### 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,

Secretary

v:\zba\planning board meeting minutes\site.plan application - clemons rd solar\7.7.22 final min pb clemons rd recommend mtg.doc

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;
- 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)

On Jun 6, 2022, at 3:03 PM, Barbara Sturick < <a href="mailto:BSturick@villageofminoa.com">BSturick@villageofminoa.com</a>> 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".

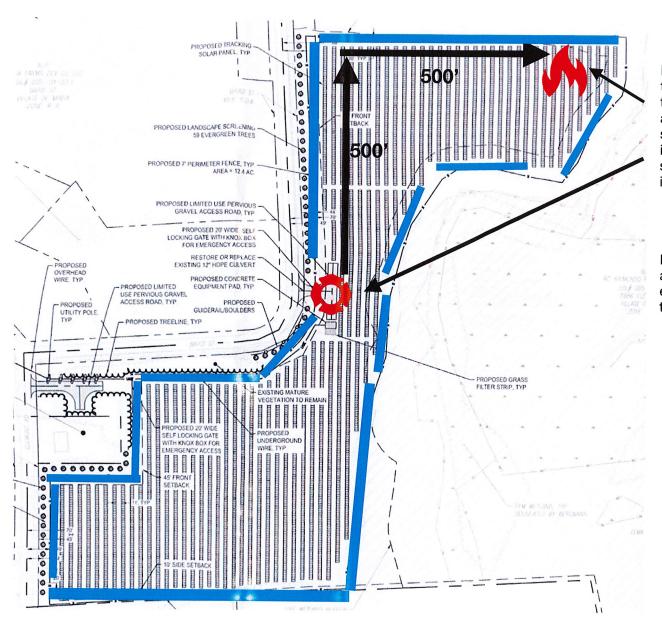
**Shawn C Tompkins Chief of Department** on June 9, 2022 following comments: Regarding access:

- 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 previsions 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.





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?



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> OWNER: RC RAIMONDO PROPERTIES, LLC

APPLICANT: RPNY SOLAR 4, LLC



CLEMONS RD SOLAR FARM PROJECT FINAL SITE PLAN

5986 CLEMONS RD VILLAGE OF MINOA ONONDAGA COUNTY, NY

DATE 3/23/2022 4/14/2022 4/22/2022 6/2/2022 DESCRIPTION

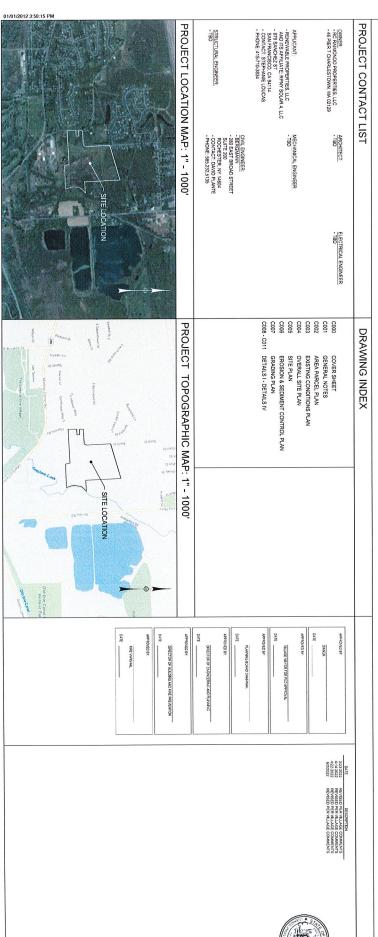
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FINAL 1/31/2022 1/919.11

- PRE-CONSTRUCTION METING HELD TO INCLUDE PROJECT MANGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PROJE TO LIND DISTURBING ACTIVITIES.
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- HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
- THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
- IN ALL TRENCH EXCAMATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BUCK TO A SAFE SLOPE, USE A TRENCH SHELD OR PROVIDE SHEETING AND BRACING.
- excavated waste material, rejoyed from the site shall be placed at a location acceptable to the New York State department of environmental conservation. TE SUSPICIOS AND/OR RAVAROSIS WITERA ES DICUMETED DIRENS EDUCINON/CONSTRUCTION, ALL MOSS AND LES DIRECTION FOR THE COUNTY EXPRINCED OF REALTH AND THE KIN YOR SIGH. THE PREVAILED OF REALTH AND THE AND THE SIGHT WAS CONTROLLED AND THE SUSPICION OF THE THE SUSP
- AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPRISE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- UNESS COMBED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SMALL COMPON TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED MANUARY 1, 2020 AND ARY SUBSEQUENT APPRINCES.

## WASTE/HAZARDOUS MATERIAL PRACTICES

- WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
- 2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENARONMENT
- CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAWS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
- ALL FUELS, DILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES

## EROSION & SEDIMENT CONTROL NOTES:

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- REMOR AND STOCKPIEL 10950L, AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOL TO A MINIMUM 6 DEPTH WITH TOPSOIL OR AMENOED SOIL, ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON -PRACTICURE.
- IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUINALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
- ALL EROSIGN CONTROL MENSURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOCKED OR INOPERABLE AND SHAL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- THE CONTRACTOR SHALL DESIGNATE A NEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONTOR EROSION CONTROL EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
- PAKED ROJOWAYS MUST BE KEPT CLEAN AT ALL TIMES, ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOLES, DROPPED WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. ALL DISTURBIO APES SHALL BE FASSI GAUGE TO PROMOTE VECETATION ON ALL EXPORDS APES AS 500 ME. PROMOTE PROFILES THE ALL DISTURBION APPLICATES (TERMOPRANY/PERMANENT SEEDING, MULICIAN, GODITILES, FICE) MUST BE MALELANTED MITHIN SCRIV (7) DAYS METER CONSTRUCTION ACTIVITIES HAVE TIDAPONARLY OR RESIMENTALY CLOSES AND DOT EXPECTED TO SERVEM, MITHIN SCRIPES (4) DAYS.
- 10. DUST SHALL BE CONTROLLED BY WATERING.
- NING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
- 12. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE I ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABLIZATION.

