

## Planning Board Meeting Minutes July 7, 2022

Upon due notice, a Special meeting of the Village of Minoa Planning Board, was held on Thursday, July 7, 2022 at 7:00 p.m. at the Municipal Building, 240 North Main Street, Minoa, New York.

Present: Chairman **Dan DeLucia**, Planning Board Members: **Alan Archer, John Jarmacz, and Dan Engelhardt**, Attorney Courtney Hills and Secretary Barbara Sturick.

Absent: Sheri Hayner

Also Present: Brian Madigan, AICP of Renewable Properties, David J. Plante, AICP CEP of Bergmann Architects Engineers Planners and Raquel Parks, Esq. of Hodgson Russ.

Chairman **Dan DeLucia opened the Special Meeting at 7:00** p.m., for the purpose of Consideration of the amended application of RPNY Solar 4, LLC, requesting a zone change from Residential R-A1 to PDD (Planned Development District) for the development of an approximately 13 acre, 3 MW Community Solar Project located on tax parcel #005.-10-01.0., 5986 Clemons Road

Chairman DeLucia welcome Dan Engelhardt as a new member to the Village of Minoa Planning Board.

Chairman DeLucia confirmed that all members had the opportunity to review the previous Planning Board meeting minutes of April 14, 2022. A motion was made by Alan Archer to accept the Planning Board minutes **dated April 14, 2022**, and seconded by John Jarmacz. All in favor. Motion carried.

Chairman DeLucia confirmed all members had the opportunity to review the email forwarded from secretary Sturick dated June 3, 2022 attached hereto as Schedule "1". The floor turned to applicant for presentation.

Brian Madigan stated the application was updated to address driveway access concerns of Planning and Village Boards, boulders were added to guard rail as additional safety measures, a Glare Study was submitted along with updated visual simulations and additional vegetation was added for screening.

Dave Plante stated Fire Safety concerns were addressed in the June 28<sup>th</sup> letter attached hereto as Schedule "2". As previous members of the fire department John Jarmacz and Alan Archer discussed the 20 ft. access around the perimeter of the Solar Farm and opined the proposal was satisfactory, and pointed out the Solar Panel has a disconnect as safety measure. Dave Plante stated the fence height complies with the NYS Electrical code requirement of 7ft. John and Alan stated they are both okay with the submitted updated plans and suggested Renewable properties possibly provide training for the Fire Department for the Solar Panels disconnect at the entrance.

Chairman DeLucia read the following Resolution:

### **VILLAGE OF MINOA PLANNING BOARD**

#### **Resolution to Recommend that the Village Board Adopt a Negative Declaration and Approve the Project Plan of Clemons Road Solar Energy Project at 5986 Clemons Road, Village of Minoa**

**WHEREAS**, RPNY Solar 4, LLC (the “Applicant”) requested a zoning change from Residential R-A1 to a Planned Development District (PDD) for the development of an approximately 13 acre, 2.75 megawatt (MWac) community solar project (the “Project”) at 5986 Clemons Road, in the Village of Minoa, in Onondaga County (Tax Map Id: 005.-10-01.0)(the “Site”);

**WHEREAS**, in accordance with Step 1 of the PDD procedures pursuant to Village Code § 160-13.1(D), the Village Board accepted the Applicant’s concept plan and outline for the Project and referred the Project materials to the Village of Minoa Planning Board (the “Planning Board”); and

**WHEREAS**, the Planning Board completed its Step 1 review of the Project application, provided its advisory opinion and written report to the Village Board, and recommended approval of the Applicant’s concept plan and outline; and

**WHEREAS**, at the February 4, 2022 meeting, the Village Board issued a Notice of Intent to act as Lead Agency for purposes of reviewing the Project under the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, in an effort to facilitate an efficient PDD review process, the Applicant submitted a complete Project Site plan, exceeding the requirements of Step 1 approval. The Planning Board reviewed the complete Project Site plan and noted in its advisory opinion to the Village Board that the Project Plan meets the Project Plan criteria of Step 2 pursuant to Village Code § 160-13.1(E); and

**WHEREAS**, the Village Board reviewed the Planning Board’s advisory opinion and written report regarding Step 1 approval and accepted the Project concept plan and outline; and

**WHEREAS**, upon the Village Board’s approval of the Project concept plan and outline, the Village Board referred the Project application back to the Planning Board for its Step 2 PDD Project Plan formal review and recommendation pursuant to Village Code § 160-13.1(E); and

**WHEREAS**, to address the Planning Board’s comments in their advisory opinion to the Village Board and comments received from the Village Board, the Applicant submitted a modified Site Plan to the Planning Board which includes relocating the access road, among other things; and

**WHEREAS**, the Planning Board substantively reviewed the modified Site Plan which resulted in the Applicant moving the primary access point to the Project to the Planning Board’s proposed temporary access point, and determined that it sufficiently addresses the Planning Board’s concerns regarding safety and traffic; and

**WHEREAS**, pursuant to Village Code § 160-13.1(E), the Planning Board performed a thorough analysis of the environmental issues related to the Project to advise the Village Board on SEQRA determination.

**NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF MINOA PLANNING BOARD AS FOLLOWS:**

1. The Planning Board hereby recommends that the Village Board accepts the PDD Project Plan and makes the following findings:
  - a. The Project Plan, as revised in the Site Plan dated June 2, 2022, is in accordance with the accepted and referred concept plan and outline. The Planning Board finds that the variety and arrangement of land uses and structures are appropriate for the site. It further confirms appropriateness of density, location, community needs, public infrastructure, and relationship to surrounding developments. The Planning Board recommends that upon approval of Step 3 of the PDD application, including creation of the PDD district through a rezoning and Village Board acceptance of the Project Plan, that no further zoning reviews be conducted for the Project. Development standards are as set forth in the Project Plan. Completion of the PDD is feasible.
  - b. The revised Site Plan/Project Plan dated June 2, 2022 meets the Planning Board's concerns regarding safety and traffic.
  - c. The Project Plan is compliant with the Village of Minoa Code, and all other applicable codes and regulations of Onondaga County and New York State.
2. Based upon the Planning Board's thorough review and examination of the known facts relating to the Project and careful review of all potentially adverse environmental impacts, and the entire record and proceedings relating to the Project, the Planning Board finds that the Project will not have a significant adverse impact on the environment. The Planning Board hereby recommends that the Village Board, upon its completion of SEQRA review, adopts a negative declaration. Further, the Planning Board finds that the preparation of a draft environmental impact statement is not necessary.
3. The application, the revised Site Plan/Project Plan submittal, and Planning Board meeting minutes are hereby incorporated into this resolution by reference as if fully set forth herein and together shall constitute the Planning Board's report pursuant to Village of Minoa Code § 160-13.1E(1)(h).
4. This Resolution is effective immediately.


The adoption of the foregoing Resolution was moved by John Jarmacz, seconded by Dan Engelhardt, and duly put to vote, which resulted as follows:

Dan DeLucia, Chairman	aye
Alan Archer, Board Member	aye
John Jarmacz, Board Member	aye
Dan Engelhardt, Board Member	aye

The next presentation will be a Public Hearing with the Village Board to be scheduled on August 8<sup>th</sup> 2022.

A Motion made by Dan Engelhardt and seconded by Alan Archer to close the Planning Board Meeting at 7:26 pm. All in favor. Motion carried.

Respectfully submitted,

  
Barbara Sturick  
Secretary

**From:** Plante, David [mailto:\_\_\_\_\_]  
**Sent:** Friday, June 3, 2022 12:12 PM

Good afternoon Lisa and Barb,

As previously discussed, attached please find the following revised applications documents, updated in response to Village Board and Planning Board comments:

1. Cover Letter with comment/response list;
2. Final Site Plans with updates requested by the Board of Trustees, dated June 2, 2022;
3. Updated Visual Simulation Renderings depicting the updated site plan, dated June 2, 2022; and
4. May 16, 2022 Village Board of Trustees Minutes.

We would request for a planning board meeting to be scheduled and noticed to continue the review of the application materials in accordance with the referral made to the Planning Board by the Board of Trustees at their May 16, 2022 meeting. If this can be scheduled for Thursday June 9, 2022, it would be most appreciated. If an alternate date is required, please let us know.

David J. Plante, AICP CEP | Energy + Environment Practice Leader  
(work) | (cell)

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On Jun 6, 2022, at 3:03 PM, Barbara Sturick <[BSturick@villageofmino.com](mailto:BSturick@villageofmino.com)> wrote:

Shawn, Tom and Eric:

I have placed an updated application in your mailbox on the solar project on Clemons Road for review this is needed at your earliest opportunity please provide a written response of your review for the Planning Board and the Record.

Thanks, Barb

**Thomas Petterelli DPW Superintendent** on June 6, 2022 stated "I have no issues with the revised plan".

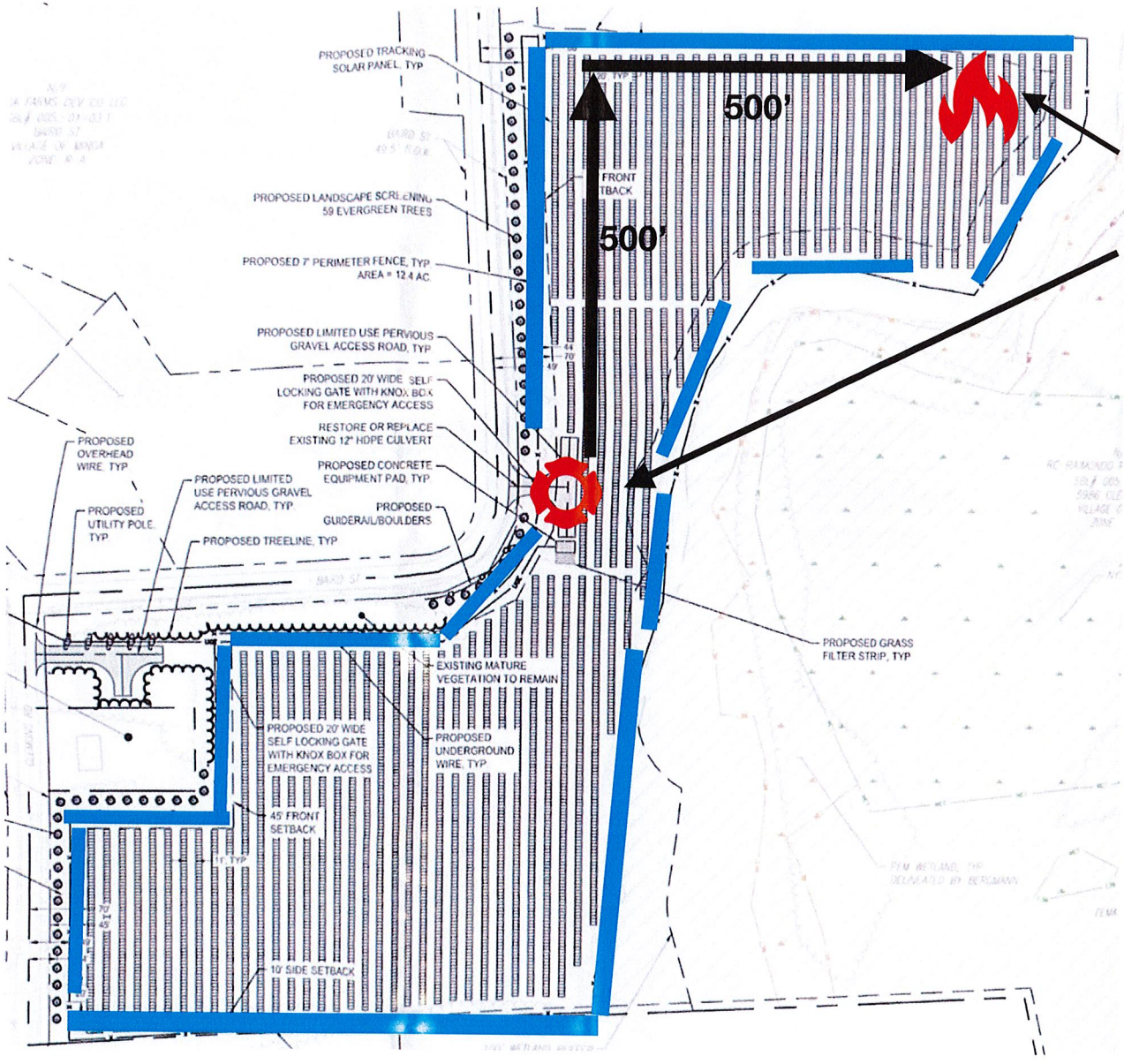
**Shawn C Tompkins Chief of Department** on June 9, 2022 following comments:  
Regarding access:

