



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 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.

§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.

§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

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