

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON DECEMBER 20, 2023 AT 6:00 P.M.

RESOLUTION #26-432/2023

To grant Special Use Permit Application No. 2023-042 for Tobin Henrietta Solar, LLC.

On Motion of
Councilmember Bellanca

Seconded by
Councilmember Sefranek

WHEREAS, a Special Use Permit application was filed with the Town Board of the Town of Henrietta by GreenSpark Solar, Tobin Henrietta Solar, LLC (the "Applicant"), regarding the Applicant's proposal to develop a 3 MW AC Commercial Solar Energy Facility (SP2023-042) (the "Project"), on a parcel of land located at 55 Tobin Road and having Tax ID No. 190.02-1-48.21, for which the Applicant requests that the Town Board grant approval of a Special Use Permit pursuant to Town Code Section 295-53 and Article XVI; and

WHEREAS, the Town Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Special Use Permit application, Letter of Intent, other plans and reports, and other materials and information submitted by the Applicant, relevant correspondence and oral testimony from the public, State, County and local agencies, and other information, and the Town Board makes the findings of fact set forth in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Town Board has considered each of the criteria for granting the requested Special Use Permit approvals, as set forth in Town Code Section 295-53, and the Town Board finds that, given the conditions imposed herein, the criteria are satisfied as set forth at Schedule "A," attached hereto and made a part hereof; and

WHEREAS, on December 6, 2023, in accordance with the New York State Quality Review Act ("SEQR"), the Town Board, as the Lead Agency, issued a Negative Declaration for the Project (the "Negative Declaration") via Town Board Resolution #25-407/2023.

THEREFORE, BE IT RESOLVED, that based on the aforementioned information, documentation, testimony, and findings (set forth herein and in Schedule "A"), the Town Board hereby grants approval for Special Use Permit No. 2023-042 for the Project, to develop a 3 MW AC Commercial Solar Energy Facility, in accordance with the application materials and subject to the following conditions:

1. The solar panels will be installed only by driving or auguring poles into the ground.
2. The solar panels will be installed at a height (no greater than 20-feet) sufficient to allow wildlife to pass underneath.
3. Nitrogen fixers and/or pollinators will be planted (and maintained and replanted as necessary) under the panels.
4. Any damaged or defective panels will be replaced or removed to prevent leaching into the soil.

5. While a draft decommissioning plan has been provided, a final decommissioning plan and bond or escrow account shall be provided in accordance with Town Code, prior to the issuance of a building permit, all sufficient to cover the cost of removing the entire array when it reaches end of life or has become abandoned, with the final plan subject to review and approval by the Director of Engineering and Planning and the bond/escrow subject to review and approval by the Director of Finance.
6. A Notice of Intent (NOI) must be filed with the New York State Department of Agriculture and Markets (NYSDAM). The NOI process must be completed and approved by NYSDAM prior to any site plan approval by the Henrietta Planning Board.
7. The Project shall be in compliance with the New York State Department of Agriculture and Markets "Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands" revised October 18, 2019.
8. As offered by the applicant and as required by Code, an agricultural easement and/or deed restriction (restricting non-agricultural activities) comprising of 55.78 acres of active farmland will be placed on the parcel having a Tax Account Number of 201.01-1-42 and being owned by HG&H Land Company, Inc. (Bruce Howlett). Said agricultural easements/deed restrictions must be in a form acceptable to the Town Attorney and shall be filed in the Monroe County Clerk's Office prior to the issuance of a building permit.
9. Site plan approval must be obtained from the Henrietta Planning Board prior to the start of any construction, with all the items on the Town's Site Plan checklist properly addressed.
10. Equipment specification sheets shall be provided for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
11. A landscaping/screening plan which specifies how landscaping and/or screening will mitigate any adverse aesthetic effects of the system shall be provided, and complied with, and shall be subject to review and approval by the Planning Board as part of the Site Plan review process.
 - a. The landscaping plan shall provide for vegetative screening, including installation.
 - b. The landscaping plan will require that the existing vegetative buffers to the north be preserved, save for removal of dead or dying trees, which will shall infilled with new trees where necessary, all in accord with the landscaping plan approved by the Planning Board.
 - c. To the extent any high value old growth trees (e.g., healthy hardwood trees) are proposed to be removed, they shall only be removed in accordance with an approved tree clearing plan approved by the Town Engineer (said tree clearing plan to be a part of the landscaping plan), and shall be replaced in the amount of two new trees for each such tree removed.
12. An insurance policy providing coverage for liability which may arise as a result of the solar energy system will be required, with proof of insurance provided to the Town prior to the issuance of a certificate of compliance.
13. Enclosure by fencing to prevent unauthorized access shall be required.
14. While a draft operation and maintenance plan has been provided, a final operation and maintenance plan shall be provided in accordance with Town Code prior to the issuance of a building permit, with such final plan describing continued photovoltaic maintenance and property upkeep, such as mowing and trimming, with the plan subject to review and approval by the Director of Engineering and Planning.

15. Information regarding lease and any other easements or agreements shall be provided to the Town prior to the issuance of a building permit.
16. All State and Federal wetlands will be protected and undisturbed, in accordance with their respective controlling agencies, and any permits required by the New York State Department of Conservation and/or United State Army Corps of Engineers are obtained prior to any work in the wetlands or their buffers.
17. Sufficient construction access to the parcel is provided, including proof thereof, subject to review and approval by the Planning Board as part of Site Plan review, including the provision of any necessary easements as may be required for the same, and subject to any other approvals that may be required pursuant to law or regulation, all prior to the issuance of any building permit.
18. Permanent access to the parcel will be provided prior to issuance of a building permit, and such access also subject to any and all other approvals that may be required by applicable law or regulation, such access to be reviewed and accepted by the Town Engineer, and such permanent access to be provided and effective prior to the issuance of a certificate of compliance.
19. Grading of the site shall be performed in a manner that keeps grade changes to a minimum. Any proposed grade change of greater than 3-feet over the current grade requires approval from the Director of Engineering and Planning. Any unapproved changes greater than 3-feet over the current grade must be removed prior to the issuance of a Certificate of Compliance.
20. In compliance with Town Code §295-73[E], prior to the issuance of a certificate of compliance, a payment in lieu of taxes (PILOT) agreement shall be executed in a form acceptable and approved by the Town Board.
21. The review and acceptance of all items listed above by the Director of Engineering and Planning.