## STORM WATER POLLUTION PREVENTION PLAN NOTES:

The contractor shall provide a qualified inspector to inspect the project at the end of each work week and provide a report at least once per week.

**RPNY SOLAR 4, LLC** 

**CLEMONS RD** 

5986 CLEMONS RD VILLAGE OF MINOA SOLAR FARM

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- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
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- erosion control measures should be relocated inward as permeter slope construction progresses and reconstructed to the MYS standards & specification at the END of Each
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- WHEN FRAIL GRADE IS ACHEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
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# CLEMONS RD SOLAR FARM: ENVIRONMENTAL IMPACTS

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PERMANENT	TEMPORARY	3	
1.3 AC	1.3 AC	2.0	100' BUFFER
PERMANENT	TEMPORARY	24 1 3	NYSDEC WETLAND
0 AC	0 AC	23.U AL	WEIDAND
PERMANENT	TEMPORARY	3	
IMPACT	AREA OF IMPACT	TOTAL AREA	ENVIRONMENTAL FEATURE

## REVISED PER VILLAGE COMMENTS REVISED PER VILLAGE COMMENTS REVISED PER VILLAGE COMMENTS REVISED PER VILLAGE COMMENTS

office 585,232,5135 fax 585,232,4652

879 SANCHEZ ST SAN FRANSISCO, CA 94114

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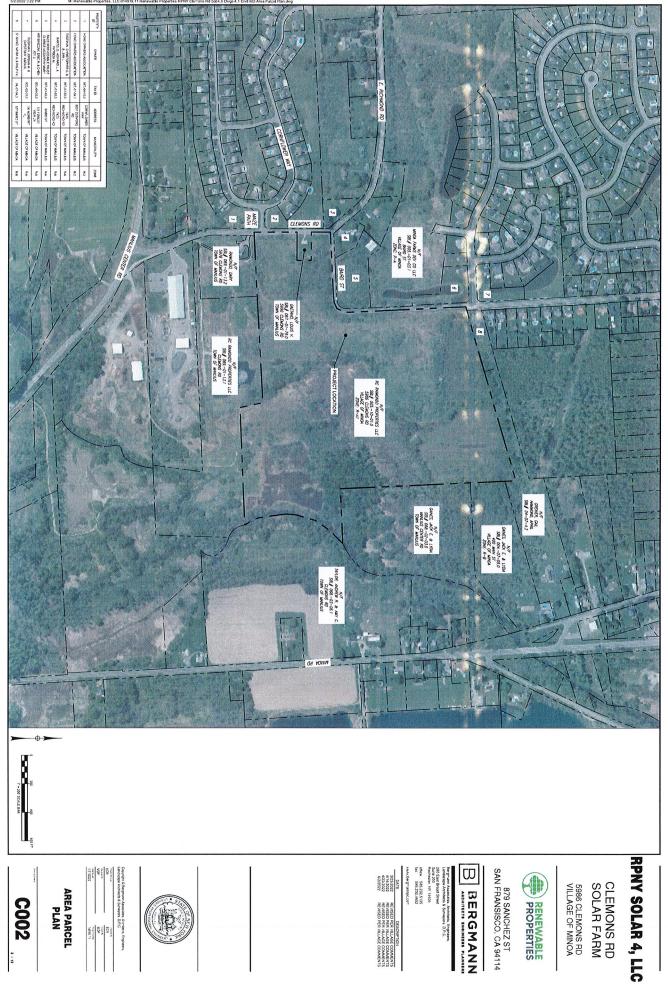
PROPERTIES



**GENERAL NOTES** 

opynyht © Bergmann Associales, Architects, Ergineers, Indiscape Architects & Surveyors, D.P.C

