

sPower Calverton Solar Energy Facility

Middle Country Road/NYS Route 25 and
Peconic Avenue
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

PREPARED FOR



sPower

2180 South 1300 East, Suite 600
Salt Lake City, Utah 84106

PREPARED BY



**VHB Engineering, Surveying and
Landscape Architecture, P.C.**

100 Motor Parkway, Suite 135
Hauppauge, NY 11788
631.787.3400

August 2017

**FINAL ENVIRONMENTAL IMPACT STATEMENT
sPOWER CALVERTON SOLAR ENERGY FACILITY
MIDDLE COUNTRY ROAD/NYS ROUTE 25 AND PECONIC AVENUE
HAMLET OF CALVERTON, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK**

PROJECT LOCATION: South side of Middle Country Road, west of Peconic Avenue, Hamlet of Calverton, Town of Riverhead, Suffolk County

APPLICANT: sPower
2180 South 1300 East, Suite 600
Salt Lake City, Utah 84106

LEAD AGENCY: Town of Riverhead Planning Board
200 Howell Avenue
Riverhead, New York 11901

PREPARER & CONTACT: This Final Environmental Impact Statement was prepared by:

VHB Engineering, Surveying and Landscape
Architecture, P.C.
100 Motor Parkway, Suite 135
Hauppauge, New York 11787

Contact: David M. Wortman
Senior Environmental Manager
(631) 787-3400

With technical input from:

HMMH
(Glare Analysis)
77 South Bedford Street
Burlington, Massachusetts 01803

Barrett Energy Resources Group
(Glare Analysis)
P.O. Box 1004
Concord, Massachusetts 01742

Eldor Renewable Energy
(Electrical Engineering)
30 Corporate Drive
Holtsville, New York 11742

Barclay Damon
(Utility Regulation)
125 East Jefferson Street
Syracuse, New York 13202

DATE OF PREPARATION: August 2017

**AVAILABILITY OF
DOCUMENT:**

This document, together with the Draft Environmental Impact Statement (DEIS), is the Final Environmental Impact Statement (FEIS). It has been prepared for the Lead Agency. Copies are available for public review and comment at the offices of the Lead Agency, on the Town of Riverhead website at www.townofriverheadny.gov and at the Riverhead Public Library.

DATE OF FILING: _____

This document is a Final Environmental Impact Statement (FEIS)
for the sPower Calverton Solar Energy Facility.

This FEIS incorporates, by reference, the Draft Environmental Impact Statement (DEIS) for this proposed action, dated June 2017. The aforementioned DEIS was deemed complete by the Town of Riverhead Planning on July 6, 2017, and written comments on the DEIS were accepted until August 6, 2017.

Written Correspondence is provided in Appendix A of this FEIS.

Table of Contents

1 Introduction.....	1
1.1 Format of FEIS	5
2 Comments in General Support	6
3 Responses to Substantive Comments.....	9
3.1 Land Use and Zoning	9
3.2 Soils and Topography	14
3.3 Environmental Features.....	15
3.4 Socioeconomics.....	18
3.5 Growth-Inducement.....	20
3.6 Cumulative Impacts.....	25
3.7 Alternatives to the Proposed Action	26
3.8 Miscellaneous Comments.....	27

List of Appendices

Appendix	Description
Appendix A	Written Correspondence
A-1	General Support Correspondence
A-2	Substantive Written Comment Correspondence
Appendix B	Preliminary Site Plans
Appendix C	Suffolk County Planning Commission Resolution ZSR-16-32
Appendix D	Memoranda of Easement Option Agreement
Appendix E	Riverhead Conservation Advisory Committee Correspondence (August 18, 2017)
Appendix F	Eldor Renewable Energy Correspondence (August 7, 2017)
Appendix G	DeLea Sod Farms Correspondence (May 10, 2017)
Appendix H	Town of Riverhead 2016-2017 Tax Roll Excerpts
Appendix I	Solar Facilities Operating under Power Purchase Agreements with the Long Island Power Authority (August 2017)
Appendix J	Town of Riverhead Planning Department Correspondence (August 8, 2017)
Appendix K	New York State Department of Environmental Conservation Freshwater Wetlands No-Jurisdiction Determination (September 4, 2014)

List of Tables

Table No.	Description	Page
Table 1	Prime Agricultural Soils at the Subject Property	11
Table 2	Solar Projects with LIPA PPA (>1.0 MW)	24
Table 3	Projected Tax Revenues (Alternative Industrial Use) (REVISED)	27
Table 4	Required Permits and Approvals (REVISED)	28

List of Figures

Figure No.	Description	Page
Figure 1	Site Location Map	3
Figure 2	Suffolk County Tax Map Parcels	4
Figure 3	Soils Map.....	12
Figure 4	Ecological Communities Map	17



1

Introduction

This document is a Final Environmental Impact Statement (FEIS) prepared in response to comments received on the Draft Environmental Impact Statement (DEIS) for the proposed action, dated June 2017. The Town of Riverhead Planning Board (hereinafter the "Planning Board") is the lead agency for the review of the proposed action, which consists of subdivision, site plan, special permit, and other approvals for the development of the sPower Calverton solar facility in the hamlet of Calverton, Town of Riverhead (see Figure 1). The proposed action (also referred to as the "solar PV energy facility") is comprised of three primary components, as follows:

- › Subdivision of land to create a 109.9-acre parcel (and two other parcels) for the development of a 20 megawatt alternating current (MWAC) solar photovoltaic (PV) panel array
- › An 8,670±-linear foot (LF) underground transmission generation tie-in ("gen-tie") line within a 15±-foot-wide easement
- › A solar collection facility.

Each of these components is further described below, and preliminary project plans (which were included as Appendix B in the DEIS) are provided within Appendix B of this FEIS.

As indicated in the DEIS, the solar PV panel array facility would be located on the proposed "Parcel A" to be created by the subdivision of two existing parcels into three parcels, Parcels "A," "B" and "C" (see Land Division maps in Appendix B). The two existing parcels are known on the Suffolk County Tax Map (SCTM) as follows:

- › District 0600 - Section 116.00 – Block 01.00 – Lot 007.002, and
- › District 0600 – Section 098.00 – Block 01.00 – Lot 021.001.

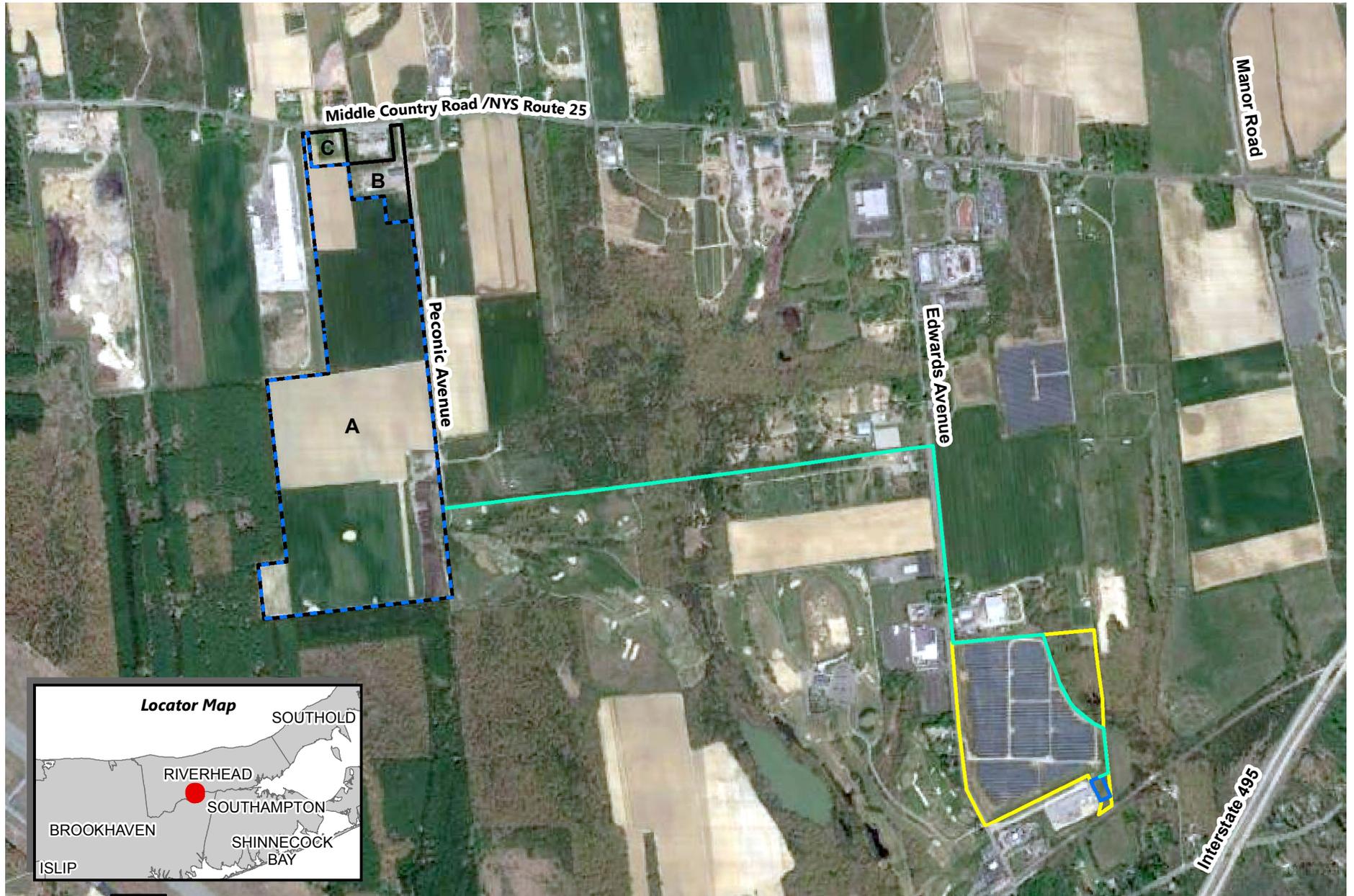
These two SCTM parcels are collectively referred to herein as the "subdivision property." The subdivision property is located on the west side of Peconic Avenue and south of Middle Country Road/New York State [NYS] Route 25. Parcels B and C will remain in their existing use and no new improvements are contemplated on either newly-created parcel as part of the proposed action.

The underground gen-tie line would be installed within a proposed 15±-foot easement that extend from Parcel A, through the following tax parcels (together referred to as the "easement property"):

- › District 0600 – Section 116.00 – Block 02.00 – Lot 007.004
- › District 0600 – Section 117.00 – Block 01.00 – Lot 006.000, and
- › District 0600 – Section 117.00 – Block 02.00 – Lots 007.002 and 008.002.

The gen-tie line connects to the proposed solar collection facility, which is a step up transformer that generates the electricity from a 34.5 kilovolt (kV) to 138 kV output that would connect to the Edwards Avenue Long Island Power Authority (LIPA) Substation. The proposed solar collection facility would be situated on the southern portion of SCTM No. District 0600 – Section 137.00 – Block 01.00 – Lot 032.001, located on the east side of Edwards Avenue and north of the Long Island Railroad (LIRR) tracks. This property is developed with an existing sPower solar PV panel array facility, and is hereinafter referred to as the "existing solar facility and proposed collection facility" or the "collection facility parcel."

Collectively, the three above-described areas (the "subject property" or the "project area") total 165.4± acres, and are currently developed with sod farm operations, a single-family residence, a former golf course now occupied by another recreational use (i.e., a paintball facility), undeveloped wooded land, a tree farm, and an existing solar facility. A Site Location Map and a map of the relevant SCTM parcels are provided herein as Figure 1 and Figure 2, respectively.



Proposed sPower Solar Energy Facility | Calverton, NY

Site Location Map

- ↑ 0 500 1000 2000 Feet
- Proposed Solar Array Field
 - Proposed Collection Facility Location
 - X Proposed Subdivision Lots
 - Existing Solar Facility and Proposed Collection Facility Parcel
 - Proposed Generation-Tie Line

Source: Google Earth (May 2016)



Proposed sPower Solar Energy Facility | Calverton, NY

Suffolk County Tax Map Parcels

-  Proposed Solar Array Field
-  Proposed Collection Facility Location
-  Proposed Subdivision Lots
-  Existing Solar Facility and Proposed Collection Facility Parcel
-  Proposed Generation-Tie Line
-  Suffolk County Tax Parcels

Sources: Suffolk County Real Property Tax Service Agency;
Google Earth (May 2016)

The DEIS for the proposed action was accepted by the Planning Board (i.e., the lead agency) as complete and adequate for public review at its July 6, 2017 public meeting, circulated to all involved agencies and interested parties, and made available to the public via the Town of Riverhead's website and the Riverhead Public Library. The DEIS comment period was held open through August 6, 2017.

In accordance with 6 NYCRR §617.9(b)(8):

A final EIS must consist of: the draft EIS, including any revisions or supplements to it; copies or a summary of the substantive comments received and their source (whether or not the comments were received in the context of a hearing); and the lead agency's responses to all substantive comments. The draft EIS may be directly incorporated into the final EIS or may be incorporated by reference. The lead agency is responsible for the adequacy and accuracy of the final EIS, regardless of who prepares it. All revisions and supplements to the draft EIS must be specifically indicated and identified as such in the final EIS.

This FEIS incorporates, by reference, the DEIS for this proposed action, dated June 2017. All revisions and supplements to the DEIS, if any, are noted as such within the relevant respective responses to substantive comments, in the following sections of this FEIS.

1.1 Format of FEIS

A review of written letters received by the lead agency during the course of the SEQRA review process indicates that many commenters expressed their general support for the proposed action. These comments are included in the FEIS, but are not "substantive comments" as contemplated in 6 NYCRR §617.9(b)(8), and are not individually addressed herein. These comments are designated as "GS" (General Support). Comments of General Support are summarized in Section 2 of this FEIS and are included in Appendix A-1. As there were no written comments that expressed general opposition to the proposed action, this FEIS does not discuss same.

Substantive comments on the DEIS are limited to those contained within the Town of Riverhead Planning Department's (the "Planning Department") June 10, 2017 Staff Report, which is included in Appendix A-2 and addressed in Section 3 of this FEIS. No additional written comments were received from involved or interested agencies, or the public, during the DEIS public comment period.

2

Comments in General Support

The written comments received on the proposed action that are in general support of the proposed project are designated with a “GS” before the comment number and have been grouped apart from the substantive written comments. These GS comments are contained in Appendix A-1. A summary of the written support comments follows:

GS1 – Town of Riverhead Councilwoman Jodi Giglio

- › Councilwoman Giglio supports the proposed 20 megawatt (MW) solar project
- › The proposed solar project will produce a local source of clean, reliable energy while creating high paying jobs and a much-needed stimulus to our community and local economy
- › The proposed solar project will support the local school district through its payment in lieu of taxes (PILOT) program
- › The proposed solar project is an example of responsible environmental development

GS2 – Long Island Farm Bureau

- › The Long Island Farm Bureau supports the solar generating facility proposed by sPower
- › Solar production on agricultural land is an effective way to preserve farmland for future generations
- › Other development types are more permanent and more likely to remove topsoil, such that they are less able to be reused for agricultural purposes in the future

GS3 – U.S. Green Building Council-Long Island

- › U.S Green Building Council-Long Island supports the proposed action
- › The proposed solar project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much-needed stimulus of responsible environmental development
- › The proposed solar project will allow the land to rest, to not use fertilizers, not use the water table and to bring in much needed revenue to the Town
- › Embracing the development of renewable energy in Riverhead, Long Island can build a green economy and ensure the availability of clean, domestic power
- › Solar production is the highest and best use of the proposed project location

GS4 – The Sustainability Institute at Molloy College

- › Sustainability Institute at Molly College supports the proposed action
- › his proposed solar project will provide New York communities with clean power to help meet the New York State Clean Energy Standard goal of 50 percent renewable energy generation by 2030 , the Sustainability Institute’s mission and the green economy
- › The proposed solar project will provide distributed energy generation consistent with New York’s Renewing the Energy Vision (REV)
- › The proposed action will allow the land to rest, and will not tap into the ground water supply while allowing ground water to recharge without pesticides and synthetic fertilizers

GS5 – International Brotherhood of Electrical Workers (Local 25 IBEW)

- › The IBEW Local 25 supports the proposed action
- › sPower is a sophisticated, determined and experienced leading partner that has demonstrated their ability to see projects through to completion
- › The proposed solar project will deliver low cost renewable energy to our local residents on Long Island

GS6 – DeLea Sod Farms

- › DeLea Sod Farms support the proposed action
- › The proposed solar project will produce a local source of clean, reliable energy
- › The proposed solar project will create high-paying jobs and provide a much-needed stimulus for the community and local economy
- › sPower’s proposed projects fit well with the Governor’s plan for renewable energy development
- › Solar projects at this site will allow the land to rest, to not use fertilizers, not use the water table and bring in much needed revenue to the town
- › A green economy will be built along with productive resources and ensure the availability of clean, domestic power

- › Solar production is the highest and best use of the identified properties
- › Local schools will be able to use the money that this project will generate while not using any of the school's resources

GS7 – DeLalio Sod Farms LLC

- › DeLalio Sod Farms supports the proposed action
- › The proposed solar power site will help provide clean power to help meet state policy mandates and local clean energy goals
- › The proposed solar project will produce a local source of clean, reliable energy while creating jobs and providing a much-needed stimulus to the community and local economy
- › The proposed solar project will fit within the Governor's Plan for renewable energy development
- › The proposed solar project will help to build a green economy and ensure the availability of clean, domestic power
- › Solar production will be a compliment to other sources of present day energy

GS8 – Westbury Properties

- › Westbury Properties supports the proposed action
- › The proposed solar project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much-needed stimulus to our community and local economy
- › The proposed solar project will fit within Governor Cuomo's plan for renewable energy development
- › Solar projects will allow the land to rest, without harmful pesticides and fertilizers
- › The proposed solar project will bring in much needed revenue into the Town
- › The proposed solar project will help to build a green economy and ensure the availability of clean, domestic power
- › Solar production is the highest and best use of the identified properties
- › Local schools will be able to use the money that this project will generate while placing zero demand on school resources

3

Responses to Substantive Comments

The aforementioned June 10, 2017 Planning Department Staff Report is included in Appendix A-2 of this FEIS. No additional written correspondence was received from involved or interested agencies, or the public, during the DEIS public comment period. Thus, this section contains responses to all substantive comments from the Planning Department Staff Report. Each written comment has been coded "C1" (as in, Commenter No. 1) and assigned a comment number (e.g., C1-1, C1-2).

Within Sections 3.1 through 3.8 of this FEIS, comments are arranged and numbered by topic (i.e., land use and zoning [LUZ], soils and topography [ST], environmental features [EF], etc.). If one comment is closely related or similar in nature to one or more other comments received, those comments have been combined and paraphrased for the purpose of providing a unified response and avoiding repetition to the extent practicable. Each comment presented below is not necessarily a direct quote, but any paraphrased comment or paraphrased portion thereof is intended to remain as accurate as possible to the original comment.

3.1 Land Use and Zoning

Comment No. LUZ-1

The 2015 Suffolk County Agricultural and Farmland Protection Plan (hereinafter, the "2015 SCAFPP") does not support the conversion of farmland to solar facilities. The preparers need to provide direct commentary from the Suffolk County Planning Commission (SCPC) with respect to the proposed action. This may be in the form of coordinating a direct response from the SCPC or for the Lead Agency to solicit comments during the DEIS comment period. Please provide a letter from the Riverhead Farmland

Preservation committee with respect to the proposed action. All projects involving farmlands are expected to be reviewed by this advisory committee. [C1-17, C1-18]

Response No. LUZ-1

The proposed action was the subject of a referral to the SCPC in 2016 and heard by that Commission on December 7, 2016. By unanimous vote (i.e., 15-to-zero), the SCPC determined that the proposed action was a matter for local determination, and offered eight comments on the substance of the matter, as presented below (see SCPC resolution in Appendix C). Each of the SCPC comments is followed by a relevant discussion of the proposed action.

1. *The Suffolk County Planning Commission's Model Utility [Solar Code] – 2015 should be reviewed including the section on abandonment of solar energy facilities and relevant aspects of the Code should be incorporated into the project where practical.*

The Town of Riverhead has its own Commercial Solar Energy Production System ordinance (Article LII of the Town Code), which was not based on the SCPC's model ordinance. However, the Town's ordinance addresses and restricts many of the same aspects of such facilities as the SCPC model ordinance, including the permitted locations, minimum lot size, maximum ground coverage, etc., and the Town's ordinance specifically includes detailed requirements for the decommissioning of permitted facilities to achieve a similar purpose as the "Abandonment" provisions of the SCPC's model ordinance.

The proposed action is subject to the Town's Commercial Solar Energy Production Systems ordinance, and will adhere to all requirements including the decommissioning requirements set forth at §301-282.L and §301-283 of the Town Code. A complete analysis demonstrating the proposed action's consistency with the aforementioned Town requirements is presented in Section 3.1.2 of the DEIS.

2. *The Suffolk County Planning Commission's publication on Managing Stormwater – Natural Vegetation and Green Methodologies should be reviewed and additional stormwater mitigations incorporated where practical.*

The stormwater management system to be implemented as part of the proposed action (see preliminary *Grading and Drainage Plan* and *Drainage Reserve Area Detail* in Appendix B of this FEIS) provides for the storage and recharge of all stormwater runoff to be generated at the subject property within vegetated drainage reserve areas to be strategically located throughout the subject property, respecting the existing site topography. Accordingly, the proposed system is consistent with the general intent of the SCPC's referenced publication.

3. *The Town should require that the applicant be prohibited from exporting any soil material, classified as prime agricultural soils, off the subject parcel. And that the proposed solar panel arrays not negatively impact the viability of the prime agricultural soils on-site.*

The 2015 SCAFPP identifies the prime agricultural soils present in Suffolk County, as related to its rating of farmland properties for potential acquisition (see Table 4-1 of the 2015 SCAFPP). The list of soils is based on the *Soil Survey of Suffolk County*, New York (USDA, 1975) (hereinafter, the "Soil Survey") and includes the following soils found at the subject property:

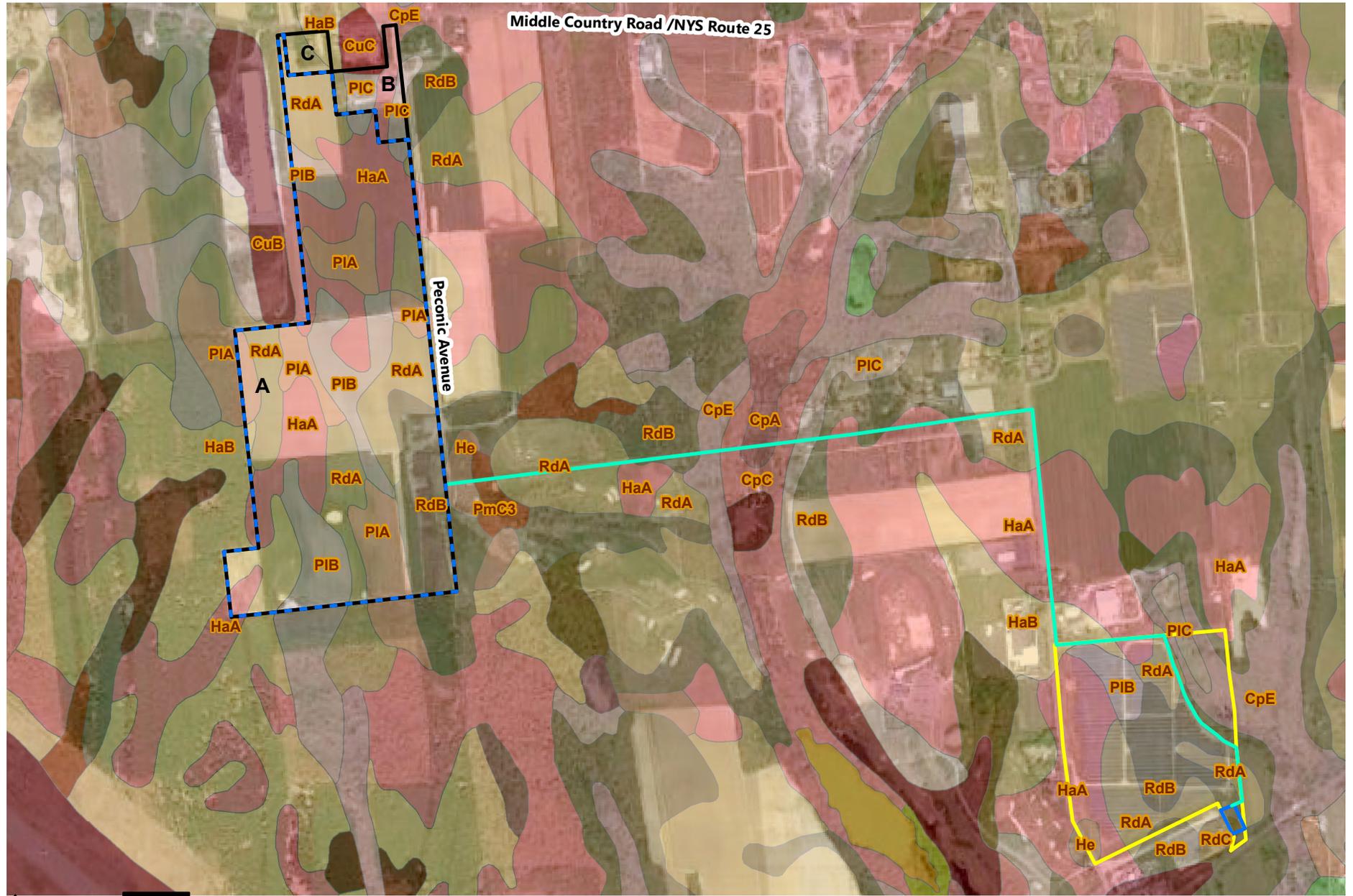
Table 1 Prime Agricultural Soils at the Subject Property

Map Unit Symbol	Map Unit Name
HaA	Haven loam, 0 to 2 percent slopes
HaB	Haven loam, 2 to 6 percent slopes
He	Haven loam, thick surface layer
RdA	Riverhead sandy loam, 0 to 3 percent slopes
RdB	Riverhead sandy loam, 3 to 8 percent slopes

As illustrated by the map of soil types on the subject property (see Figure 3, below), the five soil types identified above as prime agricultural soils are present among a total of approximately 15 different on-site soil types (also see Table 9 of the DEIS). They are scattered throughout the subdivision property, the easement properties to be crossed by the gen-tie line, and the solar collection parcel, among non-prime agricultural soils.

The DEIS describes in detail the nature of the proposed activities, as it relates to the anticipated impacts to soils and topography, concluding that only minor disturbances are expected to result from implementation of the proposed action (see Section 3.2.2 of the DEIS). Existing grade would be maintained to the maximum extent practicable, with only minor recontouring of small portions of the solar PV facility parcel proposed to accommodate the drainage design, and the narrow trench and directional boring needed to install the gen-tie would minimally disturb existing soils. Accordingly, existing soils would largely be kept intact, including any prime agricultural soils present at the subject property. The limited quantities of prime agricultural soils that would be excavated to accommodate the proposed grades (see preliminary *Grading and Drainage Plan* [Sheet C-6] in Appendix B of this FEIS) would be reused on-site to the maximum extent practicable. Therefore, the proposed action is expected to be consistent with the intent of the SCPC's comment. After the proposed action is implemented, and after the proposed facility is decommissioned, the prime agricultural soils would remain.

It should also be noted that, as presented within Section 5.4 of the DEIS, development in accordance with prevailing zoning (e.g., industrial use) would be expected to result in substantial re-grading and excavation for the establishment of building foundations and level floor plates, installation of drainage infrastructure, and grading for driveways, parking and loading areas, such that the importation or exportation of large quantities of fill and natural material may be required. The proposed action would clearly be more protective of on-site soils than would the development of the subject property in accordance with prevailing zoning.



Proposed sPower Solar Energy Facility | Calverton, NY

- Proposed Solar Array Field
- Proposed Subdivision Parcels
- Proposed Generation-Tie Line
- Proposed Collection Facility Location
- Existing Solar Facility and Proposed Collection Facility Parcel

0 500 1000 2000 Feet

Soils Map

Sources: USDA Web Soil Survey (2013); Google Earth (May 2016)

4. *The proposed action should only be approved in such a manner that is in accordance with the New York Agriculture & Markets Law.*

The proposed action will be consistent with the relevant provisions of the New York Agriculture & Markets Law. The subdivision property and the solar collection facility parcel are currently within Agricultural District 7 (AD7), as discussed at Section 3.1 of the DEIS, and as addressed within the Agricultural Data Statement in Appendix F of the DEIS. It is expected that these properties would no longer be considered a part of AD7 following implementation of the proposed action, and would no longer benefit from the tax relief associated therewith. As such, the proposed action would result in a significant increase in the generation of property taxes to the Town of Riverhead and all local taxing jurisdictions. Moreover, additional local revenues would be generated in the form of penalties that may be assessed upon the loss of the Agricultural District designation.

5. *The Town should require that the applicant install or provide for the installation of an irrigation system in all planting area intended to provide screening and buffering along all abutting roadways and certain adjacent land uses to help to insure the mitigation [sic] of impacts to those surrounding properties and their users.*

The proposed action includes the installation of an irrigation system in all areas of screen plantings, consistent with this comment (see preliminary *Planting Plan* in Appendix B).

6. *It is suggested that the Town and applicant review the U.S. Department of Agriculture's Natural Resources Conservation Services information on "cover crops and soil health" for best practices regarding what to grow under and between the proposed solar array panels. Cover crops have the potential to prevent erosion, improve soil's physical and biological properties, supply nutrients and suppress weeds, and break pest cycles along with various other benefits.*

As indicated on the preliminary *Planting Plan* (see Appendix B), the areas beneath the solar panel array are proposed to be planted with a specially designed solar farm seed mix. The proposed *Planting Plan* will be implemented in accordance with all relevant approvals of the Town of Riverhead Planning Board as the SEQRA lead agency and the body having Site Plan jurisdiction over the proposed action.

7. *Due to the project's proximity to Calverton/EPCAL Airport the applicant should consult with the Airport and the FAA as early as possible in the application process to determine the presence or absence of solar glare and glint potentially generated from the proposed solar arrays.*

The DEIS presented extensive analyses of the proposed action with respect to glare and glint and the potential for impacts upon aviation and the nearby runways at the EPCAL property. As detailed in Section 3.4 and Appendix H of the DEIS, two professional glare analyses performed by HMMH and Barrett Energy Resources Group, respectively, confirmed that no adverse impacts would result. The analyses were based upon the results of sophisticated software (i.e., the Solar Glare Hazard Analysis Tool) developed specifically for analyzing potential glare impacts, and the corresponding policies established by the Federal Aviation Administration (FAA) for the design and location of solar PV facilities within airports.

8. *The proposed 15 foot wide easement on lands of others for the purpose of providing an underground transmission line "Tie-Gen Route" should be in perpetuity or for at least as long as the 20-year Power Purchase Agreement (PPA)*

The applicant has entered into option agreements to purchase easements across private property for the gen-tie line that are considerate of the above comment. The option agreements along with the form of easement that will be entered into at the time the option is exercised provide the duration of the easement, which conforms to the suggestion within the above comment. Executed copies of Memoranda of Easement Option Agreement are provided within Appendix D of this FEIS.

It should be noted that the proposed action was evaluated for consistency with the 2015 SCAFP in Section 3.1.2 of the DEIS. As indicated therein, none of the parcels comprising the subject property have been identified as preservation targets by the relevant comprehensive planning documents analyzed in this Section, nor is the project area within the Town's established Agricultural Protection zoning district or identified for same within the Town's Comprehensive Plan (see Figures 4 and 5 of the DEIS, respectively). Moreover, as the proposed action is temporary in nature (i.e., for the duration of the Power Purchase Agreement [PPA] and the term of the proposed Special Permit), the subject property could potentially be returned to another use, including an agricultural use, in the future.

The proposed action was introduced before the Town of Riverhead Farmland Preservation Committee (FPC) and considered by that advisory board. It is expected that the FPC will make a formal recommendation supporting the proposed action. The formal recommendation remains pending at this time. The recommendation will be secured prior to implementation of the proposed action.

3.2 Soils and Topography

Comment No. ST-1

Identify all soils that are listed as prime agricultural soils, and the policy of protection and importance of same. [C1-7]

Response No. ST-1

The presence of prime agricultural soils at the subject property, the protection policy and an analysis of the potential for the proposed action to result in a significant adverse impact on such resources, is discussed in detail in the DEIS in Section 3.2 and within Response No. LUZ-1 (including Table 1 and Figure 3), above. As indicated therein, and based upon the analyses presented in Section 3.2 of the DEIS, no significant adverse impacts on prime agricultural soils are expected to result from implementation of the proposed action, although they would temporarily be used for non-agricultural purposes.

Comment No. ST-2

Identify any prime agricultural soils that are indicated in Table 9 of the DEIS, and explain the importance and fate of any prime agricultural soils that may be impacted by the proposed action. [C1-20]

Response No. ST-2

See Response Nos. LUZ-1 and ST-1, above. No significant adverse impacts to prime agricultural soils are expected to result from implementation of the proposed action.

3.3 Environmental Features

Comment No. EF-1

Provide a letter or other confirmation from the Riverhead Conservation Advisory Council (CAC) that a wetland permit is not required. [C1-21]

Response No. EF-1

As detailed within Sections 3.3.1.4 and 3.3.2.4 of the DEIS (which are devoted to a discussion of wetlands and the potential impacts on such resources, respectively), the subject property and its surroundings were investigated for the presence of wetlands, and evaluated with respect to the potential regulatory jurisdiction of the New York State Department of Environmental Conservation (NYSDEC) and the Town of Riverhead. As part of that effort, the Town's inventory of potential wetlands was reviewed, field inspections of the subject property (including Parcels A, B, and C, the gen-tie line, and the collector facility property) and its environs were undertaken by VHB on behalf of the applicant on September 14 and 18, 2016, and the proposed action was evaluated to determine whether any proposed activities were subject to the Town's regulation. The DEIS (pages 83 – 84) acknowledges that the determination that several of the features identified in the Town's inventory of potential wetlands are, in fact, upland habitats, and therefore not regulated by the Town's wetland ordinance, is subject to confirmation by the Town of Riverhead.

Formal confirmation that the proposed action does not require a Town wetland permit was requested from the Town of Riverhead CAC by correspondence dated August 18, 2017 (see copy in Appendix E to this FEIS). As indicated therein, it is the applicant's understanding that members of the Town of Riverhead Planning Department reviewed the results of the fieldwork performed by VHB, undertook an inspection(s) of the subject property, and confirmed that no regulated wetlands exist within 150 feet of the proposed action (the Town's area of jurisdiction). Accordingly, it is expected that no wetland permit will be required for the proposed action. A determination by the CAC remains pending, but will be secured prior to implementation of the proposed action.

Comment No. EF-2

Provide a description of a "wildlife sweep," conducted before and during construction as mitigation. [C1-22]

Response No. EF-2

The DEIS (page 93) indicates that potential measures for the avoidance of direct impacts to eastern box turtles include the conducting of a wildlife sweep prior to clearing activities. As part of such a sweep, qualified personnel could identify the habitat areas that are most likely to contain eastern box turtles, visit the targeted areas, and relocate any observed individuals away from areas to be cleared prior to conducting any construction activity.

It is noted that only a small portion of the overall subject property represents suitable habitat for the eastern box turtle, e.g., the Spruce-Fir Plantation, Successional Old Field, Successional Shrubland and Pitch Pine Oak Forest communities) ecological communities. The Ecological Communities map included in the DEIS (see Figure 4 of this FEIS) confirms that the areas of suitable habitat are primarily limited to portions of the gen-tie route, and portions of the subdivision property and solar collection parcel that will remain unaffected by the proposed improvements.



- Proposed Solar Array Field
- Proposed Subdivision Lots
- Proposed Generation-Tie Line
- Proposed Collection Facility Location
- Existing Solar Facility and Proposed Collection Facility Parcel

Ecological Communities

- | | |
|--|---|
| <ul style="list-style-type: none"> ML: Mowed Lawn URP: Unpaved Road/Path MRP: Mowed Roadside/ Pathway RSE: Rural Structure Exterior SOF: Successional Old Field SS: Successional Shrubland | <ul style="list-style-type: none"> SSH: Successional Southern Hardwoods PL: Pastureland SFP: Spruce/Fir Plantation PPF: Pitch Pine-Oak Forest SA: Stockpile Area FAP: Farm Pond/Artificial Pond |
|--|---|

Proposed sPower Solar Energy Facility | Calverton, NY

Ecological Communities

Sources: Google Earth (May 2016);
 VHB Field Surveys (04/09-11/2014, 06/27-28/2015, 09/14-15/2016, 09/18/2016);
 Ecological Communities as described in Edinger, et. al. (2014)

3.4 Socioeconomics

Comment No. SE-1

Clarify the duration of the 100-200 temporary jobs and provide actual example(s) of the applicant's experience in support of prior history that a solar array of this size provides 100-200 construction jobs. Provide supporting documentation regarding this prediction and number of jobs. [C1-8, C1-25]

Response No. SE-1

The number of temporary jobs to be created as a result of the proposed action will vary over the course of the construction period, which is expected to be six-to-nine months in duration. As provided in the DEIS (see pages 103 - 104), estimates based on the experience of the Applicant and estimates developed using a recognized economic modeling software (i.e., IMPLAN) predict that the number of jobs to be created ranges between 100-to-200 direct construction jobs, with other secondary job generation benefits also predicted.

Further input as to the number of temporary jobs was requested from a contractor with relevant, local experience constructing commercial solar PV energy facilities such as that proposed. Correspondence provided by Mr. Keith Feldmann, Vice President of Eldor Renewable Energy (dated August 7, 2017) indicates the following, with respect to the number of direct construction jobs expected to be created as a result of the proposed action (see copy of correspondence in Appendix F):

"Based on over 50MW's of projects completed, and over 45 MW's in progress or under contract in the same region, we can offer the following:

- › *Approximate Project Construction Duration: 6 to 12 months*
- › *General range in the number of construction personnel on site at any one time: 20-150*
- › *Peak head-count: 200*

This estimate accounts for all on-site personnel only."

Comment No. SE-2

Additional economic benefits generated by the green industry must be specific- what equipment, supplies and tax base are contemplated? [C1-12]

Response No. SE-2

Aside from the direct construction jobs cited in Response No. SE-2, the Eldor letter in Appendix F also indicates the following:

"...in our experience, local technical consultants and other services benefit from this type of project, including:

- › *Environmental Engineering and Permitting*
- › *Survey*
- › *Waste Disposal*
- › *Temporary Sanitary Facilities*
- › *Local Food Catering Companies*

- › *Equipment Rental Companies*
- › *Material Vendors”*

Some of the entities listed above, which would benefit from revenues in the form of direct sales to the applicant or its contractors, could be considered a part of the “green industry” referred to at Page 11 of the DEIS, especially if they specialize in serving renewable energy projects, or if low-impact development technologies or materials are central to their business. While it is not practicable to determine which dollars are expected to be spent specifically with green industry vendors, or on environmentally friendly “green” products, it is recognized that at least a portion of the approximate \$30 million construction cost for the proposed renewable energy project would benefit the green industry.

With respect to the additional tax base mentioned at Page 11 of the DEIS, a detailed assessment of the expected tax revenues that would be generated upon implementation of the proposed action is presented within Section 3.5 of the DEIS. As concluded within the DEIS, future tax revenues would far exceed the revenues generated by the subject properties under existing conditions (i.e., an increase of approximately \$826,414 per year, or more than 40 times the existing property tax revenues).

Comment No. SE-3

Jobs lost from the existing sod farm will be shifted to other operations controlled by the farm owner. The FEIS must include a letter or other form of validation from the sod farm that supports the statement. [C1-13]

Response No. SE-3

The requested letter from the current owner of the sod farms at the subject property, Mr. Richard DeLea, dated May 10, 2017, is provided within Appendix G to this FEIS.

Comment No. SE-4

Provide a letter from the sod farm in support of the proposed job relocation efforts. [C1-23]

Response No. SE-4

See Response No. SE-3, above, and correspondence in Appendix G, noting that jobs would be redirected (rather than lost) as a result of the proposed action.

Comment No. SE-5

Provide a source (reference) for the information provided in Table 17: Existing Property Tax Revenue . [C1-24]

Response No. SE-5

The tax information provided in Table 17 of the DEIS was obtained from the Town of Riverhead 2016-2017 Tax Roll available via the Town website at www.townofriverheadny.gov. Copies of the relevant tax roll pages for SCTM parcel nos. 0600 – 116.00 – 01.00 – 007.002 and 0600 – 098.00 – 01.00 – 021.001 are provided in Appendix H of this FEIS.

Comment No. SE-6

Provide a source for the information on Table 19: Projected Tax Revenues (Parcel A) and Table 20: Projected Tax Revenues (Parcels B & C). [C1-26]

Response No. SE-6

Table 19 of the DEIS presented an estimate of the future property tax revenues that would be generated by the subdivision parcel (i.e., the future lots to be created by the subdivision of SCTM parcel nos. 0600 – 116.00 – 01.00 – 007.002 and 0600 – 098.00 – 01.00 – 021.001), following implementation of the proposed action.

The tax projection for the 109.9-acre parcel (“Parcel A”) that will contain the proposed solar facility was developed based on input provided to counsel to the applicant by the Town of Riverhead Tax Assessor. Specifically, the Town Assessor estimated the future total value of the parcel to be \$5,500,000, and estimated the future land value to be \$1,309,200. Those values were applied to the current tax rates for the various taxing jurisdictions. Only the land value was applied to the tax rate for all taxing districts other than special districts, for which the full taxable value was applied, in accordance with the expected terms of the PILOT agreement to be entered into with the Town Board. As indicated at Table 19 of the DEIS, the property taxes and PILOT payments, combined, would be approximately \$833,861.

To more completely represent the future property taxes that would be received by the Town and other taxing jurisdictions from the subject property, an estimate of the future property taxes from proposed Parcels B & and C was also developed, as presented in Table 20 of the DEIS. This estimate was based upon the 2016-2017 Tax Roll data for SCTM parcel no. 0600 – 098.00 – 01.00 – 021.001, which contains all of the existing improvements at the subdivision property under existing conditions. The value of those improvements (i.e., total value \$133,900 less the land value \$59,000) is approximately \$74,900. The combined land value of Parcels B & and C was estimated on a per-acre basis, using the known land value of Lot 21.1 (i.e., \$59,000 over 8.20 acres), and applying same to the size of the proposed Parcels B and & C (i.e., 7.45 acres). The result was an estimated land value of \$53,631 for Parcels B and & C. Existing farm building and agricultural use exemptions were carried forward, as no change in their use is contemplated as part of the proposed action, which reduced the total value (i.e., \$128,531) to \$70,331, as applied to the tax rates for all taxing districts other than special districts. Overall, Parcels B & and C are expected to generate approximately \$13,061 in annual property taxes, or a grand total of approximately \$846,922 when combined with the proposed solar farm on Parcel A, as indicated in the DEIS.

3.5 Growth-Inducement**Comment No. GI-1**

There was a contradiction in the DEIS suggesting that no significant growth inducing aspects are associated with the project and that the project would not cause a population increase and would not increase development potential in the project area. The document states the proposed solar facility will generate enough electricity to power 5,723 residential homes, equal to 44% of homes located in Riverhead. This raises the question, will the electrical needs of 5,723 homes that exist be supplied this power; or will the energy needs of 5,723 new homes be met? Certainly, providing new energy supply sources to meet the existing demand and goals for clean energy does not prohibit triggering an expansion of growth that may be (currently) inhibited because there is a lack of new energy supplies. This

is akin to building any new supply source for utility expansion (a new supply well for potable water, a new [Wastewater Treatment Plant] WWTP for a sewer district and power supply facility-including a solar array for an electric utility company). Each example might induce new growth as the result of filling an existing limit or void in the supply side. Is this energy supply being used to support energy demands of the Southampton Town Riverside Redevelopment Project or any other proposed large scale development project of regional significance? Are any new solar projects being proposed in Riverhead? Other local townships? Include quantifiable and supporting documentation regarding the electricity for the 5,723 homes, and whether they would be existing homes or new development. [C1-3, C1-9, C1-27]

Response No. GI-1

The proposed action would not cause significant population increase and would not increase development potential in the project area. The purpose for the proposed action is to replace existing generation capacity of the grid with a renewable energy source that does not rely upon the combustion of fossil fuels or the generation of significant air emissions, as do the existing traditional power plants, in support of local, regional and statewide energy goals.

LIPA engages in planning studies to forecast capacity needs of its entire service area and to plan for meeting these future needs. Thus, energy needs for future population growth and future development of residences and business, within the LIPA's service area, which includes the Town, are accounted for by LIPA's planning efforts.

The results of LIPA's latest planning efforts are presented in its 2017 Integrated Resources Plan (IRP).¹ PSEG's IRP summary indicates that Long Island's peak load forecast has declined by over 24 percent, or approximately 1,700 MW, since 2013 (page 4). Further, LIPA currently has surplus generation capacity out to 2035 (PSEG IRP summary, page 11). Based on these results, the Brattle Group prepared the LIPA Generation Planning Review, on behalf of LIPA.² The review found that 2016 and 2017 load forecasts indicate that additional capacity would not be needed until 2030 and 2035, respectively, and that neither development of the Caithness Long Island II power plant nor repowering of the E.F. Barret and Port Jefferson power plants are expected to be needed (page 1). According to the PSEG IRP summary, the decline in the peak load forecast is due to behind the meter initiatives, such as energy efficiency initiatives and rooftop solar installations, that have resulted in low rates of growth for electricity demand (page 8). Based on the foregoing, no additional generation capacity is expected to be needed in order to meet current and future energy demands for Long Island. Accordingly, the availability of energy is not a limiting factor on future development potential within the Town.

According to the LIPA resolution that authorized LIPA to enter into a PPA with the Applicant, adopted by the LIPA Board of Trustees at its December 17, 2014 meeting, LIPA sought to add new renewable energy generation to its energy portfolio and to replace inefficient peaking units from the system through the Request for Proposals for up to 280 MW of New, On-Island, Renewable Capacity and Energy (the "280 MW RFP"). The 280 MW RFP, issued October 18, 2013, recognized LIPA's plan to add 400 MW of renewable energy to the system by 2018, and requested applicants to submit proposals that would supply

¹ PSEG Long Island, *2017 Integrated Resource Plan: PSEG Long Island Analysis Summary*, April 10, 2017 (accessed July 31, 2017); available from http://www.lipower.org/pdfs/company/trans/2017-04-10_PSEG_IRP_Summary_Report.pdf

² Brattle Group, *LIPA Generation Planning Review*, April 6, 2017 (accessed August 2, 2017); available from http://www.lipower.org/pdfs/company/trans/2017-04-06_Brattle%20Report_Redacted.pdf.

up to 280 MW of renewable energy. The 20 MW of energy generated by the proposed action would contribute to a diversification of LIPA's resource portfolio and would allow for generating units that are more expensive to run and that cause more greenhouse gas emissions to be used less frequently or retired (such units are typically those peaking units LIPA is seeking to replace). It is noted that LIPA's current and future plans for procurement of additional renewable energy generation, including that resulting from the proposed action, will help to achieve New York's goal to have 50 percent of its energy needs met through renewable sources by 2030 (page 6), which will require that LIPA acquire 800 MW of renewable generation by 2030.³

As indicated in Section 4.4.2 of the DEIS, the 20 MW of electricity from the proposed action would generate sufficient electricity that could power the 5,723 homes. Data on generating capacity of the proposed action from the Applicant and average electricity use data for New York State households from the U.S. Energy Information Administration (EIA) were used to estimate that the proposed action could power 5,723 homes. The relevant excerpt from Section 4.4.2 of the DEIS (Pages 133-134) is reproduced below:

Based on site- and project-specific results of a PVsyst Photovoltaic Software model analysis, which accounts for a range of variables including monthly albedo values (i.e., the solar radiance that reaches the earth's surface) at the subject property, project-specific PV array and system generation and loss factors, and loss factors during conversion at the step-up facility (see model results in Appendix I of the DEIS), the sPower Calverton solar facility will result in an annual supply of 37,648 megawatt hours (MWh) to the LIPA power grid for use by PSEG Long Island's customers. According to the latest available data (2009) from the U.S. Energy Information Administration (EIA), the average household in New York State consumes 6,578 kilowatt hours (kWh), or approximately 6.6 MWh, annually.⁴ Therefore, based on these factors, the proposed action would be expected to generate sufficient electricity to power approximately 5,723 homes - - the equivalent of over 44 percent of the total number of homes in the Town of Riverhead.

