

PO Box 160
Quaker Street, NY 12141

Doreen Harris, President New York State Energy Research and Development Authority
Basil Segos, Commissioner Department of Environmental Conservation
Climate Action Council
Draft Scoping Plan Comments
NYSERDA
17 Columbia Circle
Albany, NY 12203-6399

Submitted via email: scopingplan@nyserda.ny.gov

June 30, 2022

Re: CAC Draft Scoping Plan disregards and fails to protect underserved rural municipalities and taxpayers

Dear Doreen Harris and Basil Segos,

The Climate Action Council's (the "CAC") draft scoping plan fails to address and protect the:

- rural landowners who lease their lands for solar, wind and energy storage facilities;
- neighbors abutting the energy facilities; and
- host municipalities.

The draft scoping plan disregards and dismisses stakeholders that are among those most impacted by the siting, construction, and operation of renewable energy power plants.

Underserved rural municipalities and taxpayers may not be fully considered, represented and protected. This oversight may prevent community buy-in.

Widespread community based opposition may hinder, and possibly prevent, the administration from achieving the Climate Leadership and Community Protection Act's (the "CLCPA") ambitious renewable energy goals.

To improve the state's chances of reaching net-zero emissions the CAC draft scoping plan should require the New York State Energy and Research Development Authority (the "NYSERDA") to:

- maintain accurate and timely model laws including current local cost of decommissioning;
- strengthen and enforce NYSERDA's contractor code of conduct;
- improve model laws to provide protections for host towns and taxpayers;
- provide publicly accessible project tracking spreadsheet; and
- provide an unbiased ombudsman for town and taxpayers questions and clarifications.

NYSERDA MODEL LAWS ARE OUTDATED AND DON'T PROVIDE ACCURATE COSTS

NYSERDA model solar energy local law, model battery energy storage system law, model decommissioning plan and model Payment in Lieu of Taxes Agreements are weak outdated documents that may expose towns and taxpayers to predatory development and unwanted legal action.

For example, NYSERDA's January 2019 "New York Solar Guidebook for Local Governments" page 146 provides decommissioning costs based on a 2-MW fixed tilt solar array in Massachusetts. The May 2022 "New York Solar Guidebook for Local Governments" page 150, provides the same out-of-state pre-pandemic decommissioning costs. The state's failure to provide current local costs for both fixed tilt and tracking solar arrays opens a loophole for contractors to misrepresent decommissioning costs. This may result in the underserved municipalities not having adequate funds at time of decommissioning. Lack of decommissioning funds may burden the taxpayers and diminish the municipalities financial reserves.

Additionally, NYSERDA's undated "Battery Energy Storage Systems Guidebook" section G "Decommissioning" does not provide a cost estimate to remove and dispose of battery energy storage systems. These systems are typically assembled from lithium-ion batteries which are regulated as hazardous materials. At best, uninformed volunteer town board's are left to guess at the battery energy system decommissioning cost. At worst, the towns may be left to the whims of a contractor whose primary concern is providing their investors the highest return on investment.

NYSERDA ETHICS AND CONTRACTOR CODE OF CONDUCT

Citizens rely upon the state, county and town to adequately review, issue permits, and provide financial awards to contractors that uphold protective regulations, local laws, code of conduct and maintain the highest of ethical standards. Failure to adequately oversee and discipline contractors for violations may erode citizen trust in the authorities, contractors, and renewable energy projects. Evidence of government impropriety creates strong citizen opposition.

For example, between May 2018 to October 2019 the Town of Duanesburg Planning Board reviewed and voted on NYSERDA contractor Eden Renewables' Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC community distribution projects. According to meeting minutes board member Mike Harris reviewed and voted on the two 7.5-MWdc solar array projects each on their own 32 acre parcel. The meeting minutes do not reflect any board member conflict of interest or recusal. Mr. Harris' spouse, Doreen Harris, works for NYSERDA. In 2018-2019 she was NYSERDA's vice-president of Large Scale Renewables. Mrs. Harris is now the president and chief executive officer of NYSERDA.

Additionally, the Oak Hill Solar applications to the US Army Corps of Engineers, Department of Environmental Conservation and the Town of Duanesburg omitted three National Wetland Inventory resources found on the project site, abutting parcel to the East and on abutting parcel to the West. Concerned citizens identified the federal wetlands on the New York State Department of Conservation Environmental Mapper and brought the matter to the contractor and town's attention.

To date, the contractor has not corrected the site plan, stormwater pollution prevention plan, and Full Environmental Assessment Form to accurately reflect the federally protected waters. Due to lack of enforcement for application accuracy and accountability the abutting property owners and the downstream neighbors of the Oak Hill Solar project may not be protected from stormwater pollution. Furthermore, inaccurate documents may deprive the taxpayers of full representation in any possible legal action now or in the future.

Failure to disclose conflicts of interest and submission of inaccurate and misleading application documents invites the taxpayer to question if there are violations of state, county and town ethical standards and NYSEERDA's contractor code of conduct. At best, such behavior erodes taxpayer trust in the CAC, NYSEERDA, contractor and municipality. At the worst, it opens the door to impropriety.

NYSEERDA MODEL LAW & GUIDELINES ARE INEFFECTIVE FOR PROJECT REVIEW

NYSEERDA model laws and guidelines appear to be written to favor the contractor. NYSEERDA does not provide a method of checks and balances between the various entities that review solar, wind and battery energy storage applications. Underserved rural towns with volunteer boards may lack the specialized knowledge to review complex applications for energy power plants. Towns may hire expert engineers and attorneys, but these towns and experts may not be skilled in negotiating with slick deep pocketed international developers.

For example, in May 2018 Eden submitted to the State Office of Parks, Recreation and Historic Preservation a concept plan dated May 7, 2018. See Exhibit "A". Curiously, in May 2018 Eden submitted a very different concept site plan, also dated May 7, 2018, to the Town of Duanesburg planning board. See Exhibit "B"

Additionally, Eden Renewables submitted their site plan for Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC sheets 1 through 10 of 10 to the Town of Duanesburg Planning Board on March 11, 2019 and resubmitted on June 6, 2019. Site plan sheet 1 of 10 does not provide a scale, graphic scale, engineers stamp or the neighboring homes. The site plan did not show battery energy storage, HVAC, major switchgear, control gear, or equipment pads. The location of the 200+ tracking motors is not provided. The site plan does not provide all equipment dimensions, discharges stormwater offsite, and the seeding plan reflects 50% rye and 50% fescue instead of the pollinator plantings as promised.

On September 5, 2019 the developer submitted essentially the same site plan and included sheet 11 of 11, a Planting Plan to screen views for the residential parcel to the East.

