

GREENSPARK SOLAR

December 11, 2023

James W. Grunert, Chair
Town of Henrietta Planning Board
475 Calkins Road
Rochester, NY 14623

Dear Mr. Grunert and Members of the Planning Board,

Tobin Henrietta Solar LLC, a subsidiary of Sustainable Energy Developments, Inc. DBA GreenSpark Solar, is pleased to submit this updated letter of intent for Site Plan Review for the Tobin Henrietta Solar Project. The proposed is a 4 MW-DC, 3 MW-AC ground-mounted photovoltaic solar array to be located at 55 Tobin Road in the Town of Henrietta [Tax Parcel 190.02-1-48.21] within the Rural Residential zoning district.

Tobin Henrietta Solar LLC will own the project under a lease agreement with landowners Mark and Linda Heintz and constructed and operated by Sustainable Energy Developments, Inc. DBA GreenSpark Solar. The array will interconnect to the Rochester Gas & Electric utility grid, with approximately 6,912 modules on a ground-mounted, pier-driven racking system. **Our revised array would occupy approximately 13.69 acres** of the 28.53-acre parcel, with an additional area of approximately 0.66 acres of access road outside the fence line. We are able to make this reduction by taking in the fenceline to the southwest and southeast. Ground disturbance would be limited to the pier-driven posts of the racking system, the electrical trenches, the parking/staging area, and the fence line. The power generated by the project is intended for Community Solar Array off-takers through a net metering agreement.

Per § 295-73B of the Town of Henrietta Zoning Code, we understand that this proposal requires Site Plan Review and approval by the Town Planning Board. In parallel, the Town Board is reviewing our application for a Special Use Permit for this project, submitted on 10/6/23, in accordance with §295-73D of the zoning code. While we had originally anticipated meeting Special Use Permit requirements by using incentive zoning, we expect that the impending modification of the solar code will allow us to use land owned by Bruce Howlett to meet the farmland preservation requirement. We request site plan approval on the 19th of December, contingent upon receiving SUP approval the following night,



Loyal to People. Loyal to Planet.


greensparksolar.com | 585 265 2384

GREENSPARK SOLAR

December 20th. In addition to this Letter of Intent, please see the following additions to our application satisfaction of the application requirements and Town Code:

- A) Letter of Intent from Bruce Howlett
- B) Map showing where the farmland is coming from
- C) Letter of New York State Ag & Markets regarding NOI completion status
- D) Responses to Town and County comments

If any further documentation or information is required, please feel free to contact my colleague Mia Morgillo, Solar Developer Associate, at Mia.morgillo@greensparksolar.com or

 We look forward to working with the Town of Henrietta in support of the Town's land use and development goals and in the advancement of New York State's clean energy and climate agenda. Thank you for your time and attention.

Sincerely,

Matt Vanderbrook



Director of Commercial Origination



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James W. Grunert, Henrietta Planning Board Supervisor
Town of Henrietta Planning Board
475 Calkins Road
Henrietta, NY 14623

Dear Mr. Gruert and Members of the Planning Board,
I am writing to confirm my interest to use my property (Tax Parcel 201.01-1-42), a 55.78 acre parcel that is actively farmed, to fulfill the farm conservation requirement as detailed in *Article XVI Solar Energy Systems of the Town of Henrietta Code* in support of the Tobin Henrietta Solar Project currently under development by GreenSpark Solar.

The agreement will restrict nonagricultural activities on parcel 201.01-1-42 which is actively farmed. This easement and/or deed restriction shall be filed and recorded with the Monroe County Clerk's Office prior to the issuance of a building permit. I commit to working with GreenSpark Solar and the project company to formalize the details of the agricultural easement and/or deed restriction as part of this project. The agreement will restrict nonagricultural activities on parcel 201.01-1-42 incorporating the proposed public access to the Lehigh Valley Trail.

Please see the attached maps of Tax Parcel 201.01-1-42, detailing soils and acreage for your review. I look forward to working with Tobin Henrietta Solar LLC, GreenSpark Solar, and the Town of Henrietta in support of this project.

Sincerely,

Bruce Howlett

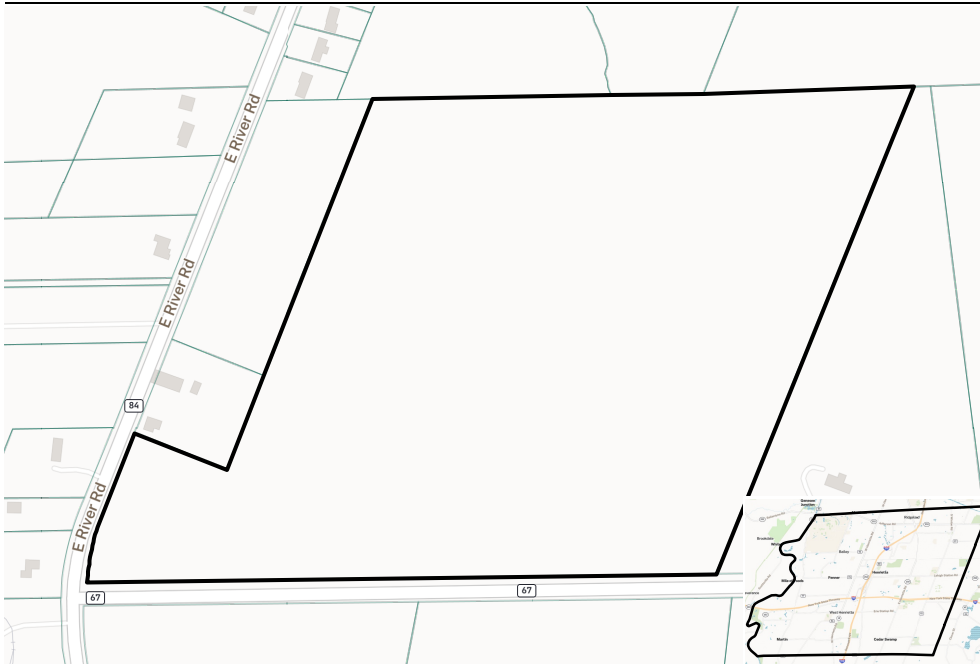
12/12/23 
THS.

