

YULIYA VIOLA
PARTNER
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October 1, 2024

Via email and FedEx: Judy.Jakobsen@SCWA.com

Central Pine Barrens Joint Planning and Policy Commission
Attn: Ms. Judith Jakobsen, Executive Director
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Proposed Yaphank Solar Energy Production Facility
Address: 1001 Expressway Drive North, Yaphank
SCTM No.: 0200-662-2-005.016
Our File: 56219.0001

Dear Ms. Jakobsen:

This office represents G&S Long Island Solar LLC, the applicant, with respect to the above-referenced matter. We are writing to request permission to construct solar arrays on the roof top of the three (3) existing buildings located at 1001 Expressway Drive North in Yaphank, in the Compatible Growth Area of the Central Pine Barrens. The proposed roof top solar systems will be Community Solar projects and will be interconnected directly to the PSE&G- LI utility grid at three locations on the south side of each of the three buildings. The power generated from these solar production facilities will be sold directly to the utility where individual subscribers in PSE&G- LI can take advantage of electric discounts to their accounts. Enclosed for your review please find a copy of the combined site plan for Buildings A, B, C and individual electric plans for Buildings A, B, and C.

Please be advised that the Minor Site Plan and Special Permit application for the proposed solar production facility was submitted to the Town of Brookhaven (log#2024-056-MS). We have yet to receive any comments from the Town of Brookhaven.

The size of the proposed solar energy production facility for each building is as follows:

- Building A- 2,079 KW DC with a total of 3,780 solar modules
 - Building B- 1,871.10 KW DC with a total of 3,402 solar modules
 - Building C- 1,732.50 KW DC with a total of 3,150 solar modules
- Total: 5,682.6 KW DC with a total of 10,332 solar modules

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Each solar PV module is 89.69" x 44.65". The area per module is 27.81 square feet. Building A has 3,780 modules. The area of modules for Building A is 105,121.8 square feet. Building B has 3,402 modules. The area of modules for Building B is 94,609.62 square feet. Building C has 3,150 modules. The area of modules for Building C is 87,601.5 square feet. Thus, the total area of modules for the site is 287,332.92 square feet.

Construction work will mostly be confined to each of the roof top of each building with only minor work in the existing grass islands to install concrete pads for PSE&G-LI transformers and switchgear. Also, some minor trenching to install underground electric conduits and feeders from PSE&G LI to the switchgear and to each of the buildings will be done. The area of disturbance is minimal with no off-site soil or material disposal, and no clearing will be necessary. The individual transformers and switchgear for each building will be screened. The concrete pads for transformers and switchgear are not being placed in the areas protected by the Conservation Easement recorded on December 8, 2022 in Liber D00013181 and Page 197 and Amendment of the Conservation Easement recorded on May 4, 2023 in Liber D00013200 and Page 227. The area of disturbance includes the previously cleared area where the concrete pads for transformers and switchgear are proposed to be installed within the enclosure (including the grass around the concrete pads) and the area of trenching for each building as provided on sheet E-102. The total area of disturbance for Building A, B, and C is 2,479 square feet.

Furthermore, please be advised that the applicant has addressed all of the comments made by the Pine Barrens Commission staff during the site visit last month. Specifically, the applicant has made to following revisions to the site plan: Building B transformer and switchgear were shifted eastward, so that there would be no need to relocate an existing locust tree; the overall dimensions of all three PSE&G transformer and switchgear area dimensions were added; the area of disturbance was calculated for all three buildings; the requested inkberry plants were added to each of the three PSE&G transformer pad screening walls (i.e. 31 plants added around screening for Building A, 6 plants were added around screening for Building B, and 31 plants were added around screening for Building C); and an equipment table indicating the number of solar modules on each building was added to the plan.

Although we have yet to receive the SEQRA classification determination from the Town of Brookhaven, we anticipate that the proposed action will be deemed Type II action pursuant to 6 NYCRR Part 617.5(c)(15).

Should you require anything further, please contact the undersigned.

