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February 12, 2024

Town of North Greenbush Planning Board
Attn: William Miller, CEO
2 Douglas Street
Wynantskill, NY 12198
Email: building@townofng.com

Re: Sketch Plan Conference
Wynantskill Community Solar Project
163 West Sand Lake Rd, Town of North Greenbush, Rensselaer County, NY
C.T. Male Project No: 24.4024

Dear Mr. Miller:

On behalf of **Wynantskill Solar, LLC** (Applicant) and High Peaks Solar, enclosed please find the following materials that represent a request for a pre-application sketch plan conference with the North Greenbush Planning Board for the project, which is a 3.3-megawatt AC solar farm proposed at 163 West Sand Lake Road.

List of Attachments	
Project Narrative	Attachment 1
Sketch Plan (1 sheet)	Attachment 2

As consultants for the Applicant, we look forward to working with the Planning Board on developing this solar energy system. With this submission, we request to be placed on the agenda at the next Planning Board meeting, scheduled for February 26, 2024, to meet with Board members as a pre-application sketch plan conference. If you have any questions, please contact Martin Schmidt at 518-947-9722 or m.schmidt@ctmale.com.

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Chris Koenig
Project Manager

Martin Schmidt
Assistant Project Manager

cc: Kevin Bailey, High Peaks Solar (kbailey@highpeakssolar.com)

PROJECT NARRATIVE

Project Name	Wynantskill Community Solar Project
Project Type	3.3 MW AC ground-mounted solar energy system
Project Address	163 West Sand Lake Road, Wynantskill, NY, 12198
Tax ID	124.-5-9.11
Zoning District	Residential (R2)
Landowner:	Worthington Flowers LLC
Lessee/Applicant	Wynantskill Solar, LLC d/b/a High Peaks Solar

The proposed project is the development and construction of a 3.3-megawatt (MW) AC ground-mounted community solar farm at 163 West Sand Lake Road in the Town of North Greenbush. The project will be located on a leased portion of a vacant property that is ±25.4 acres and is owned by Worthington Flowers LLC. The project ownership and developers are Wynantskill Solar, LLC and High Peaks Solar. The project site is a single tax parcel that is mostly a vacant meadow and brushland with some perimeter tree rows that is located east of West Sand Lake Road and west of the Wynants Kill, approximately 0.8 miles southeast from the center of Wynantskill.

The project is in the early concept stages and will be undergoing a multitude of studies and detailed designs including but not limited to a land title survey (including boundary and topography), site plans, a stormwater pollution prevention plan (SWPPP), a full wetland and waters delineation, and other supplemental environmental studies. The Project Narrative and Sketch Plan should be considered conceptual and subject to change based on further investigation and design. However, before proceeding with detailed design and analysis, the Applicant is seeking input from the North Greenbush Planning Board on this proposed use in the R2 zoning district. Since solar farms do not have on-going external nuisances such as light, odor, noise, dust, or emissions and pollution, and do not generate new traffic or have demand on utility infrastructure, we believe that a community-scale solar array is compatible with other uses in the R2 zoning district.

The proposed project will consist of two (2) relatively small arrays that will encompass 9.5± acres within the perimeter fence, which will be an 8-foot-tall agricultural style fence. This fence line footprint will occupy approximately 39% of the parcel area, with panel coverage closer to 3.1± acres or 12% of the parcel area. The solar panels will be ground-mounted on fixed tilt frames, the foundations for which will be driven or screwed into the ground.

The electrical interconnect from the solar array is proposed to be to an existing overhead transmission electrical circuit located within the project parcel. The utility-required interconnection pole series will consist of seven to eight new timber utility poles running parallel with the proposed access road within the parcel boundaries. All other electrical lines related to the project will be underground. Electrical equipment (transformer and switchgear) will be pad-mounted at two (2) locations within the fenced areas. No battery storage is proposed.

Access to the array will be gained from one (1) 20-foot-wide proposed pervious stone access road that will be constructed with a new curb cut onto West Sand Lake Road. Alternative permanent and temporary access options are currently being explored by the Applicant. In general, access needs to be provided to the interconnection equipment poles as well as the transformer pads within the array.

The sketch plan depicts some ideas for vegetative screening and landscaping from West Sand Lake Road and adjoining residential properties. The Applicant recognizes this will be required and has committed to providing landscaping and further studying the visual impacts of the project. As the project design develops further, existing vegetative buffers will be preserved to the maximum extent that is practicable.

At the local level, the project will generate clean, renewable electricity that will be added into the local electric grid (NYSEG Wynantskill substation) for local consumption. At the state level, the project will contribute to the New York State goal of achieving at least 10 gigawatts of distributed solar energy by 2030 and diversifying the power generation methods in the state, while improving the hosting capacity and reliability of the electric grid.