LI Solar Generation, LLC ("LI Solar")
Calverton Solar Energy Center, LLC (the "Project")
Comments from Special Meeting

Procedural Background

The Project has undergone a lengthy and thorough review by the Planning Staff. LI Solar submitted its permit package over a year ago in September 2018 and there have been additional requests by the Planning Staff for further information and clarification, which have all been submitted.

I. Responded to the Planning Staff's Letter dated November 28, 2018
II. Responded to the Staff Report dated April 10, 2019

LI Solar has had multiple sessions with the Town of Riverhead in which feedback has been incorporated into the permit package.

I. Met with Planning Staff in person on 3/7/2018
II. Met with Planning Staff in person on 6/12/2018
III. Attended Town Board Work Session on 5/9/2019
IV. Attended Planning Board meeting on 8/1/2019

When designing the Project, LI Solar went to great lengths to ensure compliance with the Town of Riverhead's Solar Ordinance. LI Solar also made sure there would be no tree clearing and reviewed a previous permit application to ensure feedback from the Planning Staff, Town Board, and Planning Board was incorporated into the Project up front.

In addition, the Planning Board requested LI Solar to move solar panels further back from the required setback. LI Solar was able to incorporate that request and set back panels further than required. LI Solar also updated its Landscaping Plan based on feedback from the Planning Board.

LI Solar believes the Project is ready to move forward with a vote on the Planning Staff's SEQRA resolution and is here to answer any additional comments in order to facilitate this being put on the agenda for the Town Board meeting on December 2, 2019. LI Solar understands it will be back in front of this Board for the Special Permit approval and have to go to the Planning Board for its Site Plan approval, both of which will have public hearings. LI Solar looks forward to continuing to work with the Town of Riverhead.

LI Solar has also prepared the following responses to items that were mentioned at the Special Meeting.

Solar Panel Composition

Solar PV panels consist of glass, polymer, aluminum, copper and semiconductor materials that can be recovered and recycled at the end of their useful life.

To provide decades of corrosion-free operation, solar cells are encapsulated from air and moisture between two layers of plastic, with a layer of tempered glass and a polymer sheet or industrial laminate.

The current proposed solar panels do not contain cadmium nor do they contain lead above regulatory protocol that would render them a "hazardous waste".

Decommissioning Plan

LI Solar has provided a decommissioning plan to the Town or Riverhead.

Recycling

LI Solar plans to sell, recycle, or salvage any materials to the greatest extent practicable as detailed in the Decommissioning Plan.

Amount of Panels

Approximately 80,000 panels.

Electric Bill

LI Solar cannot answer that question. That is handled by LIPA/PSEG LI.

Future Expansion of Edwards Substation

LI Solar cannot answer that question. That is handled by LIPA/PSEG LI. As requested by the Planning Board, LI Solar sent a letter to LIPA/PSEG LI to requesting information for the Town of Riverhead. LI Solar is currently in the Facilities Study of the NYISO interconnection process; Calverton Solar Energy Center does not require an expansion of the substation outside its existing footprint.

Underground Utility Profile of Edwards Ave

This is included in the Site Plan drawings that were previously submitted.

Canoe Lake Avenue

There is no easement required for Canoe Lake Avenue, LI Solar completed an extensive title search through Chicago Title and the result was that the two adjacent properties have the right to use the land. LI Solar has provided documentation from Chicago Title as part of its permit package.

Special Permit Application: No Town Code Change Required

LI Solar is requesting a 20 year Special Permit with two five year extensions granted up front.

LI Solar is not requesting that the Town Code be changed to grant this request. It requesting that the two five year extensions are granted up front, which is allowed under Town Code.

Archaeological Survey

This has been conducted. A Phase 1A and Phase 1B have both been conducted and there are no further requirements.

Public Recreation

Neither parcel is utilized for public recreation. Long Island Sports Park is a privately operated property and used primarily for commercial disc, miniature golf, and paintball activities.

Environmental Review

Consultation letters were sent to USFWS and the NYSDEC's Natural Heritage Program. These agencies identified potentially occurring federal and state protected species in the general vicinity of the Project. The project is designed to avoid any impacts to identified potentially occurring species.

No Tree Clearing

LI Solar is not proposing to clear any native vegetation or trees. Removal of trees is expected to be limited solely to formal, non-natural, landscaped trees. Approximately 60 ornamental trees that are part of formalized landscaping in the area of the clubhouse, parking lot, and mini golf course will be removed. In contrast, the proposed landscaping plan for Calverton Solar Energy Center includes planting 279 trees and over 600 shrubs.

Property Value

There is no evidence to indicate a solar project will impact neighboring property values. A 2018 study by Cohn and Resnick, a Chicago-based firm that specializes in property valuation, looked at home sales in proximity to six solar farms in Illinois, Indiana and Minnesota. It found no measurable impact on property values adjacent to solar farms.

Importantly, a solar project brings numerous economic benefits to a community, including the potential for millions of dollars in additional tax revenue (or payments in lieu of taxes) which can be used to enhance schools, roads and essential services – enhancing both the quality of life and overall value of the community. Solar projects can deliver these economic benefits without making additional demands or impact on community services.

Potential for Inverter Fires

There is a very low likelihood that a fire would occur at a PV solar facility.

The inverter units and pad mount transformers contain no hazardous materials (typically only mineral oils). In the event a piece of equipment did catch fire, the lack of fuel in the solar field prevents the fire from spreading.

The Project's Renewable Operations Control Center (ROCC) will provide constant 24/7 monitoring of the site and capability to shutdown systems as required and provide notifications to local area operations staff.

Wetlands Setbacks

The project has been designed to comply with all zoning and setback requirements.

Farmland in Year 20

At the Special Meeting, the Planning Staff stated that the assumption of farmland no longer being viable farmland after 20 years is based on the assumption of availability to farm, not soil conditions.

Storm Water Management

The Project was designed to avoid and minimize potential impacts to existing hydrology and drainage patterns consistent with all state regulatory requirements. The Project is designed to maintain the existing contours and storm water flows to the extent possible. Erosion control plans were previously submitted in the project plan package.

The Project has been designed in compliance with the stormwater, vegetation and other applicable requirements of the Pine Barrens Overlay District.

Consistent with Riverhead Town Code chapter 275, a Stormwater Pollution Prevention Plan (SWPPP) will be submitted at the time that either the Applicant receives written notice that the Planning Department has approved the generalized layout of the site or the Applicant receives a resolution conditionally approving the site plan application.

The final SWPPP will also be submitted to the NYSDEC as part of obtaining coverage under the State's SPDES General Permit for Stormwater (GP-0-15-002).

No Health Concern

There are no health concerns associated with Calverton Solar Energy Center. People have been safely living and working around solar panels for decades. Solar panels create no greenhouse gases or other air pollutants. They use no water resources to generate electricity and they create no waste by-products. Panels are made of solid materials and do not pose a chemical hazard to the general public, underlying soil or groundwater.

Proposed Solar Projects in Riverhead

LI Solar is only aware of two other solar projects. One existing solar project and one proposed solar project.

Storage of Dielectric Fluid

The inverter units (11) will contain 650 gallons of mineral oil and the Generator Step up Transformer will contain approximately 5,000 to 7,000 gallons of mineral oil. Please note neither contains hazardous materials. Procedures will be in place in the unlikely event of a spill.