



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	4/26/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	189 Myers Corners Road Solar
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	189 Myers Corners Road Solar Project Plan Review Tax Lot 6258-03-376432		

As requested, we reviewed the application made by Old Myers NY, LLC, (the “Applicant”) for Site Plan and Special Permit Approval.

The Property

The subject property is a 37.08-acre lot located at 189 Myers Corners Road, is designated as tax lot 6258-03-376432 on the Town of Wappinger tax maps and is located within the R-80 Residential District (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to develop a 13.8 acre area of the 37.08 acre parcel with a 2 megawatt alternating current solar farm, the design of which would allow for the agricultural use of the same 13.8 acre area (Proposal or Proposed Action).

Submission

The Applicant has submitted for review an Application for Special Use Permit form dated 2/3/23; an Application for Site Plan Approval form dated 2/3/23; a cover letter prepared by Lightstar dated 2/3/23; an Agricultural Data Statement form; an Full Environmental Statement form with multiple attachments dated 2/3/23; a Decommissioning and Site Restoration Plan prepared by TRC dated March 2023; a letter from the Federal Aviation Administration dated 7/25/22; a tree clearing memorandum prepared by TRC and dated 3/15/23; a comment response memo dated 3/27/23 prepared by TRC; a visual impact line of sight analysis (3 sheets); and the following site plan (16 sheets) generally entitled “Old Myers Solar Project” prepared by TRC dated April 2023:

1. G-01 CIVIL COVER SHEET
2. G-02 GENERAL NOTES & LEGEND
3. G-03 EROSION CONTROL NOTES & DETAILS
4. G-04 EARTH DISTURBANCE PHASING PLAN
5. C-100 EXISTING CONDITIONS & SITE PREPARATION PLAN
6. C-200 OVERALL SITE LAYOUT PLAN
7. C-201 SITE GRADING & DRAINAGE PLAN - SOUTH
8. C-202 SITE GRADING & DRAINAGE PLAN - NORTH
9. C-400 CIVIL CONSTRUCTION DETAILS
10. C 401 CIVIL CONSTRUCTION DETAILS
11. L-100 OVERALL LANDSCAPE PLAN
12. L-101 LANDSCAPE PLAN - ENLARGED
13. L-102 LANDSCAPE NOTES & DETAILS
14. L-103 LANDSCAPE PLANTING TEMPLATE & SCHEDULES
15. SW-100 PRE-DEVELOPMENT SUBCATCHMENT PLAN
16. SW-200 POST-DEVELOPMENT SUBCATCHMENT PLAN

REVIEW COMMENTS

1. **SEQRA.** The Applicant has provided a SEQRA history narrative and copies of the EAF parts 2 and 3 were provided by the Town attorney. It demonstrates that the SEQRA process was concluded before the Town Board and there are no further SEQRA actions required.
2. **Special Permit.** The Applicant has addressed the ground mounted solar farm special permit criteria we had identified in a previous memo and it appears the project is in compliance with the pertinent special permit requirements.
3. **Wetlands.** It appears that there are solar arrays proposed within the wetland buffer. This will require a Town wetland disturbance permit.
4. **Landscaping.** The Applicant is proposing a hedge row of 56 Common Winterberry bushes along the northeast property line to serve as visual impact mitigation. The proposed plantings will be approximately 2 ft. 6 inches at the time of planting but will grow at an estimated 1-2 ft. per year to a maximum height of 12'-15' ft. tall. The conservative mature height of 12' is used in the visual impact analysis provided by the Applicant and shows the hedge row to be effective screening from the intersection of Myers Corners Rd. and All Angels Hill Rd..