

Memorandum

TO: Ed Hemminger, Chairperson
Town of Farmington Planning Board

From: Ron Brand, Director of Planning and Development *Ronald L. Brand*

Date: November 12, 2018

RE: Delaware River Solar Public Hearing Meeting - Requests for Applicant's Responses to concerns identified by Town Residents and Planning Board Members.

I have reviewed the draft minutes of last Wednesday night's public hearings on the Delaware River Solar Applications and provide this list of items that the applicants were asked to provide written responses to.

1. The applicant was asked to identify the alternate sites that they looked at in the Town of Farmington and give reason(s) why one of those alternate sites were not chosen.
2. The applicant is to provide documentation upon the meteorological effects of the northeast United States on solar projects. Among the information to be provided is why the industry is just now starting to build solar operations in New York State and what relationship this decision has to the statement... "the northeast United States is notorious for a lack of sun, especially in the Great Lakes region."
3. The applicant is asked to identify how they calculate the percent of open space there will be on each of the three proposed parcels of land.
4. The applicant is asked to provide photographs of a solar project comparable in size to the one being proposed in Farmington. The residents want to see what approximately 35 acres of solar panels in an area will look like.
5. The applicant is asked to provide data from other solar locations which identifies the value of adjacent properties before and after construction of a site farm comparable in size to the one being proposed.
6. The applicant is asked to provide their wetlands biologist's report on the site's wetland areas.
7. The applicant is asked to explain what the North American Electric Reliability Corporation (NERC) Critical Infrastructure Protection's (CIP) Reliability Standards are and how they might affect the proposed Delaware River Solar Project.
8. The applicant is asked to provide detail specifications from the manufacturer on the solar panels being proposed for the Delaware River Solar Project. In particular what, if any chemicals that may be used.

Town of Farmington Development Office
1000 County Road 8
Farmington, New York 14425

(315) 986-8100, Ext. 5
fax (315) 986-5986
rlbplans@gmail.com

9. The applicant was asked how farm equipment would be able to reach the portion of the site that is used for baling hay.
10. The applicant was asked to explain what information was used in preparing the property boundaries for this solar farm project and is that survey information available to the public prior to a decision being made.
11. The applicant was asked to provide additional information about what buffers either exist or are to be proposed between the solar farm portion of the property and adjacent properties along Yellow Mills Road.
12. The applicant was asked about the intersection of Yellow Mills Road and Fox Road and to provide data from local law enforcement agencies about accidents and fatalities at this intersection.
13. The applicant is asked to verify where the main aquifer is for this area of the town and its' relationship to the proposed project site.
14. The applicant is asked to provide details on the amount of a surety bond that is being considered to reclaim the site, how it will get adjusted, how it remains in effect and who is the beneficiary.
15. The applicant is to provide a written response to the question if the solar panels are made in the United States and if the company making them is part of a union.
16. The applicant is to provide a report on the ongoing maintenance of the solar panels, the frequency of inspections, who conducts the inspections, where the maintenance records are going to be maintained and how the public is going to learn of any violations.
17. The applicant is to provide information on the terms of the lease with the landowners.
18. The applicant is asked to provide information about the size and placement of the energy inverters, including pictures of these devices that are being used elsewhere.
19. The applicant is asked to clarify what is meant when he says... "there are no toxic materials inside the inverters and that they are similar to those now in use at other RG&E facilities." The applicant is to provide the locations of these other RG&E facilities and to provide comparisons between the inverters being proposed by Delaware River Solar and those being used by RG&E.
20. The applicant is asked to provide details about power disruption during maintenance of the solar panels, to include how frequent this happens and what causes the disruption. Copies of the maintenance record of other solar projects comparable in size and still operating.
21. The applicant is asked for what alternatives, to the one now being proposed, were studied by the applicant and why those alternatives were not feasible for this project.

22. The applicant is to provide photographs of other similar solar projects, to include a full panel array depiction.

Once this information has been provided to the Town Planning Board, then a copy should be placed upon the town's website. Hopefully, this information will be provided prior to the continued public hearing on December 5, 2018.

RLB:btb

c: Farmington Planning Board
Farmington Planning Board Clerk of the Board
Farmington Town Board
Farmington Town Clerk