

MEMORANDUM

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

FROM: Loretta Taylor, Chairperson
Planning Board

DATE: October 10, 2019

RE: PB 2019-18 Matrix Solar Energy System
300 Furnace Dock Road

At the September 10, 2019 Planning Board meeting an application for a 1.7 MW, Tier 3 solar energy system proposed by Matrix Development was introduced as a new business item to the Planning Board. The project is proposed to be located on a 26.451 acre parcel of property at 300 Furnace Dock Road, The property was subdivided in 1998 as the Gimprich/Dolmatch Subdivision at which time a 26.451 acre parcel of property was created as one of the lots in the subdivision. More recently the current owners of the property, Shehla Naqui and Naeem Khalid, submitted an application for approval of a 4 lot subdivision, PB Case 3-13. That application has gone dormant.

As shown on the attached conceptual site plan the subject property is heavily wooded and environmentally constrained with a stream, significant areas of wetland and regulated wetland buffer and areas of steep slope. In addition a NYSDEC regulated dam (NYS ID 213-5542 Hazard Code A) is located on the property. At this time the applicant has not yet delineated the trees on the subject property as per Chapter 283 of the Town Code. In addition the wetland delineation for the property needs to be updated. As per Chapter 255 (Solar Energy Systems) of the Town Code the applicant also needs to complete visual assessment of the subject property. Lastly, the current proposed layout of the solar arrays is not in conformity with the setback requirement of 200' for a system proposed in a residential district.

Given the above referenced issues, and due to the fact that as per Chapter 255 of the Town Code the Town Board must ultimately grant the required Special Permit, the Planning Board refers the application for your review prior to the Planning Board commencing a more detailed environmental analysis as part of the site plan approval process.

cc: Thomas F. Wood, Esq., Town Attorney
Michael Cunningham, Esq., Assistant Town Attorney
Michael Preziosi, P.E., Director, Department of Technical Services
Members of the Planning Board
Matrix Development
Shela Naqui & Naeem Khalid