

# C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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March 24, 2023

Town of Lansing Planning Board  
c/o Mr. John Zepko  
Director of Planning and Code Enforcement  
Lansing Town Hall  
29 Auburn Road  
Lansing, NY 14882  
Email: [jzepko@lansingtown.com](mailto:jzepko@lansingtown.com)

Re: *Preliminary Submission: Site Plan Approval  
Lansing Community Solar Project  
Lansingville Road, Town of Lansing, NY  
C.T. Male Project No: 22.2303*

Dear John:

On behalf of Genie Solar Energy and Lansing Community Solar, LLC (Applicant), enclosed please find the following materials that represent an initial submission for Site Plan Approval of a 5.0-megawatt (MW) AC solar farm proposed off Lansingville Road in the Town of Lansing, Tompkins County, New York. A brief project narrative is included after this cover letter.

List of Attachments	
Site Plan Application Form	Attachment 1
Agricultural Data Statement	Attachment 2
Preliminary Site Plans (14 Sheets)	Attachment 3
Visibility Analysis	Attachment 4
Part 1 Full Environmental Assessment Form (EAF)	Attachment 5
Wetland Delineation Map	Attachment 6
Utility Submission & Electrical Line Drawings	Attachment 7
Solar Equipment Datasheets	Attachment 8
Coordinated Electrical Solar Interconnect Review (CESIR) (Redacted)	Attachment 9
Letter of Intent to Lease (Redacted)	Attachment 10
Draft Operations & Maintenance (O&M) Plan	Attachment 11
Draft Decommissioning Plan	Attachment 12
Draft Stormwater Pollution Prevention Plan (SWPPP)	Attachment 13

As consultants for the Applicant, we look forward to working with the Planning Board on developing this solar energy installation. We request to be placed on the agenda at the next Planning Board meeting, scheduled for April 24, 2023, to meet with Board members and introduce the project. Required fees will come from the Applicant directly at your request. If you have any questions regarding these initial application documents, please contact me at 518-786-7649 or [c.koenig@ctmale.com](mailto:c.koenig@ctmale.com).

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## **C.T. MALE ASSOCIATES**

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A handwritten signature in black ink, appearing to read "Chris Koenig". The signature is fluid and cursive, with the first name "Chris" written in a larger, more prominent script than the last name "Koenig".

Chris Koenig  
Project Manager

cc: Nathan Knapke (Genie Solar Energy/ Applicant)

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## **Project Narrative**

The proposed project is the development and construction of a 5.0-megawatt (MW) AC ground-mounted community solar farm. The project will be located on leased portions of an agricultural parcel that is ±107.2 acres and is owned by Turek Farms (Parcel ID# 16.-1-19.2) and is located off the west side of Lansingville Road between Jerry Smith Road and Dublin Road. The leased project site consists of cultivated agricultural field (most recently corn) and an existing gravel farm road. The project will be situated adjacent to the off-site solar farm that was recently constructed off Jerry Smith Road and will be separated from this installation by a mature hedgerow treeline and open setbacks. The proposed project meets the design standards and permitting requirements outlined in Local Law No. 3 of 2020 (“Town Solar Law”) as a “Solar Energy Facility”.

The solar energy facility will encompass ±18 acres (±17%) of the parcel and will be secured by an 8-foot-tall agricultural-style perimeter fence with a locking gate. Access to the project from Lansingville Road will be gained from a proposed pervious gravel access road that will be constructed at the location of an existing farm road in the northeast corner of the parcel. The solar panels will be ground-mounted on a single-axis tracking (SAT) racking system, which will be driven or screwed into the ground, limiting site disturbance. The electrical interconnect from the solar array is proposed to be to an existing overhead electrical circuit located within the project parcel near the frontage with Lansingville Road. Electrical lines within the site will be underground, except for at the utility interconnection poles near the front portion of the site as required by NYSEG. Electrical equipment (transformers, switchgear, inverters) will be pad-mounted at two (2) locations within the fenced area, central to the array.

To substantially screen and blend the array components with the existing landscape, a dense evergreen tree screen is proposed around portions of the array with potential visibility from Lansingville Road and adjoining residential properties. Also to minimize visual impact, the pad-mounted electrical equipment is set back into the interior of the site and situated behind panels, limiting its visibility. No tree clearing is proposed in conjunction with this site and no impacts to aquatic resources at the site will occur.

At the local level, the project will generate clean, renewable electricity that will be added into the local electric grid (N. Lansing substation and feeder) for local consumption and will provide financial benefits to the Town. At the County level, the project will contribute to certain goals of the Tompkins County Energy Strategy, namely moving toward local renewable energy generation. At the State level, the project will contribute to the New York State goal of achieving at least 10 gigawatts of distributed solar energy by 2030.