

## Overview

The +/- 203-acre property at 65 Reynolds Rd and 83 Fort Edward Road (Tax ID: 64.00-2-86.12 & 64.00-2-80.11) in the Town of Moreau (the "Site"), once home to a private golf course has sat vacant and unused for over a decade. Development of the Site is limited to low-density uses due to the lack of public sewer or water and other site constraints imposed by its current zoning. Despite these limitations, the Site is ripe for creative development.

U.S. Light Energy ("USLE" or the "Developer") proposes a Planned Unit Development (PUD) for the Site that allows flexible land use and design regulations and still incorporates sound design and planning practices under a unified development. The result is a PUD that breathes new life into the Site with three distinct yet compatible uses. Importantly, USLE has taken into consideration comments from the Town and the public in its current proposal of mixed uses that are consistent with the Town of Moreau's 2008 Comprehensive Land Use Plan (the "Land Use Plan"), the 2019 Town of Moreau Comprehensive Plan (the "Comprehensive Plan"), and the Town of Moreau 5-Year Recreation Master Plan (the "Recreation Plan").

The USLE proposes redeveloping the vacant site as a PUD with the following uses: (i) a Luxury Motorcoach and Cabin Resort featuring full-service motorcoach sites, cabins, and recreational facilities and amenities; (ii) a Community Solar Facility with two 5 MWac ground-mounted community solar arrays; and (iii) a Resource Protection Area featuring a multi-use nature trail that preserves the steep slopes along a ravine area of the Site and provides recreational opportunities for the Resort. As described below, these uses are intended to work in harmony, achieving a creative use of land to encourage recreational activities and provide lodging for guests to enjoy the Site's sprawling landscape, Town amenities, and regional points of interest.

## Luxury Motorcoach and Cabin Resort

Approximately 42 acres of the Site closest to Reynolds Road and Fort Edwards Road (portion of Tax Map: 64.2-86.12) is proposed to be designated for a luxury Motorcoach and Cabin Resort (the "Resort") aimed at promoting recreation and seasonal lodging for the enjoyment of the site. The Site's prime location will also serve as a home base for guests seeking to visit nearby points of interest. The Resort will consist of seasonal motorcoach pad sites with full hookups, including water, electricity, and wastewater. Year-round cabins will be available to enhance occupancy in colder seasons and open the door for a broader range of guests beyond the motorcoach community. The Resort is a new use for the area and furthers the goals and priority initiatives for Community and Economic Development outlined in Section A of the Planning Categories in the Comprehensive Plan. The Resort will utilize much of the existing terrain and site conditions coupled with proposed improvements to provide a serene and natural setting to be enjoyed by all guests. Among the features and amenities at the Resort will be:

- 146 Class A Motorcoach Pad Sites (+/-3200 SF each)
- 26 Luxury Cabin Sites
- 5 Washroom Facilities
- 40 Additional Parking Spaces

- 3 Multi-Use Athletic Courts, including Pickleball, Basketball, and Tennis
- Clubhouse with shared amenities, including kitchen, meeting space, screening room, and storage for recreational equipment.
- Pond to be expanded from 2 small ponds to 1 larger pond

#### Regional Points of Interest

The amenities provided by the Resort are intended to provide guests with a full scope of entertainment on-site. Guests can also enjoy the offerings of the Town of Moreau, including local eateries and attractions. Further, guests will have the opportunity to visit many nearby attractions, including:

- Moreau Lake State Park: This park offers a variety of activities, including swimming, boating, fishing, hiking, and camping. (7.2 miles)
- Glens Falls: A city offers a variety of shops, restaurants, and attractions, including the Adirondack Museum and the Charles R. Wood Theater. (5 miles)
- The Great Escape & Splashwater Kingdom: This amusement park offers rides, shows, and water slides for all ages. (16 miles)
- Saratoga Race Course: This world-famous thoroughbred horse racing track is visited by millions each year. (18 miles)
- Lake George: Popularly known as “The Queen of American Lakes” Lake George boasts over 109 miles of shoreline and over 300 islands – many of which feature spots for camping and picnicking. Its clear waters make for great swimming, boating, fishing, and other water activities. (19 miles)
- Adirondack Park: At 6 million acres, it is the largest publicly protected area in the contiguous United States. Outdoor enthusiasts flock there year-round for various outdoor activities including hiking, paddling, rafting, rail-biking, skiing, snowmobiling, fishing and leaf-peeping. (20 miles)
- Saratoga National Historical Park: This park preserves the site of the Battle of Saratoga, a turning point in the American Revolutionary War. (20 miles)
- Saratoga Performing Arts Center (SPAC): This world-renowned performing arts venue hosts a variety of concerts, plays, and dance performances. (21 miles)
- The Wild Center: This environmental education center offers exhibits, trails, and programs about the Adirondack wilderness. (108 miles)

Nestled within a captivating landscape, the Resort invites guests to embark on a retreat experience, providing a serene resting place along a popular route for touring the northeastern United States. Whether guests choose the luxurious cabins or to stay in their own motorcoach, this dynamic new use for the Site revitalizes the recreational spirit of its former golf course while promoting tourism within and around the Town of Moreau. Guests will discover the perfect blend of relaxation and adventure as the Resort becomes a haven of tranquility and a gateway to unforgettable experiences in this breathtaking region.

