

May 19, 2020

Mr. Ronald Brand
Director of Planning & Development
Town of Farmington
1000 County Road 8
Farmington, New York 14425

**RE: DELAWARE RIVER SOLAR, LLC – YELLOW MILLS RD SOLAR FACILITY
SPECIAL USE PERMIT REVIEW – DECOMMISSIONING PLAN & OPERATIONS & MAINTENANCE PLAN
MRB PROJECT NO. 0610.12001.000 – PHASE 086**

Dear Mr. Brand:

MRB has completed a review of the submitted DRS New York Community Solar Facilities Decommissioning Plan dated February 2020, Version 3 and the DRS New York Community Solar Operations and Maintenance Plan dated February 2020, Version 2, prepared by Delaware River Solar, LLC. We offer the following comments for the Planning Boards consideration. A brief written response to each comment should be provided by design engineer.

DESIGNATION OF ENVIRONMENTAL MONITOR & STATEMENT OF DUTIES

1. The DRS letter dated February 10, 2020 regarding the Designation of Environmental Monitor & Statement of Duties is to be inserted within the Decommissioning Plan.
2. The letter dated February 10, 2020 regarding the Designation of Environmental Monitor & Statement of Duties will need to be revised to update the anticipated construction timeframes within the first paragraph.
3. Within the letter it is identified that the Environmental Monitor (EM) will have received the four (4) hour NYS Erosion & Sediment Control Training certification and the OSHA 10-hour certification. These certifications will need to be provided as an attachment to this letter. For now, we suggest a place holder be provided. Also this letter and all of the attachments will also need to be inserted within the project SWPPP.
4. Under the SWPPP Weekly Inspections section, the stakeholders involved including the Town of Farmington should be identified for each bullet provided.
5. Under the Health & Safety Inspections section, the site-specific Health & Safety Inspection Checklist to be provided by the EM is to be an attachment to this letter.
6. The stakeholders involved with this process including the Town of Farmington should be identified.

7. The letter identifies that Bergman will be the EM for this project. An agreement between the two parties is to be provided to the Town of Farmington and the letter as previously described should be signed by Bergman as acknowledgement to these responsibilities.

DECOMMISSIONING PLAN & OPERATION AND MAINTENANCE PLAN

8. The land owner's acknowledgement of the requirements associated with the decommissioning plan letter dated February 13, 2020 is to be inserted into the plan.
9. Signature lines for all stakeholders associated with this project including the land owners, the applicant, and its affiliates are to be added to the plan.
10. Section 4.1 of the Decommissioning Plan should be expanded to provide the full decommissioning sequence, inclusive of permitting requirements, notifications, erosion and sediment control installation and removal, and restoration and stabilization of the site.
11. The plan should include contingencies to ensure that in the event of the solar infrastructure being decommissioned at different times as there are three (3) lots, that the remaining facilities will be responsible for removing any shared infrastructure, such as access roads, landscaping, infrastructure, etc... and that sufficient funds remain available to remove any shared infrastructure in the event of the remaining facilities not being decommissioned completely and in accordance with the Town Code.
12. Section 4.3 should note that site restoration shall also follow the New York State Standards and Specifications for Erosion and Sediment Control (latest version) for soil restoration, seeding, mulching, and/or any other applicable sections as required.
13. The Town of Farmington needs to approve the form of the financial assurance to be provided as part of the Decommissioning Plan. The plan details two options for the Town with Option A being in the form of a Bond and Option B in the form of a deposit. Once a form is decided by the Town of Farmington, this section of the plan is to be updated.
14. On page 16 of the plan, a signature line for DRS is to be added.
15. The following comments pertain to the decommissioning cost estimates:
 - a. The unit price for PV Modules decreases to \$0.40 on the combined estimate whereas on the individual estimates it's at \$0.50 each. The combined estimate is to be revised to match the individual estimates at \$0.50.
 - b. The unit price in the combined estimate for a number of line items appears to be less than as shown on the individual estimates. The

combine estimate is to be revised to increase the unit prices to match the unit prices shown for the individual estimates.

- c. The total of the combined estimates should be \$257,591.00. Please revise and resubmit.
- d. The quantity for gravel in the combined estimate significantly exceeds the sum of the gravel quantities for the individual facilities. Please clarify.
- e. The combined geotextile quantity is less than the sum of the individual facility quantities for geotextile. Please review and resolve these discrepancies.
- f. The re-seeding item quantity should be increased significantly and is to include mulching with a tackifier. The item description is to be revised.
- g. Landscaping and vegetative screening removal should be added to each of the estimates.
- h. Overhead wires and utility pole removal should be added to the estimates.
- i. Two of the proposed facilities do not appear to be separated by any internal fence and share a common perimeter fence. The estimates for these facilities should include an item for relocating and/or installing new perimeter fence to provide security for the remaining facility in the event of one facility remaining.

Please feel free to contact our office with any comments or questions you may have in this regard. Thank you.

Respectfully submitted,



Lance S. Brabant, CPESC
Director of Planning Board and Environmental Services

- C Ed Hemminger, Planning Board Chairman
Planning Board Members
Dan Delpriore, Code Enforcement Officer
Don Giroux, Highway Superintendent
Robin MacDonald, Interim Water & Sewer Superintendent
Matt Heilmann, Construction Inspector
Daniel Compitello, DRS