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July 30, 2021

SENT VIA EMAIL to MDeffer@duanesburg.net, tbakner@woh.com, and Dale@duanesburg.net. Uploaded to Duanesburg Oak Hill Solar Dropbox folder.

Planning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

RE: Special Use Permit Amendment Cover Letter
Oak Hill 1 and Oak Hill 2 Solar and Energy Storage Projects

On September 19, 2019, the Town of Duanesburg Planning Board issued a Resolution Approving Special Use Permit, Subdivision and Site Plan for the Eden Renewables Oak Hill Solar Energy Projects - 1206 Oak Hill Road, which project included a solar installation and an energy storage system. This resolution affirmed that the project applications were determined to be complete under the Town of Duanesburg Solar Law, the Duanesburg Zoning Law, and the Town of Duanesburg Subdivision Regulation, and that the applications met all applicable requirements of the aforementioned zoning requirements. Furthermore, it was determined that the renewable energy projects will not have a significant adverse impact on the environment.

Following an April 13, 2021 meeting with municipal representatives to review updated project designs, the Oak Hill 1 and Oak Hill 2 solar projects applied for building permits on June 29, 2021. The Town of Duanesburg subsequently informed the project team that a Special Permit Amendment would be required before building permits could be issued. Additionally, a revised EAF - Part 1, Agricultural Data Statement, and other documents required by the zoning codes for an amendment application were required.

The amendment requirement results from access road and energy storage system design changes that deviated from the originally approved plans. The access road system was expanded, and the battery storage was changed from a decentralized facility to centralized architecture. The battery storage system was also downsized from approximately 11.78 MWh (details included in Eden's July 3, 2019 battery storage description) to 9.0 MWh per project (Oak Hill 1 and Oak Hill 2). Changes to the access road and energy storage designs will enhance project safety and performance, but do not deviate significantly from the use and design previously reviewed and approved.

This Special Use Permit Amendment Cover Letter summarizes the documents included in the project teams' submission to the town. The document also includes

requested information regarding the Oak Hill 1 and Oak Hill 2 solar and energy storage projects:

Section 1: Project Information

Land Owner: Richard Murray
Location of Property: 13590 Duanesburg Road, Duanesburg, NY 12053
Tax Map #: 74.00-2-5.1 / 74.00-2-5.2
Zoning District: R-2
Fire District: Esperance Volunteer Fire District
School District: Duanesburg Central School District
Pedestrian Access: secure/fenced facility
Sewer System: N/A - no sewer connection
Business Plan: Renewable energy generation

Section 2: Submitted Documents

Forms

- Application for the Planning Board, Town of Duanesburg – signed July 22, 2021, submitted July 25, 2021.
- Agricultural Data Statement – dated July 22 2021, submitted July 25, 2021.

Site Plan and SWPPP

- Oak Hill Solar 1 & 2 Issued for Construction Plans – dated May 28, 2021, submitted June 29, 2021, resubmitted July 15, 2021.
- Oak Hill Summary of Changes Letter – dated July 28, 2021, submitted July 28, 2021.
 - The site plan summary of changes describes the differences between the permit plans - Proposed Site Plan for Oak Hill Solar 1 & 2, dated June 6, 2019, prepared by Environmental Design Partnership, LLP. and the construction plans - Oak Hill Solar 1 & 2 – Issued for Construction Plans, dated May 28, 2021, prepared by Verdanterra and Greencells USA, Inc.
- Stormwater Pollution Prevention Plan (SWPPP), Prepared by Verdanterra – dated May 2021, submitted July 15, 2021.

Road Turnaround Details

The following items regarding the additional access road turnaround area requested by the Town were submitted on July 16, 2021.

- C2-00_OVERALL_OAKHILL-C2.00 OVERALL SITE PLAN.pdf
- C2-01_SITE_OAKHILL-C2.03 SITE PLAN.pdf
- C3-01_GRADE_OAKHILL-C-3.03 GRADING PLAN.pdf

Full Environmental Assessment (EAF) - Part 1

- Full Environmental Assessment - Part 1 – submitted July 28, 2021.

