



LIGHTSTAR

190 Greycourt Rd. Solar Project

Town of Chester Public Hearing

July 7, 2022





Agenda

1. Intro to Lightstar and the Team
2. Project Overview
3. Environmental Overview
4. Construction & Decommissioning
5. Q&A





Meet the team



The Team



Jackie Basile

Development Manager
Lightstar Renewables

Meg Thornton

Mott MacDonald Project Manager
Lightstar consultant



Emily Critchell, PE

Mott MacDonald Project Engineer
Lightstar consultant



About Lightstar



Local Solar for the land, and the community



About Lightstar

Lightstar is a pioneer of community solar development. Our focus is building and operating solar farms that produce 2 to 20 MWs of solar energy.

We're unique in that we not only develop and build our solar projects, we also own and operate them. We have the backing of an established funding partner that is committed to expanding access to solar energy.

As the long-term owner of our projects, we're an active and engaged community member from the start. Our community solar farms:

- + Preserve farmland for next generations
- + Support local farming families
- + Create a cleaner, more resilient local energy grid
- + Create dozens of local construction jobs
- + Provide decades of tax commitments to local towns



Benefits of Community Solar



For the local community

- Allows community subscribers to purchase energy at a discounted rate
- Doesn't require installation of solar equipment – therefore, the energy can be accessible to small businesses and those who own, rent, or live in multi-tenant residences
- Provides tax revenue for towns, counties, and school districts through the PILOT program



For landowners

- Allows farms to remain as farmland throughout the life of the project
- Provides a steady stream of alternative income and offers an alternative to more permanent forms of development



For the planet

- Provides a source of clean, renewable energy – less pollution and fewer greenhouse gas emissions
- Environmentally friendly – Our projects incorporate native plants and grasses and pollinator-friendly plant species to the landscape and wildlife-friendly fencing.

