



REF-2025

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## Town of Moreau Large-Scale Solar Permit Application

TOWN OF MOREAU  
BUILDING DEPARTMENT

In accordance with §149-28.1 of the Town of Moreau Zoning Code, the following application shall be completed prior to the consideration for the installation of a large-scale solar facility as defined in Chapter 149 and contemplation of rezoning for the Solar Energy System Overlay (SESO) District. The application must be completed legibly in Print or Typed (Preferred).

## Part I- Informations

## General Project Information

Site Address: 81 Old West Rd  
Gansevoort, NY 12831

SBL/Parcel ID: 89.-2-19

System Capacity: 5,579 Kw-DC

Zoning District: R-5

Current Property Use: (Check those that apply)

☒ Agricultural ☒ Residential ☐ Vacant  
☐ Commercial ☐ Rec/ Ent. ☐ Industrial  
☐ Park/ Forest ☐ Pub. Srv./ Util ☐ Comm/ Govt

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## Property Owner Information

Owners Name: Guy Swears  
Address: 81 Old West Rd  
Gansevoort, NY 12831

Phone No: (518) 415-6263

Email: guyswears8@gmail.com

## Agent/ Applicant Information

Name: Olivia Feldman  
Address: 501 Boylston Street, 10th Floor,  
Boston MA 02116

Company: Old West Road NY LLC

Phone No: (845) 418 7284

Email: Olivia.Feldman@Lightstar.com

## Part II – System Details/ Descriptions

**A. Project Description-** Briefly provide an "Agenda Ready" project description which may include discussion of, but not limited to, project area, amount of arrays, service capacity, and/or other features specific to this project:

The applicant is proposing a 4.75 MW AC solar system. The proposed solar array is a round mount single-axis tracker system. The proposed project will also include the construction of a new gravel access road within the proposed solar array area, post-driven racking, inverter/transformer pads, underground and overhead utility lines and perimeter fencing. Vegetation management will occur within the array area via mowing, 2-3 times a year. The system will be decommissioned at the end of its lifecycle

## B. Lot Statistics

Proposed Height: 9.528 ft

# of Lots: 1

Rear Setback: 50 ft

Solar Lot Area (Acres): 19

Front Setback: 352 ft

# of Associated Structures: 1

Side 1 Setback: 90 ft

Length of Associated Roadways: 1,575 ft

Side 2 Setback: 490 ft

% of Solar Lot Coverage: 17.24%

C. Facility Signage Dimensions: N/A FT X N/A FT Total Area: N/A SF

D. Fencing:

Material: chain link

Length: 3,8 ft88

Height: 7 ft

E. Does this project lie within the Saratoga County Agricultural District

☒ YES

☐ NO

F. Does this project include soils from the Mineral Soil Group 1-4

☒ YES

☐ NO

If Yes, Please Identify the Environmental Monitor

Name/ Company Name: Old West Road NY LLC

Address: 501 Boylston Street, 10th Floor  
Boston MA 02116

Phone Number: TBD Email TBD

Part III – Attachments/ Additional Items

Please check the following items as applicable to this application.

- ☐ Owner Authorization
- ☐ Part I Long-Form Environmental Assessment Form (EAF)
- ☐ Site Plan (Professional)
- ☐ One- or Three-Line Diagram
- ☐ Boundary Survey Map
- ☐ Stormwater Plan
- ☐ Decommissioning Plan
- ☐ Lease Agreements
- ☐ O&M Plan
- ☐ Utility Sign-Off
- ☐ Vegetative Management Plan/ Landscaping
- ☐ Signage Image
- ☐ Specific Requests for Waivers
- ☐ Additional Items:

## Large Scale Solar Application

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### Part IV – Additional Notes

Please initial the below notes signaling acknowledgement to specific requirements as part of this application:

\_\_\_\_\_ **Note 1:**

It is understood that additional submittals will be required to the Planning Board after initial town board review. Up to eleven copies may be required.

\_\_\_\_\_ **Note 2:**

Additional review fees may be required for engineering review, or review by any additional professionals. Said review may be required for, but not be limited to stormwater, review of decommissioning documents, etc.

\_\_\_\_\_ **Note 3:**

The Town Board, at their discretion, may ask for additional information.

\_\_\_\_\_ **Note 4:**

Additional reviews may be required by the Saratoga County Planning Board.

\_\_\_\_\_ **Note 5:**

Fees are subject to change and will be based on a fee schedule as approved by the Moreau Town Board.

### Part V – Project Contact/Certifications

In signing this document, the undersigned avers that all information provided on this form, and on any required or requested attachments thereto, is true to the best of their knowledge and belief. Inaccuracies, omissions, and/or any untrue statements may result in disapproval of said application, including approvals granted based on inaccurate information.

Primary communication related to this proposal will be with the following:

Name: Olivia Feldman

Company: Old West Road NY LLC

Address: 501 Boylston Street, 10th Floor, Boston MA 02116

Phone: (845) 418 7284

Email: Olivia.Feldman@Lightstar.com

Olivia Feldman  
Signature

4/21/2025  
Date