

Town of Manlius Planning Board
c/o Lisa Beeman, Planning Board Secretary
301 Brooklea Dr
Fayetteville, NY 13066

With an email copy to:

- lbeeman@townofmanlius.org

March 28th, 2023

Dear Town Planning Board,

We are pleased to submit updated documents and plans for site plan approval and special use permit for the Warner Farm Solar Project. Below are our responses to the discussion items raised by the Planning Board at the meetings on February 27th and March 13th.

Revisions to the site plans have been made in accordance with the below comments. The updated site plan and other plans are attached as **Appendix A**.

Interconnection:

Per the direction from the Town, we have designed a pad-mounted “point of interconnection” (POI) with National Grid. National Grid is currently reviewing these plans. Although the published information from National Grid’s ESB-750 and errata indicates that only one pole would likely be required for their “typical” design, our electrical engineer’s extensive experience with Grid is that there will sometimes need to be two poles. This is dependent on the specific project and the on-site needs. The diagrams in are “typical”, but there are many variations from “typical”. Given that, we have assumed a worst-case scenario of two new poles being required for the POI, as indicated on the plans. Please note that we cannot dictate National Grid’s equipment, and all National Grid-owned equipment is at their ultimate discretion. National Grid is reviewing our revised documentation.

Rendering of the new design will be provided ASAP. We have included landscape screening of the pad-mounted switchgear in our plans.

Site Plan:

As discussed in February, we have moved our east-to-west access path in the north part of the site to avoid any wetland areas. To be clear, this is not a “road” in any way (no infrastructure, paving, or gravel), but is merely a gap between tables of solar panels in order to accommodate easier travel across the site.

Access Road:

Our engineers confirmed that they are fully aware of the relatively large size of the access road, as well as the potential effort needed to remediate mud packing and other SWPPP-related remediation and restoration post-construction. We have left the access road as-is.

I look forward to seeing you all and discussing the project at your meeting on April 10th.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Melka".

Andy Melka
Director, Development

Appendix A – Updated Site Plan

Appendix B – Proposed New Property Boundaries

Appendix C – Decommissioning Estimate