

December 17, 2019

Loretta Taylor, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

**Re: PB 2019-11
Croton Avenue Solar Project (fka Hanover Estates)
200 Croton Avenue
Site Development Plan**

Dear Chairman Taylor and Members of the Planning Board:

The above referenced project received a Negative Declaration from this Board on October 11, 2019. Subsequent to its issuance, the Applicant presented the project to the Town Board at their November 18, 2019 Work Session to discuss the Special Permit pursuant to Local Law #8 of 2018, as well as the proposed PILOT program.

Both the Special Permit and PILOT were approved at the Town Board regular meeting on December 10, 2019. A copy of the Town Board resolution, Number 331-19, is attached hereto.

At this time, we are respectfully requesting Staff to prepare the Resolution of Site Plan approval for the project and have this application placed on the January 07, 2020 Planning Board agenda for Site Plan Approval and the adoption of the Resolution. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



Keith C. Staudohar
Cronin Engineering P.E. P.C.

cc: Kieran Siao, Dimension Energy, LLC w/ encl. via email
Brad Schwartz, Esq. w/ encl. via email

RESOLUTION

NUMBER 331-19

(GRANT A SPECIAL PERMIT FOR DIMENSION SOLAR ON CROTON AVENUE AS RECOMMENDED BY THE PLANNING BOARD)

WHEREAS, Dimension Renewable Energy (“Dimension”), which created a development entity, Croton Solar LLC, applied to the Town of Cortlandt for the creation of a Tier 3 Solar Energy System to be located at 200 Croton Avenue (SBL 34.14-2-28) (“Property”); and

WHEREAS, Dimension appeared before the Planning Board for several months, and the Planning Board conducted a public hearing at its September 2019 meeting; and

WHEREAS, Croton Solar LLC received a Negative Declaration from the Planning Board pursuant to the State Environmental Quality Review Act (“SEQRA”) on October 10, 2019; and

WHEREAS, as part of Dimension’s approval process pursuant to Chapter 255 of the Town Code, it must obtain a special permit from the Town Board; and

WHEREAS, the Town Board has reviewed Dimension’s application and believes that the Property being used for a solar energy system is preferable compared to the creation of additional single-family homes, which was previously approved by the Planning Board; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board believes that the application of Croton Solar LLC meets the special permit criteria of Section 255-8 of the Town Code; and

BE IT FURTHER RESOLVED, that the Town Board approves Croton Solar LLC’s special permit pursuant to Chapter 255 of the Town Code subject to the following conditions:

1. Croton Solar LLC pays \$100,000 for the next five (5) years, for a total of \$500,000, as a community benefit contribution. Payment is due on the first day the facility is operational, and each anniversary date of its operations thereafter until the full \$500,000 has been paid; and
2. Croton Solar LLC complies with all site plan conditions placed on it by the Planning Board.

BE IT FURTHER RESOLVED, that the Town Supervisor shall be authorized to execute a PILOT agreement with Croton Solar LLC after the PILOT is approved by staff as to form and content.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 10, 2019
At a Regular Meeting
Held at Town Hall**

Certified Copy

12/12/2019 **Date**

Christine B. Cathers

Deputy Town Clerk