



January 30, 2026

VIA ELECTRONIC MAIL ONLY

Planning Board
Town of Kirkwood
70 Crescent Drive
Kirkwood, New York 13795

RE: Application by Norbut Solar Farm, LLC and its affiliates, NSF Kirkwood Site 1, LLC; NSF Kirkwood Site 2, LLC; NSF Kirkwood Site 3, LLC; and Quilty Hill Road, LLC (collectively “Norbut Solar” or “Applicant”) to construct and operate three 5MWac Commercial Solar Energy Systems (the “Project”) on property located at 149 Quilty Hill Road & 165 Foley Road (Tax IDs 147.00-1-2.2; 147.00-1-7.11; and a portion of 147.00-1-2.11) (the “Property”) in the Town of Kirkwood, County of Broome, State of New York

Dear Chairman Woolbaugh and Planning Board Members:

Norbut Solar Farms initially applied to the Town of Kirkwood on March 28, 2025, seeking the Town’s review and approval of its proposed NSF Kirkwood solar facility which includes three 5 MW sites. Since that time Norbut Solar has attended multiple Planning Board meetings and interacted with and responded to comments from the Board, its Engineer, interested stakeholders including the Five Mile Point Fire Company (the “Fire Company”) and area residents.

The project has been revised to avoid DEC jurisdictional wetlands by removing a significant number of solar panels, accommodate the Fire Company’s request for a perimeter access outside of the fencing, simplify stormwater controls, and *reduce* the overall amount of stormwater runoff post-construction when compared to present conditions on the relatively undeveloped subject parcels.

Although this is not a new application, at the Board’s request NSF has included all of the original application documents, updating some where necessary, so that all necessary components of the submission are together. The following is a list of the documents available through the link included with the email accompanying this correspondence:

Exhibit A: Site Plan Application;1

Exhibit B: Site Plans;

- Exhibit C1:** Visual Assessment;
- Exhibit C2:** Visual Simulations;
- Exhibit D:** Equipment Specifications Sheets;
- Exhibit E:** Property Purchase Contracts;
- Exhibit F:** Operation & Maintenance Plan;
- Exhibit G:** Decomm Plans;
- Exhibit H:** FEAF Part, 1
- Exhibit I:** Developer's Clause;
- Exhibit J:** Emergency Response Plan;
- Exhibit K:** Noise Assessment;
- Exhibit L:** Subdivision Plats;
- Exhibit M1:** Glint & Glare Report;
- Exhibit M2:** Glint & Glare Report APPENDICES;
- Exhibit N:** SWPPP;
- Exhibit O:** FAA Criteria Tool Determination; and
- Exhibit P:** Topo and GEO Certification.

An external hard drive containing the submission is being sent to the CEO separately with no files larger than 20 MB.

Norbut Solar looks forward to learning of the engineer's comments and the Board conducting a SEQR review at its meeting on Wednesday, March 11.. Please contact me if there is anything further that the Board requires.

Thank you,

Town of Kirkwood Planning Board

January 30, 2026

Page 3

A handwritten signature in black ink, appearing to read 'SS' followed by a long horizontal stroke.

Steve Saunders

Developer and Associate Counsel

Norbut Solar Farms