



October 28, 2024

Town of Ulster
Planning Board
584 East Chester Street
Kingston, New York 12401

**RE: Project Narrative
Tuytenbridge PV LLC Solar Project
Lightstar Renewables LLC**

Dear Planning Board Members:

Lightstar Renewables LLC is proposing the construction of an approximately 4.1 MW-AC Community Solar Photovoltaic Array on the lands of DSC Sisters, Inc. (tax parcel 39.20-2-22). Lands currently owned by DSC Sisters, Inc. are to be leased by Lightstar Renewables LLC. The project is located on the south side of Tuytenbridge Road, approximately 2,000 feet east of the intersection of Tuytenbridge Road and Lake Road. Per Town Code Chapter 145 Site Plan Review and Chapter 190 Zoning, Article IX Special Use Permits, Lightstar Renewables LLC is required to proceed through the site plan review and approval process along with receiving a Special Use Permit from the Town Board. We are requesting to appear before the Planning Board at the November 12, 2024 Town Planning Board meeting.

The subject property is approximately 70 acres, currently zoned as RC Region Commercial, RC-60 Residential, and R-10 Residential. Large-scale solar is a permitted use within the RC, R-60, and R-10 districts with an approved Special Use Permit. The project will utilize a leased area of approximately 42.8 acres, and a limit of disturbance of approximately 26.25 acres, within the subject property. The project is bordered by established forest to the east, west, and south. To the north there are several commercial properties and to the west there is a residential neighborhood.

The proposed solar array for the property includes the installation of approximately 209 racks of panels set on single axis tracker racking placed on the site to accommodate existing topography to the maximum extent practical. Each rack will stand approximately 16-feet 6-inches in height at maximum tilt. The racking will be spaced at approximately 40-foot intervals on center, with a minimum width of approximately 25-foot aisles provided between rows. An 8-foot high chain link fence will surround the array for security purposes. The Tuytenbridge Solar Project meets all Town zoning code as it relates to large-scale solar energy systems.

The electricity produced by the array will be converted from DC power to AC power via central inverters located on equipment pads. The AC power will be collected and transformed to medium voltage power, which will then be sent out via grid distribution. The equipment pads will include switchboards, transformers, and DAS equipment.

Once construction is completed and the solar array is energized, the site will not be staffed on a daily basis. However, maintenance personnel will be on site several times a year for lawn



care, and the site will be remotely monitored for any malfunction of the system. If a malfunction was to occur, maintenance staff will be deployed to make repairs. Little to no additional traffic will be generated post construction, and no water or sewage use is required.

Visual simulations for the site are in progress. To provide a conservative analysis, site work to obtain photos will be completed after the leaves fall, which is expected mid to late November. Once the site work has been completed the visual simulations will be provided to the Town shortly after.

Lightstar Renewables LLC is proposing that the array is utilized for Community Solar purposes. The Community Solar program will allow local residences and businesses to purchase power from the array at a discounted rate compared to the current electricity provider. Lightstar Renewables LLC is excited to pursue this project within the Town of Ulster and looks forward to providing an opportunity for clean, alternative energy to the Town and its residents.

We submit the following for your review and consideration:

0. Project Narrative (four (4) copies)
1. Application for Site Plan/Special Use Permit (four (4) copies)
2. Town of Ulster Escrow Agreement (four (4) copies)
3. Tuytenbridge Solar Plan Set (four (4) copies)
4. Stormwater Pollution Prevention Plan (four (4) copies)
5. Full Environmental Assessment Form (four (4) copies)
6. Filing Fee (submitted under separate cover)

Digital copies of the above listed documents will also be provided to the Town via email.

We look forward to beginning the discussion of the project at the November 12, 2024 Town Planning Board meeting. If you have any questions or require any additional information, please do not hesitate to contact me by phone at (585) 402-7093 or via email at ethomas@LaBellaPC.com.

Respectfully submitted,

LaBella Associates

Emily Thomas, EIT
Project Manager