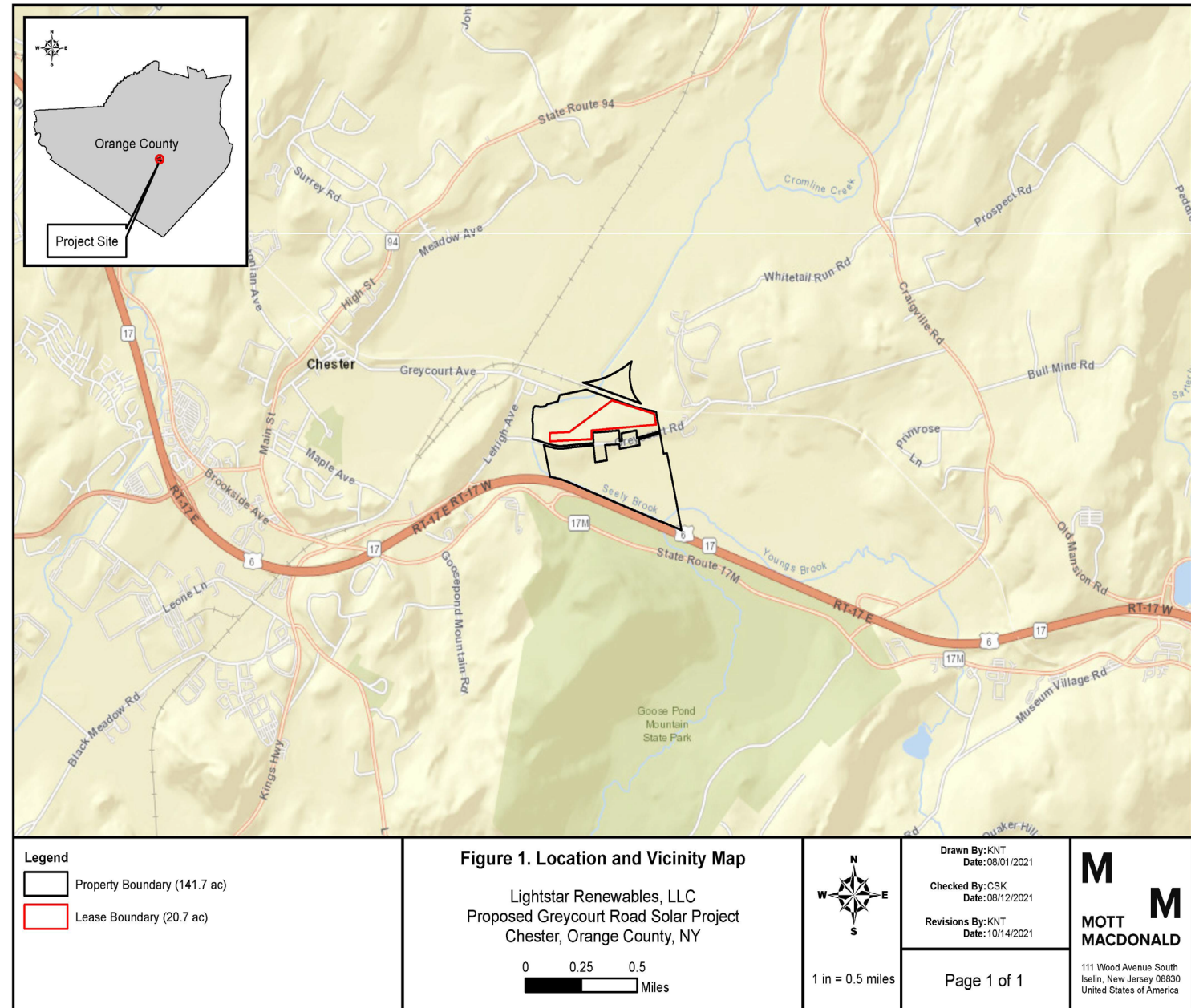


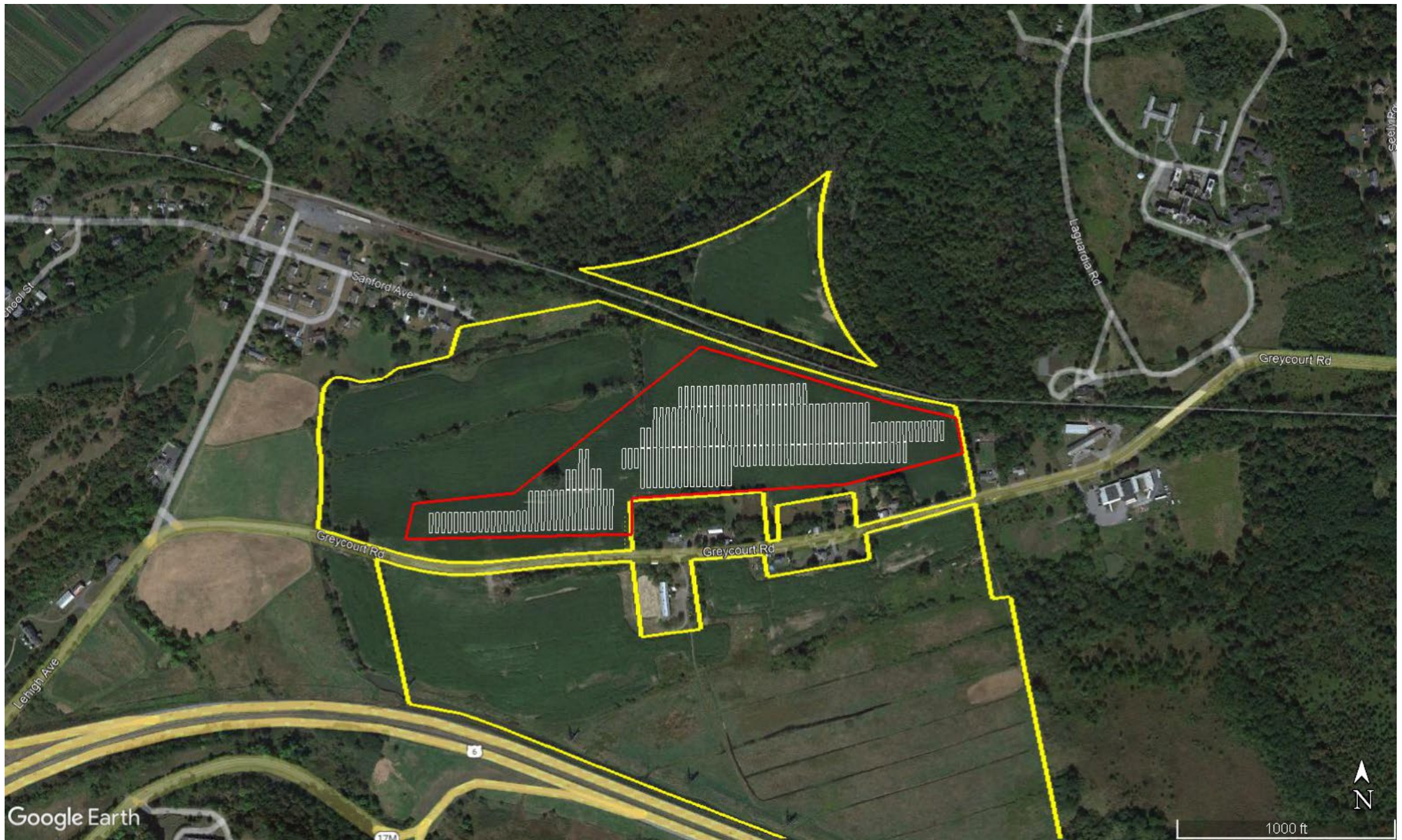
Project Overview

Project Overview