Central Pine Barrens Joint Planning and Policy Commission

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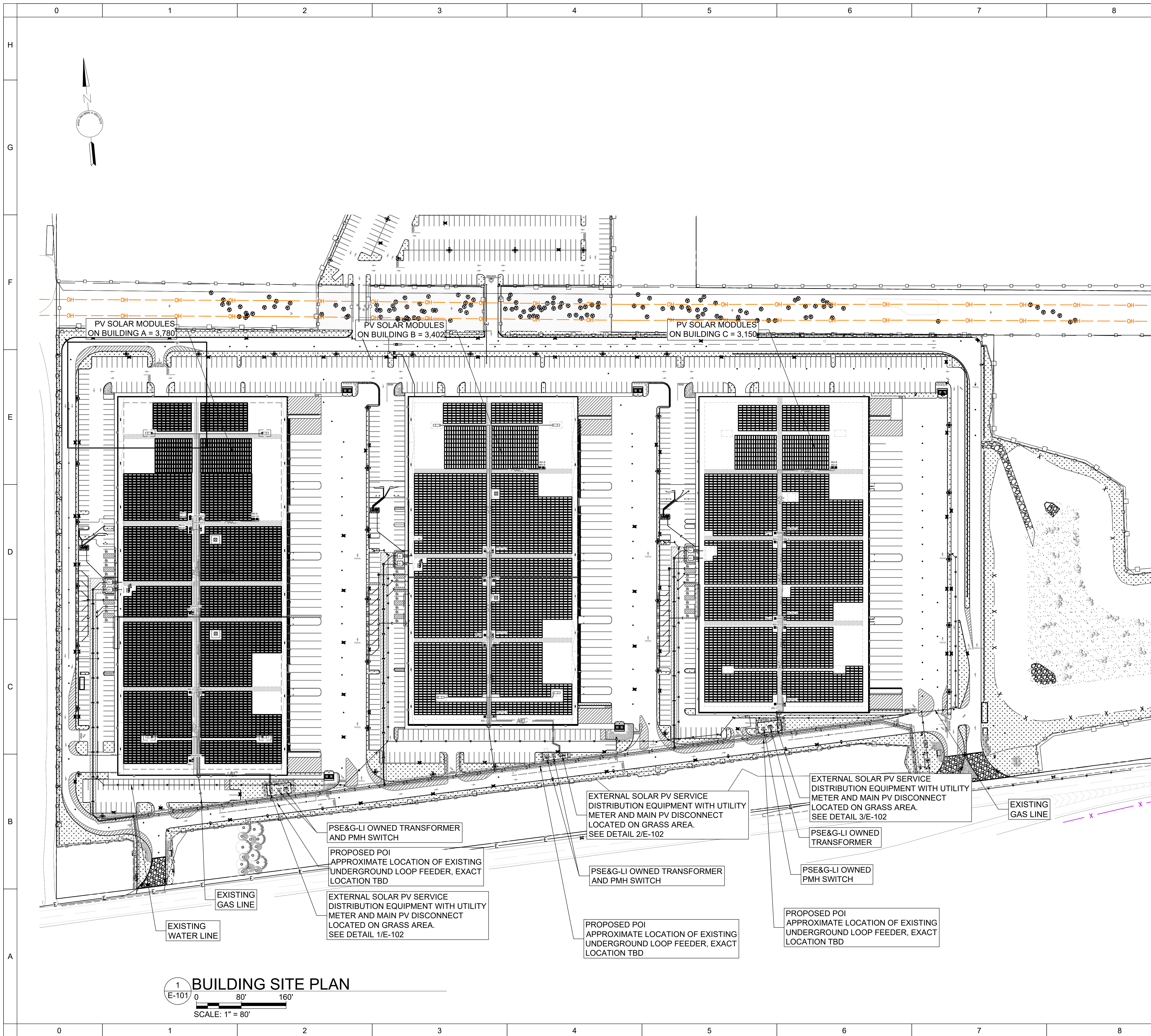
Page 3

Your professional courtesies are greatly appreciated.