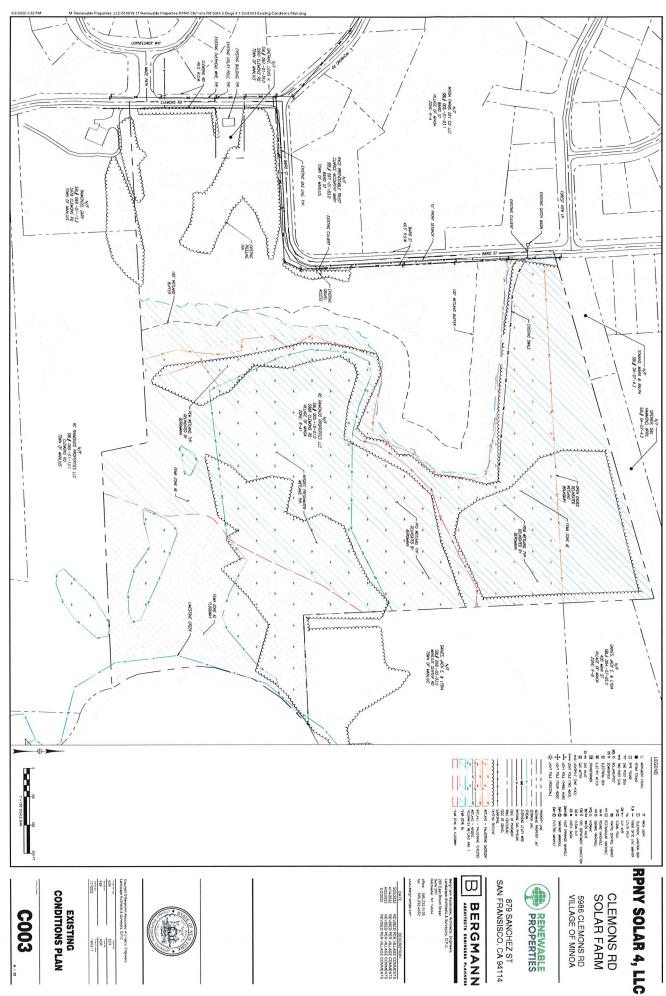
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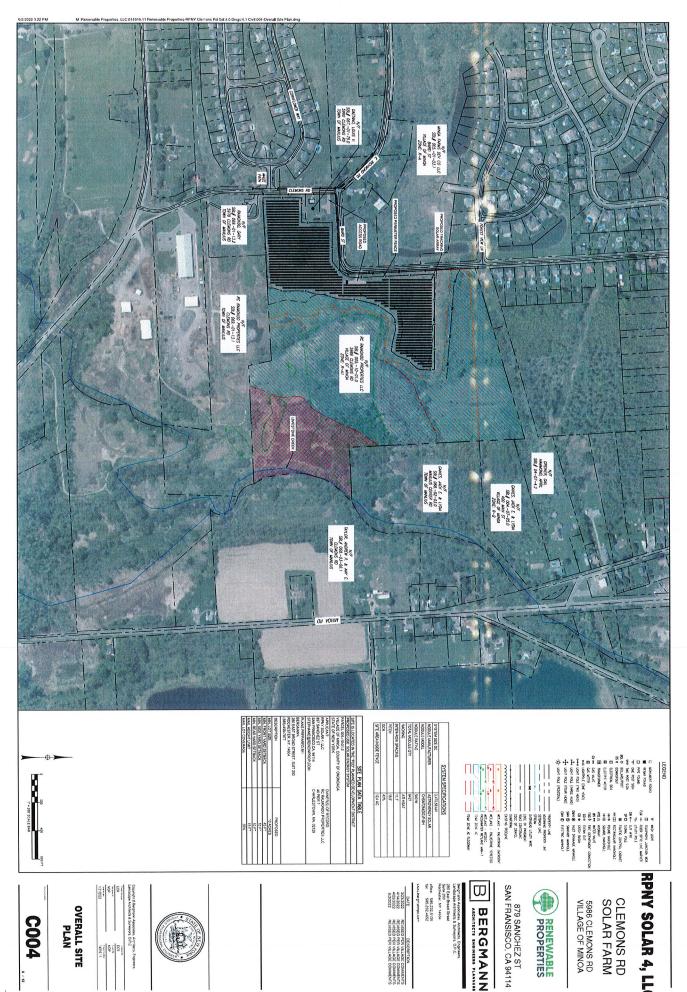


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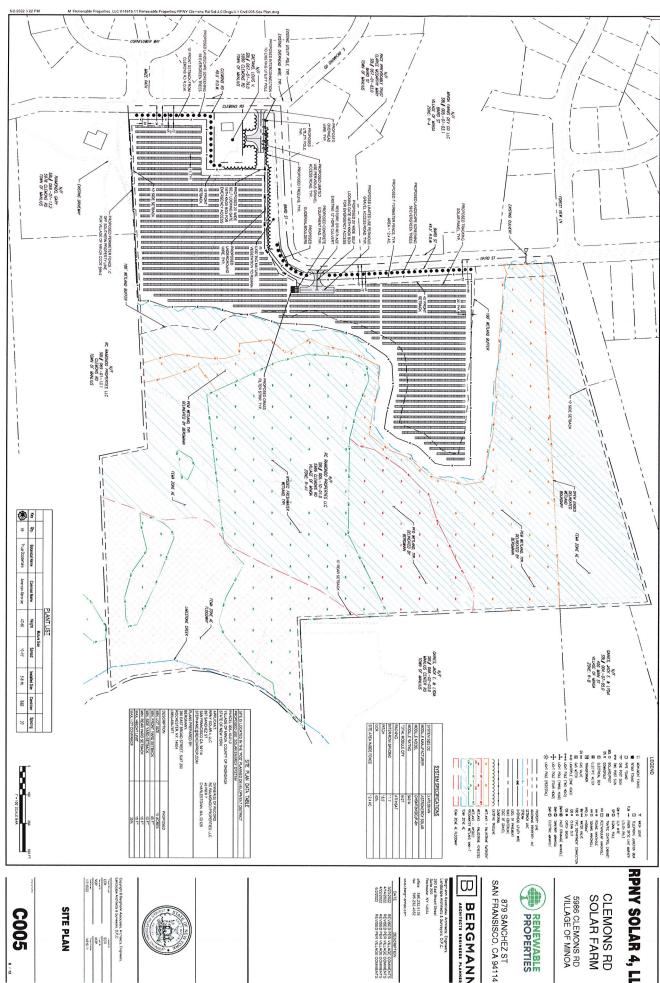
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## **RPNY SOLAR 4, LLC**

C004

OVERALL SITE PLAN

Sopyright © Bergmann Associates, Architects, Engineers, andscape Architects & Surveyors, D.P.C



C005











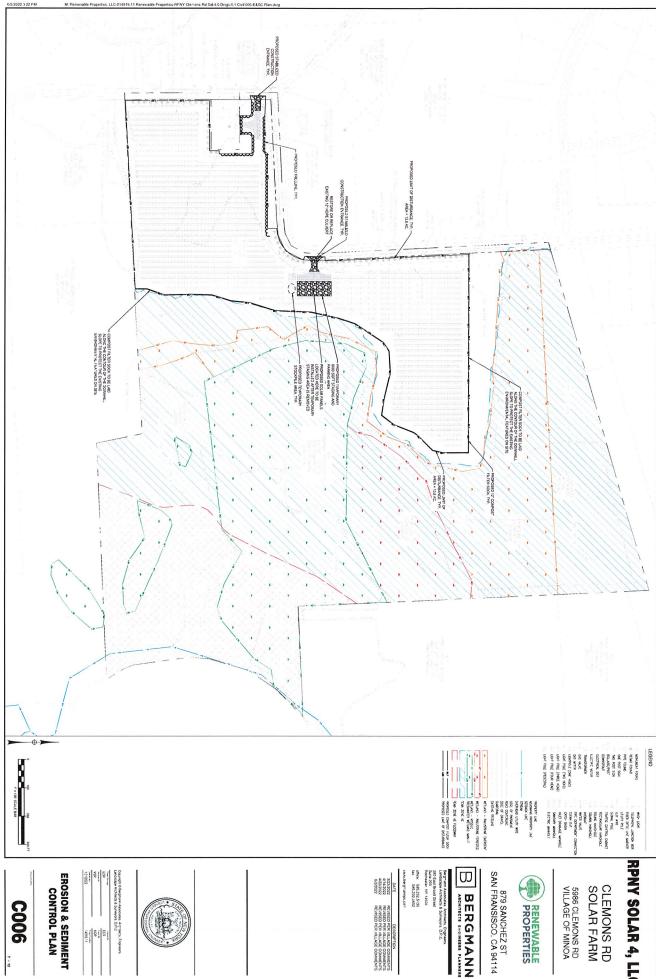




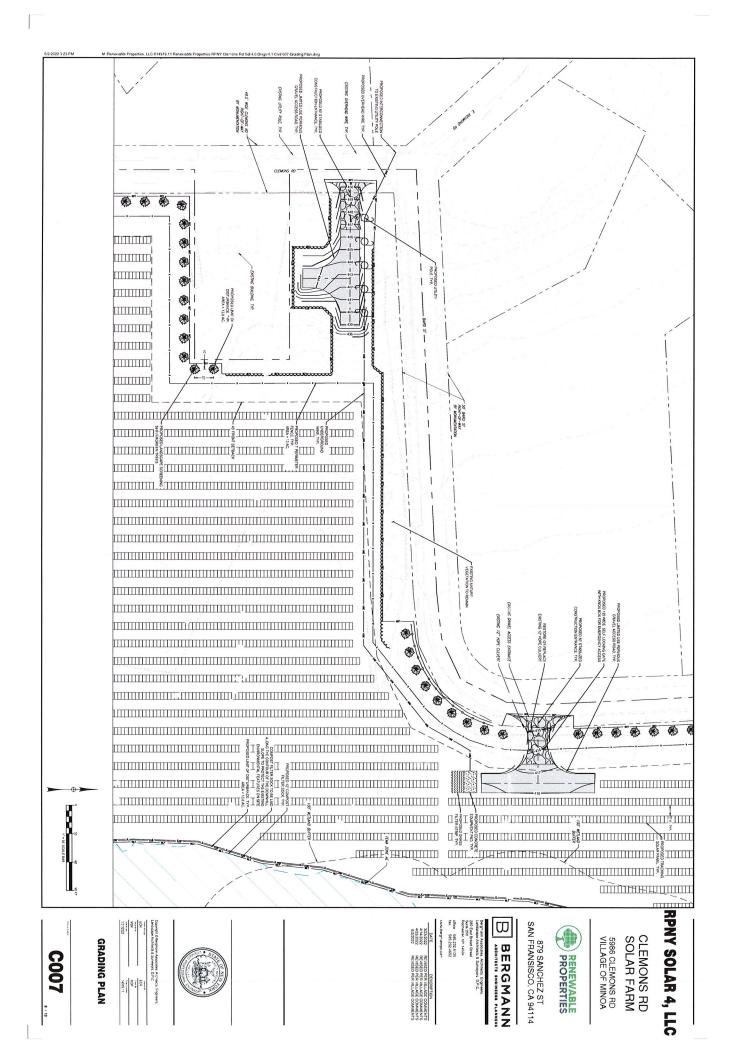


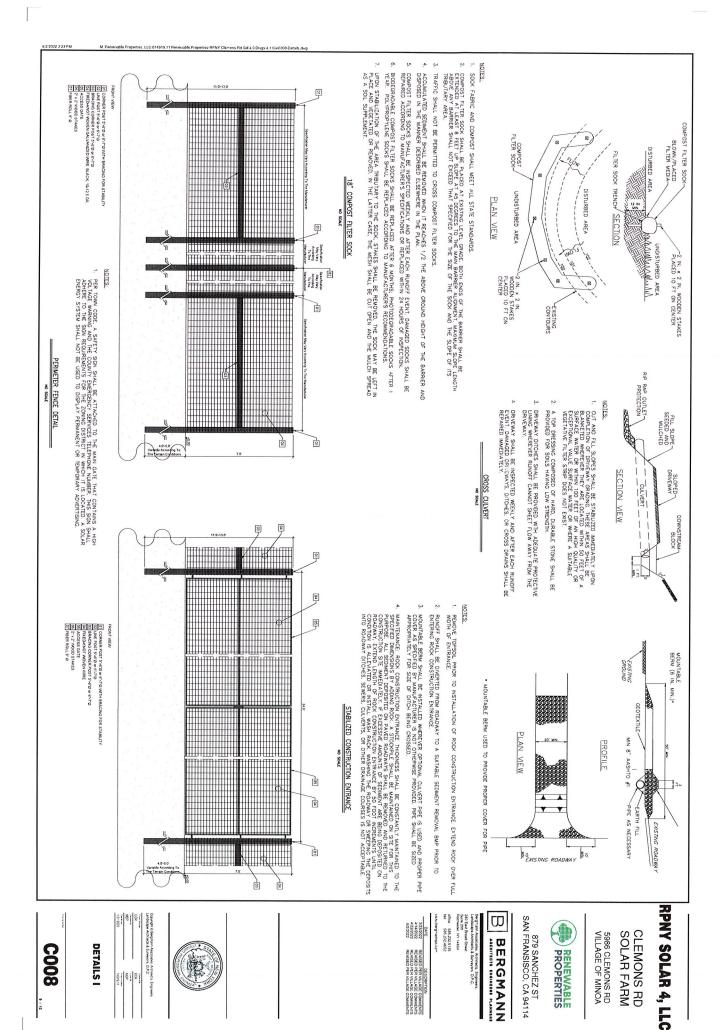
CLEMONS RD SOLAR FARM 5986 CLEMONS RD VILLAGE OF MINOA

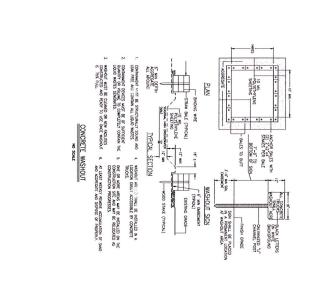
**RPNY SOLAR 4, LLC** 

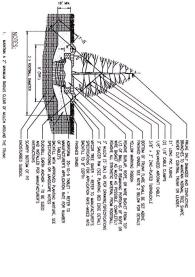


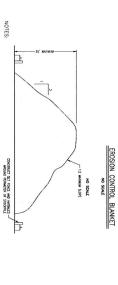
**RPNY SOLAR 4, LLC** 











2. MAXIMUM SLOPE OF STOCKPILE BE 1V:2H.

2. HE DISMACE BETTERS HE BOTTOM OF HE TRAIN FLARE AND HE FROMED GROOD SHALL BE A TOLLINGS.

— FOR SAMP OF DICAMP SOLES. 1\*
— FOR SAMP OF POOREY DRAINED SOLES. 3\*
— FOR SAMP OF POOREY DRAINED SOLES. 3\*
— FOR SAMP OF POOREY THE APPROPRIET PARTICULATION.

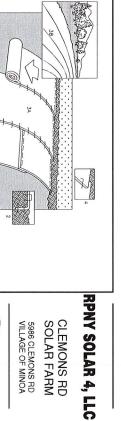
OWNERS: REPRESENTANCE FROM TO ASSENTED.

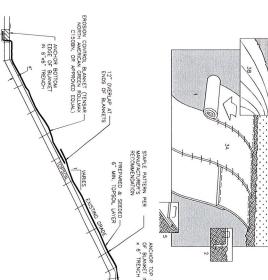
WHEN TAGGING TREES AT THE NURSERY, WARK THE NORTH SIDE OF THE TREE IN THE FREID AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN PLANTING DETAIL

- 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (1+) 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





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.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" APART.
- THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPULED IN ACCORDANCE WITH MANUPACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BUANCET.

## **DETAILS II**

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5986 CLEMONS RD VILLAGE OF MINOA

