

NY Lansing I, LLC
NY Lansing II, LLC
33 Lower Main Street / PO Box 384
Callicoon, NY 12723

January 7, 2025

Town of Lansing Building Department
29 Auburn Road
Lansing, New York 14882

Attn: John Zepko
Director of Planning and Code Enforcement

Re: North Triphammer Road,
North Parcel Project #1 – Solar Energy Facility
South Parcel Project #2 - Solar Energy Facility

Dear Mr. Zepko,

Please accept this letter as a response to Town Code section 235-6(B)(b) regarding the Subdivision proposed.

There is an existing municipal water line that can be accessed by this property in the event there is need for water services. Additional testing would need to be performed for private sewer on the proposed lots. At this time water and sewer services are not required or needed for the Solar Energy Facility use through the life of the facility.

There are existing utility lines that can be accessed from these properties. Those connections will be used as a point of interconnection for the solar field to access the NYSEG utility grid.

There will be a shared driveway from North Triphammer Road to access the two lots. There will be construction traffic on this shared driveway for approximately 6-8 months. After construction there will be very minimal use of the road for maintenance throughout the life of the facility. The traffic flow will be less than a residential use.

The existing lots needed to be adjusted in order to allow for the individual solar fields to be on their respective lots. The survey provided has been delineated to show the areas of each existing lot that will need to be adjusted to form the two new lots.

Parcel 3 and 4 shown on the survey will be the new parcel for Project #1.

Parcel 1 and 2 will be the new parcel for Project #2.

Project #1 will have an access easement over Parcel 2 to gain access to N. Triphammer Road.

The two new lots meet the zoning requirements for the Town of Lansing.

Respectfully Submitted,

Mollie Messenger
Mollie Messenger

Encs.
Rich Winter, Chief Executive Officer
Charles Malcomb, Hodgson Russ