CIPRIANI ENERGY GROUP
125 Wolf Road, Suite 312 Colonie, NY 12205 (855) Sun-4-Ever

Town of Cortlandville, NY Planning Board
Attn: Bruce Weber
3577 Terrace Rd
Cortland, NY 13045

September 28, 2020

Dear Mr. Weber,

Thank you for sharing Resolution 20-16 from the Cortland County Planning Board. We offer the following responses to the respective items from the resolution as shown below:

1. Construction drawings will be updated to show the 200 ft sign placement

2. Solar panels are by default coated with anti-glare coatings in order to capture as much energy as possible. The solar panels proposed for installation for this Project include an anti-glare coating. Landscape screening plan provides a second layer of protection.

3. Landscaping plan was summitted recently, as requested, to the Town Planning Board prior to the submittal deadline for the 9/29/20 meeting.

4. We are proceeding accordingly with the Town Highway Superintendent

5. A second security gate is now shown in the drawings submitted prior to the submittal deadline for the 9/29/20 Planning Board Meeting

6. A maintenance plan is enclosed as Attachment A as requested.

7. From the landscaping plan:
    a. Cipriani Energy has proposed a high percentage (~89%) of native species and the only non-native species is a hybrid derived from a native species.
    b. 137 trees are proposed for planting. All but 27 Black Hills Spruce (*Picea glauca* 'Densata'), therefore 110 trees or 80.29%, can be considered native and/or indigenous. Please note: that the Black Hills Spruce was selected to achieve the height restrictions/concerns pertaining to shading. The Black Hills Spruce is actually a hybrid species of the White Spruce (*Picea glauca*), which can be

considered native/indigenous. Even though the Black Hills Spruce is a non-native hybrid, it is derived from a native/indigenous species.

c. 99 shrubs are proposed for planting. All shrubs proposed for planting can be considered native and/or indigenous.
d. A total of 236 plants are proposed for planting. Of the 236 plants, 209 plants can be considered native and/or indigenous (with the exception of the Black Hills Spruce). Therefore 88.56% of total plants proposed can be considered native and/or indigenous.

8. SWPPP – Cipriani Energy respectfully requests that the Town of Cortlandville not require SWPPP at this juncture for the following reasons:
   a. Cipriani Energy has previously provided a calculation of soil disturbance totaling 0.12 acres for construction activity, the Planning Board has previously accepted Cipriani's calculation methodology and confirmed that the acreage area under the panels would only be used for SEQRA calculations and that Cipriani's disturbance calculation was appropriate for SWPPP disturbance calculations.
   b. With regard to the County Planning Board's concern of houses to the south of the project being down slope, please note that the section of the property under the panels actually slopes primarily northwest with a small amount of slope west and north.
   c. No grubbing of trees is planned. Grading is limited to only the access road and equipment pad, as necessary. Clearing of vegetation will be limited to flush cutting of only a limited area small trees that are too large to mow. The remaining vegetation will simply be mowed to 3-6 inches to facilitate safe working conditions for foot traffic during construction. Reseeding after construction with a pollinator mix of grasses and wildflowers is planned.
   d. Cipriani Energy already intends to use silt control precautions during construction such as silt fencing with inspections each workday.

9. See item 8 above.

10. Cipriani Energy will work with the Town to ensure compliance with its Agricultural and Farmland Protection Plan. No prime agricultural farmland is contained on the property.

11. SEQR process is being followed.

Cipriani Energy is excited to bring renewable energy to Cortlandville in a way that can potentially generate savings for its citizens on their utility costs, help support the local tax

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base, and generate jobs. We look forward to working with the Town Planning Board to finalize any remaining concerns.

Kind regards,

Chris Stroud

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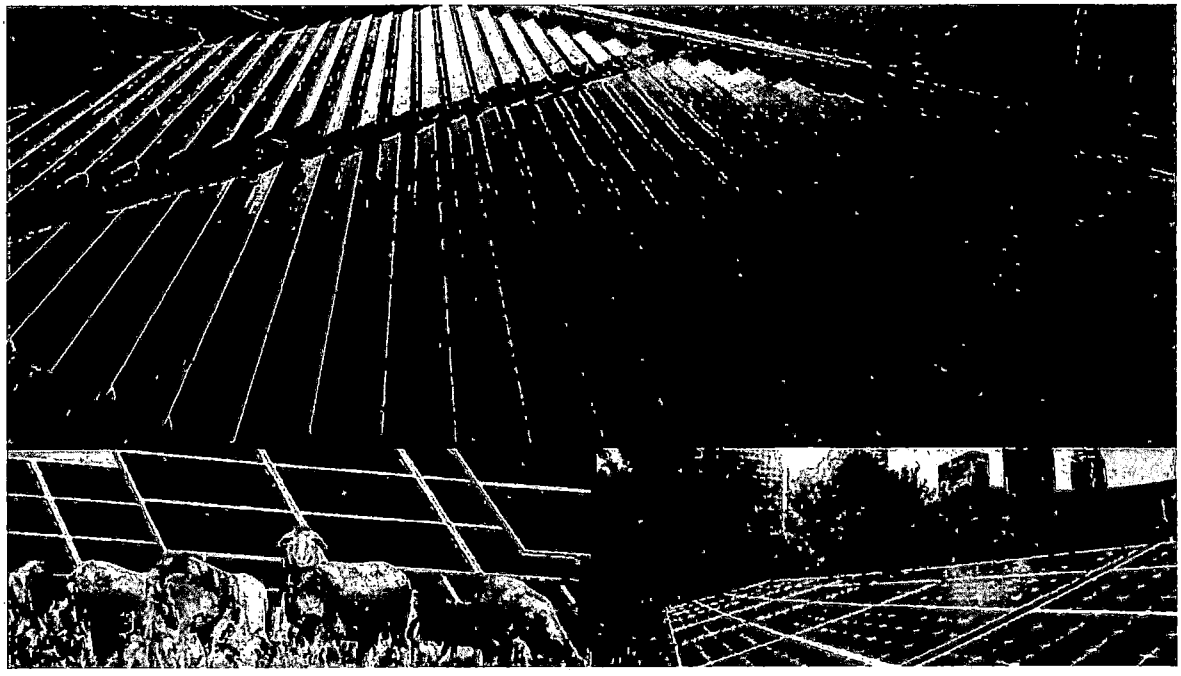
CIPRIANI ENERGY GROUP

