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May 31, 2024

Meeting Date: June 3, 2024

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: ***North Chelsea Ground Mounted Solar Farm***
Site Plan & Special Use Permit
Tax Parcel No.: 6056-02-955845

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Cover Letter prepared by Carson Power LLC, dated May 3, 2024.
- Applications for Site Plan Approval and Special Use Permit Approval, dated 5/1/2024 and Owners Consent Form, dated January 30, 2024.
- Full Environmental Assessment Form, signed 5/1/2024.
- Application for Wetland Disturbance prepared by LaBella Associates, dated 5/1/2024.
- Habitat Survey Report prepared by LaBella Associates, dated March 2024.
- Phase I Bog Turtle Habitat Survey Report, prepared by LaBella Associates, dated April 2024.
- Solar Panel System Decommissioning Plan prepared by Carson Power, dated 4/29/2024.
- Operations and Maintenance Plan prepared by Carson Power, dated 4/29/2024.
- NYS Standardized Contract for Interconnection, signed 4/16/2024.
- Memorandum of Option and Ground Lease, dated 7/11/2023.
- New York State Parks, Recreation and Historic Preservation correspondence, dated 6/30/2023.
- Certificate of Formation, dated 3/15/2021.
- Stormwater Pollution Prevention Plan prepared by LaBella Associates, last revised may 2024.
- Plan Set (17 sheets) entitled North Chelsea Solar A LLC prepared by LaBella Associates, dated May 1, 2024.

Based upon our initial review of the information submitted, we offer the following comments:

Preliminary Comments

1. The preliminary SWPPP provided with this submission indicates in Section 2.12 that panel spacing will allow the array to be considered pervious area. It is the understanding of this office that one of the requirements for NYSDEC to allow the panels to be considered pervious is that the rows of panels must be installed parallel to contours. It appears that significant portions of the array will be installed perpendicular or askew from parallel to existing contours. The review of the SWPPP will ultimately be performed by the Town of Wappinger Stormwater Consultant. The SWPPP will be forwarded to that office once this and other outstanding issues relative to the proposed layout of the array have been resolved.
2. Topographic information at the location where the proposed access road for the site will connect to the adjacent site indicates severe grades. Please clarify the design intent at this location.
3. Please identify the dash-dot line at the western limit of the proposed site development.
4. A proposed 9.6' x 60' box culvert is indicated on the plans. Is the proposed culvert to be 9.6'h x 9.6'w x 60'l? Sizing and permitting information will ultimately be required.
5. Plan clarity should be improved with future submissions addressing detailed grading design.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Lawrence J. Paggi

Lawrence J. Paggi, P.E.

President

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.
Project Applicant