

TOWN OF AUSTERLITZ

Columbia County
New York

Lee Tilden

Planning Board Chairman

Planning Board Meeting/Public Hearing

August 5, 2021

7:00 p.m.

*******AGENDA*******

1.) Public Hearing: PL-2021-09 Minor Subdivision Verenazi

2.) Open Regular Planning Board Meeting

3.) Moment of Silence, Followed by the Pledge of Allegiance

4.) Roll Call

5.) Minutes

6.) Old Business

A.) PL-2021-03 Boundary Line Adjustment Vieni

B.) PL-2021-09 Minor Subdivision Verenazi

9.) New Business

A.) PL-2021-10 Site Plan Special Use Permit/Solar for Powers

B.) Proposed Boundary Line Adjustment by Olynek

10.) Public Comment

11.) Adjournment

Town of Austerlitz
Planning Board Meeting
July 1, 2021

Reference Material

JUL 30 2021

Planning Board Meeting

Present: Lee Tilden, Chair, Deborah Lans, Jane Magee, Eric Sieber and Perry Samowitz, Members. Joseph Catalano, Attorney for the Town, Susan Haag, Town Clerk and Angela Rothermel, Planning Board Clerk also present.

Continuation of Public Hearing for Planning Board Project PL-2021-05, Minor Subdivision for Davis.

Public Hearing called to order at 7:02 p.m.

Representative Dan Russell briefly reviewed the application for the board members, explaining that the application is for a minor subdivision of Roberta Davis’ land on School House Road. There is 116.77 acres of land and it lies in both the Towns of Hillsdale and Austerlitz. The subdivision will divide the land into two parcels, one parcel of 33 acres and one parcel of 84 acres. Each parcel already has an existing well, driveway and house. Upon approval, the property will look the same with no additional structures being built. The minor subdivision is just to separate the houses on the property. Mr. Russell appeared in front of the Hillsdale Planning Board in May and again in June, with no objections as nothing major is being done on the property. There was a brief discussion regarding correspondence between Chairman Tilden and Hillsdale Planning Board Chair Barbara P. Olsen. In email correspondence Ms. Olsen explains that the Hillsdale Planning Board considered the application with no opposition and that a Public Hearing will be held on the matter at the July 12th Hillsdale Planning Board meeting, if there are no public objections, the Planning Board will proceed to SEQRA approval.

No comments were made from the public in attendance and no written comments were received.

A motion to close the public hearing was made by D. Lans and seconded by P. Samowitz.

Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0 Public Hearing closed at 7:23 p.m.

Public Hearing for Planning Board Project PL-2021-07 Minor Subdivision for Helmrath was called to order at 7:08 p.m.

Town Clerk Haag noted that the public hearing notice was legally posted June 15, 2021 in the Hudson Register Star.

Representative Nathan Burrows gave a brief description of the Minor Subdivision of Peter Helmrath’s land on Punsit Road and Mallory Road. The minor subdivision is being requested to divide the 376 acres into two parcels, one parcel will be 18 acres and the other parcel will be the remaining 358 acres. The 358 acres contains Mr. Helmrath’s house and barns. The surrounding landowners have been notified via certified mail.

No comments were made from the public in attendance and no written comments were received.

A motion to close the public hearing was made by E. Sieber and seconded by J. Magee.

Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0 Public Hearing closed at 7:25 p.m.

Public Hearing for Planning Board Project PL-2021-08 Ground Mounted Solar Installation for Folco was called to order at 7:12p.m.

Reference Material

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Town Clerk Haag noted that the public hearing notice was legally posted June 15, 2021 in the Hudson Register Star.

Representative Stefanie Kussman passed around and reviewed a packet including changes to the site plan, maps and property photos. Ms. Kussman explained that all required setbacks for the front and rear property lines have been set and the property is well screened and not very visible from the road. D. Lans brought up the Solar Law and discussed the front yard, questioning if it fit the required distance and whether it was considered the front or side yard. The board members all agreed that they were comfortable that the project will be set up in the side yard. The surrounding landowners have been notified via certified mail.

No comments were made from the public in attendance and no written comments were received.

A motion to close the public hearing was made by J. Magee and seconded by E. Sieber.

Roll call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0 Public Hearing closed at 7:30 p.m.

Regular Meeting called to order at 7:25 p.m.

Moment of Silence, followed by Pledge of Allegiance.

Minutes

A motion to accept the June 3, 2021 Public Hearing and Regular Planning Board Meeting minutes, with a minor correction, was made by P. Samowitz and seconded by D. Lans. The June meeting minutes have been amended to read; “A Motion to adopt resolution approving the 2 Lot Subdivision for PL-2021-04 located at 135 LaBranche Road as presented.”

Roll call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

Old Business

Planning Board Application PL-2021-04

Property Owner: Walton Goggins, Jr.

Applicant: Walton Goggins, Jr.

Representative: Daniel Russell

Project Property: 135 LaBranch Road (Both Sides of the Road) SBL:106.-1-4.112

Zoning: Rural Residential

Project: Minor Subdivision-Original acreage 124.01 dividing into 2 parcels: 112.279 acres and 11.731 acres.

Chairman Tilden advised the Board that Planning Board Application PL-2021-04 could be taken off the agenda, since the minutes were corrected noting that Goggin’s subdivision approval was made by Resolution.

Planning Board Application PL-2021-05

Property Owner: Roberta Davis

Applicant: Roberta Davis

Representative: Daniel Russell

Project Property: 131 Schoolhouse Road (Both Sides of the Road) SBL:105.-1-3

Zoning: Rural Residential

Reference Material

Project: Minor Subdivision-Original acreage 116.887 dividing into 2 parcels: 33.112 acres and 83.775 acres.

JUL 30 2021

The application has been completed and the Public Hearing has been closed. Attorney J. Catalano explained that based on communications with the Town of Hillsdale, each town will do its own individual SEQRA. Chairman Tilden reviewed part 2 of the SEQRA and with the Board members’ input answered no to all required questions. It was determined that there will be no critical adverse environmental effects. Attorney J. Catalano recommended a member of the board make a motion to adopt parts two and three of the SEQRA as completed by the Board.

Motion to adopt SEQRA EAF parts 2 and 3, as prepared by the Planning Board for application PL-2021-05, with the conclusion that the project will not result in a significant adverse environmental impact was made by P. Samowitz, seconded by Jane Magee.

Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

Chairman Tilden asked for a motion to resolve to approve the 2-lot subdivision, for the lands of Roberta Davis, per the map prepared by Daniel J. Russell, dated March 3, 2021. Motion to adopt without any conditions, was made by E. Sieber, seconded by P. Samowitz.

Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

Attorney J. Catalano explained to the Board members that the approval stamp only approves what is in the Town of Austerlitz and cannot be filed with the County until both Towns have stamped the maps.

Planning Board Application PL-2021-07

Property Owner: Peter Cox Helmrath
Applicant: Peter Cox Helmrath
Representative: Nathan Burrows
Project Property: Intersection of Punsit Road and Mallory Road SBL: 95.-1-32
Zoning: Rural Residential
Project: Minor 2 lot subdivision: Original 376.033 acres dividing into 2 parcels-358.033 acres and 18 acres.

The application has been completed and the Public Hearing has been closed. Chairman Tilden reviewed part 2 of the SEQRA and with the Board members’ input answered no to all required questions. It was determined that there will be no significant adverse environmental effects.

Motion to adopt SEQRA EAF parts 2 and 3, as prepared by the Planning Board for application PL-2021-07, with the conclusion that the project will not result in a significant adverse environmental impact was made by D. Lans, and seconded by E. Sieber.

Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

A motion to resolve to approve the minor two lot subdivision for the land of Peter C. Helmrath as depicted on the Map dated May 9, 2021 prepared by NND Land Survey made by D. Lans and seconded by P. Samowitz.

Roll call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

Chairman Tilden explained to Mr. Burrows, that going forward, there will be a ten-year lookback on subdivisions for the above referenced property. The Helmrath's thanked the members of the Planning Board.

Planning Board Application PL-2021-08

Property Owner: Mimi Folco

Applicant: Empire Solar Solutions, LLC

Representative: Stefanie Kusmann

Project Property: 32 Harvey Mountain Road SBL: 88.-2-26

Zoning: Rural Residential

Project: Site plan for ground mounted solar installation

The application has been completed and the Public Hearing has been closed. Attorney J. Catalano explained that the SEQRA is a Type 2 action and a review of the Environmental Assessment does not have to be done. E. Sieber had concerns that the solar panels will be visible from the road. D. Lans pointed out the visibility in the photos. Ms. Kusmann explained that the maximum height of the panels, including poles and mounts, is 12 feet. There was a brief discussion regarding the natural screening and vegetation at the installation parcel and ways to maintain that screening. Chairman Tilden added a condition to the resolution that requires the current owner to maintain the natural vegetation, in its present or enhanced condition, along Harvey Mountain Road. No trees or shrubs shall be cut or removed along Harvey Mountain Road.

A motion to resolve to approve the site plan for the ground mounted solar panel installation listed on map dated April 2, 2021 with a June 9, 2021 revision date, with a condition that natural vegetation shall be maintained in its present or enhanced condition along Harvey Mountain Road, made by E. Sieber and seconded by J. Magee.

Roll call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

Planning Board Application PL-2021-03

To date, a new map has not been submitted. Chairman Tilden told the Board members that the Boundary Line Adjustment was approved but the applicant has failed to provide an updated site map. Attorney J. Catalano explained to the Board that Planning Board approval expires 180 days from the original approval date and that maps must be filed with the County within 60 days. Town Clerk Haag advised the Board members that she would send a reminder email to advise of the time frame.

Planning Board Application PL-2021-04

To date, there has been no action on the application. The application will be removed from the agenda moving forward.

New Business

Planning Board Application PL-2021-09

Property Owner: Matthew Verenazi

Applicant: Matthew Verenazi

Representative: Frederick Haley, Surveyor

Project Property: Pratt Hill Road and Shale Mountain Road SBL: 94.-1-5.111/85.-1-16.12

Reference Material

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Zoning: Rural Residential
Project: Boundary Line Adjustment/Minor Subdivision

Reference Material

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Frederick Haley, Surveyor, reviewed the project with the Planning Board members, noting the property is conforming with Zoning Code requirements. The application is to split a 21-acre parcel into two parcels. One parcel will be 7 acres and the second parcel will consist of the remaining 14 acres. Currently the property is vacant land that is all wooded. Once the parcel is split into two parcels, each parcel will have road frontage and size to be conforming. Chairman Tilden questioned Mr. Haley regarding the School district lines that run through the property as school district lines cannot be adjusted. Mr. Haley explained that currently Mr. Verenazi receives three separate tax bills due to the school district lines running through the property as well as information pulling from two separate deeds. When the parcel is divided into two, each parcel will receive two tax bills. E. Sieber questioned Mr. Haley about the road frontage on Pratt Hill Road for parcel number 2. Mr. Haley explained that there was a former 50-foot-wide private right of way that is no longer valid since the land is owned by the person who has the right of way and you cannot have a right of way on something that you own. Parcel 2 will be accessible by Shale Mountain Road. There was a brief discussion regarding the history of the property.