The number of homes in the Town of Riverhead was sourced from 2010 U.S. Census Bureau data (Profile of General Population and Housing Characteristics: 2010). The 2010 Census data indicated there were 12,990 occupied housing units in the Town of Riverhead. This data was used as a reference to put the 5,723 homes into context. As mentioned in the DEIS, the electricity generated by the proposed action would power the equivalent of 5,723 homes. However, electricity generated at a particular power plant or generating facility is not transmitted to a specific location(s).

Based on the information above, which indicates that generation capacity is not a factor for population growth or new development in the LIPA transmission and distribution system area, the proposed action's 20 MW of renewable energy would not induce additional development and/or growth. LIPA, and New York State as a whole, are looking to shift energy generating capacity to renewable sources and retire existing electric plants, and avoid new construction of, non-renewable generation. Moreover, there are innumerable factors associated with development of new homes and of larger-scale development projects

³ Long Island Power Authority, *Energy Guide: 2017 Long Island Integrated Resource Plan and Repowering Studies* (accessed August 2, 2017); available from <http://www.lipower.org/papers/reports.html>.

⁴ United States Energy Information Administration, *Table CE4.7 from 2009 Residential Energy Consumption Survey (RECS)* (accessed May 2017); available at <http://www.eia.gov/consumption/residential/data/2009/index.cfm?view=consumption>.

in the Town of Riverhead and other municipalities, including availability of land, local land use controls, and market demand, among other socioeconomic considerations.

It should also be noted that, applications for future significant developments that may require project-specific discretionary approvals from state or local agencies would be subject to further review under SEQRA, and, thus, their associated potential environmental impacts (including secondary and cumulative impacts) would be analyzed to evaluate whether significant adverse impacts would result from such development.

Comment No. GI-2

The FEIS must clarify how the new energy supplies are allocated; new development, existing development or a mix. Are future growing energy needs indicated in the DEIS generated by growth projections in Riverhead, other east end towns, Suffolk County or New York State? Is the proposed action providing electricity to meet the upcoming and existing demand through justification of sustainable development; or is the proposed action a "replacement" for fossil fuels whereby no increase in electrical connections are anticipated whereby the electrical demand (status quo) remains the same? This is an important aspect for growth inducement and needs/benefits evaluations. This is why the Lead Agency has requested information on other proposed facilities within Suffolk County for an evaluation as to whether or not other municipalities are constructing solar facilities at specific locations or Riverhead has a disproportionate number of acres (regardless of zoning use district) committed to solar power facilities. There is a perception that placing these facilities in Riverhead for providing electricity to areas outside the Town may trigger and environmental injustice to the host community. [C1-14, C1-27]

Response No. GI-2

Electricity generated within the LIPA transmission and distribution system area is dispersed throughout the Long Island electricity zone (i.e., Zone K, see New York Independent Service Operation Zone maps⁵). In addition, there are cables connecting the Long Island zones to regional power markets to supplement energy needs during peak times.⁶ As mentioned above in Response No. GI-1, electricity generated at a particular power plant or generating facility is not transmitted to a specific location(s). Division of the electricity that would be generated by the proposed action among existing and future users is not feasible.

As also discussed in Response No. GI-1, and as suggested within the comment, the proposed facility is intended to replace existing generation capacity on the grid with a renewable energy source, reducing the reliance on traditional power plants that operate on the combustion of fossil fuels and produce related air emissions. The determination by LIPA that no additional generation capacity will be needed through 2035 attests to the fact that the proposed action will replace generation, rather than increase the generation capacity of the grid as a whole.

The table contained in Appendix I of this FEIS and Response No. GI-4, below, provides detail on the existing solar facilities within LIPAs distribution and transmission area, including their capacities and the locations of the larger systems (i.e., those rated at 1.0 MW or above). As indicated therein, the majority of the solar generation capacity of these larger systems is currently located outside of the Town of Riverhead

⁵ http://www.nyiso.com/public/markets_operations/market_data/maps/index.jsp

⁶ LIPA, *DPS Public Statement Hearings Information Session Agenda* (accessed August 2, 2017); available from available from <http://www.lipower.org/papers/reports.html>.

(i.e., 85.6 percent of all large system capacity). Even upon implementation of the proposed action (i.e., the addition of 20 MW rated capacity at the subject property in the Town of Riverhead), the majority of all capacity would still continue to be located outside of the Town. Moreover, the DEIS demonstrated throughout that the proposed action would be consistent with the zoning requirements and special permit criteria for the Town’s Commercial Solar Energy Production Systems; would be located within one of the Town’s only five zoning districts where such facilities may be built (out of 36 total zoning districts); and would be consistent with local and state energy goals.

Comment No. GI-3

Section 3.1.3 of the DEIS suggests the proposed action will essentially benefit the Town by, “helping to provide for growing energy needs in a non-polluting manner.” The FEIS needs to be specific and quantify “growing energy needs within Riverhead.” [C1-19]

Response No. GI-3

As indicated in Response No. GI-1, since 2013, Long Island’s peak load forecast has declined by 24 percent, and the LIPA system, which includes the Town of Riverhead, will not require additional capacity until 2035. Thus, the above-referenced statement from the DEIS should be qualified to indicate that the proposed action will help to provide for new energy from renewable sources that will serve the LIPA transmission and distribution system, including the Town, with electricity generation that does not involve combustion of fossil fuels or air emissions associated therewith.

Comment No. GI-4

Provide a list of proposed and completed solar projects within the municipalities listed in Table 21: Summary of East End Municipal Solar Ordinances. [C1-28]

Response No. GI-4

A representative of PSEG Long Island was contacted regarding the above comment, which yielded a table of all operating solar projects that have a signed Power Purchase Agreement (PPA) with LIPA (see table in Appendix I). Several are smaller rooftop systems, which are scattered throughout the LIPA distribution and transmission area. The larger systems, i.e., those rated at 1.0 MW or above) generally include ground-mounted projects such as that proposed. These larger systems are identified in Table 2, below:

Table 2 Solar Projects with LIPA PPA (> 1.0 MW)

	Project	Size (MWAC)	COD/Operation Date	Municipality(ies)
1	Long Island Solar Farm	31.5	11/1/2011	Brookhaven
2	Eastern Long Island Solar Project (Carports)	11.3	Various (Oct 2011-Oct 2012)	Islip, Smithtown, Southampton
3	Leavenworth Greenworks LLC	9.5	5/31/2016	Brookhaven
4	Sutter Greenworks LLC	5.0	11/2/2015	Riverhead
5	GES Megafour, LLC	3.0	10/30/2015	Riverhead
6	Cedar Creek B	1.9	6/30/2017	Hempstead
7	Sterlington Greenworks LLC	1.3	11/2/2015	Riverhead
8	Tanger Factory Outlet Centers Inc. (Rooftop)	1.2	2/17/2017	Babylon

The table included in Appendix I indicates that there are approximately 76.5 MW of solar facilities operating under PPAs with LIPA. Table 2, above, indicates that the vast majority (i.e., 64.7 MW) of the total capacity is in the form of larger systems, of which there are eight. Of that number, a total of 55.4 MW, or approximately 85.6 percent of all large system capacity, are located outside of the Town of Riverhead. These systems are primarily located within other Suffolk County townships, with the exception of the 1.9-MW-facility at the Cedar Creek sewage treatment plant in Nassau County.

Comment No. GI-5

The DEIS provides statements from a mix of energy plans including County and State goals. Page 134 includes the LIPA February 2010 Goals and an acknowledgement by the applicant that the proposed action “would add 20MW of new electricity to the system.” This statement regarding new power supplies supports potential for growth inducement. [C1-31]

Response No. GI-5

The statement that the proposed action “would add 20MW or new electricity to the system” should be qualified to indicate that the 20 MW generated by the proposed action would be new electricity generated from renewable resources. As indicated in Response No. GI-1, the LIPA system has sufficient capacity until 2035, and generation from renewable sources will allow peaking units to be retired and help New York State to meet its goal wherein 50 percent of all electricity generation will be from renewable resources by 2030. This qualified discussion does not support potential for growth inducement.

3.6 Cumulative Impacts

Comment No. CI-1

The FEIS must confirm there are no pending applications for additional solar facilities by including an acknowledgement from the Town of Riverhead Planning Department. [C1-29]

Response No. CI-1

By letter dated August 8, 2017, Mr. Greg Bergman of the Town of Riverhead Planning Department advised that there are “no other applications for commercial solar energy production facilities within the Town of Riverhead” apart from proposed action. A copy of the aforementioned correspondence is included in Appendix J of this FEIS.

Comment No. CI-2

In Section 4.1, Cumulative Impacts, the DEIS states the cumulative impact assessment was well beyond the level of detail required by SEQRA. In lieu of the comments of growth inducement, 5,723 homes, meeting future or current energy demands and sustainable growth, the Planning Department recommends this general statement regarding the detail required be removed. The applicant quantified the energy supplied by the proposed action and number of homes that could be supplied. These are reasonably “foreseeable impacts” and hardly speculative. The EPCAL property and Southampton’s proposed redevelopment in Flanders are active development projects. [C1-30]

Response No. CI-2

Per this FEIS, the discussion of 5,723 homes in the DEIS was presented as a means of providing context for the estimated quantity of electricity that is expected to be generated by the proposed facility. The proposed action will not result in or facilitate the development of new homes, or any other future developments that would have a demand for electricity (e.g., EPCAL or Riverside). Instead, the proposed action will replace existing generation by traditional power plants on the utility grid which rely upon the burning of fossil fuels, with a clean, renewable source of electricity in accordance with local and state goals.

3.7 Alternatives to the Proposed Action**Comment No. ALT-1**

The DEIS did not evaluate the solar facilities in Suffolk County, NY as alternative locations, but the applicant has evaluated alternative sites within the Town of Riverhead. [C1-10]

Response No. ALT-1

The comment is noted.

Comment No. ALT-2

Provide a source for the information in Table 24: Projected Tax Revenues (Alternative Industrial Uses). In the paragraph below Table 24 please revise the reference to the "xxx" above. [C1-32]

Response No. ALT-2

As indicated on Page 154 of the DEIS, the tax projections under the Alternative Industrial Use presented in Table 24 (Page 155 of the DEIS) relied upon the property value and value of improvements for the existing industrial use on the adjacent property (i.e., SCTM parcel no. 0600 – 116.00 – 01.00 – 007.004; hereinafter "Lot 7.4"). The specific methodology used to estimate the future tax revenues of the industrial use alternative is as follows:

- › According to the Town of Riverhead 2016-2017 Tax Roll, Lot 7.4 is 28.62 acres in size, a land value of \$162,400, and a total value of \$1,100,000. The size of the existing building located on Lot 7.4 was scaled from a contemporary aerial photograph to measure approximately 132,000 SF in size.
- › Based on these given values, the land value of the 104.84 acres of developable industrial subdivision land under this alternative (i.e., Parcel A minus a 50-foot roadway right-of-way serving the subdivision) was estimated as follows:
 - 1) $\$162,400 \div 28.62 \text{ Ac} = \$5,674.35/\text{Ac}$
 - 2) $\$5,674.35/\text{Ac} \times 104.84 \text{ Ac} = \$594,899$
- › The value of improvements for Lot 7.4 was calculated by netting the given land value from the given total value, i.e., \$1,100,000 minus \$162,400, indicating a value of improvements of \$937,600 for the 132,000 SF industrial use building.
- › Applied to the expected 786,075 SF of industrial use building floor area under this alternative yielded an estimate of the value of improvements for the alternative as follows:

- 1) $\$937,600 \div 132,000 \text{ SF} = \$7.10303/\text{SF}$
 - 2) $\$7.10303/\text{SF} \times 786,075 = \$5,583,515$
- › The total value of this alternative was, therefore, estimated to be \$594,899 (land value) plus \$5,583,515 (improvements value), or \$6,178,414.
 - › All current property tax rates, as presented in Table 24 of the DEIS, were then applied to this total taxable value to derive the projected property tax revenue.

Table 24 in the DEIS contains an error and reflects a minor mathematical error. The tax revenue projection for the industrial use alternative includes the estimated revenues (developed using data from the 2016-2017 Tax Roll in a similar fashion as described above) that would be received by the Town of Riverhead as property taxes from the property and existing improvements on Parcels B and C (i.e., \$13,060.94 as shown in Table 20 of the DEIS). The error does not materially affect any conclusions presented in the DEIS or any comparisons of impacts or benefits between the proposed action and this alternative contained therein. A corrected and more complete Table 24 is presented below:

Table 3 Projected Tax Revenues (Alternative Industrial Use) (REVISED)

Alternative Site Development – Industrial Subdivision			
	Taxable Value	Tax Rate per \$1,000	Tax Amount
County General Fund	\$ 6,178,414	1.411	\$ 8,717.74
NYS Real Property Tax Law	\$ 6,178,414	0.526	\$ 3,249.85
NYS MTA Tax	\$ 6,178,414	0.048	\$ 296.56
Out of County Tuition	\$ 6,178,414	0.174	\$ 1,075.04
Riverhead Town Tax	\$ 6,178,414	43.157	\$ 266,641.81
Town Highway 1,2,3,4	\$ 6,178,414	8.483	\$ 52,411.49
Riverhead CSD #2	\$ 6,178,414	106.607	\$ 658,662.18
Riverhead Free Library	\$ 6,178,414	3.861	\$ 23,854.86
Baiting Hollow Free Library	\$ 6,178,414	0.014	\$ 86.50
Riverhead Ambulance District (AM001)	\$ 6,178,414	1.945	\$ 12,017.02
Riverhead Fire Zone 1 (FD302)	\$ 6,178,414	7.438	\$ 45,955.04
Lighting District (LT301)	\$ 6,178,414	1.305	\$ 8,062.83
Water Ext. 37 (RWD343)	\$ 6,178,414	1.036	\$ 6,400.84
		Subtotal	\$ \$1,087,431.76
		Plus Proposed Parcels B&C	\$ \$13,060.94
		Total Property Taxes	\$ 1,100,492.70

The paragraph below Table 24 in the DEIS contains only one reference, which is to Table 24.

3.8 Miscellaneous Comments

Comment No. GEN-1

The list of required approvals and text within the DEIS did not include sufficient statements regarding the easement required from the Town of Riverhead for placement of privately owned and maintained utilities in a public roadway owned and operated by the Town. The applicant must identify the process, revenues

to the Town if applicable and expenses, restrictions, rights to access, duration and renewals, assignments and legal responsibilities regarding this necessary easement. A copy of the draft legal instrument must be included in the FEIS as an appendix. [C1-1, C1-16]

Response No. GEN-1

The Town Attorney has agreed to provide the applicant’s counsel with a proposed easement granting permission to install the gen-tie route beneath the Edwards Avenue roadway. The easement will be agreed upon by the Town and applicant prior to implementation of the proposed action.

Comment No. GEN-2

The list of approvals listed in the FEIS must include the status of each application/approval including a date of application and expected date of decision or action. Please include the Utility Easement required from the Town of Riverhead and the NYSDEC and Town of Riverhead Conservation Advisory Committee (CAC), even if wetland non-jurisdictional letters are secured from these agencies. [C1-2, C1-5]

Response No. GEN-2

The list of required permits and approvals provided at Table 3 of the DEIS, and their current status, is presented below:

Table 4 Required Permits and Approvals (REVISED)

Agency	Required Permit/Approval	Status
Town of Riverhead Town Board	Special Permit Utility Easement	Pending SEQRA To be Submitted
Town of Riverhead Planning Board	Subdivision; Site Plan	Pending SEQRA
Town of Riverhead Board of Appeals	Potential Area Variance(s) for Solar Collection Facility	To be Submitted (if required)
Town of Riverhead Building Department	Building Permit	Submission pending Subdivision, Site Plan and Variance Approvals
Town of Riverhead Highway Department	Road Opening Permit	To be Submitted
Town of Riverhead CAC	Permit or Letter of Non-jurisdiction	Awaiting confirmation from Town
New York State Department of Environmental Conservation	Notice of Intent (SPDES General Permit for Stormwater [GP-0-15-002]); Wetlands Letter of Non-Jurisdiction	NOI to be submitted; Wetlands Non-Jurisdiction Letter Secured on 9/4/14
New York State Department of Transportation	Highway Work Permit	To be Submitted

It should be noted that a letter of Non-Jurisdiction was secured from the NYSDEC for the existing solar PV energy facility located on the solar collector parcel. The proposed action would include the routing of the proposed gen-tie line within that same property, as well as the construction of the collector facility. The proposed improvements will be similar in nature to those implemented at that site as part of the prior project, and the current proposed improvements will respect an equivalent or greater setback to the (partially) on-site NYSDEC-regulated freshwater wetland (No. R-41) as did the prior project. Therefore, it is expected that no freshwater wetland permit would be required for the current proposed action. A copy of the formal determination of No-Jurisdiction is provided in Appendix K to this FEIS.

With respect to the wetland permit jurisdiction of the Town of Riverhead, please refer to Response No. EF-1, above, and correspondence in Appendix E to this FEIS. No Town wetland permit is expected to be required.

Comment No. GEN-3

What happens after the 20-year Power Purchase Agreement (PPA)? Who will own the rights to the property and its development if sPower is no longer a solvent organization? Are all the easements transferable? How will the Town be advised of all transfers of company and property ownerships? This comment needs to be addressed throughout the entire DEIS. [C1-4]

Response No. GEN-3

As discussed in the DEIS, it is expected that the proposed facility will be decommissioned at the end of the 20-year term. The applicant sPower will continue to own the subject property, or its successors will, as with any real estate. The easements over private property for the proposed gen-tie line are site controlled by the applicant (see Memoranda of Easement Option Agreement) in Appendix D of this FEIS, wherein the terms for transfer of the easements are set forth. The Town Attorney has agreed to provide the applicant's counsel with a proposed easement granting permission to install the gen-tie route beneath the Edwards Avenue roadway, which is also expected to address the terms of transfer. In addition to the provisions of the proposed easement, the Town of Riverhead would benefit from the Town's extensive requirements associated with the Commercial Solar Energy Production Systems Special Permit for decommissioning, which require, among other things, that a decommissioning plan be submitted, and that a surety acceptable to the Town be maintained in an amount sufficient to cover the cost of removal of the facility.

Comment No. GEN-4

Please verify that the proposed action would qualify for exemption from requirements under Article VII of the New York State Public Service Law for solar generation under 80 MW, as indicated in Section 2.6, Required Permits and Approvals, Gen Tie Approvals. The exemption is stated as "expected." It may also be denied, so this requires some clarification. [C1-6]

Response No. GEN-4

As stated on page 13 of the DEIS, approval under Article VII of the NY Public Service Law from the NY Public Service Commission ("PSC") for the gen-tie line for the proposed solar facility would not be required because certain thresholds requiring such Article VII approval, based on the voltage and length of the line, are not met by the proposed project. The other way in which PSC approvals could be necessary for the line is if the owner of the line is treated as an "electric corporation" (as utilities are defined) under the Public Service Law. Under the NY Public Service Law, however, a solar generating facility with an electric generating capacity of 80 MW or less is excluded from the definition of an "electric corporation," and thus, is not subject to the requirements of an electric corporation that owns a transmission line, so long as that facility is located at or near the generator site. The PSC has generally interpreted this exemption to apply to transmission lines located within a mile of the site of the generator. Thus, this "exemption" was stated to be "expected" in the DEIS because the proposed solar facility is planned to have an electric generating capacity of 20 MW, much less than the 80 MW threshold, and because the proposed gen-tie line would be located near (defined as within one mile of) the generating facility. There is no process whereby the exemption would either be approved or denied; rather, it either

applies or it does not, based on the size (80 MW or less in generating capacity), type (alternative energy) of generating facility and location of the line.

Comment No. GEN-5

The DEIS does not quantify the existing site's use of water, fertilizer, pesticides, and prime agricultural soils, if present, that are used for the sod farm operations. This information should be included in the FEIS for an improved evaluation of the existing conditions compared to the proposed action and listed alternatives. [C1-11]

Response No. GEN-5

The proposed action is expected to result in a net environmental benefit as compared to the existing uses of the subject property. Agricultural uses typically represent a significant demand for potable water for irrigation, and as sources of potential water resource contaminants such as nitrogen (from fertilizers) and pesticides. The subject property includes, among other parcels, a 109±-acre sod farm parcel (i.e., SCTM Parcel District 0600 – Section 116.00 – Block 01.00 – Lot 007.002), which is nearly entirely devoted to sod production.

For agricultural uses, irrigation application quantities may vary with conditions, with management practices, and depending what is grown, among other variables. In order to estimate the irrigation demands from a typical sod farm, the United States Geological Survey (USGS) publication, *Estimating Irrigation Water Use in the Humid Eastern United States*⁷ (the "USGS Irrigation Study") was referenced. The USGS Irrigation Study collected data on irrigation use at turf (sod) farms in the state of Rhode Island – which has a similar coastal location to the Town of Riverhead and is approximately 50 miles from the Town at its nearest point. Four to nine study sites were observed over a period of five years. The results of the USGS Irrigation Study indicate that the study properties utilized, on average, between 1.1 and 6.8 inches of irrigation water per year, with a mean of 3.5 inches. Based on this mean of 3.5 inches per year, the 109±acre sod farm at the subject property utilizes an estimated 10,593,361± gallons of irrigation water per year. As expressed above, this value could range higher or lower based on a variety of factors. By contrast, the proposed action is expected to utilize a limited irrigation system to sustain the planted buffer along selected perimeters of the proposed solar PV facility (see preliminary *Planting Plan* in Appendix B of this FEIS). No irrigation is proposed for the plantings that are to be installed beneath the solar panel arrays.

As with irrigation, fertilizer use can also vary significantly with conditions, with management practices, and depending upon what is grown, among other variables. It is recognized that the owner of the on-site sod farm could decide to use its fields instead to grow one or more of a variety of crops, at its own discretion. Therefore, in characterizing the quantities of fertilizer use that could occur at this farm property absent the proposed action, published data was referenced for general agricultural uses. Within the neighboring Town of Brookhaven's Forge River Watershed Management Plan (March 2012), a factor of 3.5 pounds per year per 1,000 square feet of land area was used in modeling the nitrogen inputs from parcels in agricultural use. While fertilizers commonly also contain nutrients other than nitrogen (e.g., phosphorous), the nitrogen load was calculated as a means of quantifying the potential fertilizer use at the subject property. Based on the application rate of 3.5 pounds per year per 1,000 square feet, the 109±-acre sod

⁷ Levin, S.B., and Zarriello, P.J., 2013, Estimating irrigation water use in the humid eastern United States: U.S. Geological Survey Scientific Investigations Report 2013-5066, 32p., <http://pubs.usgs.gov/sir/2013/5066/>.

farm at the subject property would utilize enough fertilizer to introduce 16,618 pounds of nitrogen into the local environment. Instead, under the proposed action, the areas beneath the solar panel arrays will be seeded with native, and low-maintenance, non-fertilizer dependent species, which will require virtually no fertilization as part of its routine maintenance.

With respect to pesticide use, it is not practical to estimate the quantity of pesticides that might be applied to the subject property. Pesticide use is common in agriculture, but the range of products and management practices is too diverse to practically quantify. Nonetheless, it is recognized that pesticides would likely be used at the subject property if agricultural uses continued, whereas the proposed unmanned solar facility with native and low-maintenance species planted throughout the property would not require regular pesticide application.

The prime agricultural soils present at the subject property are identified within Table 1 of this FEIS (see Page 11), and their location and extent are represented on Figure 3 (see Page 12 of this FEIS). The DEIS calculated the areas of each type of soil among the overall 165.4± acres that comprise the subject property, including the subdivision property (Parcels A, B and C), the easement properties, and the solar collection facility parcel (see Table 9 at Page 47 of the DEIS). As indicated by Table 9 of the DEIS, there are approximately 114.4 acres of prime agricultural soils among the five relevant soil types present at the overall subject property. Prime agricultural soils at the subject property are expected to remain largely intact upon implementation of the proposed action, as discussed further within Response Nos. LUZ-1, ST-1 and ST-2, above.

Comment No. GEN-6

Provide a description of construction techniques for the gen tie crossing of Edwards Avenue. [C1-15]

Response No. GEN-6

Directional drilling will be used in order install the generation tie in under Edwards Avenue. A schematic drawing depicting the proposed improvements is inset on the preliminary *Gen-Tie Route – Utility Profile* (see Sheet No. PR-1 in Appendix B). The project will have one, 6-inch HDPE power conduit, and one, 4-inch communications HDPE conduit. The drilling equipment will be placed within the easement and the bore will be advanced at an angle of approximately 25 degrees. Contractors will take all proper measures to ensure the existing utilities are not affected by utilizing mark out “One Call” services as well as by using ground penetrating radar, as needed, to ensure the boring remains clear of existing utilities. The boring under the roadway will take approximately 1-2 days, and work zone safety management will be performed to maintain safe pedestrian and vehicular access.



Appendix A-1



TOWN OF RIVERHEAD

Jodi Giglio, Councilwoman

Town Hall • 200 Howell Avenue
Riverhead, New York 11901
Tel: (631) 727-3200 Ext. 225 • Fax: (631) 369-3990
giglio@townofriverheadny.gov

February 13, 2017

Re: Support for sPower 20 MW Solar Project, Riverhead, NY

To whom it may concern:

I am writing to express my support for sPower's proposed 20 megawatt (MW) solar project. sPower, the applicant, submitted an expanded environmental assessment form (EAF) per New York's State Environmental Quality Review Act (SEQRA) to the Town of Riverhead. As required by SEQRA, the EAF analyzed the Project's potential environmental impacts and determined that the Project would result in minimal impacts. Additionally, the Project site is located on land zoned industrial, but it has been used as agriculture or a sod farm.

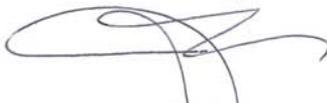
It is my opinion that the proposed Project will have the minimum impact upon the property. Solar generating facilities are a temporary use of the property, and are needed to produce clean energy.

The Project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much needed stimulus to our community and local economy. The solar Project would support the local school district through its payment in lieu of taxes (PILOT) program. Additionally, this Project is an example of responsible environmental development.

sPower has worked closely with the Town to ensure that responsible development would be implemented. Additional landscaping has been proposed by the applicant to retain the aesthetic quality of our Town at my request.

I support this Project and wish for its success with the Town of Riverhead.

Sincerely,



Jodi Giglio



GS2

104 Edwards Avenue, Suite 3
Calverton, NY 11933
Tel (631) 727-3777 Fax (631) 727-3721
AskUs@lifb.com www.lifb.com

Re: Support of sPower's 20 MW Solar Project, Riverhead, NY

To Whom It May Concern,

The Long Island Farm Bureau is a membership association of 3,500 farmers, fishermen, nurserymen, agribusinessmen and residents interested in preserving a rural quality of life for its members and the Long Island community. Our mission is to serve and strengthen agriculture on Long Island.

As you may know, sPower Group (a solar generating company that develops solar arrays), is in contract with Green Meadows, LLC (a DeLea Sod Farms entity) to purchase and develop 109 acres of its property on the south side of Middle Country Road west of Edwards Avenue in Calverton to generate 20 MW of electricity (enough to power over 7,000 homes). The 109 acres is part of the 185 acres of industrially zoned property that DeLea operates as a sod farm in this area. sPower has submitted an application to the Town Planning Board and hundreds of pages of reports, studies and other documentation to support the application.

At a time when many farmers are facing the high costs of agricultural production and over burdensome regulation, the Long Island Farm Bureau has identified solar production on land in agricultural production as an effective way to preserve farmland for future generations. The temporary use of agricultural fields for solar generation will have little to no impacts upon the land or the agricultural soils and is far better than the potential impacts of more intense permanent industrial, commercial or residential development which most likely will result in the removal of top soil. When these properties are no longer used to generate electricity, the solar facility can be easily decommissioned to allow for reuse of the property for agricultural or any other purpose.

While we remain firmly committed to the preservation of farmland, the Long Island Farm Bureau believes that well-sited, utility-scale solar facilities are compatible with these goals when located and developed appropriately. With this in mind, the Long Island Farm Bureau supports the solar generating facility proposed by sPower. We will work closely with sPower to ensure their compatibility with our land use policies while supporting their efforts to meet LIPA's objective to procure large-scale renewable energy generation for Long Island whenever appropriate.

Very truly yours,

Robert Carpenter
Administrative Director



OFFICERS

Chairman
Sammy Chu
Edgewise Energy

Vice Chairman
Victor DaCosta
PMP, LEED AP BD+C, G-PRO: CM
Alternative Solutions of New York

Treasurer
Tammy Cunha
LEED AP BD+C
PW Grosser Consulting Engineers

Secretary
Gregory DeRosa
Roanoke Realty Partners

General Counsel
Michael L. McCarthy
McCarthy & Reynolds P.C.

DIRECTORS

Megan Bove'
LEED AP BD+C
JRM Construction Management, LLC

Joseph Doolan
TD Bank

John Franceschina
NY Professional Engineer
PSEG Long Island

Kevin M. Harvey
I.B.E.W Local #25

David Levine Esq.
The Par Group

Sean Mongan
National Grid

Neil Rosen
AIA, LEED AP BD+C, CEM, CHFM, GGP, EDAC
Grinleeder

Howard Rowland
E.W. Howell

Brian R. Sahn, Esq.
Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP

Gordon L. Seaman, Jr.
Gordon L. Seaman Inc.

Robert Stricoff
American Land Services

Richard Wiedersum
AIA, LEED AP
Wiedersum Associates Architects

MANAGEMENT TEAM

Executive Director
Hon. Paul J. Tonna
Former Suffolk County Presiding Officer

Administrator
Sarah Filosa
USGBC-LI

Debby Young
USGBC-LI

February 16, 2017

150 Motor Parkway
Suite LL80
Hauppauge, NY 11788

Re: SUPPORT RIVERHEAD 20 MW SOLAR PROJECT

To whom it may concern,

I am writing on behalf of the U.S. Green Building Council- Long Island to express our support for sPower's proposed 20 megawatt (MW) solar project (Project) in the Town of Riverhead. The Town of Riverhead has been a leader in solar and is poised to play a large role in providing New York communities with clean power to help meet state policy mandates and local clean energy goals.

The Project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much needed stimulus to our community and local economy. Additionally, this Project is an example of responsible environmental development. Disturbed lands prevent impacts to the environment and this is as low impact as possible.

The Project is located on land that is zoned Industrial and that has been used inappropriately for agriculture. Solar projects allow the land to rest, to not use fertilizers, not use the water table and bring in much needed revenue to the Town.

By embracing the development of renewable energy in Riverhead, we can build a green economy, turn land that might otherwise be turned into a warehouse or some other Industrial use causing traffic and stressing the Town's resources into a productive resource and ensure the availability of clean, domestic power. sPower's proposed projects fit well with Governor Andrew Cuomo's Clean Energy Standard (CES) for renewable energy development. We also believe that for the foreseeable future, solar production is the highest and best use of the proposed project location.

The USGBC-LI urges the Town of Riverhead to approve the Project.

Sincerely,

Sammy Chu
Chairman

U.S. Green Building Council- Long Island



GS4

Neal Lewis, Esq., Executive Director
7180 Republic Airport,
Farmingdale, New York 11735
P: 516.323.4510
F: 631.777.8281

Feb. 16, 2017

Re: Support for Riverhead 20 MW Solar Project in Riverhead

To Whom It May Concern:

The Sustainability Institute supports efforts to significantly increase the generation of renewable energy for Long Island's electric grid so as to greatly reduce our greenhouse gas emissions, clean the air we breathe, and set us on track to meet the New York State Clean Energy Standard as established under the strong leadership of Governor Cuomo.

I write today as the executive director of the Sustainability Institute at Molloy College to express our support for sPower's proposed 20 MW solar project to be located in the Town of Riverhead. This project could play an important role in providing New York communities with clean power to help meet the 50% renewable energy generation by 2030 New York State Clean Energy Standard while also providing distributed energy generation consistent the New York's Renewing the Energy Vision (REV).

This Project will be located on land that is zoned Industrial and that has been used for agriculture. A solar project at this site will allow the land to rest, it will not tap into the ground water supply while allowing ground water to recharge without pesticides and synthetic fertilizers that harm the water that we all rely upon for our drinking water supply.

In sum, consistent with both our mission of advancing a sustainable energy plan for Long Island, and achieving the Governor's Clean Energy Standard, the Sustainability Institute writes to express our support for the sPower 20 MW solar project that will advance a green economy in Riverhead and be a much better local use of land than the alternative of a warehouse or some other Industrial use causing traffic and stressing the local resources.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neal Lewis". The signature is fluid and cursive, written over a white background.

Neal Lewis
Executive Director



GS5
INTERNATIONAL BROTHERHOOD
OF
ELECTRICAL WORKERS
Nassau-Suffolk Counties

To whom it may concern:

The IBEW Local 25 represents over 2,000 electricians in the Construction, Telecommunication, manufacturing and utility industries across Long Island. The primary goals and mission of the union are to organize workers to promote reasonable methods of work, to cultivate relationships in the industry, to secure adequate pay, and to provide the highest quality work product that our customers and clients can rely on.

The IBEW Local 25 has cultivated a long standing and exceptional relationship with sPower. Together we have worked on over 23 MW_{dc} of projects in Riverhead and Brookhaven and have created over 300 construction jobs that allow local electricians to work in their own backyard. sPower is an industry leading partner that shows the sophistication, determination and experience necessary to build projects in Long Island.

sPower has demonstrated their ability to see projects through to completion. In a challenging environment, where permitting can take longer than normal, sPower is showing the ability to work collaboratively with the Town of Riverhead, the school board, the farm bureau, property owners, IBEW Local 25, and the residents to advance the current Riverhead Solar 20 MW project and other future solar projects in the region. During the last planning board meeting, the project received tremendous support from each of these groups and we are confident that the project will be able to enter into construction after the SEQR process is completed.

The IBEW Local 25 is committed to providing our organized support and members to advance this project through development and construction. The Riverhead Solar project is one of the nearer term projects and we are confident that sPower and the IBEW can complete these project by 2018 and deliver low cost renewable energy to our local residents on Long Island.

We look forward to supporting sPower on all future development in Long Island

Kevin B. Casey
IBEW Local 25
Business Manager

DeLea Sod Farms

444 Elwood Road
East Northport, NY 11731
631-368-8022

GS6

February 1, 2017

Mr. Stanley Carey, Chairman
Riverhead Planning Board
200 Howell Avenue
Riverhead, NY 11901

RE: Letter of Support for Riverhead Projects by sPower

Dear Mr. Carey,

I am writing on behalf of DeLea Sod Farms to express our support for sPower's proposed solar projects in the Town of Riverhead. As you know, Riverhead has been a leader in Solar and is poised to play a large role in providing New York communities with clean power to help meet state policy mandates and local clean energy goals.

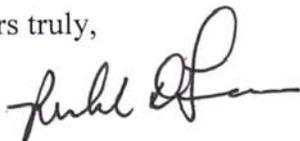
The sPower project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much needed stimulus to our community and local economy.

sPower's proposed projects fit well with the Governor's plan for renewable energy development. The project sites are located on industrially zoned land that has been used inappropriately for agriculture. Solar projects allow the land to rest, to not use fertilizers, not use the water table and bring in much needed revenue to the Town.

By embracing the development of renewable energy in Riverhead, we can build a green economy, turn land that might otherwise be turned into a warehouse or some other industrial use causing traffic and stressing the Town's resources into a productive resource and ensure the availability of clean, domestic power. We also believe that for the foreseeable future, solar production is the highest and best use of the identified properties. In addition, the local schools could really use the money that this project will generate while not using any of the school's resources.

We appreciate the outreach efforts that sPower has undertaken, and we look forward to continuing to have the company as a member of our community. DeLea Sod Farms urges the Riverhead Planning Commission to approve the site plans that the company has submitted for the proposed solar project in the Town of Riverhead.

Yours truly,



Richard DeLea-President



DeLalio Sod Farms LLC

FOR THE FINEST IN TURF

652 DEER PARK AVENUE, DIX HILLS, NEW YORK 11746

631-242-3700

Fax 631-242-3754

www.delaliosod.com

January 27, 2017

Mr. Stanley Carey, Chairman
Riverhead Planning Board
200 Howell Ave.
Riverhead, NY 11901

Re: LETTER OF SUPPORT FOR RIVERHEAD PROJECTS BY sPOWER

Dear Mr. Carey,

We would like to express our support for sPower's proposed solar projects in the Town of Riverhead. As you know, Riverhead has been a leader in Solar, and is ready to play a large role in providing New York communities with clean power to help meet state policy mandates and local clean energy goals.

The sPower project will produce a local source of clean, reliable energy while creating jobs and providing a much needed stimulus to the community and local economy.

sPower's proposed projects fit well with the Governor's Plan for renewable energy development. The project sites are located on Industrially Zoned land which allows for this type of development within the envelope of this proposed project.

By embracing the development of renewable energy in Riverhead, we can build a green economy and ensure the availability of clean, domestic power. We believe that solar production will be a compliment to other sources of present day energy.

We appreciate the outreach efforts that sPower has undertaken, and we look forward to continuing to have the company as a member of our community. We urge the Riverhead Planning Commission to approve the Site Plans that the company has submitted for the proposed Solar Project in the Town of Riverhead.

Sincerely,

DeLalio Sod Farms LLC

Leonard M. DeLalio

WESTBURY PROPERTIES

346 Maple Avenue - Suite 12 · Westbury, NY 11590 · 516-333-0666 · Fax 516-333-6903

January 30, 2017

Mr. Stanley Carey, Chairman
Riverhead Planning Board
200 Howell Ave.
Riverhead, NY 11901

Re: Letter of Support for Proposed SPower Projects in Riverhead

Dear Mr. Carey,

I am writing on behalf of Westbury Properties to express our support for SPower's proposed solar projects in the Town of Riverhead. We are the owners of a 51.4 acre parcel in Calverton that is directly west of the old Calverton Links property, and lies between the right of ways known as Peconic Avenue to the west and Canoe Lake Road to the east. As you know, Riverhead has been a leader in renewable energy and is poised to play a large role in providing Long Island communities with clean power to help meet New York State policy mandates and local clean energy goals.

The SPower project will produce a local source of clean, reliable energy while creating high-paying jobs and providing a much needed stimulus to our community and local economy. SPower's proposed projects fit well with Governor Cuomo's plan for renewable energy development. The project sites are located on Industrially Zoned land that has been used inappropriately for agriculture. Solar projects allow the land to rest, without harmful pesticides and fertilizers, without any negative impact on the aquifers, and bring in much needed revenue to the Town.

By embracing the development of renewable energy in Riverhead, together we can build a greener economy, redirect land that might otherwise be turned into warehousing or some other industrial use causing traffic and stressing the Town's resources, into a productive resource that will ensure the future availability of clean, domestic power. We also believe that for the foreseeable future, solar production is the highest and best use of the identified properties. In addition, the local schools could really use the money that this project will generate while placing zero demand on school resources.

We appreciate the outreach efforts that SPower has undertaken, and we look forward to continuing to have the company as a member of our community. Westbury Properties respectfully urges the Riverhead Planning Commission to approve the site plans that SPower has submitted for the proposed solar energy project in the Town of Riverhead.

Sincerely,

Anthony Posillico



Managing Partner
Westbury Properties



Appendix A-2



TOWN OF RIVERHEAD PLANNING DEPARTMENT

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, FAX (631) 727-9101

Jefferson V. Murphree, AICP
*Town Building and
Planning Administrator*
Ext. 239

Jeffrey Seeman
*Environmental
Planner*
Ext. 207

Karin Gluth
Planner
Ext. 206

Emily Toth
*Secretary to the
Planning Board
Secretary to the Zoning
Board of Appeals*
Ext. 240

SEQRA Staff Report

June 10, 2017

Review of the DEIS sPower- Determination of Adequacy and Document Distribution for Public Review and Comment

Jeffrey Seeman, CGCS/CEP
Town of Riverhead Environmental Planner

The purpose of determination of adequacy is necessary to evaluate how the sPower DEIS, dated May 2017, prepared by VHB Engineering, Surveying and Landscape Architecture, PC complies with required environmental assessment identified in Final Scope prepared and issued by the Town of Riverhead Planning Board, acting as Lead Agency.

The DEIS was delivered to the Planning Department on Thursday June 8, 2017 and minor changes were added on Friday June 9, 2017. The DEIS was reviewed on June 8-10 to determine if the DEIS was adequate for public review. The DEIS does comply with the minimum requirements of adequacy and does meet the requirements set forth in the April 6, 2017 Final Scope adopted by the Planning Board as Lead Agency by resolution 2017-030. The DEIS review stimulated comments which are identified and summarized below. Although the DEIS has addressed the issues identified in the Final Scope, several review comments surfaced with consistency. It is recommended each of these comments together with all substantive comments raised during the DEIS review and comment period be addressed in the FEIS:

1. The list of required approvals and text within the DEIS did not include sufficient statements regarding the easement required from the Town of Riverhead for placement of privately owned and maintained utilities in a public roadway owned and operated by the Town. The applicant must identify the process, revenues to the Town if applicable and expenses, restrictions, rights to access, duration and renewals, assignments and legal responsibilities regarding this necessary easement. A copy of the draft legal instrument must be included in the FEIS as an appendix. — C1-1
2. The list of approvals listed in the FEIS must include the status of each application/approval including a date of application and expected date of decision or action. — C1-2

3. The applicant has addressed the question of growth inducing impacts by providing both background from the SEQRA Handbook and 6NYCRR Part 617.9 (b) (5) (iii) as to its applicability to this application. That said, there was found contradiction in the DEIS suggesting that no significant growth inducing aspects are associated with the project. The document states the proposed solar facility will generate enough electricity to power 5,723 residential homes, equal to 44% of homes located in Riverhead. This raises the question, will the electrical needs of 5,723 homes that exist be supplied this power; or will the energy needs of 5,723 new homes be met? The purpose of adding growth inducement to the Final Scope was to identify additional solar arrays that could be built in the study area, and what impact this proposed action and potentially future facilities may have on the area with respect to the supply side of energy necessary to meet the demand of existing and new development. Certainly providing new energy supply sources to meet the existing demand and goals for clean energy does not prohibit triggering an expansion of growth that may be (currently) inhibited because there is a lack of new energy supplies. This is akin to building any new supply source for utility expansion (a new supply well for potable water, a new WWTP for a sewer district and power supply facility-including a solar array for an electric utility company). Each example might induce new growth as the result of filling an existing limit or void in the supply side. Is this energy supply being used to support energy demands of the Southampton Town Riverside Redevelopment Project or any other proposed large scale development project of regional significance? The FEIS must better address and clarify this issue. — C1-3

Comments:

1. Executive Summary page iii: What happens after 20 years? Who will own the rights to the property and its development if SPower is no longer a solvent organization? Are all the easements transferable? How will the Town be advised of all transfers of company and property ownerships? This comment needs to be addressed throughout the entire EIS. — C1-4
2. Table 3 page 13: Add- Utility Easement Town of Riverhead. Add- dates of submissions and expected decision dates. This must be done wherever this table is reproduced within the document. The CAC and NYSDEC should be added to the list even if letters of non-jurisdiction are secured from each of these agencies. — C1-5
3. Page 13: Gen Tie Approvals – in the last sentence of paragraph 1 please verify the exception. The exemption is stated as “expected.” It may also be denied, so this requires some clarification. — C1-6
4. Executive Summary xi: 1.3 Soils and Topography: the section needs to identify all soils that are listed as Prime Agricultural Soils, and the policy of protection and importance of same. — C1-7
5. Executive Summary xvi: Socioeconomics – clarify the duration of the temporary jobs and provide actual example(s) of the applicant’s experience in support of prior history that a solar array of this size provides 100-200 construction jobs. — C1-8
6. Executive Summary xvii 1.7 Growth Inducement- “The capacity of the proposed gen-tie line would be sufficient only for the currently proposed project and would not be capable of accommodating the additional load for another, similar project(s). Additionally, the proposed action would not cause a population increase and would not increase development potential in the project area.” How about the 5,723 homes? Is this energy supply being used to support the Southampton Town Riverside Redevelopment Project or any other proposed large scale development project of regional significance? Are any new solar projects being proposed in Riverhead? Other local townships? — C1-9

7. Executive Summary xxv: The DEIS did not evaluate the solar facilities in Suffolk County, NY as alternative locations but the applicant has evaluated alternative sites within the Town of Riverhead. — C1-10
8. 2.2 Existing Site Conditions: Page 5- The DEIS does not quantify the existing site's use of water, fertilizer and pesticides, prime Ag-soils if present that are used for the sod farm operations. This information should be included in the FEIS for an improved evaluation of the existing conditions compared to the proposed action and listed alternatives. — C1-11
9. Page 11: Additional economic benefits generated by the green industry must be specific- what equipment, supplies and tax base are contemplated? — C1-12
10. Page 11: Jobs lost from the existing sod farm will be shifted to other operations controlled by the farm owner. The FEIS must include a letter or other form of validation from the sod farm that supports the statement. — C1-13
11. Page 11: "...the proposed action will also benefit the Town by helping to provide for growing energy needs in a sustainable way." This statement and (page 12) acknowledgement that the proposed action can supply electricity to 5,723 homes tends to support growth inducement. The FEIS must clarify how the new energy supplies are allocated; new development, existing development or a mix. Are the energy demands generated by growth projections in Riverhead, other east end towns, Suffolk County or NYS? It is common knowledge the South Fork (Southampton and East Hampton) generate significant energy demands on the utility especially during peak tourist summer season. Southampton has proposed a major redevelopment of the Riverside-Flanders area that will require electrical connections. Is the proposed action providing electricity to meet the upcoming and existing demand through justification of sustainable development; or is the proposed action a "replacement" for fossil fuels whereby no increase in electrical connections are anticipated whereby the electrical demand (status quo) remains the same ? This is an important aspect for growth inducement and needs/benefits evaluations. This is why the Lead Agency has requested information on other proposed facilities within Suffolk County for an evaluation as to whether or not other municipalities are constructing solar facilities at specific locations or Riverhead has a disproportionate number of acres (regardless of zoning use district) committed to solar power facilities. There is a perception that placing these facilities in Riverhead for providing electricity to areas outside the Town may trigger and environmental injustice to the host community. — C1-14
12. 2.5 Construction and Phasing: page 12- provide a description of techniques for the gen tie crossing of Edwards Avenue. — C1-15
13. 2.6 Required Permits and Approvals Pages 12-13: The list of required approvals and text within the DEIS did not include sufficient statements regarding the easement required from the Town of Riverhead for placement of privately owned and maintained utilities in a public roadway owned and operated by the Town. The applicant must identify the process, revenue and expenses, restrictions, rights to access, duration and renewals, assignments and legal responsibilities regarding this necessary easement. A copy of the legal instrument must be included in the FEIS as an appendix. The list of approvals listed in the FEIS must include the status of each application/approval including a date of application and expected date of decision or action. Please include the NYSDEC and Town of Riverhead Conservation Advisory Committee (CAC) wetland non-jurisdictional letters. — C1-16
14. Page 27: Suffolk County 2015 SCAFPF does not support the conversion of farmland to solar facilities. The preparers need to provide direct commentary from the Suffolk County — C1-17