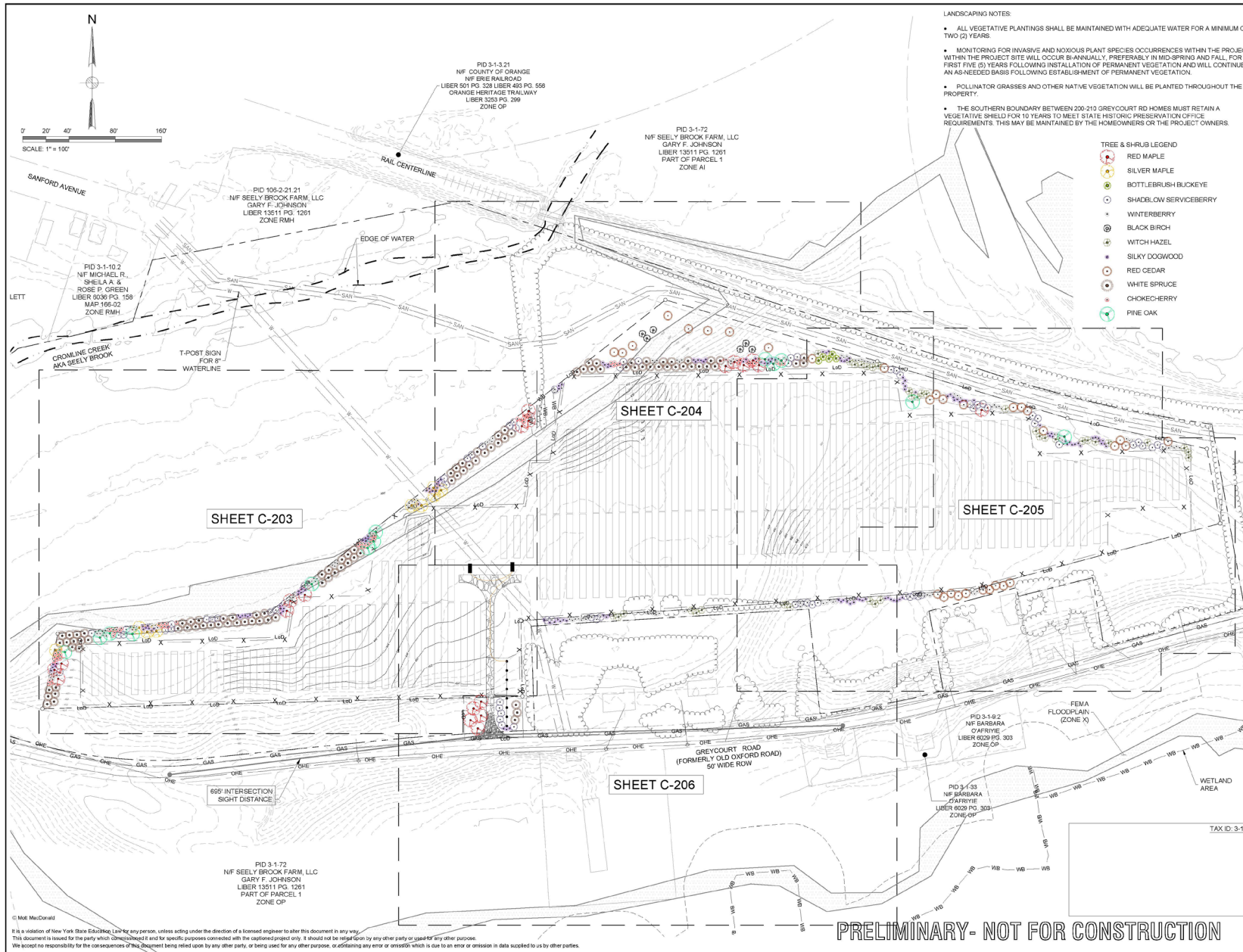
Located at 190 Greycourt Rd, Town of Chester, Orange County, NY

