September 25, 2025

To:
Kevin P. Leddy, P.E
Village Engineer Building/ Engineering Dept.
Village of Briarcliff Manor
1111 Pleasantville Road, Briarcliff Manor NY 10510

Subject: Statement of Purpose for 1666 Pleasantville Road, Briarcliff Manor NY 10510

Dear Kevin P Leddy:

The purpose of this project is to design and install a rooftop solar photovoltaic (PV) system at 1666 Pleasantville Road to offset a portion of the building's electrical consumption with clean, renewable energy. The proposed system will be installed entirely on the existing building rooftop and is intended to improve the building's energy efficiency and environmental sustainability while reducing its long-term operating costs.

The solar PV system will interconnect to the Con Edison electrical grid under the utility's standard interconnection requirements. All work will comply with applicable codes and standards, including the New York State Building Code, National Electrical Code (NEC), NYSERDA program requirements, and Con Edison's distributed generation interconnection guidelines.

The project involves no expansion of the existing building footprint, no alterations to site grading or drainage, and no increase in impervious surfaces. The system will not increase demand on municipal infrastructure such as water supply, sanitary sewer, or stormwater systems. All construction activity is confined to the existing roof area, with no anticipated impact on neighboring properties or the surrounding community.

The proposed installation supports the Village of Briarcliff Manor's sustainability goals and New York State's clean energy initiatives by advancing the adoption of renewable energy technologies and reducing greenhouse gas emissions within the community.

§220-6(D)(1)

A plan for the proposed development of a site for a permitted special use shall be submitted with an application for a special permit. The plan shall be drawn to some convenient scale, and shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this Zoning Chapter.

Consideration of the Applicant's submitted site plans is respectfully deferred to the Board of Trustees.

§220-6(D)(2)

*A storm water pollution prevention plan (SWPPP) consistent with the requirements of Chapter **184**, Article **I**, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies or authorizes a land development activity as defined in Chapter **184**, Article **I**. The SWPPP shall meet the performance and design criteria and standards in Chapter **184**, Article **I**. The approved special permit shall be consistent with the provisions of Chapter **184**, Article **I**.*

The solar generation system on the flat portion of the roof is a replacement of the previously removed system, with no modifications to the existing stormwater infrastructure. The solar system on the pitched roof will be installed flush to the roof, which also does not alter stormwater drainage patterns or the existing stormwater system.

As a result, the proposed project does not qualify as a land development activity under Chapter 184, Article I, and no changes to stormwater management are required. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is not applicable or required for this application.

§220-6(D)(3)

A marketing study shall be provided demonstrating that a viable and robust market exists for the proposed use.

The proposed solar generation system will be installed behind the existing utility meter solely to offset onsite electrical consumption. The system is not intended to sell electricity into the market or participate in any commercial energy sales programs.

As such, a marketing study is not applicable for this application, as the project does not rely on or impact market demand.

§220-6(D)(4)

An infrastructure and utility study shall be provided demonstrating that the infrastructural and utility network serving the site is in good working order, and that adequate capacities exist to support the proposed use. This study shall include an Inflow and Infiltration (I&I) analysis and shall document how I&I will be reduced by a 3:1 ratio, either on or in the immediately vicinity of the site, or elsewhere in the Village

The proposed solar generation system was reviewed by Con Edison as part of the CESIR (Coordinated Electric System Interconnection Review) study to evaluate interconnection requirements and potential system impacts. Con Edison determined that the rooftop photovoltaic (PV) system requires no upgrades and will have no adverse impact on the existing utility infrastructure.

The system will not increase demand on municipal infrastructure, including water supply, stormwater, or sanitary sewer systems. All work is limited to the rooftop of the existing building, with no new water or sewer connections required and no increase in utility consumption or wastewater generation.

As such, the existing municipal infrastructure and utility networks are unaffected by this project, and their current capacities are sufficient to support the proposed use without modification. Because the project does not generate inflow or infiltration into the stormwater or sanitary sewer systems, an Inflow and Infiltration (I&I) analysis is not applicable in this case.