CLEMONS RD SOLAR FARM

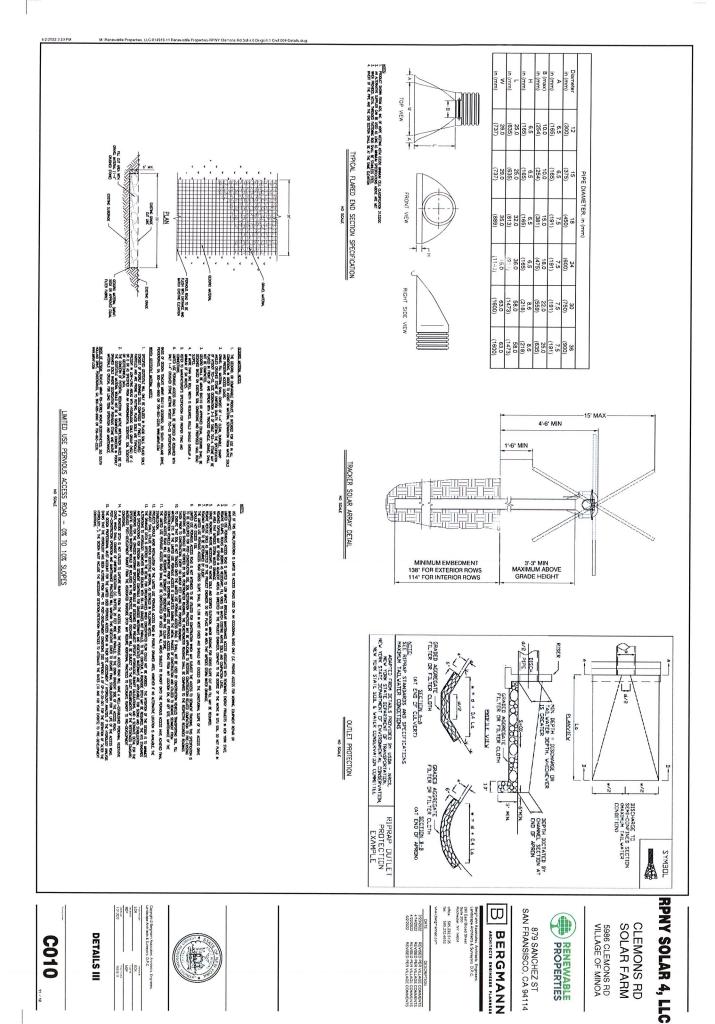




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Coreopsis lanceolata
Chrysanthemum leucanthemum Papaver rhoeas, Shirley Mix Chamaecrista fasciculata (Cassia f.) inum perenne ssp. lewisii Lolium multiflorum (L. perenne var. italicum) SCIENTIFIC NAME Chrysanthemum maximum Ionarda punctata, Coastal Plain SC Ecotype oblongifolius (Symphyotrichum oblongifolium) Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre Low-Growing Wildflower & Grass Mix - ERNMX #156 Ernst Conservation Seeds, Inc.
Address: 8884 Morcer Pike, Meadville, PA 16335
Phone: (800) 873-3321 Company Information Partridge Pea, PA Ecotype Corn Poppy/Shirley Mix Lanceleaf Coreopsis, Coastal Plain NC Ecotype
Oxeye Daisy Slender Mountainmint Mistflower, VA Ecotype
Spotted Beebalm, Coastal Plain SC Ecotype
Butterfly Milkweed Aromatic Aster, PA Ecotype Shasta Daisy Perennial Blue Flax
Blackeyed Susan, Coastal Plain NC Ecotype COMMON NAME
Sheep Fescue, Variety Not Stated % OF MIX 63.60% 1% 1% 0.5% 0.5% 0.5% 0.5% 17% 8% 2% 2% 2%

OR APPROVED EQUIVALENT

NO.	NOTES:		SOILA	MENDMENT AF	SOIL AMENDMENT APPLICATION RATE EQUIVALENTS	TE EQUIVALEN	ITS
r.	WHEN FINAL GRADE IS ACHIEVED DURING	sol	SOIL AMENDMENT	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
	NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED	NENT ONG	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TES
	PLANTING SEASON.	SEEC	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	REQUIRED IN AGRICULTURAL FIEL
	RATES SHOWN IN THE MULCH APPLICATION	ORARY DING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT
pi.	SHOULD BE VISIBLE THROUGH THE MULCH. STROW AND HAY MITCH SHOULD BE	TEMPO SEED	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	TOPSOIL STOCKPILI
ç	ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING						
	MINDBLOWN.			COMP	COMPOST STANDARDS	DS	
d	DISTRIBUTED ACROSS THE DISTURBED		ORGANIC MATTER CONTENT	CONTENT	- %08	80% - 100% (DRY WEIGHT BASIS)	T BASIS)
	AREA TO A DEPTH OF 6 INCHES MINIMUM.		ORGANIC PORTION	NOIT	FIE	FIBROUS AND ELONGATED	SATED
	MANNER THAT SEEDING CAN PROCEED		PH			5.5 - 8.0	
	WITH A MINIMUM OF ADDITIONAL		MOISTURE CONTENT	TENT		35% - 55%	
n	PREPARATION OR TILLAGE.		PARTICLE SIZE	ZE 3Z	98% F	98% PASS THROUGH 1" SCREEN	SCREEN
Ċ	THE TOPSOIL OF SUBSOIL IS IN A FROZEN	S.	SOLUBLE SALT CONCENTRATION	ENTRATION	5.0 d	5.0 dS/m (mmhos/cm) MAXIMUM	AXIMUM
	OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A	T					
	DETRIMENTAL TO PROPER GRADING AND			MULCH	MULCH APPLICATION RATES	ATES	
	SEEDBED PREPARATION.			APF	APPLICATION RATE (MIN.)	IN.)	
ø	WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF		MULCH TYPE	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
	COMPOST SHOULD BE 1/2 TO 3/4.  COMPOST SHOULD BE PLACED EVENLY  AND SHOULD PROVIDE 100% SOIL  COVERAGE. NO SOIL SHOULD BE VISIBLE.		STRAW	3 TONS	140 LB.	1.240 LB.	EITHER WHEAT OF OAT STRAW, FREE I VIEEDS, NOT CHOPF OR FINELY BROKE
7.	PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.		НАҮ	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTI OR OTHER NATIVE FORAGE GRASSES

SOLI					9		SEE	DING	SEE	DING	SOIL A	
SOLUBLE SALT CONCENTRATION	PARTICLE SIZE	MOISTURE CONTENT	P	ORGANIC PORTION	ORGANIC MATTER CONTENT		10-10-20 FERTILIZER	AGRICULTURAL LIME	10-10-20 FERTILIZER	AGRICULTURAL LIME	SOIL AMENDMENT	SOILA
ENTRATION	ZE	TENT		TION	CONTENT	COMP	500 LB.	1 TON	1,000 LB.	6 TONS	PER ACRE	MENDMENT A
5.0	98%			n	80%	COMPOST STANDARDS	12.5 LB.	40 LB.	25 LB.	240 LB.	PER 1,000 SQ. FT.	SOIL AMENDMENT APPLICATION RATE EQUIVALENTS
5.0 dS/m (mmhos/cm) MAXIMUM	98% PASS THROUGH 1" SCREEN	35% - 55%	5.5 - 8.0	FIBROUS AND ELONGATED	80% - 100% (DRY WEIGHT BASIS)	DS	100 LB.	410 LB.	210 LB.	2,480 LB.	PER 1,000 SQ. YD.	TE EQUIVALE!
MUMIXA	- SCREEN			GATED	HT BASIS)		TOPSOIL STOCKPILES	TYPICALLY NOT	AGRICULTURAL FIELDS	OR AS PER SOIL TEST:	NOTES	NTS

	MULCH	MULCH APPLICATION RATES	ATES	
	AP	APPLICATION RATE (MIN.)	dIN.)	
MULCH TYPE	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
STRAW	3 TONS	140 LB.	1.240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
НАҮ	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3.1)
MOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4-6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