- It's difficult to tell from the drawings if fire apparatus will have drivable access 360 degrees around the solar farm. I see 2 points of initial entry to the area but am unable to tell if this continues. If not, it appears that the longest hose stretch of about 700' would far surpass our capabilities. Although this may be a rare occurrence, I must be able to control or extinguish any potential fire or rescue a person in distress in that area.
- As requested, there appears to be a guardrail at the 90 degree turn on Baird Street. This would satisfy my desire to protect cars from driving into the solar farm due to weather or unsafe speeds.
- Lastly, I understand the 7' fence code. I must however express my concern of people easily climbing this fence and accessing the solar field. Are there any other provisions for security to prevent this?

**Eric Cushing, Chief Operator WWTP on June 14, 2022 stated:**

I have reviewed the documents regarding the Clemons Road Solar Project. As far as the Wastewater Treatment Plant is concerned, this project will have no effect on our sewer system or infrastructure as there will be no facilities or connections to our system.

Schedule "1"



If the fire happens to be here and the closest apparatus staging location is here, this 1000' stretch is near impossible.

Is the blue area at all drivable even by pick up truck?



**BERGMANN**  
ARCHITECTS ENGINEERS PLANNERS

280 East Broad Street // Suite 200 // Rochester, NY 14604  
585.232.5195 // 585.232.4652 fax  
www.bergmannpc.com

OWNER: RC RAIMONDO PROPERTIES, LLC

APPLICANT: RPNY SOLAR 4, LLC



5986 CLEMONS RD  
VILLAGE OF MINOA  
ONONDAGA COUNTY, NY

CLEMONS RD  
SOLAR FARM PROJECT  
FINAL SITE PLAN

**PROJECT CONTACT LIST**

**OWNER**  
- RAIMONDO PROPERTIES, LLC  
- 46 BERRY CHARLESTOWN MA 02123

**ARCHITECT**  
- TBD

**ELECTRICAL ENGINEER**  
- TBD

**APPLICANT**  
- RENEWABLE PROPERTIES, LLC  
- AND ITS AFFILIATE RPNY SOLAR 4, LLC  
- 693 SANCHEZ ST #4 04114  
- 207 FRODO STEPHANE LOGGAS  
- PHONE 415-710-3834

**MECHANICAL ENGINEER**  
- TBD

**CIVIL ENGINEER**  
- BERGMANN  
- 280 EAST BROAD STREET  
- SUITE 200  
- ROCHESTER, NY 14604  
- CONTACT: DAVID PANTO  
- PHONE: 585.232.5195

**STRUCTURAL ENGINEER**  
- TBD

**DRAWING INDEX**

- CO00 COVER SHEET
- CO01 GENERAL NOTES
- CO02 AREA PARCEL PLAN
- CO03 EXISTING CONDITIONS PLAN
- CO04 OVERALL SITE PLAN
- CO05 SITE PLAN
- CO06 EROSION & SEDIMENT CONTROL PLAN
- CO07 GRADING PLAN
- CO08 - CO11 DETAILS I - DETAILS IV

**PROJECT LOCATION MAP: 1" - 1000'**



**PROJECT TOPOGRAPHIC MAP: 1" - 1000'**



APPROVED BY OWNER	DATE
APPROVED BY TITLE: VICE PRESIDENT OF PROJECT	DATE
APPROVED BY PLANNING BOARD CHAIRMAN	DATE
APPROVED BY DIRECTOR OF ENGINEERING AND PLANNING	DATE
APPROVED BY DIRECTOR OF TELECOMMUNICATIONS	DATE
APPROVED BY FIRE WAREHOUSE	DATE

**REVISIONS**

DATE	DESCRIPTION
4/24/2022	REVISIONS PER COMMENTS
4/22/2022	REVISION PER ALLIANCE COMMENTS
4/20/2022	REVISION PER ALLIANCE COMMENTS