Attorney J. Catalano explained that a new SEQRA EAF form needed to be completed for the project description as the project is for a Minor Subdivision instead of a Boundary Line Adjustment, as noted on the EAF form.

A motion to classify the Planning Board Application PL-2021-09 as an Unlisted Action under SEQRA made by J. Magee, seconded by E. Sieber,
Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

A motion to approve the application as complete made by P. Samowitz, seconded by D. Lans.
Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

The next meeting will be held on August 5th. 2021.

A motion to set a public hearing, as the first order of business, for Planning Board Application PL-2021-09 was made by J. Magee and seconded by E. Sieber.
Roll call
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0

Attorney J. Catalano advised the Board members that the certain members of the Town Board complained about the Madsen application doing business at the property with no DOT approval. Attorney J. Catalano communicated with Building Inspector E. Reis via email and E. Reis confirmed that no work shall be done on the property until DOT approval is received.

Chairman Tilden spoke to the Board members about the Zoning code for ground mounted solar, explaining it is very ambiguous as it is still what the last Code Enforcement Officer approved 1-2 years ago. Attorney J. Catalano explained

that a lot needs to be fixed in regards to the code. Attorney J. Catalano suggested the Planning Board makes a recommendation to the Town Board for parts of the Zoning Code that they would like to change or clean up. There was a brief discussion regarding solar projects that did not go before the Planning Board. Attorney J. Catalano will notify E. Reis to review the Code and check the records for what was issued a permit and what was not issued a permit.

There was a brief discussion regarding future State regulations on Air BnB’s as well as the new NYS Cannabis Laws. The Town Board needs to decide if they will be opting in or out of the new Cannabis Laws.

Public Comment
None

Adjournment
A motion to adjourn was made by Chairman Tilden and seconded by D. Lans.
Lee Tilden: yes
Deborah Lans: yes
Eric Sieber: yes
Perry Samowitz: yes
Jane Magee: yes
Motion carried 5:0. Meeting adjourned at 8:43 p.m.

Respectfully Submitted,
Angela Rothermel, Planning Board Clerk

PL-2021-10

Powers

Reference Material

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Town of Austerlitz Planning Board
Application for Site Plan Review/Special Use Permit



JUL 26 2021

PLANNING
BOARD
COLUMBIA COUNTY

Application Date: 6 / 3 / 2021

Approval Request for: (check all that apply)

Site Plan ☐ Site Plan Amendment ☐ Special Use Permit ☒

Applicant: Name: Anthony Sicari / NYS Solar Farm, Inc. Email: Kathy@nyssf.com
Mailing Address: 1938 Route 44-55
City: Modena State: NY Zip: 12548 Telephone: 845-256-6051

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: Emily Powers Email: emily.c.powers@gmail.com
Street Address: 417 Rigor Hill Rd.
City: Ghent State: NY Zip: 12075 Telephone: 917-664-6043

Project Information: Tax Map Number: 94.-1-10 Parcel Acreage 56.00

Location of Project/Street Address: 417 Rigor Hill Road, Ghent, NY 12075

Current Land Use of Site: 240 - Rural Residential

Current Condition of Site: Please see Site Plan

Character of abutting parcels: 210 - Family Residential

Reference Material

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Proposed Use(s) of site:

- ☐ Utilities ☐ Multi-family project
☐ In-Home Business ☐ Commercial Project ☒ Other (describe use below)

Detailed Description of Proposed Use, including primary and secondary uses (use separate sheet if necessary):

PV Solar Install - Ground Mounted System

System Size: 11.445 kW DC

SunPower (35) PV Modules - E20-327-E-AC

Description of buildings to be used height, number of stories, square feet:

For residential projects include the number of dwelling units and size in square feet

572 sq ft Ground Area

Is the property within 500 feet of ?

- ☐ A municipal boundary
☐ County or State Park or recreation either existing or proposed
☐ State or County road or right-of-way, either existing or proposed
☐ State or County owned building or institution
☐ Stream or drainage channel owned by County or for which channel lines have been established
☐ Active farm operation within an Agricultural District

If any of the above is true the site plan must also be reviewed by the County Planning Board.

Applicants Signature: _____ Date: 06/03/21

FOR OFFICE USE ONLY

Date Received: _____ Project ID: _____

Preliminary Review Date: _____ Final Review Date: _____

Final Decision: _____ Site Plan Unnecessary _____ Approved
_____ Approved with conditions _____ Denied

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Planning Board Meeting

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Sponsor/Applicant: Anthony S. Sicari, Jr. / NYS Solar Farm, Inc. (for Emily Powers)			
Name of Action or Project: Emily Powers - Ground Mounted PV Solar Install			
Project Location (describe, and attach a location map): 417 Rigor Hill Rd., Ghent, NY 12075			
Brief Description of Proposed Action: PV Solar Install - Ground Mounted System (35) SunPower E20-327-E-AC PV Modules System Size: 11.445 kw DC Solar PV Ground Mounted Array Area: 572 sq ft			
Name of Applicant or Sponsor: Anthony S. Sicari, Jr. / NYS Solar Farm, Inc.		Telephone: 845-256-6051 E-Mail: kathy@nyssf.com	
Address: 1938 Route 44-55			
City/PO: Modena		State: NY	Zip Code: 12548
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Auzterlitz Building Department Permit Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		56.00 acres	
b. Total acreage to be physically disturbed?		572 sq ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		56.00 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

Reference Material		YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Reference Material

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES
☒ ☐

16. Is the project site located in the 100-year flood plan?

NO YES
☒ ☐

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes,

a. Will storm water discharges flow to adjacent properties?
☒ ☐

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:

☒ ☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment:

NO YES
☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe:


NO YES
☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe:

NO YES
☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Anthony S. Sicari, Jr. / NYS Solar Farm, Inc. Date: 06/01/21

Signature:  Title: Founder

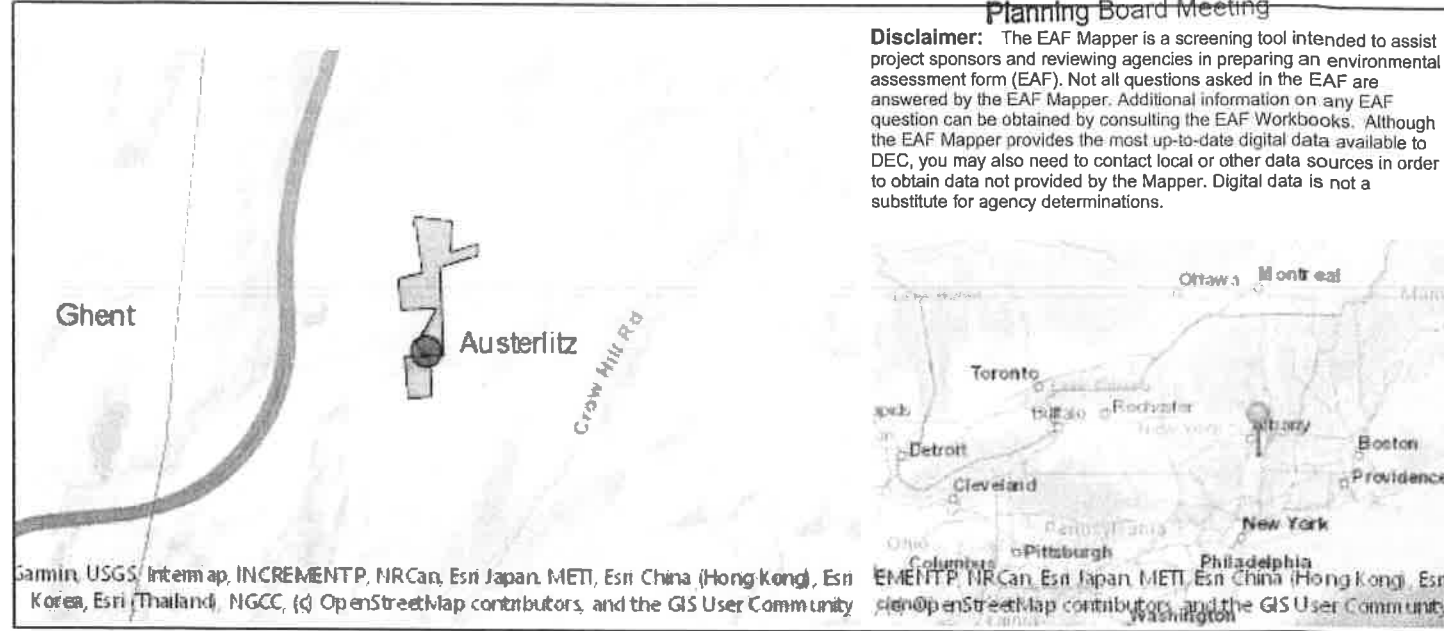
Reference Material

EAF Mapper Summary Report

Tuesday, July 13, 2021 3:03 PM

~~Planning Board Meeting~~

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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417 RIGOR HILL ROAD, GHENT, NY 12075

ABUTTERS LIST

- 94.-1-24 – Janet & Robert Sweikert, 436 Rigor Hill Road, Ghent, NY
- 94.-1-11 – Shawn Greene, 403 Rigor Hill Road, Ghent, NY
- 94.-1-9.11 – Gerald Pratt, Jr. & Erin Campion, 7 Spring Hill Lane, Austerlitz, NY
- 91.-1-22.1 – 365 Rigor Hill, LLC, 365 Rigor Hill Road, Ghent, NY
- 94.-1-23 – Joseph Hamersky, 38 Rigor Hill Road, Ghent, NY

