



YSG Solar Development Company, LLC  
79 Madison Avenue, 8<sup>th</sup> Floor  
New York, NY 10016  
(212) 389-9215

Lynstaar Engineering, P.C.  
Attn: John Dulak  
12 Water Street, Suite 202  
White Plains, NY 10601  
914-741-1290

August 25, 2022

**RE: Briarcliff Solar Application for Special Use Permit**

Dear Mr. Dulak,

YSG Solar is in receipt of your comment letter dated July 27, 2022, regarding the proposed solar facilities at 345 Scarborough Rd. YSG solar is submitting the enclosed comment response table to address the comments received within the letter. The following new or revised documents are being submitted to supplement the prior application package and comment response table:

- CESIR Study MC-596921
- CESIR Study MC-596921

If you need any additional information, please email me at [James.T@YSGSolar.com](mailto:James.T@YSGSolar.com) or call me at **716-440-8698**, to learn more.

Thank you,

Jim Taravella  
YSG Solar  
[James.T@YSGSolar.com](mailto:James.T@YSGSolar.com)

cc: Christine Dennett, Village Clerk  
David Turiano, P.E.

Revised: July 27, 2022

June 15, 2022

David Turiano, P.E.  
Village Engineer  
Village of Briarcliff Manor  
1111 Pleasantville Road  
Briarcliff Manor, NY 10510

***RE: Briarcliff Solar  
345 Scarborough Road  
Application for Special Permit***

Dear Sir:

As requested, LynStaar Engineering, P.C., (LSE) has reviewed the application for special permit for the installation of two 5.0 megawatt solar farms located at 345 Scarborough Road Road for completeness. LynStaar has reviewed the application submittal for completeness in regard to the Village Code chapters 178 and 220-6. The application was made by Briarcliff Solar (the "Applicant").

In support of its application, the Applicant has submitted the following documents and plans:

1. Cover letter prepared by YSG Solar Development Company, LCC dated March 21, 2022;
2. Village of Briarcliff Manor Planning Board Application;
3. Briarcliff Solar Code Compliance Table;
4. Briarcliff Solar Project Booklet.

LSE specializes in electrical, mechanical, plumbing and civil engineering. As such the Village has requested review of the completeness of the technical components of this application.

Comments as follows:

§178-13.H & §220-6.D.1 (Site Plan) – The submitted site plans are of sufficient detail for site planning review by the Planning Board. It should be noted that the site plans are

not of sufficient detail for a building permit level review to meet the full requirements of §178—13.H.1 through 13.

§178-13.G (Decommissioning) – The Applicant included a decommissioning plan, Attachment E of the application. The decommissioning plan is comprehensive and states the major components (ie: batteries and steel) shall be recycled.

§178-13.H.13 (Emergency Operations Plan) – The Applicant included an Operations and Maintenance Manual, Attachment D of the application. The manual only includes a high-level overview of the emergency shutdown procedure and inspections required. LSE views this as sufficient information for the Application of Special Permit, however it is recommended complete submittals be provided with the building permit submission.

Updated July 27, 2022 - §220-6.D.4 (Infrastructure and Utility Study) – The Applicant's revised submission included a Con Edison Coordinated Electric System Interconnect Review (CESIR), case number MC-596922. Con Edison indicated that the interconnection is feasible without incurring any major upgrades to their local utilities in the neighborhood. Con Edison also provided an estimated accommodation cost of \$77,382.09 for required interconnection monitoring and control of the solar system. These costs, and any other utility costs, shall be borne by the Applicant, not the Village.

§220-6.D.6 (Municipal Service Impact) – The Applicant states they do not expect any impacts on local municipal services except for the Fire Department. LSE generally concurs with this statement, however the Police Department and any other Village based emergency services should also be made aware of the solar installation. The Applicant further states they were able to address these concerns on other projects by providing specialty training related to the solar installation. It is LSE's recommendation to require a submittal of the proposed training procedures and any specialty equipment that may be required by emergency services so the cost impact for these items can be considered. Example: training time for Village personnel and specialty tools needing to be purchased.

