

Hello Tom,

I was hoping to speak with you about this because I do not believe we discussed this at any of the meetings. I would like to point out and discuss with you one item in the town zoning ordinance to make sure it is not a concern, and in case it is, then to make sure that we address it.

In our application the parcel size is listed at 32.9 acres and the project area is 21.46 acres. The total impervious area that would be constructed from the project is 0.015 acres. The impervious area would be created through the installation of the concrete pads for the inverters and transformers, and the footprint of the piles to support the arrays.

Shown below are a few excerpts from the town zoning ordinance including The Density Control Schedule that shows lot coverage of 30% for a Business Use and the definition for lot coverage. Since the panels do not cover the ground and grass or vegetation grows beneath the panels, they typically are not considered part of the coverage calculation. It is our understanding and experience with other municipalities that lot coverage is linked to impervious surfaces.

Our interpretation is that the addition of 0.015 acres of impervious surfaces represents less than 1% coverage of the site. There are other ways to look at this, for instance, if the panels were laid on the ground side by side they would cover approximately 6.5 acres, which still only represents 19% coverage. If the board has a different interpretation, the zoning ordinance allows the planning board to increase the allowable lot coverage as is shown below. Thanks Tom. I look forward to the next meeting.

LOT, COVERAGE: That lot area or percentage of lot area covered by building or structures, including accessory buildings and structures.

The Density Control Schedule (Area and Bulk Schedule) contains a column for Max Lot Coverage Including Accessory Buildings, of 30% for a Business Use.

T. Solar Arrays Applications for large scale solar array projects must identify and include all related work off site as part of the project, and include plans for operating and maintaining the installation and proof of coordination of emergency plans with local fire and emergency agencies. Applicants shall include plans for installing and maintaining an adequate visual buffer between the solar array project and the adjoining lands. Plans for decommissioning the installation must also be provided, with guarantees for returning the lot to preconstruction condition. Planning Board may increase allowable lot coverage, based on site plan review.

John Reagan

Permitting Manager

RIC Development, LLC

1399 New Scotland Road, #423 | Slingerlands, NY 12159

P: 917.463.0421 ext. 1006 | c: 518.675.7555

E-mail: jreagan@ric.energy | Website: www.ric.energy