- 4.1 MWac Project
- Lease Area = 20.7 acres
- Parcel Area = 141.7 acres
- Project site is currently agricultural land
- Site considered suitable terrain because of proximity to transmission lines, landowner interest, and favorable environmental conditions





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- LANDSCAPING NOTES
- ALL VEGETATIVE PLANTINGS SHALL BE MAINTAINED WITH ADEQUATE WATER FOR A MINIMUM OF TWO (2) YEARS.
 - MONITORING FOR INVASIVE AND NOXIOUS PLANT SPECIES OCCURRENCES WITHIN THE PROJECT WITHIN THE PROJECT SITE WILL OCCUR BI-ANNUALLY, PREFERABLY IN MID-SPRING AND FALL, FOR THE FIRST FIVE (5) YEARS FOLLOWING INSTALLATION OF PERMANENT VEGETATION AND WILL CONTINUE ON AN AS-NEEDED BASIS FOLLOWING ESTABLISHMENT OF PERMANENT VEGETATION.
 - POLLINATOR GRASSES AND OTHER NATIVE VEGETATION WILL BE PLANTED THROUGHOUT THE PROPERTY.
 - THE SOUTHERN BOUNDARY BETWEEN 200-210 GREY COURT RD HOMES MUST RETAIN A VEGETATIVE SHIELD FOR 10 YEARS TO MEET STATE HISTORIC PRESERVATION OFFICE REQUIREMENTS. THIS MAY BE MAINTAINED BY THE HOMEOWNERS OR THE PROJECT OWNERS.

- TREE & SHRUB LEGEND
- RED MAPLE
 - SILVER MAPLE
 - BOTTLEBRUSH BUCKEYE
 - SHADELOW SERVICEBERRY
 - WINTERBERRY
 - BLACK BIRCH
 - WITCH HAZEL
 - SILKY DOGWOOD
 - RED CEDAR
 - WHITE SPRUCE
 - CHOKECHERRY
 - PIKE OAK

Site Data

PARCEL GRID #	PROPERTY OWNER	SITE ADDRESS
PID 3-1-72	GARY F. JOHNSON	190 GREY COURT ROAD CHESTER, NY 10918

JURISDICTION: TOWN OF CHESTER ZONING: OFFICE PARK (OP) ACRES: 22.9

PROJECT BOUNDARY
EXISTING SETBACK
EXISTING TREELINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING RIGHT OF WAY
EXISTING ROADWAY
PROPOSED ACCESS ROAD
PROPOSED DETENTION AREA
PROPOSED LAYDOWN AREA
PROPOSED FENCE
PROPOSED LIMITS OF DISTURBANCE
WETLAND HATCH

Rev	Date	Drawn	Description	Chk'd	App'd
C	4/8/22	JRH	ISSUED FOR PERMIT	EMJ	CC
B	2/4/22	JWD	ISSUED FOR PERMIT	EMJ	CC
A	1/28/21	JWD	ISSUED FOR PERMIT	EMJ	CC

Client: NY SOLAR 1001, LLC

Title: GREY COURT ROAD SOLAR PROJECT LANDSCAPING PLAN (1 OF 5)

Designed: EMJ
Drawn: DOW
Check: Approved
Date: 2/4/2022
Rev: C

Scale at ANSI D
1" = 100'