FINAL  
1/31/2022  
149/9.11









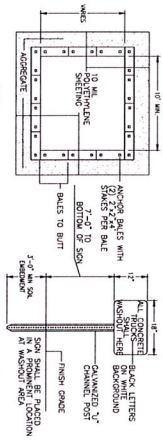








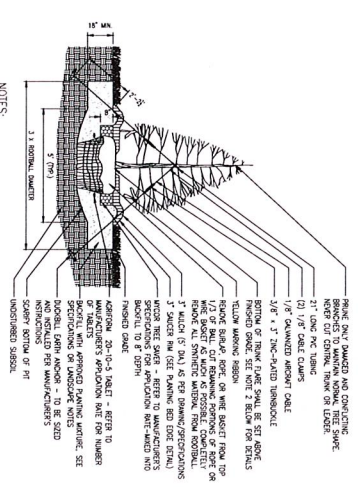




1. CONCREMENT SHALL BE STRUCTURALLY SOUND AND LOAN FREE AND CONTAIN ALL LIQUID WASTES.
2. CONCREMENT SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE WEIGHT OF THE CONSTRUCTION EQUIPMENT AND ALL LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED ON NEW FACILITIES.
4. WASHOUT SHALL BE CONSTRUCTED AND READY TO USE ONCE WASHOUT CONSTRUCTION PROCESS IS COMPLETED.
5. WASHOUT SHALL BE CONSTRUCTED AND READY TO USE ONCE WASHOUT CONSTRUCTION PROCESS IS COMPLETED.
6. AT LEAST FIVE REMOTE ACCUMULATION OF SAND SHALL BE PROVIDED AT WASHOUT AREA.

**CONCRETE WASHOUT**

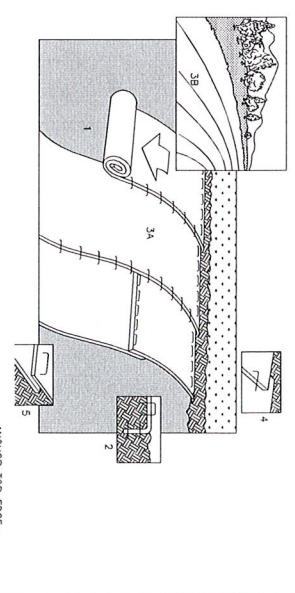
NO SCALE



1. MAXIMUM 4.2' MAXIMUM SPACING OF MULCH AROUND THE BANK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE BANK FACE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
  - 1' - FOR SLOPE OF 1:1 OR FLATTER
  - 2' - FOR SLOPE OF 1:1.5 TO 2:1
  - 3' - FOR SLOPE OF 2:1 OR STEEPER
3. WHEN LOCATING TREES AT THE MARGIN, MARK THE UPPER PORT OF THE TREE IN THE FIELD AND WHEN INSTALLING, LOCATE TREE TO MATCH MARK.

**EROSION CONTROL BLANKET**

NO SCALE

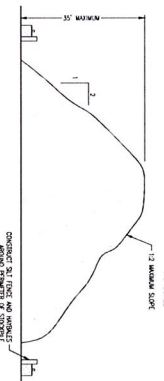


**NOTES:**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL, AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. THE USE OF FLEXIBLE GROWTH MEDIA, BONDED FIBER MATRX, OR POLYMER STABILIZED FIBER MATRX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

**EROSION CONTROL BLANKET**

NO SCALE



**NOTES:**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE BE 1:2H:1V.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.
5. LOCATION OF THE SOIL STOCKPILE TO BE DETERMINED BY CONSTRUCTION MANAGER ON SITE.

**STOCK PILE DETAIL**

NO SCALE

**RPNY SOLAR 4, LLC**

CLEMONS RD  
SOLAR FARM  
5986 CLEMONS RD  
VILLAGE OF MINNOMA



879 SANCHEZ ST  
SAN FRANCISCO, CA 94114



**BERGMANN**  
ARCHITECTS ENGINEERS PLANNERS  
3030222  
RENEWABLE RPNY VILLAGE COMMENTS  
4/20/2022  
RENEWABLE RPNY VILLAGE COMMENTS  
5/29/2022  
RENEWABLE RPNY VILLAGE COMMENTS  
6/29/2022  
www.bergmann.com



DATE	DESCRIPTION
3/30/2022	RENEWABLE RPNY VILLAGE COMMENTS
4/20/2022	RENEWABLE RPNY VILLAGE COMMENTS
5/29/2022	RENEWABLE RPNY VILLAGE COMMENTS
6/29/2022	RENEWABLE RPNY VILLAGE COMMENTS

**DETAILS II**

**C009**





**Upland Seed Mix**  
Low-Growing Wildflower & Grass Mix - ERNMIX-4156

Seeding Rate: 20 lb per acre with cover crop of grain rye at 30 lb per acre

SCIENTIFIC NAME	COMMON NAME	% OF MIX
<i>Festuca ovina</i>	Sheep Fescue, Variety Not Stated	63.60%
<i>Lolium multiflorum</i> (L. perenne var. italicum)	Annual Ryegrass	17%
<i>Lolium perenne</i> ssp. <i>hybrid</i>	Perennial Blue Fescue	8%
<i>Rudbeckia hirta</i>	Black-eyed Susan, Coastal Plain NC Ecotype	2%
<i>Coleoptis bincoloris</i>	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
<i>Chrysanthemum leucanthemum</i>	Crow Daisy	2%
<i>Chrysanthemum maximum</i>	Shasta Daisy	1%
<i>Chamaecrista fasciculata</i> (Cassia f.)	Partridge Pea, PA Ecotype	1%
<i>Paspalum paspalodes</i> Shilley Mix	Corn Poppo/Shilley Mix	1%
<i>Achillea millefolium</i>	Common Yarrow	0.5%
<i>Aster oblongifolius</i> (Syn: <i>polypodium</i> oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
<i>Eupatoriumadelphium</i> (Coneheadium c.)	Milkwever, VA Ecotype	0.5%
<i>Monarda punctata</i> , Coastal Plain SC Ecotype	Spirited Beebalm, Coastal Plain SC Ecotype	0.5%
<i>Achillea tuberosa</i>	Bulbous Milkweed	0.3%
<i>Pyrocephalus rubinus</i>	Shiner Mountainmint	0.1%