Curiously, on September 17, 2019 Eden resubmitted the June 6, 2019 site plan sheets 1 through 10 of 10. See Exhibit “C” On September 19, 2019 the planning board voted to approve the project. It appears that based upon time of site plan submission Eden may not be required to provide screening.

Eden provided the June 6, 2019 site plan sheets 1 through 10 of 10 to NYSERDA without a signature of approval from the town planning board. In October 2019 NYSERDA approved NY-SUN contracts #145808 and #145809 and Retail Energy Storage Incentive contract #145716 and #145721 combined awards for Oak Hill Solar totaling \$7,713,456.

It appears that contractors may submit different versions of documents with the same name and with the same date to federal, state, county and towns. Site plans and application documents should be consistent for all entities that review energy projects and provide financial awards. Documents that misrepresent the project and mislead authorities and taxpayers should be reviewed for violations of NYSERDA’s contractor code of conduct. The state must protect the town and taxpayers from deceptive and predatory development.

SPREADSHEET FOR PROJECT ACCOUNTABILITY

Energy projects are complex. The lengthy applications require concurrent review by federal, state, county and town entities. Documents to be reviewed should be consistent and comprehensive. The CAC draft scoping plan should provide resources to develop and publicly provide a universal spreadsheet to track project accountability. Please see enclosed draft tracking spreadsheet. See Exhibit “D”.

Tracking project review, operation, maintenance and decommissioning on one spreadsheet which is publicly available may close loopholes, prevent impropriety, protect the environment and build stakeholder trust. Federal, state, and county transparency and accountability to the host community during project application, review and operation is critical to community buy-in and the CLCPA’s success.

OMBUDSMAN

NYSERDA provides support and guidance to the contractors that they do not afford the towns and taxpayers. Providing host communities and taxpayers with an ombudsman who will provide unbiased answers and direct citizen’s questions to the correct entity will build trust and hold contractors accountable.

CONCLUSION

In order to reach the CLCPA's ambitious renewable energy goals the CAC's draft scoping plan needs to include those most impacted by the siting, construction, operation and possible decommissioning of the power plants.

Underserved rural municipalities and the taxpayers that are forced to live next to these industrial power plants will be impacted by the draft scoping plan for generations. Rural communities that already host renewable energy projects have personal experience and deep knowledge of contractor performance. The neighbor's valuable information may improve the administration's ability to achieve net-zero goals.

The administration is gambling with the rural taxpayers land, but they are the least represented and protected in the draft scoping plan. Until this is remedied taxpayers will vigorously oppose energy facilities in their towns and neighborhoods. The opposition will delay the state reaching its net-zero goal.

To protect the environment please revise the draft scoping plan and include the suggestions and tracking spreadsheet provided.

Thank you for your time and consideration.

Respectfully,
Lynne Bruning
720-272-0956
lynnebruning@gmail.com

Enc: Exhibit A - May 7, 2019 Concept Site Plan submitted to the State Office of Parks,
Recreation and Historic Preservation
Exhibit B - May 7, 2018 Concept Site Plan submitted to Town of Duanesburg
Exhibit C - September 17, 2019 Site Plan sheets 1 through 10 of 10 submitted to Town
Exhibit D - Draft Project Tracking Spreadsheet

EXHIBIT

A

EXHIBIT

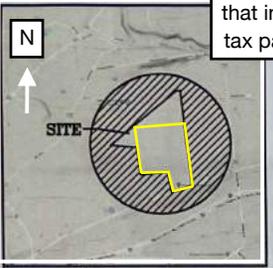
D

EXHIBIT

B

This site plan was submitted September 17, 2019, less than 48 hours before the planning board meeting. It omits the September 5, 2019 Sheet 11 Planting Plan.

incorrect site outline that involves unrelated tax parcel to the north



PROPOSED SITE PLAN FOR
OAK HILL SOLAR 1&2
APPLICANT:
OAK HILL SOLAR 1, LLC & OAK HILL SOLAR 2, LLC
13950 DUANESBURG ROAD
TOWN OF DUANESBURG, SCHENECTADY COUNTY, NEW YORK

ORIGINAL
ENTERED ON: 9/17/19
BY: MD 2:31

PROPOSED SITE PLAN FOR
OAK HILL SOLAR 1&2
APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC
13950 DUANESBURG ROAD
TOWN OF DUANESBURG
SCHENECTADY COUNTY, NEW YORK

Tax Map No. 74.00-2-5
Tax Map No. 74.00-2-5
LIBRARY & 2019
Tax Map No. 74.00-2-5

Abutter's houses not provided

Unrelated parcel.
Tax Map Number not listed
in application documents

North not oriented to top of page to match
the site location map in upper left corner

Submitted March 11, 2019
Resubmitted June 6, 2019

Abutter's house not provided

Engineers stamp not provided

SITE STATISTICS	
EXISTING ZONING PARCEL AREA	AGRICULTURAL AND RESIDENTIAL (R-2)
LOT 1	70.378 AC
LOT 2	70.353 AC
PROPOSED SOLAR FIELD SETBACK	
FRONT	OAK HILL 1: 100 FT OAK HILL 2: 100 FT
SIDE	OAK HILL 1: 40 FT OAK HILL 2: 40 FT
REAR	OAK HILL 1: 100 FT OAK HILL 2: 100 FT
ACCESS ROAD LENGTH	82,740 FT
SCHOOL DISTRICT	DUANESBURG CENTRAL
FIRE DISTRICT	QUAKER ST. FIRE DEPARTMENT
OAK HILL SOLAR 1 PROPOSED COVERAGE	32.28 ACRES FENCED AREA
OAK HILL SOLAR 2 PROPOSED COVERAGE	33.06 ACRES FENCED AREA
PROPOSED DISTURBANCE	
ACCESS ROAD	88.84 AC (1,884 SF)
WETLAND	86.04 AC (1,884 SF)

Project property line for tax id parcel 74.00-2-5 is shown in yellow

Scale not provided

FREEDOM OF INFORMATION:
First time this document was provided to Bruning from the Town of Duaneburg was May 2022. Photographed at town hall with planning clerk.

This site plan omits Sheet 11, Landscaping Plan.

RECORD OF WORK

DATE	BY

PLANS PREPARED BY:
EDP
ENVIRONMENTAL DESIGN PARTNERSHIP, L.L.P.
1000 Duaneburg Road
Duaneburg, NY 14055
(518) 261-1000

SCALE: N.T.S.
NOT FOR CONSTRUCTION
SHEET TITLE: COVERSHEET
SHEET NO.: 1 of 10

Image is not centered on the page.
Abutter's houses are not shown.