Very truly yours,

Yuliya Viola

cc: John Milazzo (via email: john.milazzo@scwa.com)
Tara Murphy (via email: tara.murphy@SCWA.com)
Julie Hargrave (via email: Julie.hargrave@scwa.com)



BULK ZONING TABLE ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRIAL) W/N HYDROGEOLOGIC SENSITIVE ZONE USE: SOLAR ENERGY FACILITY ZONING BOARD OF APPEALS – SPECIAL USE PERMIT – SOLAR ENERGY PRODUCTION FACILITY			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED LOCATIONS	85-813-B.1	L INDUSTRIAL 1, L INDUSTRIAL 2, J BUSINESS 2, J BUSINESS 4 AND J BUSINESS 4	L INDUSTRIAL 1
HEIGHT LIMIT	85-813-B.2	MAXIMUM HEIGHT FOR FREE STANDING SOLAR PANELS IS 20 FEET	NOT APPLICABLE EXISTING BUILDING HEIGHT = 44'-8"
BUFFER REQUIRED	85-813-B.3.a	MINIMUM 26 FT. PERIMETER BUFFER, CONSISTING OF NATURAL VEGETATION	EXISTING COMPLETION (ROOFTOP FACILITY)
MINIMUM SOLAR SETBACK REQUIRED	85-813-B.3.b	MINIMUM 100 FT. SETBACK FOR RESIDENTIAL DWELLING OR ZONE	109' PROPERTY LINE TO BUILDING 133' PROPERTY LINE TO ELEC. EQUIP.
	85-813-B.4.a	MINIMUM LOT AREA = 5.0 AC.	3,112.44 SF (71.45 AC)
	85-813-B.4.b	REMOVAL OF SHRUBS, UNDERBRUSH AND TREES < 3" PERMITTED	NO TREE OR SHRUB REMOVAL PROPOSED
	85-813-B.4.c	GROUND COVER BETWEEN PANEL ROWS TO BE NATIVE GRASSES AND FLOWERS	NOT APPLICABLE, ROOF MOUNTED INSTALLATION
	85-813-B.4.d	ROADWAYS WITHIN THE SITE SHALL NOT BE CONSTRUCTED OF IMPERVIOUS MATERIALS	NOT APPLICABLE, ROOF MOUNTED INSTALLATION
	85-813-B.4.e	ALL ON-SITE UTILITY AND TRANSMISSION LINES, TO THE EXTENT FEASIBLE, SHALL BE PLACED UNDERGROUND	IN COMPLIANCE
	85-813-B.4.f	ALL SOLAR ENERGY PRODUCTION FACILITIES TO BE DESIGNED TO PREVENT REFLECTIVE GLARE TOWARD ANY INHABITED BUILDINGS.	COMPLIANT - PANELS ARE TO BE PLACED ON AN EXISTING 44'-11" TALL BUILDING, ANGLED SOUTH, TOWARDS, WITH A PARAPET
	85-813-B.4.g	ALL MECHANICAL EQUIPMENT TO BE ENCLOSED WITHIN A CHAINLINK FENCE, WITH LANDSCAPE SCREENING	NOT APPLICABLE - THE ONLY GROUND FEATURES ARE THE UTILITY INTERCONNECTION
SOLAR ENERGY PRODUCTION FACILITIES DESIGN STANDARDS	85-813-B.4.h	A SOLAR ENERGY PRODUCTION FACILITY CONNECTED TO THE UTILITY GRID SHALL PROVIDE A "PROOF OF CONCEPT LETTER"	COMPLIANT - APPLICANT TO PROVIDE COPY OF INTERCONNECTION AGREEMENT
	85-813-B.4.i	ALL DEBRIS AND MATERIALS GENERATED BY SITE CONSTRUCTION SHALL BE REMOVED FROM THE SITE	NOTE PROVIDED ON DETAILED SITE PLAN, NOTING SAME
	85-813-B.4.j	ALL LIGHTING SHALL CONFORM TO THE TOWNS EXTERIOR LIGHTING STANDARDS	COMPLIES - NO ADDITIONAL EXTERIOR LIGHTING PROPOSED
	85-813-B.4.k	FIRE ACCESS ROADS AND ACCESS FOR FIRE APPARATUS EQUIPMENT SHALL BE PROVIDED.	COMPLIES - NO CHANGE TO EXISTING SITE ACCESS PROPOSED
	85-813-B.4.l	ALL STORMWATER AND DRAINAGE SHALL BE CONTAINED ON SITE IN CONFORMANCE WITH THE TOWNS GREEN LANDSCAPING AND DESIGN STANDARDS	COMPLIES - AREA OF GROUND DEVELOPMENT IS APPROX. 1% OF THE OVERALL PROPERTY AND WILL HAVE A NEGLIGIBLE CHANGE IN DRAINAGE
	85-813-B.4.m	SOIL, OR MATERIAL REMOVAL SHALL BE IN ACCORDANCE WITH TOWN CODE CHAPTER 53	COMPLIES - NO SOIL IS TO BE REMOVED FROM THE SITE.
	85-813-B.4.n	GRADING SHALL BE IN ACCORDANCE WITH TOWN CODE CHAPTER 35	COMPLIES - GROUND DISTURBANCE SHALL CONSIST OF ELECTRICAL EQUIPMENT ENCLOSURES AND LANDSCAPING, NO GRADING CHANGES PROPOSED
	85-813-B.5	SIGNS - A SIGN NOT TO EXCEED 2.25 SQ. FT. SHALL BE ATTACHED TO A FENCE ADJACENT TO THE MAIN ACCESS GATE AND SHALL LIST THE FACILITY NAME, OWNER AND PHONE NUMBER. A CLEARLY VISIBLE WARNING SIGN CONCERNING VOLTAGE MUST BE PLACED AT THE BASE OF ALL PAD MOUNTED TRANSFORMERS AND SUBSTATIONS	COMPLIES - SIGNS WILL BE ADDED TO GATES OF THE ELECTRICAL EQUIPMENT ENCLOSURES PROVIDING ALL CONTACT INFORMATION AND WARNINGS

