



Nicholas Cunha <ncunha@carson-power.com>

Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

15 messages

Vardaan Gurung <vgurung@carson-power.com>

Fri, Oct 18, 2024 at 4:35 PM

To: Christina Zolezi <czolezi@langan.com>

Cc: Nicholas Cunha <ncunha@carson-power.com>

Christina,

I will be out next week but please coordinate with Nic (CC'ed) on the responses to NYSDAM. The word doc Decom plan is attached if needed. Yes, please expand on the first bullet as you noted and get back to Nic directly. System size is 4,100 kWAC, confirmed. Nic can help you with your question about the certified organic farm.

Thanks,
Vardaan

On Wed, Oct 16, 2024 at 7:27 AM Christina Zolezi <czolezi@langan.com> wrote:

Hi Vardaan,

Please see below.

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418
Mobile: 845.232.8006
[File Sharing Link](#)
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

**Carbon
Neutral**
Operations

Diversity, Equity & Inclusion
Grow Your Career Here

SAFE
Stay Accident
Free Everyday

From: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Sent: Friday, October 11, 2024 2:23 PM

To: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>

Cc: Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@>

nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us

Subject: [External] RE: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good afternoon,

See below for my comments regarding this submission.

- You checked that you avoided prime soils but provide no explanation. Please explain further. Your Facility Area is nearly 40% MSG 1-4 soils. **[Christina Zolezi] I can expand on this.**
- Your decommissioning plan lists 4.1 MWac as nameplate capacity, but NOI says 5.0. Please revise. **[Christina Zolezi] Is the system 4.1 MW or 5.0 MW? If 4.1 MW I can update the NOI. If 5.0 MW, then the decom plan needs to be updated.**
- Please add to/revise this portion of your decommissioning plan (section 3.3): *"All project components (discussed in Table 1) will be removed. Rehabilitated lands will be seeded* **[Christina Zolezi] The decom plan will need to be updated.**
- *with a seed mix favorably to native species and local pollinators."* To fully comply with NYSAGM standards, the landowner should be consulted when restoring agricultural lands. See this passage from our standards document: *"Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM."* **[Christina Zolezi] The decom plan will need to be updated.**
- Please provide full site plan, as it is apparent that you only included an abbreviated site plan with this filing. We need to see these details to fully evaluate the completeness of the application. **[Christina Zolezi] I can provide a full site plan set.**
- Is this landowner an certified organic farm (listed as Organic Valley LLC)? If so, this may require some additional planning. **[Christina Zolezi] Is the landowner a certified organic farm?**

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>

Sent: Friday, October 11, 2024 11:17 AM

To: Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Geroux, Bradley (AGRICULTURE)

<Bradley.Geroux@agriculture.ny.gov>

Cc: Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA)

<Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us

Subject: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Mr. Mulford,

Please find attached NYSErDA's Notice of Intent to Undertake an Action within an Agricultural District for Highland 201 Solar Project in the Town of Marlborough. Please let us know if you should require any additional information.

Thank you,

Jen Calderon

Project Manager, NY-Sun

NYSERDA

17 Columbia Circle | Albany, NY 12203-6399

Email: Jen.calderon@nyserda.ny.gov

This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.



Decom Plan Highland 201.docx

1173K

Vardaan Gurung <vgurung@carson-power.com>

Tue, Nov 19, 2024 at 4:36 PM

To: "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>

Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)"

<Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J

(NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv"

<commercial.industrialpv@nyserda.ny.gov>, Christina Zolezi <czolezi@langan.com>, "bsam@co.ulster.ny.us"

<bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Good evening Bradley,

Thank you for the ping, @Christina Zolezi is working on responding to your questions and should have something back to you shortly.

Thanks again!
Vardaan

On Mon, Nov 18, 2024 at 7:50 AM Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov> wrote:

Good morning, all.

I just wanted to touch base with you on this project to ensure I hadn't missed any communications since my last email.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Geroux, Bradley (AGRICULTURE)

Sent: Friday, October 11, 2024 2:23 PM

To: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>

Cc: Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us

Subject: RE: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good afternoon,

See below for my comments regarding this submission.