SITE STABILIZATION - SEED MIX



**RPNY SOLAR 4, LLC** 

CLEMONS RD SOLAR FARM

5986 CLEMONS RD VILLAGE OF MINOA

## Ernst Conservation Seeds 884 Wercer Pike Meadville, PA 16335 (800) 873-3321 Fax (814) 336-5191 www.ernstseed.com

# Fuzz & Buzz Mix - Standard - ERNMX-146

Date: December 14, 2020

Botanical Name

\$\( \) Loding perms (Long-Circlaped)

\$\( \) Loding perms (Long-Circlaped)

\$\( \) Loding perms (Long-Circlaped)

\$\( \) Fature above (Lolium perens)

\$\( \) Triblum perens (Motion, Variet) (Not Saled)

\$\( \) Triblum perens (Motion, Variet) (Not Saled)

\$\( \) Triblum perens (Motion, Variet) (Not Saled)

\$\( \) Consumer (Motion)

\$\( \) Consumer (Motion)

\$\( \) Consumer (Motion)

\$\( \) Loding Common Name
Permis Rygnas, Tow: Tetrapiod
Orandigas, Permiste
Kentucky Bluegras, Tory (pasture type)
Asiac Chrer
Asiac Chrer
Asiac Chrer
Bud Chery, Medium, Variety Not Stated
Owne Daily
Bud Thory Tetrick, Tue/
Burd Foot Tetrick, Tue/
Burd Scotends, Se Eckype
Gay Goldernd, Jr. Beckype Mix Price/Ib Bulk:

Seeding Rate: Expect to apply about 26.5 lbs per acre.

Forage & Pasture Sites; Solar Sites

\*OR APPROVED EQUIVALENT

POLLINATOR - SEED MIX

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

REVISED PER VILLAGE COMMENTS
REVISED PER VILLAGE COMMENTS
REVISED PER VILLAGE COMMENTS
REVISED PER VILLAGE COMMENTS

PROPERTIES

879 SANCHEZ ST SAN FRANSISCO, CA 94114

perginan Associates Architects, Engineers, Landzrape Architects & Surveyors, D.P.C. 280 East Boad Steel Suite 200 Rochester, NY 14604

\$6.98

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office 585,232,5135 fax: 585,232,4652

Agrotis scabra
Agrotis scabra
Panicum virgaum, Shelter
Carex silparia
Panicum dandestinum
Carex scaparia
Bidens ceruis kirx
Juncus teruis
Mulch, Straw
Mulch, Straw

Awl Sedge
Tioga Deer Tongue
Blunt Broom Sedge
Nodding Bur Marigold Mix
Path Rush

Carex vulpinoidea Echinochioa crusgalli var. frumentacea Elymus virginicus Polygonum pensylvanicum

Seeds ERNAK (28 (or opinalent))

seeds ERNAK (28 (or opinalent))

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Vegetative Stabilization - Stream Bank and Wetland Mix

\*OR APPROVED EQUIVALENT

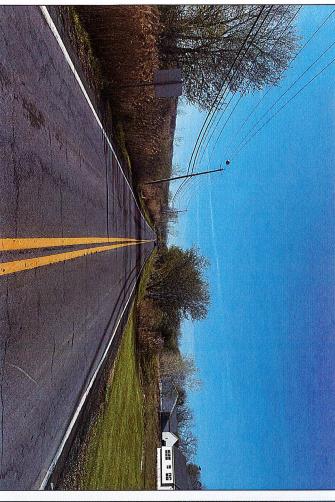
WETLAND - SEED MIX

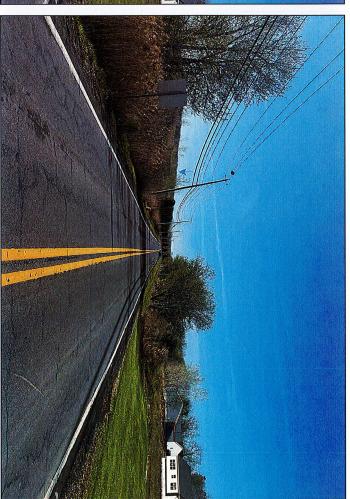
ERNMX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix

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DETAILS IV

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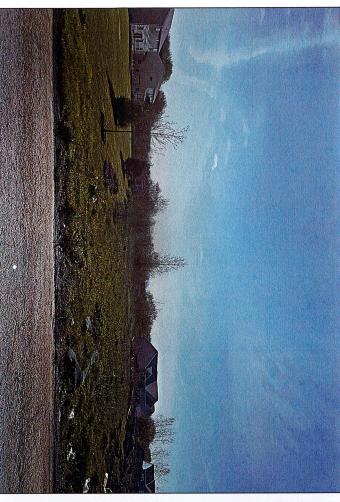


