



February 23, 2021

Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

***Re: Lexington Avenue Solar Project
Lexington Avenue/Route 202
Site Development Plan***

Dear Chairperson Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

1. One copy of the proposed Biodiversity Assessment Scope, Colliers Engineering & Design (formally known as Maser Consulting).
2. One copy of the Project's Photo Simulation Location Map, C&S Companies.
3. One copy of the Project's Photo Simulations, C&S Companies.
4. One copy of the Project's Aerial Renderings, C&S Companies.
5. One copy of the Project's Line of Site Profiles, C&S Companies.

Reference is made to all the previously submitted materials on file with the Planning Department.

This project was last presented to this Board as a Public Hearing at the February meeting. Since then, Dimension's biological consultant Colliers Engineering & Design has worked with the Town's biological consultant, Weston & Sampson, to revise the proposed Biodiversity Assessment Scope to address the feedback provided by Board. Dimension respectfully requests the Planning Board review and approve the proposed Biodiversity Assessment Scope to allow field work to commence as soon as seasonal weather allows.

Further, Dimension has contracted C&S Companies to complete photo visual simulations and renderings of the proposed project from various vantage points agreed upon between Dimension and the Planning Board at the February meeting. We look forward to presenting the enclosed visual simulations at the March meeting. While the project fence and small portions of the solar array may be seen in the distance from certain vantage points, predominantly during off leaf conditions, the simulations demonstrate overall that the project will not cause any significant visual impacts.

Regarding scheduling, while Dimension understands and respects the Planning Board's interest in seeing the Biodiversity Assessment completed, this additional fieldwork will ultimately delay the Project's intended construction schedule. In the interest of allowing the Project to continue to move through the Town's review



and approval process as efficiently and expeditiously as possible, and understanding that the Planning Board does not meet in August, Dimension requests the Board consider the following actions:

- Request Weston & Sampson provide an interim update on the Biodiversity Assessment at the May Planning Board meeting to summarize the findings of the April field event; and
- At the May meeting, authorize Town staff to draft a resolution of SEQR Negative Declaration for consideration at the Planning Board's July 6, 2021 meeting. At this meeting Weston & Sampson will be able to provide an update on their June field event and, provided their findings demonstrate that no further assessment is required, this will allow the Planning Board to issue a SEQR Negative Declaration for the Project. Dimension could then proceed to the Town Board in August, and hopefully return to your Board to complete the site plan process in September/October.

Should you have any questions or require additional information please contact me at the below number. Thank you for your time and consideration in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kieran Siao".

Kieran Siao
Senior Project Development Manager
Dimension Energy