Respectfully submitted,

**LynStaar Engineering, P.C.**



John Dulak  
Sr. Electrical Engineer



Briarcliff Solar Development  
Comment/Response Table  
8/25/2022

YSG Solar Development Company, LLC  
79 Madison Avenue, 8th Floor  
New York, NY 10016  
(212) 389-9215

Comment Letters Provided by the Village of Briarcliff Manor	YSG/Briarcliff Solar LLC Response
Lynstaar Engineering P.C. RE: Briarcliff Solar - 345 Scarborough Rd - Application for Special Permit (June 15, 2022; Rev. July 27, 2022)	
1) §178-13.H & §220-6.D.1 (Site Plan) – The submitted site plans are of sufficient detail for site planning review by the Planning Board. It should be noted that the site plans are not of sufficient detail for a building permit level review to meet the full requirements of §178—13.H.1 through 13.	• Acknowledged - A full electrical design will be submitted for the building permit review.
2) §178-13.G (Decommissioning) – The Applicant included a decommissioning plan, Attachment E of the application. The decommissioning plan is comprehensive and states the major components (ie: batteries and steel) shall be recycled.	• Acknowledged - No further action required
3) §178-13.H.13 (Emergency Operations Plan) – The Applicant included an Operations and Maintenance Manual, Attachment D of the application. The manual only includes a high-level overview of the emergency shutdown procedure and inspections required.  LSE views this as sufficient information for the Application of Special Permit, however it is recommended complete submittals be provided with the building permit submission.	• Acknowledged - A full submittal package will be submitted with the building permit application.
4) §220-6.D.4 (Infrastructure and Utility Study) – The Applicant did not submit a Con Edison Coordinated Electric System Interconnect Review (CESIR). It is noted in the Code Compliance Table that the CESIR is ongoing with Con Edison. These costs, and any other utility costs, shall be borne by the Applicant, not the Village. It should be noted that the CESIR shall be submitted as the project progresses.  <u>Updated July 27, 2022</u> §220-6.D.4 (Infrastructure and Utility Study) – The Applicant’s revised submission included a Con Edison Coordinated Electric System Interconnect Review (CESIR), case number MC-596922. Con Edison indicated that the interconnection is feasible without incurring any major upgrades to their local utilities in the neighborhood. Con Edison also provided an estimated accommodation cost of \$77,382.09 for required interconnection monitoring and control of the solar system. These costs, and any other utility costs, shall be borne by the Applicant, not the Village.	• Acknowledged - The CESIR cost and any associated upgrades required for this project will be paid for by Briarcliff Solar.  • Following the previous CESIR study (MC-596922) submission to the Village, Briarcliff Solar received the second CESIR study (MC-596921) associated with this project and has attached it to this table.
5) §220-6.D.6 (Municipal Service Impact) – The Applicant states they do not expect any impacts on local municipal services except for the Fire Department. LSE generally concurs with this statement, however the Police Department and any other Village based emergency services should also be made aware of the solar installation. The Applicant further states they were able to address these concerns on other projects by providing specialty training related to the solar installation. It is LSE’s recommendation to require a submittal of the proposed training procedures and any specialty equipment that may be required by emergency services so the cost impact for these items can be considered. Example: training time for Village personnel and specialty tools needing to be purchased.	• The solar facility does not require any special equipment. We have met with both the Police department and the Fire Department regarding the proposed project.  • Solar Energy International offers a web based "Large-Scale Ground-Mounted PV Installation Safety Course" that Briarcliff Solar can sponsor for local first responders to familiarize them with large scale solar system safety ( <a href="https://www.solarenergy.org/courses/large-scale-ground-mounted-pv-installation-safety/">https://www.solarenergy.org/courses/large-scale-ground-mounted-pv-installation-safety/</a> ). This training includes two lessons for a total of 8 contact training hours. Each lesson includes presentations, field videos, interactive exercises, and a quiz.  <b>Lesson 1:</b> Site and Mechanical Hazards- Identify common site and mechanical hazards that workers are exposed to when installing ground-mounted PV arrays, describe ways to mitigate hazards, determine safe working practices and PPE requirements.  <b>Lesson 2:</b> Electrical Hazards- Determine electrical hazards on large-scale PV job sites, identify shock and arc flash hazards and implement protective measures, define lockout/tagout methods and principles, examine installation, maintenance, and PV testing hazards.  • We will constitute to engage both parties throughout the planning process.