- You checked that you avoided prime soils but provide no explanation. Please explain further. Your Facility Area is nearly 40% MSG 1-4 soils.
- Your decommissioning plan lists 4.1 MWac as nameplate capacity, but NOI says 5.0. Please revise.
- Please add to/revise this portion of your decommissioning plan (section 3.3): *"All project components (discussed in Table 1) will be removed. Rehabilitated lands will be seeded*
- *with a seed mix favorably to native species and local pollinators."* To fully comply with NYSAGM standards, the landowner should be consulted when restoring agricultural lands. See this passage from our standards

document: "Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM."

- Please provide full site plan, as it is apparent that you only included an abbreviated site plan with this filing. We need to see these details to fully evaluate the completeness of the application.
- Is this landowner an certified organic farm (listed as Organic Valley LLC)? If so, this may require some additional planning.

BRADLEY GEROUX

[Quoted text hidden]

Nicholas Cunha <ncunha@carson-power.com>
To: Vardaan Gurung <vgurung@carson-power.com>
Cc: Christina Zolezi <czolezi@langan.com>

Wed, Nov 20, 2024 at 8:18 AM

Landowner is no longer a certified organic farm.
There is just a tenant farmer who uses the land for hay.

Thanks



Nicholas Cunha

Senior Project Developer

☎ (401) 862-9088

✉ ncunha@carson-power.com

🌐 www.carson-power.com

[Quoted text hidden]

Christina Zolezi <czolezi@langan.com>
To: Vardaan Gurung <vgurung@carson-power.com>, "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>
Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Wed, Dec 4, 2024 at 1:53 PM

Good Afternoon,

Please see below for the responses to the comments provided. The complete document exceeds the 20MB document threshold, so a link to the documents are provided below.

- You checked that you avoided prime soils but provide no explanation. Please explain further. Your Facility Area is nearly 40% MSG 1-4 soils. **As shown on the farmland classification excerpt from the USDA Soil Survey, soil ID CgA is identified as prime farmland. This soil group is located outside the soil development and it has been avoided. According to the NYSDERA 2022 soils data, the soil group MdB, which is classified as MSG 4, are located within the soil development area; however, these soils are classified as farmland of statewide importance per the USDA Soil Survey. The NOI has been updated to describe this.**
- Your decommissioning plan lists 4.1 MWac as nameplate capacity, but NOI says 5.0. Please revise. **The NOI has been revised to reflect 4.1 MW ac.**

- Please add to/revise this portion of your decommissioning plan (section 3.3): *“All project components (discussed in Table 1) will be removed. Rehabilitated lands will be seeded with a seed mix favorably to native species and local pollinators.”* To fully comply with NYSAGM standards, the landowner should be consulted when restoring agricultural lands. See this passage from our standards document: *“Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM.”*
Section 3.3 has been revised to reflect your standard document recommendations for restoring land.
- Please provide full site plan, as it is apparent that you only included an abbreviated site plan with this filing. We need to see these details to fully evaluate the completeness of the application. **A full set of plans has been provided. The complete application package is in the link below, since the file exceeds the 20MB file limit restriction.**
- Is this landowner an certified organic farm (listed as Organic Valley LLC)? If so, this may require some additional planning. **The landowner is no longer a certified organic farm. There is a tenant farmer who uses the land for hay.**

New files have been posted for you at the Langan Client Services site and can be retrieved until 12/31/2024 by clicking on the link below.

<https://clients.langan.com/Sharing/filessharing/ViewPosted?transactionHash=-1220184218>

Name	Type	Size
2024-11-27 Highland 201 Solar NYSERDA NYSDAM NOI resubmittal.pdf	.pdf	42.07 MB

If you have any questions regarding the use of the Langan Client Services, please contact Langan IT (helpdesk@langan.com).

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418
Mobile: 845.232.8006
[File Sharing Link](#)
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

[Quoted text hidden]

This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Wed, Dec 4, 2024 at 2:30 PM

To: Christina Zolezi <czolezi@langan.com>, Vardaan Gurung <vgurung@carson-power.com>

Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)"

<Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J

(NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv"

<commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us"

<planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>,

Nicholas Cunha <ncunha@carson-power.com>

Good afternoon, Christina.

Thank you for sending these additions. See below for additional comments. If you have any questions, please give reach out.