ORIGINAL

ENTERED ON: 9/17/19
BY: JMD 2:30

abutters houses not provided

The site plan contains an unrelated parcel to the north with tax id 74.00-2-5-11.

abutters house not provided

Compared to the May 7, 2018 site plan the tree line is significantly reduced. SEQRA began July 2018 and ended July 2019. Solar Law limits tree clearing to 20,000 sq.ft. It appears that more than 10 acres of mature growth forest were removed during SEQRA.

graphic scale not provided

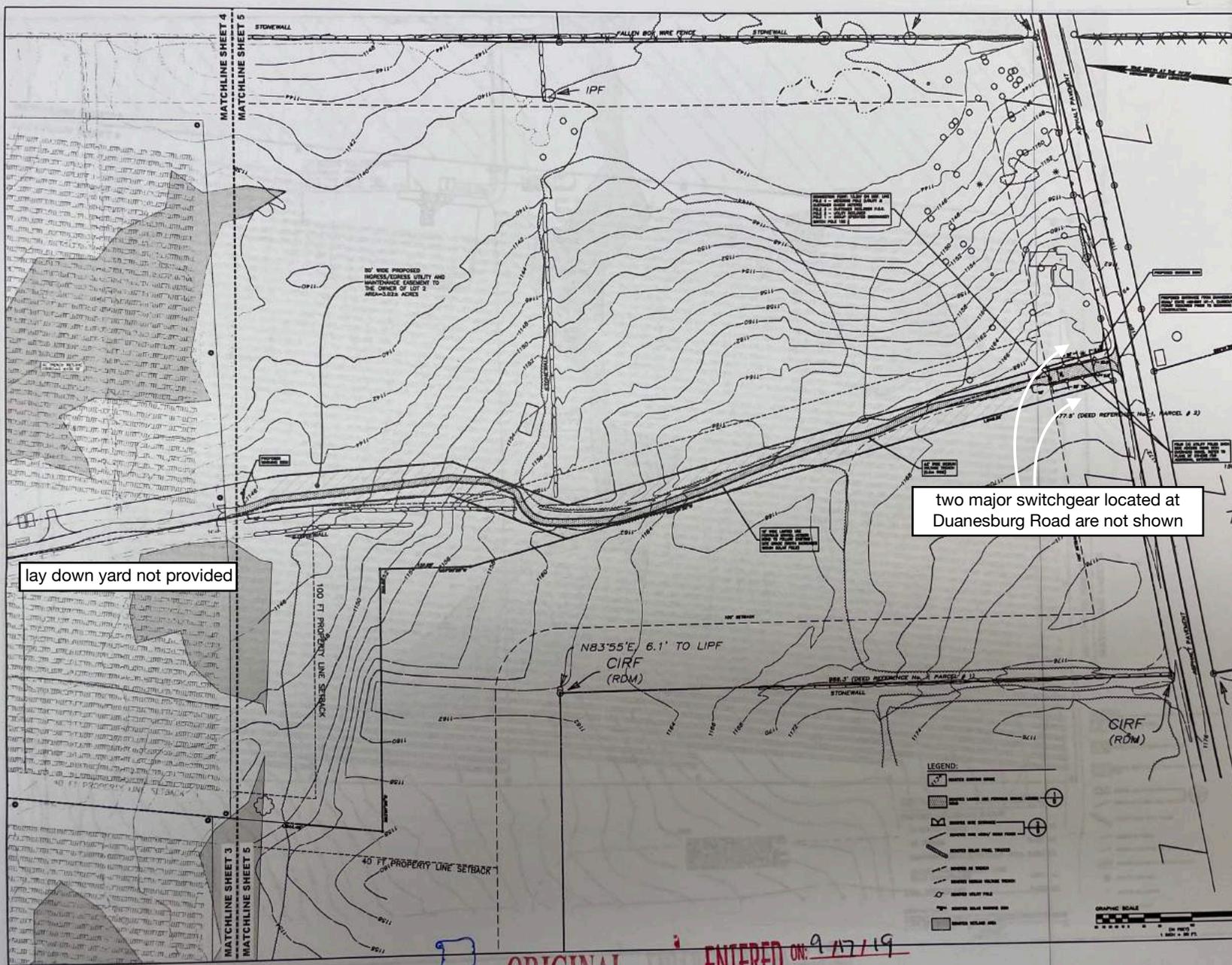


PROPOSED SITE PLAN FOR
OAK HILL SOLAR 1&2
APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC
1088 DIANEBAIRD ROAD
TOWN OF PLAINFIELD
Schenectady County, New York

Table with 2 columns: Item, Description. Contains a list of items and their descriptions.

Table with 2 columns: Item, Description. Contains a list of items and their descriptions.

Table with 2 columns: Item, Description. Contains a list of items and their descriptions.



lay down yard not provided

two major switchgear located at Duaneburg Road are not shown

PROPOSED SITE PLAN FOR OAK HILL SOLAR 1&2
 APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC

10000 DUANEBSBURG ROAD
 TOWN OF DUANEBSBURG
 SCHENECTADY COUNTY, NEW YORK

SCALE: 1"=50'
 NOT FOR CONSTRUCTION
 SHEET TITLE: SITE PLAN ACCESS ROAD
 SHEET: 5 of 10

DATE: FEBRUARY 8, 2019

ORIGINAL

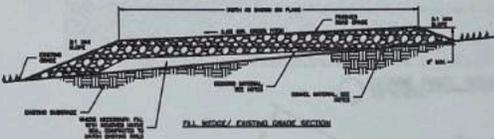
ENTERED ON: 9/17/19
 BY: MD 2:30

GENERAL NOTES:

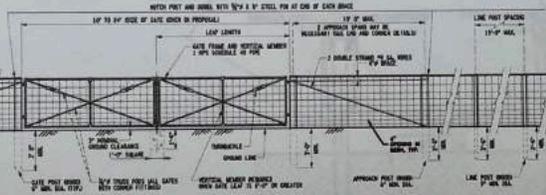
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION WORK PERFORMED FROM THE FINAL APPROVAL OF ALL PLANS AND SPECIFICATIONS TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES:

1. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO 100 MPH TRUCKS AND TRUCKS WITH TRAILERS.



LIMITED USE PERVIOUS SOLAR ACCESS ROAD



SOLAR FIELD FENCE

ENTERED ON: 9/17/19 BY: MD 2:30

Six feet in height fence.

NOTE: 1. APPROVED SITE DETAILS AND PLANS PERTAINING TO THE DESIGN SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL.

EROSION CONTROL AND STABILIZATION MEASURES.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STABILIZATION MEASURES.

