

## SUNN 1017 LLC (Jordan Road Solar) Area Variance Attachment February 21, 2025

### Variance Narrative

The New York State Standardized Interconnection Requirements (NYS SIR) limits community solar projects to a maximum capacity of 5 MW AC per parcel. In order to complete a viable solar project, a lot line adjustment is required to accommodate each of the proposed 5MW solar projects on separate and distinct parcels. Refer to the attached site layout plan (Sheet C004) for the proposed lot line adjustment.

The table below documents the variances (in bold text) being pursued for the proposed solar projects. Four (4) variances are being sought (two per lot). The sought variances are not substantial and will not produce any undesirable changes to the surrounding area or to the environment. The following variances are required for each lot:

1. It is requested that the 100 FT Rear Minimum Setback be reduced to 20FT for proposed lots 1 and 2. The 100FT setback is only being encroached upon where sections of the solar farm are being divided internally. Because this encroachment is internal, it is not a burden on any surrounding property owners. Furthermore, the variance does not create a lasting burden for future development within the parcels following decommissioning at the end of the solar facility's useful life.
2. It is requested that the 25% Lot Area Maximum for Off-Site/Community Solar be increased in order to create two (2) viable projects within the environmental constraints of the project site. Refer to the bulk regulations tables below showing a Percent Lot Area of 30% and 31% for Lots 1 and 2, respectively. Although the project is subject to the bulk regulations within the solar law, the zoning bulk regulations for the IRO district are included in the tables as a comparative reference. It is noted that the Percent Lot Area proposed for the solar use is less than the Lot Coverage Maximums per the Town Zoning Code (IRO District). Furthermore, the Percent Lot Area difference is not substantial in comparison to the majority of the subject parcels that will remain open space. The solar use is considered to be a good use of this otherwise undevelopable land.



Bulk Regulation Tables

Proposed Project #1 (Lot 1)

<b>Regulation</b>	<b>Zoning Requirement (IRO District)</b>	<b>Solar Law Requirement</b>	<b>Proposed</b>
Lot Size Minimum	2 Acres	10 Acres	60.1 Acres
Lot Frontage Minimum	300 FT	N/A	1,871 FT
Front Yard Minimum	60 FT	100 FT	100 FT
Side Yard Minimum	50 FT	100 FT	100 FT
<b>Rear Yard Minimum</b>	100 FT	<b>100 FT</b>	<b>20 FT</b>
<b>% Lot Area, Max.</b>	N/A	<b>25%</b>	<b>30%</b>
Lot Coverage Maximum	50%	N/A	13%
Impermeable Coverage Maximum	40%	Exempt	2%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

Proposed Project #2 (Lot 2)

<b>Regulation</b>	<b>Zoning Requirement (IRO District Unless Otherwise Specified)</b>	<b>Solar Law Requirement</b>	<b>Proposed</b>
Lot Size Minimum	2 Acres	10 Acres	57.0 Acres
Lot Frontage Minimum	200 FT (RR)	N/A	781 FT
Front Yard Minimum	60 FT (RR)	100 FT	310 FT
Side Yard Minimum	60 FT (RR)	100 FT	115 FT
<b>Rear Yard Minimum</b>	100 FT	<b>100 FT</b>	<b>20 FT</b>
<b>% Lot Area, Max.</b>	N/A	<b>25%</b>	<b>31%</b>
Lot Coverage Maximum	50%	N/A	12%
Impermeable Coverage Maximum	40%	Exempt	1%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