- Since there is a lessee haying this property, include them in the "operator of the parcel" section below the landowner, as it is not the landowner.
- The Division opposes the location of your concrete washout. Please relocate to an improved area (most likely laydown yard) to comply with NYSDEC Blue Book Spec.
- The only topsoil stockpile I see is near your upper road spur. This is not enough to comply with our construction standards. Update with stockpiles for the laydown yard, and enough stockpiles to allow for proper segregation of topsoil. See this excerpt detailing our expectations: *"Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along "open-cut" underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration."*
- Is there any proposed screening for the project?
- The Division opposes the location of this outlet pipe as it will likely cause changes to hydrology in the adjacent field, which is intended to return to production. Can this just be continued as it appears to be currently?



BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Christina Zolezi <czolezi@langan.com>

Sent: Wednesday, December 4, 2024 1:53 PM

To: Vardaan Gurung <vgurung@carson-power.com>; Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>

Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

[Quoted text hidden]

Christina Zolezi <czolezi@langan.com>

Fri, Dec 6, 2024 at 5:32 PM

To: "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>, Vardaan Gurung <vgurung@carson-power.com>

Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)"

<Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J

(NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv"

<commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us"

<planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>,

Nicholas Cunha <ncunha@carson-power.com>

Hi Bradley,

Please see below.

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418

Mobile: 845.232.8006

[File Sharing Link](#)

www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

**Carbon
Neutral
Operations**

Diversity, Equity & Inclusion
Grow Your Career Here

SAFE
Stay Accident
Free Everyday

From: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Sent: Wednesday, December 4, 2024 2:30 PM

To: Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>

Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>

Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good afternoon, Christina.

Thank you for sending these additions. See below for additional comments. If you have any questions, please give reach out.

- Since there is a lessee haying this property, include them in the “operator of the parcel” section below the landowner, as it is not the landowner.*[Christina Zolezi]* We can add the lessee in the “operator of the parcel” on the NOI.
- The Division opposes the location of your concrete washout. Please relocate to an improved area (most likely laydown yard) to comply with NYSDEC Blue Book Spec.*[Christina Zolezi]* The proposed concrete washout was placed in accordance with the NYSDEC Blue Book; however, we can relocate it to the laydown area.
- The only topsoil stockpile I see is near your upper road spur. This is not enough to comply with our construction standards. Update with stockpiles for the laydown yard, and enough stockpiles to allow for proper segregation of topsoil. See this excerpt detailing our expectations: “Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along “open-cut” underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration.” *[Christina Zolezi]* We can add additional topsoil stockpile locations to the plans. We would likely show them over by the laydown area.
- Is there any proposed screening for the project?*[Christina Zolezi]* Yes, screening is provided and shown on sheet LP101 of the provided plan set.
- The Division opposes the location of this outlet pipe as it will likely cause changes to hydrology in the adjacent field, which is intended to return to production. Can this just be continued as it appears to be currently?*[Christina Zolezi]* A portion of the roadway is being expanded and the adjacent swale is treating the runoff from that section. We can extend the pipe further down to outfall closer to the wetland to avoid the discharge to the adjacent field.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Mon, Dec 9, 2024 at 7:53 AM

To: Christina Zolezi <czolezi@langan.com>, Vardaan Gurung <vgurung@carson-power.com>

Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)"

<Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J

(NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv"

<commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us"

<planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>,

Nicholas Cunha <ncunha@carson-power.com>

Good morning,

Thank you for your responses. See below.

- Since there is a lessee haying this property, include them in the “operator of the parcel” section below the landowner, as it is not the landowner.
- We can add the lessee in the “operator of the parcel” on the NOI.

- That would be sufficient. Please include this on the final NOI submission.
- The Division opposes the location of your concrete washout. Please relocate to an improved area (most likely laydown yard) to comply with NYSDEC Blue Book Spec.
- Proposed concrete washout was placed in accordance with the NYSDEC Blue Book; however, we can relocated it to the laydown area.
 - Thank you. See below for spec I was referring to. Washouts should not be on an unimproved surface.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