### Community Solar Facility

Community solar is another core component of the Reynolds Road PUD. The PUD contains, a Community Solar Facility consisting of two 5MWac ground-mounted solar arrays (the “Facility”) designed to produce clean, renewable energy to serve the residents of Moreau through National Grid’s existing distribution system. Power generated at this facility will be available to all utility customers in the Town through a subscription model developed to deliver monthly savings on electricity costs while supporting locally generated power. Regardless of an individual subscribing, the Facility benefits the surrounding infrastructure through project-initiated upgrades to the electric grid and day-time generation. The Facility is proposed on a +/- 120-acre portion of the Site (Tax ID: 64.00-2-80.11 and a portion of 64.00-2-86.12) to take advantage of the limited clearing necessary to reactive a vacant golf course and the most existing natural screening to neighboring property lines. The equipment associated with the Facility (the solar PV modules, inverters, and racking) will be situated within a fenced area totaling approximately 70 acres, for which only 24% will be covered by solar panels. As large of a setback as reasonably practical will be maintained to all non-participating property lines with a minimum of 100 feet reserved as a buffer from the nearest occupied structure, with most of the buffer area being significantly larger. The remaining area will be open green space with strategic enhancements, including pollinator-friendly ground cover and native tree plantings to complement the natural landscape. Substantial landscaping improvements are proposed along the southern boundary of the array to protect adjoining properties from potential views into the Facility. The strategic location of the Facility within the Site is adjacent to a high-voltage transmission corridor and is the least obtrusive to the surrounding residences. It also preserves the road frontage along Reynolds Road for the Resort.

During the site plan approval process, a lot line adjustment will be proposed. Moreover, as the PUD progresses, further site engineering will allow for the development of a detailed landscaping plan intended to be coordinated with the Planning Board during their site plan review.

The installation of the Facility will not only support New York State’s long-term energy goals but will also provide benefits to the Town of Moreau. This includes increased tax revenue through an envisioned payment-in-lieu of tax (PILOT) agreement, seasonal job opportunities for landscaping, and consumer access to renewable energy equivalent to over 1,500 residential roof-top arrays.

### Resource Protection Area

The remaining areas of the Site, which predominantly include 41 acres north of the resort, will be used to establish an area of Resource Protection (“Resource Protection Area”) along the tributary creek that flows from the Sardersberg and New Reservoirs to the Hudson River. The PUD aims to restrict future development of this area to ensure it remains a natural resource. As part of this PUD, it provides a recreational component to the Resort while protecting the water quality of the creek and the river downstream. Enhancements to the area are proposed to include a 1.3-mile multi-use path/trail for walking, biking, and cross-country skiing. As the Recreation Plan calls for, strategically placed seating areas will also be installed to promote enjoyment and relaxation along the trail. Protecting the trail will also increase natural open space and enhance wildlife habitat, an objective outlined in Chapter 1, Sections F &

G of the Land Use Plan and Section B of the Planning Categories in the Comprehensive Plan. The Resource Protection Area and the proposed trail will serve as an attraction to the Resort. The Resource Protection Area is compatible with the solar as it complements the Facility's low-impact land use. The Resource Protection Area also includes undeveloped portions of the Site west of the Facility's solar arrays, which enhances and ensures screening. Meanwhile, plantings and groundcover used within and around the Facility's solar array will further enhance the habit of pollinators and small animals.

### Phasing of Development and Construction

Due to the scale of the proposed development and the numerous partners necessary to bring it to fruition, the PUD intends to be implemented in Phases to ensure a sustainable but steady build-out of the sites and services to maximize efficiency.

#### Phase I

The initial phase will consist of constructing the Community Solar Facility and installing the infrastructure and amenities necessary to bring 20% of the Resort's cabins into operation. This will include limited installation of roads, power, water, and wastewater necessary to serve the cabins and will lay the foundation for the expansion of future phases. The initial phase will also provide the installation of the walking trail within the Resource Protection Area.

#### Phase II

The second phase will feature an expansion of the infrastructure and amenities outlined in Phase I to complete the build-out of the Resort's cabins, clubhouse, athletic courts, and 50% of the motorcoach sites.

#### Phase III

The final phase will complete all remaining development resulting from the approved plan, including the final expansion of infrastructure to allow for the completion of the remaining motorcoach sites and washrooms within the Resort.

### Compatibility with Zoning Code

The current PUD proposal is conceptual and intended to serve as a basis for discussion with the Town of Moreau to modify the current Site zoning and permitted uses. The modification to the zoning will increase the long-vacant Site's ability to be developed into productive and well-maintained properties within the Town.

Care was taken to examine the Comprehensive Plan and Recreation Plan to ensure the development of the PUD would aid in achieving planning goals adopted by the community. The proposal seeks flexibility from the current zoning to allow for more creative and dynamic use of the Site to better serve the Town and its residents.