Duly put to a vote:

Councilmember Sefranek	Aye
Councilmember Bolzner	Aye
Councilmember Page	Aye
Councilmember Bellanca	Aye
Supervisor Schultz	Aye

RESOLUTION ADOPTED

SCHEDULE "A" – Special Use Permit for Tobin Henrietta Solar

Town Code Section 295-54 sets forth the criteria to be considered by the Board in determining whether to grant a Special Use Permit and Town Code Section 295-73 addresses large-scale solar energy systems requirements. The Town Board makes the following findings with respect to each of these criteria, based upon its own knowledge and investigation or from testimony or other information submitted to it. Additionally, these findings expressly incorporate the SEQR Negative Determination, which are thus made a part hereof.

A. Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency?

The proposed use is a permitted use in the area in which it is proposed, and is proposed in a manner which requires no setback variances, respecting the subject uses around it. Moreover, the proposed use is consistent with the recently adopted Farmland Protection Plan and Comprehensive Land Use Plan Update that allows working farms to be used for large scale solar arrays so long as active farmland is preserved. The consistency of the scale and character of large solar facilities in this area was assessed by the Town during its environmental review for the regulations which permit it, finding no issues with the same. Moreover, given that the setbacks requirements will be respected, a vegetative buffer for visual screening will be in place and enhanced where necessary, and given the relative lack of noise, odor and traffic the Project is expected to produce, the Town Board concludes that the specific Project will not result in inconsistency with the character and scale of the zoning district / neighborhood.

Notably, in this case, active farmland will be preserved at a different farm site, but such preserved farmlands will comprise approximately four times the size of the farmlands to be utilized for the solar facility. Moreover, since these solar facilities must be removed at end of life, the subject facility lands are available to be farmed again in the future.

B. Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.

The proposed use is a permitted use in the area in which it is proposed, and is proposed in a manner which requires no setback variances. Moreover, the proposed use is consistent with the Plans of the Town as set forth below.

The Update to the Comprehensive Land Use Plan, adopted January 2019, added large scale solar arrays up to 25-acres to be installed on working farms as part of the code changes suggested in the Farmland Protection Plan that was adopted in the spring of 2018. A full GEIS was conducted as part of the Comprehensive Land Use Plan and saw that by allowing these solar arrays on working farms, it would help preserve agriculture in Town, including, in part, by providing auxiliary farm income. As part of the recommendations from the Farmland Protection Plan, Comprehensive Land Use Plan Update, and associated GEIS, the arrays would be installed in a manner that minimizes agricultural impacts on the working farms and that revitalizes the soil lying under the arrays. In addition, permitting large scale solar would result in additional agricultural benefits due to the fact that the solar array installation would require that offsetting farmland acreage be preserved for agricultural use. Notably, in this case, active

farmland will be preserved at a different farm site, but such preserved farmlands will comprise approximately four times the size of the farmlands to be utilized for the solar facility. Additionally, since these solar facilities must be removed at end of life, the subject facility lands are available to be farmed again in the future.

Thus, since the proposed solar array: results in the preservation of farmlands in Town equal to four times the size of the facility, requires removal of the facilities at end of life permitting continued farming of the subject lands, is consistent in scale and character with solar facilities that are permitted in this zoning district, and will comply with the special use permit requirements applicable thereto which are designed to ensure compatibility with and protect nearby lands, the proposed use meets the intent of the standards dictated in those plans.

C. Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.

The proposed use aligns with the recent changes to the newly created Rural Residential Zoning District in which the site for the proposed use resides. The Rural Residential Zoning District was created by combining the two former Rural Residential RR-1 and RR-2 Zoning Districts and by adding a number of uses and guidelines from the Farmland Protection Plan and adding them to the zoning district. The proposed use is one of those newly added items. See also A and B, above.

D. Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive or injurious by reason of the production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions, or will contaminate waters.

The proposed use will not create any materially noxious, offensive, or injurious issues. The only potential contamination would be due to the deterioration of abandoned solar panels. Because the code requires a decommissioning bond or escrow to fully cover the removal and proper disposal of the solar panels, even that potential has been mitigated.

E. Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.

The proposed use will create no fire, explosion, or radiation hazards. There will be high voltage electricity generation on site, but that generation will be contained within a secured area behind a high perimeter fence, thus mitigating the danger. The solar array requires minimal on-site attention, so there will be no traffic, crowds, or parking issues.

F. Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).

In accord with the SEQR determination, the proposed use will not create any materially adverse impacts that cannot be mitigated. While the panels will displace some active farmland, such

displacement will be temporary, since the use it will preserve this land for use when the solar panels are removed in the future. In addition, this temporary displacement is offset by the fact that farmlands equal to approximately four times the size of the proposed facility will be preserved for agricultural during the term of the Project. In addition, the proposed use will require the planting of native plants including nitrogen fixers and pollinators so as to restore the soil underneath the panels. As a result, when the arrays are removed, the soil will be better for agricultural use than it is today.

G. Whether the physical conditions and characteristics of the site are suitable for the proposed use considering site size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.

The natural screening from woods and topography will mean that the solar arrays will be adequately screened from adjacent properties. Additional coniferous plantings will be provided to fill in the gaps left by tree removals and to act as a permanent buffer for the surrounding residences.

H. Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.

The only required utility is a connection to a power distribution line. As the proposed use is an unmanned facility, there are minimal other requirements for services and infrastructure. A well-constructed service road will provide access to the site.

I. Whether the proposed use will provide, maintain, or enhance, as necessary, safe and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.