- The only topsoil stockpile I see is near your upper road spur. This is not enough to comply with our construction standards. Update with stockpiles for the laydown yard, and enough stockpiles to allow for proper segregation of topsoil. See this excerpt detailing our expectations: *"Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along "open-cut" underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration."*
- We can add additional topsoil stockpile locations to the plans. We would likely show them over by the laydown area.
 - Centralized topsoil stockpiles do not comply with our construction standards. Stockpiles need to be sufficient in size and number to allow topsoil to be replaced in the area it was stripped from. Moving topsoil around a site causes excess loss of the resource.
- Is there any proposed screening for the project?
- Yes, screening is provided and shown on sheet LP101 of the provided plan set.
 - My mistake, I missed that sheet. I do not oppose the location of the screening for operation of the facility, but we would like the decommissioning plan to be revised to include their removal at the time of decommissioning. The screening as designed will fragment the field when the site is decommissioned, and as such would not be returned to pre-construction condition.
- The Division opposes the location of this outlet pipe as it will likely cause changes to hydrology in the adjacent field, which is intended to return to production. Can this just be continued as it appears to be currently?
- A portion of the roadway is being expanded and the adjacent swale is treating the runoff from that section. We can extend the pipe further down to outfall closer to the wetland to avoid the discharge to the adjacent field.
 - That should be sufficient.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Christina Zolezi <czolezi@langan.com>
Sent: Friday, December 6, 2024 5:32 PM
To: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>; Vardaan Gurung <vgurung@carson-power.com>
Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>
Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

[Quoted text hidden]

Vardaan Gurung <vgurung@carson-power.com> Tue, Dec 10, 2024 at 5:19 PM
To: "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>
Cc: Christina Zolezi <czolezi@langan.com>, "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Thank you Bradley, that all makes sense. Christina and I aim to submit revised plans, NOI, and decom plan by mid-week next week to close out your five comments.

Vardaan
[Quoted text hidden]

Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov> Wed, Dec 11, 2024 at 7:06 AM
To: Vardaan Gurung <vgurung@carson-power.com>
Cc: Christina Zolezi <czolezi@langan.com>, "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Sounds good. Thank you.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Quoted text hidden]

Vardaan Gurung <vgurung@carson-power.com>

Thu, Dec 19, 2024 at 5:08 PM

To: "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>

Cc: Christina Zolezi <czolezi@langan.com>, "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Good evening Bradley,

Please see attached revised site plans and NOI that address your outstanding comments.

- NOI now includes name of haying lessee under "operator"
- Decom plan now includes removal of landscaping
- Site Plans now show:
 - Concrete washout relocated to the laydown area, as discussed
 - Additional topsoil stockpiles around the site and NOT centrally located, with supporting sizing calculations.
 - Outlet pipe along the road has been extended to avoid discharging into the field

Let us know if you have any additional comments or questions. Files can also be accessed in [this data room here](#) in case the Google Drive embedded link below does not work.

Thank you and happy holidays,
Vardaan



2024-12-18 Highland Solar Set.pdf

[Quoted text hidden]



2024-12-19 Highland 201 Solar NYSERDA NYSDAM NOI submittal.pdf
5323K

Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Fri, Dec 20, 2024 at 7:10 AM

To: Vardaan Gurung <vgurung@carson-power.com>

Cc: Christina Zolezi <czolezi@langan.com>, "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

Thank you for the updates to the NOI and the Decommissioning Plan. However, a site plan was not included here.

BRADLEY GEROUX

Senior Environmental Analyst

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Vardaan Gurung <vgurung@carson-power.com>

Sent: Thursday, December 19, 2024 5:09 PM

To: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Cc: Christina Zolezi <czolezi@langan.com>; Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>

Subject: Re: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good evening Bradley,

Please see attached revised site plans and NOI that address your outstanding comments.

- NOI now includes name of haying lessee under "operator"
- Decom plan now includes removal of landscaping
- Site Plans now show:
 - Concrete washout relocated to the laydown area, as discussed
 - Additional topsoil stockpiles around the site and NOT centrally located, with supporting sizing calculations.
 - Outlet pipe along the road has been extended to avoid discharging into the field

Let us know if you have any additional comments or questions. Files can also be accessed in [this data room here](#) in case the Google Drive embedded link below does not work.

Thank you and happy holidays,

Vardaan

 2024-12-18 Highland Solar Set.pdf

On Wed, Dec 11, 2024 at 7:11 AM Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov> wrote:

Sounds good. Thank you.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Vardaan Gurung <vgurung@carson-power.com>

Sent: Tuesday, December 10, 2024 5:20 PM

To: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Cc: Christina Zolezi <czolezi@langan.com>; Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>

Subject: Re: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Thank you Bradley, that all makes sense. Christina and I aim to submit revised plans, NOI, and decom plan by mid-week next week to close out your five comments.