Drawing Number: C-202



Environmental Overview

Completed Studies

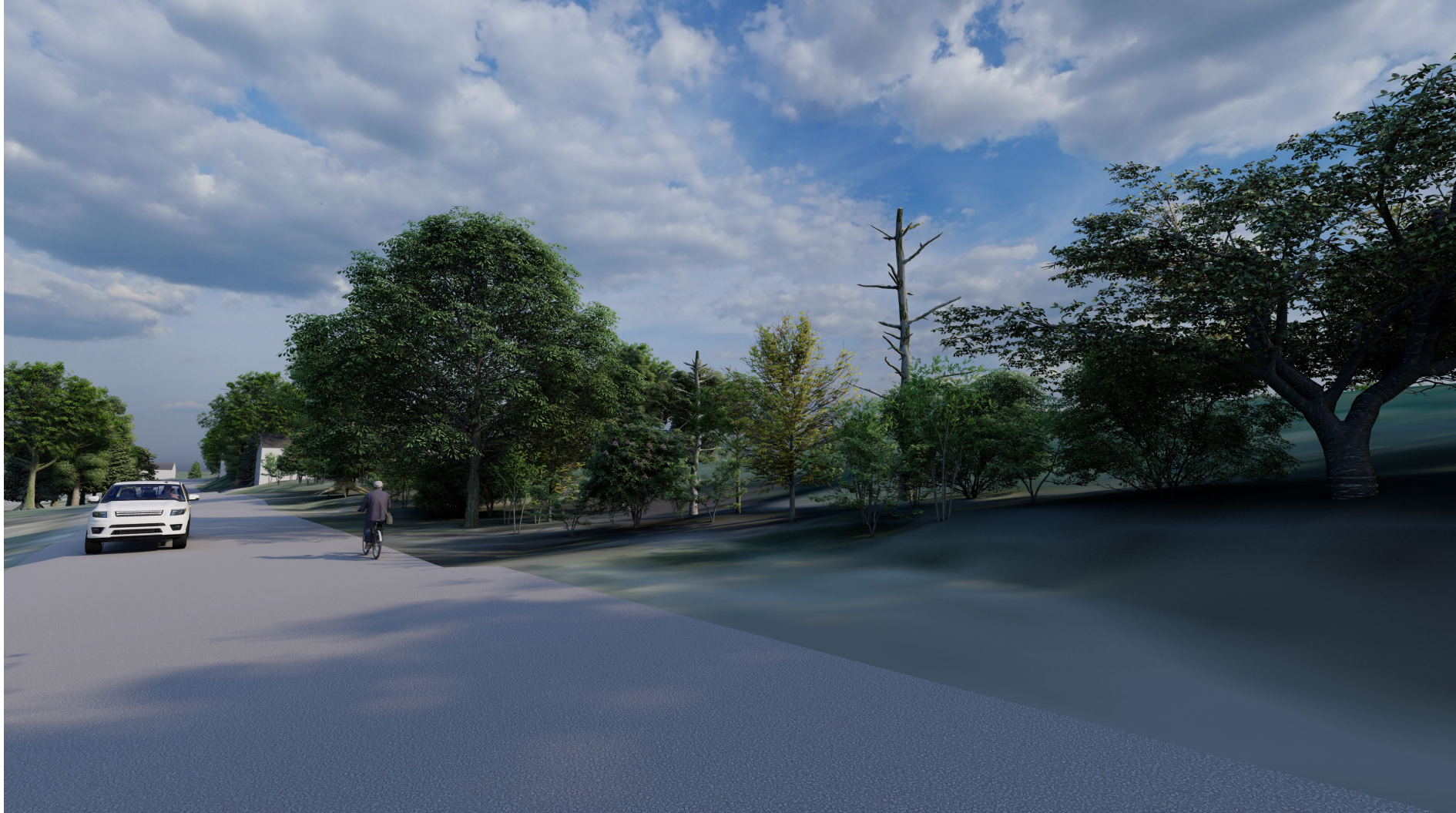
- Wetland Delineation
- Phase IA/IB Cultural Resources Assessment
- Wildlife Habitat Assessment
- Visual Assessment and Simulations
- Phase I Environmental Site Assessment
- Geotechnical Investigation
- Decommissioning Plan
- Vegetation Management Plan
- Landscape Plan