- Planning Commission (SCPC) with respect to the proposed action. This may be in the form of coordinating a direct response from the SCPC or for the Lead Agency to solicit comments during the DEIS comment period. — C1-17, Cont'd
15. Page 42: Suffolk County Agricultural and Farmland Protection Plan 2015: Please provide a letter form the Riverhead farmland committee with respect to the proposed action. All projects involving farmlands are expected to be reviewed by this advisory committee. — C1-18
 16. Page 45: The last statement on this pages suggests the action will essentially benefit the Town by, “helping to provide for growing energy needs in a non-polluting manner.” The FEIS needs to be specific and quantify “growing energy needs within Riverhead.” — C1-19
 17. Table 9 page 47: Identify any Prime Ag soils on this table and in the text section explain the importance and fate of any Prime Ag soils that may be impacted by the proposed action. — C1-20
 18. Page 88: provide a letter or other confirmation from the Riverhead CAC that a wetland permit is not required. — C1-21
 19. 3.3.3 Proposed Mitigation page 97: Provide a description of a “wildlife sweep” before and during construction as mitigation. — C1-22
 20. Job Generation page 101: Provide a letter form the sod farm in support of the proposed job relocation efforts. — C1-23
 21. Table 17 Exiting Property Tax Revenue page 102: Provide a source (reference) for the information provided in the table. — C1-24
 22. 3.5.2 Potential Impacts -Job Generation page 103: Provide a duration for the 100-200 temporary jobs and supporting documentation regarding this prediction and number of jobs. — C1-25
 23. Property Taxes pages 105-105 provide a source for the information on tables 19 and 20. — C1-26
 24. 3.6 Growth Inducement: see the comments above regarding the 5,723 homes and other relevant comments that must be addressed in the FEIS. The comment responses must be consistent throughout the document, with quantifiable and supporting information. — C1-27
 25. Table 21 page 115: Provide a list of proposed and completed solar projects within the municipalities listed in table 21. — C1-28
 26. 4.1 Cumulative Impacts page 118: The FEIS must confirm there are no pending applications for additional solar facilities by including an acknowledgement from the Town of Riverhead Planning Department. — C1-29
 27. Page 121: the DEIS states the cumulative impact assessment was well beyond the level of detail required by SEQRA. In lieu of the comments of growth inducement, 5,723 homes, meeting future or current energy demands and sustainable growth, the Planning Department recommends this general statement regarding the detail required be removed. The applicant quantified the energy supplied by the proposed action and number of homes that could supplied. These are reasonably “foreseeable impacts” and hardly speculative. The EPCAL property and Southampton’s proposed redevelopment in Flanders are active development projects. — C1-30
 28. 4.4 Use and Conservation of Energy pages 129-137: The DEIS provides statements from a mix of energy plans including County and State goals. Page 134 includes the LIPA February 2010 Goals and an acknowledgement by the applicant that the proposed action “would add 20MW of new electricity to the system.” This statement regarding new power supplies supports potential for growth inducement. — C1-31

29. Table 24 Projected Tax Revenues (Alternative Industrial Uses): provide a source for the information. In the paragraph below please revise the reference to the “xxx” above (this may be a typo and “place holder” for Table 24). — C1-32

cc: sPower
2180 South 1300 East Suite 600
Salt lake City, UT 84106

Green Meadows, LLC
444 Elwood Road
East Northport, NY 11731

VHB Engineering
100 Motor Parkway
Hauppauge, NY 11788

C. Kent, Esq.
Farrell Fritz, P.C.
100 Motor Parkway, Suite 138
Hauppauge, NY 11788



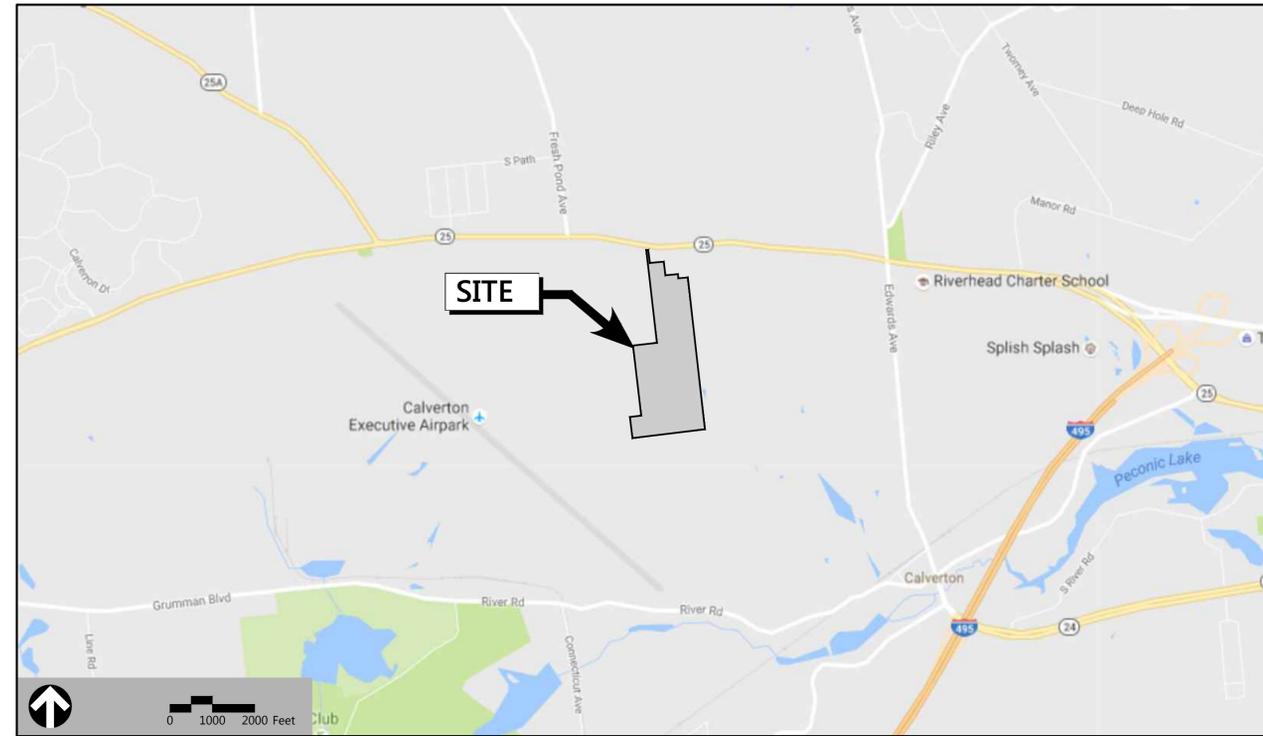
Appendix B

Site Plans

Issued for	Site Plan Review
Date Issued	August 15, 2016
Latest Issue	January 26, 2017

sPower Calverton

Middle Country Road (NYS 25)
& Peconic Avenue
Town of Riverhead, Calverton,
New York



Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

Surveyor

VHB Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway, Suite 135
Hauppauge, NY 11788
631.787.3400

Solar Consultant

P.V. Engineers D.P.C
54 W. 40th Street
New York, NY 10018
646.274.8114

Geotech

GZA Environmental of NY
104 West 29th Street
10th Floor
New York, NY 10001
212.594.8140

Substation Consultant

TRC
1866 Colonial Village Lane
Suite 112
Lancaster, PA 17601
717.239.2209

Electric

PSEG Long Island
1650 Islip Avenue
Brentwood, New York 11717
631.348.6044

Owner

Delea Sod Farms, Inc.
444 Elwood Road
East Northport, NY 11731
(631)368-3264

Applicant

sPower
2180 South 1300 East
Suite 600
Salt Lake City, UT 84106-2749
(801)679-3500

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	January 26, 2017
C-2	Gen-Tie Route	January 26, 2017
C-3	Collection Facility Layout & Materials Plan	January 26, 2017
C-4	Collection Facility Grading Plan / Landscape Plan	January 26, 2017
C-5	Solar Facility Layout, Materials and Utility Plan	January 26, 2017
C-6	Solar Facility Grading and Drainage Plan	January 26, 2017
C-7	Solar Facility Drainage Reserve Area Detail	January 26, 2017
C-8	Solar Facility Erosion and Sediment Control Plan	January 26, 2017
C-9	Site Details 1	January 26, 2017
C-10	Site Details 2	January 26, 2017
C-11	Solar Facility Soil Borings	November 14, 2016
C-12	Solar Facility Test Pits	November 14, 2016
L-1	Solar Facility Planting Plan	November 14, 2016
PR-1	Edwards Avenue Gen-Tie Route Utility Profile	January 26, 2017

Reference Drawings

No.	Drawing Title	Latest Issue
CF-1	Collection Facility Details	November 14, 2016
	Subdivision Map	August 15, 2016
	Existing Conditions Plan of Land	March 30, 2016

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____



Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

Legend			
Exist.	Prop.	Exist.	Prop.
PROPERTY LINE		CONCRETE	
PROJECT LIMIT LINE		HEAVY DUTY PAVEMENT	
RIGHT-OF-WAY/PROPERTY LINE		GRAVEL	
EASEMENT		CONSTRUCTION ENTRANCE	
BUILDING SETBACK		27.35 TC x	27.35 TC x
		TOP OF CURB ELEVATION	
		26.85 BC x	26.85 BC x
PARKING SETBACK		BOTTOM OF CURB ELEVATION	
		132.75 x	132.75 x
BASELINE		SPOT ELEVATION	
		45.0 TW x	45.0 TW x
CONSTRUCTION LAYOUT		TOP & BOTTOM OF WALL ELEVATION	
		38.5 BW x	38.5 BW x
ZONING LINE			
		BORING LOCATION	
TOWN LINE			
		TEST PIT LOCATION	
LIMIT OF DISTURBANCE		MONITORING WELL	
WETLAND LINE WITH FLAG			
		UNDERDRAIN	
FLOODPLAIN			
		DRAIN	
		6" RD	6" RD
BORDERING LAND SUBJECT TO FLOODING		ROOF DRAIN	
		12" S	12" S
WETLAND BUFFER ZONE		SEWER	
		FM	FM
NO DISTURB ZONE		FORCE MAIN	
		OHW	OHW
200' RIVERFRONT AREA		OVERHEAD WIRE	
		6" W	6" W
GRAVEL ROAD		WATER	
		4" TP	4" TP
EDGE OF PAVEMENT		FIRE PROTECTION	
		2" DW	2" DW
BITUMINOUS BERM		DOMESTIC WATER	
		G	G
BITUMINOUS CURB		GAS	
		E	E
CONCRETE CURB		ELECTRIC	
		STM	STM
CURB AND GUTTER		STEAM	
		T	T
EXTRUDED CONCRETE CURB		TELEPHONE	
		FCC	FCC
MONOLITHIC CONCRETE CURB		FIRE ALARM	
		FA	FA
PRECAST CONC. CURB		FIRE ALARM	
		CATV	CATV
MONOLITHIC CONCRETE CURB		CABLE TV	
		CATV	CATV
PRECAST CONC. CURB		CATCH BASIN	
		SGE	SGE
SLOPED GRAN. EDGING		DOUBLE CATCH BASIN	
		VGC	VGC
VERT. GRAN. CURB		GUTTER INLET	
		DMH	DMH
LIMIT OF CURB TYPE		DRAIN MANHOLE	
		TD	TD
SAWCUT		TRENCH DRAIN	
		E	E
BUILDING		PLUG OR CAP	
		EO	EO
BUILDING ENTRANCE		FLARED END SECTION	
		HW	HW
LOADING DOCK		HEADWALL	
		DMH	DMH
BOLLARD		DRY WELL	
		DMH	DMH
DUMPSTER PAD		DIFFUSION WELL	
		DMH	DMH
SIGN		SEWER MANHOLE	
		DMH	DMH
DOUBLE SIGN		CURB STOP & BOX	
		DMH	DMH
STEEL GUARDRAIL		WATER VALVE & BOX	
		DMH	DMH
WOOD GUARDRAIL		TAPPING SLEEVE, VALVE & BOX	
		DMH	DMH
PATH		SIAMESE CONNECTION	
		DMH	DMH
TREE LINE		FIRE HYDRANT	
		DMH	DMH
CHANLINK FENCE		WATER METER	
		DMH	DMH
STOCKADE FENCE		POST INDICATOR VALVE	
		DMH	DMH
STONE WALL		WATER WELL	
		DMH	DMH
RETAINING WALL		GAS GATE	
		DMH	DMH
STREAM / POND / WATER COURSE		GAS METER	
		DMH	DMH
DETENTION BASIN		ELECTRIC MANHOLE	
		DMH	DMH
HAY BALES		ELECTRIC METER	
		DMH	DMH
SILT FENCE		LIGHT POLE	
		DMH	DMH
SILT SOCK / STRAW WATTLE		TELEPHONE MANHOLE	
		DMH	DMH
MINOR CONTOUR		TRANSFORMER PAD	
		DMH	DMH
MAJOR CONTOUR		UTILITY POLE	
		DMH	DMH
DEPRESSION CONTOUR		GUY POLE	
		DMH	DMH
PARKING COUNT		GUY WIRE & ANCHOR	
		DMH	DMH
COMPACT PARKING STALLS		HAND HOLE	
		DMH	DMH
DOUBLE YELLOW LINE		PULL BOX	
		DMH	DMH
STOP LINE		SOLAR ARRAY	
		DMH	DMH
CROSSWALK		MATCHLINE	
		DMH	DMH
ACCESSIBLE CURB RAMP			
ACCESSIBLE PARKING			
VAN-ACCESSIBLE PARKING			

Abbreviations	
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIH	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:	
General	
1.	CONTRACTOR SHALL NOTIFY "NEW YORK 811" (1-800-524-7603) AT LEAST 72 HOURS BEFORE EXCAVATING.
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REGULATIONS.
3.	ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4.	AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED. (SEE ATTACHED PLANTING PLAN)
5.	WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6.	WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7.	UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8.	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING NEW YORK STATE SUPPLEMENTS.
9.	AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10.	IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11.	CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12.	DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13.	CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14.	THIS PROJECT DISTURBS MORE THAN 1 ACRE OF LAND AND FALLS WITHIN THE NYSDEC CONSTRUCTION GENERAL PERMIT PROGRAM AND M54 JURISDICTION OF THE TOWN. THE CONTRACTOR IS ADVISED THAT STORM WATER POLLUTION PREVENTION PLAN DOCUMENTS HAVE BEEN PREPARED AND A NOTICE OF INTENT HAS BEEN FILED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL PREVISIONS OF THE GENERAL PERMIT AND SWPPP DOCUMENTS, INCLUDING COORDINATING MANDATORY INSPECTIONS AND MAINTAINING SWPPP DOCUMENTS ON-SITE FOR THE DURATION OF CONSTRUCTION.
Utilities	
1.	THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2.	WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3.	SET DIFFUSION WELL RIMS, AND INVERTS OF DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4.	RIM ELEVATIONS FOR DRAIN MANHOLES, WATER VALVE COVERS, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS: A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5.	THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6.	CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7.	CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS OR CONSULTANTS DRAWINGS.
8.	CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR ELECTRIC IN ACCORDANCE WITH ELECTRICAL COMPANY'S REQUIREMENTS.
9.	ALL DRAINAGE STRUCTURES INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
Layout and Materials	
1.	SEE SOLAR CONSULTANT DRAWINGS FOR EXACT SOLAR ARRAY DIMENSIONS AND DETAILS, UTILITY PENETRATIONS, ETC.
2.	PROPOSED BOUNDS, ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION, ALL PROPOSED GRADES AND BENCHMARKS SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
3.	PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT INTERFACE WITH PROPOSED ELEVATIONS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Notes:	
4.	SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5.	CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
Demolition	
1.	CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED ARRAY FOOTPRINT.
2.	EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3.	CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4.	THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5.	UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
Erosion Control	
1.	PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2.	CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND AS NECESSARY TO COMPLY WITH SPDES PERMIT REQUIREMENTS. DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3.	CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4.	CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5.	UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
Existing Conditions Information	
1.	BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY PAT T. SECCAFICO, PROFESSIONAL LAND SURVEYOR, P.C.. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY PAT T. SECCAFICO, PROFESSIONAL LAND SURVEYOR, P.C., DATED 7/2/15 AND UPDATED 3/30/16.
2.	TOPOGRAPHY: ELEVATIONS ARE BASED ON N.G.V.D. 1988.
3.	GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM G2A GEOTECHNICAL OF NEW YORK.
Document Use	
1.	THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

PLANNING BOARD CERTIFICATION
 This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
 Signature by Planning Board Chairperson _____
 Date of signature _____

sPower Calverton

Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Apprd.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR



LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- GEN-TIE ROUTE
- ZONE LINE
- SOLAR PROPERTIES

North arrow pointing up.

Scale bar: 0, 150, 300, 600 Feet

sPower Calverton
 Middle Country Road & Peconic Avenue
 Town of Riverhead, Calverton, NY

No.	Revision	Date	Appd.
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: CS Checked by: CR
 Issued for: Date: May 25, 2016

Not Approved for Construction

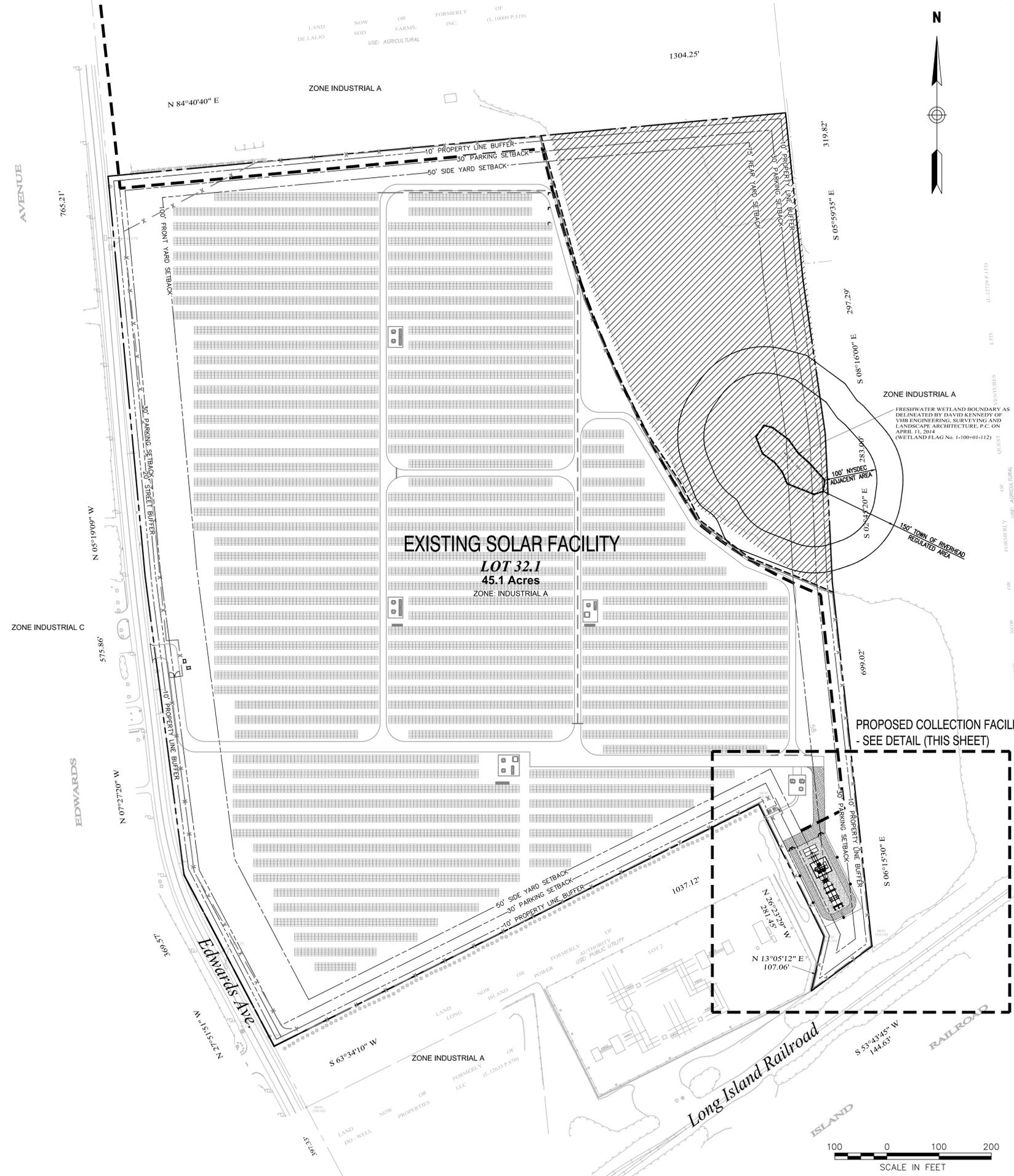
Drawing Title: **Gen-Tie Route**

Drawing Number: **C-2**

Sheet 2 of 13

Project Number: 29194.03

Saved Wednesday, November 16, 2016 2:37:22 PM: DPONTIER Plotted Thursday, January 26, 2017 5:28:26 PM: Pontier, Danielle



Reference
 BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
 PJM LAND SURVEYING, PLLC
 132 CLYDE STREET / SUITE 16
 WEST SAHILL, NY 11796
 DATED: 2/28/14

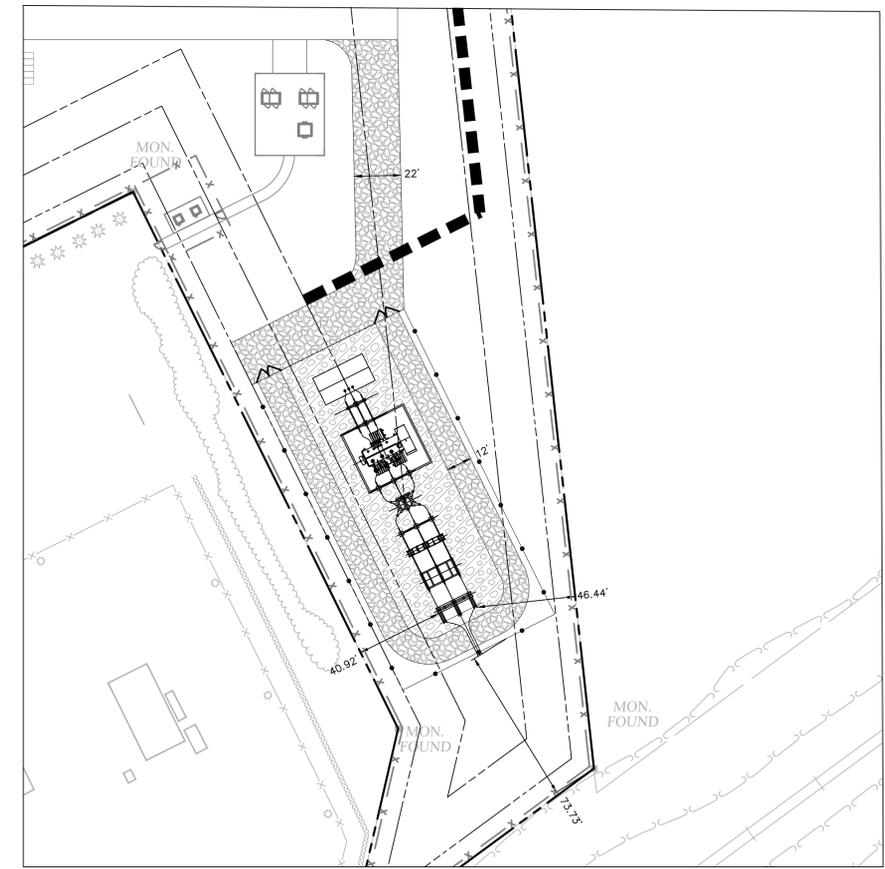
Zoning Summary Chart - Parcel A

Existing Zoning District:	Industrial A
Overlay District:	Commercial Solar Energy Production Systems
Existing Use:	Solar Facility
Proposed Use:	Solar Facility

Industrial A Dimensional Criteria					
Section	Zoning Regulation	Requirement	Previously Approved	Proposed	Conforms
§108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	1,964,687 SF (45.1 AC)	1,964,687 SF (45.1 AC)	YES
§108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	200 Feet	1,711 Feet	1,711 Feet	YES
§108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	28.00%	28.01%	YES
§108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	70	28.00%	28.01%	YES
§108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	N/A	30 Feet +	YES
§108 ATTACHMENT 3	MAXIMUM F.A.R.	0.40	0.00	0.00	YES
§108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	100 Feet	100.1 FEET	100.1 Feet	YES
§108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	50/100 Feet	50.2/100.5 Feet	40.9/91.1 Feet	NO
§108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	75 Feet	89.0 Feet	46.4 Feet	NO
§108 ATTACHMENT 3	PROPERTY LINE BUFFER	10 Feet	10 Feet	10 Feet	YES
§108 ATTACHMENT 3	STREET BUFFER	20 Feet	20 Feet	20 Feet	YES
§108 ATTACHMENT 3	PARKING BUFFER	30 Feet	30 Feet	30 Feet	YES

Commercial Solar Energy Production Systems					
Section	Zoning Regulation	Requirement	Previously Approved	Proposed	Conforms
§108 ARTICLE XL	MINIMUM LOT AREA	5 Acres	1,964,687 Sq. Ft.	1,964,687 Sq. Ft.	YES
§108 ARTICLE XL	MAXIMUM LOT COVERAGE	80 %	0%	28.01%	YES
§108 ARTICLE XL	MAXIMUM GROUND MOUNTED PANEL HEIGHT	8 Feet	N/A	≤10 Feet +	NO

+ PROPOSED COLLECTION FACILITY HEIGHT
 * PRE-EXISTING NON-CONFORMING CONDITION



Proposed Collection Facility

SCALE: 1" = 40'



Engineering, Surveying & Landscape Architecture, PC
 100 Motor Parkway
 Suite 135
 Hauppauge, NY 11788
 631.787.3400

PLANNING BOARD CERTIFICATION
 This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
 Signature by Planning Board Chairperson _____
 Date of signature _____

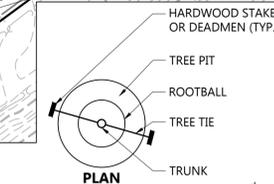
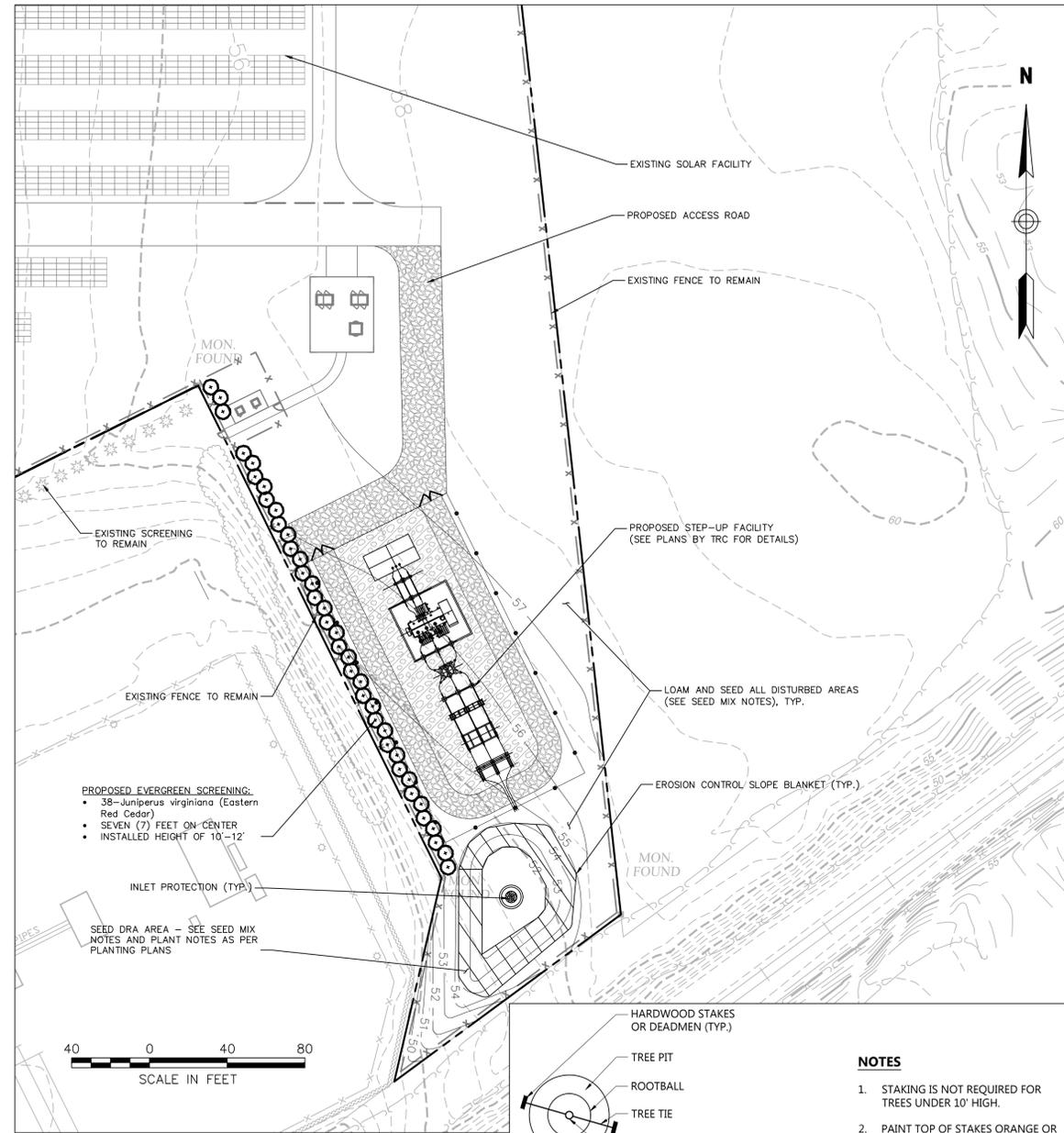
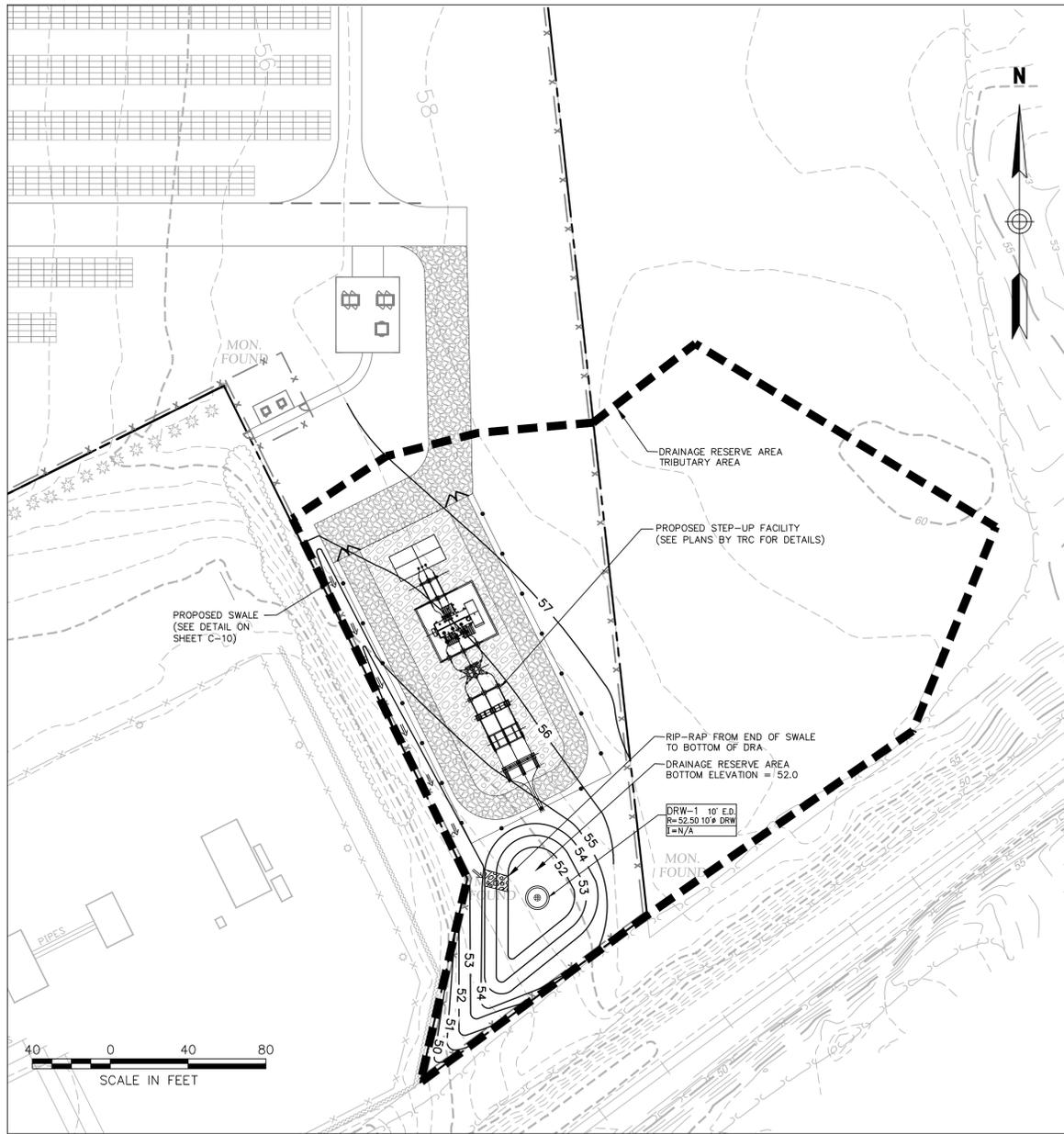
sPower Calverton
 Middle Country Road & Peconic Avenue
 Town of Riverhead, Calverton, NY

No.	Revision	Date	Apprd.
1	PER PLANNING BOARD COMMENTS	1/28/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

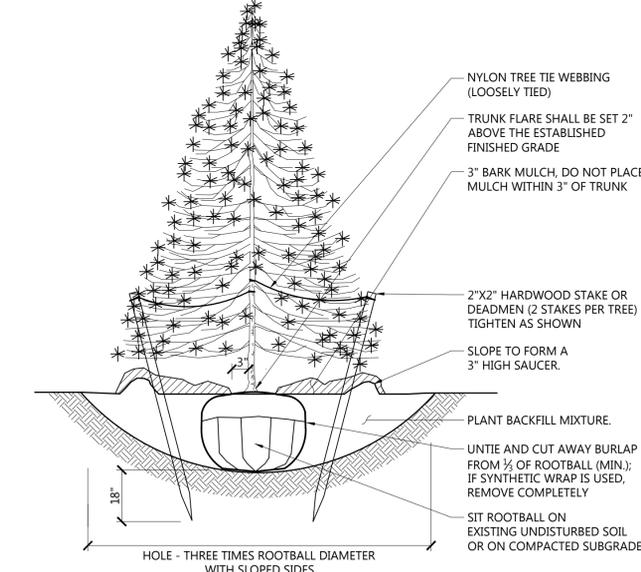
Designed by: DP Checked by: CR
 Issued for: Site Plan Review Date: August 15, 2016

Not Approved for Construction
Collection Facility
Layout & Materials Plan

Drawing Number: _____
C-3
 Sheet 3 of 13
 Project Number: 29194.03



- NOTES**
1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
 2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.



Drainage Calculation Summary

1. STORAGE VOLUME BASED ON A 2-INCH RAINFALL
2. RUNOFF COEFFICIENTS FOR:
 DRAINAGE RESERVE AREAS = 1.00
 LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = 0.30
 GRAVEL ROADS/ EQUIPMENT AREAS = 0.50

Drainage Reserve Area	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
DRAINAGE RESERVE AREA	3,708	X 1.0	X 2/12	= 618
LANDSCAPED / GRASSED AREAS	53,245	X 0.30	X 2/12	= 2,662
GRAVEL ROADS / EQUIPMENT AREAS	13,420	X 0.50	X 2/12	= 1,118
			REQUIRED STORAGE VOLUME	= 4,399
PROVIDED STORAGE VOLUME DESIGN:				
STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA:	4,825 CF			

Erosion Control Notes

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND DETAILS PRIOR TO CONSTRUCTION. EXCAVATED MATERIAL THAT IS CONTAINED ON SITE SHALL BE SURROUNDED BY HAY BALES AND/OR SILT FENCE AS REQUIRED. SILT FENCES AND HAY BALES SHOULD BE INSPECTED AFTER EVERY STORM AND AT THE END OF THE WORKING DAY.
3. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AND AWAY FROM ALL DRAINAGE STRUCTURES. INSTALL TEMPORARY EROSION CONTROLS AT DESIGNATED CATCH BASIN GRATES TO PREVENT SEDIMENT FROM ENTERING NEWLY CONSTRUCTED OR EXISTING DRAINAGE SYSTEMS.
4. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS AS OUTLINED IN SWPPP.
5. ALL SLOPES GREATER THAN 3:1 (HORIZONTAL TO VERTICAL) WILL BE STABILIZED WITH SEED AND SECURED BY GEO-TEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. EROSION CONTROL BLANKETS ARE TO BE INSTALLED ON 1:6 DRAINAGE RESERVE AREA SLOPES ADJACENT TO SHEET FLOW UNTIL VEGETATION IS ESTABLISHED.
7. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
8. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
9. ALL ADJACENT PUBLIC ROADS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND DEBRIS AT ALL TIMES.
10. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

SOLAR FARM SEED MIX

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. curiuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila 'Chariot'	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

SEED MIX NOTES:

1. DISTURBED AREAS TO BE SEEDED ONLY. SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE ERNMX-186 "SOLAR FARM SEED MIX" AS MANUFACTURED BY ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA, 16335 (800) 873-3321.
2. CONTRACTOR SHALL INSTALL & MAINTAIN (DURING MAINTENANCE PERIOD & PRIOR TO ACCEPTANCE) SEED APPLICATION AS PER MANUFACTURER'S ESTABLISHMENT AND RECOMMENDATIONS.
3. CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, CERTIFIED SEED ANALYSIS, AND DETAILED METHOD OF INSTALLATION & ESTABLISHMENT FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____
 Date of signature _____

sPower Calverton
 Middle Country Road & Peconic Avenue
 Town of Riverhead, Calverton, NY

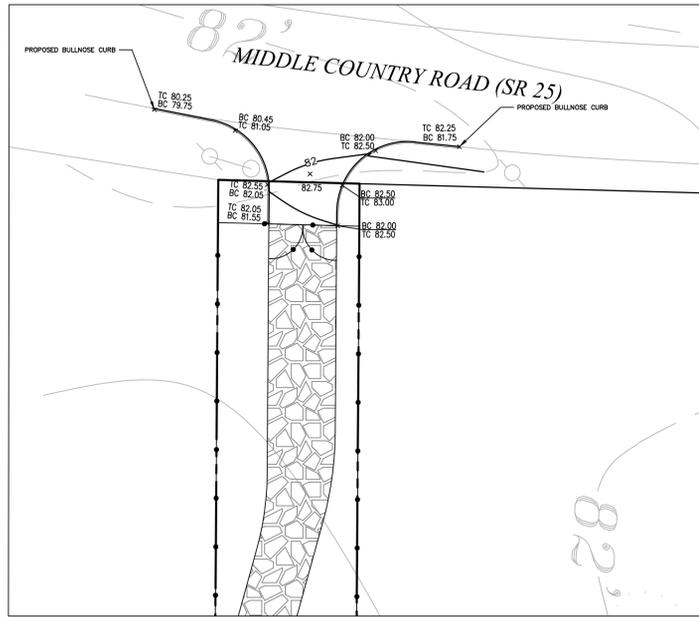
No.	Revision	Date	Aspd.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: DP
 Checked by: CR

Site Plan Review August 15, 2016

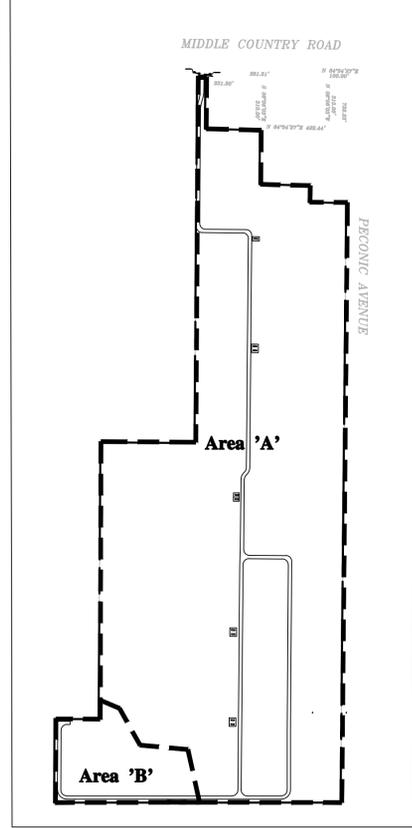
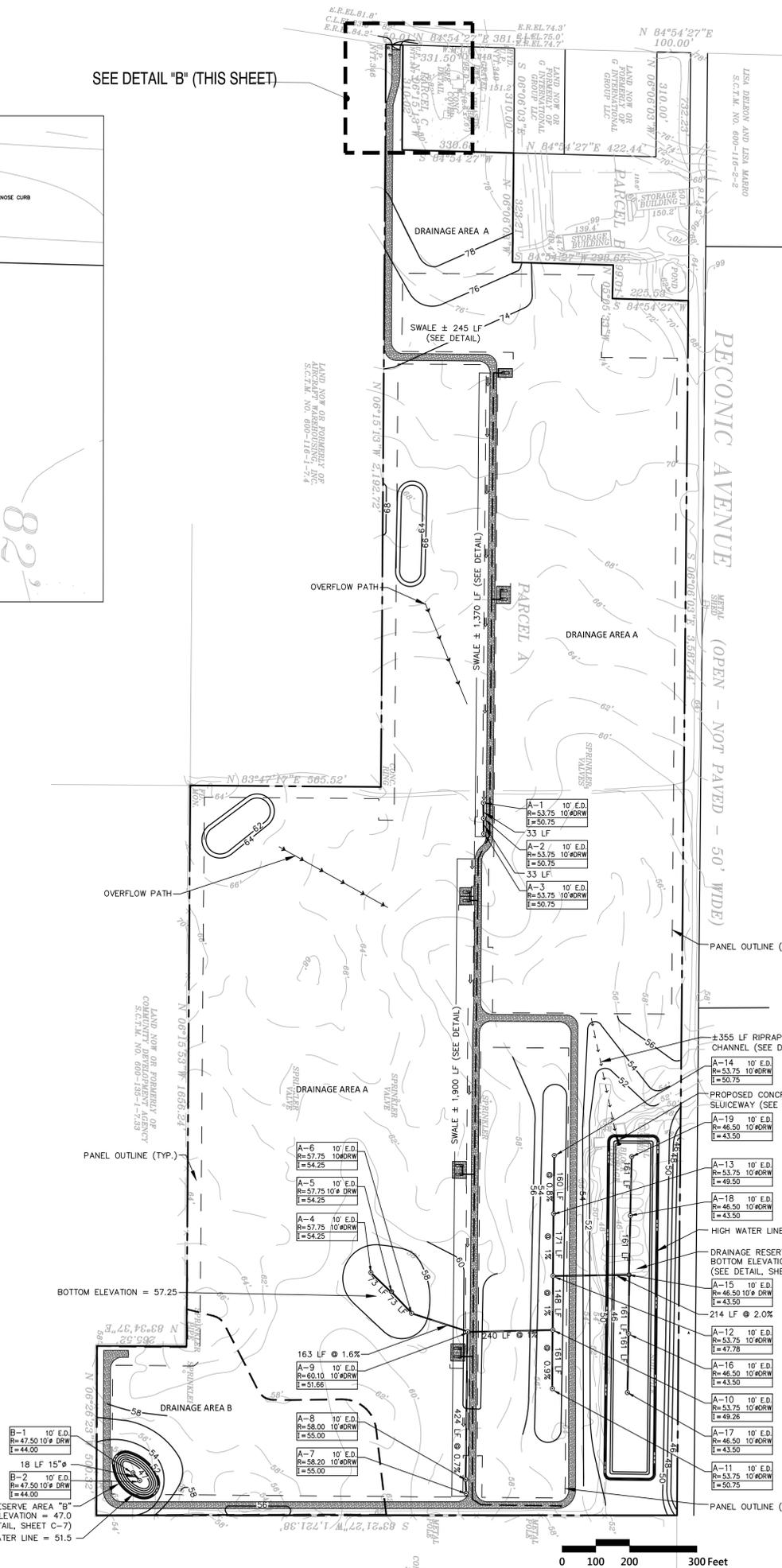
Not Approved for Construction

Collection Facility
 Grading Plan /
 Landscape Plan



Detail "B"
SCALE: 1" = 30'

SEE DETAIL "B" (THIS SHEET)



Tributary Area Map

Legend

- OVERFLOW PATH
- SWALE
- RIPRAP CHANNEL

Notes

1. EXCESS MATERIAL FROM EXCAVATION OF GEN-TIE ROUTE WILL BE PLACED ON THE PROPOSED SITE (LOT A).

Drainage Calculation Summary

- Local Drainage Design Criteria**
1. STORAGE VOLUME BASED ON A 2-INCH RAINFALL
 2. RUNOFF COEFFICIENTS FOR:
 - CONCRETE PADS = 1.00
 - PANELS = 1.00
 - DRAINAGE RESERVE AREAS = 1.00
 - LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = 0.30
 - GRAVEL ROADS/ EQUIPMENT AREAS = 0.50
 3. PER THE GEOTECHNICAL REPORT PREPARED BY GZA GEOENVIRONMENTAL OF NEW YORK DATED SEPTEMBER 1, 2015 GROUNDWATER WAS NOT OBSERVED IN ANY OF THE TEST BORINGS OR TEST PITS HOWEVER A WET SAMPLE WAS ENCOUNTERED AT A DEPTH OF 30 FEET AND 40 FEET AT TEST BORINGS B-4 AND B-1, RESPECTIVELY.
 4. INTERCONNECTING PIPE BETWEEN DRYWELLS SHALL BE 15-INCH DIAMETER HDPE SMOOTH INTERIOR WALL CORRUGATED PLASTIC PIPE (CPP), UNLESS OTHERWISE NOTED ON THE PLANS.
 5. FOR GRADING AND DRAINAGE DESIGN IT IS ASSUMED THAT ALL SOD IS TO REMAIN IN PLACE.

Drainage Area - A				
	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
CONCRETE PADS	1,211	X 1.0	X 2/12	= 202
PANELS	1,406,157	X 1.0	X 2/12	= 234,360
DRAINAGE RESERVE AREAS	154,717	X 1.0	X 2/12	= 25,786
LANDSCAPED / GRASSED AREAS	2,716,460	X 0.30	X 2/12	= 135,823
GRAVEL ROADS / EQUIPMENT AREAS	139,032	X 0.50	X 2/12	= 11,586
			REQUIRED STORAGE VOLUME	= 407,757
PROVIDED STORAGE VOLUME DESIGN:				
			STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA A:	434,661 CF

Drainage Area - B				
	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
CONCRETE PADS	0	X 1.0	X 2/12	= 0
PANELS	111,844	X 1.0	X 2/12	= 18,640.67
DRAINAGE RESERVE AREAS	10,240	X 1.00	X 2/12	= 1707
LANDSCAPED / GRASSED AREAS	217,326	X 0.30	X 2/12	= 10866
GRAVEL ROADS / EQUIPMENT AREAS	27,123	X 0.50	X 2/12	= 2260
			REQUIRED STORAGE VOLUME	= 33,473.88
PROVIDED STORAGE VOLUME DESIGN:				
			STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA B:	34,384 CF

vhb.com
Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

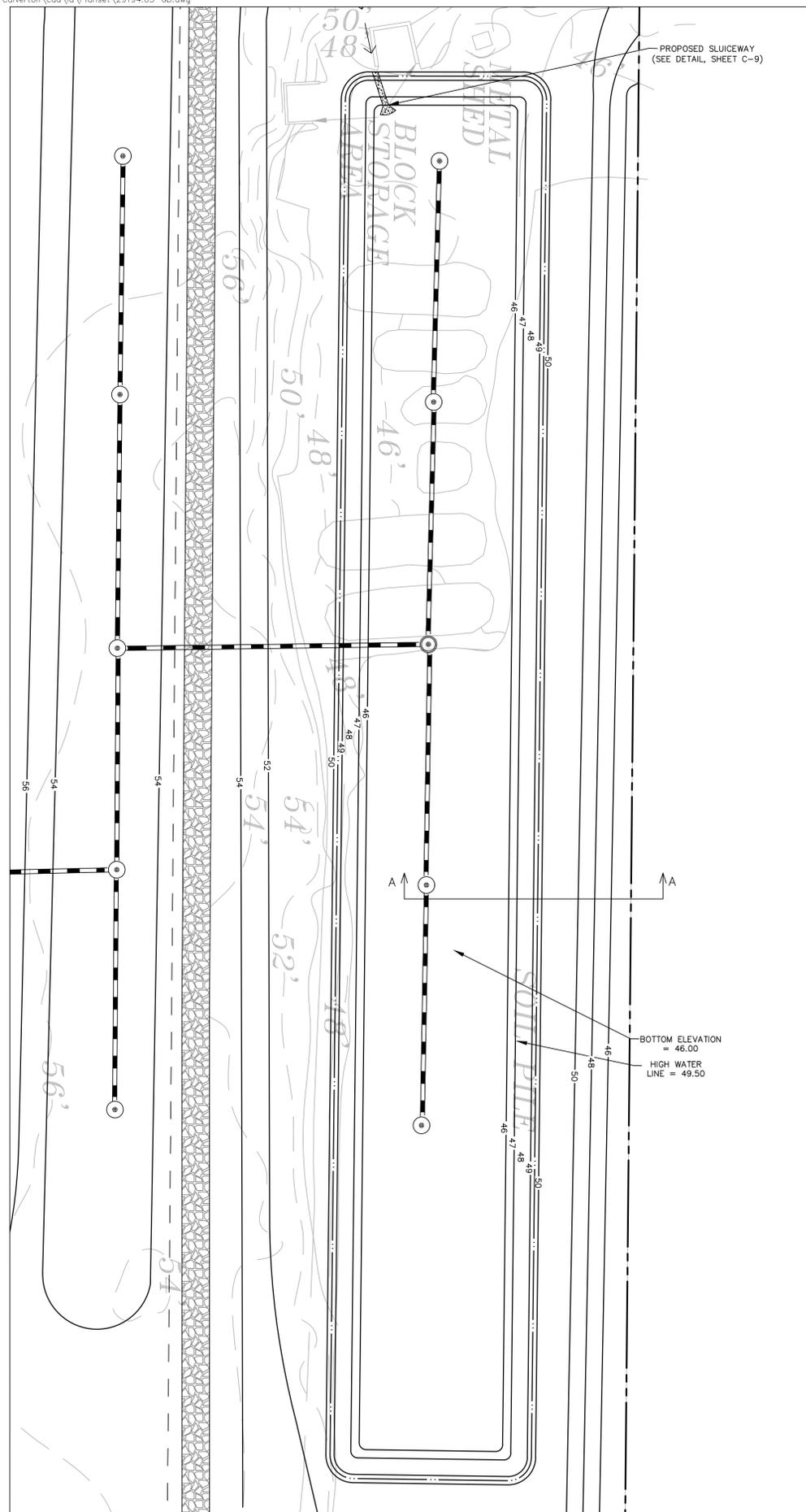
No.	Revision	Date	Aspd.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: DP
Checked by: CR
Issued for: _____
Date: August 15, 2016
Site Plan Review

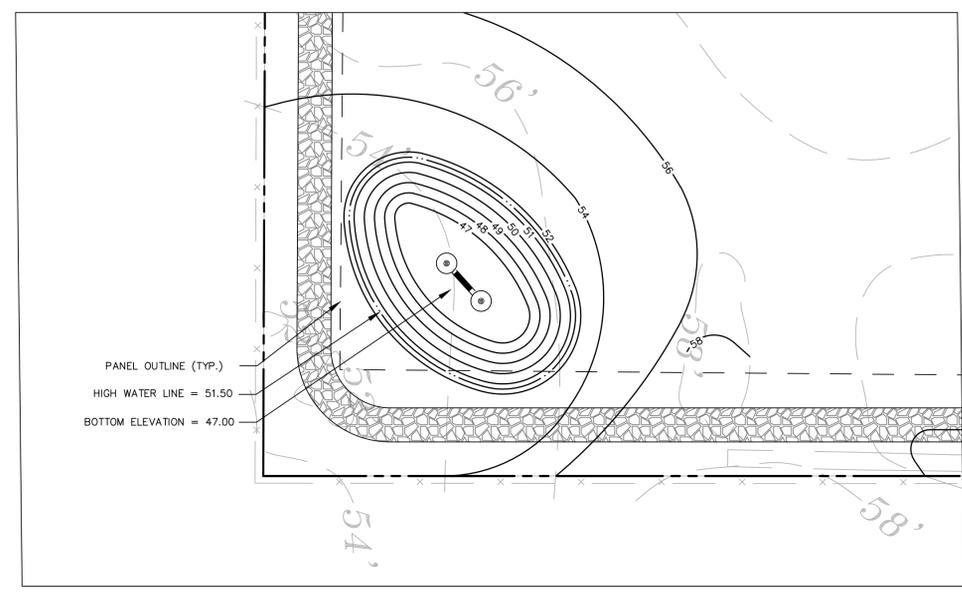
Not Approved for Construction

Solar Facility
Grading and
Drainage Plan

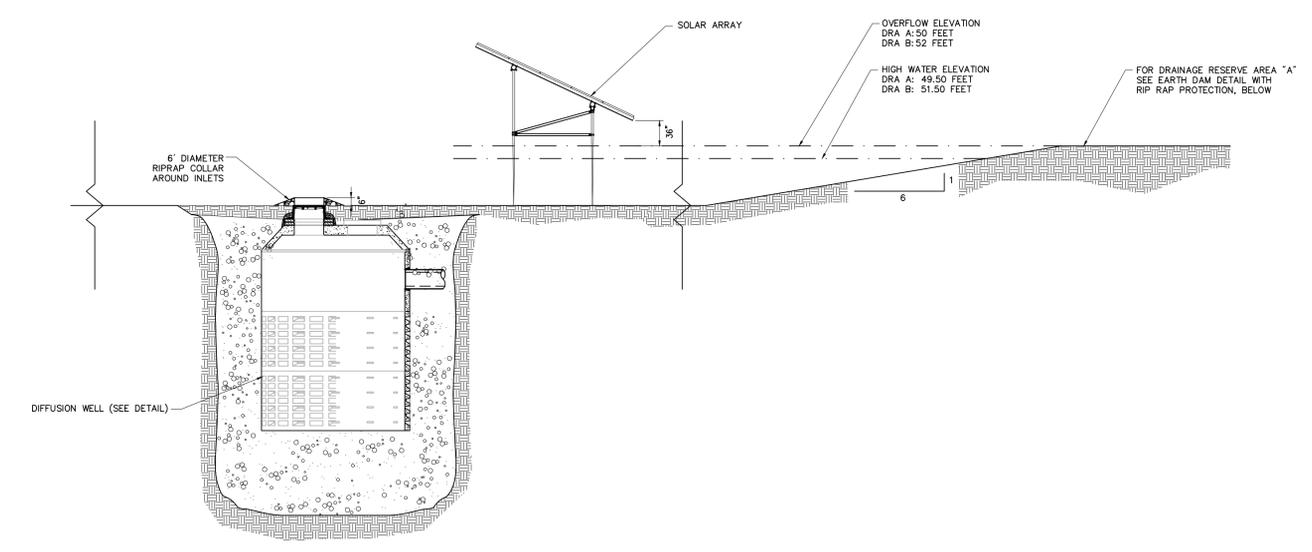
Drawing Number: _____
Sheet: C-6 of 13
Project Number: 29194.03



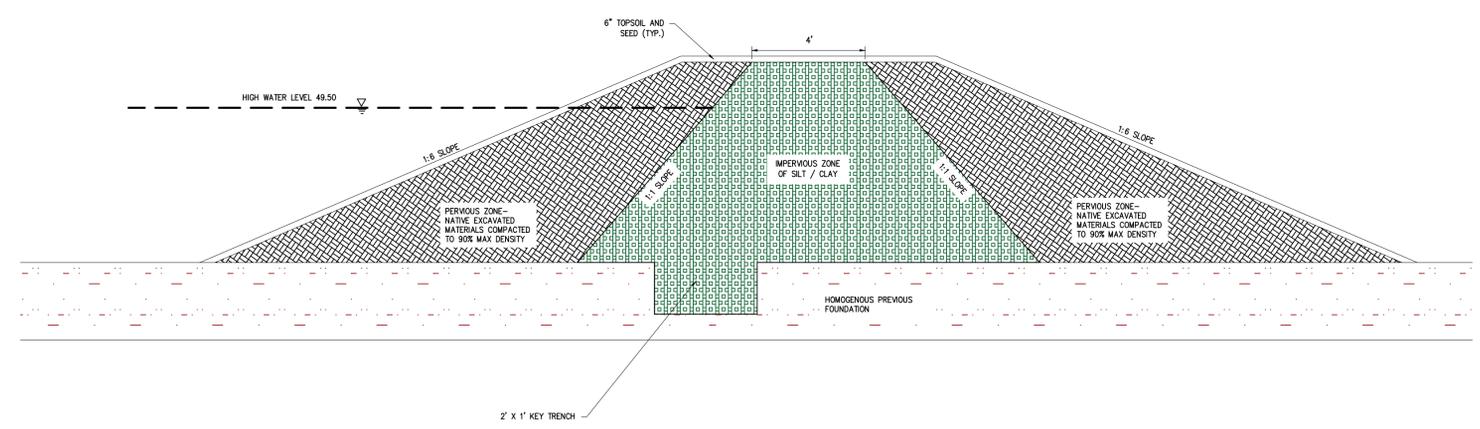
Drainage Reserve Area "A"
1"=50'



Drainage Reserve Area "B"
1"=50'



Drainage Reserve Area Section (A-A)
N.T.S.



Earth Dam Detail (Drainage Reserve Area "A")
N.T.S.

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

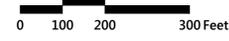
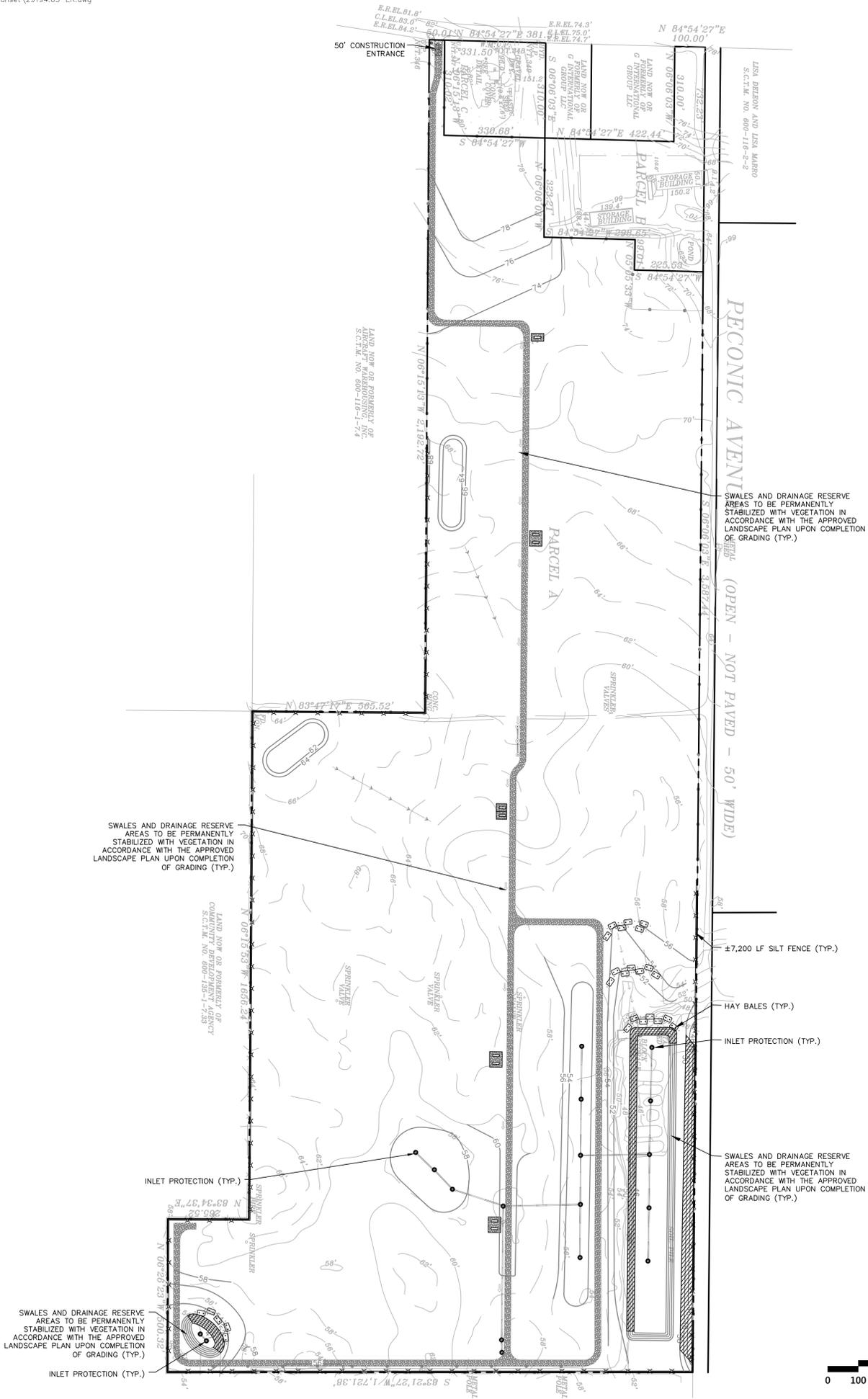
No.	Revision	Date	App'd.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: DP
Checked by: CR

Site Plan Review August 15, 2016

Not Approved for Construction

**Solar Facility
Drainage Reserve
Area Detail**



Erosion Control Notes

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND DETAILS PRIOR TO CONSTRUCTION. EXCAVATED MATERIAL THAT IS CONTAINED ON SITE SHALL BE SURROUNDED BY HAY BALES AND/OR SILT FENCE AS REQUIRED. SILT FENCES AND HAY BALES SHOULD BE INSPECTED AFTER EVERY STORM AND AT THE END OF THE WORKING DAY.
3. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AND AWAY FROM ALL DRAINAGE STRUCTURES. INSTALL TEMPORARY EROSION CONTROLS AT DESIGNATED CATCH BASIN GRATES TO PREVENT SEDIMENT FROM ENTERING NEWLY CONSTRUCTED OR EXISTING DRAINAGE SYSTEMS.
4. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS AS OUTLINED IN SWPPP.
5. ALL SLOPES GREATER THAN 3:1 (HORIZONTAL TO VERTICAL) WILL BE STABILIZED WITH SEED AND SECURED BY GEO-TEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. EROSION CONTROL BLANKETS ARE TO BE INSTALLED ON 1:6 DRAINAGE RESERVE AREA SLOPES ADJACENT TO SHEET FLOW UNTIL VEGETATION IS ESTABLISHED.
7. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
8. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
9. ALL ADJACENT PUBLIC ROADS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND DEBRIS AT ALL TIMES.
10. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

LEGEND

-  CONSTRUCTION ENTRANCE
-  INLET PROTECTION
-  SILT FENCE
-  STRAW BALE BARRIER
-  EROSION CONTROL BLANKET

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____

Date of signature _____

sPower Calverton

Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	App'd.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR

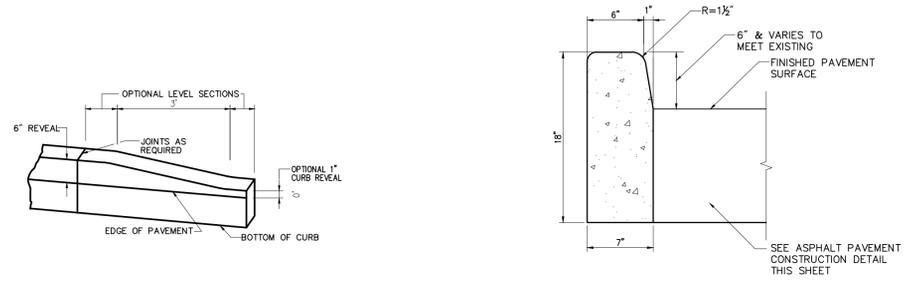
Site Plan Review August 15, 2016

Not Approved for Construction

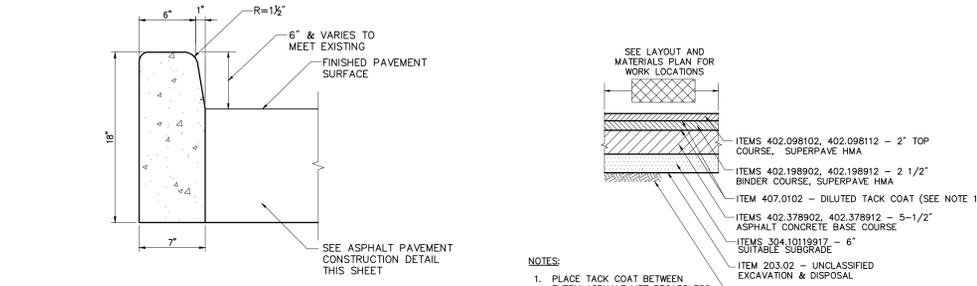
Erosion and Sediment Control Plan

Sheet **C-8** of 8

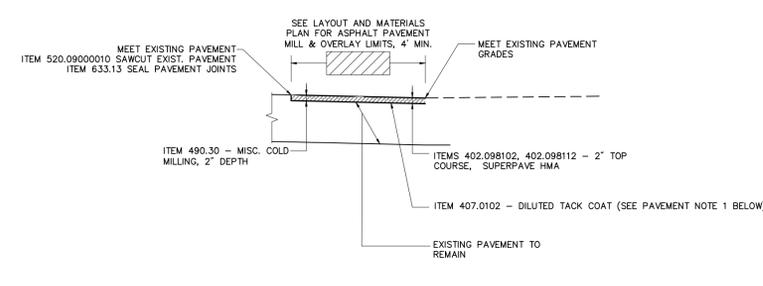
Project Number 29194.03



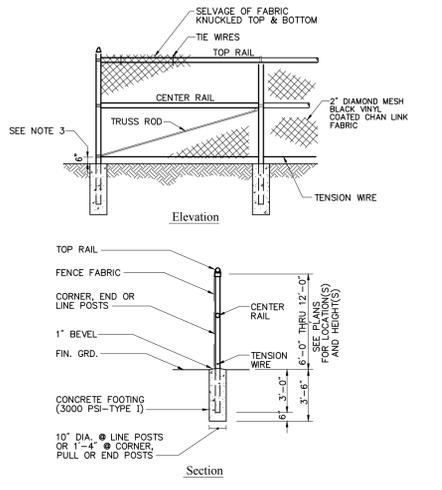
Concrete Curb Transitions(Bullnose Curb)
N.T.S. Source: VHB 4/07



Asphalt Pavement Construction Detail
N.T.S. Source: SCDPW LD_400_A_SCDPW

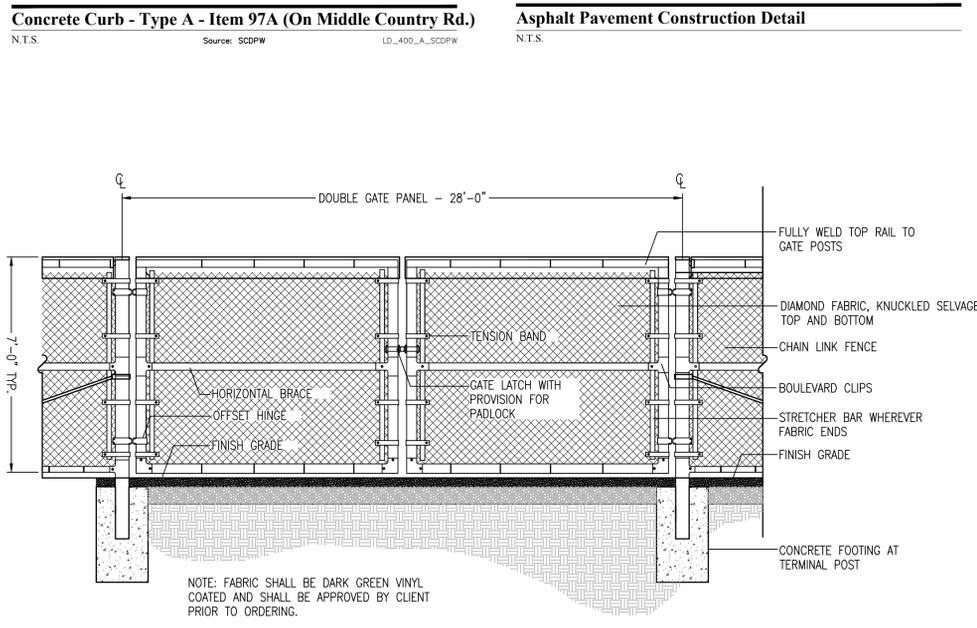


Asphalt Pavement Mill & Overlay Detail- Middle Country Road (NYS 25)
N.T.S.



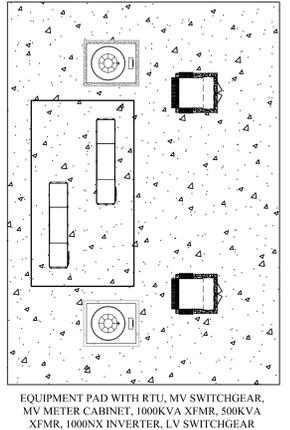
- Notes:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.
 2. MATERIAL SHALL BE APPROVED BY CLIENT PRIOR TO ORDERING
 3. FENCE FABRIC TO BE INSTALLED 6" ABOVE GRADE TO ALLOW FOR SMALL ANIMAL ACCESS

6' to 12' Chain Link Fence
N.T.S. Source: VHB 6/08

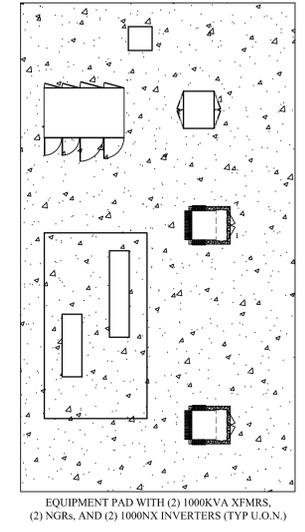


Vehicle Gate
N.T.S. Source: P.V. ENGINEERS

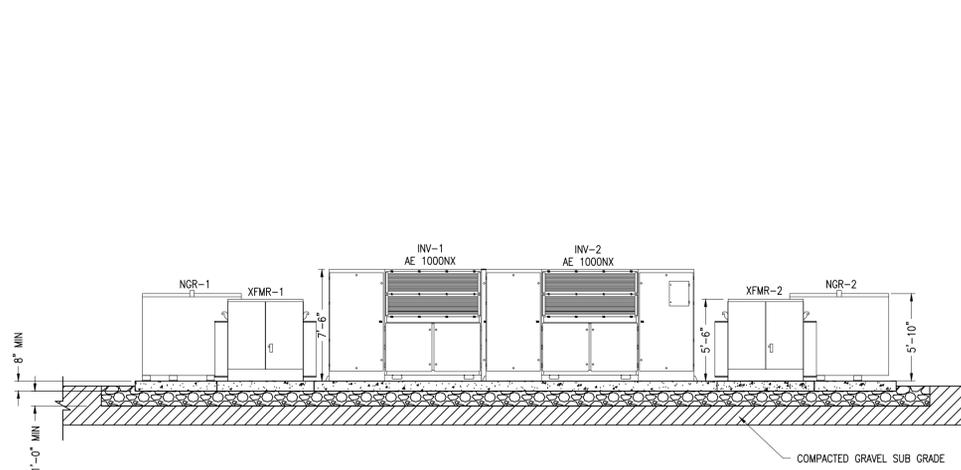
- PAVEMENT NOTES:**
1. PLACE TACK COAT BETWEEN EVERY ASPHALT LIFT REGARDLESS OF WHEN PLACED AND AT THE JOINTS BETWEEN NEW AND EXISTING ASPHALT PAVEMENT EDGES.



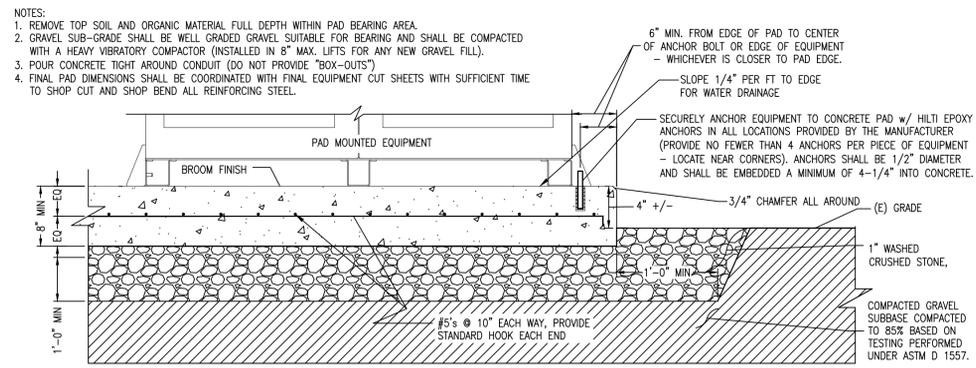
Typical Equipment Pad - Plan View
N.T.S. Source: P.V. ENGINEERS



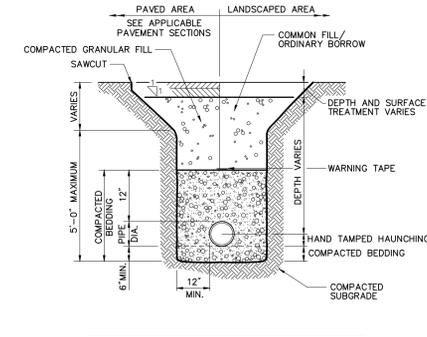
Equipment Pad with (2) 1000KVA XFMRs
(2) NGRs, AND (2) 1000N INVERTERS (TYP U.O.N.)



Typical Equipment Pad- Elevation
N.T.S. Source: Borrego Solor



Typical Equipment Pad
N.T.S. Source: P.V. ENGINEERS



- Notes:**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench
N.T.S. Source: VHB 8/11

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____

Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR

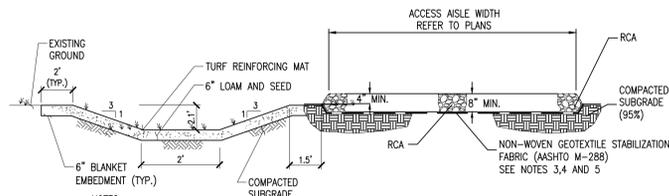
Site Plan Review August 15, 2016

Not Approved for Construction

Site Details 1

Sheet 9 of 13

C-9



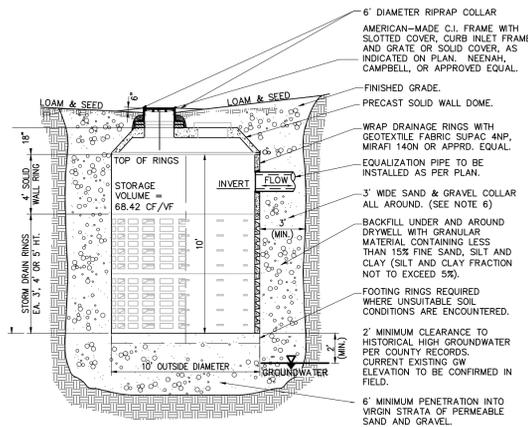
- NOTES:**
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
 2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
 3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
 - TENSILE STRENGTH: 150 LB MIN.
 - ELONGATION: 50%
 - CBR PUNCTURE: 400 LB MIN.
 - MINIMUM WATER FLOW RATE: 120 GPM / FT²
 4. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
 5. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
 6. SUBCONTRACTOR SHALL REMOVE CONSTRUCTION ACCESS ONLY AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.

Gravel Access Cross Section / Grassed Swale

N.T.S. Source: Borrego Solar / VHB



Half Plan - Shallow Dome

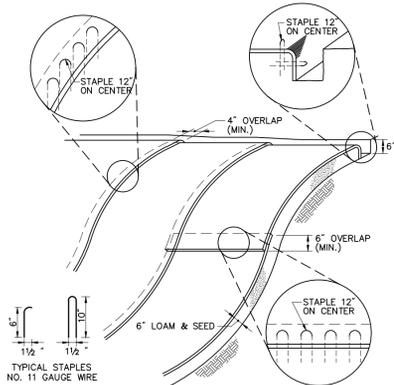


Notes:

1. ALL PRECAST STRUCTURES SHALL BE PROVIDED WITH SUFFICIENT STEEL REINFORCEMENT FOR TEMPERATURE AND SHRINKAGE, AND SHALL BE DESIGNED FOR HS-20 LOADING.
2. ALL SHOP DRAWINGS AND DRILL SHEETS FOR PRECAST STRUCTURES SHALL INCLUDE MANUFACTURER'S CERTIFICATION THAT THE STRUCTURES ARE DESIGNED TO WITHSTAND SAID LOADING.
3. ALL PRECAST STRUCTURES SHALL BE MANUFACTURED WITH 4,000 PSI / 28 DAY STRENGTH CONCRETE.
4. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE JOINTS.
5. FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES, MIN.; 5 BRICK COURSES, MAX.)
6. NATIVE MATERIAL TO BE USED AS COLLAR MATERIAL IF DETERMINED TO BE SUITABLE BY THE ENGINEER.
7. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ADJACENT PROPERTIES AND UTILITIES DURING EXCAVATION OF DRYWELLS.

Precast Storm Water Drainage Drywell - 10-foot Dia. (DRW)

N.T.S. Source: VHB



Notes:

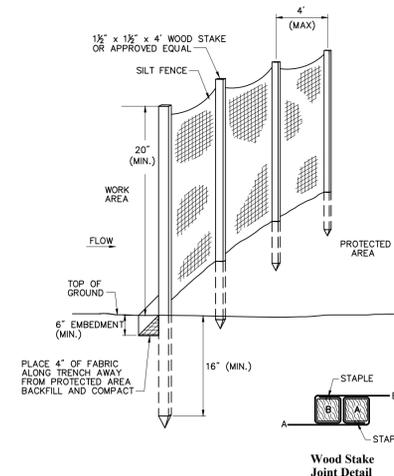
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

N.T.S. Source: VHB

Silt Fence Barrier

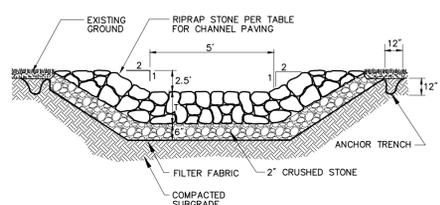
N.T.S. Source: VHB



- PLACE 4" OF FABRIC ALONG TRENCH AWAY FROM PROTECTED AREA BACKFILL AND COMPACT
- WOOD STAKE JOINT DETAIL

Riprap Channel

N.T.S. Source: VHB

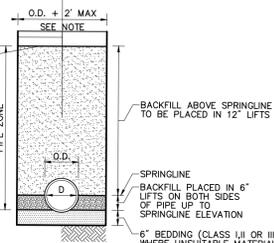


Notes:

1. CONCRETE STRENGTH TO BE 4000 PSI @ 28 DAYS.
2. REINFORCE WITH WWM #6 @ 6" O.C.
3. SUBGRADE SHALL BE COMPACTED TO 95% MAX. DENSITY.
4. ONLY MONOLITHIC POUR WILL BE PERMITTED.
5. OVERFLOW MAY BE INCORPORATED INTO SLUICE WHEN APPROVED BY THE TOWN ENGINEER.

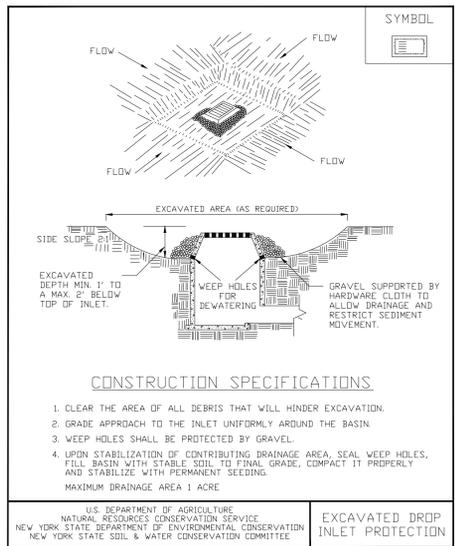
Pipe Trench

N.T.S. Source: VHB



Notes:

- CLASS I, II, OR III COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER SUFFOLK COUNTY DHS STANDARDS.
- IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATION AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
- WHERE PIPE IS INSTALLED WITH LESS THAN 3' OF COVER, ALL BACKFILL MATERIAL THROUGH THE PIPE ZONE IS TO BE CLASS I MATERIAL.



CONSTRUCTION SPECIFICATIONS

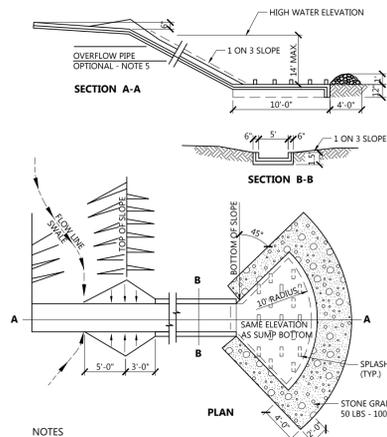
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

Excavated Drop Inlet Protection

N.T.S. Source: NYSDOC

Sluiceway

N.T.S. Source: VHB

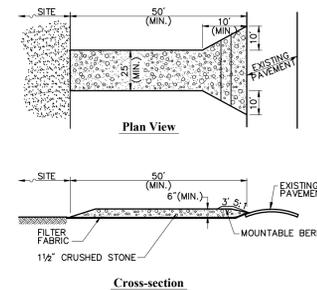


Notes:

1. CONCRETE STRENGTH TO BE 4000 PSI @ 28 DAYS.
2. REINFORCE WITH WWM #6 @ 6" O.C.
3. SUBGRADE SHALL BE COMPACTED TO 95% MAX. DENSITY.
4. ONLY MONOLITHIC POUR WILL BE PERMITTED.
5. OVERFLOW MAY BE INCORPORATED INTO SLUICE WHEN APPROVED BY THE TOWN ENGINEER.

Stabilized Construction Exit

N.T.S. Source: VHB



Notes:

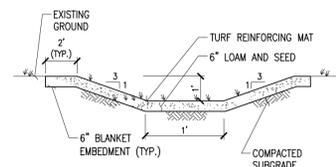
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Straw Bale Barrier

N.T.S. Source: VHB

Grassed Swale (Edwards Avenue Site)

N.T.S. Source: VHB



- NOTES:**
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
 2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
 3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
 - TENSILE STRENGTH: 150 LB MIN.
 - ELONGATION: 50%
 - CBR PUNCTURE: 400 LB MIN.
 - MINIMUM WATER FLOW RATE: 120 GPM / FT²
 4. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
 5. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
 6. SUBCONTRACTOR SHALL REMOVE CONSTRUCTION ACCESS ONLY AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____

Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

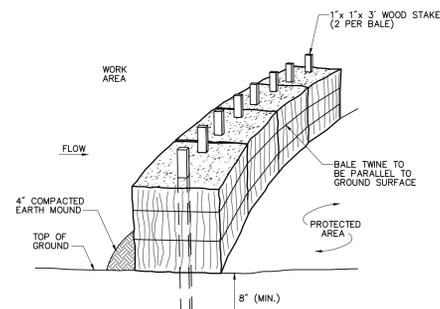
No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

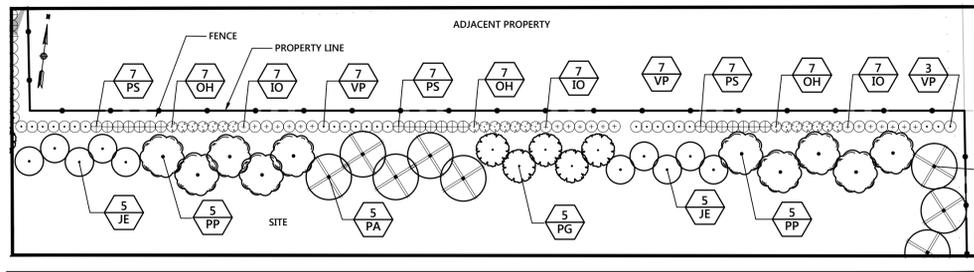
Designed by: DP
Checked by: CR

Issued for: _____
Date: _____

Site Plan Review August 15, 2016

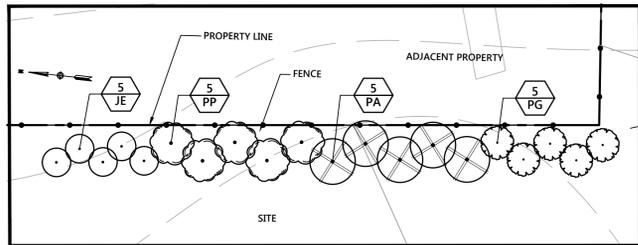
Not Approved for Construction
Site Details 2





Residential-Use Screening

SCALE: 1"=30'



Industrial C-1 Screening Typical Scheme

SCALE: 1"=30'

LANDSCAPE NOTES

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNERS REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- ANY AREAS DISTURBED AS A RESULT OF CONSTRUCTION PRACTICES AND THAT ARE NOT BEING PLANTED OR RE-VEGETATED WITH PROPOSED PLANT MATERIAL SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. NO LOAM SHALL BE PLACED IN DRAINAGE RESERVE AREAS.

- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR SCREEN PLANTINGS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, DRIP HOSES, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION WATER SHALL BE SOURCED FROM ON-SITE EXISTING IRRIGATION WELLS. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR BACKFLOW PREVENTION DEVICE.
- CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE WEATHERPROOF CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT OR ACCESS ROADS TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

PLANT SCHEDULE

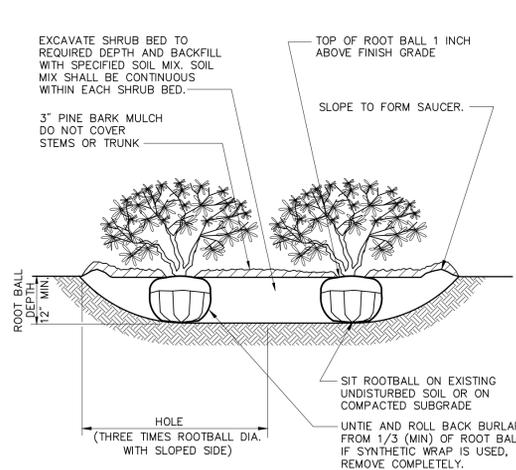
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
JE	101	Juniperus virginiana	Eastern Red Cedar	7 - 8' HT.	10' o.c.
PA	86	Picea abies	Norway Spruce	7 - 8' HT.	16' o.c.
PG	92	Picea glauca	White Spruce	7 - 8' HT.	12' o.c.
PP	88	Picea pungens	Colorado Spruce	7 - 8' HT.	15' o.c.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
IO	35	Ilex opaca	American Holly	2 - 3' HT.	48" o.c.
OH	47	Osmanthus heterophyllus	Holly Olive	2 - 3' HT.	48" o.c.
PS	42	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	2 - 3' HT.	48" o.c.
PS6	827	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	6 - 7' HT.	60" o.c.
VP	45	Viburnum x 'Pragens'	Prague Viburnum	2 - 3' HT.	48" o.c.

SOLAR FARM SEED MIX

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. duriuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila 'Chariot'	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

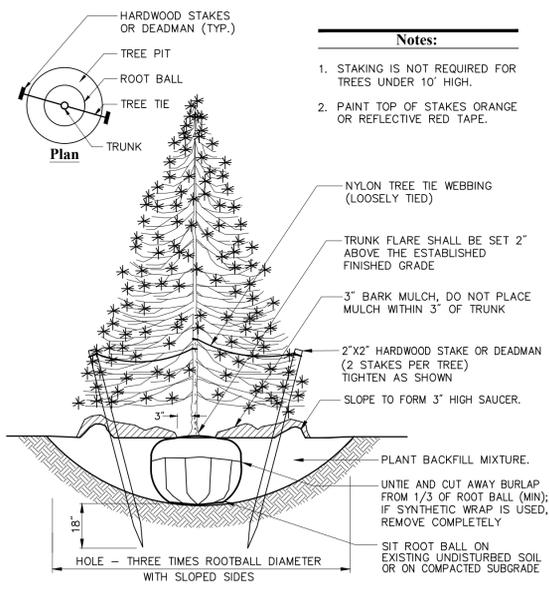
SEED MIX NOTES:

- DISTURBED AREAS TO BE SEEDED ONLY. SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE ERNMX-186 'SOLAR FARM SEED MIX' AS MANUFACTURED BY ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA, 16335 (800) 873-3321.
- CONTRACTOR SHALL INSTALL & MAINTAIN (DURING MAINTENANCE PERIOD & PRIOR TO ACCEPTANCE) SEED APPLICATION AS PER MANUFACTURER'S ESTABLISHMENT AND RECOMMENDATIONS.
- CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, CERTIFIED SEED ANALYSIS, AND DETAILED METHOD OF INSTALLATION & ESTABLISHMENT FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.



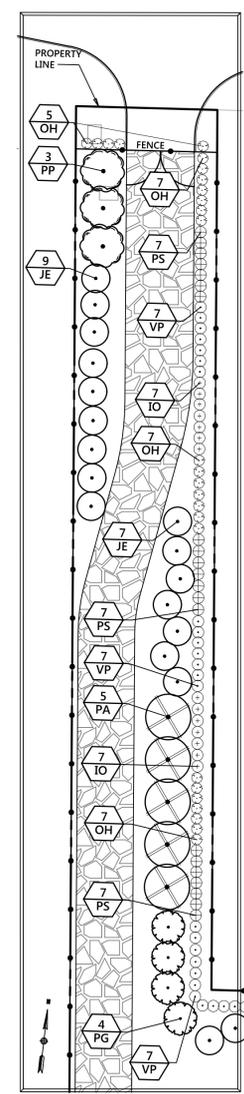
Shrub Bed Planting

- Notes:
- LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.



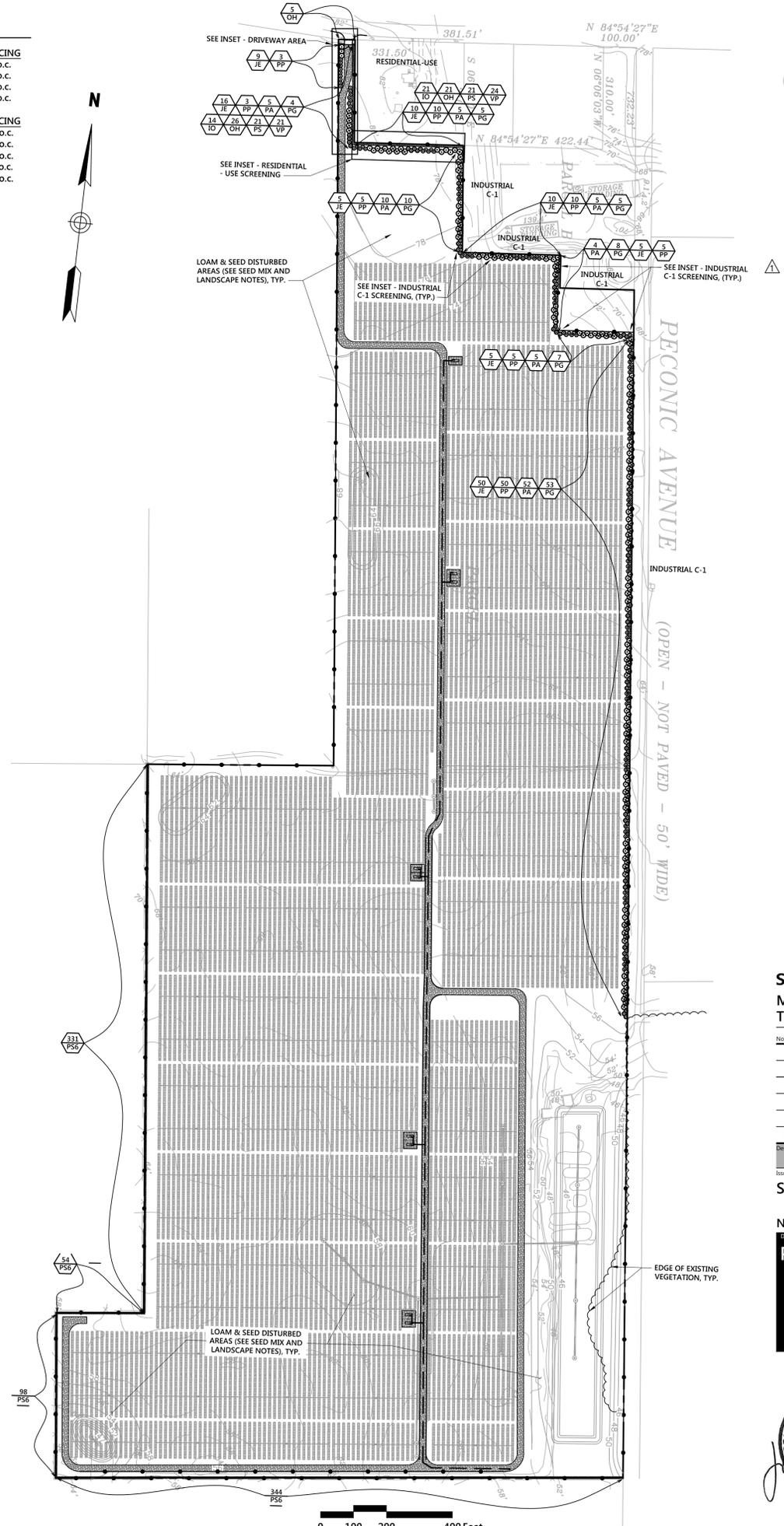
Evergreen Tree Planting

- Notes:
- STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
 - PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.



Inset - Driveway Area

SCALE: 1"=30'



Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton

Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Aspd.
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by _____ Date _____
Checked by CV

Site Plan Review August 15, 2016

Not Approved for Construction

Drawing Title
Planting Plan

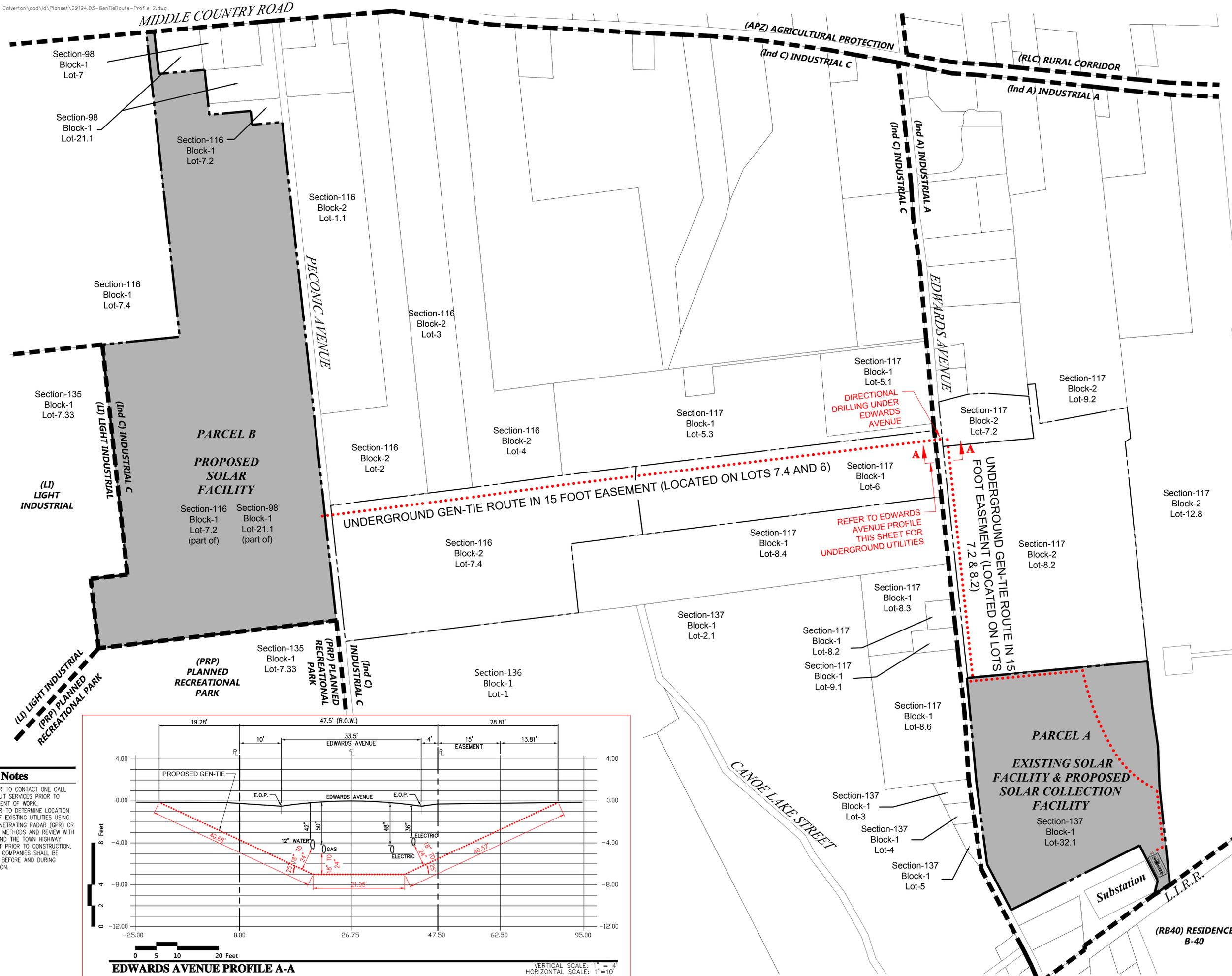
Drawing Number



L-1

Sheet 13 of 13

Project Number 29194.03



LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- GEN-TIE ROUTE
- ZONE LINE
- █ SOLAR PROPERTIES

N



0 150 300 600 Feet

sPower Calverton
 Middle Country Road & Peconic Avenue
 Town of Riverhead, Calverton, NY

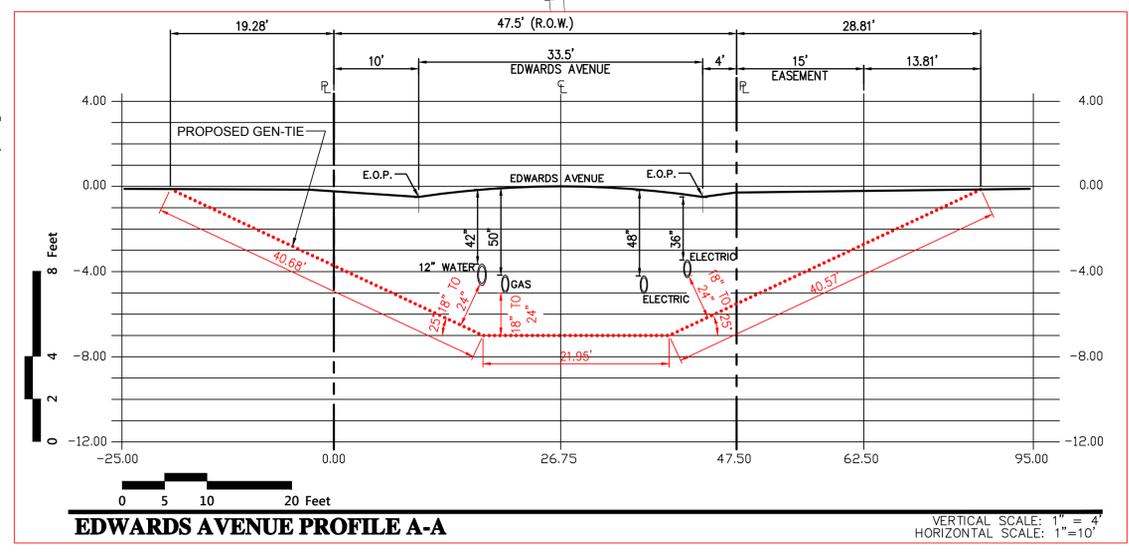
No.	Revision	Date	App'd.

