

July 28<sup>th</sup>, 2020

Chairman Paul Schwartz  
And Members of the Planning Board  
Town Hall, Town of Washington  
P.O. Box 667  
Millbrook, NY 12545

**Re: Cary Institute Solar Project Additional Screening**

Dear Chairman Schwartz and Members of the Planning Board,

On behalf of the ground-mounted solar PV system ("the Project") located at the Cary Institute of Ecosystem Studies ("Cary Institute"), please find further revised materials submitted as requested to amend the Project Site Plan, that was commenced by YSG Solar, Inc. ("YSG") at a Planning Board meeting on March 3<sup>rd</sup>, 2020.

As the Board is aware, the Project was issued a Negative Declaration and Site Plan approval on September 2<sup>nd</sup>, 2018. YSG obtained a Building Permit and constructed the Project. A final Certificate of Operation has not been issued.

The Approved Site Plan for the Project displays a 4-foot fence surrounding the project with a vegetative buffer along the Sharon Turnpike indicating 6-foot-tall trees planted approximately 15 feet on center. YSG installed an estimated 100 Spruce trees in the location indicated on the site plan. The security fence was not installed seven months ago, as planned, based on concerns voiced by the Town about the visibility of the array.

Since taking over from YSG, we have worked in good faith to understand the situation and propose a solution that would satisfy the concerns, so that the final Certificate of Operation can be released. Multiple iterations, which include elements that exceeded the standard of the Approved Site Plan, have been presented and rejected for various reasons. We have continually re-worked plans along lines requested by the Board and the Town.

This current proposal includes elements specifically requested at the Planning Board meeting held on July 7th:

- Portions of the array will be shielded with a 9 foot-tall fence with privacy screening to address visibility concerns.
- A hedgerow of native and resilient species has been designed by Katherine H. Kerin, a recognized expert in landscape design. It will be installed in front of the fence facing Sharon Turnpike to address aesthetic concerns.
- A maintenance plan that includes regular watering until the vegetation is established to address stability concerns.

Independent of the screening of the project, we have also in good faith worked with multiple experts to validate the amount of the approved decommissioning bond. The findings show that the approved decommissioning bond amount is exactly in line with multiple other towns and with NYSERDA guidance on decommissioning. Included with this package is a letter from an engineering and construction firm supporting the findings.

We appreciate the Board's engagement and timely resolution of these matters.

Sincerely,



John Chairmanis, Manager  
Bacon Triangle, LLC