- EAF Summary of Changes – dated July 28, 2021, submitted July 28, 2021.
 - The EAF Summary of Changes describes the differences between the original EAF submitted in 2019 and the revised EAF submitted as part of the Special Permit Amendment application package.

Decommissioning

- Revised Oak Hill Community Solar 1 And 2 Decommissioning Statement, produced by Amp Solar – dated July 30, 2021, submitted July 30, 2021.
 - The revised decommissioning statement includes a Battery Energy Storage System-Specific Decommissioning Plan.
- Decommissioning Summary of Changes Statement, produced by Amp Solar – dated July 30, 2021, submitted July 30, 2021.

Glare and Modules

- Solar Farm Glare Analysis Report for Oak Hill 1 & 2 Solar Farm – dated July 23, 2021, submitted July 28, 2021.
 - The analysis found that no glare is predicted.
- Astronergy solar module cut sheet – original modules, submitted July 28, 2021.
- Vikram Bifacial module cut sheet – revised modules, submitted July 28, 2021.
- CSG Solar Glass Specification, submitted July 28, 2021.
- Anti-Glare ARC Solar Glass and Application in Module, submitted July 28, 2021.

Battery Storage Information

The following battery energy storage documents and images were submitted pursuant to the town's request on July 29, 2021.

- Powin SMART Enclosures – Technical Specifications
- 2021-07-29 Battery Images
- ESS Safety / Fire Package

Pursuant to the town's request, the project team is not resubmitting previously provided documents, such as the Issued for Construction Plans or SWPPP. This strategy is designed to reduce confusion regarding document iterations and redundancy. Upon completion of the Town's review of the special use permit amendment, if updates are required for these items, they will be made consistent with the approved amendment, at which point any additional necessary Town review can occur. This Section 2: Submitted Documents is a list of documents that have been previously submitted.

Section 3: Module Changes

Due to technological advances since the initial permit set, the projects now utilize high-efficiency Vikram bifacial modules. Although the initial permit set did not specify the type of module that would be utilized, the project team had anticipated the use of Astronergy solar modules. The new Vikram modules will enhance energy

production and slightly decrease the solar array footprint due to the increased generating capacity of each module. The Vikram and Astronergy module cut sheets were submitted to the town on July 28, 2021.

The project team has worked with the supplier of the Vikram panels to better understand the anti-glare properties of the panels proposed. The supplier has confirmed that the Vikram panels proposed will include both AR coated glass and a texturing pattern that combine to provide the highest level of glare resistance (typically utilized if in a sensitive location such as adjacent to an airport). Additional glare documentation was provided to the town on July 28, 2021.

Section 4: Summary of Changes – Documents

Below is a summary of the changes to the application package between the 2019 submission and the current documentation.

Summary of Items That Have Changed

- Site Plan/Detailed Plan Set
 - Original Site Plan: Proposed Site Plan for Oak Hill Solar 1 & 2, dated March 11, 2019, prepared by Environmental Design Partnership, LLP, submitted March 11, 2019.
 - Original Detailed Plan Set: Proposed Site Plan for Oak Hill Solar 1 & 2 - prepared by Environmental Design Partnership, LLP, submitted September 5, 2019.
 - Revised Document: Oak Hill Solar 1 & 2 – Issued for Construction Plans, dated May 28, 2021, prepared by Verdanterra and Greencells USA, Inc, submitted July 15, 2021.
 - Major site plan changes are summarized in the Oak Hill Summary of Changes Letter, dated July 28, 2021, submitted July 28, 2021.
- Environmental Assessment Form (EAF)
 - Original Document: Full Environmental Assessment Form - Part 1 – name of applicant: Eden Renewables – Giovanni Maruca, submitted August 5, 2019.
 - Revised Document: Full Environmental Assessment Form - Part 1 – name of applicant: Kevin Foster - Oak Hill Solar 1, LLC & Oak Hill Solar 2 LLC, submitted July 28, 2021.
 - The changes are summarized in the EAF Summary of Changes Letter, dated July 28, 2021, submitted July 28, 2021.
- Decommissioning Plan:
 - Original Document: Oak Hill Community Solar 1 And 2 Decommissioning Statement, submitted September 5, 2019.
 - Revised Document: Revised Oak Hill Community Solar 1 And 2 Decommissioning Statement, submitted July, 30 2021.
- SWPPP
 - Original Document: The original submission did not include a full SWPPP. Verdanterra's SWPPP, dated May 2021, supersedes all previous submissions due to the updated design.

