

Principals:

Mark D. Fellenzer, P.E., LEED AP  
John D. Fellenzer, P.E., MBA

Founder:

Archie D. Fellenzer, Jr., P.E.  
(1924 - 2014)

March 23, 2016

Town of Chester Planning Board  
1786 Kings Highway  
Chester, NY 10918

Attention: Mr. Donald Serotta, Chairman

Subject: Johnson Farm Photovoltaic Array  
121 Johnson Road, Chester, NY  
Fellenzer Engineering Project 15-255

Dear Mr. Serotta,

Please find attached the following documents regarding the Johnson Farm Photovoltaic Array for consideration at the March 2, 2016 Public Hearing. The documents have also been sent as PDFs.

- One (1) Johnson Farm Photovoltaic Array Site Plans
- Twelve (12) Cover Letter

We have received Fusco Engineering Comments dated March 1, 2016 and offer the following responses, shown below the Fusco comment in *italics*:

1. Prints do not have revision dates – just print dates; no engineering certification

*FE Response: Prints show a 3/23/16 revision date and have engineering certification*

2. Proposed solar array varies from 1/5/16 public hearing

*FE Response: Please find attached the minutes from the January 6, 2016 Public Hearing where we notified the Board and the public ahead of time that the array would be modified from the configuration presented to avoid the cutting of trees. In addition, a topographical survey became available after the Public Hearing and that survey was used to determine two areas that are too steep to install the manufacturer's racking that supports the solar modules. The current layout that indicates these changes was presented at the February 3 meeting where the Board decided to schedule the March 2, 2016 Public Hearing.*

*It was stated at the March 2 Public Hearing by a member of the public that we were being less than forthright in changing the plan without letting the Board know that a change was coming. I want to make it very clear to the Board that we did inform you on January 6 that the array would be changing and there was certainly no intent to hide that fact.*

3. Array is closer to nearest homes and property lines

## CHESTER SIEMENS SOLAR PROJECT FE PROJECT 15-255

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*FE Response: As shown on the current layout, the array is now 906.6 feet to the closest home.*

4. Identify property line and clearly define

*FE Response: The project property boundary is shown on drawing C-102.*

5. Distance on C-101 and C-102 to closest house varies

*FE Response: The distance to closest house on both drawings is now the same 906.6 feet.*

6. C-901: note line type difficult to read; adjust

*FE Response: The note line type has been modified for clarity.*

7. C-902 (4) Solar Racking: Side elevation, dimensions varies; give range of dimensions

*FE Response: Typical dimensions are now shown on the racking elevation detail.*

8. Dimension equipment pad

*FE Response: The 30'L x 12"W equipment pad is now dimensioned.*

9. Town landscape architect has reported on revised location and screening

*FE Response: Karen Arent offered the following comment in her 3/22/16 email to Don Serotta:*

*"I reviewed potential views of the solar arrays from #6, 322, #30 Brennan Drive. The only property I think there could be a minor view from is #30. There are three hedgerows between the property and the solar arrays. The highest part of the solar array will be at approximately 480'. The house is at approximately 480'. The closest hedge row is at approximately 450'. If the trees are more than 30' in height on this hedge row, the views will be blocked. Wherever trees are less than 30' in height, there will be views. The solar panels are far enough away that distance helps to mitigate the view. The color of the panels and the lack of reflective material will also help to mitigate the view."*

10. Note on C-101 add bond for restoration to be given

*FE Response: A Bond Restoration Note has been added to C-101.*

11. Board Comments

*FE Response: Attached is documentation regarding the real estate values adjacent to other solar projects to address the public concern about their home values.*

*Siemens is also meeting with the school district on April 19, 2016 to discuss a future Preliminary Energy Audit.*

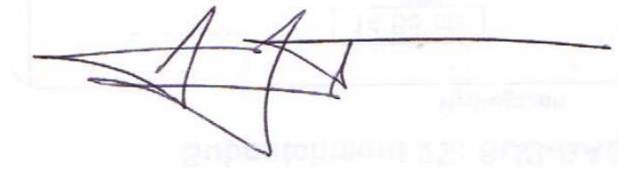
*Siemens has also reached out to the Town of Chester to offer similar services but there is no response from the Town as of this writing.*

**CHESTER SIEMENS SOLAR PROJECT  
FE PROJECT 15-255**

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We look forward to discussing this further at the April 6 meeting.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Amador C. Laput', written over a light blue rectangular stamp. The signature is stylized with a long horizontal line extending to the right.

Amador C. Laput  
Project Manager