

October 10, 2024

Town of Dryden
Planning Board
93 E Main Street
Dryden, NY 13053

RE: NY Dryden III, LLC – Response To T.G. Miller, P.C. Comment Letter dated July 19, 2024 and October 7, 2024.

Dear Planning Board members,

Please see the below responses to comments provided by T.G. Miller, P.C. in their letters dated July 19, 2024 and October 7, 2024. P.W. Grosser Consulting will provide updated responses to the SWPPP section under a separate cover.

Operations and Maintenance Plan

1. *7/19/24: Comment addressed. Please Provide O&M Agreement to the Town once complete.*

10/7/24: Coordinate O&M agreement with Town Attorney and record with county clerk.

DRS Response: We are receipt of the Town’s stormwater O&M agreement. We will coordinate with the Town attorney.

Decommissioning Plan

2. *7/19/24: The cost estimate seems reasonable. Please update and provide Town with a NYS stamped cost estimate once the site plan is finalized.*

10/7/24: Provide stamped estimate and review final bond with Town attorney.

DRS Response: The cost estimate has been stamped. We will review the final bond language with the Town attorney.

Visual Assessment

3. *7/19/2024 TGM Comment: Provide additional detail for upgrade to existing NYSEG infrastructure. Will additional poles be required outside project limits? Show full extents of NYSEG upgrade. Suggest providing an elevation view of the interconnect (PCC) location.*

10/7/24: Repeat comment. Graphically shows limits of NYSEG upgrade along W. Malloryville Road to show work associated off-site.

DRS Response: Please see the redacted Coordinated Electric Interconnect Review (CESIR) study which has been provided as part of this response letter. This study outlines the required upgrades to the existing NYSEG infrastructure. Currently, two poles are proposed on the adjacent landowner's property.

General Comments

*l.c. 7/19/24 TGM Comment: Provided, but impervious area does not match plans or HydroCAD calculations. Please revise. It shows 0.02 acres plans show 0.05 acres.
10/7/24: Repeat comment.*

DRS Response: The impervious area in the Hydro CAD is 0.03 acres, please update that on the Notice of Ground disturbance to match Hydro CAD. We will say in response that " The notice of ground disturbance has been updated to reflect the impervious area to be 0.03 acres to match the HydroCAD calculations.

*e. 7/19/24 TGM Comment: Provide wetland delineation report when finalized.
10/7/24: Repeat comment.*

DRS Response: The wetland report has been provided as a part of this response letter.

f. Glare Assessment Survey

*7/19/24: TGM Comment: Review with Town/Planning board. Consider providing condition for glare mitigation as outlined above.
10/7/24: Repeat comment.*

DRS Response: The solar panels would be equipped with an anti-glare coating and the Federal Aviation Administration (FAA) notice of criteria tool indicates that the proposed project does not require any notice. Should any glare occur within first the years of the proposed solar facility becoming operational, additional mitigation measures will be discussed with the Town of Dryden

*2. 7/19/24 TGM Comment: Is the design intent to stockpile topsoil until the solar facility is decommissioned? If so, I would suggest the topsoil be replaced after final grading is complete to provide adequate growing media. Note on plans to strip, store, and reinstall topsoil.
10/7/24: Repeat comment*

DRS Response: The topsoil will only be stockpiled for the period of site grading, once the final grading is completed the topsoil will be reused. There is no intent to stockpile soils until the facility is decommissioned.

4. 7/19/24: *Provide additional information for offsite improvements that are required for NYSEG infrastructure.*
10/7/24: *Repeat comment.*

DRS Response: The extent of the upgrades are outlined in the CESIR study. This report has been provided along with this response letter.

5. 7/19/24: *Easement to be acquired and shown as site plan progresses. Show locations of proposed easements on the maps.*
10/7/24: *Repeat comment.*

DRS Response: Currently, there are two poles to be installed on the adjacent landowner's parcel which NYSEG will require easements for. These easements will be further defined in the design process with NYSEG.

12. 7/19/24 *TGM Comments: Please review the site plan with the Fire Chief for approval.*
10/7/24: *Repeat comment.*

DRS Response: We have consulted with Calvin Carr of the Mclean Fire District, who has reviewed the overall layout and provided no additional comments. The email correspondence has been provided as part of this response letter. As previously discussed, once the project is completed, first responders will be invited to a site walkthrough to familiarize themselves with the facility, including the location of the disconnect switch and other key safety features.

FEAF Part 1

5. 7/19/24: *Impervious area does not match plans or HydroCAD calculations. Please revise. It shows 0.02 acres, plans show 0.05 acres.*
10/7/24: *Repeat comment.*

DRS Response: The impervious area in the Hydro CAD is 0.03 acres, please update that on the Notice of Ground disturbance to match Hydro CAD. We will say in response that " The notice of ground disturbance has been updated to reflect the impervious area to be 0.03 acres to match the HydroCAD calculations.

Sincerely,

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