- Revised Document: Stormwater Pollution Prevention Plan (SWPPP), Prepared by Verdanterra – dated May 2021, submitted July 15, 2021.
- Glare Analysis
 - Original Document: N/A - the 2019 application package contained a Visual Impact Oak Hill Solar and Supplementary Visual Impact Assessment.
 - Revised Document: Solar Farm Glare Analysis Report for Oak Hill 1 & 2 Solar Farm – dated July 23, 2021, submitted July 27, 2021.

Summary of Items That Have Not Changed

- Supplementary Visual Impact Assessment, produced by Environmental Design Partnership, dated August 29, 2019, submitted September 5, 2019.
- Visual Impact Oak Hill Solar, produced by Environmental Design Partnership, submitted June 6, 2019.
- Coordinated Electric System Interconnect Review (CESIR), dated December 13, 2018, submitted September 5, 2019.
- Minor Subdivision of Lands of Richard B. Murray, produced by Environmental Design Partnership, dated April 24, 2019, submitted July 3, 2019.
- Oak Hill Access Easement Draft, submitted July 3, 2019.
- Road Width Approval from Fire Department, email correspondence May 28, 2019, submitted July 3, 2019.
- Parks, Recreation, and Historic Preservation - Effect Finding letter (no concerns), dated June 4, 2019, submitted June 6, 2019.
- Lot Line Adjustment Between Lands of Richard B. Murray, Richard B. & Helen E. Murray, and The Meyer Family Trust, produced by Environmental Design Partnership, submitted March 11, 2019.
- SD Road Frontage, produced by Environmental Design Partnership, submitted March 11, 2019.

Section 5: Additional Engagement and Conclusion

In addition to the referenced documents, Amp submitted an Oak Hill Solar 1 LLC & Oak Hill Solar 2 LLC's Energy Storage Projects Clarification letter on July 19, 2021. This letter was designed to provide an explanation confirming the prior review and approval of energy storage in the original approved land use application. The clarification letter included an Eden Renewables-Town of Duanesburg Battery Energy Storage System Planning Board Approval History, which outlined Submissions Made to Planning Board which reference Battery ESS, Email Communications with Town of Duanesburg, and Executed Land Use Authorization Forms that referenced battery energy storage.

Amp contacted the Esperance Volunteer Fire District on July 28, 2021 to discuss the energy storage system. The Amp team subsequently submitted an energy storage safety package with relevant safety and fire suppression documentation on the same

day. The project team intends to provide the Esperance Volunteer Fire District with in-person site tours and training during construction and after battery commissioning.

Prior to the August 19, 2021 Planning Board Meeting, Amp will send a written letter to abutters informing them of the design changes. The letter will provide stakeholders with the opportunity to schedule individualized calls to discuss any questions regarding the projects and the design changes.

Thank you for your time and the opportunity to submit this documentation. Please feel free to reach out to Amp with any questions by emailing bpedersen@amp.energy.

Oak Hill Solar 1 LLC and Oak Hill Solar 2 LLC
By: AMP Solar Development, Inc., its Manager

Nicole LeBlanc

Nicole LeBlanc
Authorized Signatory