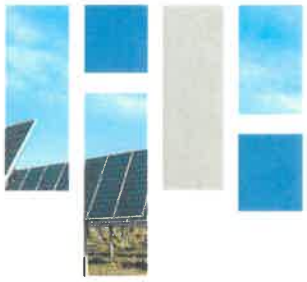
DIMENSION
RENEWABLE ENERGY



Skaneateles PV Solar Special Permit – Major Site Plan Review Amendment Application Attachment

Project Description

1. Describe the proposal.

Skaneateles PV, LLC proposes to develop the Skaneateles Solar PV project (Project), a 6.5MWdc/4.7MWac distributed generation (DG) solar facility located at 2825 West Lake Road in the Town of Skaneateles, Onondaga County, New York. The solar facility occupies approximately 28 acres of the 87-acre parcel (Project Area). The Project consists of ground-mounted solar PV panels in a single axis tracking configuration. Construction will involve driving or screwing racking piles into the ground, mounting panels to the racking, installing inverters and transformers on concrete equipment pads, and constructing a 20-foot-wide access road.

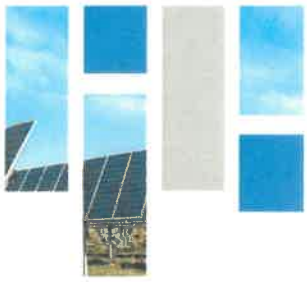
The Project previously submitted for Site Plan and Special Permit and provided an application to the Town of Skaneateles Planning Boarding containing materials including but not limited to a Site Plan Package, Decommissioning Plan, and Decommissioning Estimate. The Town of Skaneateles Planning Board reviewed the materials and ultimately approved the Project's Site Plan and Major Special Permit on November 15, 2022.

During review of the Project, the Planning Board considered advisory review comments from the Town of Skaneateles Fire Chief, which recommended extending the 20-foot-wide access road around the perimeter of the solar array. Skaneateles PV, LLC considered this recommendation but determined it to be infeasible, and instead provided that a modified site plan that relocated equipment pads closer to proposed access road. The Planning Board reviewed this and ultimately concluded that the modified site plan, which included fifteen 15-foot-wide spacing between panel rows, was sufficient to comply with Section 1204.4 of the New York State 2020 Fire Code as well as local standards.

In order to maintain the overall project capacity, as well as the proposed 15-foot interrow spacing, the Project assumed a specific brand and model of solar panel with a larger form factor and power rating (660w) than is typical for community solar projects. Over the past year, as Skaneateles PV, LLC has continued to advance engineering and procurement, with the intent to start of construction later this year, it has been determined that this proposed solar panel is not necessarily a practical or reasonable equipment assumption for the Project.

Skaneateles PV, LLC now proposes to construct the project with JA Solar 545/550w solar modules. As these modules are slightly smaller in their form factor and power rating, to ensure the Project can maintain its overall capacity, the spacing between panel rows must decrease slightly from 15-feet to 13.5-feet. **It should be noted that the overall footprint of the project, including it's fence line and overall limit of disturbance remains unchanged from the site plan previously approved by the Town of Skaneateles. Skaneateles PV, LLC also proposes no changes to the previously approved vegetative screening or stormwater facilities.**

We believe this is a reasonable and non-material change to the Project, as 13.5 feet between panel rows will still sufficiently allow for vehicular access. This distance is in compliance with Section 148-5-8-F.3.&4 of the Town of Skaneateles' Solar Code, which requires *an intermediate access path between rows of sufficient width for a person to walk for maintenance and to facility surface water run-off*. The Project is also incompliance with 2020 New York



State Fire Code Section 1204.4, which requires ground-mounted photovoltaic panel systems maintain *a clear, brush-free area of 10-feet between rows*.

In support of the proposed revised layout, Skaneateles PV, LLC has provided an updated third-party engineer's decommissioning cost estimate. This estimate was completed by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C, which is the same third-party engineer that issued the decommissioning estimate previously approved by the Town of Skaneateles Planning Board. The estimate has been updated to reflect the revised layout but otherwise maintains the same estimate assumptions; particularly that salvage value is not contemplated in the cost estimate. In line with this decommissioning estimate, prior to the start of construction Skaneateles PV, LLC proposes to provide the Town of Skaneateles with a decommissioning bond valued at $164,327.19, which will be reissued annually over the life of the facility at a 2.5% escalator.

Finally, Skaneateles PV, LLC requests a 6-month extension to the conditions previously approved in the Major Special Permit and Site Plan approval. This will allow the Project time to finalize it's engineering plan set and obtain it's Building Permit from the Town of Skaneateles before November 15, 2024 instead of May 15, 2024 as currently approved.