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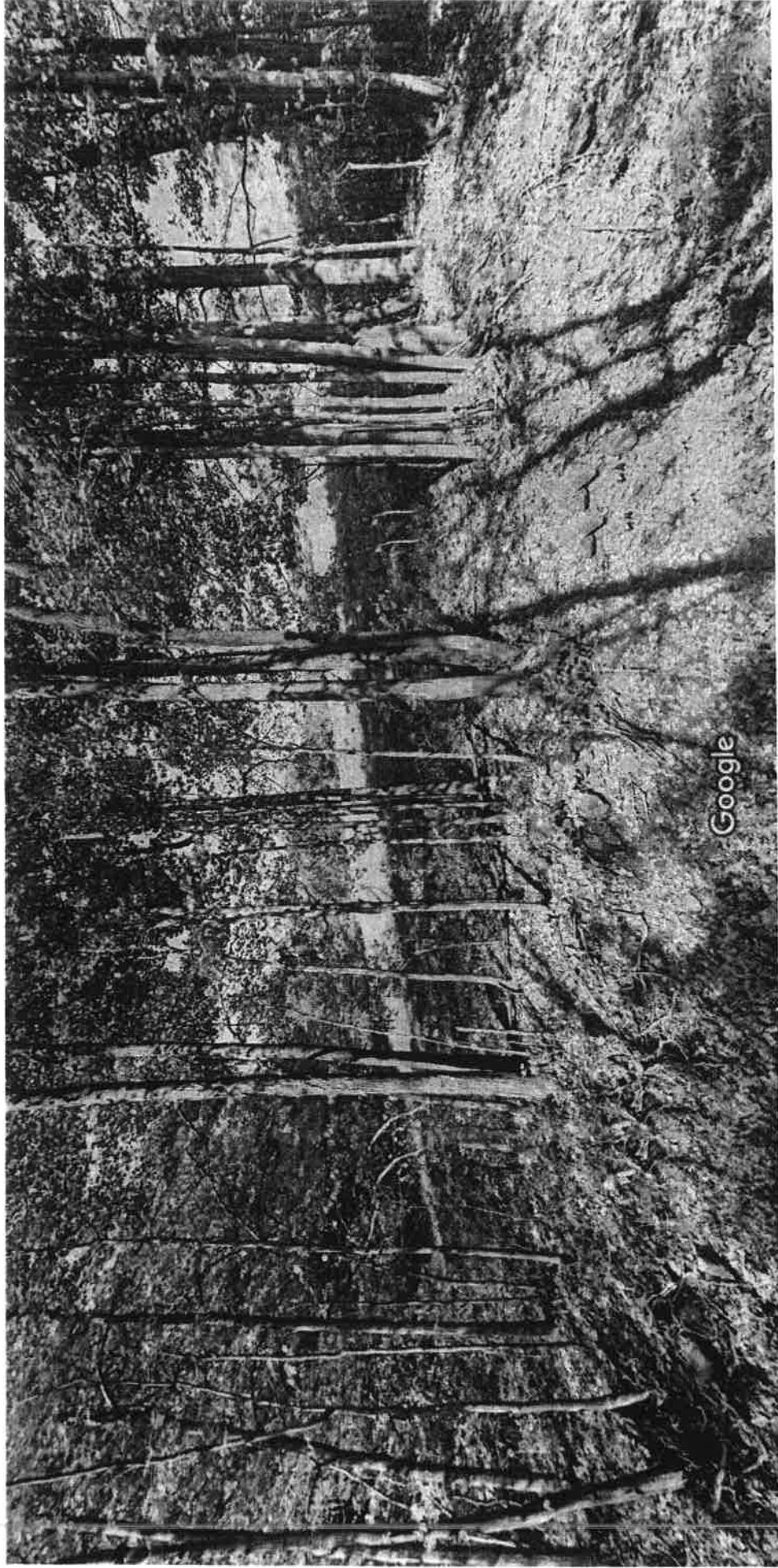
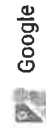


Image capture: Oct 2019 © 2021 Google

Ghent, New York



Street View

Reference Material

JUL 30 2021

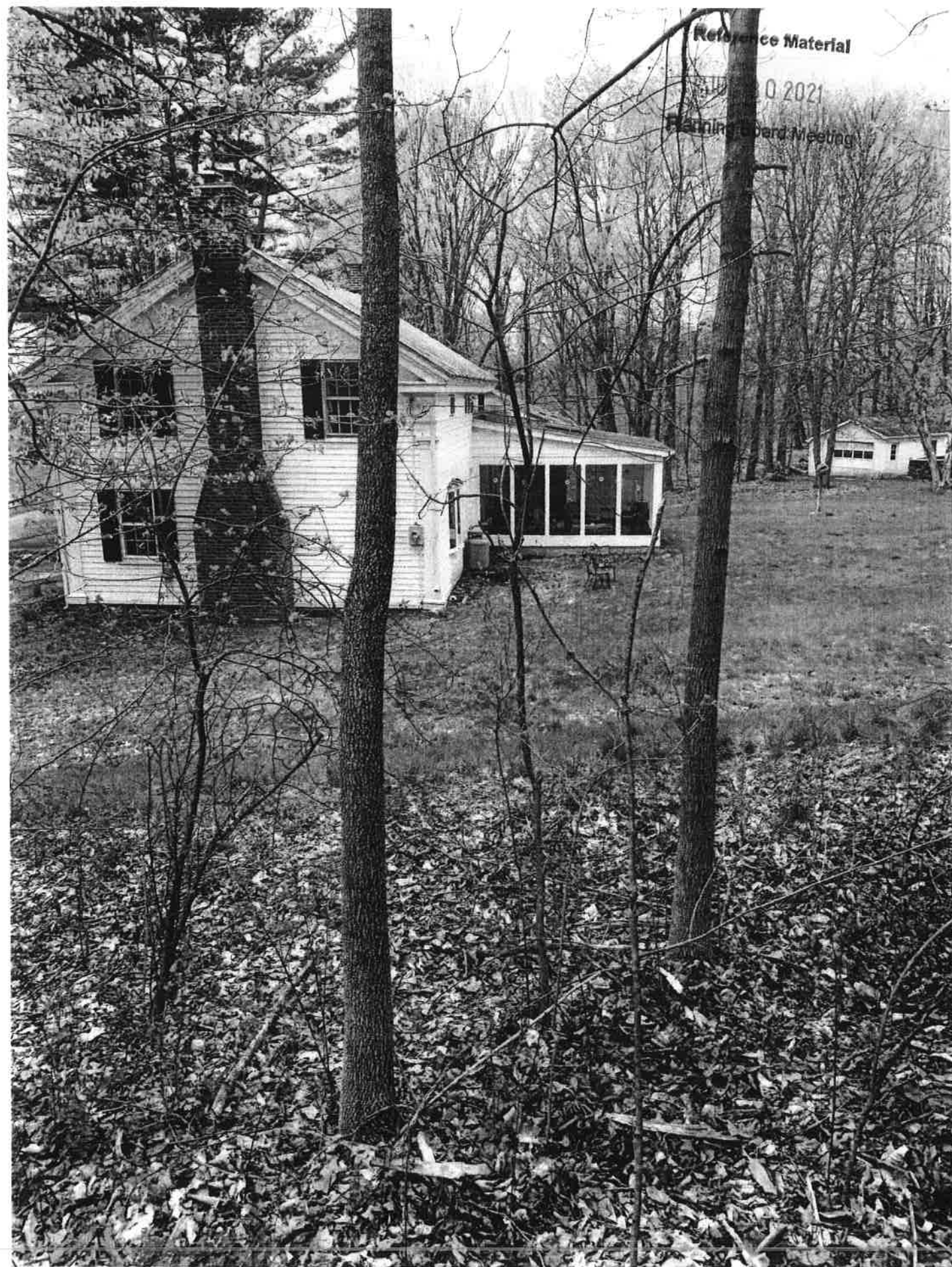
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Reference Material
0 2021
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Property Description Report For: 417 Rigor Hill Rd,
Municipality of Austerlitz

July 16, 2021
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No Photo Available		Status:	Active
		Roll Section:	Taxable
		Swis:	102200
		Tax Map ID #:	94.-1-10
		Property Class:	240 - Rural res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	240 - Rural res
		Zoning Code:	01
		Neighborhood Code:	02207
		School District:	Copake-Taconic Hills
Total Acreage/Size:	56.00	Total Assessment:	2021 - Tentative \$572,400 2020 - \$572,400
Land Assessment:	2021 - Tentative \$313,000 2020 - \$313,000		
Full Market Value:	2021 - Tentative \$572,400 2020 - \$572,400		
Equalization Rate:	2021 - Tentative 100.00% 2020 - 100.00%	Property Desc:	Micro-11522
Deed Book:	880	Deed Page:	1831
Grid East:	743574	Grid North:	1262093

Area

Living Area:	2,549 sq. ft.	First Story Area:	1,526 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	243 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	780 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 1
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	108.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1810		

Owners

Emily C Powers 417 Rigor Hill Rd Ghent NY 12075	Joshua M Rudder 417 Rigor Hill Rd Ghent NY 12075
---	--

Reference Material

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/14/2019	\$440,000	240 - Rural res	Land & Building	Mawhiney, Louise B	No	No	No	880/1831
7/17/2002	\$1	240 - Rural res	Land & Building	Mawhiney, Harold D	No	No	No	C0416/F2252

JUL 30 2021

Planning Board Meeting

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 det	352.00 sq ft	Average	Normal	1950
Porch-covered	108.00 sq ft	Average	Normal	1930
Porch-covered	50.00 sq ft	Average	Normal	1820
Porch-enclsd	272.00 sq ft	Average	Normal	1990
Shed-machine	8 x 10	Average	Normal	2000

Special Districts for 2021 (Tentative)

Description	Units	Percent	Type	Value
FD221-AUST FIRE DIST	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD221-AUST FIRE DIST	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2009	County	\$3,080.15

* Taxes reflect exemptions, but may not include recent changes in assessment.

2021 TENTATIVE ASSESSMENT ROLL -
TAXABLE SECTION OF THE ROLL - 1
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 100.00

STATE OF NEW YORK
COUNTY - Columbia
TOWN - AUSTERLITZ
SWIS - 102200

	PAGE	198
VALUATION DATE-JUL 01, 2020		
TAXABLE STATUS DATE-MAR 01, 2021		

[illegible]

Reference Material
JUL 30 2021
Planning Board Meeting



CERTIFICATE OF LIABILITY INSURANCE

Reference Material
E (MM/DD/YYYY)
06/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kieran Basra
Integrated Brokerage Services, Inc.	PHONE (A/C, No, Ext): (516) 551-2858
303 Sunnyside Blvd	FAX (A/C, No): (516) 997-2910
Suite 25	E-MAIL ADDRESS: kieranb@ibsinsurance.com
Plainview NY 11803	INSURER(S) AFFORDING COVERAGE
	INSURER A: Westchester Surplus Lines Insurance Company
	INSURER B: American Zurich Insurance Company
	INSURER C: Hartford Fire Insurance Company
	INSURER D:
	INSURER E:
	INSURER F:
INSURED	NAIC #
New York State Solar Farm Inc.	10172
1938 Route 44/55	40142
	19682
Modena NY 12548	

COVERAGES CERTIFICATE NUMBER: CL2161418842 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			G71201600003	11/05/2020	11/05/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Pollution/Profess. Liab. \$ 1,000,000 each COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						\$ \$ \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WC 48-37-526-01	06/01/2021	06/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Contractor's Equipment - Installation Floater			12MSBI5789K1	11/05/2020	11/05/2021	Any one premises: \$150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Town of Austerlitz 816 Route 203 PO Box 238 Spencertown NY 12165	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

JUL 30 2021

**CERTIFICATE OF INSURANCE COVERAGE
DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW**

Planning Board Meeting

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only) NEW YORK STATE SOLAR FARM, INC. 1938 ROUTE 44/55 MODENA, NY 12548 <small>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)</small>	1b. Business Telephone Number of Insured 518-610-8164 1c. Federal Employer Identification Number of Insured or Social Security Number 320239169
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Austerlitz 8`6 Route 203 PO Box 238 Spencertown, NY 12165	3a. Name of Insurance Carrier ShelterPoint Life Insurance Company 3b. Policy Number of Entity Listed in Box "1a" DBL362330 3c. Policy effective period 07/15/2020 to 07/14/2022

4. Policy provides the following benefits:

- ☒ A. Both disability and paid family leave benefits.
☐ B. Disability benefits only.
☐ C. Paid family leave benefits only.