As it is an unmanned facility located in the middle of a private farm, the proposed use will not alter the current vehicular traffic patterns, non-motorized travel, or pedestrian circulation. There are no adjacent public spaces, parks, or open spaces to which this property provides access to and as such will have no adverse impacts on the same.

GREENSPARK SOLAR

December 11, 2023

Steven Schultz, Town Supervisor
Town of Henrietta Town Board
475 Calkins Road
Rochester, NY 14623

Dear Mr. Schultz and Members of the Town 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 our Special Use Permit application for the Tobin Henrietta Solar Project. The proposed is a 3.47 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 5,976 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.

We anticipate receiving Site Plan Approval from the Planning Board on 12/19/23, conditional on the approval of our Special Use Permit application, submitted on 10/6/23, in accordance with §295-73D of the zoning code. While we had originally anticipated meeting Special Use Permit requirements through 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 approval of our Special Use Permit application at the upcoming 12/20/23 Town Board meeting. In addition to this Letter of Intent, please see the following additions to our application satisfaction of the application requirements and Town Code:




Loyal to People. Loyal to Planet.

greensparksolar.com | 585 265 2384

GREENSPARK SOLAR

- A) Letter of Intent from Bruce Howlett
- B) Information on the Howlett land
- 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



Loyal to People. Loyal to Planet.

greensparksolar.com | 585 265 2384



GREENSPARK SOLAR

Tobin Henrietta Solar Project Decommissioning Plan [UPDATED DRAFT]

December 2023

Prepared for: Town of Henrietta

Prepared by: GreenSpark Solar / Tobin Henrietta Solar LLC

318 Timothy Lane

Ontario, NY 14519

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Introduction

Tobin Henrietta Solar LLC (“Project Owner”), an affiliate of Sustainable Energy Developments, Inc. d.b.a. GreenSpark Solar, plans to build a photovoltaic (PV) solar facility (“Solar Facility”) at 55 Tobin Road in the Town of Henrietta (“Town”). The Solar Facility is planned to have a nameplate capacity of approximately 3.000 megawatts (MW) alternative current (AC), and be constructed on private land (“Project Site”) leased by the Project Owner from the property owner (“Property Owner”).

This Decommissioning Plan (“Plan”) provides an overview of activities that will occur during the decommissioning phase of the Solar Facility, including activities related to the restoration of land, management of material and waste, projected costs, and a proposed decommissioning funding plan.

The Solar Facility will have a useful life of thirty-five (35) years. The lease agreement (“Lease”) between the Project Owner and Property Owner has a twenty-five (25) year lease term, with an option to extend the term pursuant to the Parties reaching mutual agreement. The Lease has been executed and recorded with the Monroe County Clerk’s office.

This Plan assumes the Solar Facility will be dismantled, and the Project Site restored to a state similar to its pre-construction condition, at the twenty-five (25) year anniversary of the Solar Facility’s commercial operation date (“Expected Decommissioning”). This Plan also covers the case of the abandonment of the Solar Facility, for any reason, prior to the Expected Decommissioning Date.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the utility electrical grid and the removal of all Solar Facility components, including:

- Photovoltaic (PV) modules, module racking and supports;
- Inverter units, substation, transformers, and other electrical equipment;
- Access roads, wiring cables, perimeter fence; and,
- Inverter pad concrete foundations.

All components will be recycled / disposed of in accordance with local, state, and federal waste disposal regulations. This Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

GreenSpark Solar will establish a bond with the Town for an agreed upon amount before the issuance of a building permit for the Town’s use in the event of Solar Facility abandonment and/or financial failure.

The Proponent

The Project Owner will manage and coordinate the decommissioning process. The project owner will obtain all necessary regulatory approvals that vary depending on the jurisdiction, project capacity, and site location. The Project Owner will build a long-term relationship with the community hosting the Solar Facility and will be committed to the safety, health and welfare of the hosting community.

Commented [BM1]: Please note that lease execution is still underway, but this is the assumed lease term as detailed in the Letter of Intent agreement executed with the Land Owner in September 2022.

Commented [BM2]: Again, lease development is underway and will be filed and recorded with Monroe County upon execution.

The conditions and obligation of this Decommissioning Plan shall be bounded upon the Project Owner, its heirs, executors, administrators, successors or assigns.

Contact information for the proponent is as follows:

Company	Tobin Henrietta Solar LLC
Contact	Matt Vanderbrook
Address	318 Timothy Lane, Ontario, NY 14519
Telephone	585-265-2384
Email	matt.vanderbrook@greensparksolar.com

Project Information

Address	55 Tobin Road, Henrietta, NY 14467
Tax ID	190.02-1-48.21
Project Size	3.000 MW AC
Property Owner	Mark and Linda Heintz
Site Agreement	Lease agreement to be executed at Monroe County Clerk's Office

Decommissioning of the Solar Facility

Upon the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Project Site will be restored to a state similar to its pre-construction state and in accordance with Henrietta Town Code § 295-73C(5). All removal of equipment will be done in accordance with applicable laws and regulations, and manufacturer recommendations. All applicable permits will be acquired.

The decommissioning process of the Solar Facility may commence for the following reasons:

- 1) Project Owner provides written notice to the Town of its intent to retire or decommission the Project (“Owner Decommissioning Notice”), or
- 2) Solar Facility ceases to be operational for more than six (6) consecutive months.

In the event the Project Owner fails to decommission the Solar Facility within 90 days after being considered abandoned, the municipality may remove the system and restore the property, using the bond proceeds to do so, and impose a lien on the property to cover any costs to the municipality in excess of the bond proceeds. This is in accordance with Town Code § 295-73C(9). For purposes of this Agreement, “abandoned” shall mean no generation of electricity, other than due to repairs to the Project or causes beyond reasonable control of the Project Owner. Pursuant to Town Code § 295-75D, should the owner and/or operator fail to decommission the solar energy system as required:

- 1) The Town shall issue a notice to the owner/operator on file with the Town calling for a hearing before the Town Board. The owner/operator may present evidence at such hearing regarding the abandonment and decommissioning status of the solar energy system.
- 2) If, after said hearing, the Town Board determines that the solar energy system is, in fact, abandoned, and the time to decommission it has expired, the Town Board may then order that the Town remove the solar energy system itself. In this case, the Town may utilize the proceeds from the bond provided as part of the decommissioning plan to pay for said decommissioning.

