

Project Name: **NY Conklin I, LLC & NY Conklin III, LLC**  
Applicant: **NY Conklin I, LLC & NY Conklin III, LLC attn: Mollie Messenger**  
Address: **1410 Conklin Road (NY-7), Town of Conklin, Broome County, NY**  
Engineer: **P.W. Grosser Consulting Engineer & Hydrogeologist, PC**  
Tax Map Parcel I.D.: **210.04-1-8**  
Zoning: **Agricultural-Rural District**  
Municipality: **Town of Conklin**  
Reviewer: **John Mastronardi, P.E.**  
Date: **September 23, 2025**

### **Review Comments:**

#### **General Comments:**

1. Pursuant to § 138-19D(8)(l) of the Town Code the Town Board may choose to require the applicant to provide a water quality report and soil testing report as these reports have been requested on past commercial solar projects.
2. The lease areas, disturbance areas and total project areas for Project #1 and Project #2 don't match when comparing the Drawings, EAF, SWPPP narrative and eNOI. The values are not consistent across the documents and will need correction and/or clarification.

#### **Full Environmental Assessment Form (Dated 07/23/2025):**

3. Page 1 of 13: The project description indicates that the owner would lease 41.7 acres to the applicant however the SWPPP indicates 12 acres, please clarify.
4. Page 3 of 13: D., D.1., b. b. lists the total disturbance area as 4.46 acres however the eNOI in the SWPPP indicates 24.3 acres, please clarify.

#### **Stormwater Pollution Prevention Plan (SWPPP dated May 23, 2025):**

5. Page 1: The SWPPP cover should be revised to also include Project #2 in the title.
6. Page 6: Table 3 indicates an increase in runoff when comparing the 1-yr. pre vs. post-development conditions. As per the SPDES Construction General Permit GP-0-25-001 Channel Protection Volume is required when there is a change to the hydrology that increases the discharge rate or volume from the project site.
7. Page 29: The SWPPP includes Drawings for both projects that are dated 08/22/2025 however it should include the latest set of Drawings, which are currently dated 09/09/2025.
8. Page 194: eNOI should include realistic start and end dates of disturbance.
9. Page 194: Question 31 should be answered 'Yes'.
10. Page 196: Include a 'SWPPP Preparer Certification Form'.

11. Page 196: Table 4 on page 12 indicates 0.0006 ac-ft. however the eNOI lists 0.0005 ac-ft., please clarify.
12. Page 196-197: The eNOI should indicate the values for Channel Protection Volume, Overbank Flood Control, and Total Extreme Flood Control for both pre and post-development conditions.
13. Page 198: Question 59 should be answered 'Yes'. It will require a MS4 SWPPP Acceptance Form upon final acceptance of SWPPP.
14. Page 198: Provide 'Owner/Operator Certification Form'.
15. Page 208: The Solar Panels should not be shown on the Preconstruction Waterflow Conditions Drawing.
16. Pages 216, 221, & 226: The HydroCad Calculations indicate that the pre-development land conditions are 'Cultivated Straight Rows' however based on aerial imagery it appears the land is currently being used as a hay field. Please verify actual ground cover conditions and how the land is currently being used.
17. HydroCAD Calculations: The pre and post-development runoff values (1, 10, & 100-yr.) do not match the values in Table 3, please clarify.
18. Provide notes/details requiring the site contractor to scarify access roads and equipment/material storage areas in order to return the soils to their pre-construction infiltration rates.

**Drawings (Project #1- Dated: 09/09/2025):**

19. Drawing C-001: Areas of Disturbance listed on Projects #1 & 2 do not equal those shown in the EAF or eNOI, please clarify.
20. Drawing C-501: The total disturbance of Farmland of Statewide Importance is listed as 1.15 acres in the table, however it appears that the total footprint area (taking into consideration, access drive, fencing, inverter/transformer pads, and the solar panels themselves) exceeds 1.15 acres, please clarify.
21. Drawing C-600: Provide detail depicting solar table width as compared to required inter-row space. Note the spacing must meet NYSDEC design guidelines to ensure solar arrays are "disconnected" for purposes of stormwater runoff.
22. Drawing C-601: Grass Filter Strip Detail calls out a Seed Mix Specification on Sheet C-605 however we could not locate that sheet. There is a seeding note and table just to the left of the detail however it is unclear if this is applicable to the filter strip.
23. Drawing C-601: Grass Filter Strip Detail - Level Spreader (pea gravel diaphragm) must be 24" min. depth. Specify stone type and size. Also, provide notes and/or details

- indicating how the Level Spreader will be protected during construction activities (equipment tracking, etc.) and before ground is stabilized (to prevent siltation).
24. Show limits of grading at proposed access road (i.e. show proposed contours)
25. Provide details and/or specifications for proposed retaining wall (length, width, height, material, etc.).

**Drawings (Project #2 - Dated: 09/09/2025):**

26. Drawing C-001: EAF indicates 4.46 acres of disturbance for both facilities and the SWPPP lists 24.3 acres. The Area of Disturbance table indicates 4.46 acres for Project II alone, please clarify.
27. Drawing C-103: The Limits of Construction should be extended to include the northernmost Flow Diffuser.
28. Drawing C-200: Call out Grass Filter Strip.
29. Drawing C-101: The limits of clearing include an area (first 500' +/- of the entrance road from Fallbrook Rd.), however this area is being cleared during Project #1, please correct.
30. Drawing C-201: Silt Fence should be extended to ensure it captures runoff from the 'Permeable Gravel Access Road' between the Stabilized Construction Entrance and Staging Area.
31. Drawing C-600: Provide detail depicting solar table width as compared to required inter-row space. Note the spacing must meet NYSDEC design guidelines to ensure solar arrays are "disconnected" for purposes of stormwater runoff.
32. Drawings C-601: Refer to comments 22 and 23 above.

**Decommissioning Plan (Project #1&2 - Dated: 09/04/2025):**

33. Estimated Decommissioning Costs should include a cost to remove Flow Diffusers and Filter Strips.
34. Estimates should include a cost to dispose panels in the event they cannot be recycled.

**Visual Impact Assessment**

35. In addition to the photo simulations provided applicant should also submit photos with leaf-off conditions.

**Noise Analysis**

36. Power inverters and transformers on solar sites typically produce a noticeable "humming noise", therefore, pursuant to § 138-19D(8)(m) of the Town of Conklin Code it is recommended that the applicant submit a technical or professionally

prepared noise analysis detailing potential noise impacts of the system including ambient noise levels to ensure that they do not exceed the maximum permissible continuous sound levels as set forth in Town Code Chapter 94 and/or any other applicable Town local law or ordinance.

#### **Operations & Maintenance Plan**

37. As part of the Operation and Maintenance of the site it is recommended that on an annual basis (minimum) the Eastern Red Cedar trees are inspected for any sparse, dead and/or diseased trees. Any dead or diseased trees should be removed and replaced with healthy new trees. Sparse sections should be infilled with new trees to form a continuous hedge.

#### **Soil Panel Toxicity Data**

38. The Executive Summary indicates Arsenic, Barium and Mercury were found within the Solar Modules however Table 1 and 2 indicate these elements were not detected, please clarify.