

# T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

August 10, 2017

Jason Leifer, Supervisor  
Town of Dryden  
93 East Main Street  
Dryden, New York 13053

Re: 2150 Dryden Road Community Solar Project  
Special Use Permit

Dear Supervisor Leifer,

Based on our involvement with the referenced project during the environmental review, we offer for Town Board consideration the following conditions to the Special Use Permit:

1. A long-term maintenance plan should be provided for the vegetative screening that will be required as mitigation of visual impacts. This could be a condition as outlined in the checklist per Zoning Law 1312 F.4.c xiv/xv. The maintenance plan should be specific; defining heights at which vegetation will be trimmed for shading purposes, establishing time limits for replacing damaged or dying plantings and requiring replacement plantings to be of equal height or diameter to the initial planting. The method of enforcing the maintenance plan will need to be determined.
2. A requirement to mitigate glare, if any, that is realized from within the existing residential structures that immediately adjoin the solar array property boundary. This could be a condition as outlined in the checklist per Zoning Law 1312 F.4.c xvii. This would require the applicant to install additional vegetative screening of the species and height needed at appropriate line-of-sight locations to intercept the glare. The term of this condition should be at least five years following the date the arrays are fully operational.
3. Trees within the proposed vegetative screen along the east side of Site 5 adjoining Osmeloski shall be a minimum of 16-feet tall at planting.
4. Trenching for underground electric cables or conduits shall follow the NYS Department of Agriculture and Markets "Minimum Construction Standards for Water/Sewer Transmission Mains Located Wholly or Partially in an Agricultural District".
5. Update the Stormwater Pollution Prevention Plan (SWPPP) to the satisfaction of the Town Stormwater Management Officer and Town Engineer to include the following:
  - a. Review land cover types and revise to closely match ecological assessments prepared for the site. When the predevelopment land use is agriculture, the curve number for the pre-developed condition shall be taken as "meadow" per NYSDEC SWDM Section 4.5.
  - b. Provide inverter pad detail with stone trench.
  - c. Coordinate the gravel drive detail to be consistent between the site plan documents, SWPPP narrative and SWPPP plans.
  - d. Outline the method for de-compaction in areas to be restored or adjust upward the curve number (CN) values.
6. Hours of construction and equipment operation should be limited between 7 AM and 6 PM on weekdays only.
7. Provide updated site plan drawings, inclusive of planting plans and details, to incorporate all edits and revisions enumerated in errata sheet(s) submitted on or prior to July 20, 2017.

David A. Herrick, P.E.  
Frank L Santelli, P.E.  
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.  
Dondi M. Harner, P.E.  
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.  
Darrin A. Brock, L.S.

Feel free to contact me with any questions related to these suggested conditions. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read "David A. Herrick". The signature is written in a cursive style with a large, prominent initial "D".

David A. Herrick, P.E.

Cc: R. Burger, Director of Planning

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August 10, 2017

Jason Leifer, Supervisor  
Town of Dryden  
93 East Main Street  
Dryden, New York 13053

Re: Ellis Tract Community Solar Project  
Special Use Permit

Dear Supervisor Leifer,

Based on our involvement with the referenced project during the environmental review, we offer for Town Board consideration the following conditions to the Special Use Permit:

1. A long-term maintenance plan should be provided for the vegetative screening that will be required as mitigation of visual impacts. This could be a condition as outlined in the checklist per Zoning Law 1312 F.4.c xiv/xv. The maintenance plan should be specific; defining heights at which vegetation will be trimmed for shading purposes, establishing time limits for replacing damaged or dying plantings and requiring replacement plantings to be of equal height or diameter to the initial planting. The method of enforcing the maintenance plan will need to be determined.
2. A requirement to mitigate glare, if any, that is realized from within the existing residential structures that immediately adjoin the solar array property boundary. This could be a condition as outlined in the checklist per Zoning Law 1312 F.4.c xvii. This would require the applicant to install additional vegetative screening of the species and height needed at appropriate line-of-sight locations to intercept the glare. The term of this condition should be at least five years following the date the arrays are fully operational.
3. The selective tree clearing protocol proposed by the Applicant for the North sites shall also be clearly noted in updated drawings for the east side of the S5 site which abuts the perennial stream.
4. Trenching for underground electric cables or conduits in agricultural fields shall follow the NYS Department of Agriculture and Markets "Minimum Construction Standards for Water/Sewer Transmission Mains Located Wholly or Partially in an Agricultural District".
5. Provide in updated drawings additional detail and routes of underground and/or overhead electric cables or conduits installed through delineated wetlands.
6. Update the Stormwater Pollution Prevention Plan (SWPPP) to the satisfaction of the Town Stormwater Management Officer and Town Engineer to include the following:
  - a. Review land cover types and revise to closely match ecological assessments prepared for the site. When the predevelopment land use is agriculture, the curve number for the pre-developed condition shall be taken as "meadow" per NYSDEC SWDM Section 4.5.
  - b. Provide inverter pad detail with stone trench.
  - c. Coordinate the gravel drive detail to be consistent between the site plan documents, SWPPP narrative and SWPPP plans.
  - d. Outline the method for de-compaction in areas to be restored or adjust upward the curve number (CN) values.
  - e. Provide a detail for timber mats to be used for crossing delineated wetlands.

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7. Hours of construction and equipment operation should be limited between 7 AM and 6 PM on weekdays only.
8. Provide updated site plan drawings, inclusive of planting plans and details, to incorporate all edits and revisions enumerated in errata sheet(s) submitted on or prior to July 20, 2017.

Feel free to contact me with any questions related to these suggested conditions. Thank you.

Respectfully,

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David A. Herrick, P.E.

Cc: R. Burger, Director of Planning