Vardaan

On Mon, Dec 9, 2024 at 7:53 AM Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov> wrote:

Good morning,

Thank you for your responses. See below.

- Since there is a lessee haying this property, include them in the "operator of the parcel" section below the landowner, as it is not the landowner.
- We can add the lessee in the "operator of the parcel" on the NOI.
 - That would be sufficient. Please include this on the final NOI submission.
- The Division opposes the location of your concrete washout. Please relocate to an improved area (most likely laydown yard) to comply with NYSDEC Blue Book Spec.

- Proposed concrete washout was placed in accordance with the NYSDEC Blue Book; however, we can relocate it to the laydown area.
 - Thank you. See below for spec I was referring to. Washouts should not be on an unimproved surface.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.
- The only topsoil stockpile I see is near your upper road spur. This is not enough to comply with our construction standards. Update with stockpiles for the laydown yard, and enough stockpiles to allow for proper segregation of topsoil. See this excerpt detailing our expectations: *"Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along "open-cut" underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration."*
- We can add additional topsoil stockpile locations to the plans. We would likely show them over by the laydown area.
 - Centralized topsoil stockpiles do not comply with our construction standards. Stockpiles need to be sufficient in size and number to allow topsoil to be replaced in the area it was stripped from. Moving topsoil around a site causes excess loss of the resource.
- Is there any proposed screening for the project?
 - Yes, screening is provided and shown on sheet LP101 of the provided plan set.
 - My mistake, I missed that sheet. I do not oppose the location of the screening for operation of the facility, but we would like the decommissioning plan to be revised to include their removal at the time of decommissioning. The screening as designed will fragment the field when the site is decommissioned, and as such would not be returned to pre-construction condition.
- The Division opposes the location of this outlet pipe as it will likely cause changes to hydrology in the adjacent field, which is intended to return to production. Can this just be continued as it appears to be currently?
 - A portion of the roadway is being expanded and the adjacent swale is treating the runoff from that section. We can extend the pipe further down to outfall closer to the wetland to avoid the discharge to the adjacent field.
 - That should be sufficient.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

From: Christina Zolezi <czolezi@langan.com>
Sent: Friday, December 6, 2024 5:32 PM
To: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>; Vardaan Gurung <vgurung@carson-power.com>
Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>
Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Bradley,

Please see below.

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418
Mobile: 845.232.8006
[File Sharing Link](#)
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

**Carbon
Neutral
Operations**

Diversity, Equity & Inclusion
Grow Your Career Here

SAFE
Stay Accident
Free Everyday

From: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>
Sent: Wednesday, December 4, 2024 2:30 PM
To: Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>

Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>
Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good afternoon, Christina.

Thank you for sending these additions. See below for additional comments. If you have any questions, please give reach out.

- Since there is a lessee haying this property, include them in the “operator of the parcel” section below the landowner, as it is not the landowner. **[Christina Zolezi]** We can add the lessee in the “operator of the parcel” on the NOI.
- The Division opposes the location of your concrete washout. Please relocate to an improved area (most likely laydown yard) to comply with NYSDEC Blue Book Spec. **[Christina Zolezi]** The proposed concrete washout was placed in accordance with the NYSDEC Blue Book; however, we can relocated it to the laydown area.
- The only topsoil stockpile I see is near your upper road spur. This is not enough to comply with our construction standards. Update with stockpiles for the laydown yard, and enough stockpiles to allow for proper segregation of topsoil. See this excerpt detailing our expectations: “Stripped topsoil should be stockpiled from work areas (e.g. parking areas, electric conductor trenches, along access roads, equipment pads) and kept separate from other excavated material (rock and/or subsoil) until the completion of the facility for final restoration. For proper topsoil segregation, at least 25 feet of additional temporary workspace (ATWS) may be needed along “open-cut” underground utility trenches. All topsoil will be stockpiled as close as is reasonably practical to the area where stripped/removed and shall be used for restoration on that particular area. Any topsoil removed from permanently converted agricultural areas (e.g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area. Clearly designate topsoil stockpile areas and topsoil disposal areas in the field and on construction drawings; changes or additions to the designated stockpile areas may be needed based on field conditions in consultation with the EM. Sufficient LOD (as designated on the site plan or by the EM) area should be allotted to allow adequate access to the stockpile for topsoil replacement during restoration.” **[Christina Zolezi]** We can add additional topsoil stockpile locations to the plans. We would likely show them over by the laydown area.
- Is there any proposed screening for the project? **[Christina Zolezi]** Yes, screening is provided and shown on sheet LP101 of the provided plan set.
- The Division opposes the location of this outlet pipe as it will likely cause changes to hydrology in the adjacent field, which is intended to return to production. Can this just be continued as it appears to be currently? **[Christina Zolezi]** A portion of the roadway is being expanded and the adjacent swale is treating the runoff from that section. We can extend the pipe further down to outfall closer to the wetland to avoid the discharge to the adjacent field.



BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Christina Zolezi <czolezi@langan.com>

Sent: Wednesday, December 4, 2024 1:53 PM

To: Vardaan Gurung <vgurung@carson-power.com>; Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>

Subject: RE: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good Afternoon,

Please see below for the responses to the comments provided. The complete document exceeds the 20MB document threshold, so a link to the documents are provided below.

- You checked that you avoided prime soils but provide no explanation. Please explain further. Your Facility Area is nearly 40% MSG 1-4 soils. **As shown on the farmland classification excerpt from the USDA Soil Survey, soil ID CgA is identified as prime farmland. This soil group is located outside the soil development and it has been avoided. According to the NYSDERA 2022 soils data, the soil group MdB, which is classified as MSG 4, are located within the soil development area; however, these soils are classified as farmland of statewide importance per the USDA Soil Survey. The NOI has been updated to describe this.**
- Your decommissioning plan lists 4.1 MWac as nameplate capacity, but NOI says 5.0. Please revise. **The NOI has been revised to reflect 4.1 MW ac.**
- Please add to/revise this portion of your decommissioning plan (section 3.3): *"All project components (discussed in Table 1) will be removed. Rehabilitated lands will be seeded with a seed mix favorably to native species and local pollinators."* To fully comply with NYSAGM standards, the landowner should be consulted when restoring agricultural lands. See this passage from our standards document: *"Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM."* **Section 3.3 has been revised to reflect your standard document recommendations for restoring land.**
- Please provide full site plan, as it is apparent that you only included an abbreviated site plan with this filing. We need to see these details to fully evaluate the completeness of the application. **A full set of plans has been provided. The complete application package is in the link below, since the file exceeds the 20MB file limit restriction.**
- Is this landowner an certified organic farm (listed as Organic Valley LLC)? If so, this may require some additional planning. **The landowner is no longer a certified organic farm. There is a tenant farmer who uses the land for hay.**

New files have been posted for you at the Langan Client Services site and can be retrieved until 12/31/2024 by clicking on the link below.

<https://clients.langan.com/Sharing/filessharing/ViewPosted?transactionHash=-1220184218>

Name	Type	Size
2024-11-27 Highland 201 Solar NYSDERDA NYSDAM NOI resubmittal.pdf	.pdf	42.07 MB

If you have any questions regarding the use of the Langan Client Services, please contact Langan IT (helpdesk@langan.com).

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418
Mobile: 845.232.8006
[File Sharing Link](#)
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

From: Vardaan Gurung <vgurung@carson-power.com>
Sent: Tuesday, November 19, 2024 4:37 PM
To: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>
Cc: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us; Nicholas Cunha <ncunha@carson-power.com>
Subject: [External] Re: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good evening Bradley,

Thank you for the ping, @Christina Zolezi is working on responding to your questions and should have something back to you shortly.

Thanks again!

Vardaan

On Mon, Nov 18, 2024 at 7:50 AM Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov> wrote:

Good morning, all.

I just wanted to touch base with you on this project to ensure I hadn't missed any communications since my last email.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Geroux, Bradley (AGRICULTURE)

Sent: Friday, October 11, 2024 2:23 PM

To: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>

Cc: Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us

Subject: RE: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Good afternoon,

See below for my comments regarding this submission.

- You checked that you avoided prime soils but provide no explanation. Please explain further. Your Facility Area is nearly 40% MSG 1-4 soils.
- Your decommissioning plan lists 4.1 MWac as nameplate capacity, but NOI says 5.0. Please revise.
- Please add to/revise this portion of your decommissioning plan (section 3.3): *"All project components (discussed in Table 1) will be removed. Rehabilitated lands will be seeded with a seed mix favorably to native species and local pollinators."* To fully comply with NYSAGM standards, the landowner should be consulted when restoring agricultural lands. See this passage from our standards document: *"Restore all areas intended for agricultural production, according to recommendations by the current landowner or leasing agricultural producer, and as required by any applicable permit, the Soil and Water Conservation District, and NYSDAM."*
- Please provide full site plan, as it is apparent that you only included an abbreviated site plan with this filing. We need to see these details to fully evaluate the completeness of the application.
- Is this landowner an certified organic farm (listed as Organic Valley LLC)? If so, this may require some additional planning.

