



Mr. Bruce Flower, Chairman (Via email)
Town of Wappinger
Planning Board
Wappingers Falls, NY 12590

March 2, 2023

Re: Myers Corners Solar Farm Review
Tax Parcel # 6258-03-376432
CPL # 14926.14

Dear Chairman Flower and Planning Board Members:

This office received copies of the following documents:

- Cover Letter from Lightstar dated 02/03/2023
- Special Use Permit and Site Plan Application Package with Attachments prepared by TRC Environmental Corporation, Inc., undated
- FEAF, dated 02/03/2023
- US Department of the Interior Letter dated 09/06/2022
- SHPO Consultation Engagement prepared by TRC, dated 07/06/2022
- NYS DEC Project Consultation Letter prepared by TRC, dated 12/20/2022
- Wetland and Stream Delineation Report prepared by TRC, dated last revised 12/2022
- 14 sheet plan set titled, "Old Myers Solar Project" prepared by TRC, dated 02/2023
- Storm Water Pollution Prevention Plan prepared by TRC, dated 02/2023

Based on our review we offer the following engineering related comments:

1. Contact DCDPW for review and approval of the proposed work within the County right-of-way and provide all correspondence. A Highway Work Permit will be required. Based on an email sent by DCDPW to the Town, it appears that they find the location of the proposed access to be acceptable; however, they are looking for the first 40' to be paved to the County's standard of 6" subbase and 4" of asphalt.
2. Provide all correspondence received from the NYSOPRHP in response to the submitted Consultation Letter dated 07/06/2022.
 - a. There is a reference to a 07/12/2022 letter received from NYSOPRHP however it does not appear to be provided with this submission.
3. Provide all correspondence received from the NYSDEC in response to the submitted Consultation Letter dated 12/20/2022.
4. Per the determination identified within the Wetland and Stream Delineation Report, please contact USACE and the NYSDEC to review potential impacts to the surrounding



wetlands and stream and any required permitting. Provide all correspondence once in receipt.

5. Provide tree clearing restriction notes to abide by NYSDEC Indiana Bat Regulations on the Site Plan and within the SWPPP.
6. Please consult with the Planning Board to determine if Planning Board review will be needed at the time of Decommissioning. The outcome of these discussions should be identified in the Decommissioning & Site Restoration Plan.
7. It seems that the decommissioning activities as described will exceed 1 acre of disturbance, please revise section 2.1, paragraph 2 of the Decommissioning Plan to indicate that prior to any earth disturbance:
 - a. The Town of Wappinger Building Department and Town Engineer must be contacted for coordination and any required permitting.
 - b. Coverage under a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity and preparation of a SWPPP is required.
8. The Decommissioning Plan under section 2.2 states; "native topsoil stockpile and preserved during construction of the facility will be re-used for site restoration...". Soil stockpiles should not be present on site from the time of construction of the solar array to the time of decommissioning, which is expected to be 30 years or more, please clarify this statement.
9. The proposed limit of disturbance exceeds 1 acre and will trigger the requirement for coverage under a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity. A SWPPP has been provided with this submission and a full detailed review will be completed, please see the following preliminary comments:
 - a. The digital file provided with this submission was corrupted, please provide a corrected version for our records.
 - b. Please review the NYSDEC Memorandum, Subject: Solar Panel Construction Stormwater Permitting/SWPPP Guidance, Dated 04/05/2018. The SWPPP and Site Plan must follow all requirements outlined within this Memorandum as well as the current General Permit.
 - c. Please review all appendices for completeness and revise as necessary.
 - d. Provide NYSOPRHP clearance letter within the SWPPP.
10. The Cover Sheet should be revised to include the Tax Parcel Grid Number.
11. The following comments apply to the proposed access driveway:
 - a. Provide dimensional labels for the width and turnaround area.
 - b. Please consult with the New Hackensack Fire Company on the required pull off distance from the from the edge of the pavement to the proposed gated entrance and label on the plan.
 - c. Please provide a vehicle turning movement detail for fire access, consult with New Hackensack Fire Company.
 - d. Please confirm the use of a Knox Box instead of a Knox Padlock with the New Hackensack Fire Company.



- e. Revise the construction detail as necessary based on the above comments.
- 12. There are concerns with the placement of solar panels on steep slopes towards the north end of the site. There is potential for stormwater runoff impacts in these areas, especially where the panels are arranged perpendicular to the elevation contours.
 - a. Consideration should be given to adjusting the array layout in these areas.
 - b. The grading along the northern boundary should be extended to decrease the proposed slope and provide distance for stormwater sheet flow to dissipate and prevent channelized erosion issues.
 - c. The use of permanent stormwater practices may be necessary to control any offsite stormwater discharge and prevent concentrated erosion or flow offsite.
- 13. Provide a match line on the Site Grading and Drainage Plans.
- 14. A Phasing Plan with construction sequencing notes must be provided that shows no single phase will exceed 5 acres of disturbance at one time.
 - a. The erosion and sediment control plans should be prepared in a manner that reflects the phasing plan.
 - b. Please provide a note that indicates a NYS Licensed Land Surveyor must identify the LOD prior to the start of construction within the construction sequencing notes.
- 15. As indicated in prior comments, it does not seem practical to store topsoil for an extended period of time. The following additional comments apply:
 - a. The stockpile located directly adjacent to Myers Corners Road at the front of the site is of concern relating to visual impacts. Additionally, this location appears to conflict with the location of the proposed visual mitigation planting.
 - b. The northern proposed topsoil stockpile will restrict access around the perimeter of the site, please review.
 - c. Stockpiles will need to be permanently stabilized with vegetation grown, please provide a note indicating this.
- 16. Provide a double row of silt fencing at the 100' wetland buffer and area of steep slopes on the north end of the site.
- 17. Please adjust the silt fencing locations to run parallel to the existing and proposed elevation contours.
- 18. Please clarify the size of the wooden posts for the perimeter security fence on the detail.
- 19. Provide decompaction practice and soil restoration notes.

Should you have any questions or require additional information, please do not hesitate to contact me at (845) 686-2305, or email at jbodendorf@cplteam.com.



Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
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Page 4 of 4

Very truly yours,
CPL

Jon Bodendorf, P.E.
Senior Municipal Engineer

JDB/rb

cc: Barbara Roberti, Zoning Administrator (by e-mail copy)
Susan Dao, Building Inspector (by e-mail)
James Horan, Esq., Attorney to the Planning Board (by e-mail copy)
Malcolm Simpson, Planning Board Planning Consultant (by e-mail copy)
Nicholas Maselli, Planning Board Member (by e-mail copy)
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