM/FACILITY SITE? ARE THERE ANY SENSITIVE ARCHEOLOGICAL SITES ON THE PROPOSED PROJECT SITE? HAS THE APPLICANT OBTAINED ANY APPROVALS OR LETTERS OF COMPLIANCE FROM THE STATE PARKS, RECREATION, AND HISTORIC PRESERVATION? APPLICANT MUST SUBMIT ALL AVAILABLE DATA TO THE TOWN. Yes, review has been completed. See Permit Application.
16. DOES THE PROPOSED SYSTEM/FACILITY COMPLY WITH THE "SPECIAL PERMIT STANDARDS" SET OUT IN PARAGRAPH 8(J) OF THE TOWN'S LOCAL LAW? APPLICANT MUST PROVIDE A DETAILED SUMMARY SHOWING THE INFORMATION REQUIRED BY PARAGRAPH 8(J). See attached file.
17. APPLICANT MUST PROVIDE DOCUMENTATION SHOWING THAT ITS PROPOSED SYSTEM/FACILITY FULLY COMPLIES WITH THE SCREENING AND VISIBILITY REQUIREMENTS SET FORTH IN PARAGRAPH 8(J)(6). See attached file.
18. IF THE PROPOSED SYSTEM/FACILITY IS LOCATED ON PRIME FARMLAND OR FARMLAND OF STATEWIDE IMPORTANCE THE APPLICANT MUST PROVIDE WRITTEN DOCUMENTATION SPECIFIED IN PARAGRAPH 8(J)(7). See attached file.

19. WILL THE APPLICANT PROVIDE THE TOWN WITH A CERTIFICATE THAT THE PROPOSED FACILITY COMPLIES WITH THE APPLICABLE ELECTRICAL AND/OR BUILDING CODES?
WHEN DOES THE APPLICANT ANTICIPATE THOSE CERTIFICATIONS WILL BE PROVIDED?
Yes. Once the safety authorities have provided sign off on commissioning.

20. APPLICANT MUST PROVIDE THE TOWN OR ITS DESIGNATED REPRESENTATIVE WITH SPECIFICATIONS FOR ALL EQUIPMENT PROPOSED TO BE PLACED ON THE PROJECT SITE. SPECIFICATIONS MUST BE PROVIDED FOR THE SOLAR PANELS, RACK EQUIPMENT, ANY ELECTRICAL INSTALLATIONS, ANY STORAGE BATTERY FACILITIES, AND FENCING.
Confirmed. See attached Permit Application

BY SIGNING AND SUBMITTING THIS APPLICATION THE ABOVE-NAMED APPLICANT AGREES TO ONGOING COMPLIANCE WITH THE TOWN'S SOLAR ENERGY SYSTEM/FACILITIES LOCAL LAW. APPLICANT ALSO AGREES TO REIMBURSE THE TOWN FOR ALL OF ITS REASONABLE CODE ENFORCEMENT, LEGAL AND ENGINEERING EXPENSES INCURRED IN RELATION TO CONSIDERATION OF THIS APPLICATION, AND ANY REQUIRED INSPECTIONS OR ENFORCEMENT PROCEEDINGS.

DATED: 11/6/2020

NAME, SIGNATURE AND TITLE OF AUTHORIZED OFFICER AND/OR REPRESENTATIVE OF THE
APPLICANT



John Ewen - President

NY Independence State Route 248 Solar LLC

Project Overview

Renesola Power Holdings LLC is proposing to build a new solar farm on a property located at 1550 SR-248 Whitesville, NY 14897, owned by Gene Kosa and with the tax Parcel ID 268.1-11.2. The project site occupies an area of 15-acre leased by Renesola.

Proposed Location

This location was chosen due to its proximity to 3-phase electrical distribution lines, association with a utility substation that has appears to have significant capacity to handle the electrical generation of a solar farm, the fact that the land is mostly cleared and flat so as to require minimal-to-no grading for constructing the facility, and the interest of the landowner in having a solar farm on his property.

Proposed Design

Solar panels will be installed in parallel rows as shown on the project map. Each panel will be approximately 2 meters high and 1 meter wide. In order to maximize power production a single axis tracker racking system has been chosen. Each row is composed of trackers with a minimum of 1x26 panels long or multiples of this. The rows will span the width of the project area, face East/West supported by a single-axis tracking system that is secured to the ground using embedded piles.

The solar panels will be wired together and connected to electrical boxes. Underground cabling will be installed to connect the boxes to inverter stations and switchgear. Connection to grid will be done over-head to a 4.8kV utility feeder located on Casey Road.