SEEDING AND SOIL TREATMENT NOTES:

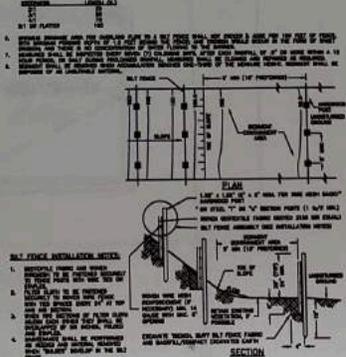
- 1. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 2. SOIL TREATMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SEQUENCE OF CONSTRUCTION ACTIVITIES:

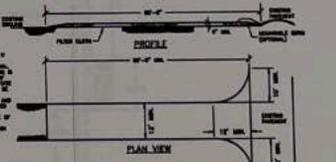
- 1. CONSTRUCTION SHALL BE PERFORMED IN THE FOLLOWING SEQUENCE:
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.

SILT FENCE GENERAL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SILT FENCES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.



SILT FENCE INSTALLATION NOTES



STABILIZED CONSTRUCTION ENTRANCE

SEED SHALL BE COMMERCIALY AVAILABLE MIXTURE OF PERENNIAL RYE AND UTILITY GRADE FESCUE.

Pollinator seeding as promised is not provided



PROPOSED SITE PLAN FOR OAK HILL SOLAR 1&2 APPLICANT: OAK HILL SOLAR 1, LLC / OAK HILL SOLAR 2, LLC

Table with 2 columns: Item No., Description. Contains a list of items and their descriptions.

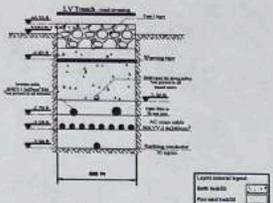
Table with 2 columns: Item No., Description. Contains a list of items and their descriptions.

Table with 2 columns: Item No., Description. Contains a list of items and their descriptions.

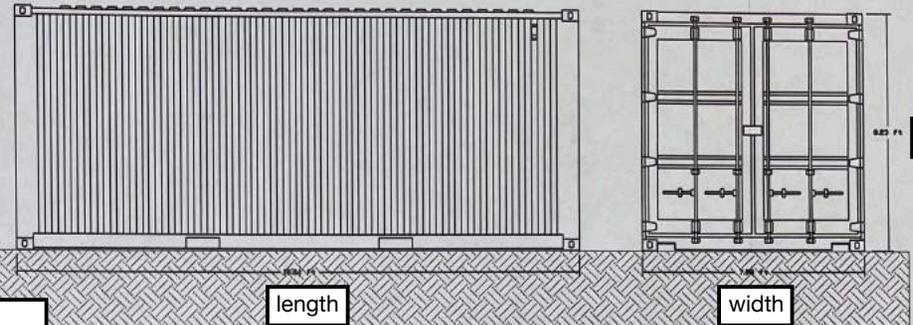
Electrical drawings not provided

Tracking panel system drawings not provided

wire is not in conduit
wire may not be removed at decommissioning
wire coatings are known to contain PFAS



TRENCH CROSS SECTION (BY OTHERS)
NOT TO SCALE



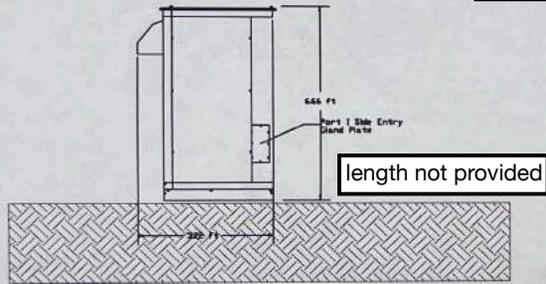
height

length

width

symbol for dirt
equipment pad not provided

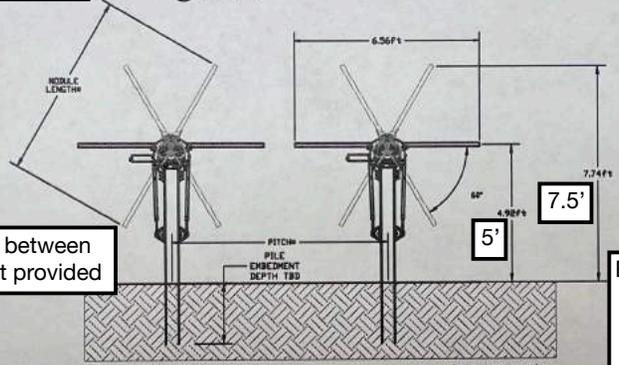
SPARE PART CONTAINER (BY OTHERS)
NOT TO SCALE



length not provided

DC TO DC CONVERTER (BY OTHERS)
NOT TO SCALE

distance between
panels not provided

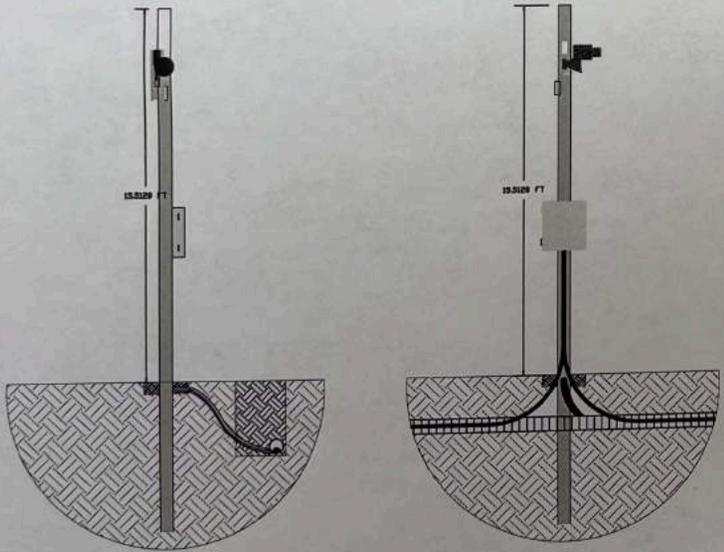


PV TRACKER SYSTEM (BY OTHERS)
NOT TO SCALE

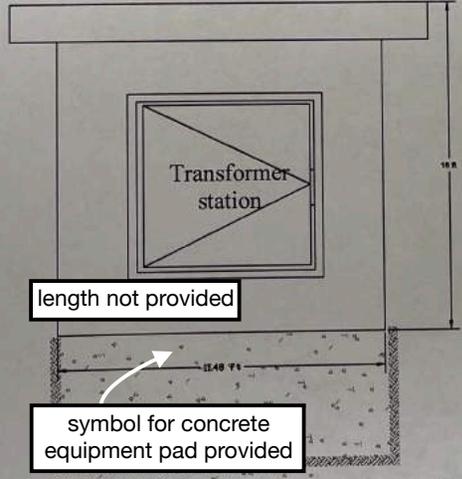
ENTERED ON: 9/17/19
BY: MD 2:38

ORIGINAL

Battery energy storage detail not provided
Equipment pads not provided
HVAC not provided
Control Gear not provided
Switchgear not provided



