



Town of Moreau Large-Scale Solar Permit Application

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: 65 Reynolds Road

Ft. Edward, NY 12828

SBL/Parcel ID: 64.-2-80.11, 64.-2-80.12

System Capacity: 2 x 5.0 MW AC ~~kw DC~~
15.99 MW DC (total)

Zoning District: R-3 (Agriculture & One-Family Residential)

Current Property Use: *(Check those that apply)*

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

Property Owner Information

Owners Name: Proper Tee Holdings, LLC

Address: 1407 Broadway, Floor 24

New York, New York 10018

Phone No: 518-288-7800 x306

Email: dcahalane@uslightenergy.com

Agent/ Applicant Information

Name: Dan Cahalane

Address: 8 British American Blvd. Floor 2

Latham, New York 12110

NY USLE Moreau Reynolds A LLC
Company: NY USLE Moreau Reynolds B LLC

Phone No: 518-288-7800 x306

Email: dcahalane@uslightenergy.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:*

Construction and operation of two (2) 5.0 MWac ground-mount solar farms on western portions of the former Tee-Bird South golf course.

B. Lot Statistics

Proposed Height: 20 ft. Max

Rear Setback: 50 ft. Min.

Front Setback: 50 ft. Min.

Side 1 Setback: 40 ft. Min.

Side 2 Setback: 40 ft. Min.

of Lots: 2

Unit A: 62 ac.
Solar Lot Area (Acres): Unit B: 58.4 ac.

of Associated Structures: 34,782 est. panels total

Length of Associated Roadways: 5,365 lf total

Unit A: 13.4%
% of Solar Lot Coverage: Unit B: 15.2%

C. Facility Signage Dimensions: 2 FT X 4 FT Total Area: 8 SF

D. Fencing:

Material: Agricultural style box wire with timber posts

Length: 1,470 lf

Height: 8 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: C.T. Male Associates

Address: 50 Century Hill Drive

Latham, New York 12110

Phone Number: 518-786-7649

Email m.schmidt@ctmale.com

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: Visual Impact Analysis
Preliminary Equipment Specifications

Large Scale Solar Application

Part IV – Additional Notes

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

DJC

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.

DJC

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.

DJC

Note 3:

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

DJC

Note 4:

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

DJC

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: Dan Cahalane
Company: U.S. Light Energy
Address: 8 British American Blvd, Fl 2, Latham, NY, 12110
Phone: 203-417-6543
Email: dcahalane@uslightenergy.com

Daniel Cahalane

Signature

2/3/2025

Date