

May 1, 2023

Hawthorn Solar, LLC  
2045 Lincoln Highway  
Edison, NJ, 08817

Jim Hoag  
Chairman of the Town of Hoosick Zoning Board of Appeals  
New York State Armory  
80 Church Street  
Hoosick Falls, NY 12090

**Re: Hawthorn Solar Project – Site Plan, Special Permit and Area Variance Application**

Dear Chairman Hoag,

Hawthorn Solar, LLC (the “Applicant”) is providing the Site Plan, Special Permit, and Area Variance application and associated materials to support the full review of the project under SEQRA by the Town of Hoosick Zoning Board of Appeals as Lead Agency, and to support application review by the Board. The materials to be submitted include:

1. **Town of Hoosick Special Permit and Area Variance Application** – Special Permit and Area Variance Application prepared by Applicant for Hawthorn Solar Project, including name, address and contact information of applicant and system installer.
2. **Documentation of Land Control** – Option to Lease Memorandum, to serve as proof of legal consent between parties.
3. **Equipment Specification Sheets** – Typical preliminary solar panels, inverters, and racking system, to be updated with final versions prior to receipt of building permit.
4. **Operation and Maintenance Plan** - Detailed plan providing an overview of the intended operation and maintenance activities necessary to support the Project throughout its operational life.
5. **Decommissioning Plan & Form Agreement** - Detailed plan providing an overview of the major activities required to fully decommission the Project site and return it to its original condition, and a form agreement to be executed between the Town and the Applicant setting the terms, amounts, and schedule for decommissioning.
6. **Plan of Access and Training** – Overview of safety measures and a plan for safety of the site and training measures to be employed.

7. **Visual Assessment** – 2 mile viewshed analysis, indicating potential views through an assessment of topography. This analysis does not include existing vegetation or proposed landscaping, which is included in the Site Plan.
8. **Ag Data Statement** – Form indicating all agricultural lands within 500 feet of the property boundary of the proposed action.
9. **Full SEQR Environmental Assessment Form (EAF) Part 1** – Form prepared by Applicant for review by the Board under the SEQR process, including supporting exhibits to clarify and further explain potential environmental impacts.
  - \* These exhibits provide context to the construction methods and timeframe that will be followed and the measured implemented to mitigate potential impacts, addressing E2d, D1e and E1b of FEAF Part II.
  - \* Exhibit 2 will address impacts to agricultural lands, speaking to C2e, C3, D2c, D2d and C2e of FEAF Part II.
10. **Full Site Plan Set** – Sketch Plan prepared by a licensed 3<sup>rd</sup> party engineer showing the existing and proposed conditions on the Property, including proposed landscaping measures, grading, and erosion and stormwater controls, as well as a blueprint of the layout.
  - \* The site plan will include viewshed mitigation measures of potentially affected nearby residences and during routine travel, which addresses E2q of FEAF Part II.
11. **Electrical Single Line Diagram** – Drawing showing major components of the Project’s electrical system.
12. **Authorization of Agent** – Authorization from involved parties allowing Applicant to act as Agent in permitting the Project.
13. **Draft Stormwater Pollution Prevention Plan (SWPPP)** – Draft plan for sediment and erosion control during construction of the project.
14. **Area Variance** – Area variance submission providing explanations to each of the elements as required by local ordinance as well as a map indicating the locations of proposed variances.

Sincerely,

Mitch Quine  
Vice President, Development  
Hawthorn Solar, LLC