5. Policy covers:

- ☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 5/4/2021 By 
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that Insurance carrier)

Telephone Number 516-829-8100 Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)**State of New York
Workers' Compensation Board**

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

~~Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.~~





CERTIFICATE OF JUL 30 2021
NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name Address of Insured (use street address only) Justworks Employment Group LLC NEW YORK STATE SOLAR FARM INC. 1938 Route 44/55 Modena, NY 12548 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured (888) 534-1711 1c. NYS Unemployment Insurance Employer Registration Number of insured 1d. Federal Employer Identification Number of Insured or Social Security Number 320239169
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Austerlitz 816 Route 203 PO Box 238 Spencertown, NY 12165	3a. Name of Insurance Carrier American Zurich Insurance Company 3b. Policy Number of Entity Listed in Box "1a" WC 48-37-526-01 3c. Policy effective period 6/1/2021 to 6/1/2022 3d. The Proprietor, Partners, or Executive Officers are included. (Only check box if all partners/officers included) all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3 insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box 3c, whichever is earlier.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Douglas Jones
(Print name of authorized representative or licensed agent of insurance carrier)
Approved by: [Signature] 6/3/2021
(Signature) (Date)
Title: Vice President

Telephone number of authorized representative or licensed agent of insurance carrier: (480)951-4177

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

James A. Koppenhaver, P.E.
304 Logan Avenue, Wyomissing, PA 19610
(484) 794-9949 koppenhaverpe@gmail.com
Reference Material
JUL 30 2021
Planning Board Meeting

May 19, 2021

Installer: Mr. Anthony Sicari, New York State Solar Farm
871 State Route, #208,
Gardiner, NY, 12525

Location: Emily Powers
417 Rigor Hill Rd
Ghent, NY 12075

Re: As-Built Certification for Solar Energy Ground Mount System

To Whom It May Concern:

I have evaluated the subgrade at the Project Location for its ability to withstand the loads from the supports of the proposed solar panel system. Deflection and stresses of the structural components shall remain within the industry standards for their respective materials. Compliance Method is through an Engineered Design in accordance of the 2020 Building Code of New York State and Risk Category II for Wind Pressures from 112 mph, 3-sec. gust, Exposure B, and a Ground Snow Load of 40 psf, as applicable to a site structure. Posts are driven to 7 feet deep. Support locations and racking methods are as indicated in our plan submission.

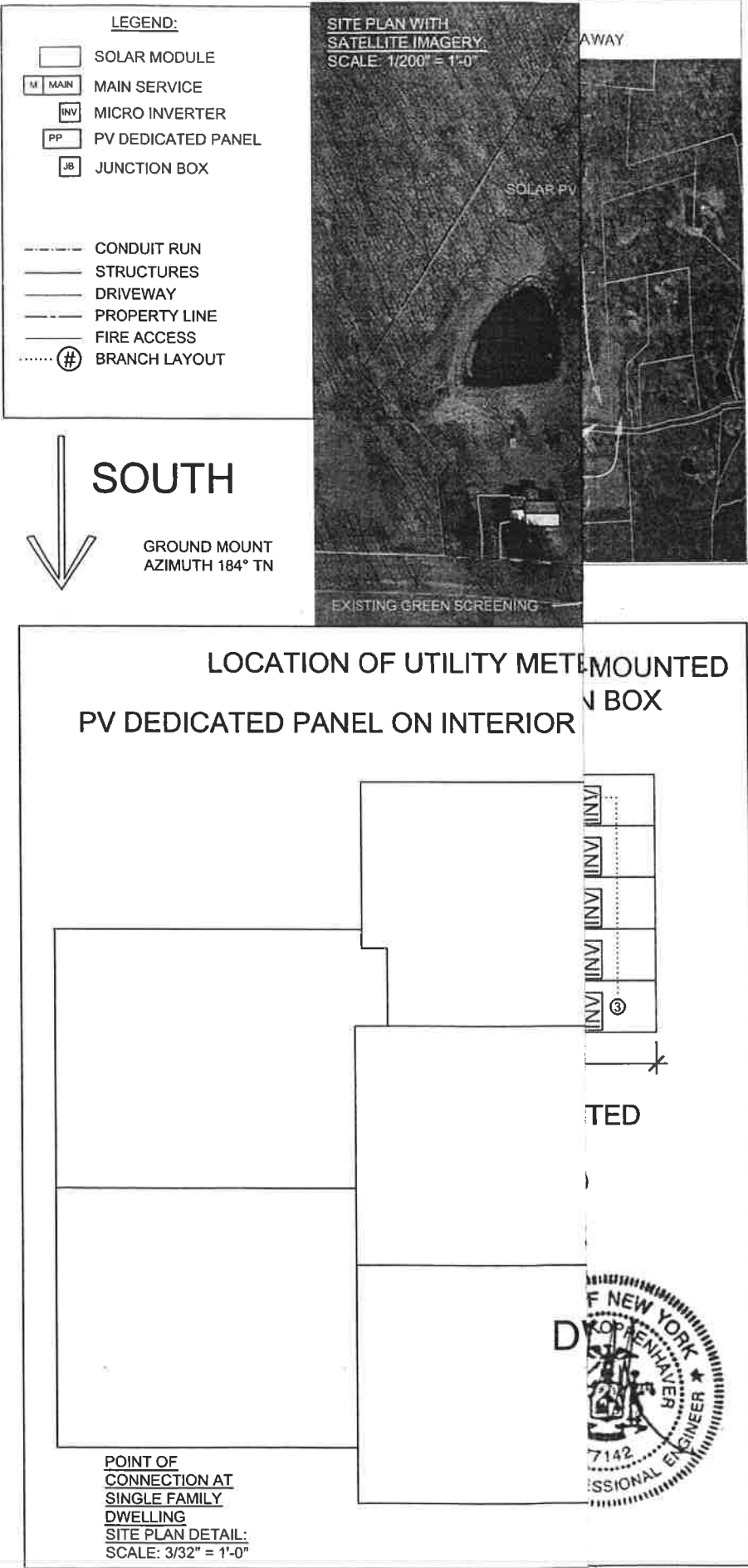
From the NRCS soils report, the existing subgrade is verified to be structurally adequate to support the reactions of the solar panel supports. Racking support piles are placed into the native Bernardston sandy gravel. This material provides the presumptive load bearing value of 3,000 psf., and lateral restraint of 600 psf.

It is my professional opinion, with a reasonable degree of engineering certainty and probability, that the structural integrity of the solar panel support system will remain sound with supported by the existing subgrade. Should you have any questions with regard to the information contained in this letter, please do not hesitate to contact me.

Submitted,



CONFORMING



JUL 30 2021
NEW YORK STATE SOLAR FARM INC.
Planning Board Meeting
871 STATE ROUTE 208
GARDINER, NY 12525 USA
PHONE: 1.877.SOLAR.95
BuySolarLocal.com
SUNPOWER®
by
New York State Solar Farm

CUSTOMER:
JOSHUA RUDDER & EMILY POWERS
RESIDENCE
417 RIGOR HILL RD
GHENT, NY 12075
CUSTOMER ID#:
21859

PV SYSTEM CONFIGURATION:
SYSTEM SIZE: 11.445 kW DC
SYSTEM SIZE: 11.025 kW AC
PV MODULES:(35) SUNPOWER
E20-327-E-AC
MICRO INVERTER: (3 BRANCHES)

DRAWN BY: NYSOLAR-AS
DATE: 5-5-2021
REV: 0
INSTALLER CODE: 0

SHEET #: PV1
SHEET TITLE: SITE PLAN
1 OF 10 SHEETS
SCALE: LISTED

SOLAR ARRAYS AND THEIR SYSTEM
COMPONENTS SHALL BE INSTALLED
IN CONJUNCTION WITH LOCAL
CODES, 2020 RESIDENTIAL CODE OF
NEW YORK STATE & 2017 NEC



JUL 30 2021

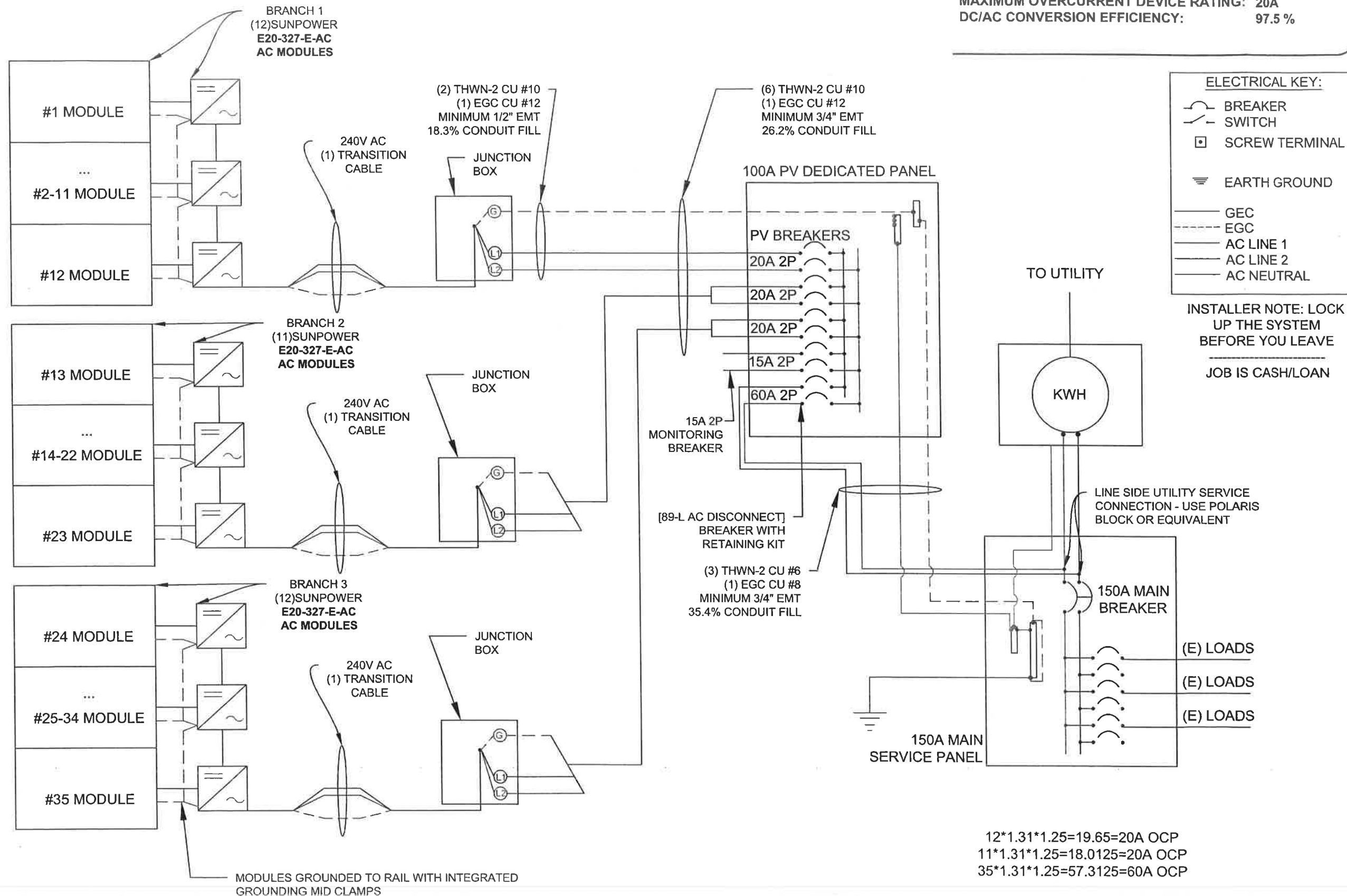
Planning Board Meeting

CONFORMING TO 2020 RESIDENTIAL CODE OF NEW YORK STATE & 2017 NEC

See included documentation from the manufacturer indicating that there is no neutral conductor required between the micro inverters and the PV dedicated panel

SUNPOWER 327 WATT AC MODULE SPECS:

NOMINAL OPERATING AC VOLTAGE:	240 V
NOMINAL OPERATING AC FREQUENCY:	60 HZ
MAXIMUM AC POWER:	320 WATT
MAXIMUM AC CURRENT:	1.31 A
MAXIMUM OVERCURRENT DEVICE RATING:	20A
DC/AC CONVERSION EFFICIENCY:	97.5 %



NEW YORK STATE SOLAR FARM INC.