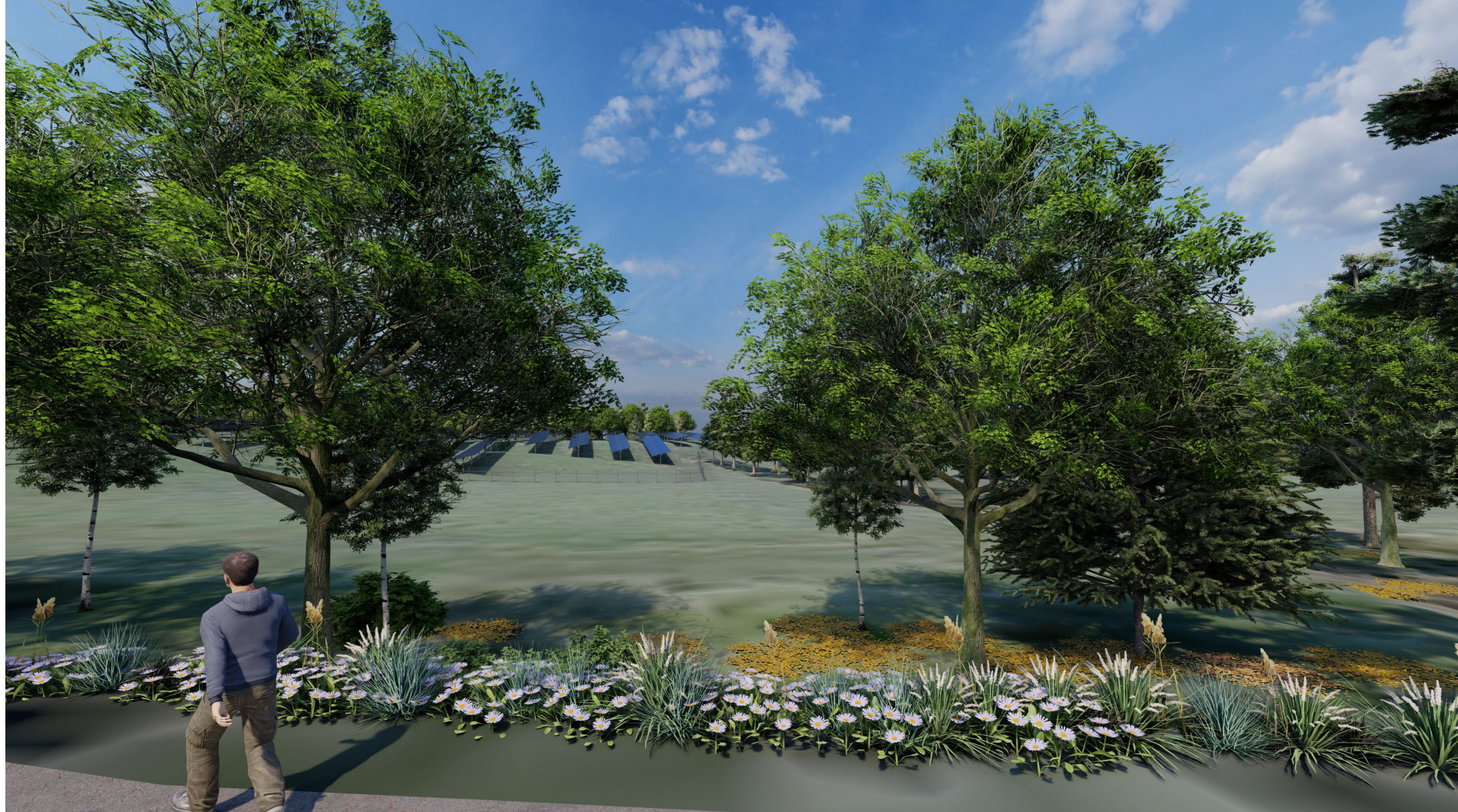
Aerial View



View from Greycourt Rd.



View from Heritage Trail



View from Sanford Ave.



