

July 31st, 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 Application and an Area Variance Application prepared by Applicant for Hawthorn Solar Project, including name, address and contact information of applicant and system installer, as well as attachments for both applications.
2. **Documentation of Land Control** – Option to Lease Memorandum and Amendments, 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 as an additional exhibit. An assessment memo describing the viewshed attachment approach and a visual rendering including proposed landscaping.
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. An assessment of the impacts under SEQR Part II is also included.
 - * These exhibits provide context to the construction methods and timeframe that will be followed and the measures 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 3rd 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.
15. **Proposed Landscaping Plan** – Identifies the locations of proposed planting around the proposed project site.
16. **Stormwater Management and Road Remediation Agreement** – Draft language for a stormwater management road remediation agreement to maintain stormwater controls through operation, and ensure roads are remediated following construction of the Project.

Sincerely,

Mitch Quine



Vice President, Development
Hawthorn Solar, LLC

Building a Cleaner Future



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