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11/10/2022

BY EMAIL

Mr. Steven A. Vescio, Mayor, and  
Members of the Board of Trustees  
Village of Briarcliff Manor  
1111 Pleasantville Road  
Briarcliff Manor, New York 10510

RE: Briarcliff Solar, LLC, 345 Scarborough Road, Briarcliff Manor, NY (the "Project Site")

Dear Mayor Vescio and Members of the Board of Trustees:

On behalf of Briarcliff Solar, LLC ("Briarcliff Solar"), an affiliate of YSG Solar Development Company, LLC. ("YSG" collectively the "Applicant"), we respectfully submit a duplicate set of documents<sup>1</sup> last submitted to the Village in late August 2022 in accordance with Village Code Chapter 220-6.J.(15) Large-scale solar collection system ("Solar Farm"). As you know, YSG is responsible for developing, constructing, structuring financing, and working with community-based organizations to build portfolios of successful clean energy projects across the country.

This letter further supports the Applicant's request for a Special Use Permit in accordance with Sections 178 and 220 of the Code of the Village of Briarcliff Manor (the "Zoning Ordinance") to permit the construction, operation, and maintenance of a Solar Farm comprised of two, co-located

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<sup>1</sup> The Application includes the following documents:

- a. Cover letter prepared by YSG Solar Development Company, LLC, dated March 21, 2022;
- b. Village of Briarcliff Manor Planning Board Application;
- c. Full Environmental Assessment Form, dated June 22, 2022;
- d. Site Plans entitled "Briarcliff Manor Solar" prepared by LaBella Associates, dated August 10, 2022;
- e. FIG-1 "Tree Clearing" prepared by LaBella Associates, dated May 10, 2022;
- f. Briarcliff Solar Code Compliance Table;
- g. Briarcliff Solar Development Comment/Response Table to BFJ Planning Memorandum;
- h. Briarcliff Solar Development Comment/Response Table to DTS Traffic Memorandum;
- i. Briarcliff Solar Development Comment/Response Table to DTS Civil Memorandum;
- j. Briarcliff Solar Development Comment/Response Table to Lynstarr Memorandum;
- k. Briarcliff Solar Development Comment/Response Table to Moch Memorandum;
- l. Briarcliff Solar Project Booklet, dated May 25, 2022, last revised August 23, 2022;
- m. Stormwater Pollution Prevention Plan prepared by LaBella Associates dated May 2022, revised August 23, 2022;
- n. SHPO Alternatives Analysis Assessment prepared by LaBella Associates undated;
- o. Coordinated Electric System Interconnect Review (CESIR), dated July 7, 2022;
- p. Tree Inventory prepared by SavATree Consulting Group, dated July 29, 2022;
- q. Briarcliff Solar Steep Slope Discussion letter prepared by YSG Solar, dated August 24, 2022; and
- r. YSG Solar Development Company, LLC letter, dated November 2, 2022 regarding Fiscal Impact Analysis.



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5 megawatt-alternating current (“MWAC”) solar-based electric generating facilities, totaling 10 megawatts of power generation (the “Project”) to be located at the Project Site (Tax ID Numbers: 97.16-1-1 & 97.12-1-9).

The Project Site encompasses approximately 95.5 acres of land on the westerly side of Scarborough Road and housed the former Philips Research Facility (see Figure 1). The project will raze the dilapidated Philips Research Facility and construct a pair of co-located 5-MWAC Community Solar facilities. The Community Solar Garden makes use of approximately 28,000 solar panels to generate electricity that can power over 2,500 residential homes per year.

The Project Site was selected for this particular use given its proximity to a Con Edison distribution center and the ability to develop the Project in a manner that would not be readily visible to the public or surrounding neighborhoods. We respectfully submit that the Project should have no significant adverse impact on the surrounding area.

On September 20, 2021, Governor Hochul announced an important change to the NY-Sun Program that seeks to bolster the State’s economic recovery and sustainable power resources using distributed solar energy. The Governor increased New York State’s goal to scale-up solar energy facilities from 6 Gigawatts to 10 Gigawatts by 2030 so that 70-percent of its electricity is produced from renewable sources.

The Village’s adoption of Section 178 of the Zoning Ordinance recognizes the Village’s and New York State’s commitment to clean energy. The carbon sequestration impacts of the clean energy to be generated by this Project are significant, yielding meaningful benefits to the community in reducing carbon despite the removal of trees from a portion of the Project Site. This Solar Farm will produce 10MWac/15MWdc of renewable power to local homes, small businesses and municipalities.

Since 2010, YSG has been a NYSEERDA eligible commercial solar developer. YSG has an NYSEERDA incentive under the NY-SUN program in the amount of \$10,500,000 for this Solar Farm. Moreover, the Applicant has entered into an interconnection agreement with Con Edison that provides it with full and final permission to connect into the utility grid. The Project does not require any additional updates or adjustments to existing electrical infrastructure at the Project Site.

According to the National Renewable Energy Laboratory (NREL) “Guide to Community Solar,” local community solar gardens provide financial value to small businesses and local economies. Particularly at this time when alternative energy production is essential to address climate change, we respectfully submit that this Solar Farm should be considered beneficial for the Village and the area.



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The Applicant has been coordinating with SHPO, which has been both responsive and supportive. We will keep the Village informed as SHPO and the Applicant work together to finalize a Letter of Resolution.

We respectfully request that the Application herein be deemed complete by the Board of Trustees and that a Public Hearing be scheduled to be held at your regular meeting in December 2022 to enable the Board, as Lead Agency, to obtain input from the community regarding the Project. Thank you for your consideration.

Respectfully yours,

A handwritten signature in blue ink that reads "William S. Null" followed by a circled "P" in parentheses.

William S. Null

cc: Josh Subin, Esq.; Mr. David Turiano, P.E.; and Mr. David Magid