

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: North Chelsea Ground Mounted Community Solar Farm

MEETING DATE: March 4, 2024

ACCOUNT NUMBER: 24-3492

DATE PREPARED: February 14, 2024

☒ **SITE PLAN** ☐ **SPECIAL USE PERMIT** ☐ **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATION. 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
FIRE PREVENTION BUREAU
RECREATION
TOWN OF WAPPINGER TOWN BOARD
DUTCHESS COUNTY DEPT. OF PLANNING
NEW YORK STATE DEPT. OF TRANSPORTATION
DUTCHESS COUNTY DEPT. OF HEALTH
DUTCHESS COUNTY SOIL & WATER
NYS DEPT OF D.E.C
TOWN OF FISHKILL PLANNING BOARD
TOWN OF EAST FISHKILL PLANNING BOARD
TOWN OF LAGRANGE PLANNING BOARD
VILLAGE OF WAPPINGER PLANNING BOARD
BUILDING INSPECTOR
1 ZONING ADMINISTRATOR-BARBARA ROBERTI

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



Carson Power LLC
110 William St 24 Floor
New York, NY 10038
www.carson-power.com



February 5, 2024

TO: Planning Board
Town of Wappinger, New York

RE: Conceptual Project Narrative, North Chelsea Solar A LLC

Dear Chairman:

Carson Power LLC on behalf of its affiliate, North Chelsea Solar A LLC (the "Applicant") is writing to provide a conceptual project review narrative for a proposed 5 MW (AC) Ground Mounted Community Solar Farm in the Town of Wappinger. The proposed project will be located on an approximately 75.3 acre parcel (Tax ID 6056-02-955845) located at 30 Duck Pond Road and owned by Mr. Robert Winkelmann. Project access is planned to be through NY State Route 9D via parcel 605704-898012 directly to the North (existing solar project access road, to be improved and shared).

The project parcel is zoned R-80: ground-mounted solar energy systems are a permitted use in R-80 zoning districts per Town Code §240-57 and are subject to site plan and special permit approvals. The project will also comply with all relevant provisions within the Town Code, including a 15-foot max panel height, a maximum solar collector area of 10% of the parcel, and a maximum impervious area of 15% of the parcel.

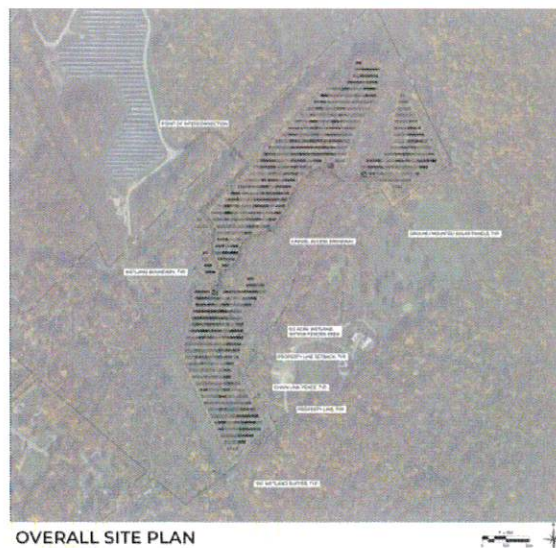


Figure 1: Overall concept site plan



Carson Power LLC
110 William St 24 Floor
New York, NY 10038
www.carson-power.com

Currently, the project parcel is primarily forested with no visibility from public roads. The Applicant proposes the installation of the solar panels using ground screw or driven-pile foundations, with disturbance associated with the construction of the access driveway, concrete equipment pads, electrical trenching, and construction of any required stormwater management practices. Vehicle access to each facility will be provided via a gravel access road with ingress/egress to NY State Route 9D.

A Town of Wappinger freshwater wetland permit will be pursued in accordance with Town Code §137 for any proposed disturbance necessary to delineated wetlands and their 100' buffer, as demonstrated on the proposed site plan. The project is not within the Hudson River viewshed, nor within a Certified Agricultural District. Coordination with relevant authorities for any threatened and endangered species permitting is also underway.

Please find enclosed preliminary site plans for the North Chelsea Solar A project. We look forward to addressing any questions or concerns you may have at the conceptual review meeting on March 4th, 2024.

Respectfully,

A handwritten signature in black ink, appearing to read "Nic Cunha", is written over a light blue horizontal line.

Nic Cunha
Senior Project Developer

RECEIVED

FEB 07 2024

Planning Department
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 24-3492Date Received: 2-7-24Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: North Chelsea Solar ANAME & ADDRESS OF APPLICANT (Corporation or Individual): North Chelsea Solar A LLC
101 Summer Street, Floor 2, Boston, MA 02110Street Nicholas Cunha Town (401) 862-9088 State Zip

Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

30 Duck Pond Road NY, 12590Street Robert Winkelmann Town (917) 699-0668 State Zip

Contact Person Phone Number Fax Number

Grid No. 6056-02-955845-0000

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

Existing Use: Residential (Landowner's home) and otherwise undevelopedProposed Use: Residential (Landowner's home) and 5 MW Community solar farmLocation of Property: 30 Duck Pond Road NY, 12590Zoning District: R-80 Acreage: 75.3 acresAnticipated No. of Employees: 0 (solar farm to be visited infrequently for maintenance during operational life)Existing No. of Parking Spaces: 0 Proposed No. of Parking Spaces: 0North Chelsea Solar A LLC

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

2/2/2024

Date
(401) 862-9088

Owner's Telephone No.