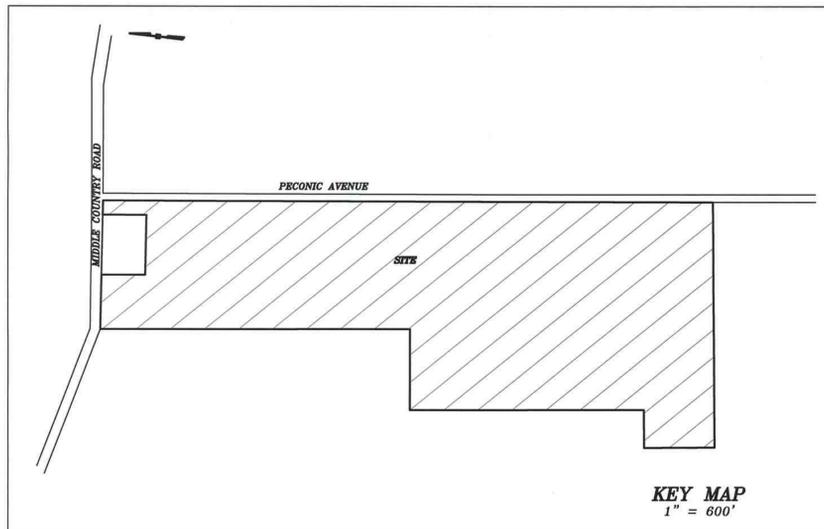
Designed by: CS Checked by: CR
 Issued for: Date: January 26, 2017

Not Approved for Construction
 Drawing Title: **Edwards Avenue Gen-Tie Route Utility Profile**
 Drawing Number: **PR-1**
 Sheet 1 of 1
 Project Number: 29194.03

Saved Thursday, January 26, 2017 5:06:02 PM (PONTIEN) Plotted Thursday, January 26, 2017 5:17:46 PM Pontien, Danielle

- Notes**
- CONTRACTOR TO CONTACT ONE CALL TO MARK OUT SERVICES PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR TO DETERMINE LOCATION & DEPTH OF EXISTING UTILITIES USING GROUND PENETRATING RADAR (GPR) OR EQUIVALENT METHODS AND REVIEW WITH ENGINEER AND THE TOWN HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION.
 - ALL UTILITY COMPANIES SHALL BE CONTACTED BEFORE AND DURING CONSTRUCTION.





KEY MAP
1" = 600'

AREA SUMMARY:
 PARCEL A = 4,784,110 SQ. FT./109.9 ACRES
 PARCEL B = 222,066.5 SQ. FT./5.1 ACRES
 PARCEL C = 102,621 SQ. FT./2.3 ACRES
 TOTAL AREA = 5,108,797 SQ. FT./117.3 ACRES

- LEGEND OF SYMBOLS AND ABBREVIATIONS:
- TREE
 - WATER LINE
 - DRAIN (DL)
 - UTILITY POLE (U.P.)
 - PROPERTY LINE
 - FENCE (FE.)
 - MONUMENT
 - , □ SEPTIC REFERENCE POINTS
 - EL. 42.4' ELEVATIONS
 - HOT BOX
 - TOP CURB ELEVATION
 - BOTTOM CURB ELEVATION
 - EDGE ROAD ELEVATION
 - S.T. SEPTIC TANK
 - C.I.C. CAST IRON COVER
 - D.W.Y. DOWN GUT
 - U.P. N.Y.T. UTILITY POLE NEW YORK TELEPHONE
 - C.L.E.L. CENTERLINE ELEVATION
 - W.M. WATER METER

Zoning Summary Chart					
PROPOSED PARCEL "A"					
Existing Zoning District:	Industrial C				
Existing Use:	Sod Operations				
Proposed Use:	Solar Facility				
Industrial C Dimensional Criteria					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
#108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	N/A	4,784,110 SF (109.9 Acres)	YES
#108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	300 Feet	N/A	50 Feet	NO
#108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	0%	< 40%	YES
#108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	60 %	0%	< 60%	YES
#108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	N/A	< 30 Feet	YES
#108 ATTACHMENT 3	MAXIMUM F.F.A.R.	0.40	0.00	< 0.40	YES
#108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	30 Feet	N/A	> 30 Feet	YES
#108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	30 Feet / 60 Feet	N/A	> 30 Feet / > 60 Feet	YES
#108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	50 Feet	N/A	> 50 Feet	YES
Commercial Solar Energy Production Systems					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
#108 ARTICLE 14	MINIMUM LOT AREA	5 Acres	N/A	4,784,110 SF (109.9 Acres)	YES
#108 ARTICLE 14	MAXIMUM LOT COVERAGE	80 %	0%	< 80%	YES
#108 ARTICLE 14	MAXIMUM PANEL HEIGHT	8 Feet	N/A	< 8 Feet	YES
PROPOSED PARCEL "B"					
Existing Zoning District:	Industrial C				
Existing Use:	Warehouse				
Proposed Use:	Warehouse				
Industrial C Dimensional Criteria					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
#108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	N/A	222,066.5 SF (5.1 Acres)	YES
#108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	300 Feet	100 Feet	100 Feet	NO *
#108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	N/A	0%	YES
#108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	60 %	N/A	0%	YES
#108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	N/A	< 30 Feet	YES
#108 ATTACHMENT 3	MAXIMUM F.F.A.R.	0.40	N/A	0.06	YES
#108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	30 Feet	N/A	> 30 Feet	NO*
#108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	30 Feet / 60 Feet	N/A	> 30 Feet / 142 Feet	YES
#108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	50 Feet	N/A	> 50 Feet	YES
PROPOSED PARCEL "C"					
Existing Zoning District:	Industrial C				
Existing Use:	Single Family Residential *				
Proposed Use:	Single Family Residential *				
Industrial C Dimensional Criteria					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
#108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	N/A	102,621 SF (2.3 Acres)	YES
#108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	300 Feet	381.51 Feet	331.51 Feet	YES
#108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	N/A	2%	YES
#108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	60 %	N/A	13%	YES
#108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	< 30 Feet	< 30 Feet	YES
#108 ATTACHMENT 3	MAXIMUM F.F.A.R.	0.40	N/A	0.02	YES
#108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	30 Feet	N/A	96 Feet	YES
#108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	30 Feet / 60 Feet	N/A	143 Feet / 289 Feet	YES
#108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	50 Feet	N/A	171 Feet	YES

ADDRESS:
 GREEN MEADOWS LLC
 444 ELWOOD ROAD
 EAST NORTHPORT, NY 11731

**LAND DIVISION OF
 GREEN MEADOWS LLC PROPERTY
 LOT 5 AND PART OF
 LOTS 3 AND 4
 MAP OF EDWIN H. BROWN
 SITUATED AT
 CALVERTON,
 TOWN OF RIVERHEAD
 SUFFOLK COUNTY, NEW YORK**

S.C.T.M. NO. 600-116-1-7.2 AND 600-98-1-21.1
 ELEVATIONS N.G.V.D. 1988 DATUM
 BEARING SYSTEM IS BASED ON N.Y.S. PLANE
 COORDINATE SYSTEM

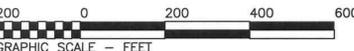
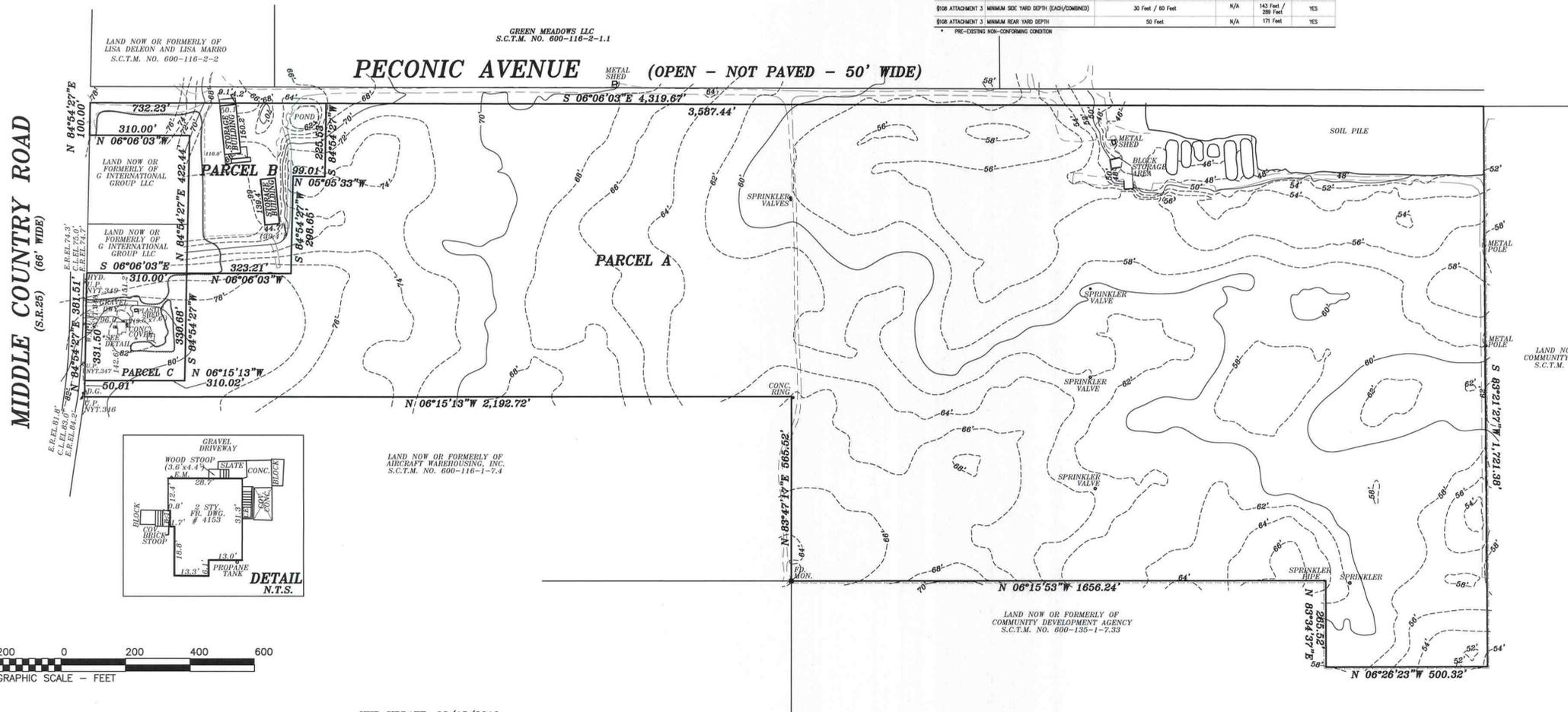
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

HAUPPAUGE N.Y.
 DATE: _____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR
 GREEN MEADOWS LLC
 IN THE TOWN OF RIVERHEAD
 WITH A TOTAL OF 3 LOTS WERE APPROVED ON THE ABOVE DATE.
 WATER SUPPLIES AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION
 STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT
 TO INSPECTION PURSUANT TO THESE STANDARDS. THE APPROVAL
 SHALL BE VALID ONLY IF THE REALTY SUBDIVISION/DEVELOPMENT MAP IS
 FILED WITH THE COUNTY CLERK WITHIN 1 YEAR OF THE DATE
 CONSENT IS HEREBY GIVEN FOR THE FILING OF THE MAP ON WHICH
 THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK
 IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE
 SUFFOLK COUNTY SANITARY CODE.

WALTER J. HALBERT, P.E.
 DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY
 SUBJECT TO COVENANTS & RESTRICTIONS LIBER _____ PAGE _____

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES
 EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.
 THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES
 ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE
 ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS,
 ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT
 OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN
 ARE NOT GUARANTEED.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF
 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP
 NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL
 NOT BE CONSIDERED A TRUE VALID COPY.
 ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS
 FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM
 OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT
 BE CERTIFIED.



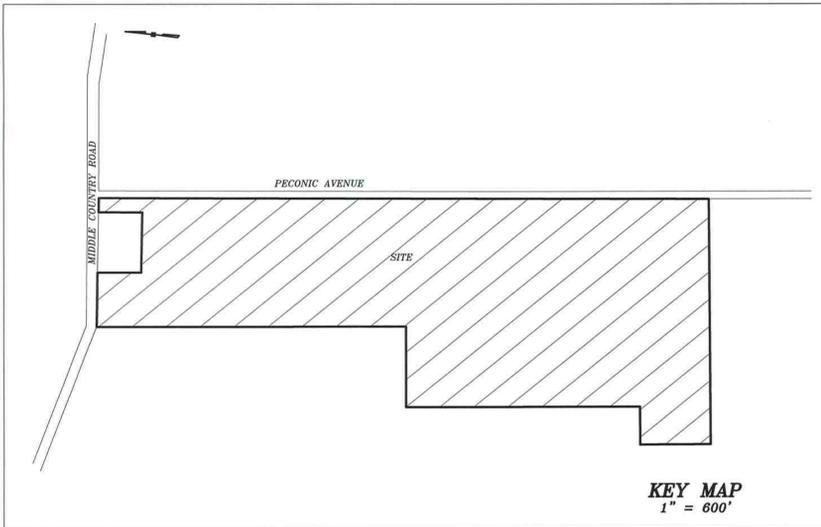
VHB UPDATE: 06/15/2016
 UPDATE: 03/30/2016
 DATE: 07/02/2015

FILE NO. T61147-SUB. SCALE: 1" = 200'

vhb.com

Engineering, Surveying &
 Landscape Architecture, PC
 100 Motor Parkway
 Suite 135
 Hauppauge, NY 11788
 631.787.3400
 PAT T. SECCAFICO
 PROFESSIONAL LAND SURVEYOR
 N.Y.S. LIC. NO. 049287





AREA SUMMARY:
 PARCEL A = 4,784,110 SQ. FT./109.9 ACRES
 PARCEL B = 222,066.5 SQ. FT./5.1 ACRES
 PARCEL C = 102,621 SQ. FT./2.3 ACRES
 TOTAL AREA = 5,108,797 SQ. FT./117.3 ACRES

ADDRESS:
 GREEN MEADOWS LLC
 444 ELWOOD ROAD
 EAST NORTHPORT, NY 11731

**LAND DIVISION OF
 GREEN MEADOWS LLC PROPERTY
 LOT 5 AND PART OF
 LOTS 3 AND 4
 MAP OF EDWIN H. BROWN
 SITUATED AT
 CALVERTON,
 TOWN OF RIVERHEAD
 SUFFOLK COUNTY, NEW YORK**

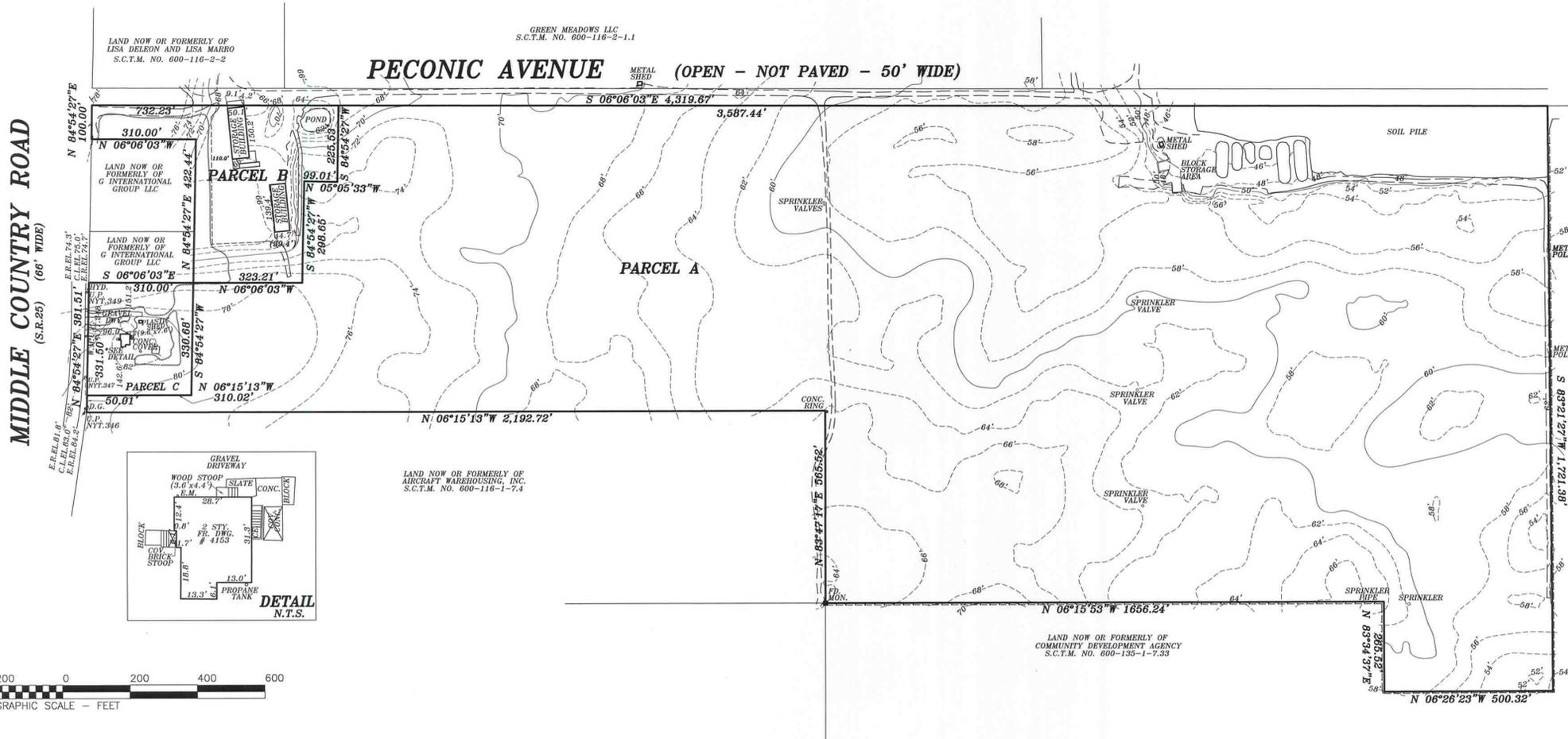
**S.C.T.M. NO. 600-116-1-7.2 AND 600-98-1-21.1
 ELEVATIONS N.G.V.D. 1988 DATUM
 BEARING SYSTEM IS BASED ON N.Y.S. PLANE
 COORDINATE SYSTEM**

- LEGEND OF SYMBOLS AND ABBREVIATIONS:**
- TREE
 - WATER LINE
 - DRAIN (DL)
 - UTILITY POLE (U.P.)
 - PROPERTY LINE
 - FENCE (FE.)
 - MONUMENT
 - A, B SEPTIC REFERENCE POINTS
 - ELEVATIONS
 - HOT BOX
 - T.C.EL. TOP CURB ELEVATION
 - B.C.EL. BOTTOM CURB ELEVATION
 - E.R.EL. EDGE ROAD ELEVATION
 - S.T. SEPTIC TANK
 - C.I.C. CAST IRON COVER
 - D.G. DOWN GUY
 - U.P. N.Y.T. UTILITY POLE NEW YORK TELEPHONE
 - C.L.EL. CENTERLINE ELEVATION
 - W.M. WATER METER

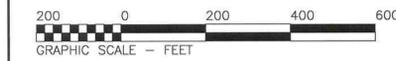
**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 HAUPPAUGE N.Y.**
 DATE: _____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR GREEN MEADOWS LLC IN THE TOWN OF RIVERHEAD, NY, LOTS WERE APPROVED ON THE ABOVE DATE. WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEVERAL PERMITS PURSUANT TO THOSE STANDARDS. THE APPROVAL SHALL BE VALID ONLY IF THE REALTY SUBDIVISION/ DEVELOPMENT MAP IS FILED WITH THE COUNTY CLERK WITHIN 1 YEAR OF THE DATE. CONSENT IS HEREBY GIVEN FOR THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE.

WALTER J. HILBERT, P.E.
 DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY
 SUBJECT TO COVENANTS & RESTRICTIONS LIBER. _____ PAGE _____



GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY. ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.





Appendix C

Resolution No. ZSR-16-32 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on November 17, 2016 at the offices of the Suffolk County Planning Commission with respect to the application of “**sPower Calverton**” located in the Town of Riverhead
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **December 7, 2016**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby adopts the report of its staff as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission Staff recommends that the proposed three lot subdivision that was part of the referral to the Commission be considered a matter for **Local Determination**; and recommends **Approval** of the sPower Calverton site plan application with the following comments for the Town of Riverhead’s consideration and use:
1. The Suffolk County Planning Commission’s Model Utility – 2015 should be reviewed including the section on abandonment of solar energy facilities and relevant aspects of the Code should be incorporated into the project where practical.
 2. The Suffolk County Planning Commission’s publication on Managing Stormwater - Natural Vegetation and Green Methodologies should be reviewed and additional stormwater mitigations incorporated where practical.
 3. The Town should require that the applicant be prohibited from exporting any soil material, classified as prime agricultural soils, off the subject parcel. And that the proposed solar panel arrays not negatively impact the viability of the prime agricultural soils on-site.
 4. The proposed action should only be approved in such a manner that is in accordance with the New York Agriculture & Market’s Law.
 5. The Town should require that the applicant install or provide for the installation of an irrigation system in all planting area intended to provide screening and buffering along all abutting roadways and certain adjacent land uses to help to insure the migration of impacts to those surrounding properties and their users.
 6. It is suggested that the Town and applicant review the U.S. Department of Agriculture’s Natural Resources Conservation Services information on “cover crops and soil health” for best practices regarding what to grow under and between the proposed solar array panels. Cover crops have the potential to prevent erosion, improve soil’s physical and biological properties, supply nutrients and suppress weeds, and break pest cycles along with various other benefits.

7. Due to the project's proximity to Calverton/EPCAL Airport the applicant should consult with the Airport and the FAA as early as possible in the application process to determine the presence or absence of solar glare and glint potentially generated from the proposed solar arrays.
8. The proposed 15 foot wide easement on lands of other for the purpose of providing an underground transmission line "Tie-Gen Route" should be in perpetuity or for at least as long as the 20-year Power Purchase Agreement (PPA)

- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

sPower Calverton

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			
ROBERTS, BARBARA Town of Southampton	X			

Motion: Commissioner Condzella

Present: 15

Seconded: Commissioner Kelly

Absent: 0

Voted: 15

Recused: 0

DECISION: Approved



Appendix D

EXHIBIT D

FORM OF MEMORANDUM

Recording requested by and
when recorded mail to:

Sustainable Property Holdings, LLC
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106
Attn: Land Manager

(space above this line for recorder's use)

MEMORANDUM OF EASEMENT OPTION AGREEMENT

THIS MEMORANDUM OF EASEMENT OPTION AGREEMENT (this "Memorandum") is made, dated and effective as of 5 / 3, 2016 (the "Effective Date"), between **BASHI CALVERTON LINKS LLC**, a New York limited liability company ("Grantor"), and **SUSTAINABLE PROPERTY HOLDINGS, LLC**, a Delaware limited liability company ("Grantee"), in light of the following facts and circumstances:

RECITALS:

WHEREAS, Grantor and Grantee have entered an Easement Option Agreement dated as of the Effective Date with respect to property more specifically described herein (as heretofore or hereinafter amended, restated, or supplemented from time to time, the "Option Agreement"); and

WHEREAS, Grantor and Grantee desire to set forth certain terms and conditions of the Option Agreement in a manner suitable for recording in the Official Records of Suffolk County, New York, in order to provide record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement, as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Option Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree and stipulate as follows:

1. Description of Premises. The land subject to the Option Agreement is described on Exhibit A attached hereto, and by this reference made a part hereof (the "Premises").

2. Grant of Option. Grantor hereby grants to Grantee, pursuant to the Option Agreement, an exclusive and irrevocable option (the "Option") to cause Grantor to enter into an Access and Utility Easement Agreement with respect to, and grant to Grantee an easement interest in,

the Premises as more specifically described in the Option Agreement. The entire Option Agreement is hereby incorporated into this Memorandum by reference. Notwithstanding anything to the contrary contained herein, the provisions of this Memorandum do not in any way alter, amend, supplement, change, or affect the terms, covenants, or conditions of the Option Agreement, all of which terms, covenants, and conditions shall remain in full force and effect. In the event of any conflict between the terms of this Memorandum and the Option Agreement, the terms of the Option Agreement shall prevail.

3. Term of Option Agreement. Unless extended or earlier terminated, as provided in the Option Agreement, the term of the Option shall be for the lesser of (i) an eighteen (18) month period beginning on the Effective Date, and (ii) two (2) weeks after all governmental approvals and permits necessary for the contemplated solar energy facility have been obtained. Closing of the transaction contemplated by the Option Agreement shall occur within ninety (90) days following Grantee's exercise of the Option, in accordance with the Option Agreement, or as the parties may otherwise mutually agree.

4. Names and Addresses of Parties. The names and addresses of the parties to the Option Agreement are as follows:

Grantor:

Bashi Calverton Links, LLC
Attn: Parviz Farahzov
750 Route 25A, Suite 3
Setauket, NY 11733

Grantee:

Sustainable Property Holdings, LLC
Attn: Land Manager
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106

5. Successors and Assigns. Grantee may freely assign its rights under this Agreement on written notice to Grantor. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. The terms of this Memorandum and the Option Agreement are covenants running with the land and inure to the benefit of, and are binding upon, the parties and their respective successors and assigns, including all subsequent owners of all or any portion of the Premises. References to Grantor and Grantee include their respective successors and assigns. References to the Option Agreement includes any amendments thereto.

6. Miscellaneous. This Memorandum is executed for the purpose of recording in the Official Records of Suffolk County, New York, in order to provide public record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement. All persons are hereby put on notice of and shall have a duty to inquire regarding the Option Agreement and all of the provisions thereof and the rights, title, interests, and claims of Grantee in and to the Premises. Any right, estate, claim, or interest in the Premises first attaching to the Premises and recorded from and after the Effective Date shall be subordinate to the terms of the Option Agreement. If Grantee acquires fee simple title to any portion of the Premises, Grantee shall have the right, at Grantee's option, to terminate any such subordinate right, estate, claim, or interest, at no cost or liability to Grantee, or to accept title subject thereto. This instrument may for convenience be executed in any number of original counterparts, each of which shall be an original and all of which taken together shall constitute one instrument.

[*The remainder of this page is intentionally left blank.*]

IN WITNESS WHEREOF, Grantor and Grantee, acting through their duly authorized representatives, have made and entered into this Memorandum as of the Effective Date.

GRANTOR:

BASHI CALVERTON LINKS LLC
a New York limited liability company

By: Parviz Far
Name: Parviz Farahzad
Title: Member

GRANTEE:

**SUSTAINABLE PROPERTY HOLDINGS,
LLC,**
a Delaware Limited Liability Company

By: _____
Name: Ryan Creamer
Title: Authorized Person

IN WITNESS WHEREOF, Grantor and Grantee, acting through their duly authorized representatives, have made and entered into this Memorandum as of the Effective Date.

GRANTOR:

BASHI CALVERTON LINKS LLC
a New York limited liability company

By: 
Name: Parviz Tashkzad
Title: Member

GRANTEE:

**SUSTAINABLE PROPERTY HOLDINGS,
LLC,**
a Delaware Limited Liability Company

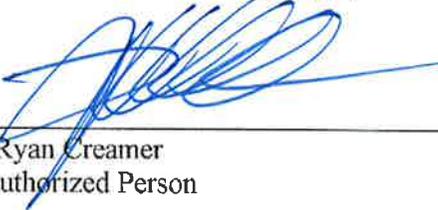
By: 
Name: Ryan Creamer
Title: Authorized Person

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

All that certain tract or parcel of land, situate, lying and being at Calverton, in the Town of Riverhead, County of Suffolk and State of New York, know and designated as SCTM No. 0600-116.00-02.00-007.004, and more particularly identified as follows:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT CALVERTON, IN THE TOWN OF RIVERHEAD, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF PECONIC AVENUE, DISTANT 3493.41 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF MIDDLE COUNTRY ROAD AND THE EASTERLY SIDE OF PECONIC AVENUE; SAID POINT OF BEGINNING ALSO BEING THE DIVIDING LINE BETWEEN THE PREMISES TO BE DESCRIBED HEREIN AND LAND NOW OR FORMERLY OF PETROCELLI;

RUNNING THENCE ALONG SAID DIVIDING LINE SOUTH 83° 31' 30" EAST 1688.20 FEET (DEED); SOUTH 86° 28' 00" EAST 1688.57 FEET (ACTUAL);

THENCE SOUTH 83° 30' 30" EAST (DEED); SOUTH 86° 27' 00" EAST (ACTUAL) ALONG LAND NOW OR FORMERLY OF JOSEPHINE WILLIAMS AND OTHERS, 535.35 FEET, THROUGH A MONUMENT TO A MONUMENT SET IN THE CENTER LINE OF A TRAVELED ROAD KNOWN AS "CANOE LAKE ROAD";

THENCE ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING 2 COURSES AND DISTANCES:

1. SOUTH 23° 53' 40" WEST (DEED); SOUTH 20° 57' 10" WEST (ACTUAL) 87.21 FEET TO A MONUMENT;
2. SOUTH 6° 40' 20" WEST (DEED); SOUTH 3° 43' 50" WEST (ACTUAL) 397.94 FEET TO A MONUMENT;

THENCE NORTH 83° 24' 30" WEST (DEED); NORTH 86° 21' 00" WEST (ACTUAL) 517.47 FEET TO A MONUMENT ALONG LANDS NOW OR FORMERLY OF FRED H. EDWARDS/CALVERTON GROUP;

THENCE SOUTH 07° 41' 00" WEST 497.74 FEET (DEED); SOUTH 4° 44' 30" WEST 494.49 FEET (ACTUAL) ALONG THE LAST MENTIONED LAND TO A MONUMENT;

THENCE NORTH 83° 42' 00" WEST ALONG LAND NOW OR FORMERLY OF WESTBURY EQUIPMENT CO., INC. 1686.64 FEET (DEED); NORTH 86° 38' 30" WEST 1687.01 FEET (ACTUAL) TO A MONUMENT SET IN THE EAST LINE OF PECONIC AVENUE;

THENCE NORTH 07° 30' 30" EAST (DEED); NORTH 4° 34' 00" EAST (ACTUAL) ALONG THE EASTERLY SIDE OF PECONIC AVENUE 503.12 FEET;

THENCE NORTH 07° 36' 10" EAST STILL ALONG THE EASTERLY SIDE OF PECONIC AVENUE 477.09 FEET (DEED); NORTH 04° 39' 40" EAST 476.84 FEET (ACTUAL) TO THE POINT OR PLACE OF BEGINNING.

ACKNOWLEDGEMENT OF GRANTOR

STATE OF NEW YORK }
COUNTY OF Suffolk } S.S

On 4th of May, 2016 before me, Parviz Farahza
Notary Public, personally appeared,
PARVIZ FARAHZAD

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Olga B. Belleau

OLGA B. BELLEAU
Notary Public, State of New York
No. 01BE4838584
Qualified in Suffolk County
Commission Expires March 30, 2019

(Notary Seal)

OLGA B. BELLEAU
Notary Public, State of New York
No. 01BE4838584
Qualified in Suffolk County
Commission Expires March 30, 2019

ACKNOWLEDGEMENT OF GRANTEE

STATE OF Utah }
COUNTY OF Salt Lake } S.S

On May 4, 2016 before me, Robyn Clayton
Notary Public, personally appeared,
Ryan creamer

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Robyn Clayton



(Notary Seal)

EXHIBIT D

FORM OF MEMORANDUM

Recording requested by and
when recorded mail to:

Sustainable Property Holdings, LLC
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106
Attn: Land Manager

(space above this line for recorder's use)

MEMORANDUM OF EASEMENT OPTION AGREEMENT

THIS MEMORANDUM OF EASEMENT OPTION AGREEMENT (this "Memorandum") is made, dated and effective as of _____, 2016 (the "Effective Date"), between **BOLLA EDWARDS REALTY LLC**, a domestic limited liability company with an office for the transaction of business located at 89 Stewart Avenue, Garden City, New York ("Grantor"), and **SUSTAINABLE PROPERTY HOLDINGS, LLC**, a Delaware limited liability company ("Grantee"), in light of the following facts and circumstances:

RECITALS:

WHEREAS, Grantor and Grantee have entered an Easement Option Agreement dated as of the Effective Date with respect to property more specifically described herein (as heretofore or hereinafter amended, restated, or supplemented from time to time, the "Option Agreement"); and

WHEREAS, Grantor and Grantee desire to set forth certain terms and conditions of the Option Agreement in a manner suitable for recording in the Official Records of Suffolk County, New York, in order to provide record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement, as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Option Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree and stipulate as follows:

1. Description of Premises. The land subject to the Option Agreement is described on Exhibit A attached hereto, and by this reference made a part hereof (the "Premises").

2. Grant of Option. Grantor hereby grants to Grantee, pursuant to the Option Agreement, an exclusive and irrevocable option (the "Option") to cause Grantor to enter into an Access and Utility

Easement Agreement with respect to, and grant to Grantee an easement interest in, the Premises as more specifically described in the Option Agreement. The entire Option Agreement is hereby incorporated into this Memorandum by reference. Notwithstanding anything to the contrary contained herein, the provisions of this Memorandum do not in any way alter, amend, supplement, change, or affect the terms, covenants, or conditions of the Option Agreement, all of which terms, covenants, and conditions shall remain in full force and effect. In the event of any conflict between the terms of this Memorandum and the Option Agreement, the terms of the Option Agreement shall prevail.

3. Term of Option Agreement. Unless extended or earlier terminated, as provided in the Option Agreement, the term of the Option shall be for the lesser of (i) an eighteen (18) month period beginning on the Effective Date, and (ii) two (2) weeks after all governmental approvals and permits necessary for the contemplated solar energy facility have been obtained. Closing of the transaction contemplated by the Option Agreement shall occur within ninety (90) days following Grantee's exercise of the Option, in accordance with the Option Agreement, or as the parties may otherwise mutually agree.

4. Names and Addresses of Parties. The names and addresses of the parties to the Option Agreement are as follows:

Grantor:

Michael G. Lewis, Esq.
Chief Legal Officer
Bolla Management Corp.
809 Stewart Avenue
Garden City, New York 11530
Phone: (516) 240-8671
Email: mlewis@bollaoil.com

Grantee:

Sustainable Property Holdings, LLC
Attn: Land Manager
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106

and to –

Harris Beach, PLLC
By: David N. Altman, Esq.
538 Broadhollow Road, Suite 301W
Melville, New York 11747
(516) 762-7502
Email: daltman@harrisbeach.com

5. Successors and Assigns. Grantee will obtain Grantor's prior written consent to assign its rights under this Agreement on 30 days prior written notice to Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. If an assignee under this Agreement is not an entity related or affiliated with Grantee, then such assignee shall have a net worth that is the same or reasonably equal to that of Grantee, but in no event less than \$10,000,000.00. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

6. Miscellaneous. This Memorandum is executed for the purpose of recording in the Official Records of Suffolk County, New York, in order to provide public record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement. All persons are

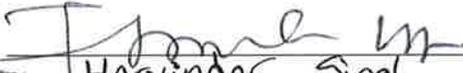
hereby put on notice of and shall have a duty to inquire regarding the Option Agreement and all of the provisions thereof and the rights, title, interests, and claims of Grantee in and to the Premises. Any right, estate, claim, or interest in the Premises first attaching to the Premises and recorded from and after the Effective Date shall be subordinate to the terms of the Option Agreement. If Grantee acquires fee simple title to any portion of the Premises, Grantee shall have the right, at Grantee's option, to terminate any such subordinate right, estate, claim, or interest, at no cost or liability to Grantee, or to accept title subject thereto. This instrument may for convenience be executed in any number of original counterparts, each of which shall be an original and all of which taken together shall constitute one instrument.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor and Grantee, acting through their duly authorized representatives, have made and entered into this Memorandum as of the Effective Date.

GRANTOR:

**BOLLA EDWARDS AVENUE REALTY,
LLC**
a New York limited liability company

By: 
Name: Harvinder Singh
Title: member

GRANTEE:

**SUSTAINABLE PROPERTY HOLDINGS,
LLC,**
a Delaware Limited Liability Company

By: 
Name: Sean McBride
Title: Authorized Person

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Schedule A Description

Underwriter No. 322752S2730

Title Number BAL2730S

Page 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Riverhead, County of Suffolk and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Edwards Avenue distant 2,645.04 feet southerly from the corner formed by the intersection of the westerly side of Edwards Avenue and the southerly side of Middle Country Road (Route 25); said point also being where the division line of premises herein described and land now or formerly of Fannie Spencer intersects the westerly side of Edwards Avenue;

RUNNING THENCE along the westerly side of Edwards Avenue, the following two (2) courses and distances:

1. South 05 degrees 20 minutes 41 seconds East, 222.60 feet;
2. South 06 degrees 20 minutes 01 seconds East, 262.64 feet to land now or formerly of Calverton Group;

THENCE along said last mentioned land, South 82 degrees 54 minutes 09 seconds West, 2,174.58 feet to land now or formerly of Calverton Links Ltd.;

THENCE along said last mentioned land, the following two (2) courses and distances:

1. North 07 degrees 01 minutes 01 seconds West, 398.14 feet;
2. North 10 degrees 12 minutes 19 seconds East, 87.21 feet to land now or formerly of Miloski/Gibbs;

THENCE along said last mentioned land, North 82 degrees 48 minutes 09 seconds East, 2,158.38 feet to the westerly side of Edwards Avenue at the point or place of BEGINNING.

ACKNOWLEDGEMENT OF GRANTEE

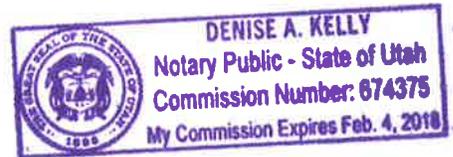
STATE OF UTAH }
 }
COUNTY OF SALT LAKE } S.S

On June 15, 2016 before me, Denise A. Kelly, Notary Public, personally appeared, Sean McBride, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Denise A. Kelly



(Notary Seal)

ACKNOWLEDGEMENT OF GRANTOR

STATE OF NEW YORK }
 } S.S
COUNTY OF Nassau }

On June 22nd, 2016 before me, John J. Anzalone
Notary Public, personally appeared,
Harvinder Singh

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

JOHN J ANZALONE
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC# 02AN6256008
COMM. EXP. MARCH 12, 2020

(Notary Seal)

EXHIBIT D

FORM OF MEMORANDUM

Recording requested by and
when recorded mail to:

Sustainable Property Holdings, LLC
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106
Attn: Land Manager

(space above this line for recorder's use)

MEMORANDUM OF EASEMENT OPTION AGREEMENT

THIS MEMORANDUM OF EASEMENT OPTION AGREEMENT (this "Memorandum") is made, dated and effective as of June 22, 2016 (the "Effective Date"), between **DELALIO SOD FARMS, LLC**, a New York limited liability company ("Grantor"), and **SUSTAINABLE PROPERTY HOLDINGS, LLC**, a Delaware limited liability company ("Grantee"), in light of the following facts and circumstances:

RECITALS:

WHEREAS, Grantor and Grantee have entered an Easement Option Agreement dated as of the Effective Date with respect to property more specifically described herein (as heretofore or hereinafter amended, restated, or supplemented from time to time, the "Option Agreement"); and

WHEREAS, Grantor and Grantee desire to set forth certain terms and conditions of the Option Agreement in a manner suitable for recording in the Official Records of Suffolk County, New York, in order to provide record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement, as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Option Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree and stipulate as follows:

1. Description of Premises. The land subject to the Option Agreement is described on Exhibit A attached hereto, and by this reference made a part hereof (the "Premises").

2. Grant of Option. Grantor hereby grants to Grantee, pursuant to the Option Agreement, an exclusive and irrevocable option (the "Option") to cause Grantor to enter into an Access and Utility Easement Agreement with respect to, and grant to Grantee an easement interest in, the Premises as

more specifically described in the Option Agreement. The entire Option Agreement is hereby incorporated into this Memorandum by reference. Notwithstanding anything to the contrary contained herein, the provisions of this Memorandum do not in any way alter, amend, supplement, change, or affect the terms, covenants, or conditions of the Option Agreement, all of which terms, covenants, and conditions shall remain in full force and effect. In the event of any conflict between the terms of this Memorandum and the Option Agreement, the terms of the Option Agreement shall prevail.

3. Term of Option Agreement. Unless extended or earlier terminated, as provided in the Option Agreement, the term of the Option shall be for an eighteen (18) month period beginning on the Effective Date. Closing of the transaction contemplated by the Option Agreement shall occur within ninety (90) days following Purchaser's exercise of the Option, in accordance with the Option Agreement, or as the parties may otherwise mutually agree.

4. Names and Addresses of Parties. The names and addresses of the parties to the Option Agreement are as follows:

Grantor:

DeLalio Sod Farms, LLC
652 Deer Park Ave.
Dix Hills, NY 11746

Grantee:

Sustainable Property Holdings, LLC
Attn: Land Manager
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106

5. Successors and Assigns. The terms of this Memorandum and the Option Agreement are covenants running with the land and inure to the benefit of, and are binding upon, the parties and their respective successors and assigns, including all subsequent owners of all or any portion of the Premises. References to Grantor and Grantee include their respective successors and assigns. References to the Option Agreement includes any amendments thereto.

6. Miscellaneous. This Memorandum is executed for the purpose of recording in the Official Records of Suffolk County, New York, in order to provide public record notice of the Option Agreement and Grantee's rights in and to the land subject to the Option Agreement. All persons are hereby put on notice of and shall have a duty to inquire regarding the Option Agreement and all of the provisions thereof and the rights, title, interests, and claims of Grantee in and to the Premises. Any right, estate, claim, or interest in the Premises first attaching to the Premises and recorded from and after the date of recording of this Memorandum shall be subordinate to the terms of the Option Agreement. If Grantee acquires fee simple title to any portion of the Premises, Grantee shall have the right, at Grantee's option, to terminate any such subordinate right, estate, claim, or interest, at no cost or liability to Grantee, or to accept title subject thereto. This instrument may for convenience be executed in any number of original counterparts, each of which shall be an original and all of which taken together shall constitute one instrument. This Memorandum shall have no further force or effect upon the expiration or termination of said Easement Option Agreement

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor and Grantee, acting through their duly authorized representatives, have made and entered into this Memorandum as of the Effective Date.

GRANTOR:

DELALIO SOD FARMS, LLC
a New York Limited Liability Company

By: Leonard M. D. Delio
Name: Leonard M. D. Delio
Title: MANAGING MEMBER

By: Janice D. McClellan
Name: JANICE D. MCCLELLAN
Title: MANAGING MEMBER

GRANTEE:

**SUSTAINABLE PROPERTY HOLDINGS,
LLC,**
a Delaware Limited Liability Company

By: Sean McBride
Name: Sean McBride
Title: Authorized Person

ACKNOWLEDGEMENT OF GRANTOR

STATE OF NEW YORK }
COUNTY OF Suffolk } S.S

On June 22, 2016 before me, Bruce Kennedy
Notary Public, personally appeared,
Leonard M. Dehalio
Janice D. McClellan

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Bruce Kennedy

BRUCE KENNEDY
Notary Public, State of New York
No. 02KE4503483
Qualified in Suffolk County 2014
Commission Expires May 31, 2014

(Notary Seal)

ACKNOWLEDGEMENT OF GRANTOR

STATE OF NEW YORK }
 } S.S
COUNTY OF _____ }

On _____, _____ before me, _____
_____, Notary Public, personally appeared,

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Notary Seal)

ACKNOWLEDGEMENT OF GRANTEE

STATE OF Utah }
COUNTY OF Salt Lake } S.S

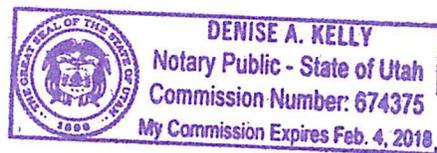
On June 17, 2016 before me, Denise A. Kelly
Sean McBride, Notary Public, personally appeared,

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Denise A. Kelly



(Notary Seal)

EXHIBIT A

Westerly Fifteen Feet (15') of the Following Property:

ALL that certain plot, piece or parcel of land, situate, lying and being at Calverton, Town of Riverhead, Suffolk County, New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Edwards Avenue distant 2,268.43 feet northerly, as measured along the easterly side of Edwards Avenue as it turns, from the point where same intersects the northwesterly line of lands of the Long Island Railroad;

RUNNING THENCE along the easterly side of Edwards Avenue;

- 1) North 06 degrees 33 minutes 25 seconds East, a distance of 350.20 feet;
- 2) North 05 degrees 35 minutes 30 seconds East, a distance of 1,186.11 feet;
- 3) North 06 degrees 30 minutes 20 seconds East a distance of 116.20 feet to land now or formerly of V.C. Caruso and A.P. Dienicke;

THENCE along the last mentioned land:

- 1) South 83 degrees 29 minutes 40 seconds East, 652.73 feet;
- 2) North 05 degrees 49 minutes 10 seconds East, 102.46 feet; and
- 3) North 06 degrees 00 minutes East, 291.00 feet;

THENCE South 84 degrees 00 minutes East, 55.00 feet to a monument, along lands now or formerly of Harry Glass;

THENCE South 06 degrees 00 minutes West, 286.24 feet;

THENCE South 88 degrees 56 minutes 50 seconds East, 638.40 feet to land now or formerly of Gilbert A. Smith et al;

THENCE South 05 degrees 23 minutes 50 seconds West, a distance of 222.50 feet;

THENCE South 68 degrees 17 minutes 40 seconds West, 46.39 feet;

THENCE along the last mentioned land, South 05 degrees 53 minutes 10 seconds West, 1577.29 feet;

THENCE North 83 degrees 26 minutes 35 seconds West, 1,304.25 feet to the easterly side of Edwards Avenue, at the point or place of BEGINNING.

