



Town of Moreau Large-Scale Solar Permit Application

FILE COPY

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).

RECEIVED

JUN 30 2025

TOWN OF MOREAU
BUILDING DEPARTMENT

Part I- Informations

General Project Information

Site Address: 148 Washburn Rd

Gansevoort, NY 12831

SBL/Parcel ID: 89.-2-23.11

System Capacity: 4,545.95 Kw-DC

Zoning District: R-5

Current Property Use: (Check those that apply)

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

Property Owner Information

Owners Name: Cristopher Barden

Phone No: (518) 852-9633

Address: 148 Washburn Rd

Email: chris@ncjclean.com

Gansevoort, NY 12831

Agent/ Applicant Information

Name: Olivia Feldman

Company: Washburn Road NY PV LLC

Address: 501 Boylston Street, 10th Floor

Phone No: (845) 418-7284

Boston, MA 02116

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 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): 18.5

Front Setback: 50 ft

of Associated Structures: 1

Side 1 Setback: 40 ft

Length of Associated Roadways: 1,637 ft

Side 2 Setback: 40 ft

% of Solar Lot Coverage: 21.76 %

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

D. Fencing:

Material: chain link

Length: 4,107 ft

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: Washburn Road NY PV 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

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: Washburn Road NY PV 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