



Ray Burger, Director of Planning,
93 East Main Street
Dryden NY 13053

February 23, 2017

Re: SUN8 PDC LLC Seeks Special Use Permit & SEQR Determination for Two Project Areas

Mr. Burger,

OVERVIEW: SUN8 PDC, LLC, (“**SUN8**”), a subsidiary of Distributed Sun, LLC (“**DSUN**”), is proposing to develop, construct and operate solar photovoltaic (PV) facilities in the Town of Dryden (the “**Town**”) in two primary areas: the Ellis Tract area centered around Stevenson Road and at 2150 Dryden Road. SUN8 will build thirteen 2MWac arrays and three 1MWac arrays in the Town. SUN8 will invest capital, construct and own the proposed PV arrays, and supply the electricity generated to electricity customers for the Community Distributed Generation (“**CDG**”) regulation recently enabled by the NYS Public Service Commission (the “**PSC**”).

EXPERIENCE: DSUN is an experienced developer whose personnel have successfully developed tens of megawatts of solar photovoltaic power plants in 13 states around the country. DSUN owns & operates several solar facilities including signature facilities - a 1.76MWac facility in Lansing, a 2MWac facility in Seneca, two rooftop arrays on Cornell University’s campus, and three 2MWac facilities recently completed in Ledyard (2) and Harford (1).

COMMUNITY SOLAR: The projects in the Town of Dryden are proposed as Community Distributed Generation projects. The Community Distributed Generation regulation enacted in 2015 by the PSC allows a solar facility at one remote location to transfer the electricity generated in the form of bill credits to subscribing members within the same distribution utility territory and NY-ISO Control Load Zone. NY citizens that (a) do not own homes, (b) lack access to a viable/usable roof, or (c) cannot afford to install solar arrays can subscribe to a local community solar array – a source of emissions-free electricity at competitive rates, usually below their existing retail electricity rates. The proposed solar arrays will also expand local employment – directly, with new and incremental jobs – design engineers, construction workmen, landscaping contractors, local material purchases; and indirectly – by creating new purchases of goods and services (gas, tools, food, & associated construction services).

PROPOSED DEVELOPMENT: SUN8 is proposing sixteen total solar arrays in the Town at the following locations (parcel, area description or address, owner[s]):

- 56.-5-31, North of Stevenson Road, Cornell University
- 57.0-1-6, North of Stevenson Road, Cornell University

- 57.0-1-7.1, North of Stevenson Road, Cornell University
- 67.0-1-3, 140 Dodge Road, Cornell University
- 67.0-1-4, Turkey Hill Road, Cornell University
- 67.0-1-7.2, Turkey Hill Road, Cornell University
- 38.-1-31, 2150 Dryden Road, A. Scott Pinney

APPROVALS SOUGHT: SUN8 is requesting the Planning Board's approval for the following:

- Special Use Permit
- Approval for signage
- SEQR determination
- Parcel subdivision (already underway at Town Planning Board) of Parcel 38.-1-31

ENGINEERING: SUN8 has retained Dan Walker of LaBella Associates, DPC. ("LaBella") for engineering services required in connection with the approvals sought. LaBella has gathered topographical data, performed customary analyses of public databases for environmental considerations, and created civil layout drawings and a Storm Water Pollution Prevention Plan ("SWPPP"). Once the Special Use Permit is granted, SUN8 will complete other site-level investigations (such as geotechnical data, biological characterization, construction surveys, phase-1 investigations etc., as needed) in order to move to detailed engineering for construction drawings. The projects will be constructed in compliance with the Town's regulations, NY State building and electrical codes, NEC 2014, NYSEG's regulations and the New York Standard Interconnection Requirements.

LaBella, on behalf of SUN8, has developed the enclosed information package to seek approvals. The package includes the following documents for review:

- Civil drawings, Ellis Tract (C-101 through C-110),
- Civil drawings, 2150 Dryden Road (C-101 through C-105)
- Storm Water Pollution Prevention Plan for two of the properties,
- Environmental Assessment Form State Environmental Quality Review (EAF SEQR) Long Form

INTERCONNECTION: SUN8 has applied to NYSEG to interconnect these facilities to the local grid. Per NYSEG's process, it has completed the Final Technical Review to confirm that the connection of the proposed projects to the East Ithaca Substation and Dryden area circuits is feasible. SUN8 has already placed a down payment of \$670,946 to NYSEG to advance the work, and SUN8 expects to pay a total of \$3.5MM to NYSEG to upgrade and protect circuits within Dryden as part of project costs. Per state Standard Interconnection Requirements, the cost of the upgrades will be paid by the Project, and these upgrades will not be borne by rate payers.



CONSTRUCTION & SCHEDULE: Prior to commencing construction, SUN8 will designate the contractor-of-record, and apply for construction permits. SUN8 intends to seek construction permits in March 2017 and commence on-field construction in April 2017.

END OF LIFE AND DECOMMISSIONING: SUN8 has entered into agreements with landowners to host these arrays. At the end of the lease agreements, SUN8 must either (1) enter into mutual agreements to extend the lease, (2) remove the equipment at SUN8's expense, or (3) sell the facility to the landowner at a price determined in the future. As needed, the site can be decommissioned by trained contractors who can remove and repurpose wiring material, steel framing with shallow embedment, solar panels with lives over 25-years, and ancillary equipment in the array. The project proposes only one small concrete pad for utility equipment, and does not foresee complications in removal of any equipment. If Distributed Sun LLC were to cease to exist as a company, the investors in SUN8 would step in to take over responsibility for the facility.

If you have any questions, please do not hesitate to contact us. Contact information for key personnel regarding this Application is attached in Exhibit - A.

Sincerely,

Jeff Weiss
Authorized Person, SUN8 PDC, LLC.
Managing Director, Distributed Sun, LLC.



Exhibit A – Contact Information for Key Personnel

For SUN8 PDC, LLC,

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