BRADLEY GEROUX

Senior Environmental Analyst

New York State Department of Agriculture and Markets

10B Airline Drive, Albany, NY 12235

(518) 416-1554 | bradley.geroux@agriculture.ny.gov

agriculture.ny.gov

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>
Sent: Friday, October 11, 2024 11:17 AM
To: Mulford, Jason (AGRICULTURE) <Jason.Mulford@agriculture.ny.gov>; Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>
Cc: Joel, Max H (NYSERDA) <Max.Joel@nyserda.ny.gov>; Rossi, Candace J (NYSERDA) <Candace.Rossi@nyserda.ny.gov>; erda.sm.commercial.industrialpv <commercial.industrialpv@nyserda.ny.gov>; Christina Zolezi <czolezi@langan.com>; Vardaan Gurung <vgurung@carson-power.com>; bsam@co.ulster.ny.us; planning@co.ulster.ny.us; Melanie Forstram <maf357@cornell.edu>; vfab@co.ulster.ny.us
Subject: NY-Sun Submission - Highland 201 Solar Project in the Town of Marlborough

Mr. Mulford,

Please find attached NYSERDA's Notice of Intent to Undertake an Action within an Agricultural District for Highland 201 Solar Project in the Town of Marlborough. Please let us know if you should require any additional information.

Thank you,

Jen Calderon

Project Manager, NY-Sun

NYSERDA

17 Columbia Circle | Albany, NY 12203-6399

Email: Jen.calderon@nyserda.ny.gov

This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

Christina Zolezi <czolezi@langan.com>

Fri, Dec 20, 2024 at 8:35 AM

To: "Geroux, Bradley (AGRICULTURE)" <Bradley.Geroux@agriculture.ny.gov>, Vardaan Gurung <vgurung@carson-power.com>

Cc: "Calderon, Jen (NYSERDA)" <jen.calderon@nyserda.ny.gov>, "Mulford, Jason (AGRICULTURE)" <Jason.Mulford@agriculture.ny.gov>, "Joel, Max H (NYSERDA)" <Max.Joel@nyserda.ny.gov>, "Rossi, Candace J (NYSERDA)" <Candace.Rossi@nyserda.ny.gov>, "erda.sm.commercial.industrialpv" <commercial.industrialpv@nyserda.ny.gov>, "bsam@co.ulster.ny.us" <bsam@co.ulster.ny.us>, "planning@co.ulster.ny.us" <planning@co.ulster.ny.us>, Melanie Forstram <maf357@cornell.edu>, "vfab@co.ulster.ny.us" <vfab@co.ulster.ny.us>, Nicholas Cunha <ncunha@carson-power.com>

A link to the plans is provided below.

New files have been posted for you at the Langan Client Services site and can be retrieved until 12/30/2024 by clicking on the link below.

<https://clients.langan.com/Sharing/filessharing/ViewPosted?transactionHash=109707685>

Name	Type	Size
2024-12-18 Highland Solar Set.pdf	.pdf	28.84 MB

If you have any questions regarding the use of the Langan Client Services, please contact Langan IT (helpdesk@langan.com).

Christina

Christina M. Zolezi, PE
Senior Project Engineer

LANGAN

Direct: 914.323.7418

Mobile: 845.232.8006

[File Sharing Link](#)

www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

Carbon
Neutral
Operations

Diversity, Equity & Inclusion
Grow Your Career Here

SAFE
Stay Accident
Free Everyday

From: Geroux, Bradley (AGRICULTURE) <Bradley.Geroux@agriculture.ny.gov>

Sent: Friday, December 20, 2024 7:10 AM

To: Vardaan Gurung <vgurung@carson-power.com>

Cc: Christina Zolezi <czolezi@langan.com>; Calderon, Jen (NYSERDA) <jen.calderon@nyserda.ny.gov>; Mulford, Jason