For Information Only: Premises known as 422 Edwards Avenue, Calverton, New York and being identified as District 06.00 Section 117.00 Block 02.00 Lot 008.002 on the tax map of the County of Suffolk.



Appendix E



August 18, 2017

Ref: 29194.03

Sean McCabe, Chairman
and Honorable Members of the Conservation Advisory Council
c/o Mr. Greg Bergman
Planning Department
Town of Riverhead
200 Howell Avenue
Riverhead, New York 11901

Re: Town of Riverhead Wetland Permit Inquiry
sPower Calverton 20MW Commercial Solar Energy Production Facility
Middle Country Road, Calverton

Dear Chairman McCabe and Honorable Council Members:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as the consulting engineer for the proposed sPower commercial solar energy production facility in the hamlet of Calverton, Town of Riverhead. As depicted by the enclosed preliminary site plans, the proposed project includes; installation of solar panel arrays on a 109.9±-acre property along the south side of Middle Country Road; an 8,670±-linear-foot underground transmission generation tie-in ("gen-tie") line within a 15±-foot-wide easement; and a proposed solar collection facility to be located on the east side of Edwards Avenue, north of the Long Island Rail Road (LIRR) tracks, on property containing an existing sPower solar facility.

The proposed project is currently undergoing an environmental review in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, for which the Town of Riverhead Planning Board is as the lead agency. Among other approvals, the project requires approval from the Planning Board for Subdivision and Site Plan. A Draft Environmental Impact Statement (DEIS) was prepared by VHB, dated June 2017, which was accepted as complete by the Planning Board at its meeting of July 6, 2017.

As you are aware, the Town of Riverhead regulates wetlands and surface waters, including the surrounding upland area within 150 feet of these features, pursuant to Town Code §295 (Wetlands). As part of the environmental review process, and as detailed within Section 3.3 of the DEIS,¹ the subject property (i.e., the properties to be subdivided to create the 109.9±-acre solar array parcel, the 15-foot-

¹ Available on the Town of Riverhead website at <http://riverhead.municipalcms.com/docview.aspx?docid=47319>.



wide easement properties, and the property that will include the solar collection facility) and its surroundings were field-surveyed by VHB on September 14 and 18, 2016. Each of the nine potential wetland features identified on the Town's wetland inventory at and in the vicinity of the subject property (see Figure 11 of the DEIS, copy enclosed) was assessed based on the Town wetland definitions set forth in Town Code §295-3 and pursuant to the procedures of the 1987 USACE Wetland Delineation Manual² and the 2012 USACE Regional Supplement for the Northcentral and Northeast Region.³ This assessment confirmed that Features R-1, R-4, R-5, R-6 and R-9 are upland habitats rather than wetlands, as defined in the Town Code. Feature R-3 is currently the site of a materials stockpile at the southeast corner of the proposed solar panel array facility, with no wetland present. The relevant portions of mapped Feature R-8 are developed with building, and paved and landscaped areas associated with the Hampton Jitney bus terminal, and do not contain wetlands.

It is our understanding that, subsequent to the field surveys performed by VHB, two representatives of the Town of Riverhead Planning Department conducted their own field survey of the subject property and its surroundings on or about November 7, 2016, and confirmed the results described above (i.e., that mapped Features R-1, R-3, R-4, R-5, and R-6, the relevant portions of R-8, as well as R-9, are not Town-regulated wetlands).

The two remaining features (i.e., R-2 and R-7) are ponds located at the northeast corner of the proposed solar panel array facility property and beyond the eastern fence line of the existing solar facility east of Edwards Avenue, respectively. The boundaries of these two wetlands were delineated by VHB in 2015 (R-2) and 2014 (R-7) and are identified on the enclosed Site Plans.

As depicted on Sheet Nos. C-3 and C-5 of the enclosed Site Plans, no improvements are proposed within 150 feet of the wetland boundaries. Therefore, we respectfully submit that no wetland permit would be required with respect to Features R-2 or R-7; and when combined with the information above regarding Features R-1, R-3, R-4, R-5, R-6, R-8, that no wetland permit would be required for the proposed project.

A written acknowledgement that your Board concurs with the above determination has been requested by the Town of Riverhead Planning Department. Accordingly, we respectfully request that a written determination be provided in response to this request at your earliest convenience.

² Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

³ United States Army Corps of Engineers Engineer Research and Development Center. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0).

Sean McCabe, Chairman, and Honorable Council Members
Town of Riverhead Conservation Advisory Council
c/o Mr. Greg Bergman, Town of Riverhead Planning Department
Ref: 29194.03
August 18, 2017
Page 3



Should you have any questions, or require anything further in your consideration of the above, please do not hesitate to contact the undersigned. Thank you in advance for your cooperation and assistance.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

A handwritten signature in black ink, appearing to read "D. Wortman", with a large, sweeping flourish extending to the right.

David M. Wortman

Senior Environmental Manager

dwortman@vhb.com

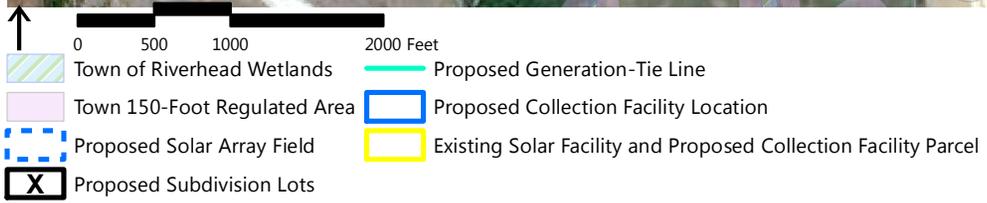
DMW/

enc.

cc: C.Kent, Esq.
N.Hsu
J.Moran



Proposed sPower Solar Energy Facility | Calverton, NY



Town of Riverhead Wetlands

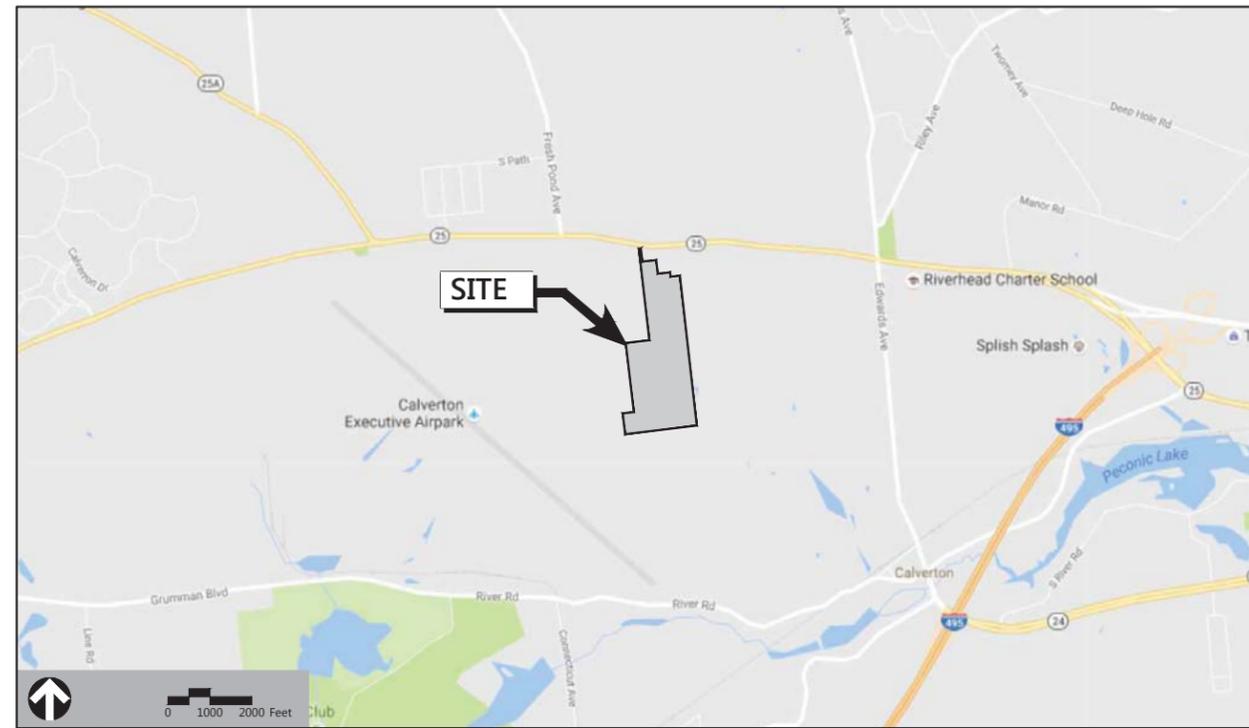
Sources: Town of Riverhead; Google Earth (May 2016)

Site Plans

Issued for Site Plan Review
 Date Issued August 15, 2016
 Latest Issue January 26, 2017

sPower Calverton

Middle Country Road (NYS 25)
 & Peconic Avenue
 Town of Riverhead, Calverton,
 New York



Engineering, Surveying &
 Landscape Architecture, PC
 100 Motor Parkway
 Suite 135
 Hauppauge, NY 11788
 631.787.3400

Surveyor

VHB Engineering, Surveying &
 Landscape Architecture, PC
 100 Motor Parkway, Suite 135
 Hauppauge, NY 11788
 631.787.3400

Solar Consultant

P.V. Engineers D.P.C
 54 W. 40th Street
 New York, NY 10018
 646.274.8114

Geotech

GZA Environmental of NY
 104 West 29th Street
 10th Floor
 New York, NY 10001
 212.594.8140

Substation Consultant

TRC
 1866 Colonial Village Lane
 Suite 112
 Lancaster, PA 17601
 717.239.2209

Electric

PSEG Long Island
 1650 Islip Avenue
 Brentwood, New York 11717
 631.348.6044

Owner

Delea Sod Farms, Inc.
 444 Elwood Road
 East Northport, NY 11731
 (631)368-3264

Applicant

sPower
 2180 South 1300 East
 Suite 600
 Salt Lake City, UT 84106-2749
 (801)679-3500

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	January 26, 2017
C-2	Gen-Tie Route	January 26, 2017
C-3	Collection Facility Layout & Materials Plan	January 26, 2017
C-4	Collection Facility Grading Plan / Landscape Plan	January 26, 2017
C-5	Solar Facility Layout, Materials and Utility Plan	January 26, 2017
C-6	Solar Facility Grading and Drainage Plan	January 26, 2017
C-7	Solar Facility Drainage Reserve Area Detail	January 26, 2017
C-8	Solar Facility Erosion and Sediment Control Plan	January 26, 2017
C-9	Site Details 1	January 26, 2017
C-10	Site Details 2	January 26, 2017
C-11	Solar Facility Soil Borings	November 14, 2016
C-12	Solar Facility Test Pits	November 14, 2016
L-1	Solar Facility Planting Plan	November 14, 2016
PR-1	Edwards Avenue Gen-Tie Route Utility Profile	January 26, 2017

Reference Drawings

No.	Drawing Title	Latest Issue
CF-1	Collection Facility Details	November 14, 2016
	Subdivision Map	August 15, 2016
	Existing Conditions Plan of Land	March 30, 2016

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
 Signature by Planning Board Chairperson _____
 Date of signature _____



Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

Legend

Exist.	Prop.	Exist.	Prop.	
---	---	---	---	PROPERTY LINE
---	---	---	---	PROJECT LIMIT LINE
---	---	---	---	RIGHT-OF-WAY/PROPERTY LINE
---	---	---	---	EASEMENT
---	---	---	---	BUILDING SETBACK
10+00	10+00	---	---	PARKING SETBACK
---	---	---	---	BASELINE
---	---	---	---	CONSTRUCTION LAYOUT
---	---	---	---	ZONING LINE
---	---	---	---	TOWN LINE
---	---	---	---	LIMIT OF DISTURBANCE
---	---	---	---	WETLAND LINE WITH FLAG FLOODPLAIN
BSF	BSF	---	---	BORDERING LAND SUBJECT TO FLOODING
BZ	BZ	---	---	WETLAND BUFFER ZONE
NOZ	NOZ	---	---	NO DISTURB ZONE
200'RA	200'RA	---	---	200' RIVERFRONT AREA
---	---	---	---	GRAVEL ROAD
EGP	EGP	---	---	EDGE OF PAVEMENT
BB	BB	---	---	BITUMINOUS BERM
BC	BC	---	---	BITUMINOUS CURB
CC	CC	---	---	CONCRETE CURB
CG	CG	---	---	CURB AND GUTTER
CC	EGC	---	---	EXTRUDED CONCRETE CURB
CC	MCC	---	---	MONOLITHIC CONCRETE CURB
CC	POC	---	---	PRECAST CONC. CURB
SOF	SOF	---	---	SLOPED GRAN. EDGING
VGC	VGC	---	---	VERT. GRAN. CURB
---	---	---	---	LIMIT OF CURB TYPE
---	---	---	---	SAWCUT
---	---	---	---	BUILDING
---	---	---	---	BUILDING ENTRANCE
---	---	---	---	LOADING DOCK
---	---	---	---	BOLLARD
---	---	---	---	DUMPSTER PAD
---	---	---	---	SIGN
---	---	---	---	DOUBLE SIGN
---	---	---	---	STEEL GUARDRAIL
---	---	---	---	WOOD GUARDRAIL
---	---	---	---	PATH
---	---	---	---	TREE LINE
---	---	---	---	CHAINLINK FENCE
---	---	---	---	STOCKADE FENCE
---	---	---	---	STONE WALL
---	---	---	---	RETAINING WALL
---	---	---	---	STREAM / POND / WATER COURSE
---	---	---	---	DETENTION BASIN
---	---	---	---	HAY BALES
---	---	---	---	SILT FENCE
---	---	---	---	SILT SOCK / STRAW WATTLE
---	---	---	---	MINOR CONTOUR
---	---	---	---	MAJOR CONTOUR
---	---	---	---	DEPRESSION CONTOUR
---	---	---	---	PARKING COUNT
---	---	---	---	COMPACT PARKING STALLS
DYL	DYL	---	---	DOUBLE YELLOW LINE
SL	SL	---	---	STOP LINE
---	---	---	---	CROSSWALK
---	---	---	---	ACCESSIBLE CURB RAMP
---	---	---	---	ACCESSIBLE PARKING
---	---	---	---	VAN-ACCESSIBLE PARKING
---	---	---	---	Matchline

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:

General

- CONTRACTOR SHALL NOTIFY "NEW YORK 811" (1-800-524-7603) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED. (SEE ATTACHED PLANTING PLAN)
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING NEW YORK STATE SUPPLEMENTS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN 1 ACRE OF LAND AND FALLS WITHIN THE NYSDEC CONSTRUCTION GENERAL PERMIT PROGRAM AND M4 JURISDICTION OF THE TOWN. THE CONTRACTOR IS ADVISED THAT STORM WATER POLLUTION PREVENTION PLAN DOCUMENTS HAVE BEEN PREPARED AND A NOTICE OF INTENT HAS BEEN FILED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL PREVISIONS OF THE GENERAL PERMIT AND SWPPP DOCUMENTS, INCLUDING COORDINATING MANDATORY INSPECTIONS AND MAINTAINING SWPPP DOCUMENTS ON-SITE FOR THE DURATION OF CONSTRUCTION.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED ARRAY FOOTPRINT.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND AS NECESSARY TO COMPLY WITH SPDES PERMIT REQUIREMENTS. DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY PAT T. SECCAFICO, PROFESSIONAL LAND SURVEYOR, P.C. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY PAT T. SECCAFICO, PROFESSIONAL LAND SURVEYOR, P.C., DATED 7/2/15 AND UPDATED 3/30/16.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON N.G.V.D. 1988.
- GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM GZA GEONVIRONMENTAL OF NEW YORK.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS OR CONSULTANTS DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR ELECTRIC IN ACCORDANCE WITH ELECTRIC COMPANY'S REQUIREMENTS.
- ALL DRAINAGE STRUCTURES INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 3 FEET.

Layout and Materials

- SEE SOLAR CONSULTANT DRAWINGS FOR EXACT SOLAR ARRAY DIMENSIONS AND DETAILS, UTILITY PENETRATIONS, ETC.
- PROPOSED BOUNDS, ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION, ALL PROPOSED GRADES AND BENCHMARKS SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT INTERFACE WITH PROPOSED ELEVATIONS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

PLANNING BOARD CERTIFICATION
 This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
 Signature by Planning Board Chairperson _____
 Date of signature _____

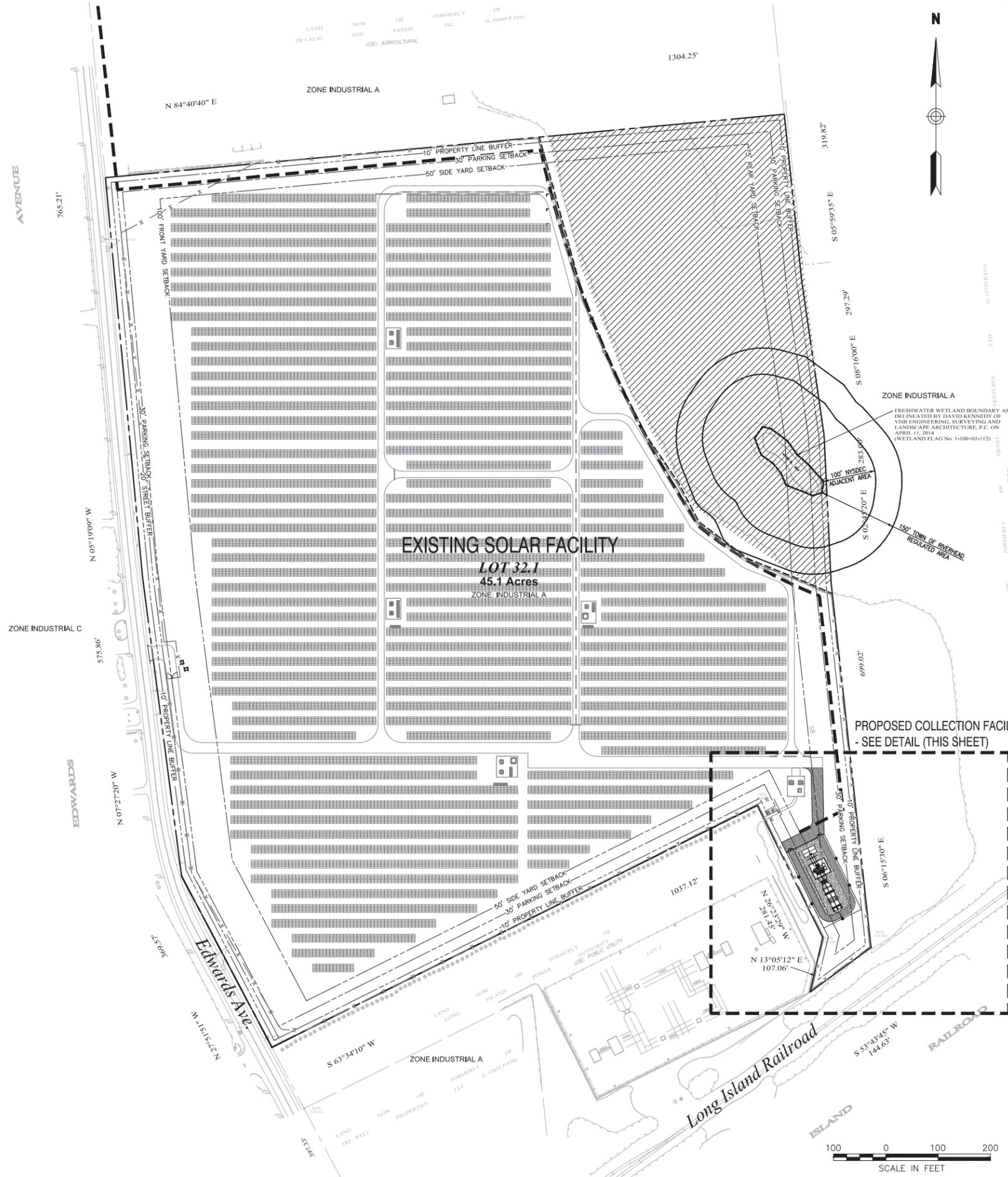
sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr'd
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by **DP** Checked by **CR**
 Issued for **Site Plan Review** Date **August 15, 2016**

Not Approved for Construction

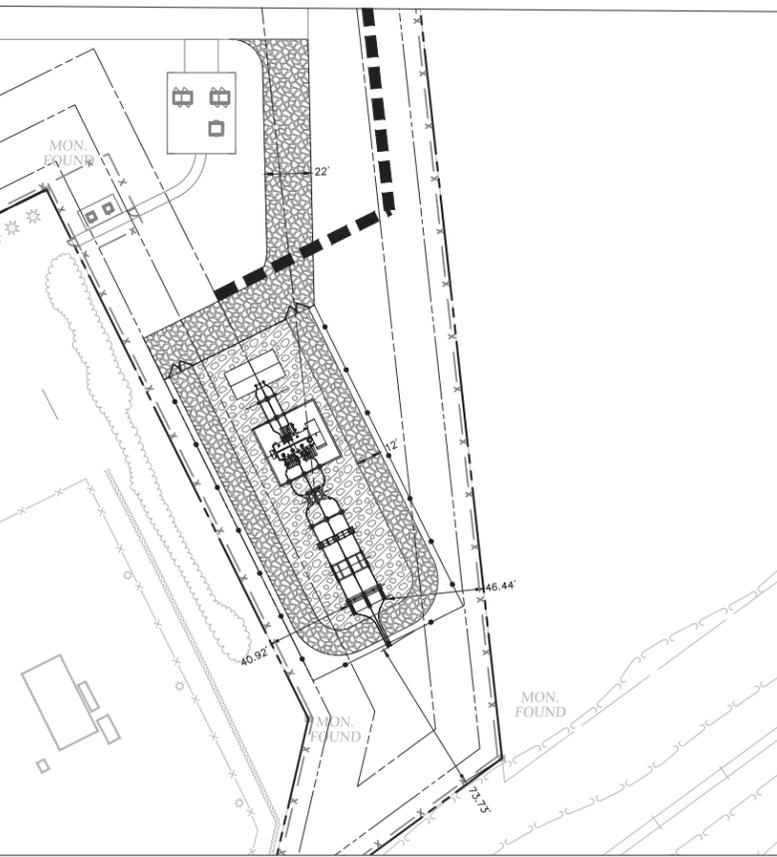
Legend and General Notes



Reference
 BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
 P.M. LAND SURVEYING, PLLC
 132 CLYDE STREET / SUITE 16
 WEST SAYVILLE, NY 11796
 DATED: 2/28/14

Zoning Summary Chart - Parcel A

Existing Zoning District:	Industrial A				
Overlay District:	Commercial Solar Energy Production Systems				
Existing Use:	Solar Facility				
Proposed Use:	Solar Facility				
Industrial A Dimensional Criteria					
Section	Zoning Regulation	Requirement	Previously Approved	Proposed	Conforms
#108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	1,964,687 SF (45.1 AC)	1,964,687 SF (45.1 AC)	YES
#108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	200 Feet	1,711 Feet	1,711 Feet	YES
#108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	28.00%	28.01%	YES
#108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	70	28.00%	28.01%	YES
#108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	N/A	30 Feet +	YES
#108 ATTACHMENT 3	MAXIMUM F.A.R.	0.40	0.00	0.00	YES
#108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	100 Feet	100.1 FEET	100.1 Feet	YES
#108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	50/100 Feet	50.2/100.5 Feet	40.9/91.1 Feet	NO
#108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	75 Feet	89.0 Feet	46.4 Feet	NO
#108 ATTACHMENT 3	PROPERTY LINE BUFFER	10 Feet	10 Feet	10 Feet	YES
#108 ATTACHMENT 3	STREET BUFFER	20 Feet	20 Feet	20 Feet	YES
#108 ATTACHMENT 3	PARKING BUFFER	30 Feet	30 Feet	30 Feet	YES
+ PROPOSED COLLECTION FACILITY HEIGHT					
Commercial Solar Energy Production Systems					
Section	Zoning Regulation	Requirement	Previously Approved	Proposed	Conforms
#108 ARTICLE XL	MINIMUM LOT AREA	5 Acres	1,964,687 Sq. Ft.	1,964,687 Sq. Ft.	YES
#108 ARTICLE XL	MAXIMUM LOT COVERAGE	80 %	0%	28.01%	YES
#108 ARTICLE XL	MAXIMUM GROUND MOUNTED PANEL HEIGHT	8 Feet	N/A	10 Feet +	NO



Proposed Collection Facility
 SCALE : 1" = 40'



Engineering, Surveying & Landscape Architecture, PC
 100 Motor Parkway
 Suite 135
 Hauppauge, NY 11788
 631.787.3400

PLANNING BOARD CERTIFICATION
 This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
 Signature by Planning Board Chairperson _____
 Date of signature _____

sPower Calverton
 Middle Country Road & Peconic Avenue
 Town of Riverhead, Calverton, NY

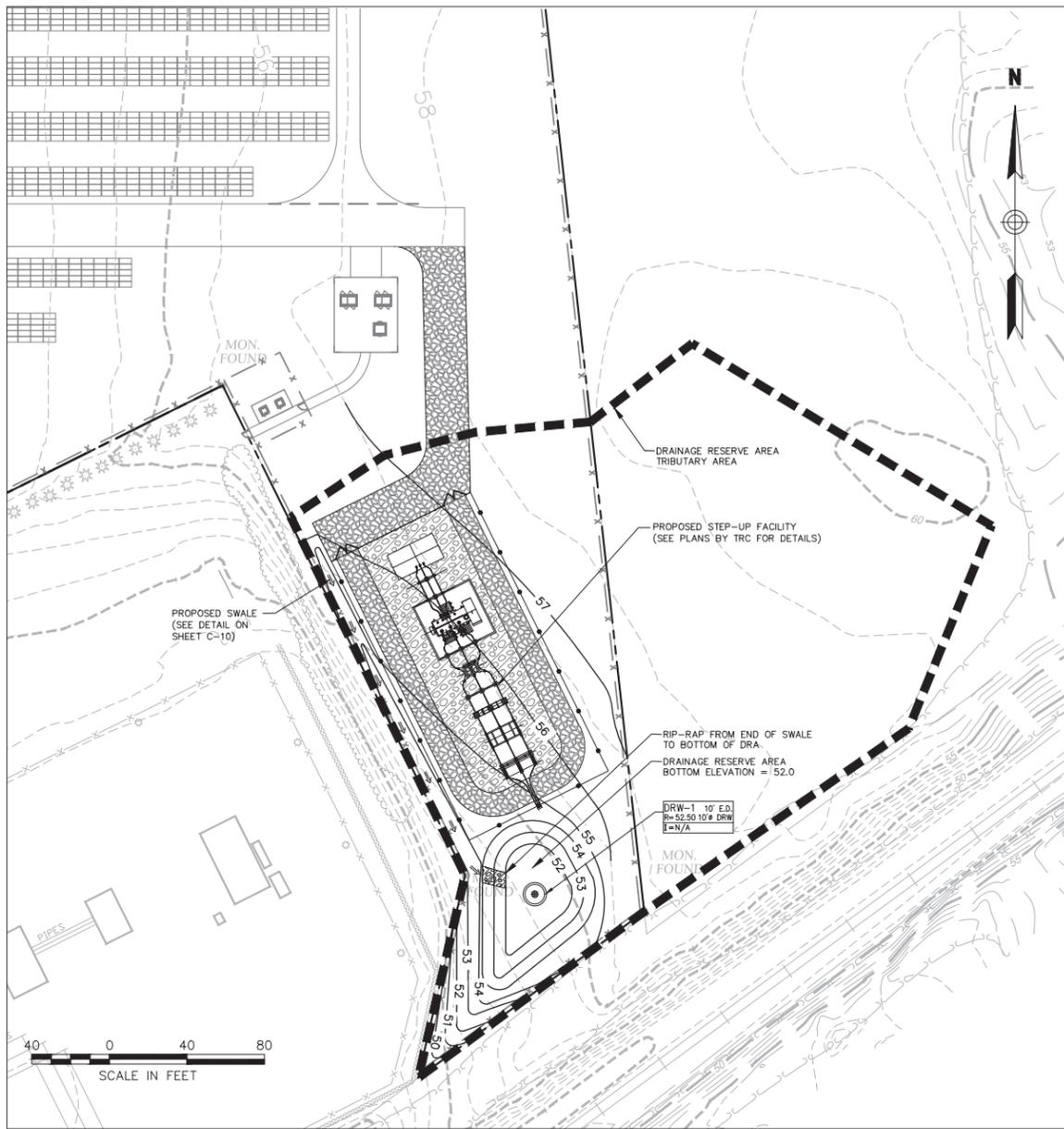
No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: DP
 Checked by: CR
 Date: August 15, 2016

Not Approved for Construction

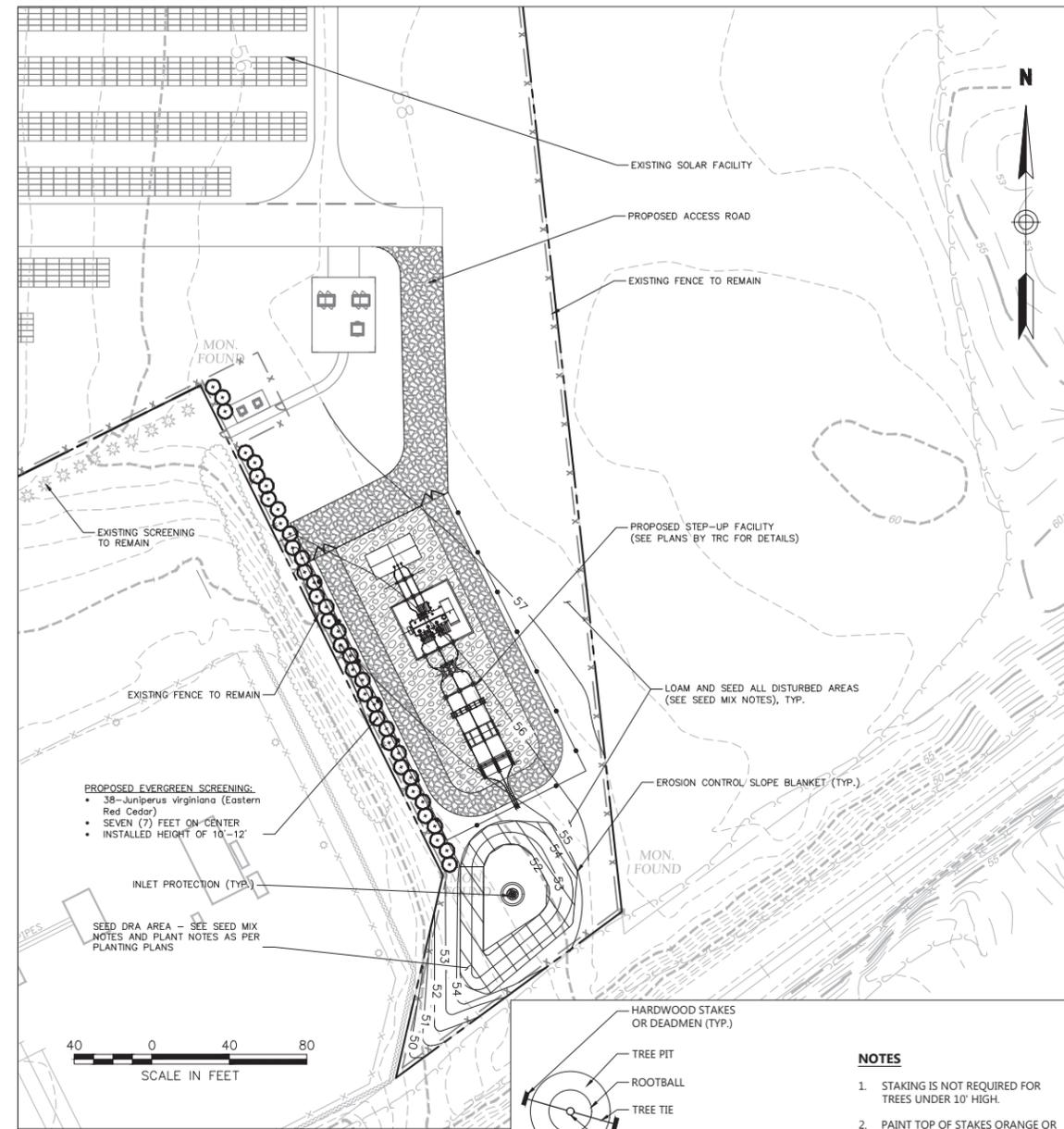
**Collection Facility
 Layout & Materials Plan**

C-3



Grading & Drainage Plan

SCALE : 1" = 40'



Landscape / Erosion Control Plan

SCALE : 1" = 40'

NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Drainage Calculation Summary

1. STORAGE VOLUME BASED ON A 2-INCH RAINFALL
2. RUNOFF COEFFICIENTS FOR:
DRAINAGE RESERVE AREAS = 1.00
LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = 0.30
GRAVEL ROADS/ EQUIPMENT AREAS = 0.50

Drainage Reserve Area	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
DRAINAGE RESERVE AREA	3,708	X 1.0	X 2/12	= 618
LANDSCAPED / GRASSED AREAS	53,245	X 0.30	X 2/12	= 2,662
GRAVEL ROADS / EQUIPMENT AREAS	13,420	X 0.50	X 2/12	= 1,118
			REQUIRED STORAGE VOLUME	= 4,399
PROVIDED STORAGE VOLUME DESIGN:				
STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA:	4,825	CF		

Erosion Control Notes

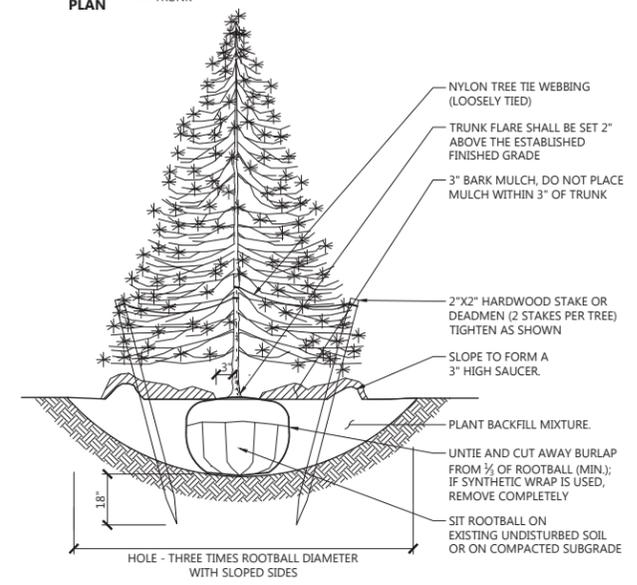
1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS AND DETAILS PRIOR TO CONSTRUCTION. EXCAVATED MATERIAL THAT IS CONTAINED ON SITE SHALL BE SURROUNDED BY HAY BALES AND/OR SILT FENCE AS REQUIRED. SILT FENCES AND HAY BALES SHOULD BE INSPECTED AFTER EVERY STORM AND AT THE END OF THE WORKING DAY.
3. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AND AWAY FROM ALL DRAINAGE STRUCTURES. INSTALL TEMPORARY EROSION CONTROLS AT DESIGNATED CATCH BASIN GRATES TO PREVENT SEDIMENT FROM ENTERING NEWLY CONSTRUCTED OR EXISTING DRAINAGE SYSTEMS.
4. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS AS OUTLINED IN SWPPP.
5. ALL SLOPES GREATER THAN 3:1 (HORIZONTAL TO VERTICAL) WILL BE STABILIZED WITH SEED AND SECURED BY GEO-TEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. EROSION CONTROL BLANKETS ARE TO BE INSTALLED ON 1:6 DRAINAGE RESERVE AREA SLOPES ADJACENT TO SHEET FLOW UNTIL VEGETATION IS ESTABLISHED.
7. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
8. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
9. ALL ADJACENT PUBLIC ROADS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND DEBRIS AT ALL TIMES.
10. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

SOLAR FARM SEED MIX

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. duriuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila Chariot	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

SEED MIX NOTES:

1. DISTURBED AREAS TO BE SEEDED ONLY. SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE ERNMX-186 'SOLAR FARM SEED MIX' AS MANUFACTURED BY ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA, 16335 (800) 873-3321.
2. CONTRACTOR SHALL INSTALL & MAINTAIN (DURING MAINTENANCE PERIOD & PRIOR TO ACCEPTANCE) SEED APPLICATION AS PER MANUFACTURER'S ESTABLISHMENT AND RECOMMENDATIONS.
3. CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, CERTIFIED SEED ANALYSIS, AND DETAILED METHOD OF INSTALLATION & ESTABLISHMENT FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.



Evergreen Tree Planting

N.T.S. Source: VHB 1/16 LD_604

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR

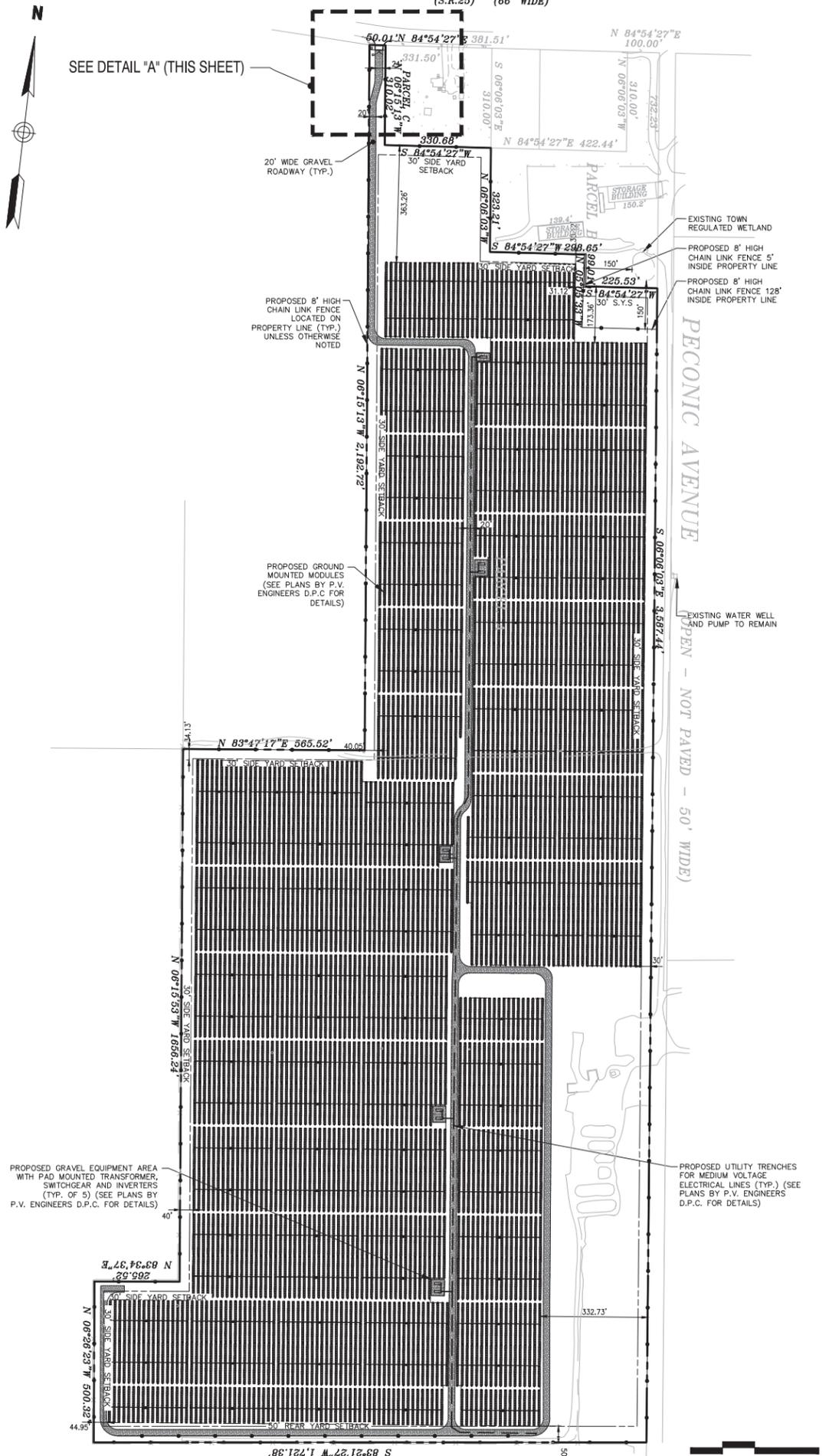
Issued for **Site Plan Review** August 15, 2016

Not Approved for Construction

Collection Facility
Grading Plan / Landscape Plan

MIDDLE COUNTRY ROAD

(S.R.25) (66' WIDE)

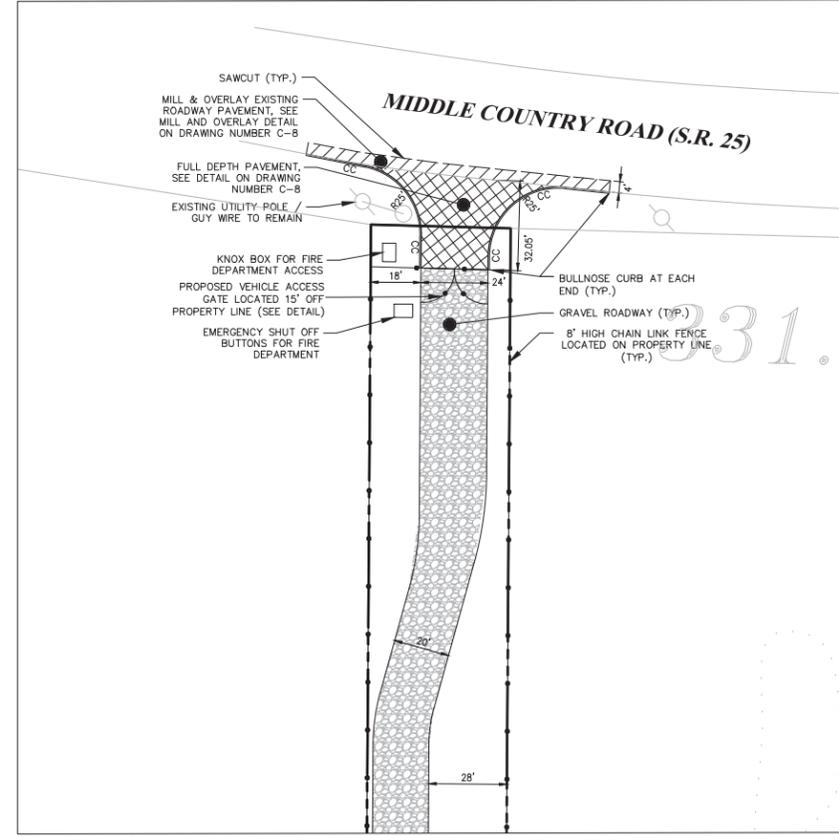


Zoning Summary Chart- Parcel B

Existing Zoning District:	Industrial C				
Overlay District:	Commercial Solar Energy Production Systems				
Existing Use:	Sod Operations				
Proposed Use:	Solar Facility				
Industrial C Dimensional Criteria					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
§108 ATTACHMENT 3	MINIMUM LOT AREA	80,000 SF	N/A	4,784,110 SF (109.9 Acres)	YES
§108 ATTACHMENT 3	MINIMUM LOT WIDTH AT FRONT STREET	300 Feet	N/A	50 Feet	NO
§108 ATTACHMENT 3	BUILDING LOT COVERAGE	40 %	0%	35%	YES
§108 ATTACHMENT 3	MAXIMUM IMPERVIOUS SURFACE	60 %	0%	35%	YES
§108 ATTACHMENT 3	MAXIMUM HEIGHT OF BUILDINGS	30 Feet	N/A	N/A	YES
§108 ATTACHMENT 3	MAXIMUM F.A.R.	0.40	0.00	N/A	YES
§108 ATTACHMENT 3	MINIMUM FRONT YARD DEPTH	30 Feet	> 30 Feet	N/A	YES
§108 ATTACHMENT 3	MINIMUM SIDE YARD DEPTH (EACH/COMBINED)	30 Feet / 60 Feet	> 30 Feet / > 60 Feet	30.12 Feet / 61.24 Feet	YES
§108 ATTACHMENT 3	MINIMUM REAR YARD DEPTH	50 Feet	> 50 Feet	50.88 Feet	YES
Commercial Solar Energy Production Systems					
Section	Zoning Regulation	Requirement	Existing	Proposed	Conforms
§108 ARTICLE XL	MINIMUM LOT AREA	5 Acres	N/A	4,784,110 SF (109.9 Acres)	YES
§108 ARTICLE XL	MAXIMUM LOT COVERAGE	80 %	0%	35%	YES
§108 ARTICLE XL	MAXIMUM PANEL HEIGHT	8 Feet	N/A	8 Feet	YES

Notes

- CONTRACTOR TO VERIFY AND MARK OUT ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY WELLS FOUND SHALL BE ABANDONED IN ACCORDANCE WITH SUFFOLK COUNTY REGULATIONS.