871 STATE ROUTE 208

GARDINER, NY 12525 USA

PHONE: 1.877.SOLAR.95

BuySolarLocal.com
SUNPOWER®
by
New York State Solar Farm

CUSTOMER:
JOSHUA RUDDER & EMILY POWERS
RESIDENCE
417 RIGOR HILL RD
GHENT, NY 12075

CUSTOMER ID#:
21859

PV SYSTEM CONFIGURATION:
SYSTEM SIZE: 11.445 kW DC
SYSTEM SIZE: 11.025 kW AC
PV MODULES: (35) SUNPOWER E20-327-E-AC
MICRO INVERTER: (3 BRANCHES)

DRAWN BY: NYSOLAR-AS
DATE: 5-5-2021
REV: 0
INSTALLER CODE: 0

SHEET #: PV2

SHEET TITLE: ELECTRICAL
2 OF 10 SHEETS
SCALE: N/A

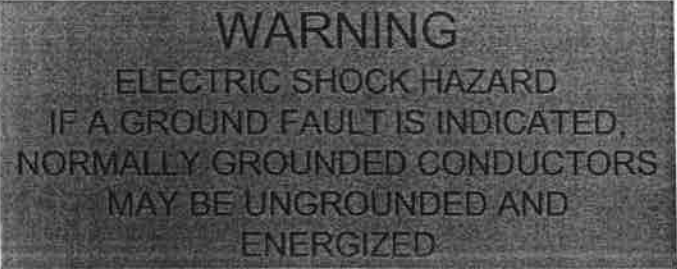
SOLAR ARRAYS AND THEIR SYSTEM COMPONENTS SHALL BE INSTALLED IN CONJUNCTION WITH LOCAL CODES, 2020 RESIDENTIAL CODE OF NEW YORK STATE & 2017 NEC

JUL 30 2021

Planning Board Meeting

NEC 690.5(c)

PLACE THIS LABEL ON INVERTER(S) OR NEAR
GROUND-FAULT INDICATOR (ON INVERTER(S) U.O.N.)



NEC 690.17

PLACE THIS LABEL ON ALL DISCONNECTING
MEANS WHERE ENERGIZED IN AN OPEN POSITION



NEC 705.12(D)(7)

PLACE THIS LABEL AT P.O.C. TO SERVICE
DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL AND
SUBPANEL IF APPLICABLE))



NEC 690.31 (E) 3 & 4

PLACE ON ALL JUNCTION BOXES EXPOSED
RACEWAYS EVERY 10'



NEC 690.54

PLACE THIS LABEL AT "INTERACTIVE POINT OF
INTERCONNECTION" (AT MAIN SERVICE PANEL AND
SUBPANEL IF APPLICABLE)

INTERACTIVE PHOTOVOLTAIC POWER SOURCE
RATED AC OUTPUT CURRENT (A): 45.85 A
NOMINAL OPERATING AC VOLTAGE (V): 240 V

NEC 690.52

PLACE THIS LABEL ON SERVICE
DISTRIBUTION EQUIPMENT

SUNPOWER 327 WATT AC MODULE SPECS:
NOMINAL OPERATING AC VOLTAGE: 240 V
NOMINAL OPERATING AC FREQUENCY: 60 HZ
MAXIMUM AC POWER: 320 WATT
MAXIMUM AC CURRENT: 1.31 A
MAXIMUM OVERCURRENT DEVICE RATING: 20A
DC/AC CONVERSION EFFICIENCY: 97.5 %

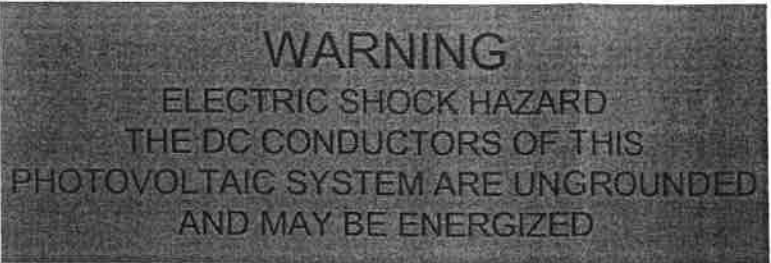
NEC 705.12(D)(4)

PLACE THIS LABEL ON ALL EQUIPMENT CONTAINING
OVERCURRENT DEVICES IN CIRCUITS SUPPLYING
POWER TO A BUSBAR OR CONDUCTORS SUPPLIED
FROM MULTIPLE SOURCES.



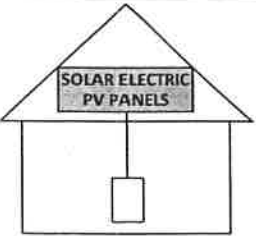
NEC 690.35(F)

PLACE THIS LABEL AT EACH JUNCTION BOX, COMBINER
BOX, INVERTER AND DEVICE WHERE ENERGIZED,
UNGROUNDING CIRCUITS MAY BE EXPOSED DURING
SERVICE.

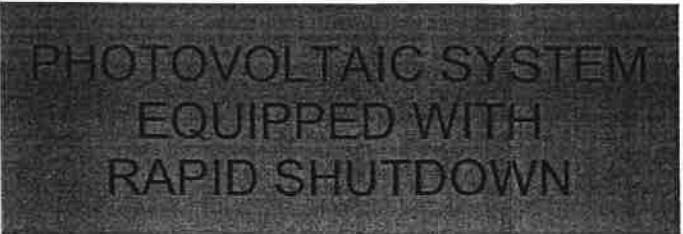


**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUTDOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN ARRAY



RAPID SHUTDOWN:



NEW YORK STATE SOLAR FARM INC.

871 STATE ROUTE 208

GARDINER, NY 12525 USA

PHONE: 1.877.SOLAR.95

BuySolarLocal.com
SUNPOWER®
by
New York State Solar Farm

CUSTOMER:

JOSHUA RUDDER & EMILY POWERS
RESIDENCE
417 RIGOR HILL RD
GHENT, NY 12075

CUSTOMER ID#:

21859

PV SYSTEM CONFIGURATION:

SYSTEM SIZE: 11.445 kW DC
SYSTEM SIZE: 11.025 kW AC
PV MODULES:(35) SUNPOWER
E20-327-E-AC
MICRO INVERTER: (3 BRANCHES)

DRAWN BY: NYSOLAR-AS

DATE: 5-5-2021

REV: 0

INSTALLER CODE: 0

SHEET #: PV3

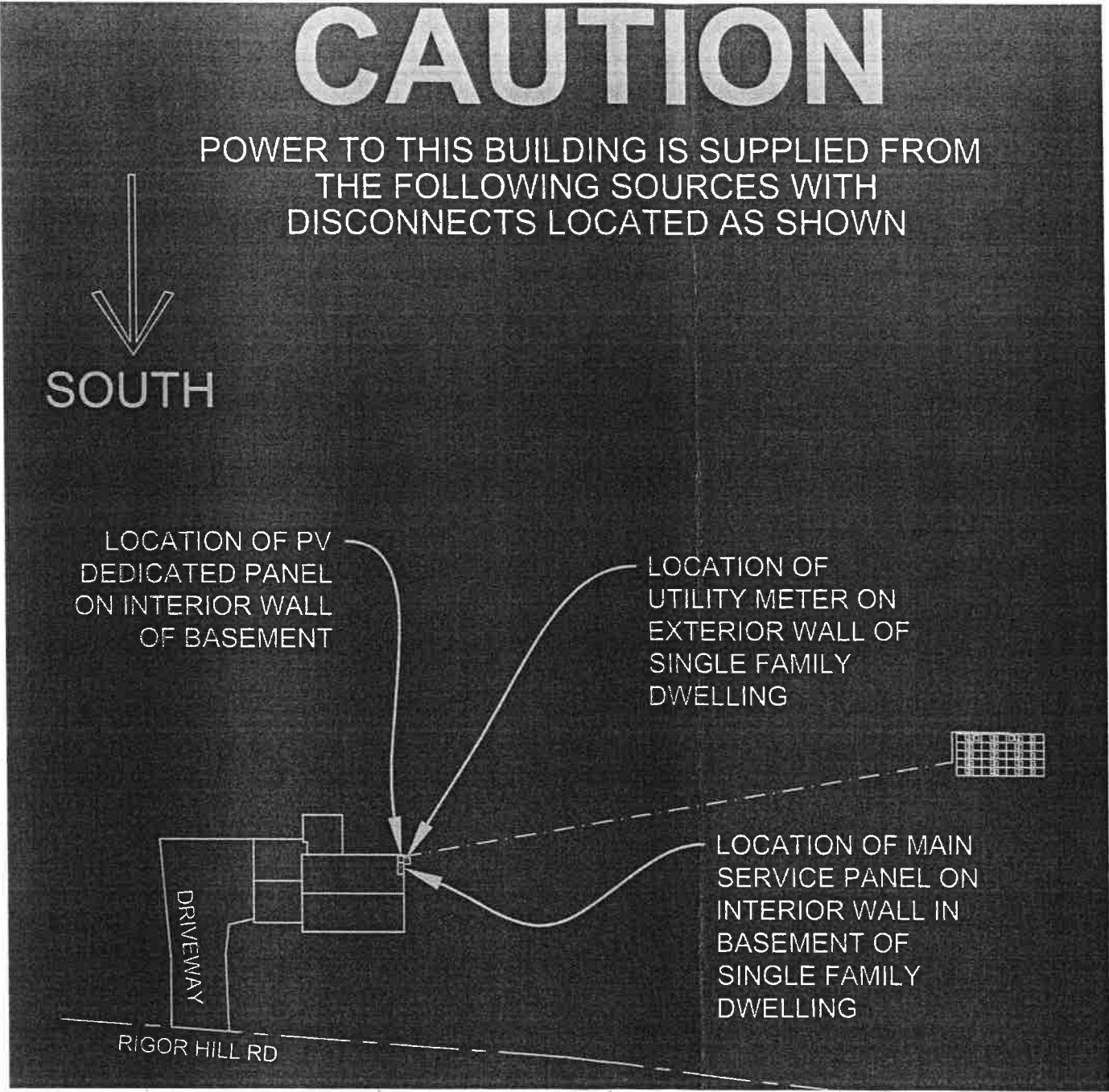
SHEET TITLE: LABELS
3 OF 10 SHEETS
SCALE: N/A

SOLAR ARRAYS AND THEIR SYSTEM
COMPONENTS SHALL BE INSTALLED
IN CONJUNCTION WITH LOCAL
CODES, 2020 RESIDENTIAL CODE OF
NEW YORK STATE & 2017 NEC

JUL 30 2021

Planning Board Meeting

NEC 690.14(D)(4) LINKS TO 705.10 DIRECTORY
A permanent plaque or directory denoting all electric power sources on or in the premises must be installed at each service equipment location and all interconnected electric power production sources.