DocuSigned by:
John MurphyDC63D80B5BC7427...
Owner or representative's signature
John MurphyType Name and Title ***
101 Summer Street, Floor 2, Boston MA 02110
Owner's Address***If this is a Corporation or LLC please provide documentation of
authority to sign.

TOWN OF WAPPINGER



BUILDING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590-0324
(845) 297-6256
FAX: (845) 297-0579

OWNER CONSENT FORM

BUILDING PERMIT # _____ SITE APPLICATION # 24-3492

LOCATION: 30 Duck Pond Road, Wappinger NY 12590

GRID: # 6056-02-955845-0000

Name of APPLICANT/OWNER: Robert & Angela Winkelmann (owner) John Murphy (applicant)
(Person PHYSICALLY coming in to apply, if other than the Owner)

~ CERTIFICATION ~

NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and/or Zoning Administrator.

I, Robert and Angela Winkelmann, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the attached application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence. If this permit is not closed before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date the permit fee and application will have to be re-submitted in order to close out the permit. I understand that I am ultimately responsible for the closure of this permit.

FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.

January 30th 2024

Date

(917) 699-0668

Owner's Telephone Number

Owner's Signature

Robert and Angela Winkelmann

Print Name

PO Box 591, Hughsonville, N.Y. 12537

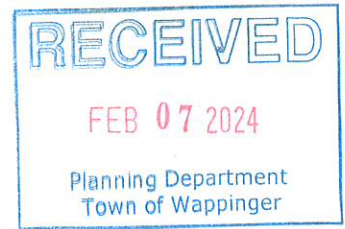
Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____

SAVE COMPLETED FORM

**WRITTEN CONSENT OF THE SOLE MEMBER OF
NORTH CHELSEA SOLAR A LLC**
September 25, 2023



The undersigned, being the sole member (the “**Member**”) of North Chelsea Solar A LLC, a Delaware limited liability company (the “**Company**”), hereby consents to the adoption, as of the date first written above, of the following resolutions by written consent pursuant to, and in accordance with, the provisions of the Delaware Limited Liability Company Act, 6 Del. C. Section 18-101, et seq., as amended from time to time, the Amended and Restated Limited Liability Company Agreement of the Company, dated September 25, 2023 (the “**A&R LLC Agreement**”). Initially capitalized terms used and not defined herein shall have the meanings specified in the A&R LLC Agreement.

APPOINTMENT OF OFFICERS

WHEREAS, the Member is the sole member of the Company;

WHEREAS, pursuant to the A&R LLC Agreement, the sole member of the Company may appoint officers of the Company; and

NOW, THEREFORE, BE IT:

RESOLVED: Acting pursuant to the A&R LLC Agreement, the Member hereby appoints the following persons to the office set forth opposite each of their names, each as an Officer of the Company:

Zaid A. Ashai - President
John Murphy – Senior Vice President
Chris Clark – Senior Vice President
Will Thompson – Senior Vice President
Peter Tawczynski - Treasurer
Kamran Idrees - Secretary

RESOLVED: That all acts and things heretofore done or caused to be done by the Member, the Company, their officers and directors, or any of their subsidiaries, in the connection with the foregoing resolutions, as any one or more of them has deemed necessary, advisable or appropriate to effect or carry out the purpose and intent of the foregoing resolutions, be, and the same hereby are, ratified and approved by the Member in every respect.

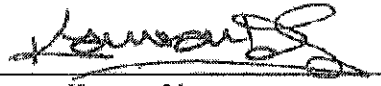
RESOLVED: That the authority given hereunder shall be deemed retroactive and any and all acts relating to the subject matter of the foregoing resolutions performed prior to the passage of these resolutions are hereby authorized, ratified and approved in all respects.

* * * *

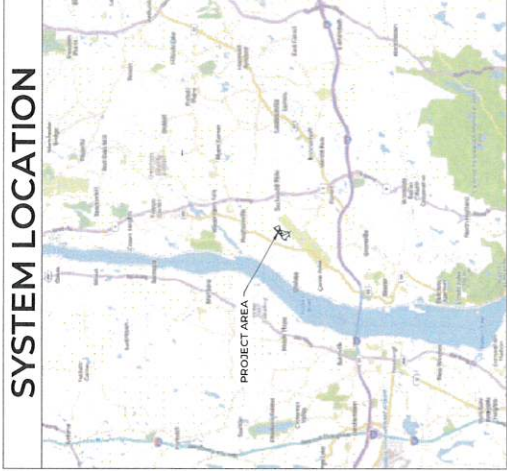
IN WITNESS WHEREOF, the undersigned Member has executed this Written Consent as of the date first written above.

