



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

18 Computer Drive East
Suite 203
Albany, NY 12205
T: 518.459.3252
F: 518.459.3284
www.maserconsulting.com

September 19, 2019

PROJECT NARRATIVE

Project: Varano Solar Farm – Subdivision & Site Plan-Special Use Permit Application

Applicant: Forefront Power – Project Manager: Brian Maliszewski

Engineer: Maser Consulting P.A.

Land Owner: Antonio Varano and Hans Persoon

Location: 270 & 276 Maple Avenue
Town of Goshen, New York

Project Description:

The enclosed application for Site Plan and Special Use Permit is for the purpose of establishing a 5-megawatt (MW) photovoltaic solar facility on lands located at 270 and 276 Maple Avenue in the Town of Goshen. The project will be constructed on approximately 24 acres of a 128-acre parcel owned and operated by Antonio Varano and Hans Persoon. Forefront Power will lease land from the landowners for the proposed solar facility.

The proposed installation is permitted as of right in the “AI” Agricultural Industrial zoning district. The proposed installation is subject to Site Plan Review by the Town of Goshen Planning Board and Special Use Permit Review by the Town of Goshen Town Board.

Site Development:

The solar facility will consist of a multi-array, ground-mounted, “Fixed-Tilt” photovoltaic system with various electrical appurtenances, including transformers and inverters. Each array will contain several panels, typically supported by short driven steel posts or drilled pier foundations. A detail is provided in project plans. The Facility will include the following site features:

- 19,062+ PV Panels
- Area within fence-24+ Acres. Staging area and interconnection trenching 1.8+- Acres.
- Seven (7)-foot chain-link security fence (6’ fence with 1’ barbed wire)
- Underground conduit and wires
- Six (6) Battery Containers measuring approximately 8-ft x 40-ft each.
- Two (2) Inverter and Transformer Pads
- Four (4) 15-foot wide gravel access roads and one turn around
- Stormwater management facilities



In addition to the photovoltaic system this project also proposes the construction of an unmanned battery energy storage facility consisting of six (6) 8-ft x 40-ft containers which house the batteries. The purpose of the battery system is to manage peak load situations where peak solar energy generation and peak demand in Orange & Rockland electric distribution lines do not match. Batteries are organized in interchangeable modules and installed in rack towers. The interchangeable racks are organized into containers, similar to shipping containers, which are equipped with heating and cooling systems, fire suppression systems, and control systems. These containers accompanied by external transformers and other associated equipment, are placed on concrete foundations within a gravel pad and connected to this site's electrical inverters. From the inverters all electricity generated by the solar facility or stored in the batteries is conveyed to the Point of Interconnection (POI) to Orange & Rockland electric distribution lines located on Maple Avenue.

Generally, minor cuts and fills will be required to develop this project's road, gravel pads for batteries and stormwater management areas. The project proposes to access the solar facility location using the landowner's existing farm field access off of Maple Avenue. At the entrance to the solar facility, the project will construct a new 15-ft wide gravel access road. The project will also constructed a temporary construction road between the northern and southern arrays (See plan sheet C-101). The solar facility will be enclosed with a 7-ft high Security fence that is required by Orange & Rockland Utilities.

Other Agency Reviews:

This project received a Coordinated Electric System Impact Review (CESIR) by Orange & Rockland Utilities in 2018/19. The intent of this review is to assess the project's feasibility, determine its impact on the existing power system, determine interconnection scope and installation requirements, and costs associated with interconnecting the solar system to the Electric Grid Infrastructure. The project received approval in this process. The CESIR is included in the application submittal.

The project will disturb more than 1-acre of land requiring post-construction stormwater management practices in accordance with New York State and Town requirements. Per the direction of New York State Department of Environmental Conservation (NYSDEC), a solar development such as the one proposed in this application is required to treat stormwater runoff from only newly installed impervious areas (roads, permanent gravel pads, concrete pads). The areas occupied by solar panels will not require post-construction stormwater management practices. The entire site will require erosion and sediment controls typical for construction sites. A draft Stormwater Pollution Prevention Plan (SWPPP) has been included in this application for the Town's review.



A review and site inspection by Maser Consulting’s Ecological division determined possible federal wetlands on the Project Site. A submittal was made to the New York District of U.S. Army Corps of Engineers (ACOE) on June 13, 2019 for a Request for Jurisdictional Determination. The ACOE has requested additional information and intends to conduct a site visit soon. As this review is ongoing, all reports and correspondence regarding the review will be forward to the Town of Goshen upon receipt.

This project is being submitted for review by New York State Historic Preservation Office (SHPO) to clear the site from any adverse effects to potential nearby cultural resources. A request for a Phase 1A/B was made by SHPO and then conducted in early spring 2019. The areas of study are shown on the enclosed project plans. We expect SHPO to request an Avoidance Plan for the area prior to issuing their letter of “No Effect” for this project. As this review is ongoing, all reports and correspondence regarding the review will be forward to the Town of Goshen once ready.

Maser Consulting’s Ecological division is currently conducting a habitat study on the property for select species that may potentially be in the area. Depending on the findings of this study, Maser will consult with the appropriate agencies needed. All reports and correspondence regarding the study will be forward to the Town of Goshen upon completion and receipt.

Conclusion:

Forefront Power respectfully submits that approval of this project will be in the public interest by creating a new source of renewable energy, and by helping to meet current renewable energy goals established by the New York State Energy Research and Development Authority (NYSERDA) & State Government. We believe Forefront’s project will comply in all material respects with the zoning requirements of the Town of Goshen Zoning Ordinance, and any potential impact on the community created by this project may properly be considered to be minimal with no significant adverse impacts.