NEW YORK STATE SOLAR FARM INC.

871 STATE ROUTE 208

GARDINER, NY 12525 USA

PHONE: 1.877.SOLAR.95

BuySolarLocal.com
SUNPOWER®
by
New York State Solar Farm

CUSTOMER:
JOSHUA RUDDER & EMILY POWERS
RESIDENCE
417 RIGOR HILL RD
GHENT, NY 12075

CUSTOMER ID#:
21859

PV SYSTEM CONFIGURATION:
SYSTEM SIZE: 11.445 kW DC
SYSTEM SIZE: 11.025 kW AC
PV MODULES: (35) SUNPOWER
E20-327-E-AC
MICRO INVERTER: (3 BRANCHES)

DRAWN BY: NYSOLAR-AS
DATE: 5-5-2021
REV: 0
INSTALLER CODE: 0

SHEET #: PV4

SHEET TITLE: LABELS
4 OF 10 SHEETS
SCALE: N/A

SOLAR ARRAYS AND THEIR SYSTEM COMPONENTS SHALL BE INSTALLED IN CONJUNCTION WITH LOCAL CODES, 2020 RESIDENTIAL CODE OF NEW YORK STATE & 2017 NEC



SUNPOWER®

Reference Material

SUNPOWER® E-Series: E20-327 | E19-320

Planning Board Meeting

SunPower® Residential AC Module

Built specifically for use with the SunPower Equinox™ system, the only fully integrated solution designed, engineered, and warranted by one manufacturer.



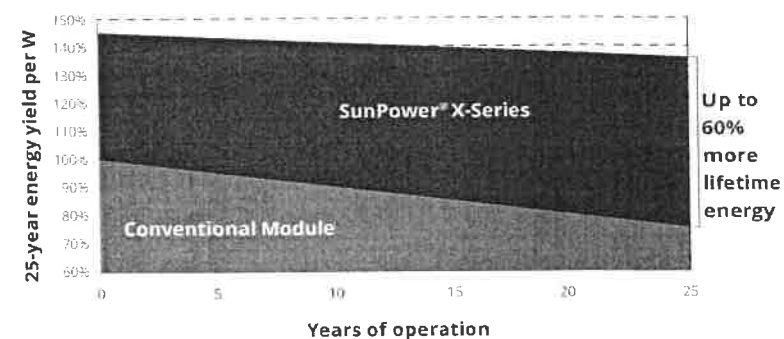
Maximum Power. Minimalist Design.

Industry-leading efficiency means more power and savings per available space. With fewer modules required and hidden microinverters, less is truly more.



Highest Lifetime Energy and Savings.

Designed to deliver 60% more energy over 25 years in real-world conditions like partial shade and high temperatures.¹

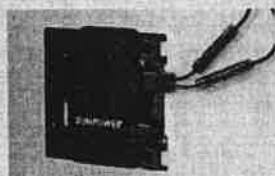


Fundamentally Different. And Better.



The SunPower® Maxeon® Solar Cell

- Enables highest-efficiency modules available.²
- Unmatched reliability.³
- Patented solid metal foundation prevents breakage and corrosion



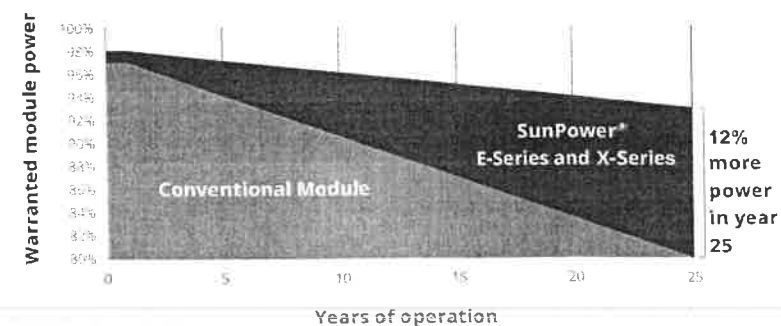
Factory-integrated Microinverter

- Simpler, faster installation
- Integrated wire management, rapid shutdown
- Engineered and calibrated by SunPower for SunPower modules



Best Reliability. Best Warranty.

With more than 25 million modules deployed around the world, SunPower technology is proven to last. That's why we stand behind our module and microinverter with the industry's best 25-year Combined Power and Product Warranty, including the highest Power Warranty in solar.



AC Electrical Data		Reference Material
Inverter Model: Enphase IQ 7XS (IQ7XS-96-ACM-US)	@240 VAC	@208 VAC
Peak Output Power	320 VA	320 VA
Max. Continuous Output Power	315 VA	315 VA
Nom. (L-L) Voltage/Range ² (V)	240 / 211–264	208 / 183–229
Max. Continuous Output Current (A)	1.31	1.51
Max. Units per 20 A (LL) Branch Circuit ⁴	12 (single phase)	10 (two pole) wye
CEC Weighted Efficiency	97.5%	97.0%
Nom. Frequency	60 Hz	
Extended Frequency Range	47–68 Hz	
AC Short Circuit Fault Current Over 3 Cycles	5.8 A rms	
Overvoltage Class AC Port	III	
AC Port Backfeed Current	18 mA	
Power Factor Setting	1.0	
Power Factor (adjustable)	0.7 lead. / 0.7 lag.	
No active phase balancing for three-phase installations		

DC Power Data		
	SPR-E20-327-E-AC	SPR-E19-320-E-AC
Nom. Power ⁵ (P _{nom})	327 W	320 W
Power Tol.	+5/–0%	+5/–0%
Module Efficiency	20.4%	19.9%
Temp. Coef. (Power)	–0.35%/°C	–0.35%/°C
Shade Tol.	• Three bypass diodes • Integrated module-level maximum power point tracking	

Tested Operating Conditions	
Operating Temp.	–40°F to +185°F (–40°C to +85°C)
Max. Ambient Temp.	122°F (50°C)
Max. Load	Wind: 62 psf, 3000 Pa, 305 kg/m² front & back Snow: 125 psf, 6000 Pa, 611 kg/m² front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

Mechanical Data	
Solar Cells	96 Monocrystalline Maxeon Gen III
Front Glass	High-transmission tempered glass with anti-reflective coating
Environmental Rating	Outdoor rated
Frame	Class 1 black anodized (highest AAMA rating)
Weight	42.9 lbs (19.5 kg)
Recommended Max. Module Spacing	1.3 in. (33 mm)

1 SunPower 360 W compared to a conventional module on same-sized arrays (260 W, 16% efficient, approx. 1.6 m²), 4% more energy per watt (based on third-party module characterization and PVSim), 0.75%/yr slower degradation (Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013).

2 Based on search of datasheet values from websites of top 10 manufacturers per IHS, as of January 2017.

3 #1 rank in "Fraunhofer PV Durability Initiative for Solar Modules: Part 3," PVTech Power Magazine, 2015. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013.

4 Factory set to 1547a-2014 default settings, CA Rule 21 default settings profile set during commissioning. See the Equinox Installation Guide #518101 for more information.

5 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25°C). NREL calibration standard: SOMS current, LACCS FF and voltage. All DC voltage is fully contained within the module.

6 This product is UL Listed as PVRSE and conforms with NEC 2014 and NEC 2017 690.12; and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems; for AC and DC conductors; when installed according to manufacturer's instructions.

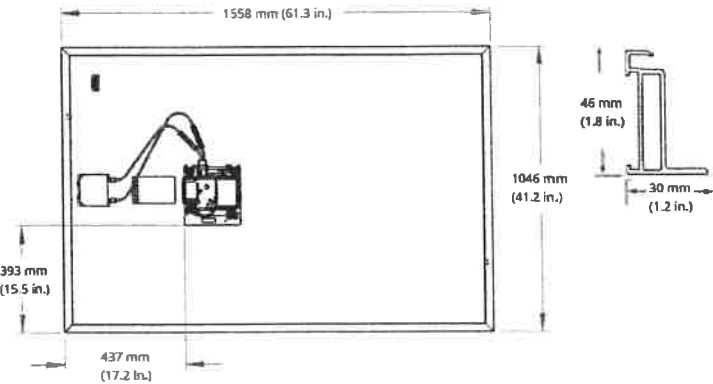
See www.sunpower.com/facts for more reference information.

For more details, see extended datasheet www.sunpower.com/datasheets

Specifications included in this datasheet are subject to change without notice.

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Warranties, Certifications, and Compliance	
Warranties	• 25-year limited power warranty • 25-year limited product warranty
Certifications and Compliance	• UL 1703 • UL 1741 / IEEE-1547 • UL 1741 AC Module (Type 2 fire rated) • UL 62109-1 / IEC 62109-2 • FCC Part 15 Class B • ICES-0003 Class B • CAN/CSA-C22.2 NO. 107.1-01 • CA Rule 21 (UL 1741 SA) ⁶ (includes Volt/Var and Reactive Power Priority) • UL Listed PV Rapid Shutdown Equipment ⁶
	Enables installation in accordance with: • NEC 690.6 (AC module) • NEC 690.12 Rapid Shutdown (inside and outside the array) • NEC 690.15 AC Connectors, 690.33(A)–(E)(1)
	When used with InvisiMount racking and InvisiMount accessories (UL 2703): • Module grounding and bonding through InvisiMount • Class A fire rated When used with AC module Q Cables and accessories (UL 6703 and UL 2238) ⁶ : • Rated for load break disconnect
PID Test	Potential-induced degradation free



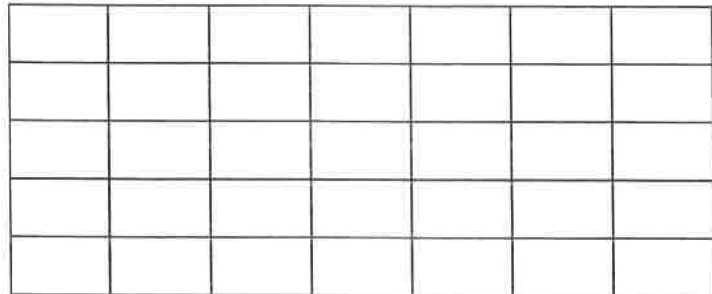
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Please read the Safety and Installation Instructions for details.