Decommissioning Scope and Timeline

The decommissioning of a Solar Facility proceeds in the reverse order of installation. The below scope includes the anticipated timeline for completion of each task. All components will be recycled / disposed of in accordance with local, state, and federal waste disposal regulations.

Task #	Task Description	Duration	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9
1	The Solar Facility will be disconnected from the utility power grid	1 Day	■								
2	All required permits, including obtaining coverage under the most current NYS SPDES General Permit for Stormwater Discharges from construction activity, shall be obtained	10 Days	■	■							
3	Mobilization of equipment and facilities	1 Day			■						
4	Installation of erosion and sediment controls	1 Day			■						
5	PV modules shall be disconnected, collected, and disposed at an approved module recycler or reused / resold	1-2 Weeks			■	■					
6	All above ground and underground electrical interconnection and distribution cables shall be removed and disposed of off-site at an approved facility	2 Weeks			■	■					
7	Galvanized steel PV module support and racking system support posts shall be removed and disposed of off-site at an approved facility	2 Weeks					■	■			
8	Electrical and electronic devices, including transformers and inverters shall be removed and disposed of off-site at an approved facility	1 Week			■						
9	Concrete foundations shall be removed and will be disposed of off-site at an approved facility	2 Days				■					
10	Fencing shall be removed and will be disposed of off-site at an approved facility	1 Week							■		
11	Removal of all access roads, except those retained by landowner, and stormwater practices	1 Week							■		
12	Soil restoration and permanent seeding, or seeding will be in the form of crops planted by the landowner	4 Days								■	
13	Removal of all erosion and sediment controls	1 Week							■		
14	Filing of the Notice of Termination with the Town	5 Days									■

Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation) to adjacent watercourses or significant natural features.

Mitigation measures including obtaining all required permits and coverage under the most current NYS SPDES General Permit for Stormwater Discharges from Construction Activity will be implemented. These measures will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Project Site. All removed components will be recycled / disposed of in accordance with local, state, and federal waste disposal regulations.

Potential Temporary Work-Related Disturbances

- Increase in road traffic due to movement of crews and equipment
- Work expected to last 2-3 months
- Increase in dust in adjacent areas
- Temporary elevated noise levels from machinery and increased trips to project site

Work will be undertaken during daylight hours and conform to any applicable restrictions.

Site Restoration

The Project Site will be restored to a state similar to its pre-construction condition. All project components will be removed and recycled / disposed of in accordance with local, state, and federal waste disposal regulations. Rehabilitated land will be seeded with a low-growing species to help stabilize soil conditions, enhance soil structure, and increase soil fertility. Soil restoration and seeding will follow current requirement of the NYS Standards and Specifications for Erosion and Sediment Control, including the appropriately recommended seed mixes at the time, unless this seed mix is replaced with crop planting by the landowner.

Managing Materials and Waste

The following table shows the materials and waste related to the Solar Project. Most of the materials are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements/programs. The Project Owner will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused. All components will be recycled / disposed of in accordance with local, state, and federal waste disposal regulations.

Management of Materials and Waste	
Material (Waste)	Management
PV Modules	<ul style="list-style-type: none"> • Panels will be removed and transported to a secondary buyer or solar recycling facility
Mounting Racks / Steel Support	<ul style="list-style-type: none"> • Materials will be removed and transported to an appropriate facility
Transformers / Substation components	<ul style="list-style-type: none"> • Removal of small amount of on-site oil transported to an appropriate facility • Substation transformer and step-up transformers (inside inverter) will be transported to the manufacturer, recycled, reused, or disposed in accordance with current standards and practices
Inverters, fans, fixtures	<ul style="list-style-type: none"> • Metal components to be recycled or disposed of in accordance with current standards and practices • Remaining components to be recycled or disposed of in accordance with current standards and practices
Gravel (or other granular)	<ul style="list-style-type: none"> • Gravel and other granular materials will be removed by truck and disposed of in accordance with current standards and practices
Geotextile fabric	<ul style="list-style-type: none"> • Geotextile fabric will be collected and resorted at a reprocessing site
Concrete inverter/transformer foundations	<ul style="list-style-type: none"> • Concrete foundations will be broken down and transported to recycling or approved disposal facility
Cables and wiring	<ul style="list-style-type: none"> • Wiring connecting the array to the utility grid will be disconnected and removed

	<ul style="list-style-type: none">• Support poles, if made of untreated wood, will be chipped and reused. Otherwise, poles will be removed and disposed of at an approved facility• Electronic equipment (isolation switches, fuses, metering) will be transported offsite to be sent back to the manufacturer, recycled, reused, or safely disposed of off-site in accordance with current standards and practices
Fencing	<ul style="list-style-type: none">• Fencing will be removed and transported to a metal recycling facility
Debris	<ul style="list-style-type: none">• Any remaining debris on-site will be transported off-site and managed as appropriate

Estimated Cost of Decommissioning

Tobin Rd							
	Task	Crew (people + equip)	Productivity Rate (quantities / day)	Quantity	Unit	Duration (days)	Cost
1	Module Removal	5,800.00	1,440	4,992.00	ea	3.47	\$20,106.67
2	Rack Wiring Removal	5,800.00	30,000	396,206.00	LF	13.21	\$76,599.83
3	Rack Dismantling, removal, loading	5,800.00	25,000	101,835.00	LF	4.07	\$23,625.72
4	Electrical Equipment Removal / Loading	3,600.00	1	1.00	ea	1.00	\$3,600.00
5	Break Up Concrete Pads	3,600.00	8	3.00	CY	0.38	\$1,350.00
6	Electrical Wiring Removal	5,800.00	500	1,750.00	LF	3.50	\$20,300.00
7	Post Removal	3,600.00	500	5,658.00	EA	11.32	\$40,737.60
8	Fence Removal	3,600.00	1,000	4,050.00	LF	4.05	\$14,580.00
9	Power Pole Removal	5,800.00	6	3.00	EA	0.50	\$2,900.00
10	Gravel Road Reclamation	3,600.00	500	740.00	CY	1.48	\$5,328.00
11	Soil Restoration / Decompaction	3,600.00	30	14.00	Acre	0.47	\$1,680.00
12	Seed Disturbed Areas	2,400.00	100	14.00	Acre	0.14	\$336.00
Total (Current Value)							\$ 211,143.81
Lifetime							25
Inflation Rate							2.0%
Total (Future Value)							\$ 346,403.81