PROPOSED AREA OF DISTURBANCES	
BUILDING	PROPOSED
BUILDING A	890 SF
BUILDING B	719 SF
BUILDING C	870 SF
TOTAL	2,479 SF

PROPOSED PV MODULES	
BUILDING	PROPOSED
BUILDING A	3,780
BUILDING B	3,402
BUILDING C	3,150
TOTAL	10,332

EXPRESS DRIVE NORTH SOLAR BROOKHAVEN

211 EAST 43RD STREET
NEW YORK, NY 10017
PHONE (212)286-8100

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211 EAST 43RD STREET
NEW YORK, NY 10017
PHONE (212)286-8100

SEAL



10/01/24

PERMIT DRAWING

CONSULTANT

10/01/24

PROJECT: 22-05-104

10/01/24

NO. DATE

10/01/24

DESCRIPTION

10/01/24

REVISIONS

10/01/24

0 02/27/24

10/01/24

1 06/26/24

10/01/24

2 09/30/24

10/01/24

3 10/01/24

10/01/24

BROOKHAVEN DRAWINGS - ALL BUILDINGS

10/01/24

ISSUED FOR PERMIT REVIEW

10/01/24

REVISED AS PER REVIEW COMMENTS

10/01/24

ADJUSTED AREA OF DISTURBANCE

10/01/24

EXPRESS DRIVE NORTH SOLAR
BROOKHAVEN

