



Mark Mykins, Town of Wilton Code Enforcement Officer, Zoning Officer
Sue Baldwin, Town of Wilton Clerk

Town of Wilton, NY
22 Traver Road
Wilton, New York 12831

Re: Quaker Springs Solar Visual Impact Analysis and Demonstration Plans

April 26, 2024

Dear Mr. Mykins, Ms. Baldwin and members of the ZBA,

We currently have an application in to the ZBA for a community solar project: Quaker Springs PV I, LLC, located at 298 Perry Road. We have been asked to have the Visual Impact Analysis and Demonstration Plans approved by you prior to sending out notices.

We will have 36" diameter helium balloons and 8' by 6' orange tarps installed at various locations as indicated in Exhibit A below. The tarps will be installed up to 10' above grade. The balloons and tarps will be installed in the field for 3 hours on both of the demonstration days.

The color of the balloons will be yellow, which will indicate if there is a line of site to the panels. *It is not an indication if the panels will be noticeable*, as the panels are actually black and will tend to recede visually, especially through any form of vegetative screening (even in the winter months). There will be two balloons at each location indicated in Exhibit A. The height of the balloons will be at 10' and 16' from grade.

We have nine proposed photo locations, with one of them being from the Jones Rd. overpass as requested. Please see green markers on attached map for details.

Feel free to contact us with any questions or comments. Once we hear back from you, we will be sending out the public notice in time for a May 10th and 11th assessment/demonstration day with balloons being installed and ready for viewing from 11am to 2 pm on each day.

Best regards,

A handwritten signature in cursive script that reads "Jutta".

Jutta Middel, Project Manager
Dave Byrne, Founder

Dave@renuaenergy.com
518.391.5980

Jutta@renuaenergy.com
845.337.0535

Exhibit A: Visual Impact Analysis & Demonstration Plan

Key:
 Imaging Locations: ●
 Balloon Locations: ●
 Trip Locations: ●

PROJECT SPECIFICATIONS DESIGN SUMMARY TABLE	
SYSTEM SIZE (AC)	5.00 MW
SYSTEM SIZE (DC)	6.31 MW
DC:AC RATIO	1.26
MV TRANSFORMER	TBD
INVERTER(S)	SUNGROW SG125HV (OR SIMILAR)
MODULE MAKE	(10.872) Q PEAK DUO XL-G11.3/BFG (OR SIMILAR)
MODULE STC RATING	575W
RACKING SYSTEM	NEXTRACKER NX-XTR (OR SIMILAR)
RACK CONFIGURATION	SINGLE AXIS TRACKER
TILT	45°
AZIMUTH	180°
GCR	425%
CENTER TO CENTER ROW SPACING	20'-5"
LATITUDE	43.1218
LONGITUDE	-73.7380
UTILITY	NATIONAL GRID
CODE CYCLE	NEC 2017

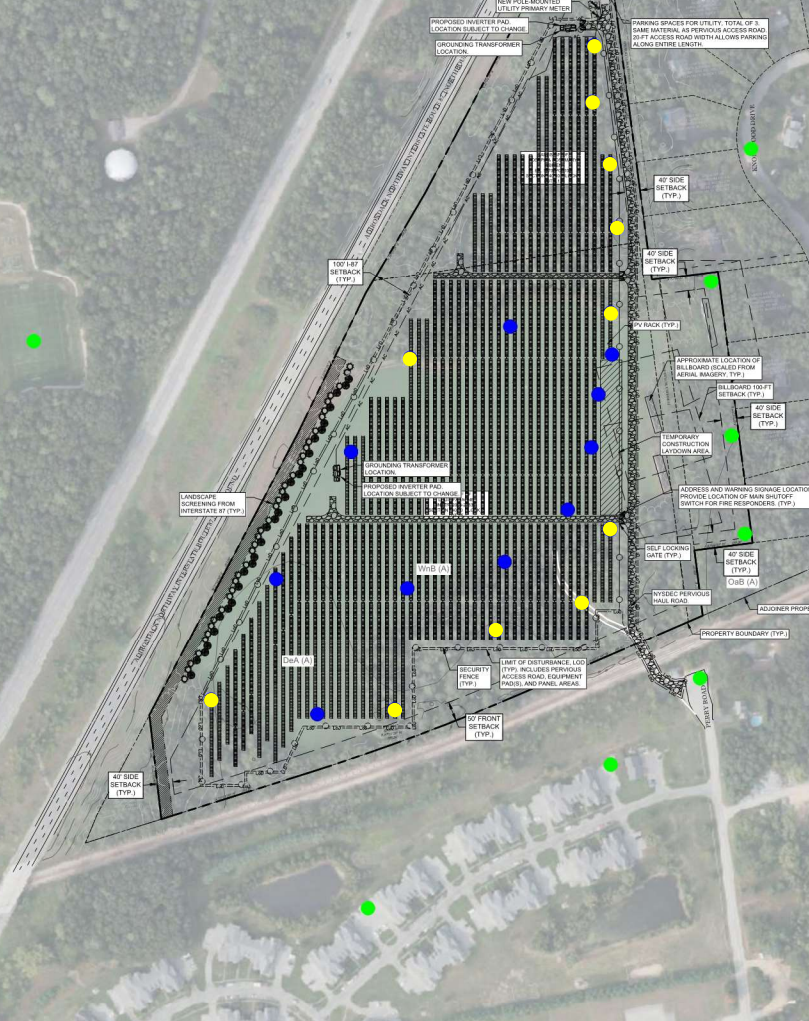
BULK AND DIMENSIONAL TABLE				
REGULATIONS IN ZONE R-2				
REQUIREMENT	UNIT	MIN./MAX.	EXISTING	PROPOSED
MINIMUM LOT AREA	SFT	120,000	348,480	1,711,908
MINIMUM FRONTAGE	FT	300	106	106
FRONT YARD SETBACK	FT	50	N/A	50
SIDE YARD SETBACK	FT	40	N/A	40
REAR YARD SETBACK	FT	50	N/A	50
WETLAND SETBACK (NYSDEC REG.)	H	100	N/A	100
WETLAND SETBACK (NON-NYSDEC REG.)	FT	0	N/A	5
MAXIMUM BUILDING HEIGHT	FT	35	N/A	10 ²
MAXIMUM SOLAR COLLECTOR HEIGHT	FT	N/A	N/A	15