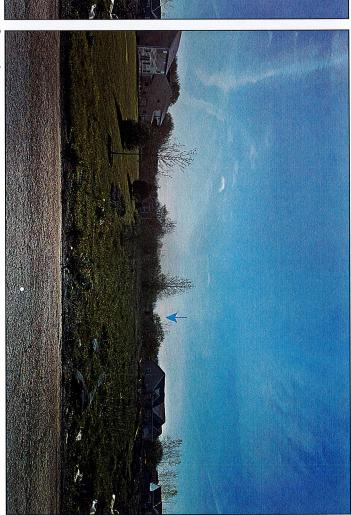


Proposed

Location 1
Clemons Road, Looking South





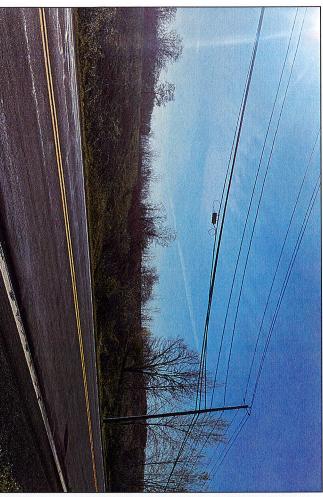


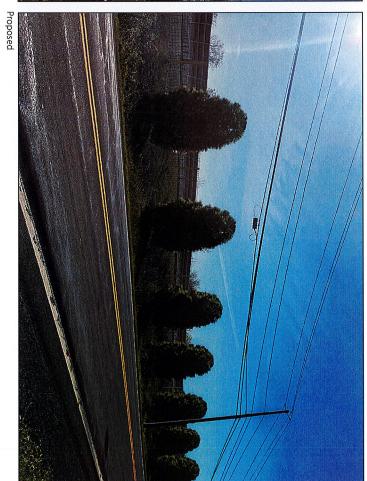


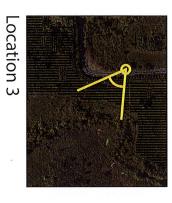


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ARCHITECTS ENGINEERS PLANNERS

Minoa Lakes Drive, Looking East

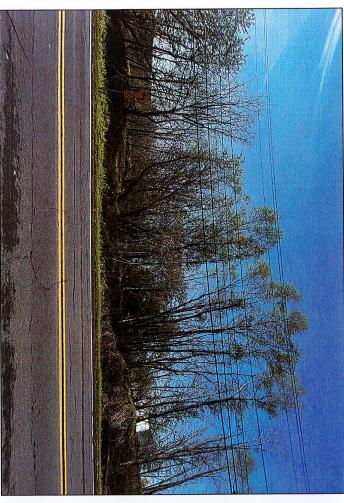


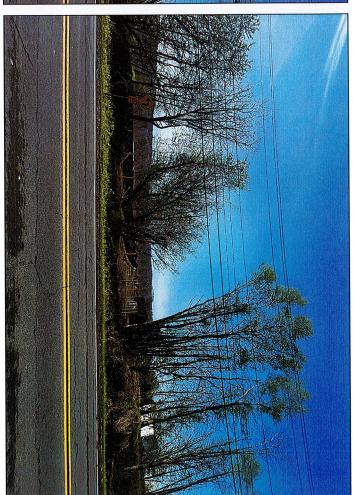




Clemons Road, Looking South East BERGMANN

ARCHITECTS ENGINEERS PLANNERS



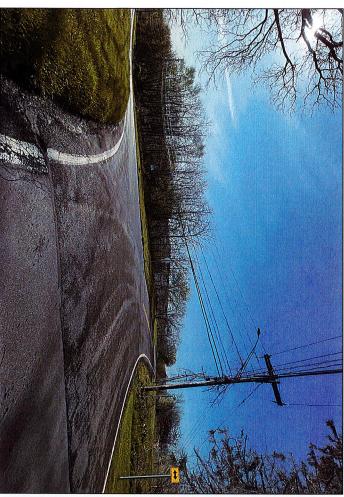


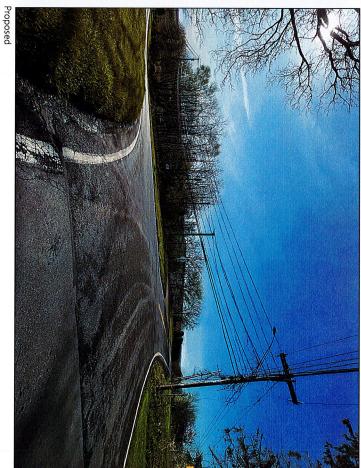
Location 4

Proposed

Clemons Road, Looking South W

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ARCHITECTS ENGINEERS PLANNERS

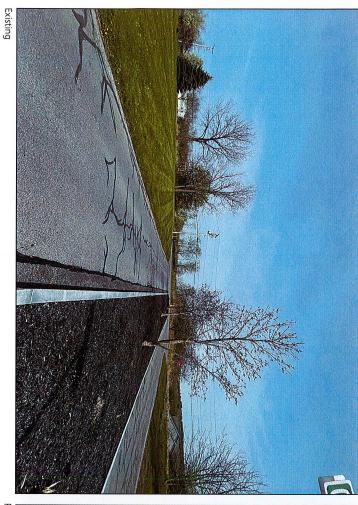


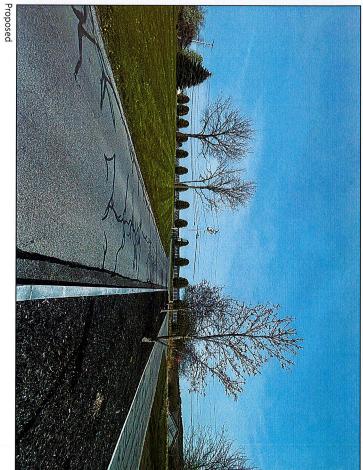




Clemons Road, Looking South East

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ARCHITECTS ENGINEERS PLANNERS





Cornflower Way, Looking East

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Location 6

Clemons Road Solar Project Visual Renderings



June 28, 2022

Village of Minoa
240 N. Main Street
Minoa, New York 13116
Attention: Lisa DeVona, Village Clerk
Idevona@villageofminoa.com
Attention: Barbra Sturick, Planning Board Secretary

bsturick@villageofminoa.com

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:

Re:

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:

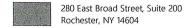
- OP-3: 101 Forest View Lane (SBL 005.-04-03.0) located at pedestrian eye level (5.5 ft above ground) to the northwest of the proposed project.
- OP-4: 101 Forest View Lane (SBL 005.-04-03.0) located at second floor window level (15 ft above ground) to the northwest of the proposed project.
- OP-15: 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 <a href="mailto:dplante@bergmannpc.com">dplante@bergmannpc.com</a> if you have any questions or require additional information.

Sincerely,

David J. Plante, AICP CEP

Energy + Environment Practice Leader, BERGMANN