



March 12, 2021

Mr. John A. Tegeder, Director of Planning
Yorktown Community & Cultural Center (YCCC)
1974 Commerce Street
(Top Floor, Room 222)
Yorktown Heights, NY 10598
(914) 962-6565

Dear Mr. Tegeder;

On behalf of Con Edison Clean Energy Businesses, Inc., enclosed please find an updated submission for the Yorktown A Solar Farm Project. It is our understanding that this project has been placed on the agenda for the March 22nd, 2021 Planning Board meeting for consideration. The project involves the installation of ground mounted photovoltaic panels and battery storage on a vacant forested parcel west of Foothill Street and north of Lockwood Road.

Please find the enclosed items for your review for the proposed Yorktown A Solar Project:

- Eight (8) copies of the Site Plan Set
- Two (2) copies of the Stormwater Pollution Prevention Plan (SWPPP)
- Fifteen (15) copies of the Photo Simulations
- Fifteen (15) copies of the Comparative Narrative

This letter is also provided in response to a memorandum we received from the Town of Yorktown Engineering Department, dated November 9, 2020. Provided below are the comments from the memorandum followed by our responses in bold.

The scope of work for this project was not clearly defined in the submitted documents so we are providing following guidance regarding Engineering Department permits:

- Wetlands: required if there is any disturbance or work occurring in the watercourses or wetlands on the property. Also applies to the 100-foot buffer areas around the watercourses and wetlands,
 - The proposed project will not disturb any wetlands or watercourses on the project site. In addition, the proposed project and all proposed disturbance is outside the 100-foot buffer area adjacent to the stream and wetlands.
- MS4 Stormwater Management: required if there will be a soil disturbance in excess of 50 cubic yards,
 - The SWPPP and corresponding Stormwater calculations have been submitted for Town review and the MS4 Management Permit will be completed and submitted under separate cover as the project progresses through the approval process.



- Tree Removal: Will be required as we understand many trees are being removed.
 - The Tree Permit Application was submitted in the first application package dated October 27, 2021. In addition, a Tree Mitigation Plan, dated November 30, 2020 was prepared in order to address the enacted Town Tree Law. The proposed Tree Mitigation Plan describes different measures designed to mitigate the potential impacts of clearing trees on the project site. The proposed measures are based upon the options provided in the Tree Law, as well as items we consider important to the Town. Furthermore, the plan proposes a PILOT agreement with the Town which follows the guidance provided by the New York State Energy Research and Development Authority (NYSERDA).

We note that there are several environmental features on the property site, including the watercourses and wetlands noted, plus there is a FEMA 100-year floodplain running through the property. Approximately one third of the site contains steep slope (slopes in excess of 15%)

- Noted, all environmental features as well as all applicable 100-foot buffers on the property site are being avoided. Solar panel development on slopes in excess of 15% is common and within the allowable range.

In order to complete our technical review, additional information is needed to fully describe the scope of land disturbance, the purpose and function of stormwater detention ponds, the calculations to show if there is an increase in stormwater runoff, the tree removal survey and tree mitigation plan. We also think it would be very beneficial if the Applicant provided photo renderings of the existing site conditions and the proposed condition.

- The stormwater Pollution Prevention Plan (SWPPP) is included as an attachment to this letter and provides all information regarding the land disturbance, the purpose and function of the stormwater detention ponds as well as the calculations pertaining to the stormwater treatment and storage necessary to meet the requirements of the New York State Department of Environmental Conservation and the Town of Yorktown. In addition, the limits of tree clearing are shown on the Site Plans, a tree mitigation plan was included in our previous submission and photo renderings of the existing site conditions and proposed site conditions is included as an attachment to this letter.

Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3631 or by email at eredding@bergmannpc.com.

Sincerely,

Eric Redding, PE, LEED AP
DISCIPLINE LEADER, BERGMANN

Cc: Joe Shanahan – Con Edison Clean Energy Businesses, Inc.