

MEMORANDUM

TO: Supervisor Linda D. Puglisi
Members of the Town Board

FROM: Loretta Taylor, Chairperson
Planning Board

DATE: October 10, 2019

RE: **PB 2019-11** Application of Dimension Energy LLC, for the property of Croton Realty and Development, Inc. for Site Development Plan approval and a Special Permit and for Tree Removal, Steep Slope and Wetland Permits for a proposed Solar Energy System known as the Croton Avenue Solar Project located on the east side of Croton Avenue approximately 500 ft. north of Furnace Dock Road as shown on a 7 page set of drawings entitled "Site Development for Croton Avenue Solar Project" prepared by Cronin Engineering, P.E., P.C. latest revision dated July 17, 2019 (see prior PB 1-11).

At the October 10, 2019 Planning Board meeting the Board adopted a Negative Declaration under the State Environmental Quality Review Act (SEQRA) determining that the above referenced application will not have a significant adverse environmental impact. As you know the subject property was the site of the Hanover Estates Subdivision application, PB 1-11. The Planning Board granted conditional final approval for the 27 lot subdivision by Resolution 6-19 adopted on March 5, 2019.

The above referenced application for a Tier 3, 4.17 MW Solar Energy System was submitted to the Planning Board in May 2019. The Board has conducted a detailed coordinated review of the application, several members of the Board visited a similar solar site in Millbrook, NY and the Board conducted a public hearing. Two residents, both who live immediately adjacent to the site, spoke in favor of the project at the public hearing. Detailed environmental analysis including a tree inventory and wetland delineation and mitigation plan, originally developed for the proposed subdivision, have been updated for the solar application. The proposal is consistent with the recently adopted Solar Law (Chapter 255 of the Town Code). The applicant has completed the required visual assessment, as well as a noise analysis showing, to the satisfaction of the Planning Board, that the proposed solar energy system will not be a detriment to the adjacent residential communities or to Walter Panas High School.

The Planning Board hereby refers the application to the Town Board for you to consider granting the required special permit. If the permit is granted the applicant will be required to return to the Planning Board for final site plan approval.

cc: Thomas F. Wood, Esq., Town Attorney
Members of the Planning Board
Christine Cothren, Deputy Town Clerk

Cronin Engineering, P.E., P.C.
Dimension Energy LLC