

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Torres Ground Mounted Solar Panel

MEETING DATE: April 19, 2021

ACCOUNT NUMBER: 21-4090

DATE PREPARED: April 5, 2021

X SITE PLAN X SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1 TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 ENGINEER TO THE TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- 1 FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- 1 DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- 1 NEW YORK STATE DEPT. OF TRANSPORTATION
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- 1 NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. 21-4090
Date Received: 3-29-21
Fee Received: \$500.00
Escrow Received: \$1,500.00

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME Special use permit for Ground Mount Solar

GRID NO. 135689-6359-03-008237-0000 ZONING DISTRICT R40

PROPERTY LOCATION 1352 Rt 376, Wappingers Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
Regina Kowalski -- PlugPV, LLC

<u>875 Broadway St</u>	<u>Albany</u>	<u>NY</u>	<u>12207</u>
Street	Town	State	Zip
<u>Regina Kowalski</u>		<u>518-728-0199</u>	<u>rkowalski@plugpv.com</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):
Adrian Torres

<u>1352 Rt 376</u>	<u>Wappingers Falls</u>	<u>NY</u>	<u>12590</u>
Street	Town	State	Zip
<u>Regina Kowalski</u>		<u>518-728-0199</u>	<u>rkowalski@plugpv.com</u>
Contact Person		Phone Number	Email

Pursuant to section(s): Town of Wappinger, Part II, General Legislation/Zoning, Article V: §240-36.3 F(1-6)
Town of Wappinger, Part II, General Legislation/Zoning, Article VIII: §240-57 A (1)

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.
MAP TITLED: GREGORY-KING SUBDIVISION
PREPARED BY: ERIC W GARDELL
DATED: MAP CREATED: 12/17/1983, FILED: 01/23/1984

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

Code compliant installation of an 11.52kW ground mount solar array consisting of 36 panels, with an impervious area of 650 sqft.

Continued page 2 for Special Use Permit

PlugPV, LLC

Type Name (Corporation, LLC, Individual, etc.)

02/26/2021

Date

~~518-728-8100~~

Owner's Telephone No.

Regina Kowalski

Owner or representative's signature

Regina Kowalski--PlugPV, LLC; Project Manager/Agent

Type Name and Tit

1352 Rt 376, Wappingers Falls, NY 12590

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

-
- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.

TOWN OF WAPPINGER PLANNING BOARD

Application No. _____
Date Received: 3-29-21
Fee Received: _____
Escrow Received: _____

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Special use permit for Ground Mount Solar
Location of Property: 1352 Rt 376, Wappingers Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Regina Kowalski--PlugPV, LLC
875 Broadway St Albany NY 12207
Street Town State Zip
Regina Kowalski 518-728-0199 rkowalski@plugpv.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Adrian Torres
1352 Rt 376 Wappingers Falls NY 12590
Street Town State Zip
Adrian Torres 718-269-8865 atorres1982@optimum.net
Contact Person Phone Number Email

Grid No. 135689-6359-03-008237-0000

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: residential

Proposed Use: residential

Existing Sq. Footage: 2768 Use: residential, 1-family home

Proposed Sq. footage: 650 Use: Special use permit for Ground Mount Solar

Location of Property: 1352 Rt 376, Wappingers Falls, NY 12590

Zoning District: R40 Acreage: 9.37 acres

Anticipated No. of Employees: n/a

Existing No. of Parking Spaces: n/a Proposed No. of Parking Spaces: n/a



LETTER OF AUTHORIZATION FOR ZONING AND PERMIT APPLICATION

To Whom It May Concern:

PlugPV, LLC authorizes Regina Kowalski to apply for a permit for the location 1352 Rt 376, Wappingers Falls, NY 12590 using license number E582 - Steven Weigel. PlugPV, LLC hereby designates this registered agent for the purposes of the applying for Permits and Zoning Board representation regarding this solar installation project.

Print

Steven Weigel

Sign

[Signature]

Date

2/26/21



(518) 948-5316
HELLO@PLUGPV.COM
HTTPS://WWW.PLUGPV.COM
38 YARDBORO AVENUE ALBANY, NY 12205

LETTER OF AUTHORIZATION FOR ZONING AND PERMIT APPLICATION

To Whom It May Concern:

I, Adrian Torres as owner(s) of the property located at
1352 Route 376, Wappingers Falls, NY 12590

Hereby designate PlugPV, LLC. as my contractor and registered agent for the purposes of the applying for Permits and Zoning Board representation regarding my solar installation project.

Print

Adrian Torres

Sign

DocuSigned by:


Date

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3/19/2021

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency (attach additional pages as necessary to supplement any item).

Part 1 - Project and Sponsor Information

Name of Action or Project:

Special use permit for Ground Mount Solar

Project Location (describe, and attach a location map):

1352 Rt 376, Wappingers Falls, NY 12590

Brief Description of Proposed Action:

Code compliant installation of an 11.52kW ground mount solar array consisting of 36 panels, with an impervious area of 650 sqft.

Name of Applicant or Sponsor:

Regina Kowalski--PlugPV, LLC

Telephone **518-728-0199**

E-Mail: **rkowalski@plugpv.com**

Address:

875 Broadway St

City/PO:

Albany

State:

NY

Zip Code:

12207

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES

If Yes, attach a summary description of the intent of the proposed action and the environmental resources that may be affected in the municipality, and proceed to Part 2. If no, continue to question 2. NO YES

2. Does the proposed action require a permit, approval, or funding from any other governmental Agency? NO YES

If Yes, list agency, name and permit or approval. NO YES

3 a. Total acreage of the site of the proposed action? **9.37 acres**

b. Total acreage to be physically disturbed? **0.015 acres**

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agricultural) Industrial Commercial Residential (suburban)

Forest Agriculture Aquatic Other (specify) _____

Parkland

5. Is the proposed action:	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural grasslands	<input type="checkbox"/> Early, mid-successional
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100-year flood plain? Half of the property is in the floodzone, half is not. The ground mount is to be erected in the half that is NOT in the flood zone.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention ponds, waste lagoon, dam)? NO YES
 If Yes, explain purpose and size: _____

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
 If Yes, describe: _____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
 If Yes, describe: _____

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant sponsor name: Regina Kowalski Date: 03/08/2021
 Signature: *Regina Kowalski*

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No. or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonable, available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public/private wastewater treatment facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, marshes, flood, ground water, air quality, trees and dams)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No. or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT