



December 7, 2022

Zoning Board  
Town of Binghamton  
1905 Coleman Road  
Binghamton, New York 13903

CC: Nick Pappas, Code Enforcement Officer  
Re: Application for Site Plan Review  
Subj: Binghamton Solar Farm, Binghamton Solar LLC  
Tax ID: 161.14-1-35.11

Dear Mr. Bordeau and Members of the Zoning Board,

Binghamton Solar LLC (Applicant), a 100% subsidiary of Atlas Renewables LLC, is proposing the construction of a 5.0 MW (AC) solar facility and associated electrical appurtenances on a single parcel of land located at 57 Powers Road, Binghamton, NY 13903. The Applicant submitted a site plan review and a use-variance application in August 2021. The matter was referred to the Broome County Department of Planning and Economic Development on behalf of both boards. County Planning issued its referral response in a letter dated December 1, 2021. The Zoning Board of Appeals conducted a Coordinated Review under the State Environmental Quality Review Act ("SEQRA"), declared itself Lead Agency at its February 14, 2022 meeting and issued a Negative Declaration for the project at its April 14, 2022 meeting, thereby completing SEQRA for all agencies. Thereafter, the ZBA granted a use variance for the project in April 2022.

As a condition for the approval of the use variance by the Zoning Board of Appeals, the Applicant was requested to produce some minor changes to the site plans to accommodate comments by the public and the Zoning Board of Appeals. Changes include a shift in the project leased area and fenced area, maintaining a larger border of trees around the perimeter and installing additional evergreen screening along the border of the Millers Farm property. The site plan approved by the ZBA (Approved Plan) can be found as Attachment A of this letter.

The Applicant is proposing an amended site plan (Amended Plan) for Zoning Board consideration. This Amended Plan can be found as Attachment B of this letter. The Applicant is proposing the reallocation of approximately 8% of the solar modules initially intended in sloping areas to other areas with smoother slopes, which would benefit the constructability of the project and reduce the potential risks of erosion impacts. Attachment C compares the Approved Plan vs the Amended Plan: in red color are those modules which would be removed (924 Units) and in green color those modules to be added (924 Units).

The Amended Plan would keep the same total number of solar modules and the same Lease area size compared to the Approved Plan and would produce a small reduction in the fenced area, therefore reducing the area to be cleared, as shown in the table below:

	Number of Solar modules	Fenced area	Leased area	Perimetral Forested Buffer
Approved Plan	11,340 Units	23.14 acres	30.00 acres	100 ft (*)
Amended Plan	11,340 Units	21.88 acres	30.00 acres	100 ft (*)

(\*) Forested Buffer to be 100 ft or more except in the Southeast corner where the buffer is approximately 50 ft. as previously approved by the Zoning Board of Appeals.



Attachment D shows the boundary of the 30 acre leased area. The areas shaded in orange color are removed from the Approved 30 acre leased area (in total 1.52 acres less) and the green shaded areas are added into the Amended 30 acres leased area (in total plus 1.52 acres). The total amount of acres in the Approved and the Amended proposal remains the same: 30 acres.

We would be happy to answer any questions and discuss the details of the project and would request to be placed on the agenda of the next available meeting of the Zoning Board. If you have any questions in this regard, please feel free to contact our office.

Sincerely,

ATLAS RENEWABLES LLC, BINGHAMTON SOLAR LLC  
**Lluís Torrent, Director**

cc:

Lluís Torrent – Binghamton Solar LLC  
John Watson – Binghamton Solar LLC  
Dave Brennan – Young / Sommer LLC



**ATTACHMENT A:**

**SITE LAYOUT APPROVED BY THE ZBA**









**ATTACHMENT B:**

**AMENDED SITE PLAN PROPOSED BY THE APPLICANT**









**ATTACHMENT C:**

**APPROVED SITE PLAN VS AMENDED SITE PLAN COMPARISON**



















**ATTACHMENT D:**







**APPROVED 30 ACRES BOUNDARY VS AMENDED 30 ACRES BOUNDARY**

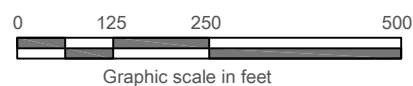


### EXISTING LEGEND

- |   |                            |
|---|----------------------------|
|  | UTILITY POLE               |
|  | SITE PROPERTY BOUNDARY     |
|  | EXISTING TREE LINE         |
|  | EXISTING OVERHEAD ELECTRIC |
|  | ONSITE STREAM              |
|  | ONSITE TRAIL               |
|  | ZONING BOUNDARY            |
|  | EXISTING DITCH             |
|  | EXISTING PAVEMENT          |
|  | EXISTING TRAIL             |

### PROPOSED LEGEND

- |   |   |
|---|---|
|  | UTILITY POLE                            |
|  | PROPOSED GRAVEL ACCESS DRIVE            |
|  | ONSITE TRAIL                            |
|  | PROPOSED SECURITY FENCE                 |
|  | PROPOSED OVERHEAD ELECTRIC              |
|  | PROPOSED GRASSED LINED CONVEYANCE SWALE |



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NOT FOR  
CONSTRUCTION

			MVA	LT	SITE PLAN REVIEW
			0.9 Nov. 16, 2022		
			MVA	LT	SITE PLAN REVIEW
			0.8 Jan. 13, 2022		
			MVA	LT	SITE PLAN REVIEW
			0.7 Jun. 09, 2021		
			MVA	LT	OPTION AREA REVIEW
			0.6 Sept. 17, 2020		
			MVA	LT	OPTION AREA REVIEW
			0.5 Sept. 04, 2020		

PROJECT NUMBER:  
C-NY003

BINGHAMTON SOLAR FARM  
57 Powers Road  
Binghamton, NY 13903, USA

SHEET 3

SCALES STATED ON  
DRAWINGS

NY-LAY-003  
SITE PLAN LAYOUT