East River Rd, Henrietta, NY

<https://app.regrid.com/us/ny/monroe/henrietta/272967>

Regrid

By Loveland Technologies · Dec 07, 2023



In: 14586, Census Tract 132.06, Henrietta, Monroe County, New York

Lat/Long: 43.01939, -77.70362

Parcel Data Fields

Parcel ID:	201.01-1-42.1	Mailing Address	1112
Owner Name:	H G & H Land Company, Inc.	Street Number:	East River
Parcel Address:	East River Rd	Mailing Address	East River
Parcel Address	West Henrietta	Street Name:	Rd
City:		Mailing Address	Rd
Parcel Address	14586	Street Type:	Avon
Zip Code:		Mailing Address	Avon
First Alternative	26320020101000010421000000	City:	
Parcel ID:		Mailing Address	NY
Second	263200	State:	
Alternative Parcel		Mailing Address	14414-9506
ID:		ZIP Code:	
Parcel Use Code:	105	Parcel Address	East River
Parcel Use	Vac farmland	Street Name:	Rd
Description:		Parcel Address	Rd
Regrid Calculated	0	Street Type:	county
Building Footprint		Primary Address	county
Square Feet:		Source:	
Regrid Calculated	0	Legal Description:	T Lot 34 6th R Phelps Go Filed 11-5-21 Liber 364 Pg 11 East River Subd. Lot # 2
Building Count:		Book:	364
Cropland Data	[[[24, 44.0], [5, 17.3], [141, 16.5], [1, 14.1],	Page:	11
Layer Raw	[36, 2.4], [190, 2.0], [37, 1.6], [122, 0.8],	Latitude:	43.019390
Values:	[121, 0.4], [12, 0.4], [176, 0.4]]	Longitude:	-77.703622
Cropland Data	Winter Wheat	Census 2020 Tract:	36055013206
Layer Majority		Census 2020	360550132063022
Category:		Block:	
Cropland Data	44.0	Census 2020	360550132063
Layer Majority		Blockgroup:	
Percent:		County-Provided	55.78
Cropland Data	2022	Acres:	
Layer Date:		SWIS:	263200
Land Use Code:	8100.0	County SBL:	26320020101000010421000000
Activity:		Frontage Feet:	474.0
Land Use Code	Farming, tilling, plowing, harvesting, or	Depth Feet:	1950.0
Description:	related	Sewer Type:	None
Activity:		Water Supply	Comm/public
Land Use Code:	9100.0	Type:	
Function:			

Land Use Code Description: Crop production
Function:
Land Use Code: 3000.0
Site:
Land Use Code Description: Developed site with crops, grazing, forestry, etc.
FEMA Flood Zone: X
FEMA Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD
FEMA Flood Zone Raw Data: [{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":100}]
FEMA Flood Zone Data Date: 2023-10-17
Census Provided Unified School District: Rush-Henrietta Central School District
Parcel Value Type: TOTAL ASSESSED
Improvement Value: 0.0
Land Value: 313100.0
Total Parcel Value: 313100.0
Tax Year: 2022
Mailing Address: 1112 East River Rd

Roll Section: Taxable
Neighborhood Code: 32999
School District Code: 265001
School District Name: Rush Henrietta Cent
Calculated Acres: 55.51838
Calculated Parcel Sq Ft: 2418431
Federal Qualified Opportunity Zone: No
LL_UUID: ed2d0b19-aa31-4512-9943-b13d63e06b43

