

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

August 27, 2024

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 request to be on the September 11<sup>th</sup>, Zoning Board of Appeals Agenda. The information below and attached is in response to the comment letter from the Tompkins County Planning Department, as well as comments from the Zoning Board members and from members of the public whom we spoke to after the meeting.

The North site plan was modified to remove the panels in the area of the stream location shown on the map. So as not to interrupt that stream, we have removed 600 panels from this area. The panel count for the North site will go from 10,080 to 9,480. The DC power output is affected by this change; however we are agreeable to the change as it was a request from the Tompkins County Planning Department.

The combined entry driveway for both projects has also changed. In talking with the neighbors with residences on North Triphammer Road, we were concerned about the proximity of the access road to their homes. We have adjusted the plans to have the access road travel straight into the North site and then travel south to access the South solar array. In this configuration we have eliminated the road along the rear of their properties and should not have to do as much tree clearing in that area, allowing for more screening. The neighbor's provided us with their contact information and we have shared the new plan with them.

The new access road configuration will require a culvert, that will be designed and added to the design plans. The culvert will allow the stream to travel continuously throughout the sites and not interfere with the hydrology of the site.

The South solar array configuration remains the same as proposed. As discussed in the August meeting the access road was moved around one of the wetland areas that could be avoided. The wetland disturbance was reduced to .33 acres and a proposal to add .85 acres of wetland to the site was illustrated on the plans.

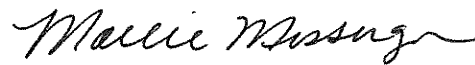
We have included in this submission our communication with June Lathrop Legal Instruments Examiner for the US Army Corp of Engineers, Buffalo District Regulatory. The response received was that there was a heavy back log due to a high number of new applications and recent regulation changes. They will review our application as quickly as possible.

Items included in this submission:

- North Site Plan revision drawing
- South Site Plan revision drawing
- (3) North Triphammer Neighbor emails
- (1) USACOE email

Please let me know if you require any additional items prior to the meeting that I can provide to the board.

Respectfully Submitted,



Mollie Messenger

Attachments:

Encs.  
Rich Winter, Chief Executive Officer