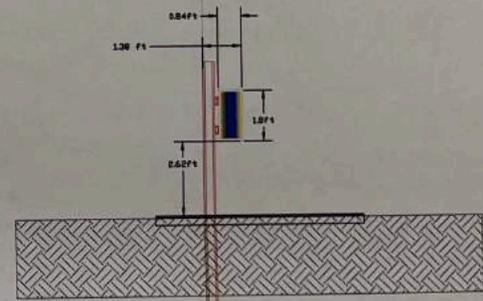
CCTV POLE DETAIL (BY OTHERS)
NOT TO SCALE



length not provided

symbol for concrete
equipment pad provided

TRANSFORMER STATION (BY OTHERS)
NOT TO SCALE



INVERTER ON POLES (BY OTHERS)
NOT TO SCALE

PROPOSED SITE PLAN FOR
OAK HILL SOLAR 1&2
 APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC
 1000 PLANKENBERG ROAD
 TOWN OF PLANKENBERG
 SCHENECTADY COUNTY, NEW YORK

Scale: N.T.S.
 NOT FOR CONSTRUCTION
 ONLY FILE
 DETAILS BY OTHERS

10 of 10

epb ENVIRONMENTAL DESIGN PARTNERSHIP, LLP
 1000 PLANKENBERG ROAD
 TOWN OF PLANKENBERG
 SCHENECTADY COUNTY, NEW YORK
 TEL: 518.385.7400 x58
 FEBRUARY 2, 2019

EXHIBIT

C

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

	NAME, LLC	NAME 2, LLC	QUESTIONS and CLARIFICATIONS
UPDATED	DATE	DATE	
PROJECT			
Name			
State ID Number			
Service Process			
Entity Type			
Incorporation Date			
Last Date of Filing			
Next Statement Due Date			
Status			
APPLICANT			
Name			
Website			
Address			
Phone			
Registered			
Home Office			
Branch Office			
State ID Number			
Service Process			
Incorporation Date			
Foreign Formation Date			
Next Statement Due Date			
Filing History			
Additional Company Information			
Additional Company Information			
Officer			
Officer			
Public Relations			
Alternate Address			
Franchise			How many MW required by the state Public Service Commission?
APPLICANT ATTORNEY			
Name			
Website			
Address			
Phone			
Representative			
Representative			
LAND OWNER			
Name			
Address			
Involved Parcel Tax ID			
Acres			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Agricultural District			
Taxes			
Abutting Parcel Ownership			
Lease/Memorandum of Option Agreement (Land Purchase)			
LAND OWNER ATTORNEY			
Name			
Website			
Address			
Phone			
Representative			
Representative			
APPLICANT ENGINEER			
Name			
Website			
Address			
Phone			
Representative			
Representative			
CONTRACTORS			
Construction			
Surveyor			
Civil Engineer			
ASSET MANAGER			
DATE TO DATE			
Sold to			
Sold to			
PROJECT STATISTICS			
Name Plate Capacity MW AC			Cross check on NYSIR and NYISO queue
Solar Panel MW DC			Combined MWdc
Battery Storage MWh			Combined MWh
Number of Solar Panels			
Solar Panel Watt			Will footprint be reduced with higher wattage panels?
Panel Orientation Fixed or Tracking			
Height of Panels at Maximum Tilt			Local Law Height?
Parcel Acres			Require a lot line adjustment?
Solar Coverage Acres			Combine acres?
Acres Inside the Fence			Combined acres?
Acres Outside the Fence			Combined acres?
Set Back Front			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Set Back Side			
Set Back Rear			
Set Back Residential			
Terrain			Sloped, grade, flat?
Soil Rating			Prime, landfill, rooftops?
Endangered species			What animals impacted?
Zoning			Is solar allowed in the zone?
INTERCONNECTION REVIEW			
NYSIR			NYSIR and NYISO queue
Account Number			
Date Entered Queue			
Payment Received			
NYSIR Queue PV kWAC			
NYSIR Queue BESS kWAC			
Hybrid			
Utility Retention of REC			
Inverter			
Power Board			
Transformer			
Metering			
Value Stacked			
CESIR Cost to Customer			
Estimated Cost by Utility			
Circuit ID			
Substation			
Interconnection Nameplate Capacity			
PLANNING BOARD			
Website			
Chair			
Attorney			
Email			
Project Site Visit			
Agendas and Minutes			
Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
ZONING BOARD			
Website			
Chair			
Attorney			
Email			
Project Site Visit			
Agendas and Minutes			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
TOWN BOARD			
Website			
Supervisor			
Address			
Phone			
Email			
Project Site Visit			
Agendas and Minutes			
Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
COUNTY INDUSTRIAL DEVELOPMENT AUTOHIRTY			
Website			
Director			
Address			
Phone			
Email			
Albany County Planning and Economic Development			
Sales Tax Exemption			
PILOT Review			
Date of Approval			
Compliance with Open Meeting Law			
Conflict of Interest			
LAWS			
Comprehensive Plan	Website		
Solar Law	Website		
Fire Law/Ban	Website		
Noise Ordinance	Website		
Storage Ordinance	Website		
Zoning Ordinance	Website		
Junk Yards	Website		
Subdivision Plan	Website		
Zoning Variance	Website		
Fraud Policy	Website		
Code Of Ethics	Website		

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Open Meeting Law	https:// opengovernment.ny.gov/ open-meetings-law		
Freedom Of Information Law	https:// opengovernment.ny.gov/ freedom-information-law		
MORATORIUM			
Residents Request Moratorium On Solar			Town Board
Moratorium On Solar Introduced			
Moratorium On Solar Approved By Town Board			
Extension Of Moratorium Approved By Town Board			
Committee For Solar Law Meetings			
Conflict Of Interest For Members On Committee			
Draft Solar Law Introduced			
Public Hearing For Solar Law			
Solar Law Adopted			
Moratorium On Battery Energy			
INSTRUMENT			
Meeting Agenda			
Meeting Minutes	Website		
Meeting Videos	Website		
Application Documents	Subdivision, Site Plan, Special Use Permit. Paper documents only through Freedom of Information Request		
Sketch Plan	Freedom of Information date link to documents online		
Zoning Variance	Freedom of Information date link to documents online		
Subdivision Plan	Freedom of Information date link to documents online		
Site Plan	Freedom of Information date link to documents online		
FEAF Part 1	Freedom of Information date link to documents online		