1,380,000

1,390,000

1,400,000

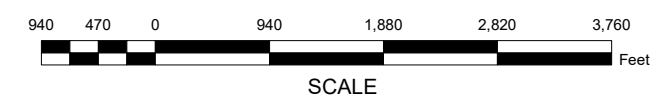
1,410,000

1,420,000



TOWN OF HENRIETTA MONROE COUNTY, NEW YORK

AGRICULTURAL DISTRICT MAP



Legend

TOWN

OF

BRIGHTON

CHILI

PITTSFORD

OF

OF

TOWN

TOWN

TOWN OF WHEATLAND

TOWN OF MENDON

TOWN

OF

RUSH

1,380,000

1,390,000

1,400,000

1,410,000

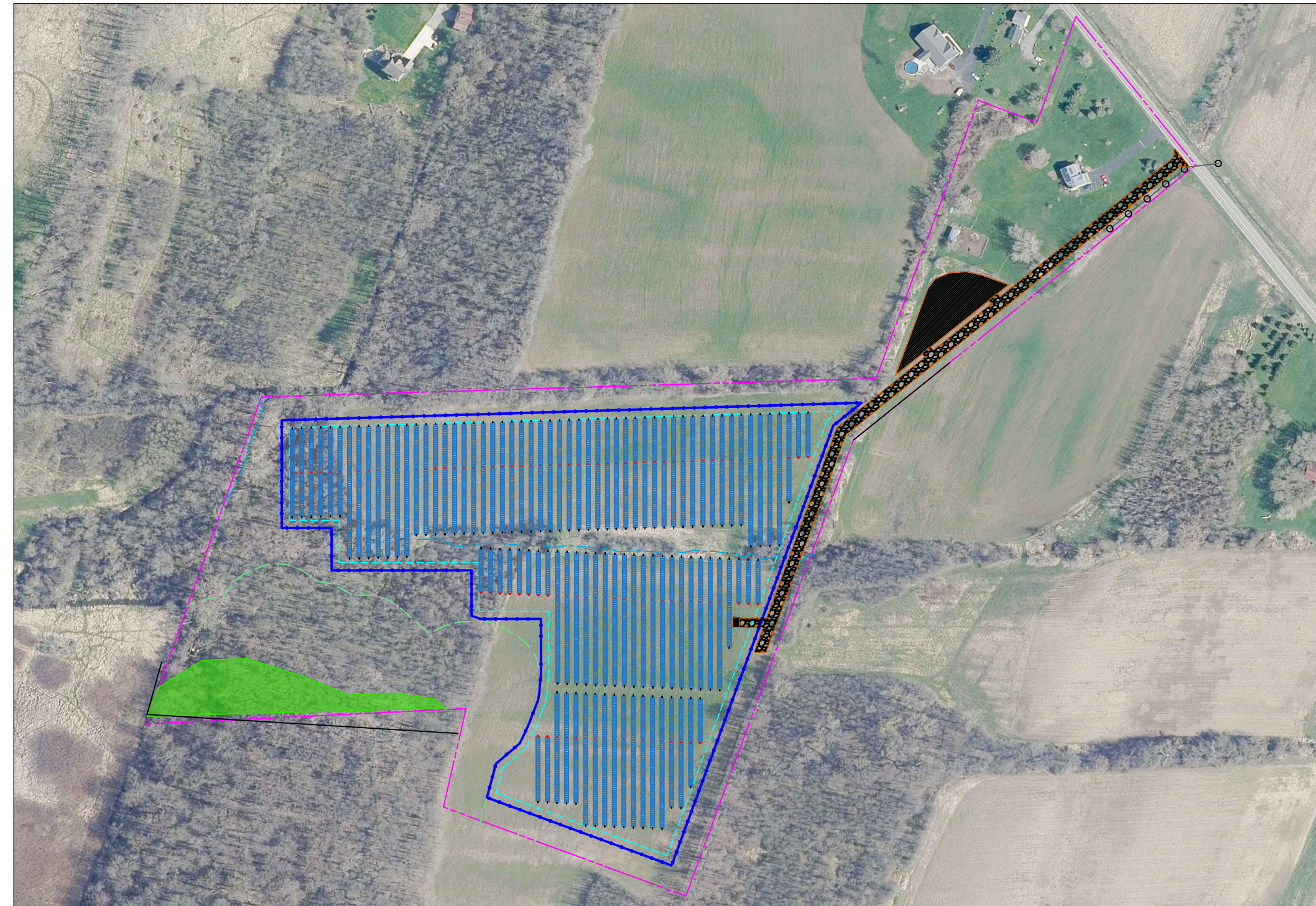
1,420,000

TOBIN ROAD SOLAR

3466.08 KWDC / 3000.00 KWAC PV PLANT

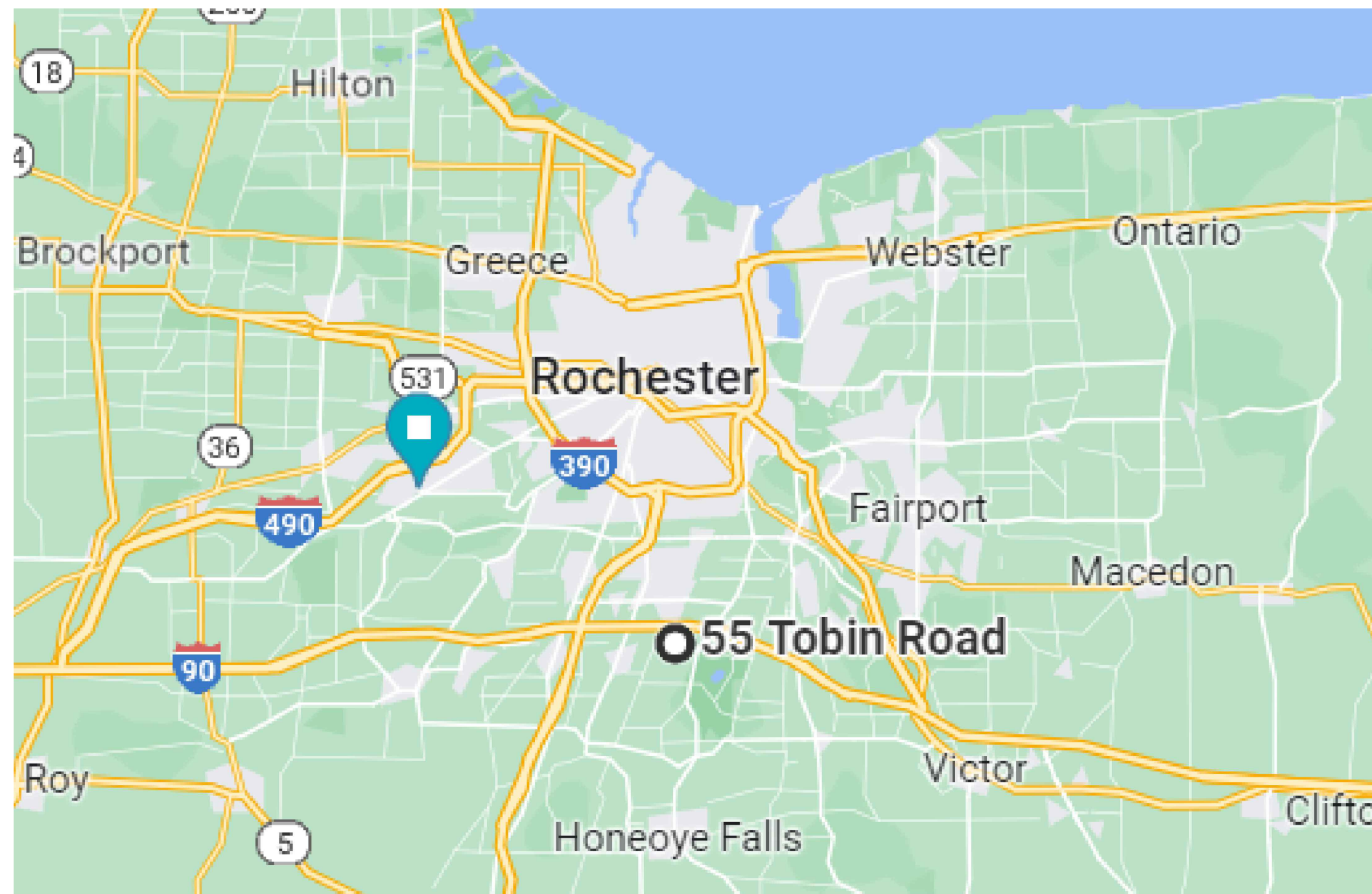
55 TOBIN ROAD, HENRIETTA, NY 14467

SITE MAP



SCALE: 1" = 250'

VICINITY MAP



SCALE: NTS

PROJECT OWNER

HEINTZ
55 TOBIN ROAD, HENRIETTA, NY 14467

EPC

SUSTAINABLE ENERGY DEVELOPMENTS
DBA GREENSPARK SOLAR
318 TIMOTHY LN, ONTARIO, NY 14519

SYSTEM SUMMARY:

TOTAL DC SYSTEM SIZE	3466.08 KWDC
TOTAL AC SYSTEM SIZE	3000.00 KWAC
MOUNTING	SINGLE AXIS TRACKER
SYSTEM TILT	+/- 52°