TOBIN ROAD SOLAR

3466.08 KWDC / 3000.00 KWAC PV PLANT

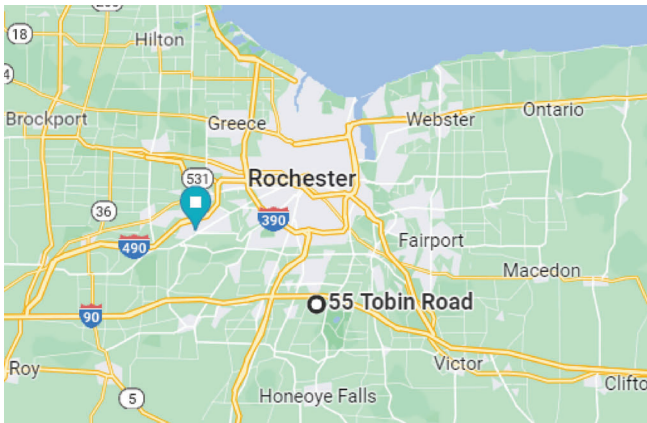
55 TOBIN ROAD, HENRIETTA, NY 14467

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

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

DRAWING INDEX

GENERAL
G000 TITLE SHEET
G100 OVERALL SITE-PLAN

ELECTRICAL
E000 ELECTRICAL NOTES
E100 THREE LINE DIAGRAM
E101 THREE LINE DIAGRAM

REV	DATE	DESCRIPTION	BY
6	01/10/23	REVISED PER DISCREPANCY 2 - REMOVAL OF MODULES FROM STREAM BANK	CP
5	09/16/23	REVISED PER DISCREPANCY 1	CP
4	09/16/23	REVISED PER DISCREPANCY 1	CP
3	09/29/23	REVISED PER DISCREPANCY 1	CP
2	09/29/23	POW LINE UP CHANGE & BLUE REVOKED	CP
1	09/11/23	POW LINE UP CHANGE	CP

REVISION	DATE	DESCRIPTION
CP	12/14/23	NONE

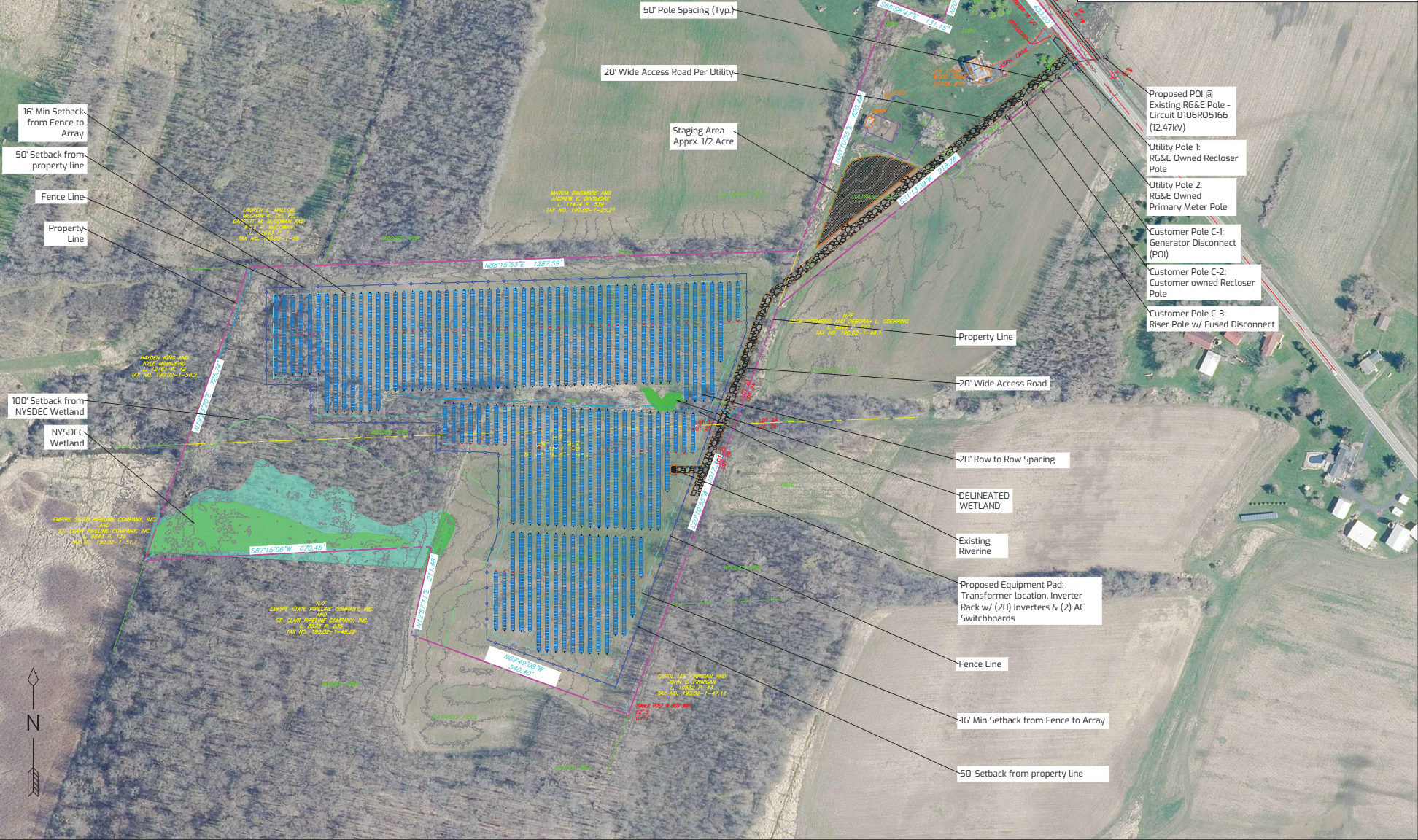
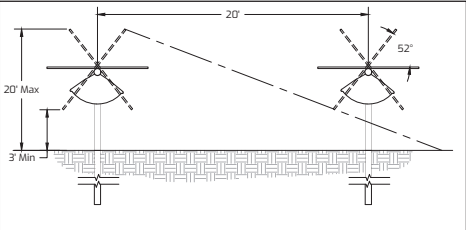
NOT FOR CONSTRUCTION