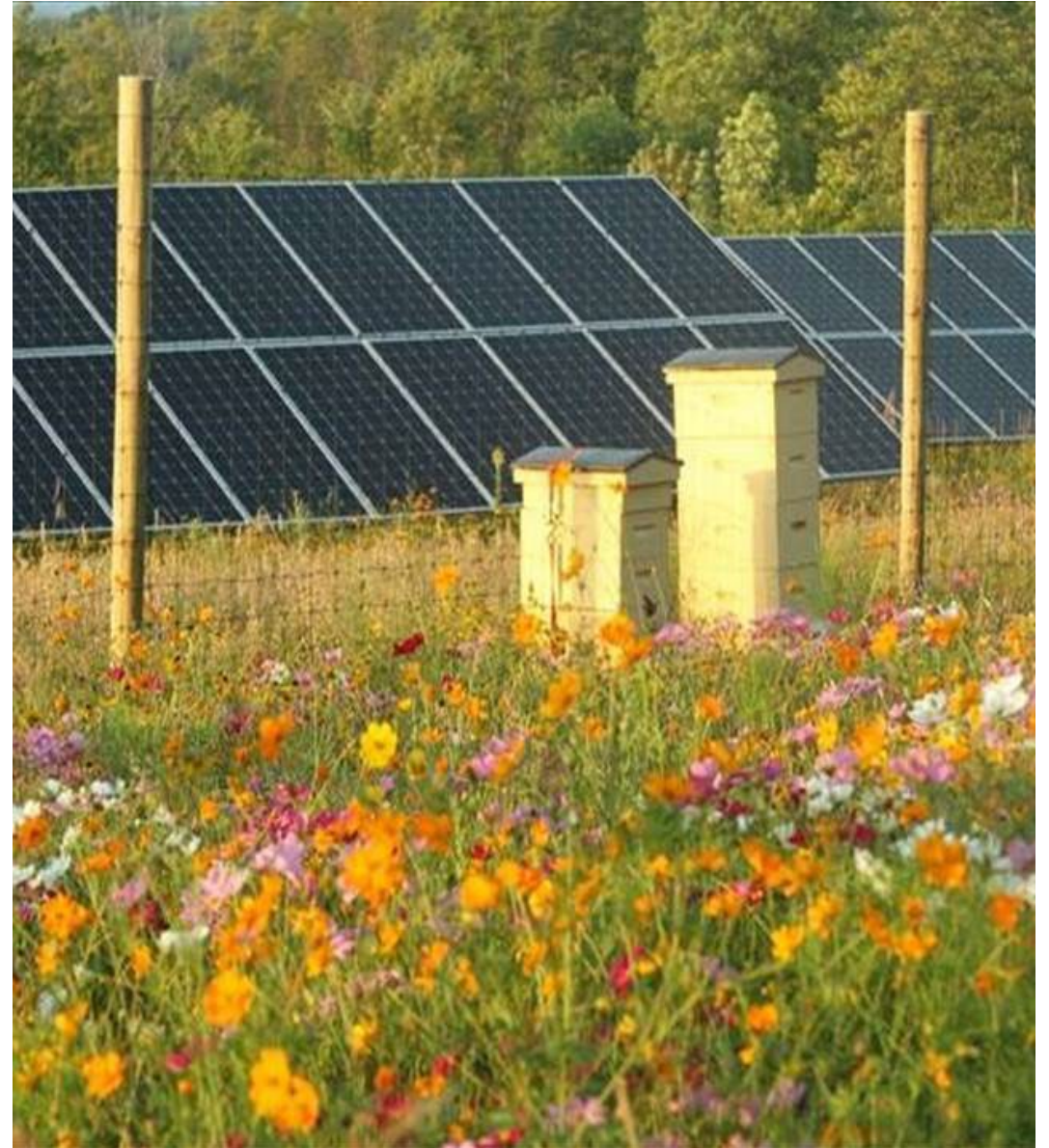


Construction + Decommissioning

Construction

Construction is anticipated to be 6 months but can vary depending on procurement and several other variables including spacing and staffing.

- Portions of the Site will be graded; however, topsoil will be stockpiled and replaced on the site
- Stormwater BMPs will be installed in accordance with the details in the Site Plan
- PV panels, racking system, fencing, and electrical equipment will be installed
- Landscaping and visual screening vegetation will be planted and maintained in accordance with the landscaping plan and vegetation management plan
- Incorporating “agricultural-style” fencing to blend with the surrounding landscape





Decommissioning

Following the lifespan of the project (20 year avg), the project components will be disassembled and the site restored to pre-project use.

- 1.** All components will be removed to a depth of 3 feet, including buried cables, conduits, and foundations.
- 2.** The site will be reseeded with native seed mixes and erosion and sediment control BMPs will be installed.
- 3.** The revegetated site will be monitored for 2 years.



Thank You

An aerial photograph showing several rows of solar panels installed on a grassy field. The panels are arranged in long, parallel lines, and the surrounding area is covered in green vegetation. The word "Questions?" is centered in the image in a white, sans-serif font.

Questions?

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