SYSTEM AZIMUTH	90° / 270°
PV MODULE	HANWHA Q-CELL, Q.PEAK DUO XL-G11.3/BFG
PV MODULE POWER	580 W
PV MODULE QUANTITY	5976
INVERTER	SUNGROW
INVERTER POWER	125 KW
INVERTER QUANTITY	24

DRAWING INDEX

GENERAL	
G000	TITLE SHEET
G100	OVERALL SITE-PLAN
ELECTRICAL	
E000	ELECTRICAL NOTES
E100	THREE LINE DIAGRAM
E101	THREE LINE DIAGRAM

DESIGN CRITERIA

CODE REFERENCE	NEC 2017
BUILDING AUTHORITY	HENRIETTA
ELECTRICAL UTILITY COMPANY	RG&E
WIND LOAD (ASCE 7-16)	109 MPH
GROUND SNOW LOAD (ASCE 7-16)	40 PSF
EXPOSURE CATEGORY	B
HIGH TEMP (ASHRAE 2% HIGH)	31°C
LOW TEMP (ASHRAE EXTREME LOW)	-20°C

7	30% DEVELOPMENT DESIGN REV 2 - REMOVAL OF MODULES FROM STREAM BANK	12/17/23	CRP	BY
6	30% DEVELOPMENT DESIGN REV 1	09/16/23	CRP	
5	30% DEVELOPMENT DESIGN	08/23/23	CRP	
4	POLE LINE UP CHANGE 6.3-LINE REVISION	06/29/23	CRP	
3	POLE LINE UP CHANGE	06/19/23	CRP	
2				
1				
REV	DESCRIPTION	DATE	BY	