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

G000

KEY:
 PROPERTY LINE.....
 FENCE LINE.....
 16' FENCE SETBACK.....

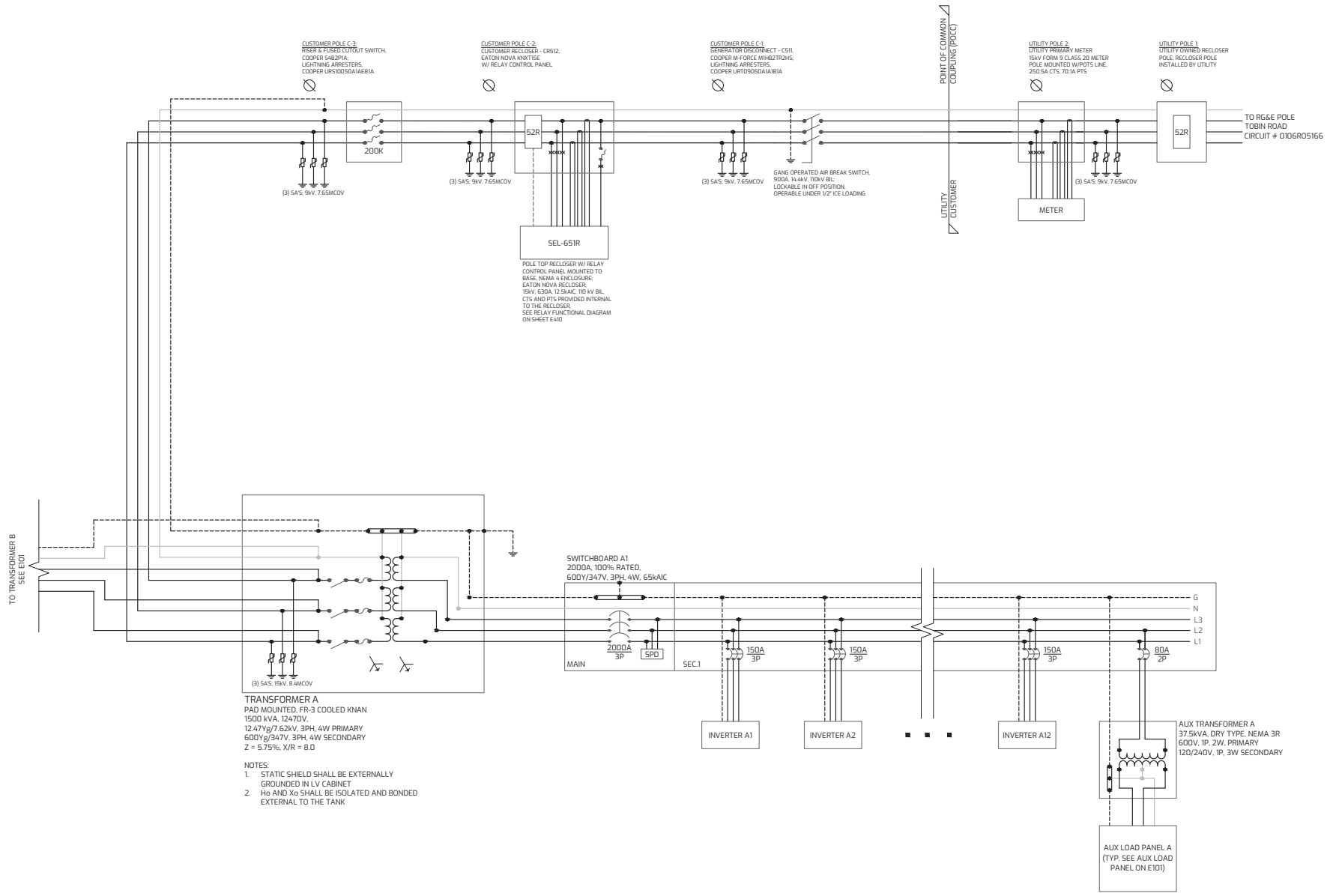


NO.	REV	DESCRIPTION	DATE	BY
1		POLE LINE UP CHANGE	09/10/23	OP
2		POLE LINE UP CHANGE	09/20/23	OP
3		POLE LINE UP CHANGE	09/20/23	OP
4		POLE LINE UP CHANGE	09/20/23	OP
5		REMOVAL OF ROWS FROM STREAM BANK	09/10/23	OP
6		REMOVAL OF DISCONNECT 2 - REMOVAL OF ROWS FROM STREAM BANK	09/10/23	OP