531948 RevA

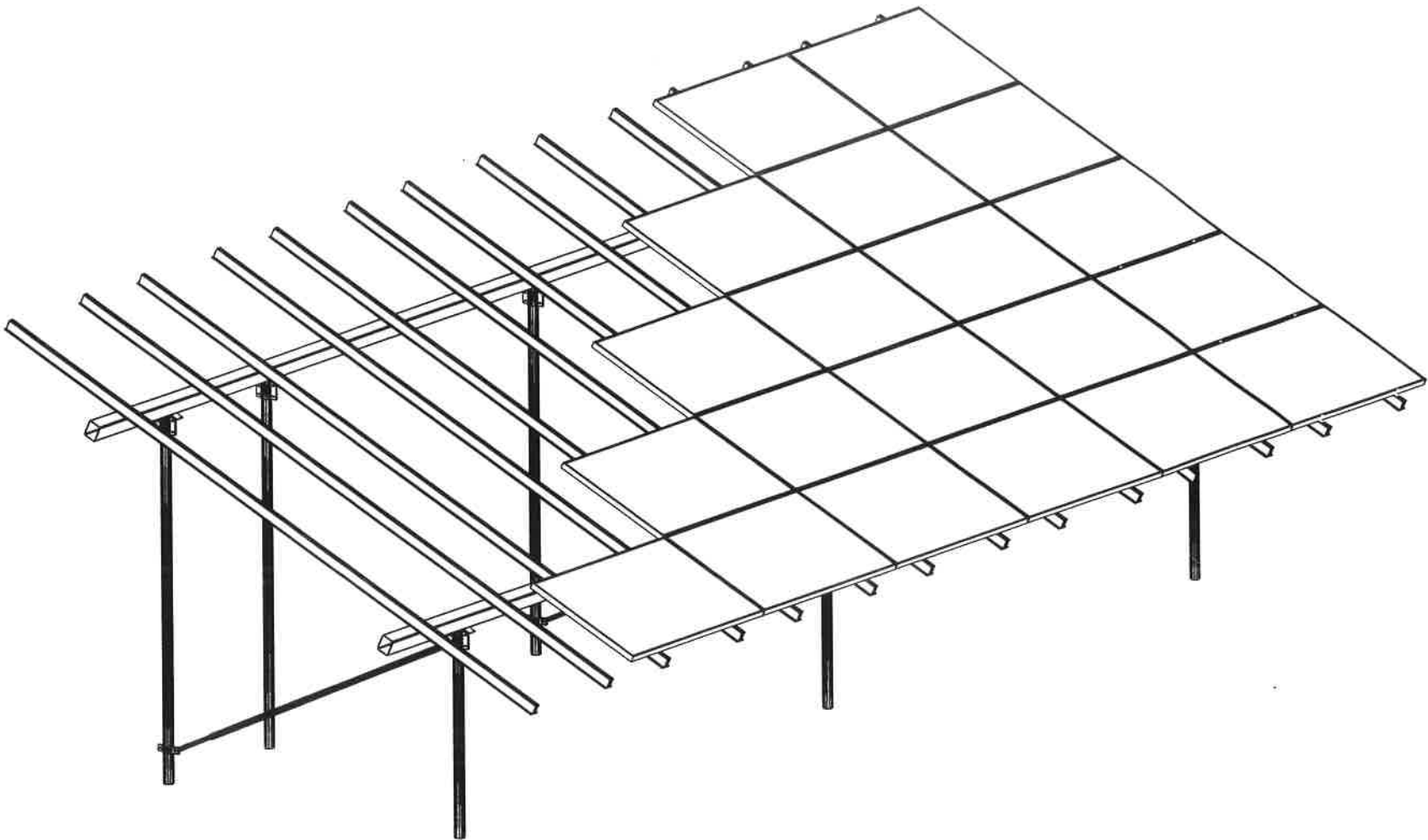
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Plan View

NOT TO SCALE



Site Design Conditions

Basic Wind Speed: (Risk Category II)	115 MPH	Max. Leg Axial Bearing:	4,500 lbs.
Basic Wind Speed: (Risk Category I)	105 MPH	Max. Leg Uplift:	2,580 lbs.
Exposure Category:	C	Max. Lateral Resistance:	1,835 lbs.
Ground Snow Load:	40 PSF	Top Rail Max. Loading:	101.5 plf
Flat Roof Snow Load: (if applicable)	N/A	Helical Pile Depth:	60" Min
Site Contour:	<5 Degree Slope	Lateral Resistance Plate Size:	Not Req'd

All design work has been performed in accordance with the 2020 Building Code of New York State effective May 12, 2020, including but not limited to, the 2018 International Building Code with state directed modifications.

Net design pressures were calculated in accordance with ASCE 7-16 section 27.4.3, "Open Buildings with Monoslope, Pitched, or Troughed Roofs". All load cases were evaluated in determining the limiting design conditions. The data table above provides the results for the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

5Lx7C Sub-Array Design Conditions

Front Leg Height:	40 1/2"	Array Tilt Angle:	25 Degrees
Rear Leg Height:	88"	Overall Array East-West Dim:	35'-11"
North-South Leg Spacing:	102"	Number of Modules/Sub-Array:	35
West Span Leg Spacing:	13'-0"	Number of Sub-Arrays:	1
East Span Leg Spacing:	13'-0"	Module Columns/Sub-Array:	7
Quantity Center Spans:	0	Number of Module Rows:	5
Center Span Leg Spacing:	N/A	Module Orientation:	Landscape
East & West Overhang:	4'-6"	Module Column Spacing:	1/4"
Overall Beam Length:	35'-0"	Module Row Spacing:	1/4"
Front Edge Ground Clearance:	30"	Module Model:	SPR-E20-327-E-AC
Horizontal Rail Material:	5"x4"x1/8" HSS	Module Size:	41.18" x 61.34"
Top Rail Material:	SF Rails	Individual Module Rating:	327 watt
Qty Rails per Panel:	2	Sub Array Power Rating:	11,445 kw
Top Rail Length:	212"	Total Power Rating:	11,445 kw
Top Rail Center Span:	112 1/2"		
Top Rail Overhangs:	49 3/4"		

1 Additional North Column is to be installed per field direction. The Column is to support equipment mounting needs. It is not required for North beam support.



Sheet 1 of 3

New York State Solar Farm

Date	Revision	Drawn By:	Review By:
07/15/2021	Original	MM	JD

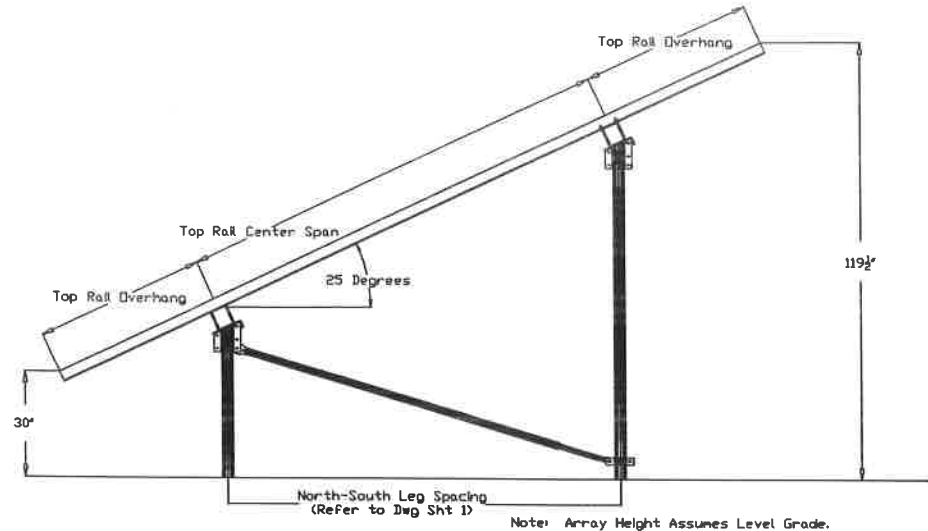
Project:
Powers Residence (21859)
417 Rigor Hill Rd
Ghent, NY 12075

Solar Foundations USA

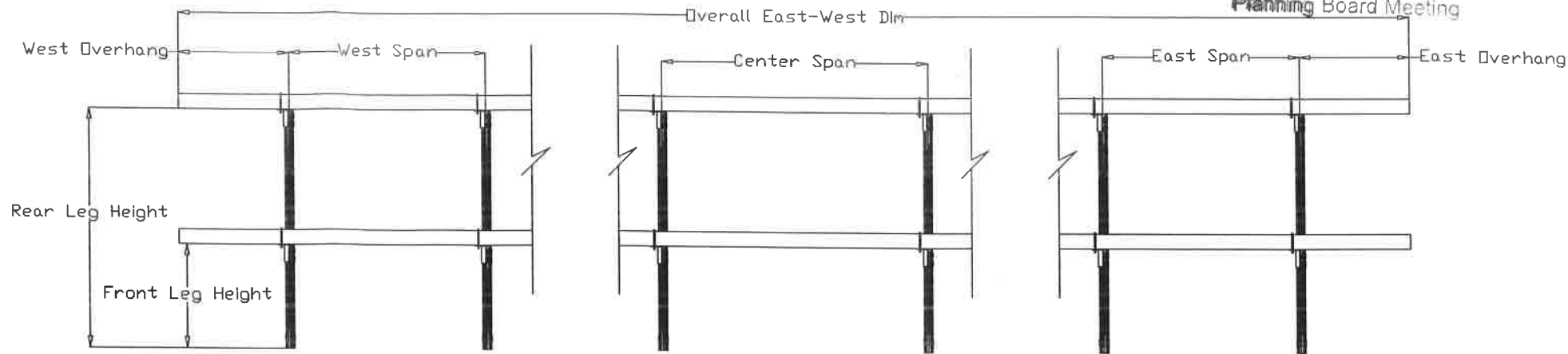
1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (866) 644-5665

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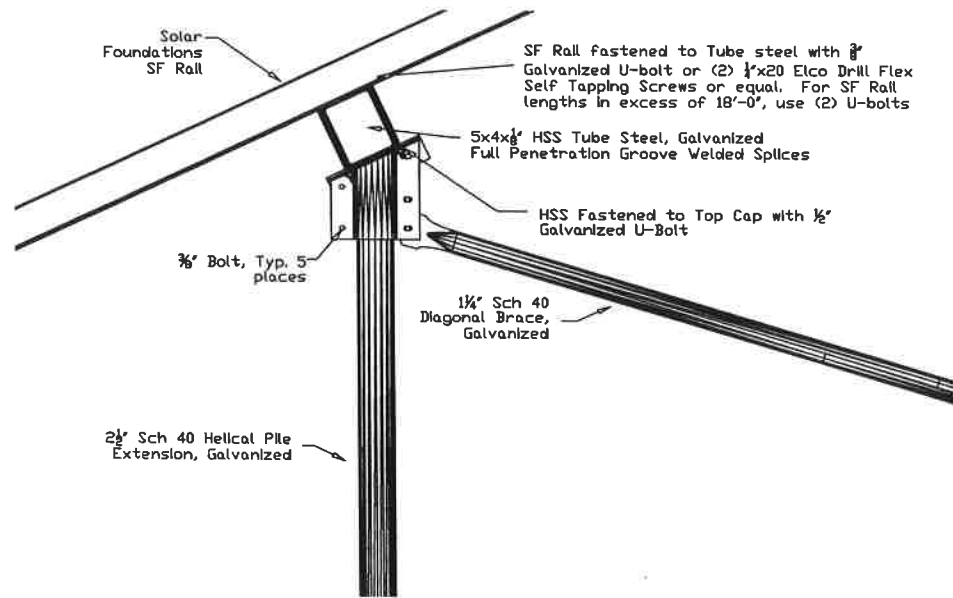
Planning Board Meeting



