

**State Environmental Quality Review Act (SEQR)**  
**Notice of Public Scoping Session**  
**Capozza Solar Site Plan and Special Use Permit (SUP)**  
**aka Four Corners Road Solar**  
**Town of Warwick, Orange County, NY**

The Town of Warwick Planning Board, as Lead Agency, is reviewing an application from Four Corners Road NY LLC (Lightstar Renewables LLC), care of Jackie Basile for the development of a 55.4-acre site to construct a commercial large scale solar energy installation requiring site plan approval and a special use permit. The project would involve 15.85 acres of lot coverage, with the same acreage for land disturbance, on a 39.5-acre area of the 55.4-acre site. The site of the proposed development is 200 Ridge Road, Town of Warwick, Orange County New York.

The proposed action, also known as the Four Corners Road Solar Project, is a 3.2 megawatt (MW AC) community solar project which will generate clean electricity for New York residents and businesses. It is a commercial large scale solar energy system as defined by the Code of the Town of Warwick, Chapter 164 Zoning. The Project is proposed on approximately 39.5 acres of leased area on the project site located to the southeast of the intersection of Four Corners Road and East Ridge Road, in the Town of Warwick, New York (aka the "Project Site").

The proposed action consists of an array of 7,020 solar photo-voltaic (PV) panels mounted on single-axis tracking support systems and associated infrastructure including an 1,856 linear foot internal gravel access road, fencing, and an underground electrical collection system. The maximum height of each of the panels at the maximum tilt angle of sixty (60) degrees is nine feet and eleven inches (9' 11"). The electrical collection system will aggregate the output from the photovoltaic (PV) panels and convert the electricity from direct current (DC) to alternating current (AC) via inverters. The underground electrical collection system daylight aboveground near East Ridge Road where it will interconnect to an existing electrical distribution line owned by Orange & Rockland Utility (O&R). The Project is approved by O&R for interconnection and the renewable electrical energy will be delivered to utility customers.

The site consists predominantly of  $\pm 22.4$  acres of forested land (40.5 % of the site),  $\pm 7.2$  acres of meadow or brushland (13 % of the site),  $\pm 6.8$  acres of surface waters including wetlands and streams (12.3 % of the site) and  $\pm 0.5$  acres of roads, buildings and landscaping (1 % of the site). The applicant has proposed that the development will be largely contained within the agricultural areas of the site, preserving almost all of the forested (22.3 acres) and meadow (7 acres) areas, which preserved area makes up 53% of the 55 $\pm$ -acre site. Similarly, the development will preserve all, but 0.01 acres of the site's surface waters, including wetlands and streams (6.8 acres), which preserved area makes up 12.3% of the 55 $\pm$ -acre site, leaving approximately 65 percent of the site in its natural condition.

The project site is located in the following Town of Warwick Zoning districts: Rural (RU) district; Agricultural Protection Overlay (AP-O); Ridgeline Overlay (RL-O 1); and Biodiversity Conservation Overlay (BC-O).

By adopting a SEQR Positive Declaration (Determination of Significance) on September 20, 2023, the Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On October 18, 2023 at 7:30 PM, the Planning Board will hold a public scoping session at the Town of Warwick Town Hall, 132 Kings Highway, Town of Warwick, NY 10990. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available in the Planning Department at Town Hall for review or reproduction at 25¢ per page. The document is also available at the Wisner Library for viewing and on the Internet for viewing, downloading, or printing at <http://www.townofwarwick.org>. Written comments on the Draft Scoping Document are welcomed. Persons attending the public scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on October 30, 2023. Comments should be submitted by that date to Connie Sardo, Town of Warwick Planning Board, 132 Kings Highway, Warwick, NY 10990. Afterwards, the Planning Board will issue a Final Scoping Document.

**This Notice and the Draft Scoping Document Sent to:**

Four Corners Road NY LLC (Lightstar Renewables LLC), c/o Jackie Basile

Supervisor Michael Sweeton

Town Board of the Town of Warwick

Town of Warwick Planning Board

Town of Warwick Zoning Board of Appeals

Town of Warwick Conservation Advisory Board

Orange County Dep't. of Planning

New York State Department of Environmental Conservation

United States Army Corps of Engineers

Environmental Notice Bulletin

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