PROJECT:	TOBIN ROAD SOLAR
ADDRESS:	55 TOBIN ROAD, HENRIETTA NY 14457
SUBTITLE:	SITE PLAN
DRAWING NO.:	G100

NOT FOR CONSTRUCTION

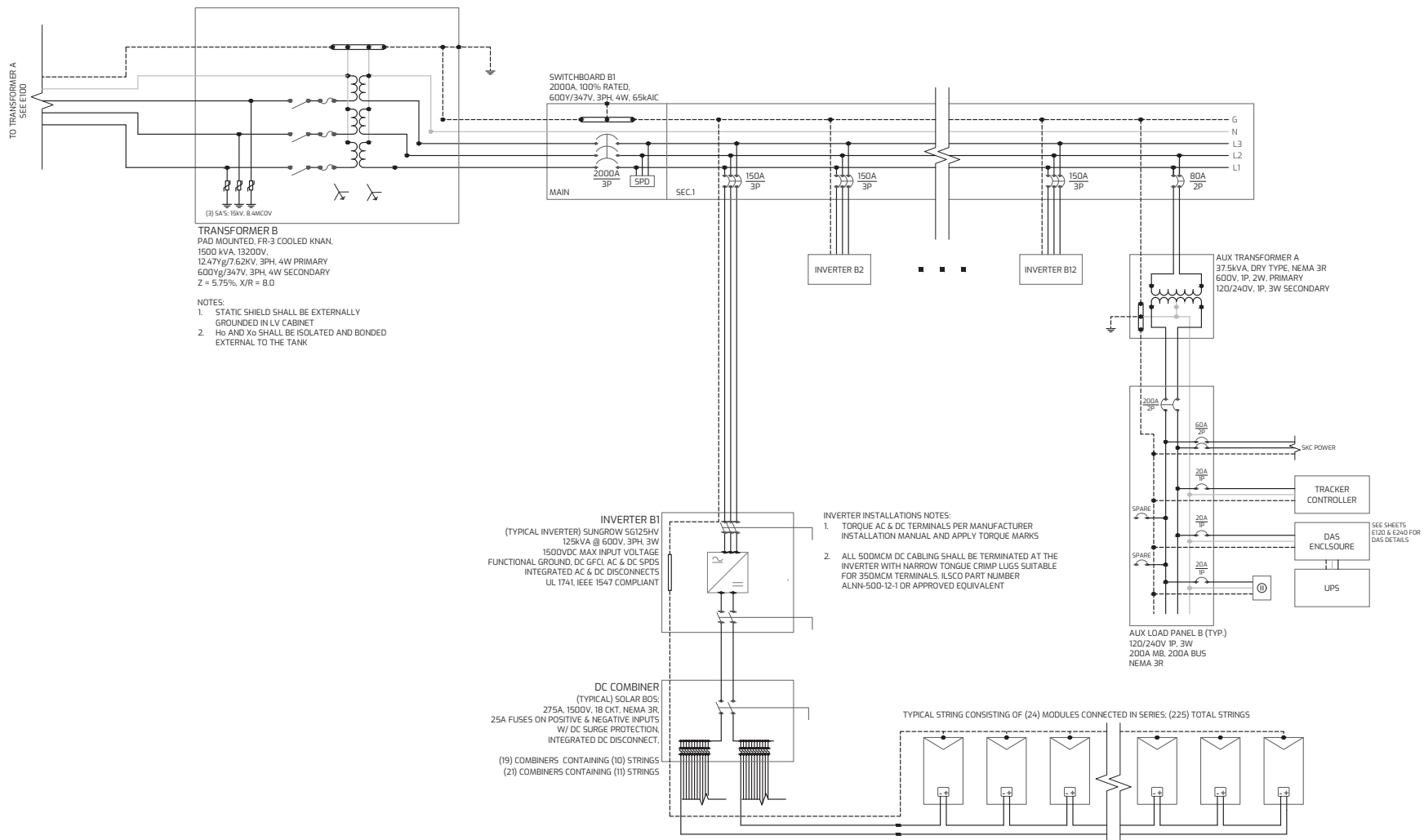
GREEN SPARK



SYSTEM SUMMARY:
 (5976) HANWHA Q-CELL, Q.PEAK DUO XL-G113/BFG, 580W MODULES; 3466.08 KWDC TOTAL
 (24) SUNGROW INVERTERS; 3000.00 KWAC TOTAL

PROJECT	TOBIN ROAD SOLAR	DATE	
ADDRESS	55 TOBIN ROAD, HENRIETTA, NY 14457	REV	
SHEET TITLE	3 LINE DIAGRAM	DATE	
SCALE	NONE	BY	
DESCRIPTION		DATE	
1	POLE LINE UP DOWNE	06/11/23	OP
2	POLE LINE UP DOWNE	06/29/23	OP
3	3PH W/ALUMINUM DISK	06/29/23	OP
4	3PH W/ALUMINUM DISK	09/18/23	OP
5	3PH W/ALUMINUM DISK	09/18/23	OP
6	3PH W/ALUMINUM DISK	09/18/23	OP
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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

REV	DATE	DESCRIPTION
1	06/11/23	ISSUE FOR PERMITS
2	06/11/23	ISSUE FOR PERMITS
3	06/11/23	ISSUE FOR PERMITS
4	06/11/23	ISSUE FOR PERMITS
5	06/11/23	ISSUE FOR PERMITS
6	06/11/23	ISSUE FOR PERMITS
7	06/11/23	ISSUE FOR PERMITS
8	06/11/23	ISSUE FOR PERMITS
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100	06/11/23	ISSUE FOR PERMITS