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

FEAF Part 2	Freedom of Information date link to documents online		
County Approval	Date link to document		
County Industrial Development Agency	Name Contact information website		
County Economic Development and Planning	Name Contact information website		
County Environmental Advisory Council	Name Contact information website		
County Geographic Information System Maps	Name Contact information website		
FEAF Part 3 Negative Declaration	Freedom of Information date link to documents online		
Resolution Approving Special Use Permit	Freedom of Information date link to documents online		
Conditions of Special Use Permit	Freedom of Information date link to documents online		
Resolution Approving Subdivision			
Board Meeting Minutes	Freedom of Information date link to documents online		
Common Driveway Access Agreement	Freedom of Information date link to documents online		
Legal Actions Article 78	Freedom of Information date link to documents online		
NYSERDA Land Use Form	Freedom of Information date link to documents online		Example September 26, 2019
State NY-Sun Contract	Freedom of Information date link to documents online		Incentives for solar panels
NYSERDA Retail Battery Storage Contract	Freedom of Information date link to documents online		Incentives for battery
NY Green Bank Funding	Freedom of Information date link to documents online		Incentives for development
State Environmental Notice Bulletin	Freedom of Information date link to documents online		NYS DEC ENB

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Permit - Parks Rec and Historic Preservation	Freedom of Information date link to documents online		NYS Office of Parks, Recreation and Historic Preservation
Permit - Department of Environmental Conservation	Freedom of Information date link to documents online		NYS Department of Environmental Conservation
Permit - Army Corps of Engineers	Freedom of Information date link to documents online		United States Army Corps of Engineers
Permit - Department of Transportation	Freedom of Information date link to documents online		NYS Department of Transportation
Warranty Deed Lot Line Changes	Freedom of Information date link to documents online		
Warranty Deed Lease and Easements			
PILOT Town	Freedom of Information date link to documents online		
PILOT County	Freedom of Information date link to documents online		
PILOT School	Freedom of Information date link to documents online		
Extension for Special Use Permit	Freedom of Information date link to documents online		
Extension for Special Use Permit	Freedom of Information date link to documents online		
Visual Screening Maintenance Agreement	Freedom of Information date link to documents online		
Decommissioning Agreement	Freedom of Information date link to documents online		
Decommissioning Escrow Agreement	Freedom of Information date link to documents online		
Building Permit	Freedom of Information date link to documents online		
Change Orders	Freedom of Information date link to documents online		
National Grid Easements	Freedom of Information date link to documents online		
Access Road Easements	Freedom of Information date link to documents online		

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Lease Agreements	Freedom of Information date link to documents online		
Mortgage	Freedom of Information date link to documents online		
INSURANCE			
Contractor	Freedom of Information date link to documents online		
Type of Policy	Coverage		
Amount			
SWPPP			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking number			
Number of Pages			
Description of Project			
Date Approved by Town Engineer			
Date Approved by DEC			
Date Percolation Test			
Perc Test Witness			
DECOMMISSIONING AGREEMENT			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed With County			
Decom Amount Solar Array			
Decom Amount Battery Storage			
DECOMMISSIONING ESCROW AGREEMENT			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Date Approved by Town Board			
Date Filed With County			
Decom Amount Solar Array			
Decom Amount Battery Storage			
PAYMENT IN LEIU OF TAXES AGREEMENT			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed With County			
Town PILOT Amount First Year			
Town PILOT Amount Last Year			
School PILOT Amount			
County PILOT Amount			
VISUAL MAINTENCE AGREEMENT			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed with County			
How many trees?			
Species of Trees?			
Height of Trees?			
How are trees watered?			
PUBLIC OUT REACH			
Applicant Notification to Neighbors			
Proof of notification for public outreach meetings to Neighbors			
Newspaper			
Open House by Applicant			
Town Notification to Neighbtos			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Proof of Notification of Public Hearing to Neighbors			
NEIGHBORING FACILITY			
Energy Facility 1			
Energy Facility 2			
Energy Facility 3			
NEAREST SUBSTATIONS			
Substation 1			
Substation 2			
Substation 3			
NEIGHBORING HOMES			
Neighbor 1			Distance to property line?
Neighbor 2			Distance to property line?
Neighbor 3			Distance to property line?
Neighbor 4			Distance to property line?
Neighbor 5			Distance to property line?
PARCEL INFORMATION			
Project Address			County Image Mate
Parcel Owner			
Location			
Tax ID			
Existing Use			
Lot Width			
Lot Depth			
Lot Acres			
Street Frontage			
Highest Elevation			
Lowest Elevation			
Soils			
State Wetlands			
Federal Wetlands			
Nearest substation			
Nearest Power Plant			
Nearest Land Fill			
Nearest Recycling for Panels			
Nearest Recycling for Batteries			
Nearest Industrial Zone			
Document			
Owner			
Street Address			
Living Area			
Tax Id Number			
Site Property Class			
Zoning Code			
Neighborhood Code			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Agricultural District			
School District			
Acres			
Land Assesment			
Full Market Value			
Total Assessment			
Equalization Rate			
2018 Town Taxable			
2018 Town Exemptions			
2017 Town Taxable			
2017 Town Exemptions			
Sale Date			
Deed Book and Page			
Fire District			
Exemptions			
Exemptions			
Roll Section			
Taxes			
SITE PLAN			
Date Sheet 1 of XXX			Is site plan centered on sheet? Is scale provided? Is graphic scale provided? Is north at top of sheet? Does parcel outline match Site Plan location outline?
Date Sheet 2 of XXX			
Date Sheet 3 of XXX			
Sheet 9 of XXX Details			Are all pieces of equipment provided? Are all dimensions provided?
Electrical Drawings			
Battery Storage Drawings			
Tracker Panel Drawings			
Planting Plan			
Construction Phasing Plan			
Proposed Solar Panel Height			DISTANCE FROM GROUND TO TOP EDGE OF PANEL AT MAXIMUM TILT?
Panel Position in Storms			DISTANCE FROM GROUND TO PANEL WHEN STORED FLAT IN STORM POSITION?
Proposed Impervious Coverage			Virginia has declared solar panels impervious Surfaces
Building Height			Battery Containers may be 11 to 13 feet height. June 1, 2022 Q/A Appendix E Drawing E-100 Does not provide dimensions for battery storage container. Lack of clarity. Misleading.