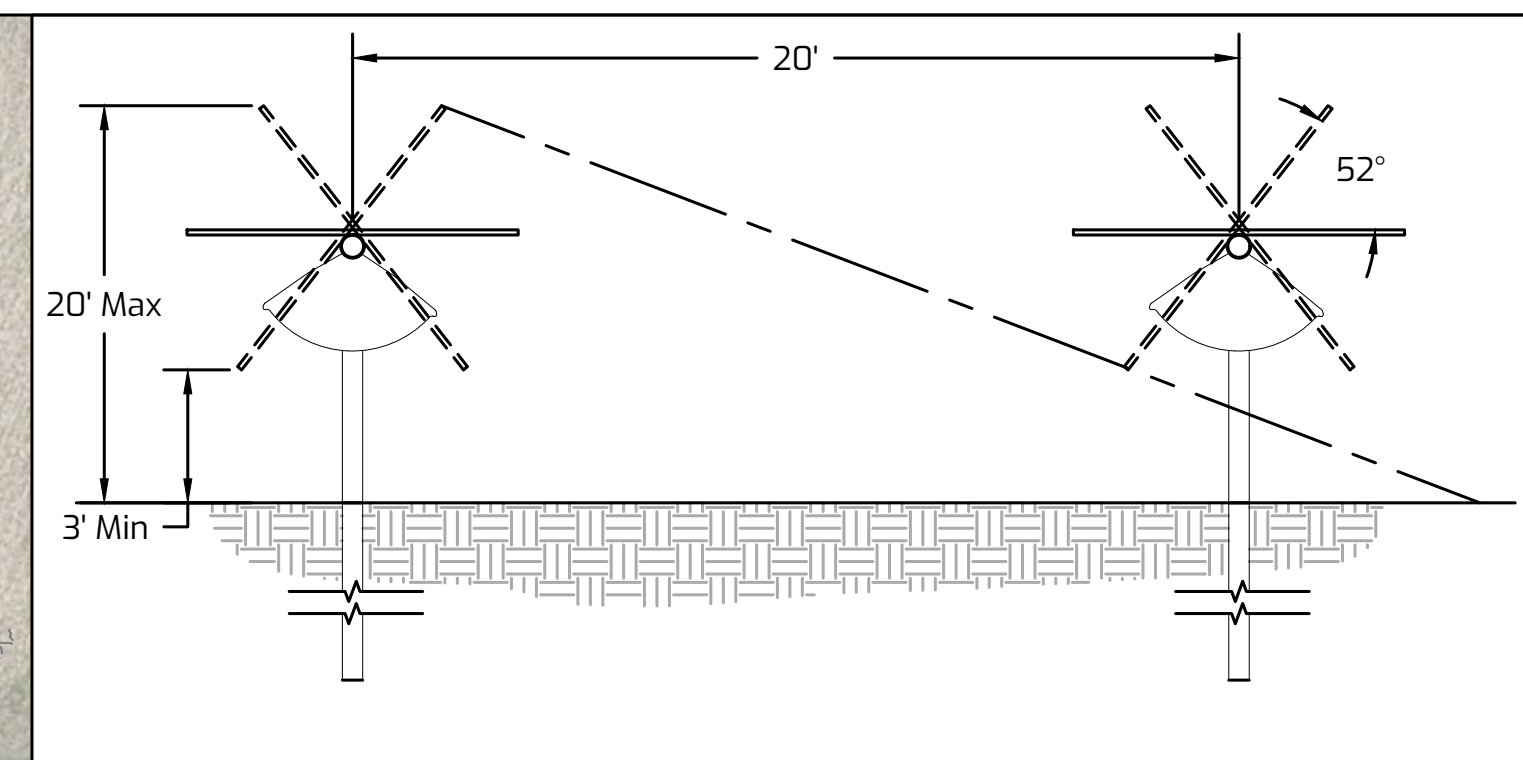
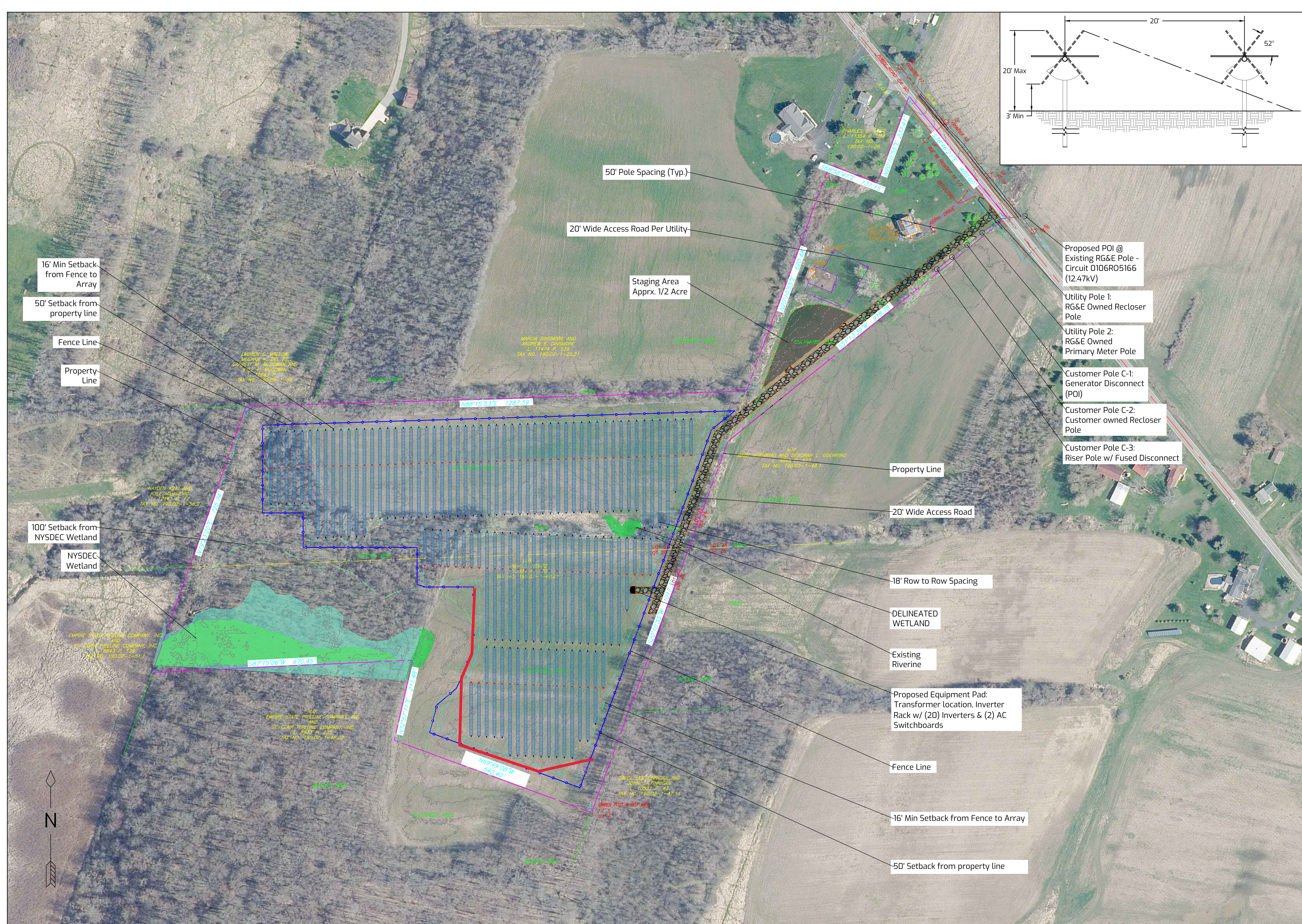
DRAWN BY: CRP
ISSUE DATE: 12/11/23
SCALE: NONE