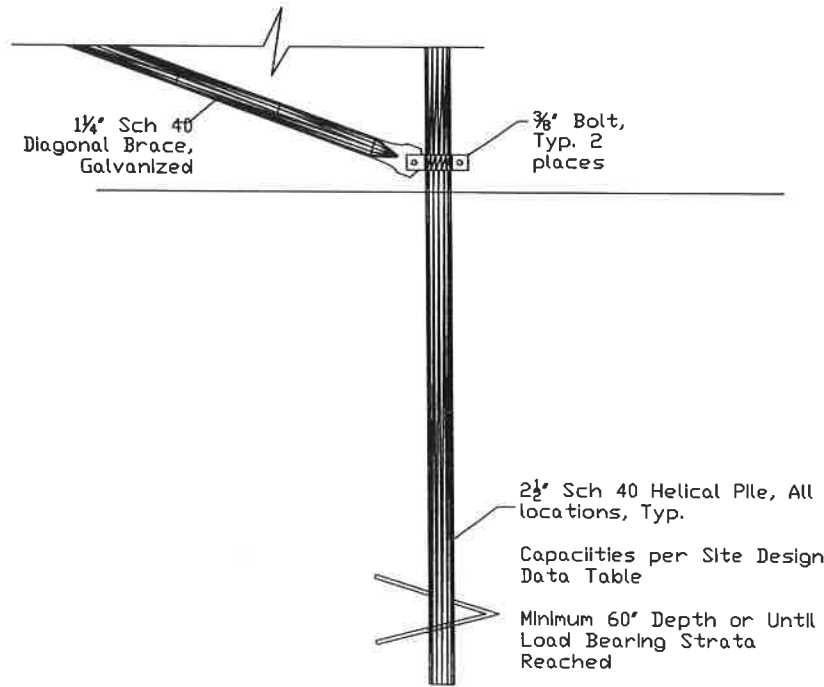
SIDE ELEVATION DETAIL NOT TO SCALE



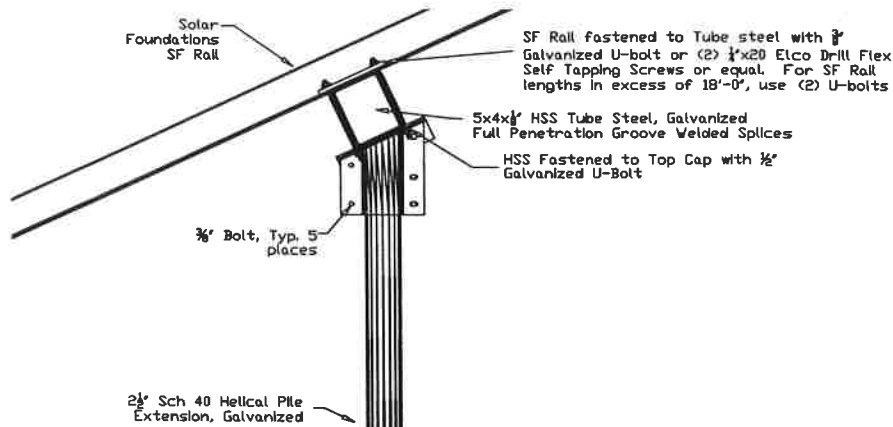
Refer to Dwg Sheet 1 for East-West Pile Spans and Front and Rear Leg Heights.
POST SPACING ELEVATION DETAIL NOT TO SCALE



LOWER CAP DETAIL NOT TO SCALE



HELICAL PILE DETAIL NOT TO SCALE



UPPER CAP DETAIL NOT TO SCALE



Sheet 2 of 3			
Date	Revision	Drawn By:	Review By:
07/15/2021	Original	MM	JD

New York State Solar Farm

Project:
Powers Residence (21859)
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Ghent, NY 12075

Solar Foundations USA

1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (866) 644-5665

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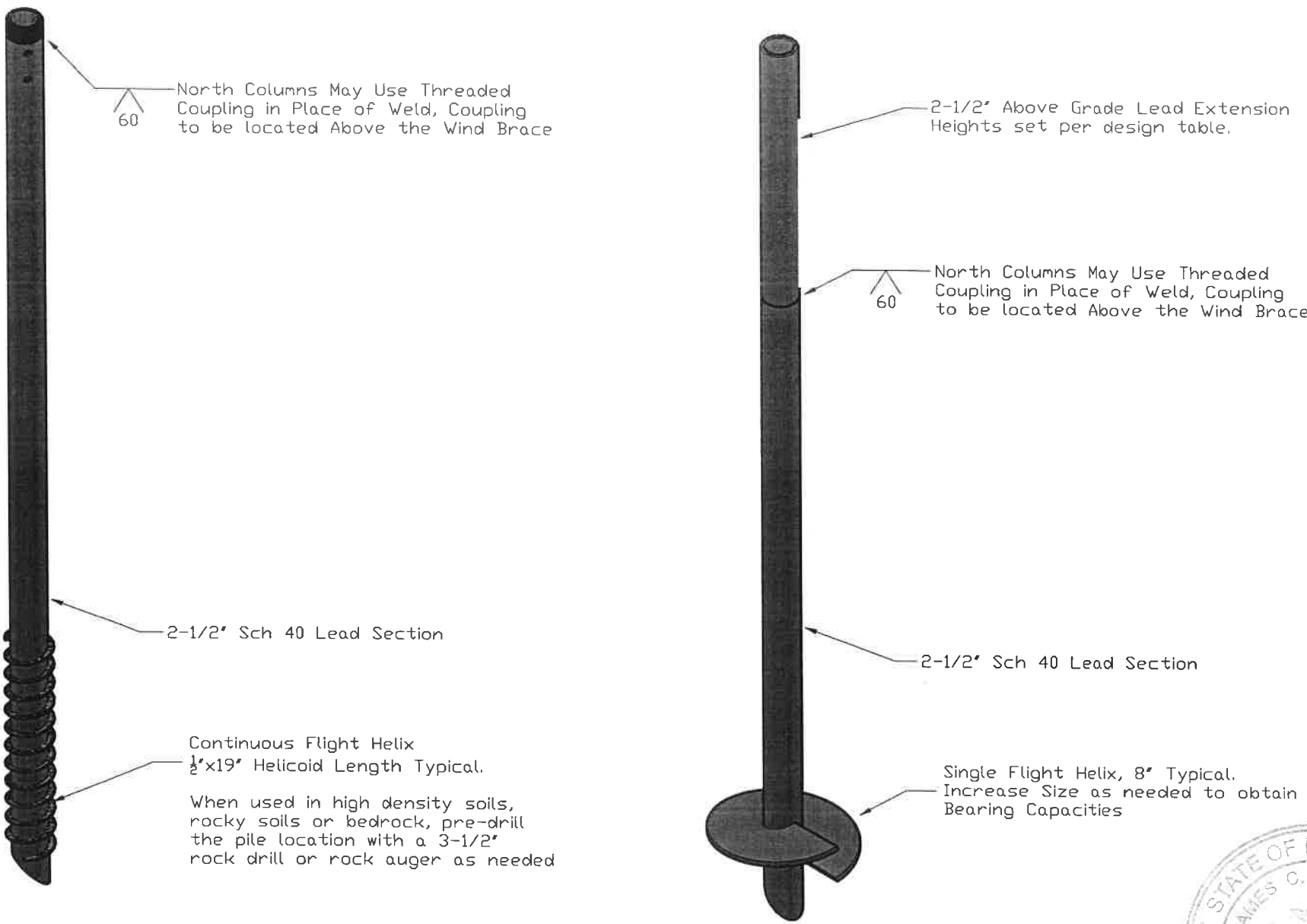
Specification Requirements:

The following material specification requirements pertain to the fabrication of the Solar Foundations USA ground mount solar support structure as indicated on these drawings.

1. Solar Foundation aluminum rails shall conform to ASTM B221.
2. Structural steel tubing shall be ASTM A500 High Yield (60 ksi).
3. Steel pipe for piles shall conform to ASTM A500 Grade C.
4. Steel pile extensions shall be ASTM A53 Grade B.
5. Steel pipe for diagonal bracing shall be ASTM A53 Grade A.
6. Fabricated steel plate for column cap assemblies, bracing clamps, etc. shall be ASTM A36 or A1011.
7. Steel bolts for cap fasteners shall conform to SAE J429 Grade 5. All other bolts shall conform to SAE J429 Grade 5 or better.
8. Steel U-bolts shall conform to ASTM 1018.
9. USS flat steel washers shall conform to ASTM F844 and nuts for steel connections shall conform to ASTM A563 Grade A.
10. All field welding shall conform to AWS D1.1/D1.1M -Structural Welding Code requirements.
11. All steel shall be hot-dip galvanized per ASTM A123 or A153 after all fabrication has been completed.

Installation Requirements:

1. The minimum average installation torque required to obtain the required indicated capacities and the minimum installation depth shown on the plans shall be satisfied prior to termination of the installation. The installation torque shall be an average of the installation torques indicated during the last 1 foot of installation.
2. The torsional strength rating of the torque anchor shall not be exceeded during the installation. If the torsional strength limit of the anchor has been reached, but the anchor has not reached the target depth, perform the following:
 - 2.1. If the torsional strength limit is achieved prior to reaching the target depth, the installation may be acceptable if reviewed and approved by the engineer and/or owner.
 - 2.2. The installer may remove the torque anchor and install a new one with smaller diameter helical plate.
 - 2.3. If using a continuous flight pile, pre-drill the pile location with a 3-1/2" rock auger or 3-5/8" rock drill as needed.
3. If the target depth is achieved, but the torsional requirement has not been met the installer may do one of the following:
 - 3.1. Install the torque anchor deeper to obtain the required capacity
 - 3.2. Remove the torque anchor and install a new one with a larger diameter helical plate or one with multiple helical plates.
 - 3.3. Reduce the load capacity on the individual torque anchor by providing additional torque anchors at a reduced spacing.



Helical Pile Detail NOT TO SCALE

Sheet 3 of 3				New York State Solar Farm		Solar Foundations USA
Date	Revision	Drawn By:	Review By:	Project: Powers Residence (21859) 417 Rigor Hill Rd Ghent, NY 12075		
07/15/2021	Original	MM	JD			
1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (866) 644-5665						