**Company Information**  
Ernst Conservation Seeds, Inc.  
Address: 8884 Mezer Pike, Meadville, PA 16335  
Phone: (800) 873-3321  
Web: <http://www.ernstseed.com>

**ERNSJ SEEDS**

**Ernst Conservation Seeds**  
8884 Mezer Pike  
Meadville, PA 16335  
(800) 873-3321 Fax: (814) 336-5191  
[www.ernstseed.com](http://www.ernstseed.com)

Date: December 14, 2020

**Fuzz & Buzz Mix - Standard - ERNMIX-146**

Botanical Name	Common Name	Price/lb
26.5% <i>Lolium perenne</i> 'Carr' / 'Festuca' / 'Festuca ovina' / 'Festuca ovina' / 'Festuca ovina'	Perennial Ryegrass, 'Carr', 'Templed', 'Kentucky Bluegrass', 'Troy' (pasture type)	2.25
15.90% <i>Poa annua</i> , 'Troy'	Kentucky Bluegrass, 'Troy' (pasture type)	3.68
12.00% <i>Festuca ovina</i> x <i>Lolium perenne</i> , 'Duo'	Festulolium, 'Duo'	1.87
5.70% <i>Trifolium hybridum</i>	Red Clover, Medium, Variety Not Stated	3.38
5.70% <i>Trifolium pratense</i> , 'Medicum, Variety Not Stated'	Red Clover, Medium, Variety Not Stated	3.38
1.20% <i>Trifolium repens</i> , 'Medicum'	White Clover, Medium	36.80
1.30% <i>Cytisium nigricans</i>	Blue Chicory	17.60
1.10% <i>Lactuca scariola</i> , 'Lac'	Bird's Foot Trefoil, 'Lac'	5.78
0.90% <i>Centaurea jacobaea</i>	Lanceleaf Coreopsis	26.40
0.50% <i>Stachys nemoralis</i> , 'PA Ecotype'	Gray Godbald, 'PA Ecotype'	36.00

**100.00 %**

**Seeding Rate:** Expect to apply about 26.5 lbs per acre.  
Forage & Pasture Uses: Solar Sites

**\*OR APPROVED EQUIVALENT**

**Price/lb**

**Mix Price/lb Bulk: \$6.98**

**NOTES:**

- FUZZ & BUZZ MIX TO BE USED INSIDE THE FENCED AREAS. UPLAND SEED MIX TO BE USED OUTSIDE THE FENCE.

**\*OR APPROVED EQUIVALENT**

**POLLINATOR - SEED MIX**

- NOTES**
- WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED BY PLANTING SEASON APPROPRIATE MULCHES. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION TABLE. MULCHES SHOULD BE APPLIED TO THE STRAW AND HAY MULCH SHOULD BE APPLIED AFTER APPLICATION TO PREVENT BEING WIND-BLOWN.
  - DISTRIBUTION OF MULCHES SHOULD BE UNIFORM. SPREADING SHOULD BE DONE IN SUCH A MANNER AS TO ACHIEVE A MINIMUM OF 6 INCHES MINIMUM WITH A MINIMUM OF ADDITIONAL PREPARATION OF TILLAGES PLACED WHILE PREPARING MULCHES. MULCHES SHOULD BE APPLIED TO THE SOIL SURFACE IN SUCH A MANNER AS TO BE DEPENDENT UPON PROPER GRADING AND SEEDBED PREPARATION. REAPPLICATION OF MULCHES SHOULD BE DONE ONLY IF THE APPLICATION RATE OF MULCHES IS LESS THAN 1/2" TO 3/4". PERMANENT STABILIZATION SHALL BE ACHIEVED UPON COMPLETION OF EARLY DISTURBANCE.
  - ...
  - ...
  - ...
  - ...
  - ...

**SOIL AMENDMENT APPLICATION RATE EQUIVALENTS**

SOIL AMENDMENT	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
AGRICULTURAL LIME	6 TONS	240 LB	2,480 LB	OR 4.5 PER SQ. YD. MAY NOT BE ADEQUATE FOR FERTILIZING
AGRICULTURAL LIME	1,000 L.B.	25 LB	210 LB	
AGRICULTURAL LIME	1 TON	40 LB	400 LB	TEMPORARILY NOT RECOMMENDED FOR FERTILIZING
AGRICULTURAL LIME	500 LB	12.5 LB	100 LB	TEMPORARILY NOT RECOMMENDED FOR FERTILIZING

**COMPOST STANDARDS**

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
FIBROUS AND ELONGATED	5.5 - 8.0
PH	5.5 - 6.5
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	90% PASS THROUGH # 20 SCREEN
SOLUBLE SALT CONCENTRATION	5.0 (80m Immersion) MAXIMUM

**MULCH APPLICATION RATES**

MULCH TYPE	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
STRAW	3 TONS	140 LB	1,260 LB	ERTH WEAR OR BAY STRAW FREE OF FERTILIZERS
HAY	3 TONS	140 LB	1,260 LB	THROUGH MUD OR OTHER NUTRIENT ENRICHED FERTILIZERS
WOOD CELLULOSE	1,500 LB	55 LB	510 LB	WOOD CHIPS OR OTHER NUTRIENT ENRICHED FERTILIZERS
WOOD	1,500 LB	25 LB	210 LB	WOOD CHIPS OR OTHER NUTRIENT ENRICHED FERTILIZERS
WOOD CHIPS	4-6 TONS	145 - 275 LB	1,650 - 2,500 LB	WOOD CHIPS OR OTHER NUTRIENT ENRICHED FERTILIZERS

**SITE STABILIZATION - SEED MIX**

**Vegetative Stabilization - Stream Bank and Wetland Mix**

Seed: ERNMIX-128 (or equivalent)!