NOT FOR CONSTRUCTION

GREEN SPARK

PROJECT: TOBIN ROAD SOLAR
ADDRESS: 55 TOBIN ROAD, HENRIETTA, NY 14467
SHEET TITLE: TITLE SHEET

DRAWING NO. **G000**



REV	DATE	DESCRIPTION	BY
7			
6	12/11/23	30% DEVELOPMENT DESIGN REV 2 - REMOVAL OF MODULES FROM STREAM BANK	CRP
5	09/19/23	30% DEVELOPMENT DESIGN REV 1	CRP
4	08/29/23	30% DEVELOPMENT DESIGN	CRP
3	06/29/23	POLE LINE UP CHANGE & 3-LINE REVISION	CRP
2	06/17/23	POLE LINE UP CHANGE	CRP
1			

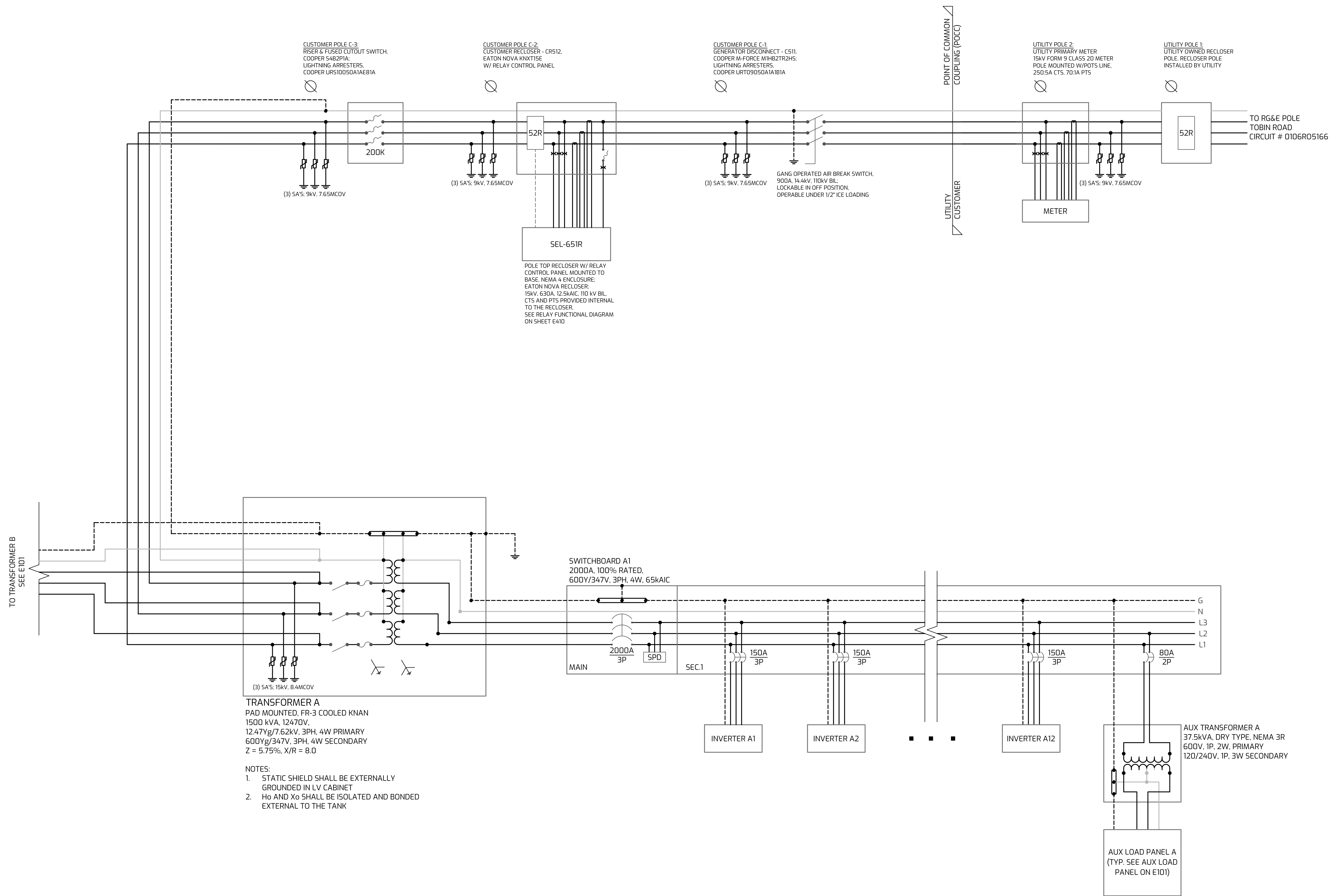
DRAWN BY: CRP
 ISSUE DATE: 12/11/23
 SCALE: T = 100'

NOT FOR CONSTRUCTION



PROJECT: TOBIN ROAD SOLAR
 ADDRESS: 55 TOBIN ROAD, HENRIETTA, NY 14467
 SHEET TITLE: SITE PLAN
 DRAWING NO.:

G100



CUSTOMER POLE C-3:
RISER & FUSED CUTOFF SWITCH.
COOPER 54B2P1A
LIGHTNING ARRESTERS.
COOPER UR510050A1AE81A

CUSTOMER POLE C-2:
CUSTOMER RECLOSER - CR512.
EATON NOVA KNXT15E
W/ RELAY CONTROL PANEL

CUSTOMER POLE C-1:
GENERATOR DISCONNECT - C511.
COOPER M-FORCE M1HB2TR2HS.
LIGHTNING ARRESTERS.
COOPER URTO9050A1A1B1A

UTILITY POLE 2:
UTILITY PRIMARY METER
15KV FORM 9 CLASS 20 METER
POLE MOUNTED W/POTS LINE.
250:5A CTS, 70:1A PTS

UTILITY POLE 1:
UTILITY OWNED RECLOSER
POLE RECLOSER POLE
INSTALLED BY UTILITY

TRANSFORMER A
PAD MOUNTED, FR-3 COOLED KNAN
1500 kVA, 12470V,
12.47Yg/7.62kV, 3PH, 4W PRIMARY
600Yg/347V, 3PH, 4W SECONDARY
Z = 5.75%, X/R = 8.0

- NOTES:
1. STATIC SHIELD SHALL BE EXTERNALLY GROUNDED IN LV CABINET
 2. Ho AND Xo SHALL BE ISOLATED AND BONDED EXTERNAL TO THE TANK

SYSTEM SUMMARY:
(5976) HANWHA Q-CELL, Q.PEAK DUO XL-G11.3/BFG, 580W MODULES; 3466.08 kWDC TOTAL
(24) SUNGROW INVERTERS; 3000.00 kWAC TOTAL

REV	DESCRIPTION	DATE	BY
7			
6			
5	30% DEVELOPMENT DESIGN REV 2 - REMOVAL OF MODULES FROM STREAM BANK	12/11/23	CRP
4	30% DEVELOPMENT DESIGN REV 1	09/19/23	CRP
3	30% DEVELOPMENT DESIGN	08/29/23	CRP
2	POLE LINE UP CHANGE 5 - 3-LINE REVISION	06/29/23	CRP
1	POLE LINE UP CHANGE	06/19/23	CRP

