

PROPOSED SITE PLAN
629 COLUMBIA STREET

SKETCH PLAN NARRATIVE DESCRIPTION

- Site Address – 629 Columbia Street
Tax Map Parcel Nos. 9.04-3-5.1
- Owner - Starlite Associates, LLC
220 Harborside Drive
Schenectady, NY 12305
- Applicant – DG New York Solar, LLC
A subsidiary NextEra Energy Resources, LLC
700 Universe Boulevard, A1A/JB
Juno Beach, FL 33408
- Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.
Hershberg & Hershberg
Consulting Engineers & Land Surveyors
18 Locust Street
Albany, NY 12203
(518) 459-3096
- Existing Site Zoning: - COR (Commercial Office Residential)
Lies within the Conservation Overlay District
- Proposed Site Zoning - COR (Commercial Office Residential)
Lies within the Conservation Overlay District

Description of Existing Site: -The existing site is a 19.81 acre parcel created by subdivision map filed in the Office of the Clerk of Albany County as Plan No. 13622 on September 7, 2018. Site is currently under construction. Site will contain a 150,000 SF building and surface parking for 837 +/- vehicles. Once Coliseum Drive is conveyed to the Town of Colonie, this site will be assigned an address on Coliseum Drive.

Description of Proposed Development: Goldman Sachs is highly motivated by the ecological benefits of utilizing alternative power sources wherever possible. The Applicant under an agreement with Goldman Sachs proposes to install a 1.14 MW solar photovoltaic (“PV”) carport based solar array to be installed at the subject property. The carport array will be split into eight individual sub-arrays – four on the south western portion of the parking lot – carport array W1 through W4 and another four on the north eastern portion of the parking lot – carport array E1 through E4. A total of 3,010 – 435Wp Sunpower PV modules will be installed on the eight carport structures. Since solar PV modules produce DC electricity, ten 60 kW string inverters will be installed to convert the DC electricity into AC electricity. All the energy generated by the solar PV arrays will be used to offset the daily energy demand of the office space currently under construction.

In order to create solar field with enough area (76,262 +/- SF) to generate power to meet a substantial per centage of the power demand for Phase 1 of the Goldman Sachs (AYCO) building, it is necessary to utilize the

front yard parking area for 30,532 +/- SF of rooftop panels. Inadequate space exists on property to install a solar array due NYSDEC wetlands and deed restricted areas on the property.

Carports are designed with minimum height of 14 feet from pavement to bottom of structure to allow for the unencumbered passage for fire vehicles. There will be no impact on public or private utilities already constructed or proposed. This installation will not increase traffic or demand for services such as water or sewer. Properties adjoining the front yard of this parcel or across Coliseum Drive are commercial properties. Properties in the neighborhood with a view of the portion of the site with carports in the front yard are all commercially occupied.

A waiver was granted permitting parking in the front yard. An expansion of this waiver to permit the carport based solar array is requested,