Seed	Rate (lb/acre)
<i>Cereus vulpinoides</i>	20%
<i>Echinocloa crusgalli</i> var. <i>funerifera</i>	20%
<i>Elymus virginicus</i>	20%
<i>Panicum virgatum</i>	15.5%
<i>Digitaria adscende</i>	5%
<i>Panicum virgatum</i> , 'Smarter'	5%
<i>Cereus strictus</i>	3%
<i>Panicum clandestinum</i>	2%
<i>Blumea tenuis</i>	2%
<i>Blumea tenuis</i> mix	1%
Mulch Straw	1%

**ERNMIX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix**

**\*OR APPROVED EQUIVALENT**

**WETLAND - SEED MIX**

**VEGETATIVE STABILIZATION - Stream Bank and Wetland Mix**

Seed: ERNMIX-128 (or equivalent)!

Seed	Rate (lb/acre)
<i>Cereus vulpinoides</i>	20%
<i>Echinocloa crusgalli</i> var. <i>funerifera</i>	20%
<i>Elymus virginicus</i>	20%
<i>Panicum virgatum</i>	15.5%
<i>Digitaria adscende</i>	5%
<i>Panicum virgatum</i> , 'Smarter'	5%
<i>Cereus strictus</i>	3%
<i>Panicum clandestinum</i>	2%
<i>Blumea tenuis</i>	2%
<i>Blumea tenuis</i> mix	1%
Mulch Straw	1%

**ERNMIX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix**

**\*OR APPROVED EQUIVALENT**

**RENEWABLE PROPERTIES**

879 SANCHEZ ST  
SAN FRANCISCO, CA 94114

**BERGMANN**  
ARCHITECTS ENGINEERS PLANNERS

**CLEMONS RD  
SOLAR FARM  
5986 CLEMONS RD  
VILLAGE OF MINOA**

**OWNER:** RENEWABLE PROPERTIES, LLC  
202 EAST BOND STREET  
MEADVILLE, PA 16341  
TEL: 814.336.5191  
WWW.RENEWABLEPROPERTIES.COM

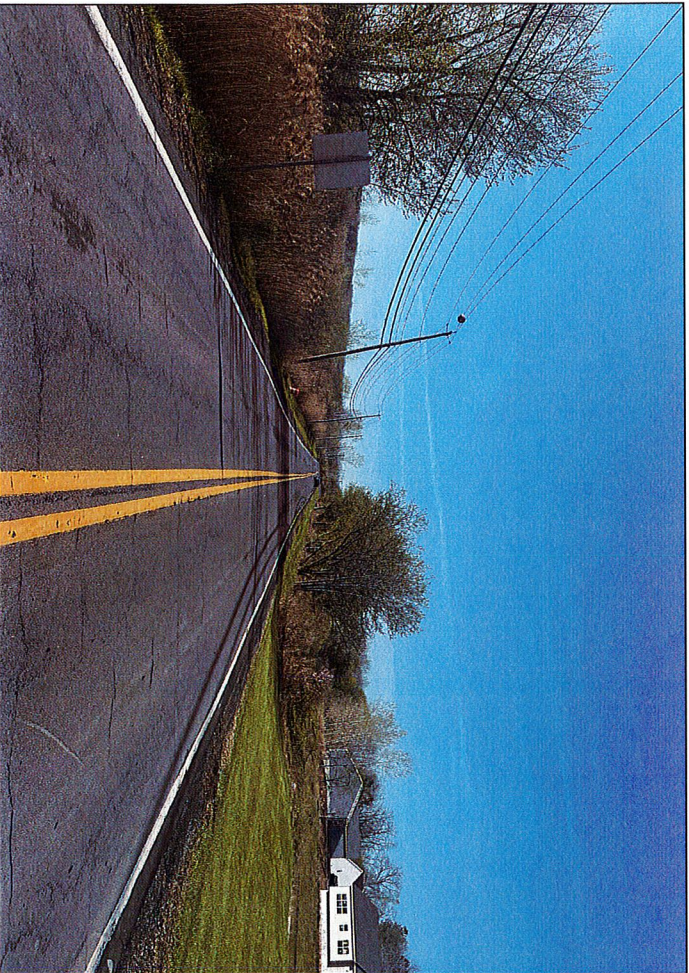
**DATE:** 3/20/2022  
REVISED PER UTILITY COMMENTS  
4/20/2022  
REVISED PER UTILITY COMMENTS  
5/2/2022  
REVISED PER UTILITY COMMENTS

**PROJECT:** CLEMONS RD  
SOLAR FARM  
VILLAGE OF MINOA  
CIVIL

**DETAILS IV**

**C011**

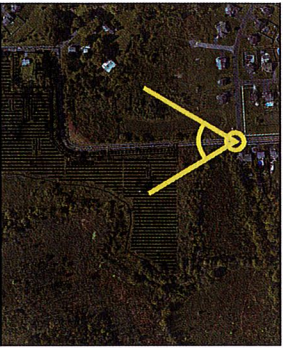
13 of 18



Existing



Proposed



### Location 1

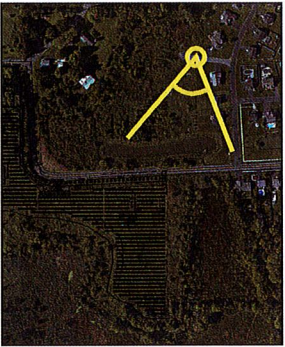
Clemons Road, Looking South



Existing



Proposed



## Location 2

Minoal Lakes Drive, Looking East



# Clemons Road Solar Project Visual Renderings

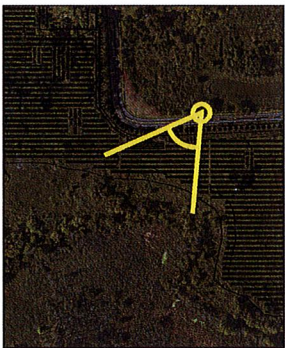
Revised June 2, 2022



Existing



Proposed



### Location 3

Clemons Road, Looking South East

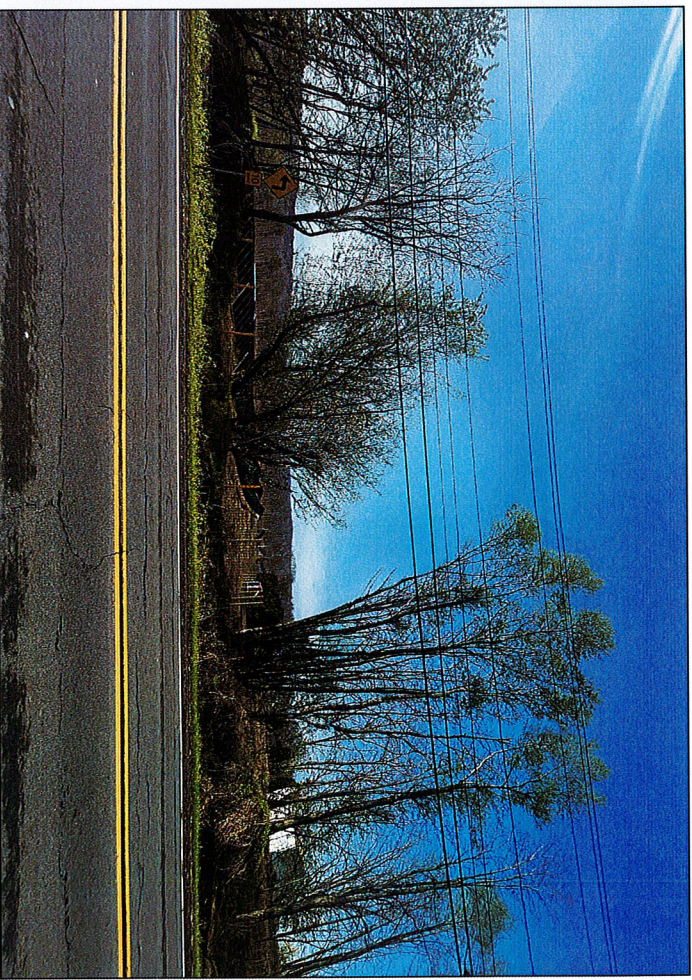


## Clemons Road Solar Project Visual Renderings

Revised June 2, 2022



Existing

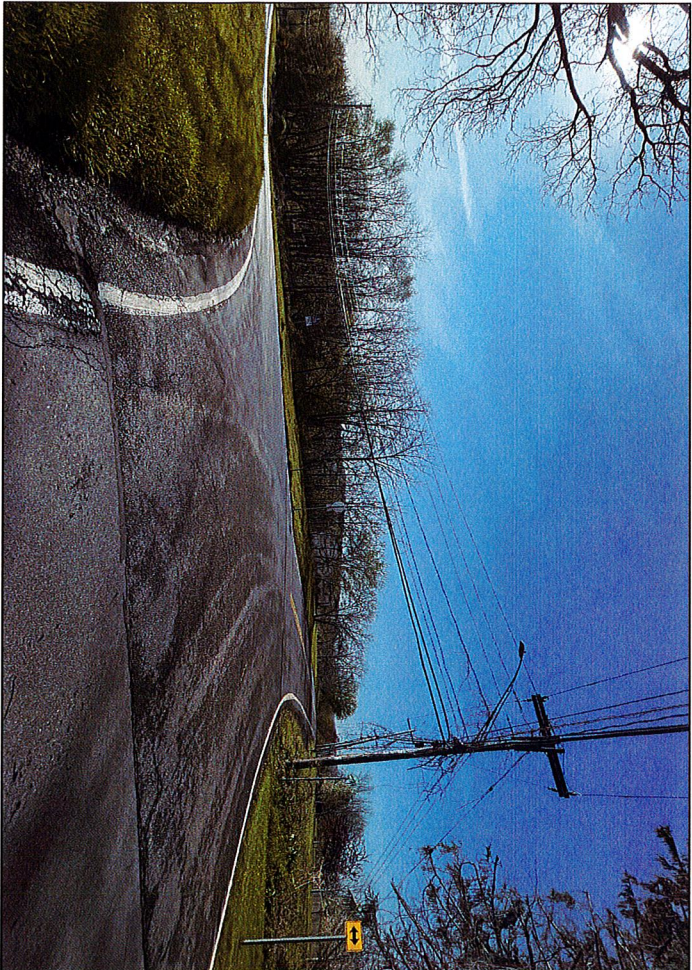


Proposed

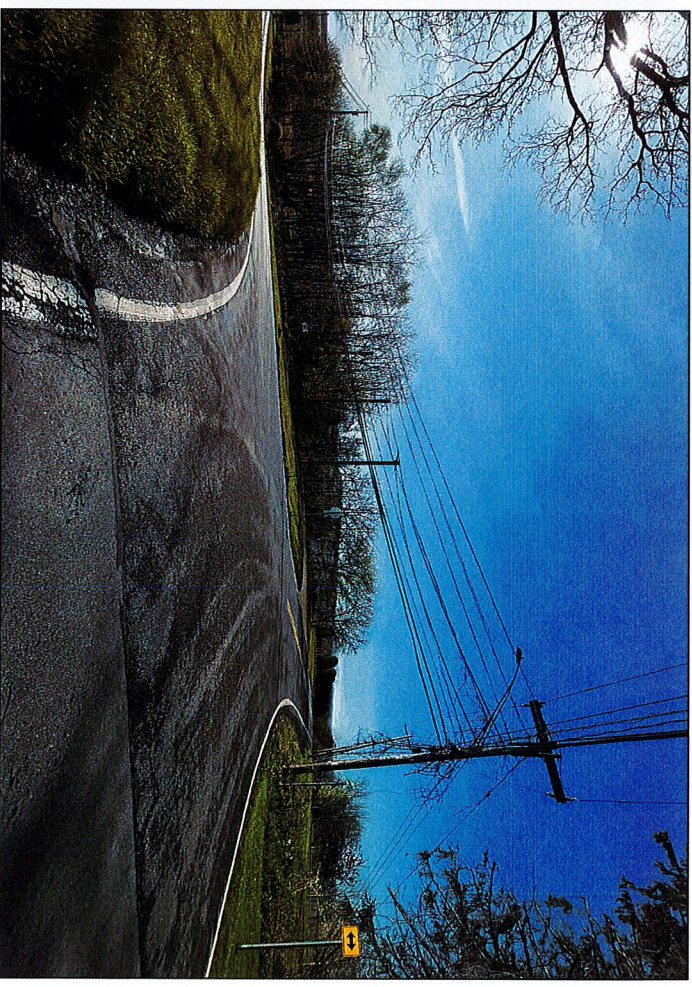


### Location 4

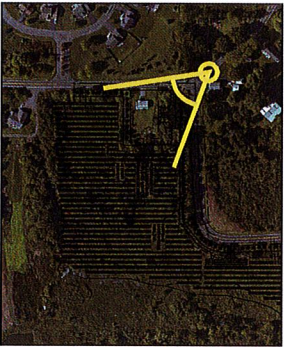
Clemons Road, Looking South



Existing



Proposed



### Location 5

Clemons Road, Looking South East



## Clemons Road Solar Project Visual Renderings

Revised June 2, 2022



Existing



Proposed



## Location 6

Comflower Way, Looking East

June 28, 2022

Village of Minoa  
240 N. Main Street  
Minoa, New York 13116  
Attention: Lisa DeVona, Village Clerk  
[ldevona@villageofminoa.com](mailto:ldevona@villageofminoa.com)  
Attention: Barbra Sturick, Planning Board Secretary  
[bsturick@villageofminoa.com](mailto:bsturick@villageofminoa.com)

**Re: RPNY Solar 4, LLC Planned Development District (PDD) Application  
Response to Village Board & Planning Board Comments – Glare Study & Public Safety  
File No. 331.014**

Dear Ms. DeVona and Ms. Sturick:

On May 16, 2022 the Village Board of Trustees (Board) requested the applicant assess the potential for the Clemons Road Solar Project (Project) to create adverse glare conditions for surrounding residential uses. On June 23, 2022 the applicant received an email from Ms. Sturick summarizing comments from the Village Fire, Police, and Public Works Departments. This letter responds to both glare and fire related concerns. Additionally, a complete technical report assessing the potential for Project related glare impacts is enclosed herein.

Glare:

A formal Glare Study was completed by Elizabeth Myers, PMP, a Certified Glare Analyst and Project Manager with Colliers Engineering & Design, which is the parent company of Bergmann.

The enclosed Glare Study evaluated the potential for glare that could hypothetically be produced by the Project. The report analyzes nearly three dozen receptor locations surrounding the Project. These receptor locations include those requested by the Village of Minoa Board of Trustees at their meeting on May 16, 2022, specifically:

