

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

July 29, 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 August 14th, Zoning Board of Appeals Agenda. The information below and attached is in response to the July 10th Public Hearing comments received at the Zoning Board of Appeals meeting. Please see below for additional information requested and materials attached.

1. We received additional information on the noise that is associated with the tracker panel motors. Please see attached Terrasmart Single Axis tracker motor and sound measurements.
2. Please see attached summary narrative answering the questions posed by the neighbors who spoke at the public hearing or sent in letters.
3. Please see attached updated site plan documents that address the wetland areas on the site. We also wish to update the ZBA with regard to the limited wetlands impacts on the site. In keeping with the Applicant's commitment to the environment, the Applicant intends to mitigate the 0.36 acres of unavoidable wetland impacts caused by the access road by creating 1.5 times, .85 acres, of wetlands on the project site. This change is reflected on the revised site plans attached to this submission. All wetlands on the site will retain their primary functions of supporting wildlife, controlling stormwater, etc.

Based on this revised plan set, we respectfully request that the ZBA submit a new General Municipal Law 239 referral to the Tompkins County Planning Department ("TCPD").

4. Please see attached correspondence with Cayuga Landscaping Mr. Hernandez. Mr. Hernandez owns the local nursery located adjacent to the project site. He is very familiar with the site and the uniqueness of the area as far as depth to bedrock and species survivability. The project company will be working with Mr. Hernandez for the design and planting needs of the site. As well as maintaining the plants after the project is completed.

A meeting was held at the home of Mr. Loring on July 18th to discuss his specific landscaping needs. Mr. Skibinski at 25 Stormy View Drive was also present. Other neighbors were invited but unable to make the meeting. The discussion of the meeting pertained around the willow hedge that would be provided and the tree

location to screen the area. The current landscaping plan notes that all screening will be installed as needed to assure the homes along the North side of the project are screened adequately. During construction if more screening is required it will be installed. The project sponsor is committed to landscaping the area and to provide proper maintenance for the plantings to survive.

The new driveway location and screening of the adjacent homes will also be reviewed and screened accordingly. It is difficult to provide an exact landscaping plan for this area, prior to construction. The areas that need screening will be assessed prior to operation and a plan will be implemented. The project sponsor can work with the adjacent neighbor in this area to make sure the screening needs are met.

5. The applicant has been communicating with Fish and Wildlife Services, regarding this project area since April of this year. The contact personnel we have been communicating with is Andrew Gordon. Due to the fact that the project parcel is an area that "may affect" Northern Long Eared Bats, we have scheduled a site survey to provide a report to clarify if NLEB are present and mitigation efforts should be followed using the DEC guidance. Once this report is completed it will be forwarded to the Town. At this time we agree that only if NLEB are present on the site the DEC guidance will be followed. If NLEB are not present on the site, then normal construction practices and timelines will be utilized.

6. Please see check for \$175.00 for second Zoning Board Application fee.

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:

- Terrasmarat motor specification sheet
- Public Hearing Summary
- Updated site Plans
- Cayuga Landscaping Correspondence
- Check for \$175.00

Encs.

Rich Winter, Chief Executive Officer