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 To: "Nancy Falanga" <nfalanga@rochester.rr.com>
 Cc:
 Bcc:
 Priority: Normal
 Date: Wednesday September 16 2020 1:54:49PM
 Re: Farmington Delaware River Solar Correspondence, Updated September 16, 2020

Rec'd. 9/16/20

#1

FROM Jim FALANGA

JR

#175

Talking points for hearing on preliminary site plan:

- The Zoghlin Group submitted a letter regarding preliminary site plan on September 11, 2020
- The Zoning Code requires:
 - where natural features interfere with a proposed use, the applicant must retain the maximum amount of those features consistent with the use of the property. 165-36A
 - natural vegetation must be preserved within the set-back buffer zone and, where possible, augmented. 165-65.3(f)(1)(b)
 - Plantings must be at a height so as to provide, as much as practicable, a visual screen of the large-scale ground mounted system from residential uses. 165-65.3(f)(1)(b)
- The Board must require side elevations with existing an proposed conditions to evaluate whether Applicant can comply with vegetation and screening requirements
- The Board must require an updated landscape plan which:
 - provides landscaping of the entire project
 - provides full visual screening from residential uses
 - provides detail about the species of plantings
- The Board must require details about the proposed fence including:
 - materials,
 - design,
 - renderings
- The Board must require a lighting plan

Talking points for Special Use Permit (if allowed to speak):

- we agree with the Town Attorney's memorandum refuting Bergman's objections. It is appropriate to follow the recommendations of the NYS Department of Ag and Markets as the developer claims that it intends to return the property into active production and also because the panels will be co-located with existing farm operations.

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