The proposal meets the objectives stated in §149-27(B) of the Town Zoning Code.

- (1) A maximum choice in the types of environments, occupancy tenure (e.g., individual ownership, condominium, leasing) of housing or sizes and community facilities available to existing and potential town residents at all economic levels.

The Resort in the eastern portion of the Site will provide an opportunity for year-round cabins and seasonal Motorcoach sites as well as numerous recreation activities. On the east side of the Site and north of the Resort, a Resource Protection Area will provide a walking trail through forested land. Approximately 20% of the overall Site will be preserved through this Resource Protection Area, which provides a significant undisturbed riparian buffer to the protected Class C(T) stream and Hudson River tributary that flows through the site's northern portion. This area also contains steep slopes, which will be undisturbed, minimizing erosion hazards. Further, as the Site does not contain the necessary infrastructure for dedicated residential development, the three integrated uses sufficiently maximize the potential of the vacant, former golf course in providing renewable energy, protected green space with recreational components, and an economic-generating attraction that sets Moreau apart from adjacent communities.

- (2) More convenience in location of industrial, commercial, and service areas.

The proposed commercial/industrial use in this PUD proposal is the Facility that will add clean, renewable electricity to the local electric grid for local consumption through NYS Community Solar Program. The solar use provides a critical renewable energy asset to the surrounding residential and commercial region whose electrical demand and need for improved energy infrastructure is increasing. Power generated by the Facility will be added to the local electrical grid at the Butler Road substation in Moreau, which allows local residents and the Resort to subscribe to this renewable energy source. Overall, the PUD blends a commercial, recreational, and service area and breathes fresh life into this long-vacant former golf course.

- (3) The preservation of trees, outstanding natural topographic and geologic features and the prevention of soil erosion.

Since the project Site was formerly a golf course and is largely open, mature tree clearing to accommodate the proposed uses will be limited. The PUD will preserve approximately 20% of the overall acreage (±41 acres). The Resource Protection Area protects and prevents erosion of the steep, wooded riparian buffer of the protected Class C(T) stream that is a tributary to the Hudson River. Further, the heavily forested areas preserved in the Resource Protection Area will also serve as a riparian buffer. The Resource Protections Area west of the solar panels will also screen will also ensure screening of the Facility.

- (4) A creative use of land and related physical development which allows an orderly transition of land.

The PUD creatively integrates commercial, recreational, and service/utility uses to reactivate a former, now vacant golf course, and it is strategically designed to minimize tree clearing and land disturbance, maximize acreage that can be dedicated to conservation, and screen the Facility. The Facility is consolidated to the west of the National Grid transmission lines to utilize former golf course areas that are already cleared and generally screened from view due to existing vegetation and slopes.

This arrangement of uses is deliberate: leaning on the beneficial attributes of the Site such as land area, topography, access, and visibility to make for an orderly use of land.

(5) An efficient use of land resulting in smaller networks of utilities and services, and thereby lower housing costs.

Since the Resort is consolidated into the eastern portion of the site, which is approximately 42 acres, the utilities and services like water, electricity, and wastewater treatment that serve guests will be limited to this area and not require tie-ins to Town infrastructure. All necessary services are planned to be obtained on-site or nearby, with water proposed from an onsite well(s), electricity from adjoining electric lines, and wastewater treatment onsite through a proposed package treatment plant. In addition, the Resort has frontage on Reynolds Road and existing access to the highway. Meanwhile, the Facility has only a limited-use gravel access road, and a consolidated interconnection area to tie the system into the existing circuit. By its nature, the Facility does not require a significant amount of services or utility installation.

(6) A development pattern in harmony with the objectives of the Comprehensive Plan.

The Comprehensive Plan, page 72, set forth the goal to “Consider a Planned Unit Development designation for the next generation of use of the former Tee-Bird Country Club parcel.” This PUD proposal achieves this Comprehensive Plan goal. The PUD assures a reliable source of renewable energy that will be available to Town residents, increases non-residential tax-base, and represents a productive use of a vacant property with little environmental impact. The PUD also provides an opportunity to use the highly visible frontage of the site with existing access as a unique motorcoach destination. In addition, important natural resources on the site such as protected streams, forested areas, and steep slopes, as well as vegetative buffers, will be preserved. The diversified uses ensure a resilient development plan and a strong future for the Site.

(7) A more desirable environment than would be possible through the strict application of other sections of this chapter.

The strict application of the zoning code would limit the use of this Site to agriculture or single-family residential uses. Based on infrastructure studies performed at the Site, it is not feasible to develop single-family residential units on the property. The PUD provides a more desirable environment than what is permitted as of right because it provides a diversity of uses that are appropriately districted across the ±203-acre Site. The compatibility of these diverse uses will aid in providing economic resilience in the area—increasing tax base by activating the vacant land and providing a commercial recreational destination and preserved ravine area. The PUD will set a model of integrated and thoughtful land use that blends renewable energy, conservation, recreation, commercial attractions, and reuse of vacant land the Town can point to for other developments.