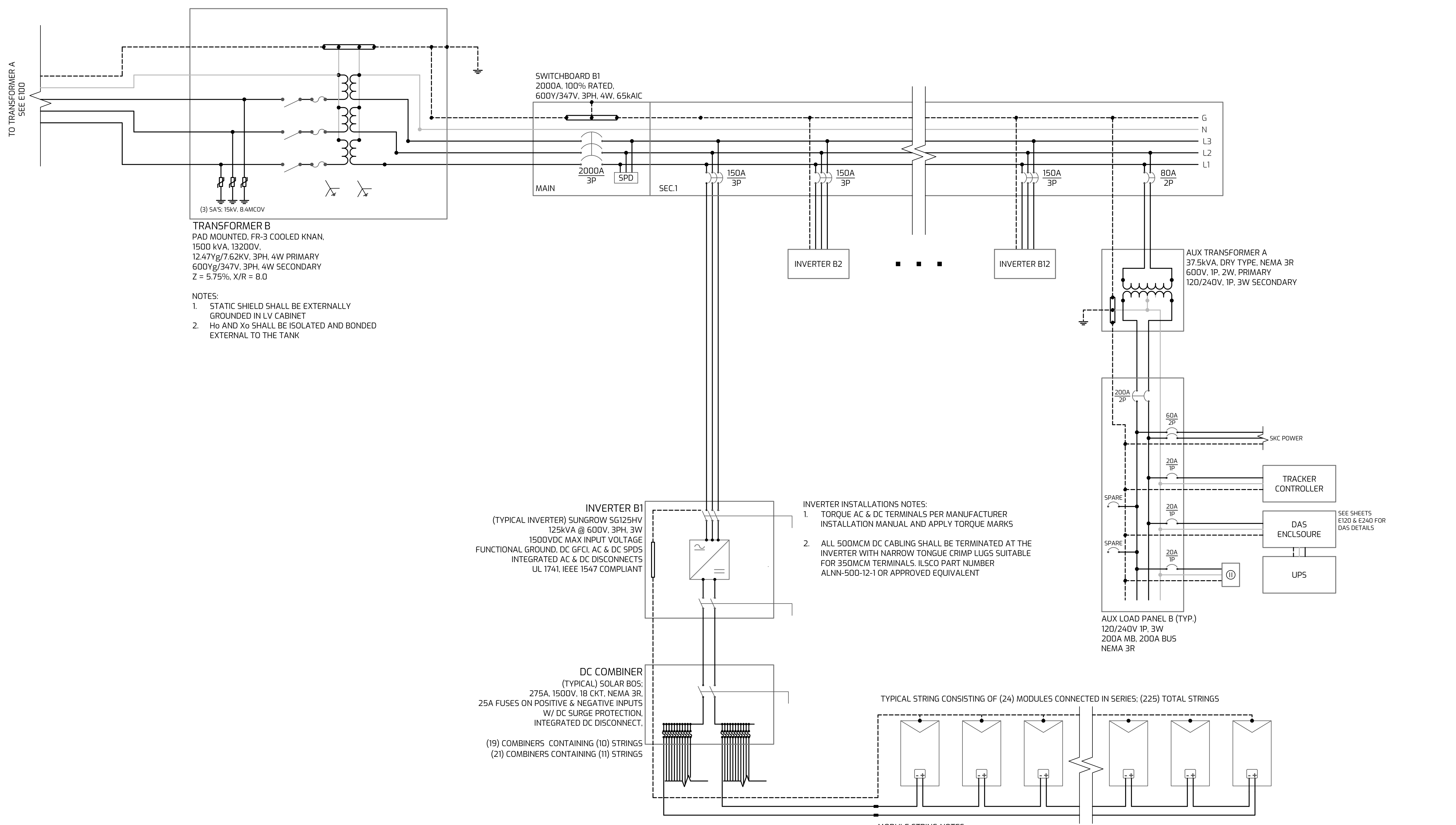
DRAWN BY:	CRP
ISSUE DATE:	12/11/23
SCALE:	NONE

NOT FOR CONSTRUCTION

PROJECT:	TOBIN ROAD SOLAR
ADDRESS:	55 TOBIN ROAD, HENRIETTA, NY 14467
SHEET TITLE:	3 LINE DIAGRAM

DRAWING NO.:	E100
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SYSTEM SUMMARY:
 (5976) HANWHA Q-CELL, Q.PEAK DUO XL-G11.3/BFG, 580W MODULES; 3466.080 kWDC TOTAL
 (24) SUNGROW INVERTERS; 3.000 kWAC TOTAL

7	REV	DESCRIPTION	DATE	BY
6	CRP	30% DEVELOPMENT DESIGN REV 2 - REMOVAL OF MODULES FROM STREAM BANK	12/11/23	CRP
5	CRP	30% DEVELOPMENT DESIGN REV 1	09/19/23	CRP
4	CRP	30% DEVELOPMENT DESIGN	08/23/23	CRP
3	CRP	30% DEVELOPMENT DESIGN	08/23/23	CRP
2	CRP	POLE LINE UP CHANGE & 3-LINE REVISION	06/29/23	CRP
1	CRP	POLE LINE UP CHANGE	06/19/23	CRP

DRAWN BY:	CRP
ISSUE DATE:	12/11/23
SCALE:	NONE

NOT FOR CONSTRUCTION



PROJECT:	TOBIN ROAD SOLAR
ADDRESS:	55 TOBIN ROAD, HENRIETTA, NY 14467
SHEET TITLE:	#####

E101