

C.T. MALE ASSOCIATES

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February 5, 2025

Town of Moreau Town Board
c/o Josh Westfall, Planning and Development Coordinator
351 Reynolds Road
Fort Edward, NY 12828
Via Email: Bpd@townofmoreau.org

Re: *Solar Energy System Overlay District and Site Plan Application*
Moreau Community Solar Project
65 Reynolds Road, Town of Moreau, Saratoga County, NY
C.T. Male Project No: 24.5097

Dear Mr. Westfall:

On behalf of **NY USLE Moreau Reynolds A LLC** and **NY USLE Moreau Reynolds B LLC** (Applicants) and U.S. Light Energy, enclosed please find the following documents that represent an application for a Solar Energy System Overlay (SESO) District and Site Plan Approval for the Moreau Community Solar Project, which is two (2) 5.0-megawatt AC ground-mounted solar farms proposed at 65 Reynolds Road in the Town of Moreau.

List of Attachments	
Signed Town Application Form	Attachment 1
Site Plans (18 Sheets)	Attachment 2
Stormwater Pollution Prevention Plan (SWPPP)	Attachment 3
Part 1 Full Environmental Assessment Form (EAF)	Attachment 4
Wetland Delineation Map and NYSDEC Boundary Validation	Attachment 5
Electrical Equipment Specifications List	Attachment 6
Decommissioning Plans and Cost Estimates	Attachment 7
Operations and Maintenance Plans	Attachment 8
Interconnection Agreement	Attachment 9
Site Control Documents	Attachment 10
Electrical Line Drawings	Attachment 11
Visibility Analysis	Attachment 12
Overall Lot Line Adjustment Map	Attachment 13

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As consultants for the Applicant, we look forward to working with the Town Board and Planning Board on developing this project. With this submission, we request to be placed on the agenda for the next Town Board meeting to meet with Board members and begin the review process. Any application fees that are required will be paid by U.S. Light Energy under separate cover. A project narrative follows this cover letter.

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PROJECT NARRATIVE

Project Name	Moreau Community Solar Project
Project Type	2 x 5.0 MW AC ground-mounted solar energy systems
Town Land Use	Large-Scale Solar Energy System
Project Address	65 Reynolds Road, Fort Edward, NY, 12828
Tax IDs	64.00-2-80.12 & 64.00-2-80.11
Zoning District	R-3 (Agricultural and One Family Residential)
Landowner:	Proper Tee Holdings LLC
Lessee/Applicant	NY USLE Moreau Reynolds A LLC (64.00-2-80.12) NY USLE Moreau Reynolds B LLC (64.00-2-80.11)

The proposed project is the development and construction of two (2) 5.0-megawatt (MW) AC ground-mounted community solar farms at 65 Reynolds Road in the Town of Moreau. The project will be located on portions of two (2) vacant parcels that total ±120.4 acres and are owned by Proper Tee Holdings LLC. The project ownership and developers are NY USLE Moreau Reynolds A LLC, NY USLE Moreau Reynolds B LLC, which are subsidiaries of solar developer U.S. Light Energy. Recently the project parcels underwent a lot line adjustment to separate all lands east of the National Grid transmission lines (a fee parcel) from the lands to the west. The two west parcels (the project parcels) are summarized as follows:

Project/Applicant	Tax ID	Parcel	Fenceline	MWac
NY USLE Moreau Reynolds A LLC	64.00-2-80.12	±61.97 ac.	±21.3 ac.	5.0
NY USLE Moreau Reynolds B LLC	64.00-2-80.11	±58.43 ac.	±23.5 ac.	5.0

The proposed project will be wholly located on these parcels west of the National Grid transmission lines. Based upon National Grid standards, the proposed large scale solar energy systems on each parcel must be separate legal entities. As such NY USLE Moreau Reynolds A LLC will be located on lot 64.00-2-80.12 and NY USLE Moreau Reynolds B LLC on lot 64.00-2-80.11. To maintain continuity in the Town approval process and prevent segmentation the overall project is proposed as the Moreau Community Solar Project. While the majority of the project submission documents such as the site plans, Stormwater Pollution Prevention Plan (SWPPP), and Environmental Assessment Form have all been developed to present the cumulative project improvements and impacts, a separate Decommission Plan and Operations & Maintenance Plan have been prepared for each project company (Units A & B).

The project parcels are located in the R-3 zoning district, which allows for the development and construction of large-scale solar energy systems through the Solar

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Energy System Overlay District (SESO) zoning process. The property is the former Tee-Bird South golf course and is currently vacant. The applicant is seeking approval from the Town Board for a SESO on the project parcels as well as Site Plan Approval. The proposed project meets or exceeds Site Plan Review Standards for Large-Scale Solar Energy Systems outlined in Local Law 7 of 2024 and is compliant with the Town Board SESO Rezoning Standards provided in the code. The project has been designed and sited to maximize compliance with these standards and thereby minimize the environmental impacts associated with the project.

The solar panels will be ground-mounted on a fixed tilt racking system, the foundations for which will be driven or screwed into the ground. The solar arrays will be encompassed by 8-foot-tall agricultural-style perimeter fences with locking gates and Knox boxes. The cumulative area within the perimeter fences, including the concrete equipment pad, inter-row spacing, and maintenance paths, will be ±44.8 acres.

Access to the arrays will be gained from one (1) 20-foot-wide proposed pervious stone access road. The existing National Grid highway entrance on Reynolds Road / NYS Route 197 will be replaced with a new entrance ±30 feet to the east in compliance with New York State Department of Transportation (NYSDOT) standards for minor commercial entrances. This entrance will be shared by both parcels and National Grid. The electrical interconnect from the solar array is proposed to be to an existing overhead electrical circuit located along the south side of Reynolds Road. The utility-required interconnection at the site entrance will consist of two (2) series of seven (7) new timber utility poles (14 total) running parallel with the proposed access road within the parcel boundaries, as well as a crossing pole. All other electrical lines related to the project will be underground. Electrical equipment (transformers and switchgears) will be pad-mounted within the fenced area. No battery storage is proposed.

Since solar farms are passive land uses 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 R-3 zoning district and those on adjoining properties. Additionally, based on siting decisions and the existing vegetation growth on the property, this project is not expected to be highly visible.

At the local level, the project will generate clean, renewable electricity that will be added into the local electric grid for local consumption and will provide financial benefits to the Town. 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 on this circuit.