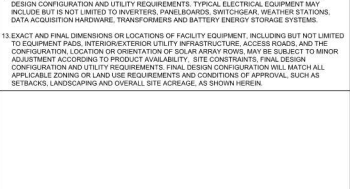
SITE DATA			
PARCEL ID#	140-2-6-12	PROPERTY OWNER	JOSEPH FARACIE & MARY O'BRIEN
ADDRESS	140-2-6-12	SITE ADDRESS	JOSEPH FARACIE & MARY O'BRIEN
ZONING	R-2	ACRES	1.3738 ± 0.0 AC
SUBDIVISION	TOWN OF WILTON		

GENERAL NOTES			
1.	THE PURPOSE OF THIS PLAN IS FOR ZONING APPROVAL FOR REVIEW AND APPROVAL BY TOWN OF WILTON, NY TO CONSTRUCT A GRID MOUNTED SOLAR ENERGY SYSTEM.		
2.	THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING USGS, COUNTY LDMR, GROUND SURVEY, BING MAPS, AND PARCEL VIEWERS.		
3.	THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 3801041E, DATED 08/15/1995) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).		
4.	THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: PAVEMENT, BUILDINGS, UTILITIES ETC. SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.		
5.	PROJECT AREA INCLUDING CONSTRUCTION STAGING AREAS WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.		
6.	ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.		
7.	CONTRACTOR SHALL CALL AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.		
8.	CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDINGS OR ADJACENT BUILDINGS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.		
9.	THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARDRAILS, AND EMERGENCY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENGINEERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.		
10.	DURING SITE DEVELOPMENT, CONSPICUOUS AND LEGIBLE SIGNAGE INDICATING THE NAME OF THE PRACTICE, SPRES PERMIT NUMBER, ETC. SHALL BE POSTED IN THE IMMEDIATE VICINITY OF THE STORMWATER MANAGEMENT PRACTICES.		
11.	INSPECTION AND MAINTENANCE AGREEMENT BINDING ALL SUBSEQUENT LANDOWNERS SERVED BY THE ON SITE STORMWATER MANAGEMENT MEASURES.		
12.	FINAL ELECTRICAL EQUIPMENT SELECTION WILL BE SUBJECT TO PRODUCT AVAILABILITY, FINAL DESIGN CONFIGURATION AND UTILITY REQUIREMENTS. TYPICAL ELECTRICAL EQUIPMENT MAY INCLUDE BUT IS NOT LIMITED TO INVERTERS, PANELBOARDS, SWITCHGEAR, WEATHER STATIONS, DATA ACQUISITION HARDWARE, TRANSFORMERS AND BATTERY ENERGY STORAGE SYSTEMS.		
13.	EXACT FINAL DIMENSIONS OR LOCATIONS OF FACILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO EQUIPMENT PADS, INTERIOR/EXTERIOR UTILITY INFRASTRUCTURE, ACCESS ROADS, AND THE CONFIGURATION, LOCATION OR ORIENTATION OF SOLAR ARRAY ROWS, MAY BE SUBJECT TO MINOR ADJUSTMENT ACCORDING TO PRODUCT AVAILABILITY. SITE CONTRACTORS' FINAL DESIGN CONFIGURATION AND UTILITY REQUIREMENTS' FINAL DESIGN CONFIGURATION WILL MATCH ALL APPLICABLE ZONING OR LAND USE REQUIREMENTS AND CONDITIONS OF APPROVAL, SUCH AS SETBACKS, LANDSCAPING AND OVERALL SITE AESTHETIC, AS SHOWN HEREIN.		

SE SPINELLA ENGINEERING, PLLC
RENUJA ENERGY



LEGEND	
EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING SETBACK	GRAVEL ACCESS
OVERHEAD ELECTRICAL	TREELINE
PROPERTY BOUNDARY	OVERHEAD ELECTRICAL
PROPERTY (ADJOINER)	SECURITY FENCE
RIGHT-OF-WAY	LIMIT OF DISTURBANCE
MAJOR CONTOURS	EASEMENT/BUFFER OFFSET
MINOR CONTOURS	MAJOR CONTOURS
	MINOR CONTOURS
	ACCESS EASEMENT
	DRAINAGE AREA
	SILT FENCE
	TREE DEMO



811
 Know what's below.
 Call before you dig.

QUAKER SPRINGS P.V.I., LLC
 298 PERRY ROAD
 SARATOGA SPRINGS, NY 12866

DATE: 04-DEC-23
 DRAWN BY: JDS
 CHECKED BY: JDS

SITE LAYOUT & MATERIALS PLAN
 C-200