NOT FOR CONSTRUCTION

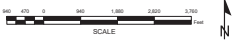


PROJECT: TOBIN ROAD SOLAR
 ADDRESS: 555 TOBIN ROAD, HENRIETTA, NY 14457

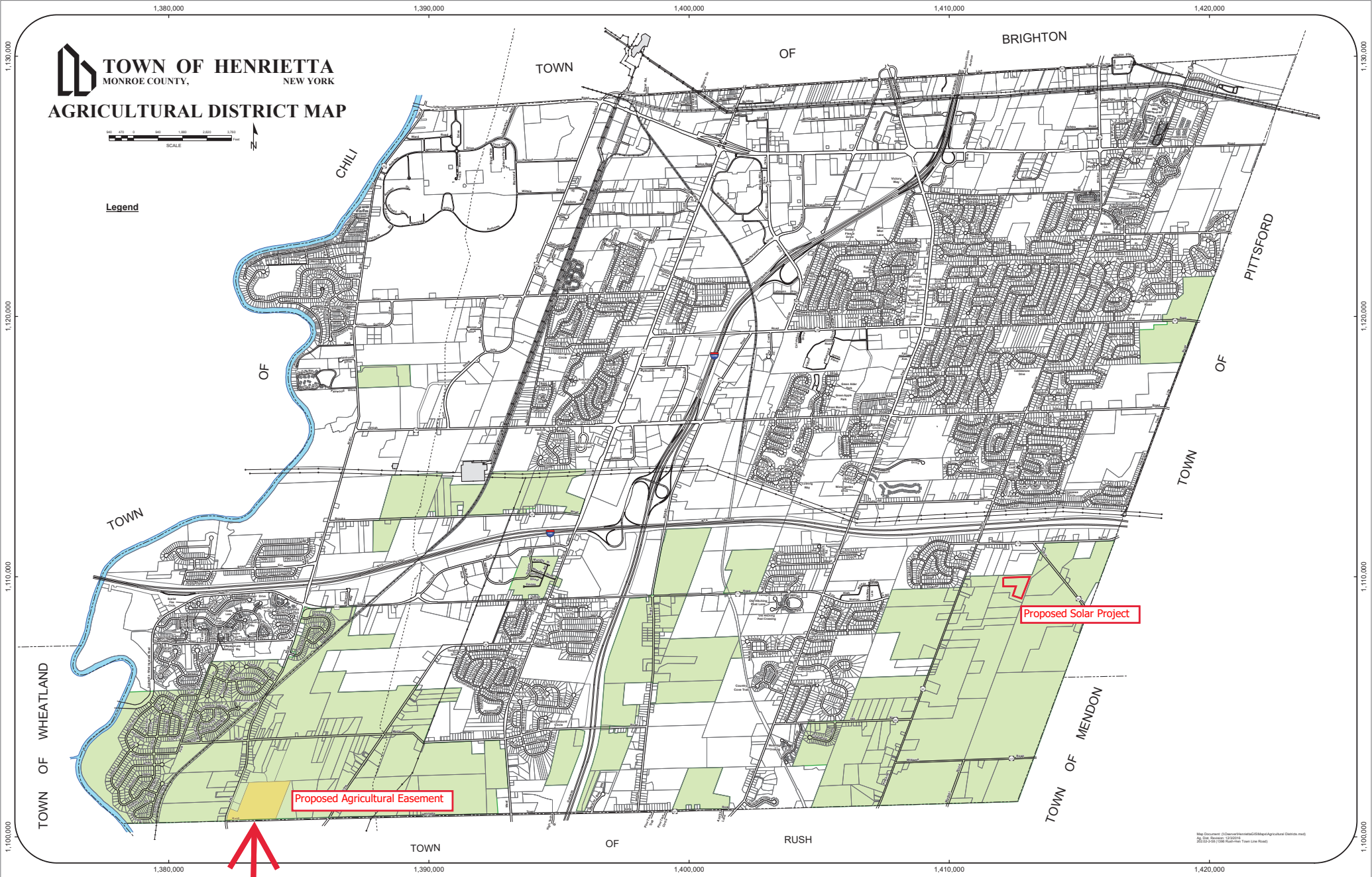
E101

TOWN OF HENRIETTA
MONROE COUNTY, NEW YORK

AGRICULTURAL DISTRICT MAP



Legend



Proposed Agricultural Easement

Proposed Solar Project

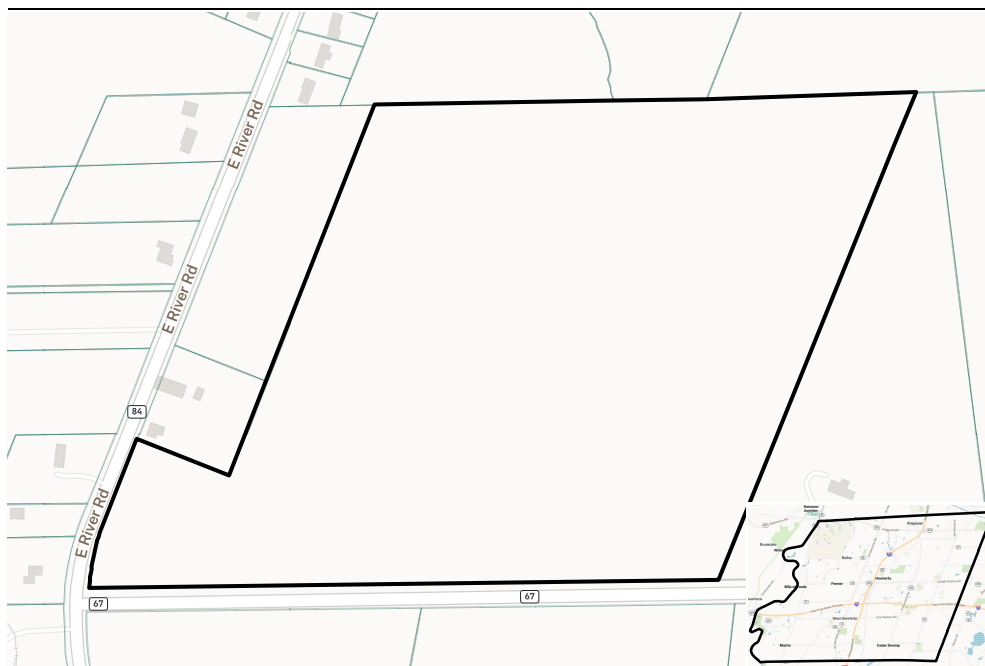
Proposed Agricultural Easement Land

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 related	Depth Feet:	1950.0
Description:		Sewer Type:	None
Activity:		Water Supply	Comm/public
Land Use Code:	9100.0	Type:	
Function:			

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

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