- OP-3: 101 Forest View Lane (SBL 005.-04-03.0) located at pedestrian eye level (5.5 ft above ground) to the northwest of the proposed project.
- OP-4: 101 Forest View Lane (SBL 005.-04-03.0) located at second floor window level (15 ft above ground) to the northwest of the proposed project.
- OP-15: 2202 Cornflower Way (SBL 067-05-07.0) located at pedestrian eye level (5.5 ft above ground) to the west of and uphill from the proposed project.
- OP-18: 2202 Cornflower Way (SBL 067-05-07.0) located at second floor window level (15 ft above ground) located to the west of and uphill from the proposed project.

**As indicated in the report and the data contained in its supporting appendices, no Project related glare is anticipated at any of these four receptor sites.**

Fire Safety

We are in receipt of the comments issued by Village of Minoa Fire Department Chief Shawn Tompkins dated June 9, 2022. In response to these comments, Renewable Properties, our client, provides the following response:

*"The Project will provide a 20-foot-wide unimproved access between the edge of the panels and the perimeter fence. There is little flammable material in the equipment of a solar facility, but as with any electrical system there is some risk of a fire. No special equipment is required to respond to a fire incident at a solar pv energy generating facility. The*





*recommended response to a fire is to open electrical disconnect switches and allow the fire to burn itself out. If needed, water may be used to put out any brush or grass fire.*

*In terms of fencing, Renewable Properties typically installs 6-foot tall chain link fence with 1-foot of barbed wire on top. However, due to our location within an Agricultural District, we opted for the "agricultural style" fencing without barbed wire. Should the Village wish, we are amenable to switching the fencing style to chain link with barbed wire on top."*

#### Conclusion

We believe the enclosed Glare Study will be sufficient to address the questions/concerns raised to date and that the Project will not result in a significant adverse impact to surrounding residential uses with respect to glare. We also believe adequate access for emergency vehicles has been provided and a fencing style selected that meets both public safety and aesthetic concerns.

We look forward to discussing with the Village of Minoa Planning Board at its meeting on July 7, 2022. Please do not hesitate to contact me at 585.498.7877 or by email at [dplante@bergmannpc.com](mailto:dplante@bergmannpc.com) if you have any questions or require additional information.

Sincerely,

**David J. Plante, AICP CEP**  
**Energy + Environment Practice Leader, BERGMANN**