Detail "A"
SCALE: 1" = 30'



vhb.com
Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

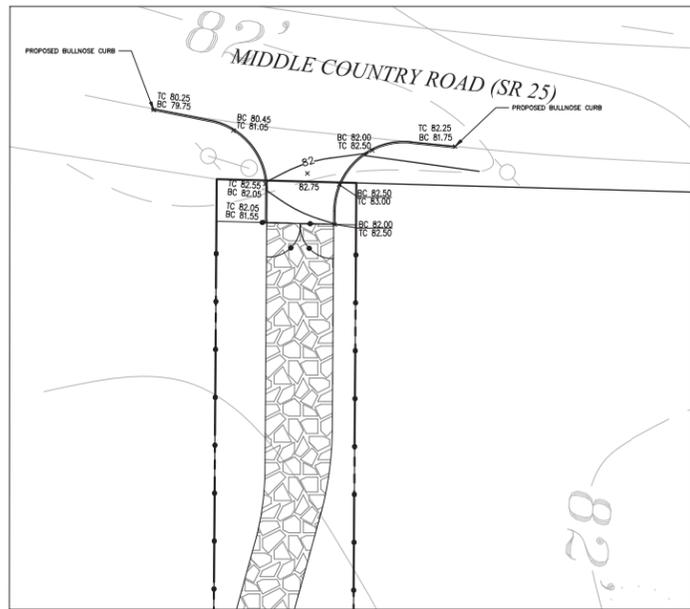
PLANNING BOARD CERTIFICATION
This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

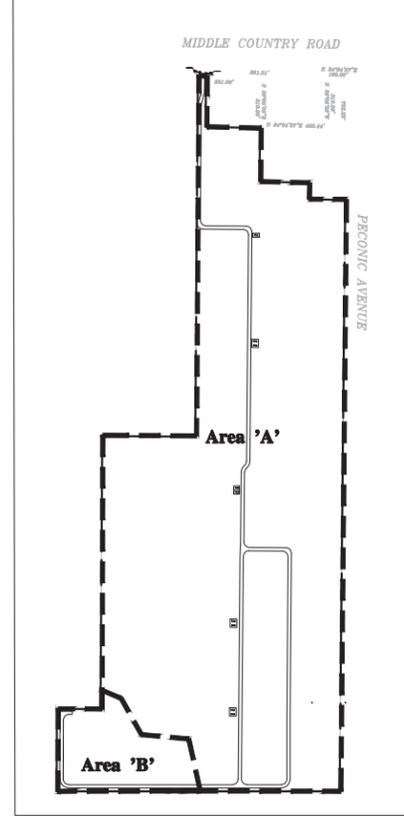
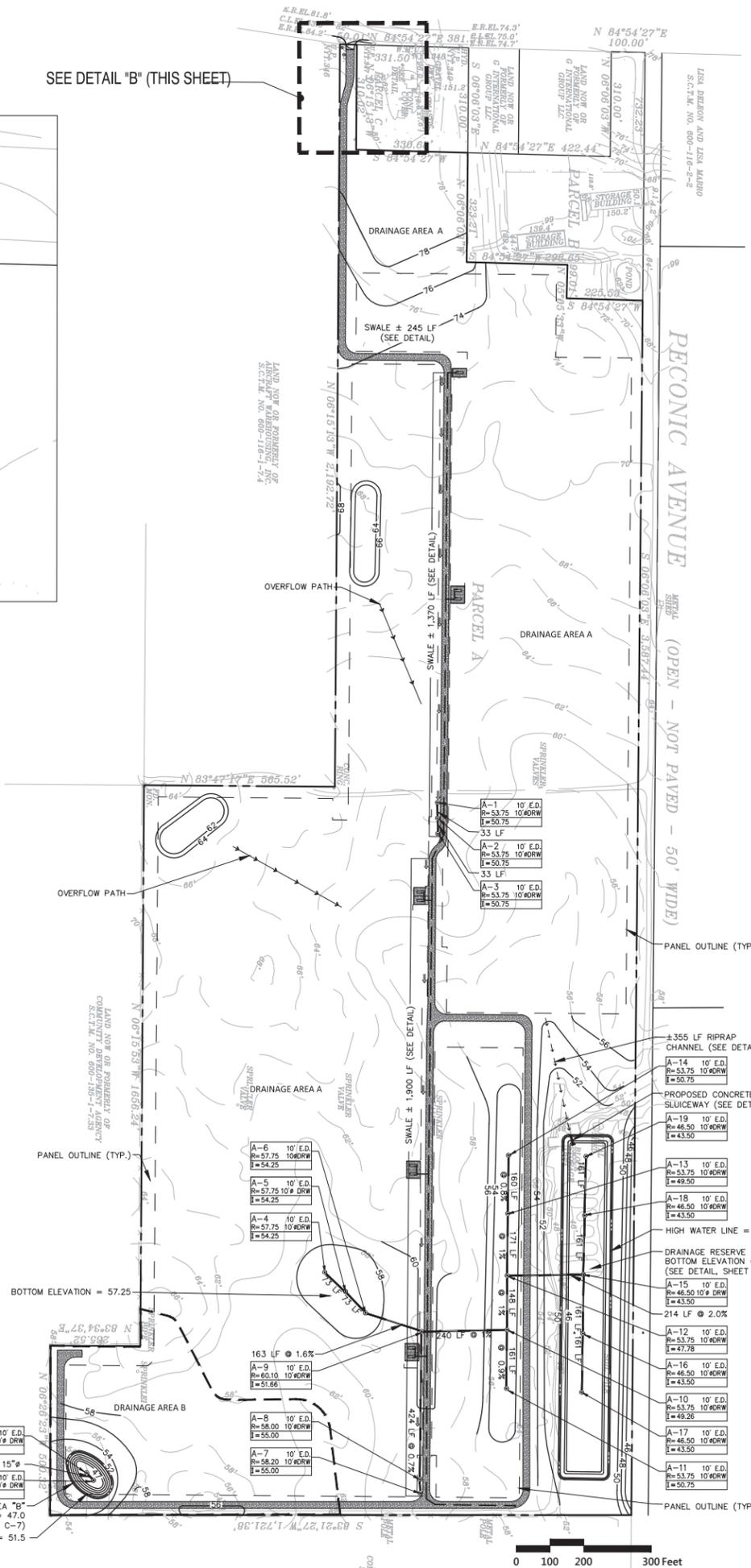
Designed by DP Checked by CR
Issued for Date
Site Plan Review August 15, 2016

Not Approved for Construction
Drawing Title
**Solar Facility
Layout, Materials and
Utility Plan**
Drawing Number



Detail "B"
SCALE: 1" = 30'

SEE DETAIL "B" (THIS SHEET)



Tributary Area Map

Legend

- OVERFLOW PATH
- ⇨ SWALE
- ⇨ RIPRAP CHANNEL

Notes

1. EXCESS MATERIAL FROM EXCAVATION OF GEN-TIE ROUTE WILL BE PLACED ON THE PROPOSED SITE (LOT A).

Drainage Calculation Summary

Local Drainage Design Criteria

1. STORAGE VOLUME BASED ON A 2-INCH RAINFALL
2. RUNOFF COEFFICIENTS FOR:
 - CONCRETE PADS = 1.00
 - PANELS = 1.00
 - DRAINAGE RESERVE AREAS = 1.00
 - LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = 0.30
 - GRAVEL ROADS / EQUIPMENT AREAS = 0.50
3. PER THE GEOTECHNICAL REPORT PREPARED BY GZA GEOTECHNICAL OF NEW YORK DATED SEPTEMBER 1, 2015 GROUNDWATER WAS NOT OBSERVED IN ANY OF THE TEST BORINGS OR TEST PITS HOWEVER A WET SAMPLE WAS ENCOUNTERED AT A DEPTH OF 30 FEET AND 40 FEET AT TEST BORINGS B-4 AND B-1, RESPECTIVELY.
4. INTERCONNECTING PIPE BETWEEN DRYWELLS SHALL BE 15-INCH DIAMETER HDPE SMOOTH INTERIOR WALL CORRUGATED PLASTIC PIPE (CPP), UNLESS OTHERWISE NOTED ON THE PLANS.
5. FOR GRADING AND DRAINAGE DESIGN IT IS ASSUMED THAT ALL SOD IS TO REMAIN IN PLACE.

Drainage Area - A	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
CONCRETE PADS	1,211	X	1.0	X 2/12 = 202
PANELS	1,406,157	X	1.0	X 2/12 = 234,360
DRAINAGE RESERVE AREAS	154,717	X	1.0	X 2/12 = 25,786
LANDSCAPED / GRASSED AREAS	2,716,460	X	0.30	X 2/12 = 135,823
GRAVEL ROADS / EQUIPMENT AREAS	139,032	X	0.50	X 2/12 = 11,586
				REQUIRED STORAGE VOLUME = 407,757
PROVIDED STORAGE VOLUME DESIGN:				
STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA A:	434,681 CF			

Drainage Area - B	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
CONCRETE PADS	0	X	1.0	X 2/12 = 0
PANELS	111,844	X	1.0	X 2/12 = 18,640.67
DRAINAGE RESERVE AREAS	10,240	X	1.00	X 2/12 = 1707
LANDSCAPED / GRASSED AREAS	217,326	X	0.30	X 2/12 = 10866
GRAVEL ROADS / EQUIPMENT AREAS	27,123	X	0.50	X 2/12 = 2260
				REQUIRED STORAGE VOLUME = 33,473.88
PROVIDED STORAGE VOLUME DESIGN:				
STORAGE VOLUME PROVIDED IN DRAINAGE RESERVE AREA B:	34,384 CF			



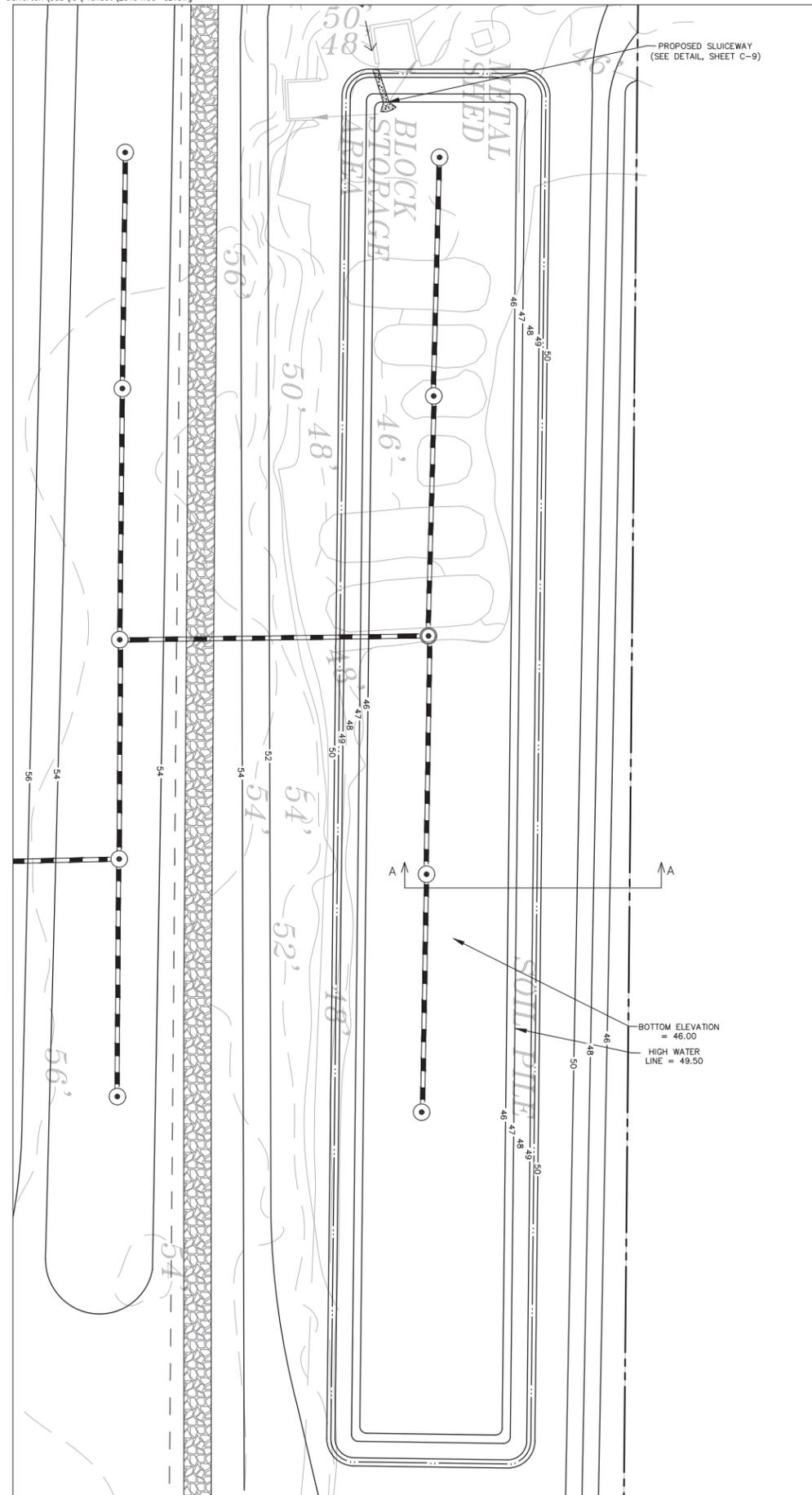
PLANNING BOARD CERTIFICATION
This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

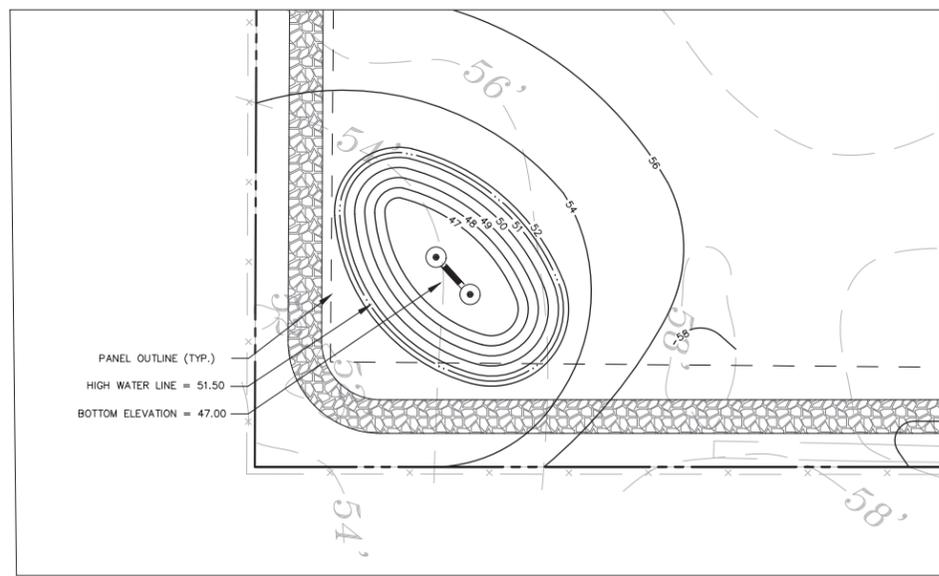
No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR
Issued for Date August 15, 2016
Site Plan Review

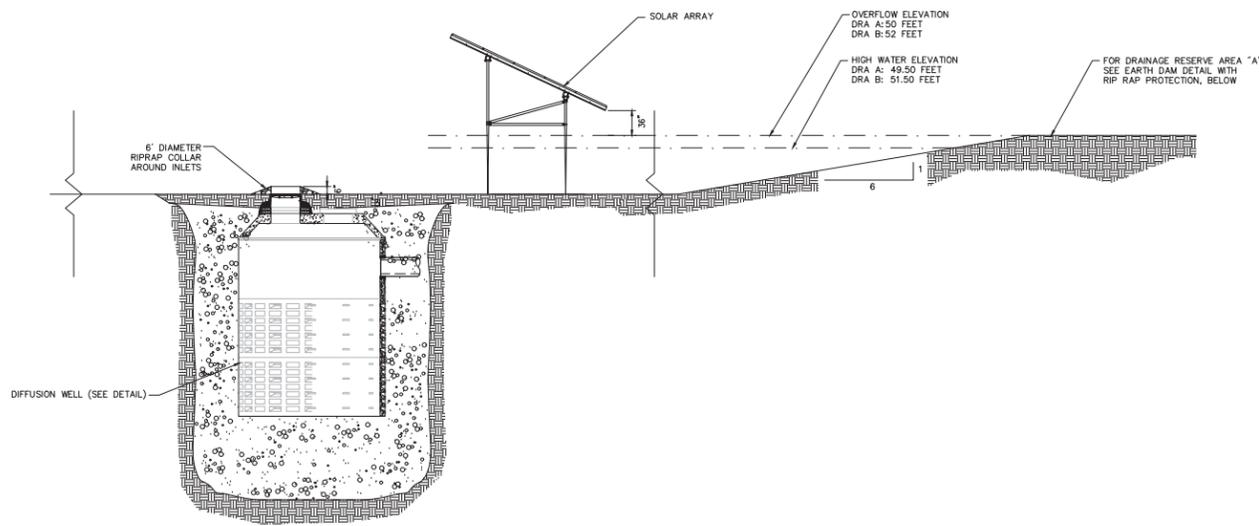
Not Approved for Construction
Solar Facility
Grading and
Drainage Plan



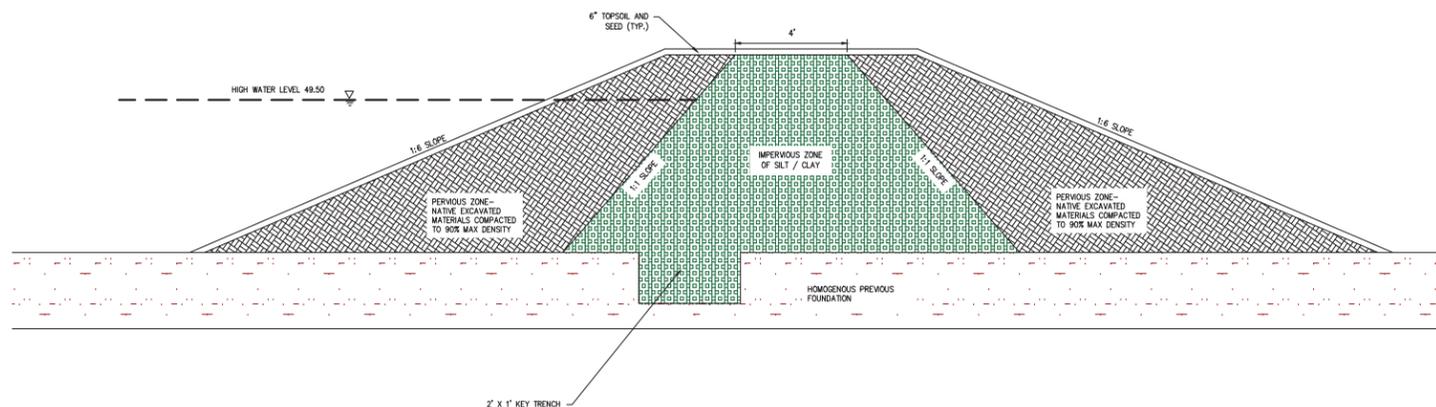
Drainage Reserve Area "A"
1"=50'



Drainage Reserve Area "B"
1"=50'



Drainage Reserve Area Section (A-A)
N.T.S.



Earth Dam Detail (Drainage Reserve Area "A")
N.T.S.



Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

PLANNING BOARD CERTIFICATION
This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by: DP
Checked by: CR

Issued for: **Site Plan Review** Date: **August 15, 2016**

Not Approved for Construction

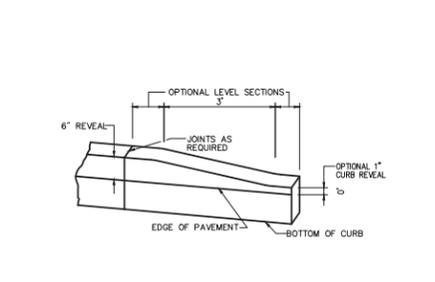
Solar Facility
Drainage Reserve
Area Detail

Drawing Number

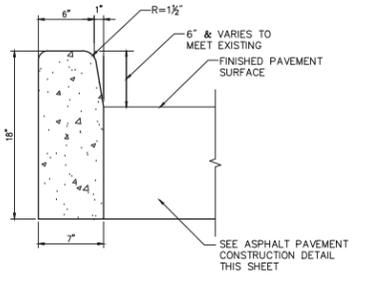
C-7
Sheet 7 of 13

Signature

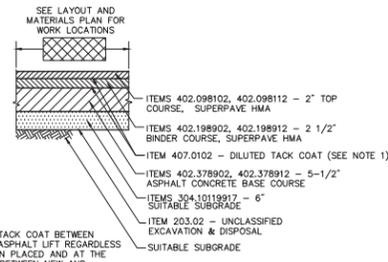
PLANNING BOARD CERTIFICATION
This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____



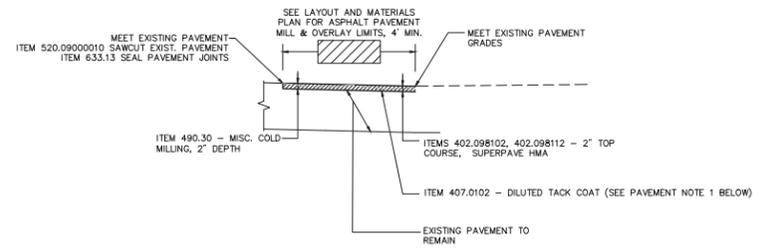
Concrete Curb Transitions (Bullnose Curb)
4/07
N.T.S. Source: VHB REV LD_



Concrete Curb - Type A - Item 97A (On Middle Country Rd.)
N.T.S. Source: SCDPW LD_400_A_SCDPW

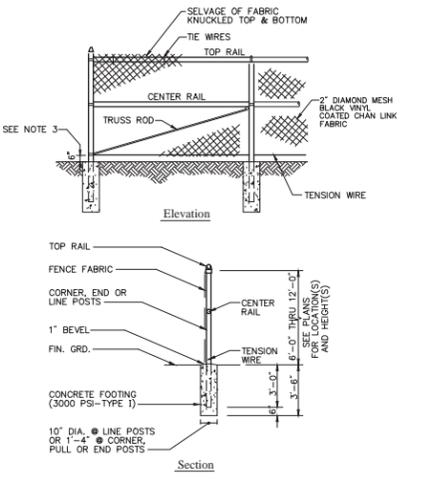


Asphalt Pavement Construction Detail
N.T.S.
NOTES:
1. PLACE TACK COAT BETWEEN EVERY ASPHALT LIFT REGARDLESS OF WHEN PLACED AND AT THE JOINTS BETWEEN NEW AND EXISTING ASPHALT PAVEMENT EDGES.



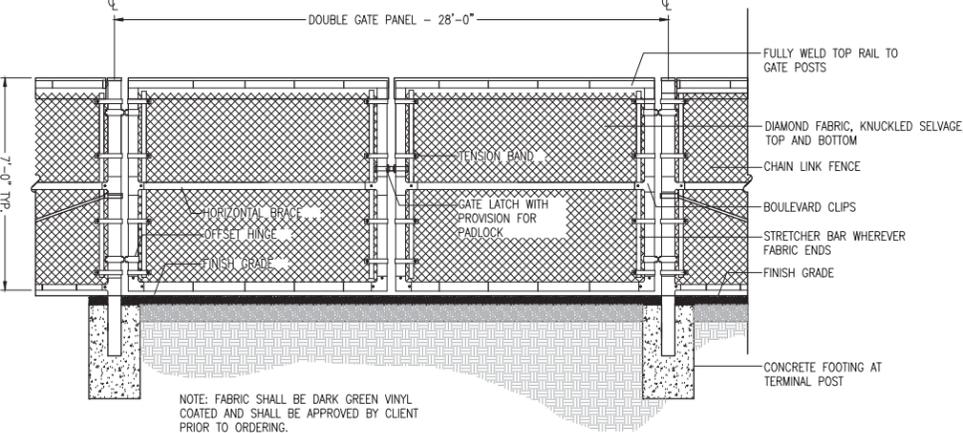
Asphalt Pavement Mill & Overlay Detail - Middle Country Road (NYS 25)
N.T.S.

PAVEMENT NOTES:
1. PLACE TACK COAT BETWEEN EVERY ASPHALT LIFT REGARDLESS OF WHEN PLACED AND AT THE JOINTS BETWEEN NEW AND EXISTING ASPHALT PAVEMENT EDGES.

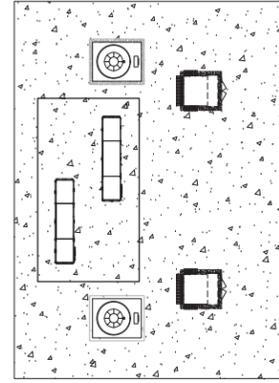


Notes:
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH CHAIN LINK MANUFACTURER'S INSTITUTE PRODUCT MANUAL.
2. MATERIAL SHALL BE APPROVED BY CLIENT PRIOR TO ORDERING.
3. FENCE FABRIC TO BE INSTALLED 6" ABOVE GRADE TO ALLOW FOR SMALL ANIMAL ACCESS.

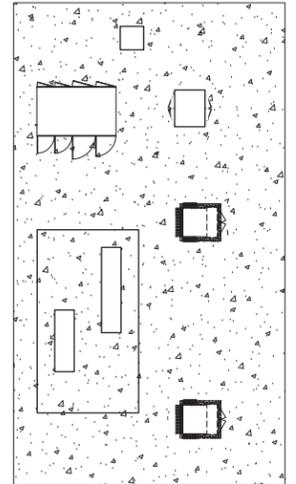
6' to 12' Chain Link Fence
6/08
N.T.S. Source: VHB REV LD_480



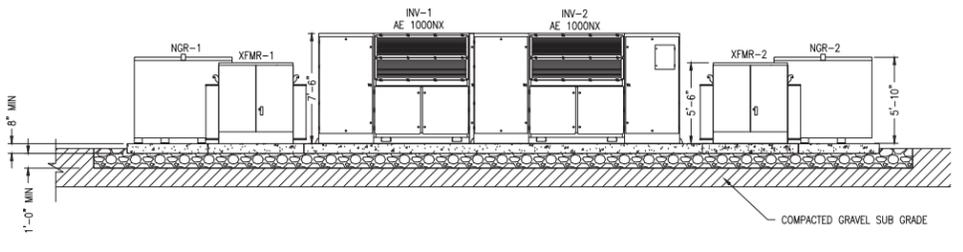
Vehicle Gate
N.T.S. Source: P.V. ENGINEERS



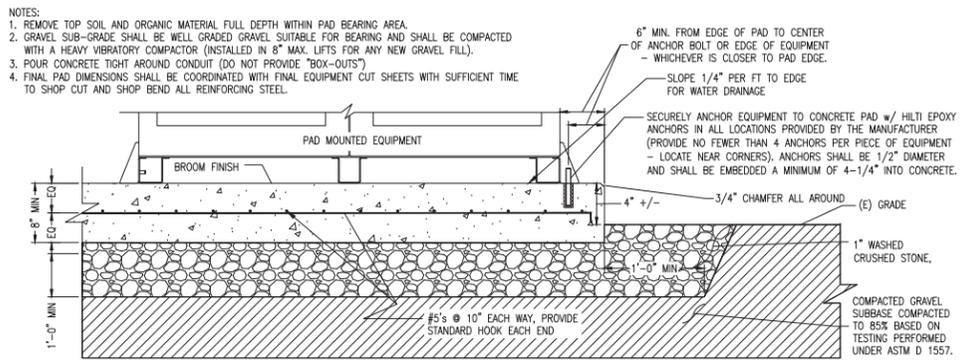
Typical Equipment Pad - Plan View
N.T.S. Source: P.V. ENGINEERS



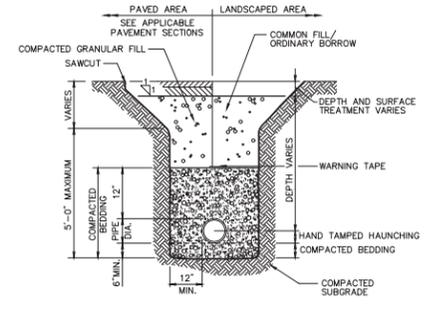
EQUIPMENT PAD WITH (2) 1000KVA XFMRs, (2) NGRs, AND (2) 1000NX INVERTERS (TYP U.O.N.)



Typical Equipment Pad - Elevation
N.T.S. Source: Borrego Solar



Typical Equipment Pad
N.T.S. Source: P.V. ENGINEERS



Utility Trench
N.T.S. Source: VHB REV LD_300

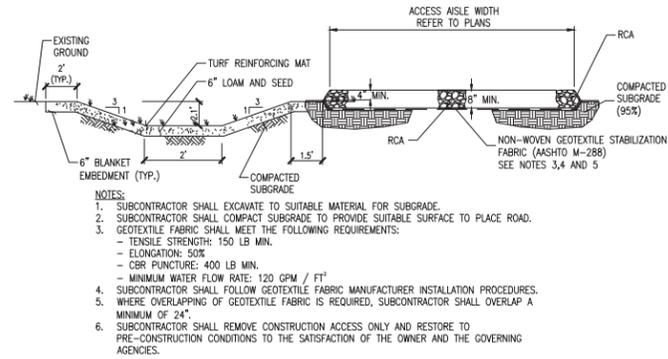
sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR
Date August 15, 2016

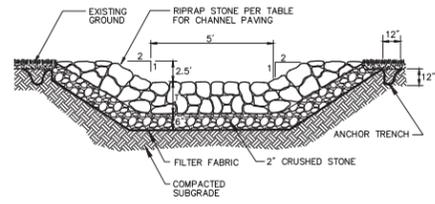
Not Approved for Construction
Site Plan Review

Site Details 1
Drawing Number



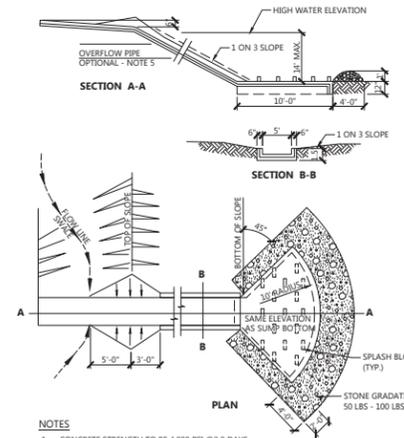
Gravel Access Cross Section / Grassed Swale

N.T.S. Source: Barrego Solar / VHB



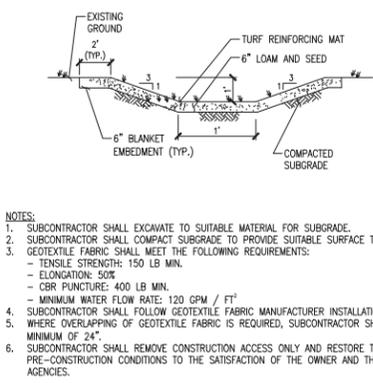
Riprap Channel

N.T.S. Source: VHB



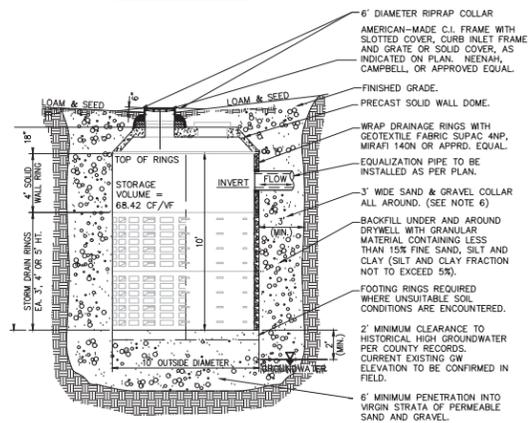
Sluiceway

N.T.S. Source: VHB



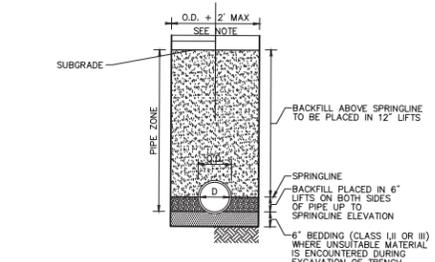
Grassed Swale (Edwards Avenue Site)

N.T.S. Source: VHB



Precast Storm Water Drainage Drywell - 10-foot Dia. (DRW)

N.T.S. Source: VHB



Pipe Trench

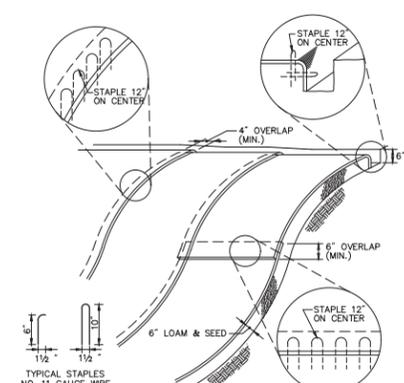
N.T.S. Source: VHB

- NOTES**
1. CONCRETE STRENGTH TO BE 4,000 PSI @ 28 DAYS.
 2. REINFORCE WITH WWM #6 6"x6".
 3. SUBGRADE SHALL BE COMPACTED TO 95% MAX. DENSITY.
 4. ONLY MONOLITHIC POUR WILL BE PERMITTED.
 5. OVERFLOW MAY BE INCORPORATED INTO SLUICE WHEN APPROVED BY THE TOWN ENGINEER.

- NOTES**
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
 2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
 3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
 - TENSILE STRENGTH: 150 LB MIN.
 - ELONGATION: 50%
 - CSR PUNCTURE: 400 LB MIN.
 - MINIMUM WATER FLOW RATE: 120 GPM / FT²
 4. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
 5. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
 6. SUBCONTRACTOR SHALL REMOVE CONSTRUCTION ACCESS ONLY AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.

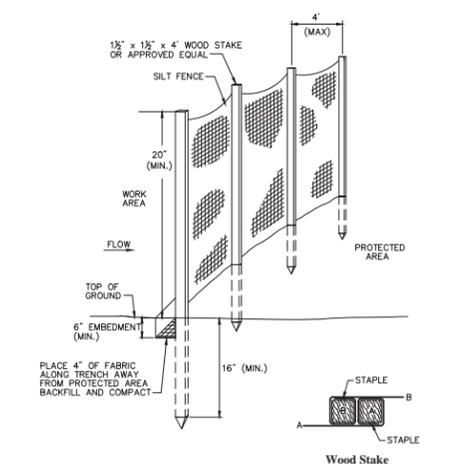
Half Profile / Half Section

N.T.S. Source: VHB



Erosion Control Blanket Slope Installation

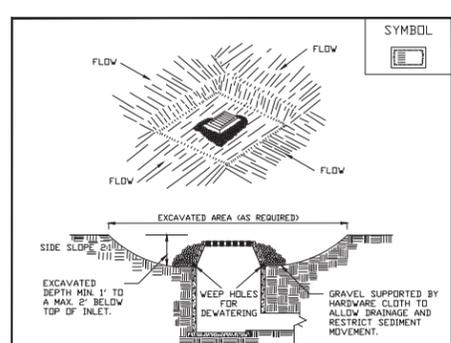
N.T.S. Source: VHB



Silt Fence Barrier

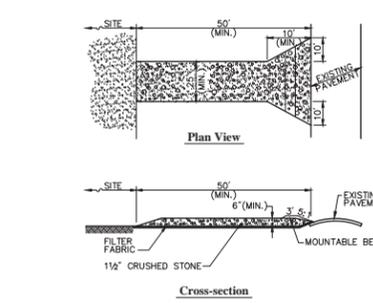
N.T.S. Source: VHB

- Notes:**
1. ALL PRECAST STRUCTURES SHALL BE PROVIDED WITH SUFFICIENT STEEL REINFORCEMENT FOR TEMPERATURE AND SHRINKAGE, AND SHALL BE DESIGNED FOR HS-20 LOADING.
 2. ALL SHOP DRAWINGS AND DRILL SHEETS FOR PRECAST STRUCTURES SHALL INCLUDE MANUFACTURER'S CERTIFICATION THAT THE STRUCTURES ARE DESIGNED TO WITHSTAND SAID LOADING.
 3. ALL PRECAST STRUCTURES SHALL BE MANUFACTURED WITH 4,000 PSI / 28 DAY STRENGTH CONCRETE.
 4. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE JOINTS.
 5. FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES, MIN.; 5 BRICK COURSES, MAX.)
 6. NATIVE MATERIAL TO BE USED AS COLLAR MATERIAL IF DETERMINED TO BE SUITABLE BY THE ENGINEER.
 7. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ADJACENT PROPERTIES AND UTILITIES DURING EXCAVATION OF DRYWELLS.



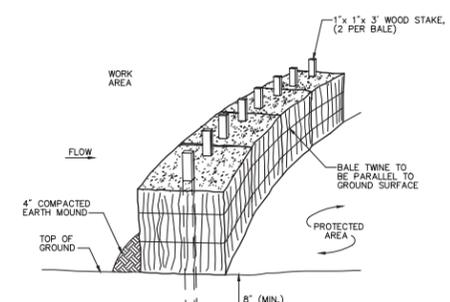
Excavated Drop Inlet Protection

N.T.S. Source: NYSDEC



Stabilized Construction Exit

N.T.S. Source: VHB



Straw Bale Barrier

N.T.S. Source: VHB

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER PLANNING BOARD COMMENTS	1/26/2017	CR
1	PER TOWN COMMENTS	11/14/2016	CR
1	PER TOWN COMMENTS	11/14/2016	CR

Designed by DP Checked by CR
Date August 15, 2016

Not Approved for Construction

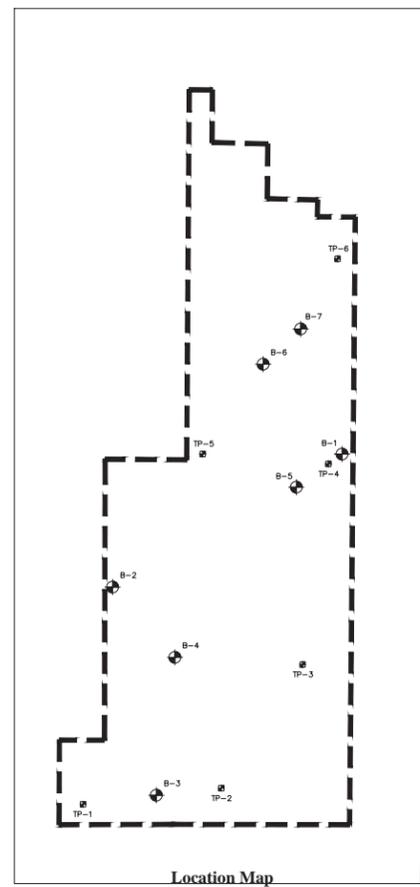
Site Details 2

Sheet 10 of 13
Project Number 29194.03
C-10

Saved Tuesday, November 15, 2016 4:01:26 PM DPONTIERI Plotted Thursday, January 26, 2017 5:16:04 PM Pontieri, Danielle



Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400



Location Map

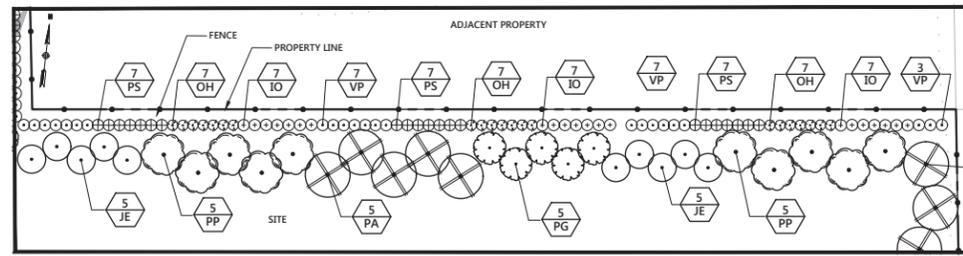
TEST BORING LOG		EXPLANATION NO. B-01	
GSA Geotechnical, Inc.		PROJECT NO. 14-000000	
Legend: J. Johnson		REVIEWED BY: M. Kahan	
1	0.0 - 0.2	1.0	1.0
2	0.2 - 0.4	1.0	1.0
3	0.4 - 0.6	1.0	1.0
4	0.6 - 0.8	1.0	1.0
5	0.8 - 1.0	1.0	1.0
6	1.0 - 1.2	1.0	1.0
7	1.2 - 1.4	1.0	1.0
8	1.4 - 1.6	1.0	1.0
9	1.6 - 1.8	1.0	1.0
10	1.8 - 2.0	1.0	1.0
11	2.0 - 2.2	1.0	1.0
12	2.2 - 2.4	1.0	1.0
13	2.4 - 2.6	1.0	1.0
14	2.6 - 2.8	1.0	1.0
15	2.8 - 3.0	1.0	1.0
16	3.0 - 3.2	1.0	1.0
17	3.2 - 3.4	1.0	1.0
18	3.4 - 3.6	1.0	1.0
19	3.6 - 3.8	1.0	1.0
20	3.8 - 4.0	1.0	1.0
21	4.0 - 4.2	1.0	1.0
22	4.2 - 4.4	1.0	1.0
23	4.4 - 4.6	1.0	1.0
24	4.6 - 4.8	1.0	1.0
25	4.8 - 5.0	1.0	1.0
26	5.0 - 5.2	1.0	1.0
27	5.2 - 5.4	1.0	1.0
28	5.4 - 5.6	1.0	1.0
29	5.6 - 5.8	1.0	1.0
30	5.8 - 6.0	1.0	1.0
31	6.0 - 6.2	1.0	1.0
32	6.2 - 6.4	1.0	1.0
33	6.4 - 6.6	1.0	1.0
34	6.6 - 6.8	1.0	1.0
35	6.8 - 7.0	1.0	1.0
36	7.0 - 7.2	1.0	1.0
37	7.2 - 7.4	1.0	1.0
38	7.4 - 7.6	1.0	1.0
39	7.6 - 7.8	1.0	1.0
40	7.8 - 8.0	1.0	1.0
41	8.0 - 8.2	1.0	1.0
42	8.2 - 8.4	1.0	1.0
43	8.4 - 8.6	1.0	1.0
44	8.6 - 8.8	1.0	1.0
45	8.8 - 9.0	1.0	1.0
46	9.0 - 9.2	1.0	1.0
47	9.2 - 9.4	1.0	1.0
48	9.4 - 9.6	1.0	1.0
49	9.6 - 9.8	1.0	1.0
50	9.8 - 10.0	1.0	1.0
51	10.0 - 10.2	1.0	1.0
52	10.2 - 10.4	1.0	1.0
53	10.4 - 10.6	1.0	1.0
54	10.6 - 10.8	1.0	1.0
55	10.8 - 11.0	1.0	1.0
56	11.0 - 11.2	1.0	1.0
57	11.2 - 11.4	1.0	1.0
58	11.4 - 11.6	1.0	1.0
59	11.6 - 11.8	1.0	1.0
60	11.8 - 12.0	1.0	1.0
61	12.0 - 12.2	1.0	1.0
62	12.2 - 12.4	1.0	1.0
63	12.4 - 12.6	1.0	1.0
64	12.6 - 12.8	1.0	1.0
65	12.8 - 13.0	1.0	1.0
66	13.0 - 13.2	1.0	1.0
67	13.2 - 13.4	1.0	1.0
68	13.4 - 13.6	1.0	1.0
69	13.6 - 13.8	1.0	1.0
70	13.8 - 14.0	1.0	1.0
71	14.0 - 14.2	1.0	1.0
72	14.2 - 14.4	1.0	1.0
73	14.4 - 14.6	1.0	1.0
74	14.6 - 14.8	1.0	1.0
75	14.8 - 15.0	1.0	1.0
76	15.0 - 15.2	1.0	1.0
77	15.2 - 15.4	1.0	1.0
78	15.4 - 15.6	1.0	1.0
79	15.6 - 15.8	1.0	1.0
80	15.8 - 16.0	1.0	1.0
81	16.0 - 16.2	1.0	1.0
82	16.2 - 16.4	1.0	1.0
83	16.4 - 16.6	1.0	1.0
84	16.6 - 16.8	1.0	1.0
85	16.8 - 17.0	1.0	1.0
86	17.0 - 17.2	1.0	1.0
87	17.2 - 17.4	1.0	1.0
88	17.4 - 17.6	1.0	1.0
89	17.6 - 17.8	1.0	1.0
90	17.8 - 18.0	1.0	1.0
91	18.0 - 18.2	1.0	1.0
92	18.2 - 18.4	1.0	1.0
93	18.4 - 18.6	1.0	1.0
94	18.6 - 18.8	1.0	1.0
95	18.8 - 19.0	1.0	1.0
96	19.0 - 19.2	1.0	1.0
97	19.2 - 19.4	1.0	1.0
98	19.4 - 19.6	1.0	1.0
99	19.6 - 19.8	1.0	1.0
100	19.8 - 20.0	1.0	1.0

TEST BORING LOG		EXPLANATION NO. B-01	
GSA Geotechnical, Inc.		PROJECT NO. 14-000000	
Legend: J. Johnson		REVIEWED BY: M. Kahan	
1	0.0 - 0.2	1.0	1.0
2	0.2 - 0.4	1.0	1.0
3	0.4 - 0.6	1.0	1.0
4	0.6 - 0.8	1.0	1.0
5	0.8 - 1.0	1.0	1.0
6	1.0 - 1.2	1.0	1.0
7	1.2 - 1.4	1.0	1.0
8	1.4 - 1.6	1.0	1.0
9	1.6 - 1.8	1.0	1.0
10	1.8 - 2.0	1.0	1.0
11	2.0 - 2.2	1.0	1.0
12	2.2 - 2.4	1.0	1.0
13	2.4 - 2.6	1.0	1.0
14	2.6 - 2.8	1.0	1.0
15	2.8 - 3.0	1.0	1.0
16	3.0 - 3.2	1.0	1.0
17	3.2 - 3.4	1.0	1.0
18	3.4 - 3.6	1.0	1.0
19	3.6 - 3.8	1.0	1.0
20	3.8 - 4.0	1.0	1.0
21	4.0 - 4.2	1.0	1.0
22	4.2 - 4.4	1.0	1.0
23	4.4 - 4.6	1.0	1.0
24	4.6 - 4.8	1.0	1.0
25	4.8 - 5.0	1.0	1.0
26	5.0 - 5.2	1.0	1.0
27	5.2 - 5.4	1.0	1.0
28	5.4 - 5.6	1.0	1.0
29	5.6 - 5.8	1.0	1.0
30	5.8 - 6.0	1.0	1.0
31	6.0 - 6.2	1.0	1.0
32	6.2 - 6.4	1.0	1.0
33	6.4 - 6.6	1.0	1.0
34	6.6 - 6.8	1.0	1.0
35	6.8 - 7.0	1.0	1.0
36	7.0 - 7.2	1.0	1.0
37	7.2 - 7.4	1.0	1.0
38	7.4 - 7.6	1.0	1.0
39	7.6 - 7.8	1.0	1.0
40	7.8 - 8.0	1.0	1.0
41	8.0 - 8.2	1.0	1.0
42	8.2 - 8.4	1.0	1.0
43	8.4 - 8.6	1.0	1.0
44	8.6 - 8.8	1.0	1.0
45	8.8 - 9.0	1.0	1.0
46	9.0 - 9.2	1.0	1.0
47	9.2 - 9.4	1.0	1.0
48	9.4 - 9.6	1.0	1.0
49	9.6 - 9.8	1.0	1.0
50	9.8 - 10.0	1.0	1.0
51	10.0 - 10.2	1.0	1.0
52	10.2 - 10.4	1.0	1.0
53	10.4 - 10.6	1.0	1.0
54	10.6 - 10.8	1.0	1.0
55	10.8 - 11.0	1.0	1.0
56	11.0 - 11.2	1.0	1.0
57	11.2 - 11.4	1.0	1.0
58	11.4 - 11.6	1.0	1.0
59	11.6 - 11.8	1.0	1.0
60	11.8 - 12.0	1.0	1.0
61	12.0 - 12.2	1.0	1.0
62	12.2 - 12.4	1.0	1.0
63	12.4 - 12.6	1.0	1.0
64	12.6 - 12.8	1.0	1.0
65	12.8 - 13.0	1.0	1.0
66	13.0 - 13.2	1.0	1.0
67	13.2 - 13.4	1.0	1.0
68	13.4 - 13.6	1.0	1.0
69	13.6 - 13.8	1.0	1.0
70	13.8 - 14.0	1.0	1.0
71	14.0 - 14.2	1.0	1.0
72	14.2 - 14.4	1.0	1.0
73	14.4 - 14.6	1.0	1.0
74	14.6 - 14.8	1.0	1.0
75	14.8 - 15.0	1.0	1.0
76	15.0 - 15.2	1.0	1.0
77	15.2 - 15.4	1.0	1.0
78	15.4 - 15.6	1.0	1.0
79	15.6 - 15.8	1.0	1.0
80	15.8 - 16.0	1.0	1.0
81	16.0 - 16.2	1.0	1.0
82	16.2 - 16.4	1.0	1.0
83	16.4 - 16.6	1.0	1.0
84	16.6 - 16.8	1.0	1.0
85	16.8 - 17.0	1.0	1.0
86	17.0 - 17.2	1.0	1.0
87	17.2 - 17.4	1.0	1.0
88	17.4 - 17.6	1.0	1.0
89	17.6 - 17.8	1.0	1.0
90	17.8 - 18.0	1.0	1.0
91	18.0 - 18.2	1.0	1.0
92	18.2 - 18.4	1.0	1.0
93	18.4 - 18.6	1.0	1.0
94	18.6 - 18.8	1.0	1.0
95	18.8 - 19.0	1.0	1.0
96	19.0 - 19.2	1.0	1.0
97	19.2 - 19.4	1.0	1.0
98	19.4 - 19.6	1.0	1.0
99	19.6 - 19.8	1.0	1.0
100	19.8 - 20.0	1.0	1.0

TEST BORING LOG		EXPLANATION NO. B-02	
GSA Geotechnical, Inc.		PROJECT NO. 14-000000	
Legend: J. Johnson		REVIEWED BY: M. Kahan	
1	0.0 - 0.2	1.0	1.0
2	0.2 - 0.4	1.0	1.0
3	0.4 - 0.6	1.0	1.0
4	0.6 - 0.8	1.0	1.0
5	0.8 - 1.0	1.0	1.0
6	1.0 - 1.2	1.0	1.0
7	1.2 - 1.4	1.0	1.0
8	1.4 - 1.6	1.0	1.0
9	1.6 - 1.8	1.0	1.0
10	1.8 - 2.0	1.0	1.0
11	2.0 - 2.2	1.0	1.0
12	2.2 - 2.4	1.0	1.0
13	2.4 - 2.6	1.0	1.0
14	2.6 - 2.8	1.0	1.0
15	2.8 - 3.0	1.0	1.0
16	3.0 - 3.2	1.0	1.0
17	3.2 - 3.4	1.0	1.0
18	3.4 - 3.6	1.0	1.0
19	3.6 - 3.8	1.0	1.0
20	3.8 - 4.0	1.0	1.0
21	4.0 - 4.2	1.0	1.0
22	4.2 - 4.4	1.0	1.0
23	4.4 - 4.6	1.0	1.0
24	4.6 - 4.8	1.0	1.0
25	4.8 - 5.0	1.0	1.0
26	5.0 - 5.2	1.0	1.0
27	5.2 - 5.4	1.0	1.0
28	5.4 - 5.6	1.0	1.0
29	5.6 - 5.8	1.0	1.0
30	5.8 - 6.0	1.0	1.0
31	6.0 - 6.2	1.0	1.0
32	6.2 - 6.4	1.0	1.0
33	6.4 - 6.6	1.0	1.0
34	6.6 - 6.8	1.0	1.0
35	6.8 - 7.0	1.0	1.0
36	7.0 - 7.2	1.0	1.0
37	7.2 - 7.4	1.0	1.0
38	7.4 - 7.6	1.0	1.0
39	7.6 - 7.8	1.0	1.0
40	7.8 - 8.0	1.0	1.0
41	8.0 - 8.2	1.0	1.0
42	8.2 - 8		

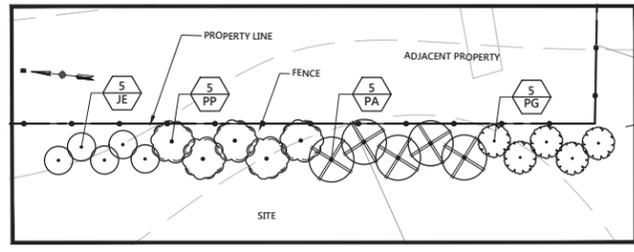


Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400



Residential-Use Screening

SCALE: 1"=30'



Industrial C-1 Screening Typical Scheme

SCALE: 1"=30'

LANDSCAPE NOTES

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- ANY AREAS DISTURBED AS A RESULT OF CONSTRUCTION PRACTICES AND THAT ARE NOT BEING PLANTED OR RE-VEGETATED WITH PROPOSED PLANT MATERIAL, SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. NO LOAM SHALL BE PLACED IN DRAINAGE RESERVE AREAS.

- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR SCREEN PLANTINGS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, DRIP HOSES, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION WATER SHALL BE SOURCED FROM ON-SITE EXISTING IRRIGATION WELLS. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR BACKFLOW PREVENTION DEVICE.
- CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE WEATHERPROOF CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT OR ACCESS ROADS TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
JE	101	Juniperus virginiana	Eastern Red Cedar	7-8 HT.	10' o.c.
PA	86	Picea abies	Norway Spruce	7-8 HT.	15' o.c.
PG	92	Picea glauca	White Spruce	7-8 HT.	12' o.c.
PP	88	Picea pungens	Colorado Spruce	7-8 HT.	15' o.c.

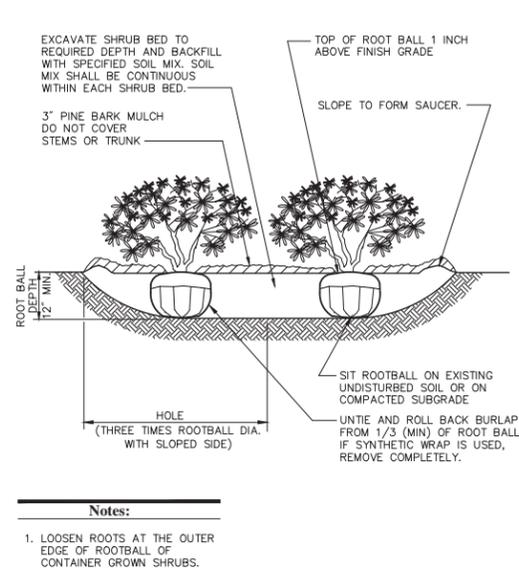
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
IO	35	Ilex opaca	American Holly	2-3 HT.	48" o.c.
OH	47	Osmanthus heterophyllus	Holly Olive	2-3 HT.	48" o.c.
PS	42	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	2-3 HT.	48" o.c.
PS6	827	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	6-7 HT.	60" o.c.
VP	45	Viburnum x 'Pragens'	Prague Viburnum	2-3 HT.	48" o.c.

SOLAR FARM SEED MIX

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. duriuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila 'Chariot'	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

SEED MIX NOTES:

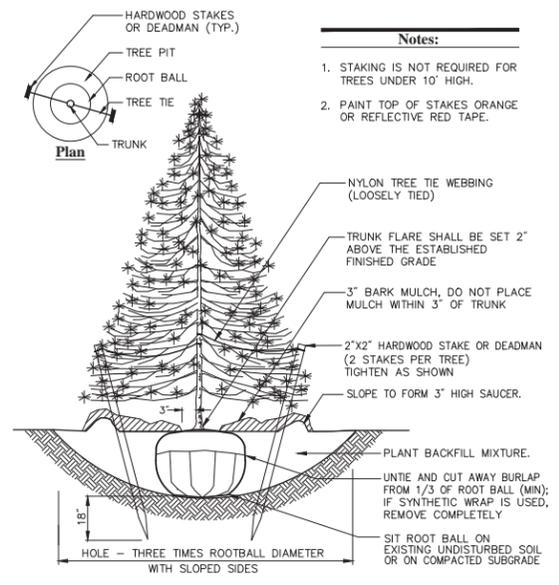
- DISTURBED AREAS TO BE SEEDED ONLY. SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE ERNMX-186 "SOLAR FARM SEED MIX" AS MANUFACTURED BY ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA, 16339 (800) 873-3321.
- CONTRACTOR SHALL INSTALL & MAINTAIN (DURING MAINTENANCE PERIOD & PRIOR TO ACCEPTANCE) SEED APPLICATION AS PER MANUFACTURER'S ESTABLISHMENT AND RECOMMENDATIONS.
- CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, CERTIFIED SEED ANALYSIS, AND DETAILED METHOD OF INSTALLATION & ESTABLISHMENT FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.



- Notes:**
- LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting

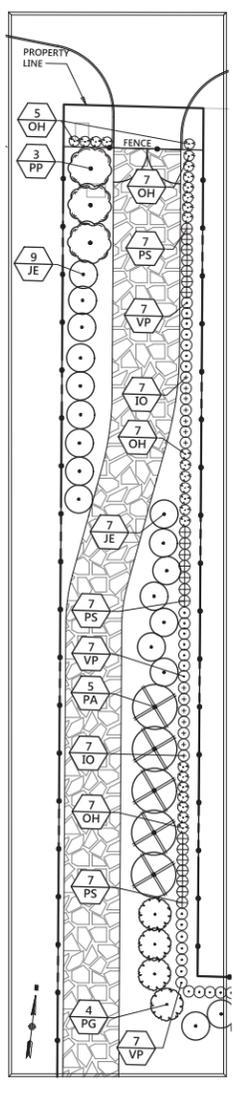
N.T.S. Source: VHB LD_601 6/08



- Notes:**
- STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
 - PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

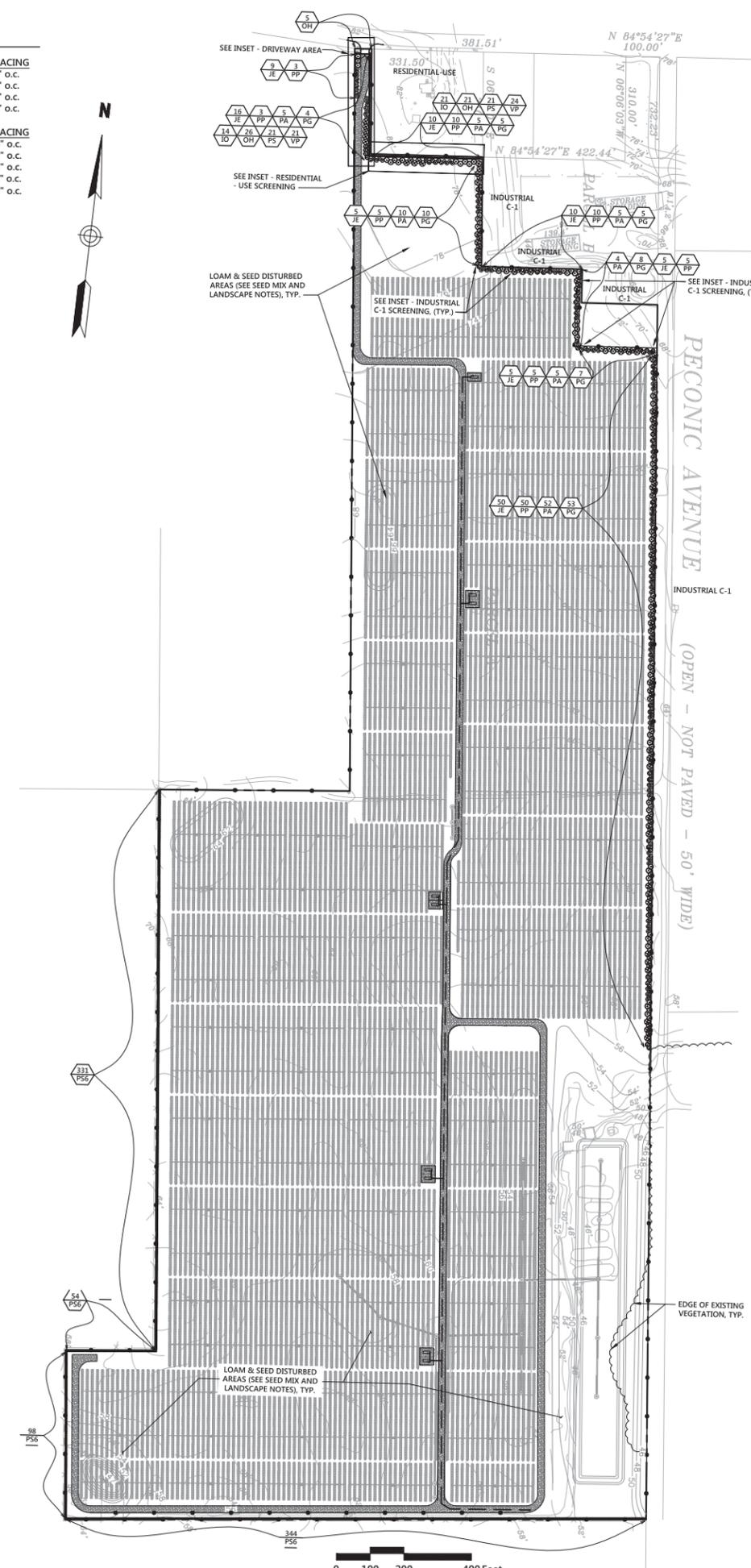
Evergreen Tree Planting

N.T.S. Source: VHB LD_004 6/15



Inset - Driveway Area

SCALE: 1"=30'



PLANNING BOARD CERTIFICATION
This is to certify that this site plan has been approved by the Planning Board of the Town of Riverhead by Planning Board Resolution number _____ dated _____
Signature by Planning Board Chairperson _____
Date of signature _____

sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	Appr.
1	PER TOWN COMMENTS	11/14/2016	GR

Designed by _____ Checked by CV
Issued for Site Plan Review August 15, 2016

Not Approved for Construction
Drawing Title: **Planting Plan**
Drawing Number: _____



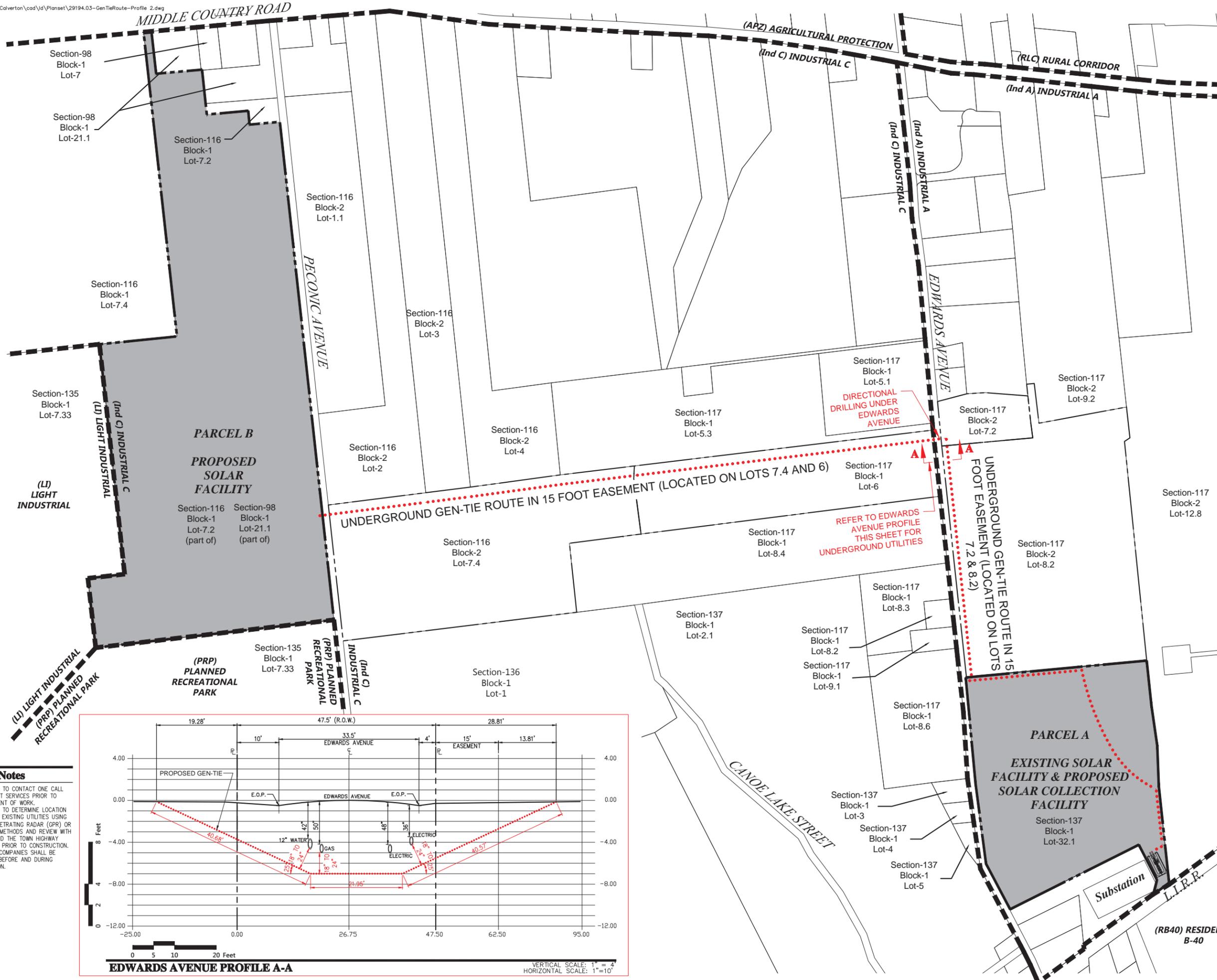
L-1

Sheet 13 of 13

Project Number: 29194.03

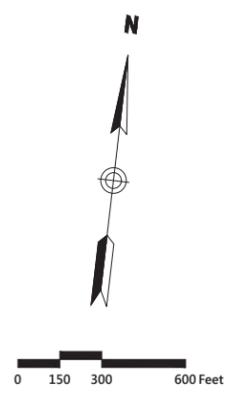


Engineering, Surveying &
Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400



LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- GEN-TIE ROUTE
- ZONE LINE
- SOLAR PROPERTIES



sPower Calverton
Middle Country Road & Peconic Avenue
Town of Riverhead, Calverton, NY

No.	Revision	Date	App'd.

Designed by CS Checked by CR
Issued for: Date: January 26, 2017

Not Approved for Construction
Drawing Title: **Edwards Avenue Gen-Tie Route Utility Profile**

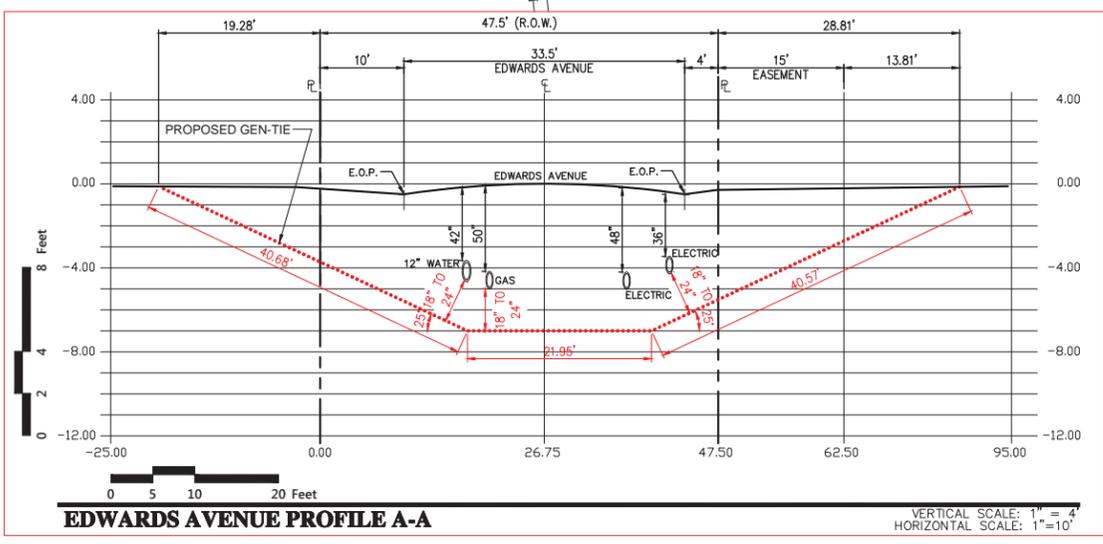
PR-1

Sheet 1 of 1
Project Number: 29194.03

Sawed Thursday, January 26, 2017 5:06:02 PM DPONTIERI Plotted Thursday, January 26, 2017 5:17:46 PM Pontieri, Danielle

Notes

- CONTRACTOR TO CONTACT ONE CALL TO MARK OUT SERVICES PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO DETERMINE LOCATION & DEPTH OF EXISTING UTILITIES USING GROUND PENETRATING RADAR (GPR) OR EQUIVALENT METHODS AND REVIEW WITH ENGINEER AND THE TOWN HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION. ALL UTILITY COMPANIES SHALL BE CONTACTED BEFORE AND DURING CONSTRUCTION.



EDWARDS AVENUE PROFILE A-A
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 10'

**LAND DIVISION OF
GREEN MEADOWS LLC PROPERTY
LOT 5 AND PART OF
LOTS 3 AND 4
MAP OF EDWIN H. BROWN
SITUATED AT
CALVERTON,
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK**

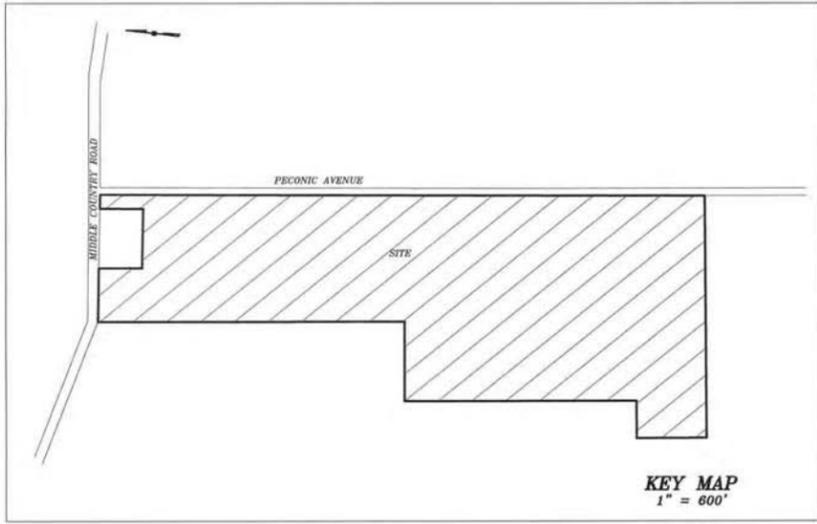
S.C.T.M. NO. 600-116-1-7.2 AND 600-98-1-21.1
ELEVATIONS N.G.V.D. 1988 DATUM
BEARING SYSTEM IS BASED ON N.Y.S. PLANE
COORDINATE SYSTEM

ADDRESS:
GREEN MEADOWS LLC
444 ELWOOD ROAD
EAST NORTHPORT, NY 11731

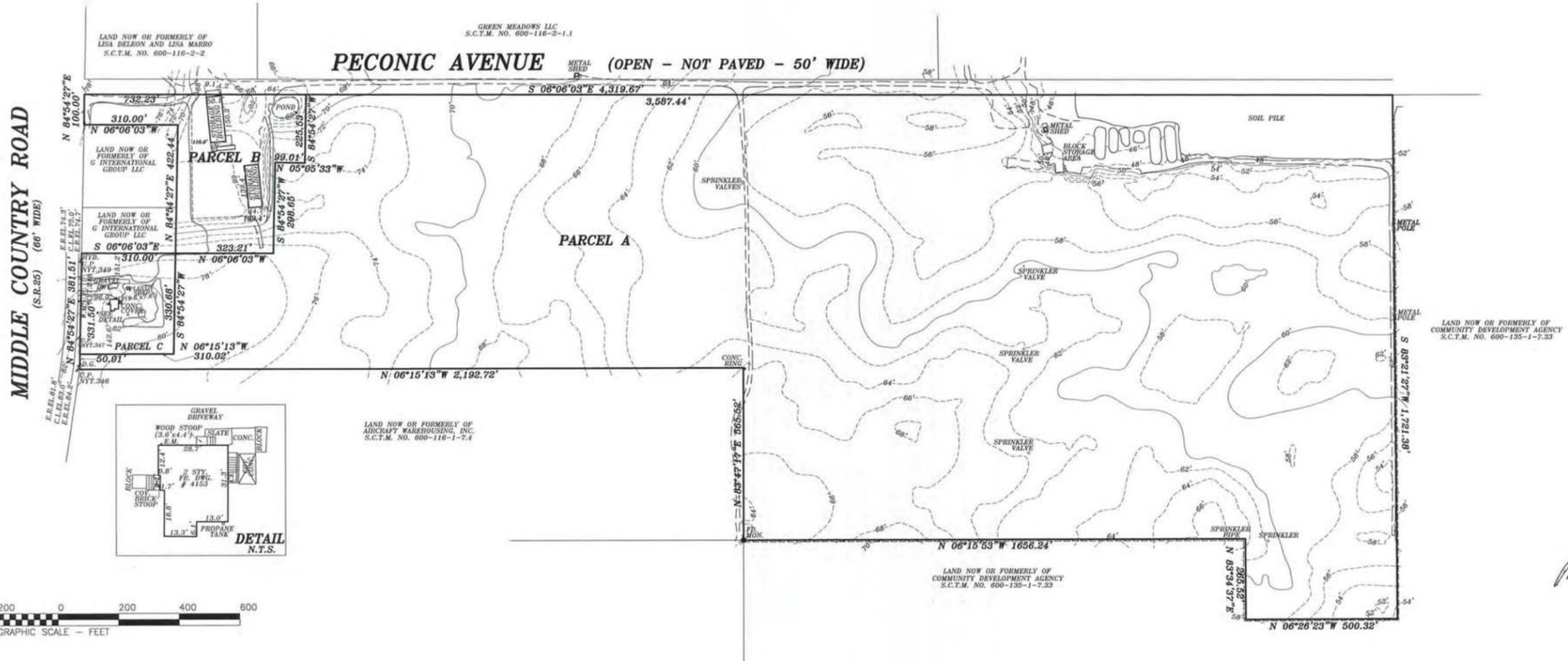
AREA SUMMARY:
PARCEL A = 4,784,110 SQ. FT./109.9 ACRES
PARCEL B = 222,066.5 SQ. FT./5.1 ACRES
PARCEL C = 102,621 SQ. FT./2.3 ACRES
TOTAL AREA = 5,108,797 SQ. FT./117.3 ACRES

LEGEND OF SYMBOLS AND ABBREVIATIONS:

○	TREE
—	WATER LINE
○	DRAIN (DI.)
⊕	UTILITY POLE (U.P.)
—	PROPERTY LINE
—	FENCE (FE.)
■	MONUMENT
A, B, C	SEPTIC REFERENCE POINTS
EL.42.4'	ELEVATIONS
H.B.	HOT BOX
T.C.EL.	TOP CURB ELEVATION
B.C.EL.	BOTTOM CURB ELEVATION
E.R.EL.	EDGE ROAD ELEVATION
S.T.	SEPTIC TANK
C.I.C.	CAST IRON COVER
D.G.	DOWN GUY
U.P. N.Y.T.	UTILITY POLE NEW YORK TELEPHONE
C.L.EL.	CENTERLINE ELEVATION
W.M.	WATER METER



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPOAUGE N.Y.
DATE: _____
THIS IS TO CERTIFY THAT THE PROPOSED REALTY DIVISION OR DEVELOPMENT FOR GREEN MEADOWS LLC, S.C.T.M. NO. 600-116-1-7.2 AND 600-98-1-21.1, WITH A TOTAL OF 5 LOTS WERE APPROVED ON THE ABOVE DATE. WATER SUPPLIES AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEWERAGE PERMITS PURSUANT TO THOSE STANDARDS. THE APPROVAL SHALL BE VALID ONLY IF THE REALTY DEVELOPMENT MAP IS FILED WITH THE COUNTY CLERK'S OFFICE. THE COUNTY CLERK'S OFFICE IS HEREBY CHIEF FOR THE FILING OF THE MAP ON WHICH THIS ENCLOSURE APPEARS IN THE OFFICE OF THE COUNTY CLERK IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE.
WALTER J. HERBERT, P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY
SUBJECT TO COVENANTS & RESTRICTIONS LIBER _____ PAGE _____



GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY. ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.



Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400
PAT T. SECCAFICO
PROFESSIONAL LAND SURVEYOR
N.Y.S. LIC. NO. 049287





Appendix F



August 7, 2017

Mr. John Moran
Project Manager
sPower
Sustainable Power Group
135 East 57th Street
New York, NY 10022

Dear Mr. Moran,

Per your request, we reviewed past mega-watt class projects that we completed on Long Island in the interest of estimating the number of construction jobs a potential 20MW-ac project might yield. Based on over 50MW's of projects completed, and over 45MW's in progress or under contract in the same region, we can offer the following:

- **Approximate Project Construction Duration:** 6 to 12 months
- **General range in the number of construction personnel on site at any one time:** 20 to 150
- **Peak head-count:** 200

This estimate accounts for all on-site personnel only. In addition to these construction jobs, in our experience, local technical consultants and other services benefit from this type of project including:

Civil & Electrical Engineering

- Environmental Engineering and Permitting
- Survey
- Waste Disposal
- Temporary Sanitary Facilities
- Local Food Catering Companies
- Equipment Rental Companies
- Material Vendors

I hope this information is helpful to you. If you have any additional questions please do not hesitate to contact our team

Best regards,

A handwritten signature in blue ink that reads "Keith Feldmann". The signature is stylized and includes a large, sweeping underline.

Keith Feldmann
Vice President





Appendix G



May 10, 2017

John Moran
Sustainable Power Group
401 Park Avenue South
New York, NY 10016

John:

This letter is in response to the questions regarding our operation in reference to the preparation of the Environmental Impact Study for the Town.

- 1) The farm employees work for DeLea Sod Farms and are routinely moved to our various locations as needed by the seasons. Our not farming this location does not create a loss in jobs, it merely redirects full time employees to our other locations.
- 2) DeLea Sod Farms is a privately owned company and as such our annual sales revenues are confidential and not available for public inspection. Furthermore, companies competing in our market have not been required to offer similar information while under site plan and environmental reviews.

Please let me know if you require any additional information.

Yours truly,

A handwritten signature in cursive script that reads "Richard DeLea".

Richard DeLea
President-DeLea Sod Farms

444 ELWOOD ROAD, EAST NORTHPORT, NEW YORK 11731

(631) 368-3264 (PHONE)

(631) 368-3265 (FAX)



Appendix H

STATE OF NEW YORK
 COUNTY - Suffolk
 TOWN - Riverhead
 SWIS - 473000

2 0 1 6 T O W N T A X R O L L
 T A X A B L E SECTION OF THE ROLL - 1
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 014.66

PAGE 6080
 VALUATION DATE-JUL 01, 2015
 TAXABLE STATUS DATE-MAR 01, 2016

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			TAX AMOUNT
***** 116.-1-7.2 *****						
116.-1-7.2	Peconic Ave			ACCT 23		BILL 13010
Green Meadows LLC	105 Vac farmland		AGRICULT. 41720	437,300	437,300	437,300
444 Elwood Rd	Riverhead Csd # 473002	447,800	County General Fund	10,500		14.82
E Northport, NY 11731	N X Montauk Aero E X Pec	447,800	NYS Real Prop Tx Law	10,500		5.52
	Ave S & W X Usa & Ano		NY State MTA Tax	10,500		0.50
	Subject To Penalty Tax		Out of CountyTuition	10,500		1.83
MAY BE SUBJECT TO PAYMENT	ACRES 109.10		Riverhead Town Tax	10,500		453.15
UNDER AGDIST LAW TIL 2020	EAST-2341084 NRTH-0255802		Highway 1,2,3 & 4	10,500		89.07
	DEED BOOK 11935 PG-989		Riverhead CSD #2	10,500		1,119.37
	FULL MARKET VALUE	3054,570	Riverhead Free Libry	10,500		40.54
			Baitng Hllw Free Lib	10,500		0.15
			AM001 Rvrhd ambulance dist	447,800	TO	870.97
			FD302 Rvrhd fire zone 1	447,800	TO	3,330.74
			LT301 Light district	447,800	TO	584.38
			TOTAL TAX ---			6,511.04**
			DATE #1	01/10/17	DATE #2	05/31/17
			AMT DUE	3,255.52	AMT DUE	3,255.52
***** 116.-1-7.4 *****						
116.-1-7.4	4195 Middle Country Rd					BILL 13011
Aircraft Warehousing Inc	449 Other Storang		County General Fund	1100,000		1,552.10
1637 Broad Hollow Rd	Riverhead Csd # 473002	162,400	NYS Real Prop Tx Law	1100,000		578.60
Farmingdale, NY 11735	Nx Route 25 Ex	1100,000	NY State MTA Tax	1100,000		52.80
	Mntk Areo W X Korus		Out of CountyTuition	1100,000		191.40
	FRNT 393.21 DPTH		Riverhead Town Tax	1100,000		47,472.70
	ACRES 28.62		Highway 1,2,3 & 4	1100,000		9,331.30
	EAST-2340445 NRTH-0256836		Riverhead CSD #2	1100,000		117,267.70
	FULL MARKET VALUE	7503,411	Riverhead Free Libry	1100,000		4,247.10
			Baitng Hllw Free Lib	1100,000		15.40
			AM001 Rvrhd ambulance dist	1100,000	TO	2,139.50
			FD302 Rvrhd fire zone 1	1100,000	TO	8,181.80
			LT301 Light district	1100,000	TO	1,435.50
			WD343 Water ext 37r	180,400	TO C	174.09
			TOTAL TAX ---			192,639.99**
			DATE #1	01/10/17	DATE #2	05/31/17
			AMT DUE	96,320.00	AMT DUE	96,319.99
***** 116.-2-1.1 *****						
116.-2-1.1	Peconic Ave			ACCT 23		BILL 13012
Green Meadows LLC	105 Vac farmland		AGRICULT. 41720	96,200	96,200	96,200
444 Elwood Rd	Riverhead Csd # 473002	99,200	County General Fund	3,000		4.23
E Northport, NY 11731	Nx Montauk Aero & Sx Cal	99,200	NYS Real Prop Tx Law	3,000		1.58
	Assoc W X Pec Ave		NY State MTA Tax	3,000		0.14
	Subject To Penalty Tax		Out of CountyTuition	3,000		0.52
MAY BE SUBJECT TO PAYMENT	ACRES 24.80		Riverhead Town Tax	3,000		129.47
UNDER AGDIST LAW TIL 2020	EAST-2341923 NRTH-0256357		Highway 1,2,3 & 4	3,000		25.45
	DEED BOOK 11935 PG-989		Riverhead CSD #2	3,000		319.82
	FULL MARKET VALUE	676,671	Riverhead Free Libry	3,000		11.58
			Baitng Hllw Free Lib	3,000		0.04
			AM001 Rvrhd ambulance dist	99,200	TO	192.94
			FD302 Rvrhd fire zone 1	99,200	TO	737.85
			LT301 Light district	99,200	TO	129.46
			TOTAL TAX ---			1,553.08**
			DATE #1	01/10/17	DATE #2	05/31/17
			AMT DUE	776.54	AMT DUE	776.54

STATE OF NEW YORK
 COUNTY - Suffolk
 TOWN - Riverhead
 SWIS - 473000

2 0 1 6 T O W N T A X R O L L
 T A X A B L E SECTION OF THE ROLL - 1
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 014.66

PAGE 5075
 VALUATION DATE-JUL 01, 2015
 TAXABLE STATUS DATE-MAR 01, 2016

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			TAX AMOUNT
***** 98.-1-20 *****						
98.-1-20	4035 Middle Country Rd			ACCT 35		BILL 10917
Green Meadows LLC	105 Vac farmland		AGRICULT. 41720	41,400	41,400	41,400
444 Elwood Rd	Riverhead Csd # 473002	41,800	County General Fund	400		0.56
E Northport, NY 11731	Nx Mid Cnty Rd &Or Ex Cal	41,800	NYS Real Prop Tx Law	400		0.21
	Assc Sx Mntk Aero Wx Pec		NY State MTA Tax	400		0.02
	Subject To Penalty Tax		Out of CountyTuition	400		0.07
MAY BE SUBJECT TO PAYMENT	ACRES 4.40		Riverhead Town Tax	400		17.26
UNDER AGDIST LAW TIL 2020	EAST-2341806 NRTH-0257851		Highway 1,2,3 & 4	400		3.39
	DEED BOOK 11935 PG-989		Riverhead CSD #2	400		42.64
	FULL MARKET VALUE	285,130	Riverhead Free Libry	400		1.54
			Baitng Hllw Free Lib	400		0.01
			AM001 Rvrhd ambulance dist	41,800	TO	81.30
			FD302 Rvrhd fire zone 1	41,800	TO	310.91
			LT301 Light district	41,800	TO	54.55
			WD343 Water ext 37r	41,800	TO C	40.34
			TOTAL TAX ---			552.80**
			DATE #1	01/10/17	DATE #2	05/31/17
			AMT DUE	276.40	AMT DUE	276.40
***** 98.-1-21.1 *****						
98.-1-21.1	4153 Middle Country Rd			ACCT 35		BILL 10918
Green Meadows LLC	120 Field crops		FARM BLDG 41700	15,000	15,000	15,000
444 Elwood Rd	Riverhead Csd # 473002	59,000	AGRICULT. 41720	43,200	43,200	43,200
E Northport, NY 11731	Nx Mid Cty Rd &Ano Ex Pec	133,900	County General Fund	75,700		106.81
	Ave S X Montauk Aero W X		NYS Real Prop Tx Law	75,700		39.82
	Subject To Penalty Tax		NY State MTA Tax	75,700		3.63
MAY BE SUBJECT TO PAYMENT	FRNT 391.00 DPTH		Out of CountyTuition	75,700		13.17
UNDER AGDIST LAW TIL 2020	ACRES 8.20		Riverhead Town Tax	75,700		3,266.98
	EAST-2340932 NRTH-0257748		Highway 1,2,3 & 4	75,700		642.16
	DEED BOOK 11935 PG-989		Riverhead CSD #2	75,700		8,070.15
	FULL MARKET VALUE	913,370	Riverhead Free Libry	75,700		292.28
			Baitng Hllw Free Lib	75,700		1.06
			AM001 Rvrhd ambulance dist	133,900	TO	260.44
			FD302 Rvrhd fire zone 1	133,900	TO	995.95
			LT301 Light district	133,900	TO	174.74
			WD343 Water ext 37r	133,900	TO C	129.21
			TOTAL TAX ---			13,996.40**
			DATE #1	01/10/17	DATE #2	05/31/17
			AMT DUE	6,998.20	AMT DUE	6,998.20



Appendix I

**Solar Facilities Operating under Power Purchase Agreements with the
Long Island Power Authority (August 2017)**

	Project		Size (MWAC)	COD/Operation Date
1	Long Island Solar Farm	Solar	31.5	11/1/2011
2	Eastern Long Island Solar Project	Solar	11.271	Oct 2011-Oct 2012
3	Leavenworth Greenworks LLC	Solar	9.5	5/31/2016
4	Sutter Greenworks LLC	Solar	5	11/2/2015
5	GES Megafour, LLC	Solar	3	10/30/2015
6	Cedar Creek B	Solar	1.852	6/30/2017
7	Sterlington Greenworks LLC	Solar	1.3	11/2/2015
8	Tanger Factory Outlet Centers Inc	Solar	1.235	2/17/2017
9	Earth Right Energy, Inc- East Street	Solar	0.96	2/3/2017
10	Cedar Creek A	Solar	0.822	4/27/2017
11	Quality King	Solar	0.75	9/24/2012
12	Harold Levinson Associated, Inc.	Solar	0.5	2/20/2014
13	Harold Levinson Associated, Inc.	Solar	0.5	2/15/2014
14	Costco Wholesale Corp.	Solar	0.497	12/20/2013
15	Costco Wholesale Corp.	Solar	0.497	12/27/2013
16	110 Mini Storage	Solar	0.494	7/29/2014
17	Smithtown Industrial LLC	Solar	0.487	7/29/2014
18	Lake Ave Partners	Solar	0.456	6/6/2014
19	DiCarlo Distributors, Inc.	Solar	0.423	12/11/2013
20	NRG Pond Road Solar	Solar	0.4	1/25/2016
21	VOXX International Corporation	Solar	0.385	1/29/2015
22	Nautilus Energy Long Island, LLC	Solar	0.364	12/15/2015
23	Nautilus Energy Long Island, LLC	Solar	0.36	7/18/2016
24	Medford Mini Storage Inc.	Solar	0.29	6/6/2014
25	P.C. Deer Park LLC	Solar	0.274	4/10/2015
26	FRIT Solar, Inc.	Solar	0.26	8/29/2014
27	Smithtown Mini Storage	Solar	0.25	7/29/2014
28	Setton's International Foods, Inc	Solar	0.239	8/27/2015
29	DiCarlo Distributors, Inc.	Solar	0.214	12/11/2013
30	Finish Line Technologies	Solar	0.21	6/30/2015
31	PC Richard & Son	Solar	0.17	5/8/2015
32	Extra Space Storage	Solar	0.15	1/7/2014
33	Extra Space Storage	Solar	0.15	3/14/2014
34	Extra Space Storage	Solar	0.15	1/30/2014
35	Extra Space Storage	Solar	0.15	4/17/2014
36	FRIT Solar, Inc	Solar	0.15	12/20/2013
37	Forboc Realty	Solar	0.15	8/27/2014
38	W Energies Group LLC. #1	Solar	0.15	10/29/2014
39	W Energies Group LLC. #2	Solar	0.15	10/30/2014
40	US Luggage-Mercury Solar	Solar	0.144	12/29/2014
41	Jardan Management LLC	Solar	0.133	11/18/2013
42	Amberjack Solar Energy LLC 250A	Solar	0.128	11/16/2015
43	Amberjack Solar Energy LLC 250B	Solar	0.128	11/17/2015
44	Amberjack Solar Energy LLC -Rose PI	Solar	0.12	11/22/2016
45	Extra Space Storage	Solar	0.1	2/13/2014
46	1520 Ocean Avenue Realty	Solar	0.084	12/23/2014

TOTAL: 76.497



Appendix J



TOWN OF RIVERHEAD PLANNING DEPARTMENT

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, FAX (631) 727-9101

Jefferson V. Murphree, AICP
*Town Building and
Planning Administrator*
Ext. 239

Jeffrey Seeman
Environmental Planner
Ext. 207

Karin Gluth
Planner
Ext. 206

Greg Bergman
Planning Aide
Ext. 264

Emily Toth
*Planning Board Secretary
Zoning Board Secretary*
Ext. 240

August 8, 2017

David Wortman
c/o VHB
100 Motor Parkway, Suite 135
Hauppauge, New York 11788

Re: sPower Site Plan Application
4153 Middle Country Road, Calverton
SCTM Nos. 600-98-1-21.1 & 600-116-1-7.2

Dear Mr. Wortman:

This letter is intended to provide written confirmation from this department that as the date of issuance of this letter, there are no other applications for commercial solar energy production facilities within the Town of Riverhead, apart from the aforementioned sPower Calverton site plan application

If you require any furtherance with regards to this letter, please do not hesitate to contact me.

Sincerely,

Greg Bergman
Planning Aide

cc: Chris Kent, Esq., Attorney for the applicant
Jeffrey Seeman, CEP, Town of Riverhead



Appendix K

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 1
SUNY @ Stony Brook
50 Circle Road, Stony Brook, NY 11790-3409
Phone: (631) 444-0365 • Fax: (631) 444-0360
Website: www.dec.ny.gov



LETTER OF NO JURISDICTION
FRESHWATER WETLANDS ACT

September 4, 2014

Sustainable Power Group, LLC
c/o Matthew McCaffery
sPower
2 Embarcadero Center, Suite 410
San Francisco, CA 94111

Re: Application #1-4730-01720/00001
sPower Energy Facility at Calverton, 194 Edwards Ave. Calverton
SCTM# 600-137-1-32.1

Dear Mr. McCaffery:

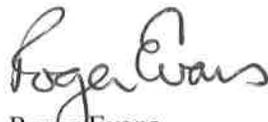
Based on the information you submitted, the Department of Environmental Conservation (DEC) has determined that:

Your proposal to construct a 6.3 MW solar energy facility consisting of 30,460 ground-mounted modules with associated infrastructure on 38.1 acres of the 45.1-acre site as shown on sheet C-2 of the site plans prepared by VHB Engineering, Surveying & Landscaping Architecture, P.C. dated 7/29/14, is more than 100 feet from regulated freshwater wetlands. Therefore, no permit is required pursuant to the Freshwater Wetlands Act (Article 24) and its implementing regulations (6NYCRR Part 663).

Be advised, all construction, clearing, and/or ground disturbance must remain more than 100 feet from the freshwater wetland boundary. In addition, any changes, modifications or additional work to the project as described, may require DEC authorization. Please contact this office if such activities are contemplated.

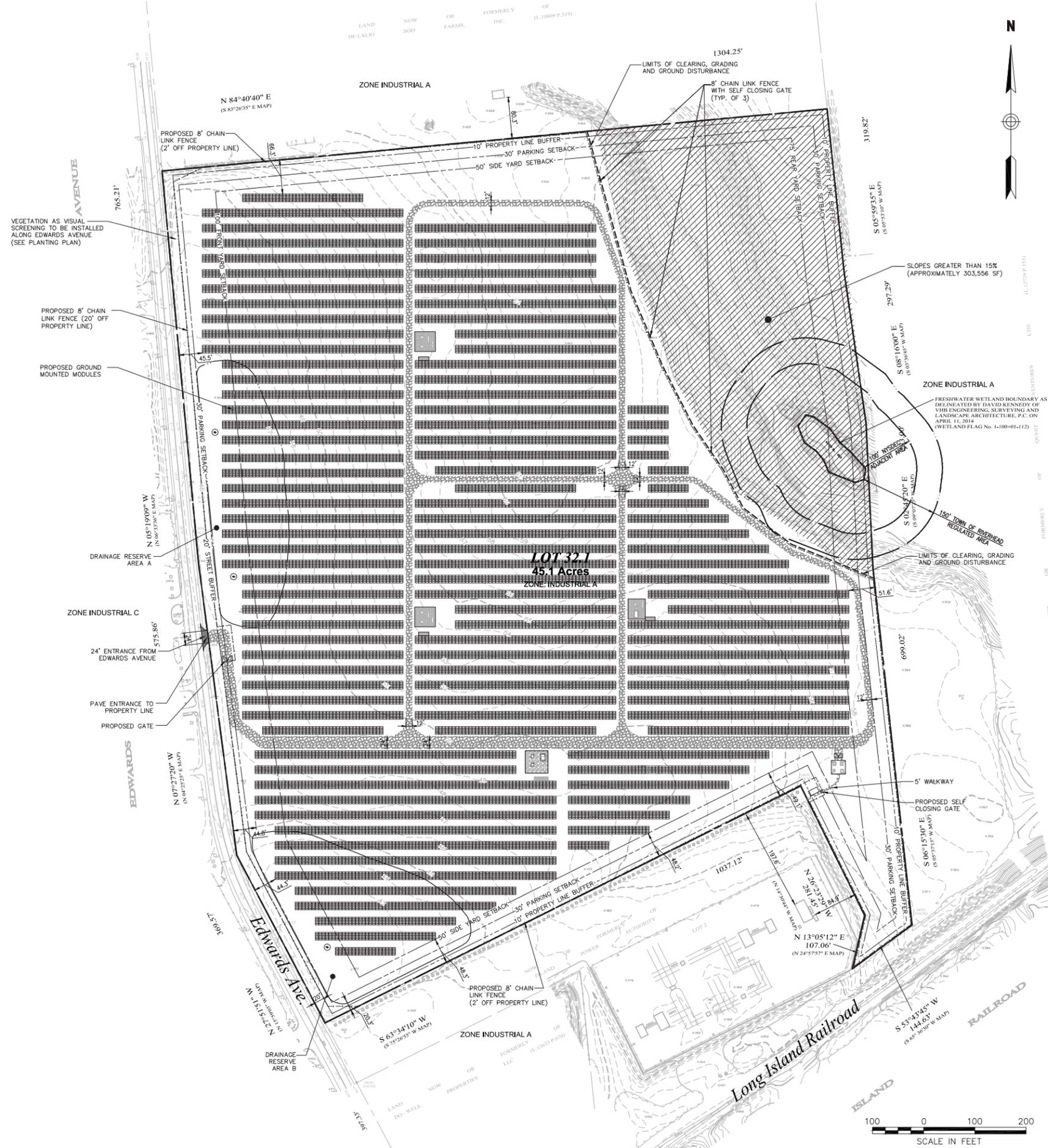
Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,



Roger Evans
Regional Permit Administrator

cc: BOH
D. Kennedy, VHB
File



Reference

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
 P.M. LAND SURVEYING, PLLC
 132 CLYDE STREET / SUITE 16
 WEST SAVILLE, NY 11796
 DATED: 2/28/14

Zoning Summary Chart

Zoning District(S): Industrial A
 Proposed Use: Solar Panels
 Overlay District(S): N/A

Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	80,000 Sq. Ft.	1,964,687 Sq. Ft.
LOT WIDTH AT FRONT STREET	200 Feet	1,711 Feet
FRONT YARD SETBACK	100 Feet	44.3 Feet*
SIDE YARD SETBACK/COMBINED SIDE YARD	50/100 Feet	48.2/114.5 Feet*
REAR YARD SETBACK	75 Feet	51.6 Feet*
PARKING SETBACK	30 Feet	N/A
PUBLIC STREET BUFFER	20 Feet	44.3 Feet
PROPERTY LINE BUFFER	10 Feet	48.2 Feet
MAXIMUM BUILDING LOT COVERAGE (SOLAR PANELS AND CONCRETE PADS)	40.00%	28.72%
MAXIMUM IMPERVIOUS SURFACE (CONCRETE PADS AND STEEL TUBING)	70.00%	0.01%
MAXIMUM HEIGHT OF BUILDINGS	30 Feet	10 Feet
LANDSCAPED CONTIGUOUS OPEN SPACE	15.00%	36.79%

* VARIANCE REQUIRED
 SOLAR PANEL AREAS (29,982 PANELS) = 561,426.1 SF (28.72%)
 IMPERVIOUS AREAS = 1,037.66 SF (CONCRETE PADS) + 198.3 SF (STEEL TUBING) = 1,235.96 SF



Engineering, Surveying & Landscape Architecture, P.C.
 Transportation
 Land Development
 Environmental Services
 2150 Joshua's Path, Suite 300
 Hauppauge, New York 11788
 631.234.3444 • FAX 631.234.3477

No.	Revision	Date	Appr.

Designed by DP Drawn by DP Checked by CR
 CAD checked by CR Approved by KPW
 Scale 1"=100' Date July 29, 2014
 Project Title

Power Riverhead Sutter

194 Edwards Avenue
 Calverton, New York
 Issued for
Site Plan Approval

Not Approved for Construction
 Drawing Title

Layout & Materials Plan

Drawing Number
C-2
 Sheet 2 of 2
 Project Number
 29194.00