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Equipment Pad Height			Two feet?
Disturbance			
Wet Land Disturbance			
Fence South East Corner GPS			Proposed Fence Height? Compliant with Local Law? National Electric Code requirements?
Fence North East Corner GPS			
Fence South West Corner GPS			
Fence North West Corner GPS			
Equipment Pad Testing Point-1 Location GPS			
Equipment Pad Testing Point-2 Location GPS			
Equipment Pad Testing Point-3 Location GPS			
Equipment Pad Testing Point-3 Location GPS			
Does applicant Require Board Approval to Change Equipment			
ELECTRICAL DRAWINGS			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
TRACKING PANEL DRAWINGS			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
MECHANICAL DRAWING			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
Date			
Engineer			
Scale			
North Arrow			
Direct Current			
Alternating Current			
Number and Type of Modules			
Panel Module Dimensions			
Racking			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Tilt Angle			
Max Shade Angle			
Azimuth from South			
Pitch Distance			
Row to Row distance			
Number of Inverters			
Inverter			
Power Ratio			
Number of AC Combiners			
Number of Transformers			
Acres Inside the Fence			
Fence Length			
Parcel Acres			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Dividing Fence Corner Post			
GPS Dividing Fence Corner Post			
Switchgear			
DC - DC Converters			
Number of Motors			
Motor Locations			
Motor			
Drawing of Motor			
Drawing of Wiring Harness			
Specification Sheet for motors			
Are Neighboring House Shown			
DISTURBANCE			
Access Road			
Width inside fence			
Length inside fence			
Width outside fence			
Length outside fence			
Depth			
How many tons of rock			
How many truckloads			
Linear Feet of Trenching			
Linear Feet of Wires In Ground			
Linear Feet of Wires Above Ground			
Dimensions of Equipment Pads			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

How many equipment pads			
What equipment is on equipment pads			
Equipment pads for Major Switchgear			
Wet Lands			
National Wetland Inventory			
DEMOLITION			
Dilapidated of Structures on the Project Site			
SITE QUANTITIES			
Security Fence			
Security Vehicle Gate			
Gravel Access Drive			
Infiltration Trench			
Level Spreaders			
Stabilized Construction Access			
Silt Fence			
Rock Filters			
18" Compost Filter Sock			
Concrete Washout			
Timber Mat			
Racking Steel in Pounds			
Number Panels			
Number Posts			
Number Utility Power Poles			
Cables in pounds			
Above ground cables			
Underground cables			
Roads square feet			
Turnarounds			
FENCE			
Fence Height			Proposed Fence Height? Compliant with Local Law? National Electric Code requirements?
Linear Feet Fence			
Number of Fence Posts			
Number Fence Posts in Concrete			
Fence Material			
Posts feet on center			
CCTV			
Set Back Side			
Set Back Front			
Set Back Rear			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

REPORTS			
Archeological Report	Freedom of Information date link to documents online		
Report to/from USACE	Freedom of Information date link to documents online		
Reports to/from DEC	Freedom of Information date link to documents online		
DECOMMISSIONING PLAN			
Solar Array			
Recycle Panels			
Battery Storage			
Recycle Battery			
Fence			
Access Road			
ENVIRONMENTAL REVIEW			
FEAF Part 1	Freedom of Information date link to documents online		
FEAF Part 2	Freedom of Information date link to documents online		
FEAF Part 3	Freedom of Information date link to documents online		
Acres Forest Removed			
Local Law Acres of Forest Removed?			
Acres Grassland Removed			
Acres Agriculture Removed			
Wetlands Removed			
Acres Solar Coverage			
CLEAR CUTTING			
PANELS			
Fixed or Tracking			How many motors? How many gears? How much noise?
Number of Panels			
Width of Panels			May 2022 Virginia declared solar panels impervious surfaces.
Width of Panels Between Rows			15 feet width? Are panels considered impervious surfaces?
Type of Panels			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Capacity of PV Array DC			
Manufacturer of Panels			
Dimensions of Panel			
Watts of Panel			
Height of Panels Parallel to the Ground			How tall are the panels? 9 feet?
Height of panels at full tilt			How tall are the panels? 15 feet?
Rotation			
Tracking Motor			Decibel level?
How Many Motors			Decibel level?
Tracking Gear			Decibel level?
How Many Gears			Decibel level?
Warranty Glass			
Warranty Panel			
How many Posts			1,500 per project?
GLARE STUDY			
Date			FAA Navigational Studies are not Glare Studies.
Document			
Compliance			
PHOTO SIMULATION			
Date			
Document			
Compliance			
OPERATION AND MAINTENANCE			
Date			
Document			
Compliance			
Inside Fence			
Outside Fence			
Annual Costs			
BATTERY ENERGY STORAGE			
Battery Storage MWh			
Battery Storage Containers			
Battery Type			
Battery Manufacture			
AI Platform			
Emergency Notification System			
Dimensions of Stack			
Battery operating temperature			
HVAC			Noise?
Number of Batteries			
MWh			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Weight of Batteries			
HVAC for Batteries			
Height of Containers			Battery Containers may be 11 to 13 feet height.
Height of Equipment Pads			Combined Height?
Volume of Buildings to Climate Control			
Distance between BESS containers			
Set back of container from solar panels			
Back- up generators			
Generator Fuel Source			
Water source on site for fire fighting			Are there Fire Hydrants in this neighborhood?
NOISE			
Solar Law			
Zoning Ordinance			
GPS of Equipment Pad Number 1			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 2			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 3			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 4			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
How Many Tracking Motors?			An 8.3-MWdc solar array may have 215 motors.
How Many Gearing Systems?			
Distance tracking motor to nearest property line			
GPS of Equipment at Road			Switchgear

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Distance Nearest Property Lines			
Distance Nearest Property Lines			
Applicant Noise Analysis			PROVIDE FULL LIST OF EQUIPMENT.
Decibel Levels Tracker Motor			70 dB @ 3 feet
Decibel Levels Tracking Gear			
Decibel Levels DC to DC Converter			85 dB @ source
Decibel Levels Switchgear			100 dB @ source
Decibel Levels BESS			100 dB @ source
Decibel Levels Transformer			62 dB @ 3 feet
Decibel Levels Inverter			79 dB @ 3 feet
Decibel Levels HVAC Air Conditioner			89 dB @ 3 feet
Decibel Levels HVAC Heat			
Decibel Levels Emergency Generator			
Ground Factor			
Summer			
Winter			
Pitch			
Tone			
Noise pattern steady or intermittent			Is noise continuous 24/7/365 for lifetime of Project?
Day			
Night			
Noise at 100 feet			
Noise at 500 feet			
Noise at 1000 feet			
Noise at Property Lines			
North			
South			
East			
West			
INFRASTRUCTURE			
Transformers			
Major Switch Gear			
Racking			
Gears			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Tracking Motors			8.3-MWdc array may have 215 motors
Posts for Array			May have 1,500 posts
Depth of Posts			
Height of Posts			May be 9 feet tall posts
Height of Tracker Module			Up to 20 feet
String Inverter, Storage and DC Converters			
Central Inverter			
Underground Wire Linear Feet			All of the wire - 3 to 4 types per 3' deep trench per Project. Wires have plastic coating that contains PFAS. Is the site located above primary aquifer?
Above Ground Wire Linear Feet			
Site Restoration			
Access Road Length			
Gravel Access Road			
Tons of Rock			
How many Truck loads			
DC-DC Converters			
Utility Power Poles			
Spare Parts Storage			
Racking Steel in pounds			May be 584,000 pounds per 8.3-MWdc Project.
Racking Aluminum			May be 880,000 pounds per 8.3-MWdc Project.
Cables in pounds			May be 37,966 pounds per 8.3-MWdc Project.
Roads square feet			
Length of road			
Width of Road			
Depth of Road			Minimum depth of rock to withstand weight of emergency vehicle equipment.
Site Restoration			
Square Footage of Road			
Road earthwork for access drive and turn around			
DECOMMISSIONING PLAN			
Decom Amount for Entire Project	Freedom of Information date link to documents online		
Decom for Array			
Decom for BESS			
Decom for Access Road			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Recycle Panels			
Recycle Battery			
Waste Disposal			
Waste Location			
Utility Power Poles			
PLANTING PLAN			
Visual Analysis	Freedom of Information date link to documents online		
Site Plan - Landscaping			
Screening			
Number of trees			
Maintenance Agreement for lifetime of Project			
Reseeding			
Pollinator Goals			Required by Law?
Vegitation maintenance			Sheep? Can sheep be used with tracking solar panels? Provide an Animal Husbandry Plan as Approved by Ag and Markets?
Biodiversity			Required by Law?
Lease area			
Inside fence			
Outside fence			Who is required to maintain?
CONSTRUCTION			
Location Of Lay-Down Yard			
How Many Truck Loads Of Gravel?			
How Many Pieces Of Heavy Machinery			
Noise Level From Equipment In Decibels At Source			
Excavator			
Grader			
Dump Truck			
Skidsteer			
Atv			
Trencher			
Pounder			
Construction Trailer			
Construction Generator			
Fuel Source			
How Many Spools Of Wire			Is underground wire removed at time of decomissioning?

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Sani-Huts			
TRAFFIC			
DOT Permit Application	Freedom of Information date link to documents online		
Sight Distance Requirements			
Trucks			Per day per project
Heavy Machinery on Site			Per day per project
Workers Vehicle			Per day per project
Construction Traffic Plan			What roads?
CONTAMINANTS			
Precautionary Pricpal			
Water Test			
Soil Test			
Letters PFAS			
Letters PFAS			
Letters PFAS			
HEAT GENERATED			
Study for Heat Generated From Project			https://physicsworld.com/a/solar-panels-can-heat-the-local-urban-environment-systematic-review-reveals/
WHO IS BUYING THE ENERGY			
Operating Tarrif			
REC Sold to			
Power Purchase Agreement			
COMPANY SELLING COMMUNITY SOLAR SUBSCRIPTION			
Name			
Website			
Address			
Contact			
NYSERDA LAND USE FORM			
NYSERDA Land Use Form			
COUNTY APPROVAL			
Albany County			
County Industrial Development Agency			
FUNDING			
Town			Town breaks
County			Tax breaks
State			NYSERDA Incentives
Federal			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

US SECURITIES AND EXCHANGE COMMISSION			
			Industry Group is "Other Real Estate". Applicant did not claim "Electric Utilities" or "Other Energy" as Industry Group. In 2018 - 2019 Applicant, Solar Speculator LLC, presented themselves as "solar developers". Did the Applicant misrepresent themselves and mislead the town and taxpayers?
Contact information			
Phone			
STATE INCENTIVE			
Retail Energy Storage Incentive Program AC			
Retail Energy Storage Deadline			
Retail Energy Storage Transferred to			
NY-SUN Incentive Program measured in DC			
NY-SUN Deadline			
NY-SUN Transferred to			
MORTGAGE			
Mortgage			
Signator			
Document			
Liability: Grant of Access and Utility Easement			
Liability: Memorandum of Lease			
Visual Maintenance Agreement			
Common Access Driveway Agreement			
Driveway maintenance agreement			
Landowner			
OWNERSHIP/INVESTORS			
Sold/Transferred			
Owner/Operator			
INVESTORS			
Investors in Eden Renewables			
Investor 1			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Investor 2			
Investor 3			
Investor 4			
Investor 5			
Investor 6			
Investor 7			
Company is the Major Investor In What Company?			
JOBS			
IDA Information			
Permeant Job			
CONSTRUCTION COST			
Labor			
Temporary	Prevailing wage, benefits,		
Permanent	Prevailing wage, benefits,		
Employment Sourcing	Local, NYS, Out of State		
Materials			
Solar Panels	manufacturer, location, warrenty		
Racking	manufacturer, location, warrenty		
Inverters	manufacturer, location, warrenty		
DC-DC Converters	manufacturer, location, warrenty		
Transformers	manufacturer, location, warrenty		
Switch Gear	manufacturer, location, warrenty		
Battery	manufacturer, location, warrenty		
HVAC	manufacturer, location, warrenty		
Generators	manufacturer, location, warrenty		
INSURANCE			
Damages	Amount, dates, beneficiary, carrier, has a copy of the policy been provided		
Liability	Amount, dates, beneficiary, carrier, has a copy of the policy been provided		
Building Permit			
Media Reported Cost			
NYSERDA AWARD			
Retail Energy Storage Incentive Program AC			
Retail Energy Storage Deadline			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Retail Energy Storage Transferred to			
NY-SUN Incentive Program measured in DC			
NY-SUN Deadline			
NY-SUN Transferred to			
NEW YORK GREEN BANK			
Bridge Loan			
Development Loan			
MORTGAGE			
Mortgage			
Signator			
Document			
Liability: Grant of Access and Utility Easement			
Liability: Memorandum of Lease			
Visual Maintenance Agreement			
Common Access Driveway Agreement			
Driveway maintenance agreement			
Landowner			
PROPERTY VALUES			
Abutting Parcel Documents			
Abutting Property Owner Request			
Article			
Report			
Testimony			
JOBS			
IDA Information			
Permeant Job			
CORRESPONDENCE			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
DATA.NY.GOV			https://data.ny.gov/
Number			
Purchase Type			

DRAFT PROJECT TRACKING SPREADSHEET DRAFT

Date Application Received			
Contractor			
Total Nameplate kW DC			
Expected Annual Production kWh			
Solar Panel			
Number of Panels			
Inverter			
GPS			
COST			
NYSERDA Incentive			
Affordable Solar			
Community Distributed Generation			
NY Green Job Participation			