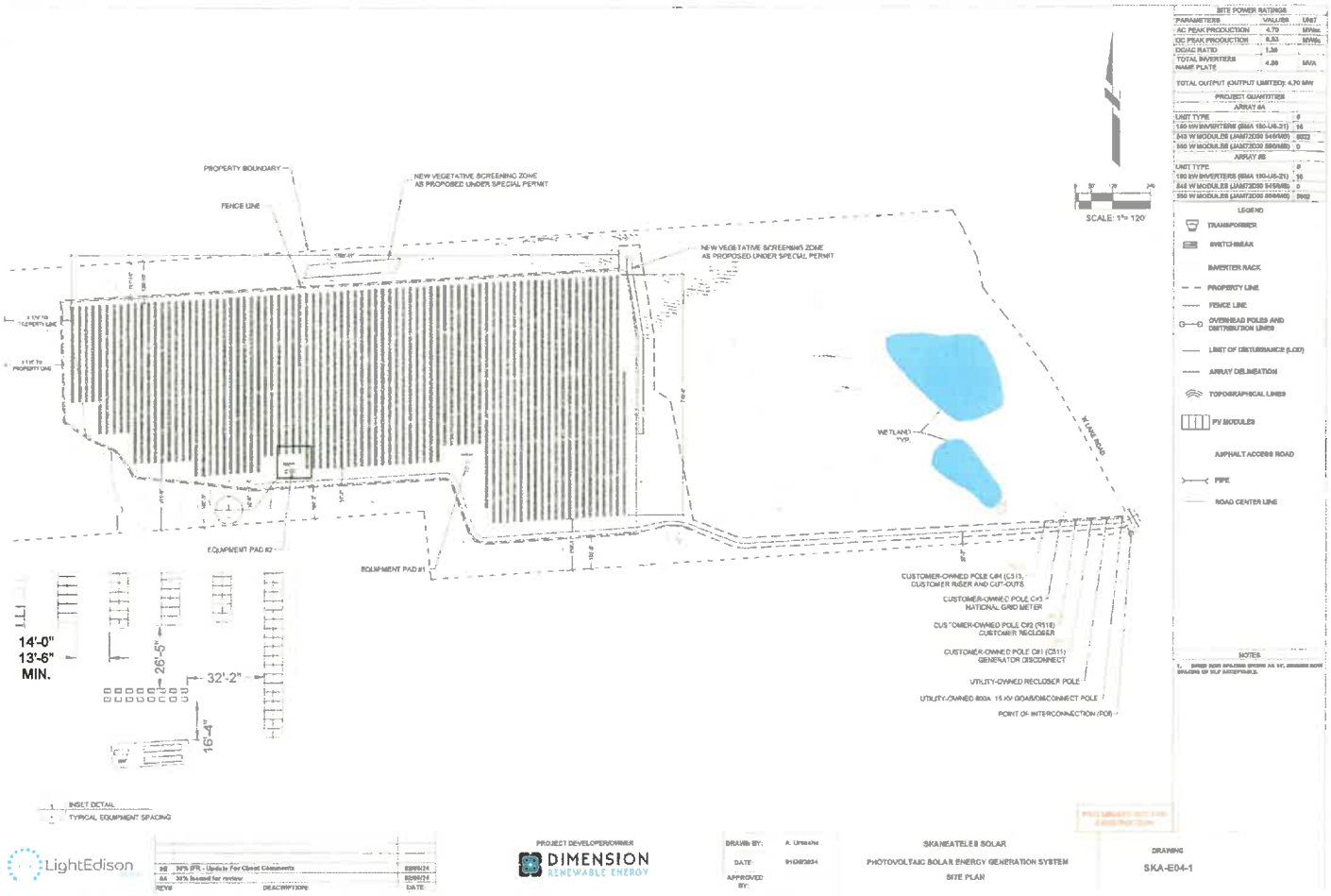
2. Describe the existing conditions on the property.

Land cover on the property consists of northern hardwood forests, northern swamp forests, field crops (hay), row crops (soy), successional old fields and residential buildings. Wetland and waterbody delineations were performed in 2021 that identified 7.09 acres of hardwood and scrub-shrub wetlands and 2.09 acres of ponds. The northern and southern sides of the parcel are bounded by a narrow tree line consisting of a mix of deciduous and coniferous trees. The western edge of the site is bounded by a large, dense wooded and wetland area.

3. Describe proposed physical or operational changes to the property.

The Project facility occupies approximately 28 acres of the 87-acre parcel. The Project includes solar PV modules, string inverters, transformers, and associated wiring. A 7-foot chain link fence will be installed around the perimeter of the solar array. Posts will be installed by driving or ground screw piles at depths appropriate for frost conditions. Access to the site will be a new 20-foot-wide limited use pervious gravel access road constructed per NYSDEC Guidance on Limited Use Pervious Access Road Section. The overall limit of disturbance for the project will be identical to the Site Plan previously approved by the Town of Skaneateles Planning Board in November

Most of the wiring on-site will be installed underground with only a section of the generator-tie line being overhead line (per National Grid's standard interconnection design requirements). There will be 1.43 acres of vegetative clearing proposed throughout the Project Area to accommodate the solar facility, access road, and to prevent shading. The wetlands and ponds are outside the limits of disturbance. The topography of the Project Area is relatively flat so grading will be minimal. A Stormwater Pollution and Prevention Plan (SWPPP) will be in finalized prior to Building Permit and start of construction to ensure the project is constructed and maintained with the appropriate erosion and sediment controls. The Town's policy for small-scale stormwater management will be considered in the stormwater management design. All temporary structures will be removed at the end of construction and the site will be stabilized with an appropriate pollinator seed mix. Landscaping plantings will be installed to screen the visibility of the Project in compliance with the previously approved site plan.



REV#	DESCRIPTION	DATE
6B	30% IFR - Update For Client Comments	02/05/24
6A	30% Issued for review	02/05/24

LightEdison

PROJECT DEVELOPER/OWNER
DIMENSION RENEWABLE ENERGY

DRAWN BY: A. Urrecho
DATE: 01/26/2024
APPROVED BY:

SKANEATELES SOLAR
PHOTOVOLTAIC SOLAR ENERGY GENERATION SYSTEM
SITE PLAN

DRAWING
SKA-E04-1