Member:

NEXAMP CAPITAL, LLC

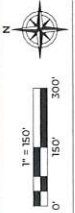
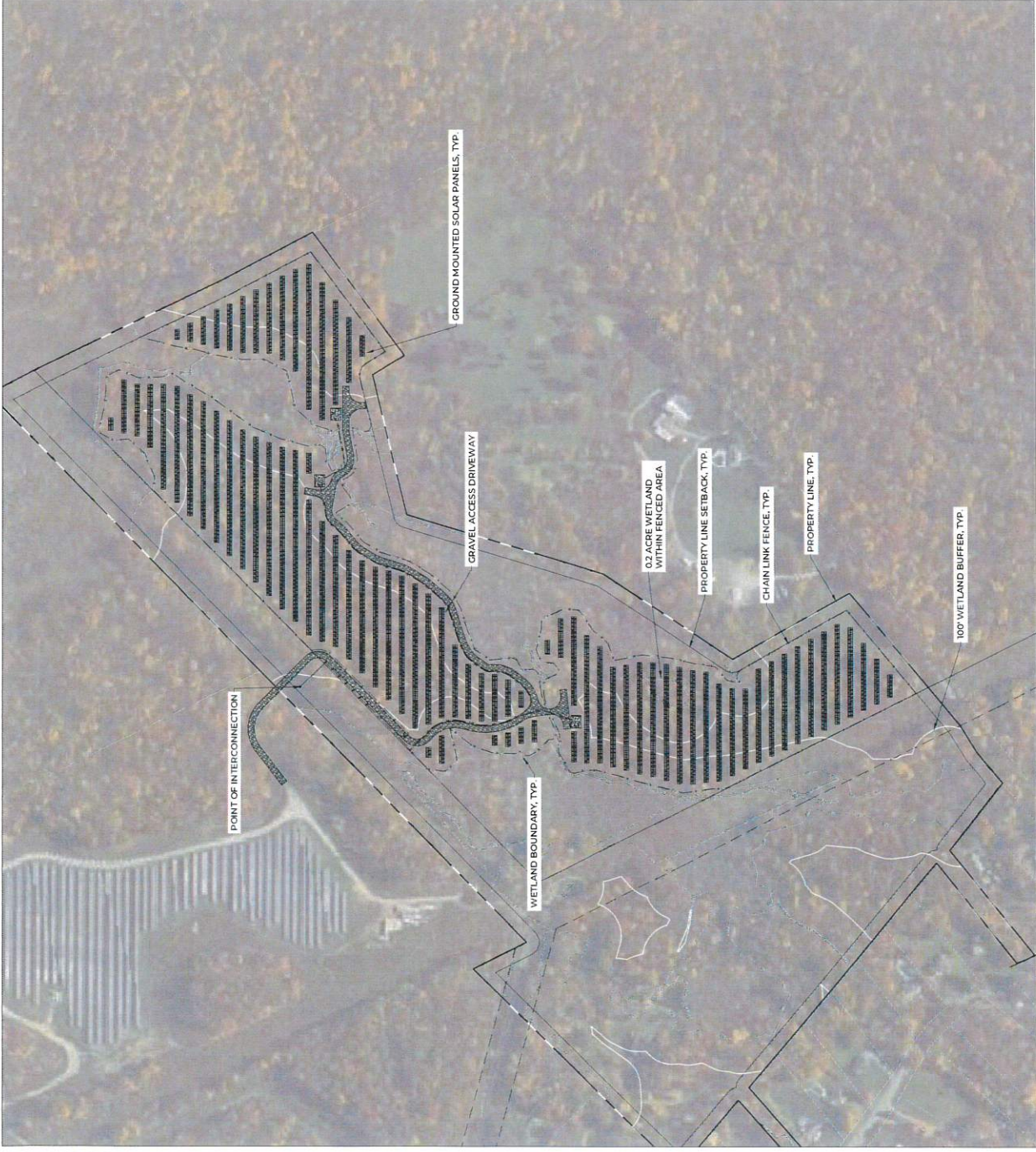
By: 
Name: Kamran Idrees
Title: Secretary

REV	DATE	DRAWN	CHECKED	DESCRIPTION
02/07/24	TL	VC		PRELIMINARY LAYOUT



SYSTEM INFORMATION	
AC SYSTEM SIZE (MW)	5.00
MODULES	JA SOLAR JAM78D3D-SB5/MB
INVERTERS	YASKAWA SOLECTRIA SOLAR XCI 1500-250
COORDINATES	41.559907°N, 73.937768°W

RECEIVED
FEB 07 2024
Planning Department
Town of Wappinger



OVERALL SITE PLAN