§220-6(D)(5)

A traffic study shall be provided documenting existing traffic operating conditions in the vicinity of the site, potential traffic related impacts of the proposed use, and necessary mitigation measures. This study shall include measures to enhance public transit to and from the site

The proposed project is a rooftop solar generation system to be installed on an existing building. The scope of work is limited to the roof and associated electrical connections within the building. No new building footprint, occupancy, or land use is being introduced.

- **Existing Traffic Conditions:**
  Current traffic in the vicinity of the site will remain unaffected. The project does not alter site access, parking, or circulation patterns.

- **Traffic-Related Impacts:**
  The project will not generate ongoing vehicular traffic once construction is complete. During construction, traffic impacts will be temporary and minimal, limited to occasional material deliveries and contractor vehicles. These activities will be managed to avoid disruption to neighborhood traffic.

- **Mitigation Measures:**
  Given the negligible traffic impacts, no mitigation measures are necessary. Public transit patterns and usage will not be affected by the project.

§220-6(D)(6)

A municipal service impact study shall be provided documenting impacts of the proposed use on municipal services.

The proposed project consists solely of the installation of a rooftop solar generation system on the existing building. No increase in occupancy, building square footage, or changes to building use are proposed. Accordingly:

- **Water Supply**: The solar installation does not require potable water service. No additional water demand will be created.

- **Sanitary Sewer**: The project does not generate wastewater or require sanitary sewer connections. No increase in sanitary sewer flows is anticipated.

- **Stormwater Management**: The solar array is mounted on the existing roof surface. The project does not increase impervious area or alter stormwater runoff patterns. No impacts to the municipal stormwater system will occur.

- **Solid Waste**: Operation of the solar system does not generate solid waste. Routine maintenance activities will not materially affect municipal waste management services.

- **Police, Fire, and Emergency Services**: The solar array is designed and installed in compliance with applicable codes to ensure safe operation. No additional demand on municipal police, fire, or emergency medical services is expected beyond standard emergency response capabilities already in place.

- **Other Municipal Services**: The project does not create additional demands on schools, recreation facilities, or other municipal resources.

§220-6(D)(7)

An educational resources impact study shall be provided documenting impacts of the proposed use on local public schools.

The proposed project is limited to the installation of a rooftop solar generation system on an existing building. The project does not involve new residential units, expansion of building occupancy, or changes in building use that would generate additional student enrollment in local public schools.

- **Enrollment Impact**: Since no new housing or population increase will result from the project, there will be no additional demand on the local school district.

- **Facilities & Programs**: The solar project will not require any educational facilities, programs, or services from the school district.

- **Financial Impact**: The project does not reduce or eliminate property tax revenue that funds local schools. In fact, solar installations may modestly improve long-term operating efficiency for the property, but they do not alter the tax base or create new fiscal burdens.

§220-6(D)(8)

A fiscal impact analysis shall be provided showing the likely assessed revenue flowing to the municipality from the proposed development, compared with the public services and infrastructure costs of the proposed development to be borne by the municipality. Any proposed use shall not negatively impact the financial stability of the Village, or impacted Village school districts, by reducing the anticipated ten-year tax revenue that would likely be generated by the proposed use when compared to the likely alternative of rejecting the proposed use.

The proposed project consists of the installation of a rooftop solar generation system on an existing building. This project does not involve new construction of residential or commercial space, nor does it change the use, occupancy, or taxable status of the property. Accordingly, the fiscal impact of the project on the Village is neutral to positive:

- **Assessed Revenue:**
  The rooftop solar installation will not reduce the existing property's taxable assessed value. In fact, improvements to building infrastructure such as renewable energy systems can contribute positively to long-term property value, potentially resulting in stable or increased assessed revenue over time.

- **Public Service & Infrastructure Costs:**
  The solar installation does not create new demand for municipal services such as police, fire, sanitation, schools, or public works. The infrastructure impacts are limited to interconnection with the existing electric utility, with no cost borne by the Village. There are no additional water, sewer, or stormwater impacts.

- **Ten-Year Projection:**
  Over a ten-year period, the project is expected to maintain or slightly increase the tax revenue stream generated by the property. Since the installation does not alter occupancy or introduce new costs to the Village, rejecting the project would not result in a higher revenue scenario compared to approving it.

If you have any questions, please contact our Permitting Director, Tony Leung, at 718-321-8820 or tony@accordpowerinc.com.

Sincerely,
Tony Yang, Project Manager