



Special Use Permit and Site Plan Application

Lightstar Renewables Old Myers Solar Project

Town of Wappinger
Duchess County, New York

Prepared For:

Old Myers NY LLC
Lightstar Renewables
501 Boylston Street, Boston, MA 02116

Prepared By:

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10 Maxwell Drive
Clifton Park, NY 12065



1.0 PROJECT OVERVIEW

Old Myers NY, LLC, a whole-owned subsidiary of Lightstar Renewables, is proposing to construct a new ground-mounted “agrivoltaic” community solar project called Old Myers Solar and is applying for this Special User Permit and Site Plan Approval.

This unique “dual-use solar system” design will produce up to 2.1MWac of electricity and consist of ground mounted solar photovoltaic panels (mounted in a tracking configuration), electrical inverters, an access road, perimeter security and farm fencing, and landscaping for visual screening. Rather than eliminate one land use for another, the Old Myers Solar Project will provide solar electricity to the community via adjacent distribution lines and allow for continued agricultural production between and beneath the arrays that is compatible and directly integrated with the land. In order for the agricultural operations to efficiently operate throughout the life of the solar project, the solar array rows are spaced wider than a typical solar project, with at least 16 feet of open sky between panels, when the panels are flat and parallel to the ground in the middle of the day or at “solar noon”, and approximately 30 feet between ground posts. Additionally, the arrays will be surrounded by an eight-foot-high fixed knot agricultural fence. The fence also provides the opportunity to protect agricultural yields from deer and other predators.

The solar project is ideally sited and has minimal impacts to sensitive communities and third parties: the project will not negatively impact any regulated or unregulated wetlands, threatened or endangered species, historic properties or viewsheds, or air traffic control patterns. Technical reports and findings are attached to this application. In addition, the site requires no grading due to the relatively flat topography of the site, and no cut and fill.

A new access road to the project site is proposed off Myers Corners Road, and the site is under lease option between the applicant and the Thompson family.

Energy will flow from the solar project into Central Hudson Gas and Electric’s distribution grid. The inverters currently specified for the project, which may be subject to change due to availability and procurement needs, are the CPS SCH275KTL-DO/US-800 inverters, which according to the appended specification sheet would not create audible noise greater than 80dBA under standard conditions.

The overall objective of Old Myers Solar is to harness the safe, abundant, renewable, and nonpolluting energy from the sun with a design that is compatible with existing agricultural uses, aids the New York economy, preserves agricultural soils and farmland, supports the goals of the Town of Wappinger, and bolsters the resiliency of New York’s electrical grid. Within New York State, the statutory and regulatory requirements to combat climate change are articulated in the Climate Leadership and Community Protection Act (CLCPA). The CLCPA was signed into law in July 2019 and requires the State to achieve 100% zero-emission electricity by 2040.

2.0 COMMUNITY BENEFITS

In addition to advancing the goals and policies of the CLCPA, Old Myers Solar will benefit the Towns of Montgomery in the following ways:

- Continuing to support a local farm and keep valuable farmland soils in agricultural production.
- Increasing revenue to local businesses during construction of the Project.
- Creating local construction and maintenance jobs.
- Making regular lease payments to landowners, thereby increasing their financial diversity year to-year and allowing them to contribute more to the local economy.
- Paying quarterly stipend payments to the farmer that will continue to farm the site during the operational life of the solar project, incentivizing continued agricultural use of the land and providing supplemental revenue to community farmers employed by the project.
- Providing renewable electricity to the Central Hudson Gas and Electric service territory through the NYSEERDA Community Solar Program, whereby residents of the Town of Wappinger and surrounding areas can subscribe to purchase electricity from the Old Myers Solar project and receive a discount, compared to energy purchase from Central Hudson Gas and Electric, on every unit of energy purchased from the solar project.
- The project will provide carbon free power to over 450 homes, and offset emissions equivalent to the carbon sequestered by 3,851 acres of forest per year.

3.0 INDEXED CONTENTS OF THIS APPLICATION

To assist the Town's review, the Applicant is providing the following documents as part of this Special Use and Site Plan Application.

PERMIT APPLICATION MATERIALS

- 1. Site Location Maps and Area Map**
- 2. Special Use Permit Application**
- 3. Site Plan Application**
- 4. Agricultural Data Statement, Figure and 239m Referral Form**
- 5. SEQR Part 1 of the Environmental Assessment Form and Addendum**
- 6. Stormwater Pollution Prevention Plan (SWPPP)**
- 7. Decommissioning Plan and Estimate**

APPENDIX A – ADDITIONAL DOCUMENTATION

- FAA Determination of No Hazard Letter**
- CPS SCH275KTL-DO/US-800 Inverter Data Sheet**

APPENDIX B – AGREEMENTS

- Owner Consent Form**
- Signature Authorization**