# Solar Farm Operations and Maintenance Plan

## NY, Cortland - 1585 Tower Rd

September 25, 2020



Cipriani Energy Group Corp.
125 Wolf Rd, Suite 312, Colonie, NY 12205

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## 1. Introduction

Cipriani Energy Group Corp. ("**Cipriani Energy**") proposes to operate and maintain a photovoltaic (PV) Solar Farm at 1585 Tower Road, Cortland, NY 13045, USA with a nameplate capacity of approximately 3 megawatts (MW) alternating current (AC) and be built on a 18.1 acres of the 18.1 acre tax parcel 106.00-06-05.200 at 1585 Tower Road, Cortland, NY 13045, USA.

This Operations & Maintenance ("**O&M Plan**") provides an overview of activities that will occur during the operations and maintenance phase of the Solar Farm, including; activities related to the maintenance of the land, the management of materials and waste.

The Solar Farm will have a useful life of twenty five (25) to thirty five (35) years. This Plan during this time frame will outline activities will occur at the site that are both of a scheduled/recurring nature as well as unscheduled activities in response to unplanned events.

Operation of the Solar Farm will include the tasks and frequencies as shown in **Exhibit A – Maintenance Intervals**

## 2. Emergency Contact and Access

Cipriani Energy will maintain a sign at the main security gate to the facility containing a 24 hour emergency contact number which may be updated from time to time. At the current time, the emergency contact info is listed below. Additionally Utility personnel will have 24/7 access to their equipment all of which lies outside the fence and local fire and rescue personnel will have 24/7 access inside the security gate either by virtue of a combination lock with a shared combination or a daisy chain lock set with the fire and rescue lock included in the daisy chain with fire and rescue personnel maintaining their own key.

| | |
|---|---|
| **24 Hour Contact:** | Cipriani Energy Group Corp. |
| **Contact:** | Christopher H. Stroud |
| **Address:** | 125 Wolf Rd, Suite 312, Colonie, NY 12205 |
| **Telephone:** | 518-390-4004 |
| **Email:** | c.stroud@solreal.eu |

**Project Information:**

| | |
|---|---|
| **Address:** | 1585 Tower Road, Cortland, NY 13045, USA |
| **Tax ID:** | 106.00-06-05.200 |
| **Project Size (est.):** | One Project of 3 MWac |

**3. Repair Activity**

Repair activity both scheduled and unscheduled will be performed by trained and qualified personnel. Generally only one vehicle will be required to perform maintenance and overnight parking will not typically be required.

Garbage and any damaged materials will be removed from site at the conclusion of maintenance activity as will tree trimmings.

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## 4. EXHIBIT A – Maintenance Intervals

| Interval | Functional Area | Task |
|---|---|---|
| Seasonal | Facility Maintenance | · Trim grass to keep below solar modules and limit pest presence<br>· Trim trees and bushes as necessary<br>· Repair damage to access road, wear and tear, potholes, geomembrane, etc.<br>· Repair damage security fence, gates. |
| Annual | Solar PV Module Inspection | · Inspect for cracks or damage to panel, wiring or frame<br>· Inspect for dirt, environmental debris, vegetation, or other shading |
| | String Inspection | · Inspect for damaged connectors, loose wires or retaining devices, & grounding issues<br>· IV Curve testing as necessary based on monitoring alerts or site conditions |
| | Racking & Mounting Inspection | · Inspect mounting system for damage, corrosion, & loose connectors |
| | DC Electrical Inspection | · Inspect DC homeruns run for damaged/loose wires, debris, other damage, or conduit issues<br>· Inspect combiner boxes, verify disconnects, & validate latch integrity |
| | Inverter Inspection & Maintenance | · Inspect inverter for corrosion, adequate ventilation, exterior damage, & environmental seals<br>· Inspect all incoming and outgoing DC, AC, or data wires for wear or damage<br>· Complete manufacturer recommended annual maintenance activities |
| | Disconnect Inspection | · Inspect disconnect latches & seals, validate disconnect functionality |
| | AC Electrical Inspection | · Inspect AC electrical from the inverter, through the disconnects, & into the transformer or building electrical system for damage, wear & functionality |
| Ongoing | Monitoring Inspection | · 24/7 Online Monitoring - Inspect existing monitoring systems for functionality as applicable and per manufacturing guidelines (includes inverter level) |
| As needed | System Repair & Spare Parts Handling | · Report, diagnose event, & provide estimate for repair or replacement<br>· Replace fuses, terminal box, solar panel, inverter, or other major component repair replacement including disconnects, combiner boxes, etc.<br>· Resolve single wire issue between module & combiner box<br>· Resolve ground wiring issues & ground faults |
| | Warranty Administration | · Administer all defective components and file warranty claims. In the event that a component is under warranty, charges will apply to manufacture. Any uncovered labor or parts will be billed as specified in this agreement. |