All the proposed work and equipment will comply with US standards and certifications, and it will take place within the identified property.

Interconnection Details

Interconnection (POI) to the utility grid (National Grid) will be done at the 4.8kV three phase over-head feeder running at Casey Road and connecting to New Whitesville substation. This project will meet the latest New York State Standardized Interconnection Requirements (SIR).

Wetlands

Wetland areas were assessed as waters of the U.S. subject to USACE jurisdiction, and as freshwater wetlands subject to NYSDEC regulation. The final boundary and jurisdictional status of on-site features is subject to approval by both the USACE and NYSDEC.

Renesola will undertake certain mitigation measures to ensure that the Wetlands are not impacted by the

construction and installation of the solar project.

The first mitigation strategy is to minimize the total impervious areas, which includes the gravel driveway from Casey Road up to the project site gate, the gravel access road inside our fenced area, and the concrete pads total is approximately 0.054 acres. This falls under the 0.10 acres compensatory mitigation per USACE criteria.

The second mitigation strategy is that we will use driven piles and/or helical piles for the racking foundation. USACE does not recognize the installation of driven piles/helical piles into "Emergent wetlands (or non-woody wetlands)" fill, and therefore this action is non-jurisdictional. We have completed this for many projects and have received authorization from the USACE to proceed accordingly.

The USACE regulates the discharge of fill material into waters of the US (including wetlands), driving piles/fence posts/installing screw piles is not considered fill, and therefore no permit is required to undertake these activities. If these wetlands were woody, and tree removal/stumping would occur, then that would trigger a regulatory action. The wetlands at this site are emergent, and therefore this does not apply.

Cultural Resource Assessment

Renesola has reviewed the New York Cultural Resource Information System. Please note that there are no known historic structures near the site and that the project is not identified as an area of archaeological sensitivity.

Fencing

The new solar farm will be entirely surrounded by a 7 foot chain linked fence, topped with barbed wire for public safety and site security. There will be a 20ft setback from the fence to the array.

A setback distance of 100ft between the solar array and the adjacent property, as well as between the solar array and surrounding roads' center line, has been considered.

Jasmine Bledsoe, Clerk
Town of Independence
887 Marietta Ave, PO Box 38 Whitesville
NY 14897

Dear Ms. Bledsoe,

This is a 1.748 MW DC ground mounted solar farm located 1550 State Route 248 Whitesville, NY 14897. The decision to transfer agricultural land to solar farms brings up many issues for surrounding landowners which we will address below.

This letter will briefly discuss:

- Light reflection from panels
- Water runoff
- Noise
- Security
- Pollution of the ground
- Harm to local plants and animals
- Negative aesthetic impact
- Property Devaluation

Light Reflection from Panels

Light reflection can be a real concern since the glass covering of panels are reflective and could cause annoyance. There are no residences to the North, South, East & West that could experience issues from light reflection. Also, all the panels are manufactured with an anti- reflective coating.

Water Runoff

In practice, early in the development stages, the potential impact to the environment, as well as water runoff, is assessed and appropriate mitigation measures are planned. Developers and installers work closely with the local authorities to assess a projects impact and get proper permitting. We stay closely engaged with the landowners and work to address their concerns. General land maintenance such as actively maintaining ditch banks by removing unwanted vegetation or soil will also be implemented.

Noise

The noise created by the inverters at 1m is <65db. This is in the range of an air conditioner. The farther away the softer the sound. Furthermore, this solar farm is not constructed directly adjacent to any residences.

Security

A 7 foot high barb wire fence will be constructed around the entirety of the solar farm. There will be a gate with limited access.

Pollution of the Ground

Installation of the solar farm will be done in such a way as to comply with local government agencies and have as little impact on the environment as possible. Ground pollution is negligible with any solar panel installation.

Harm to Local Plants and Animals

This solar farm will not remove any habitats of local species and is working with agencies to make sure no endangered species habitats in the area are disrupted. Additionally, native plants and vegetation will be planted in close vicinity to the solar farm to invite pollination and help native animal and plant life to flourish.

Negative Aesthetic Impact

Solar farms have an extremely low visual profile in terms of height than virtually any other type of power plant. Also, this solar farm is not directly adjacent to any residences so as not to create any eye sores for homeowners. In addition, a natural landscape buffer will be added to minimize visibility from roads and adjacent parcels.

Overall, the above concerns will have minimal or no impact on adjacent properties.

Best Regards,



Bradley Davis