



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: David Sprout, Planning Department

Subject: Sun8 Large Scale Solar Energy Systems - 2150 Dryden Road, Tax Parcel # 38.-1-3-3.1 and the 'Ellis Tract', multiple parcels Stevenson Road, Dodge Road, and Turkey Hill Road

Date: March 9, 2017

The Planning Department is in receipt of two Special Use Permit applications from Sun8 PDC, LLC, for two Large Scale Solar Energy Systems (system or plant). One system (the 'Dryden Tract') is proposed at 2150 Dryden Road, a 157-acre parcel adjacent to the Willow Glen Cemetery (the same parcel where Verizon plans to site a telecommunications tower). The property is in both Rural Agricultural (RA) and Conservation (C) Zoning Districts. The second plant, the 'Ellis Tract', will be on multiple lots on Dodge Road, Turkey Hill Road, and Stevenson Road. Each of the parcel in the Ellis Tract are in the RA district.

The Dryden Tract is to be subdivided into six parcels in order for Sun 8 to meet the Public Service Commission's limitation of 2 megawatts per parcel. Each of the proposed parcels will have a solar system capable of producing one or two megawatts of electricity. The Planning Board has conducted a preliminary hearing regarding the Dryden Tact subdivision, but there has been no approval of the subdivision.

The parcels included in the Ellis Tract also require subdivision. At least six new parcels will be created from the various lots included in the project. As Minor Subdivisions, the Ellis Tract subdivisions do not require Planning Board approval.

Besides Special Use Permit approval, Site Plan Review approval is also required. The Town's new Solar Law also requires that the Planning Board review the site plan and offer its recommendations to the Town Board, prior to Town Board approval of both the site plan and the special use.

It is possible that the two applications can reviewed by the Board as one action. Because the Dryden Tract and Ellis Tract are miles apart, I think they are separate and distinct projects. My sketch plan and special permit reviews will be of two projects. I requested that the applicant provide a bit more information in order to complete the reviews more thoroughly.

Generally, the plans and other application material provided satisfy the requirements for Site Plan and Special Permit approval. A wetland delineation is pending for the Dryden Tract. The Dryden site will also require some degree of archaeological investigation.

SEQR, County Review, Ag & Markets

The projects are Type 1 actions, subject to State Environmental Quality Review (SEQR). The applicant has provided Part 1 of the Full Environmental Assessment Form (SEAF) for each tract. An Environmental Impact Statement (EIS) may be necessary. If so, the scope will likely be limited to the aesthetic and community character impacts. The Town Board shall serve as Lead Agency for SEQR.

In addition to SEQR, County Planning Review is required.

The Dryden Tract is in Agricultural District #1. I requested that the applicant provide an Agricultural Data Statement.