EXPRESS DRIVE NORTH
YAPHANK, NEW YORK 11980

DATE: 02/27/2024

02/27/2024

DRAWN BY: KM

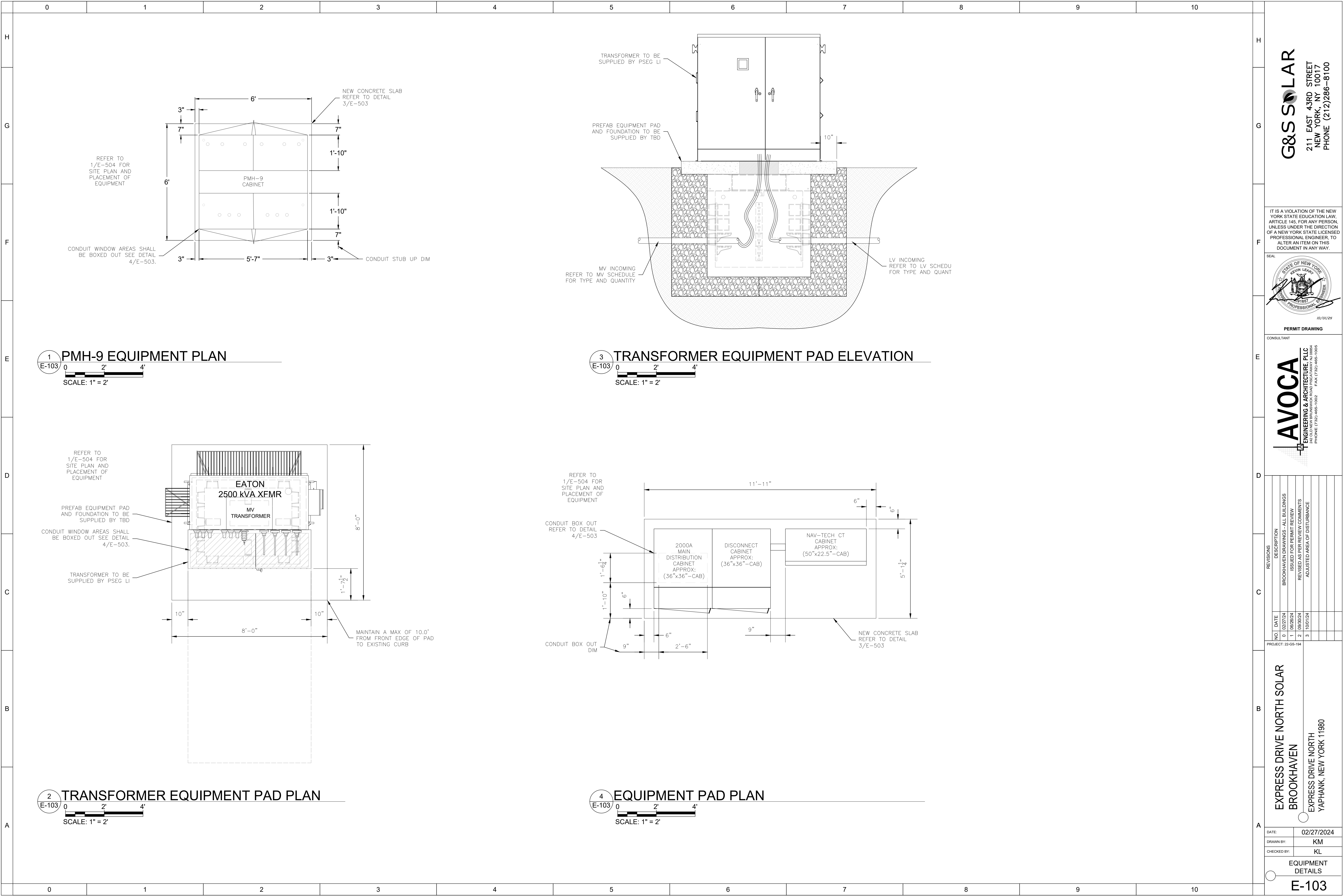
02/27/2024

CHECKED BY: KL

02/27/2024

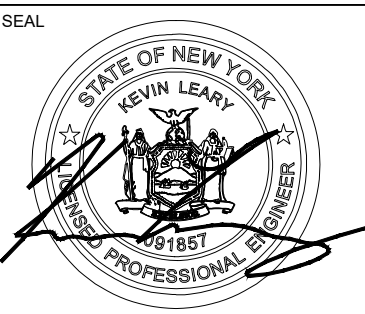
**BUILDING SITE
PLAN**

E-101



G&S SOLAR
211 EAST 43RD STREET
NEW YORK, NY 10017
PHONE (212)286-8100

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PERMIT DRAWING
CONSULTANT

AVOCA
ENGINEERING & ARCHITECTURE PLLC
200 OLD WESTBURY ROAD, WESTBURY, NY 10994
PHONE (732) 465-1002 FAX (732) 465-1005

REVISIONS		DESCRIPTION
NO.	DATE	
0	02/27/24	BROOKHAVEN DRAWINGS - ALL BUILDINGS ISSUED FOR PERMIT REVIEW
1	06/26/24	REVISED AS PER PERMIT COMMENTS
2	09/30/24	ADJUSTED AREA OF DISTURBANCE
3	10/01/24	

PROJECT: 22-GS-194

**EXPRESS DRIVE NORTH SOLAR
BROOKHAVEN**
EXPRESS DRIVE NORTH
YAPHANK, NEW YORK 11980

DATE:	02/27/2024
DRAWN BY:	KM
CHECKED BY:	KL

EQUIPMENT
DETAILS
E-103