TOWN OF AMENIA

BUILDING DEPARTMENT
4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860 x102 FAX: 845-373-9826
E-MAIL: Building@ameniany.gov WEB: www.ameniany.gov

August 27, 2026

EBM Consulting Services, Inc
PO Box 911
Millbrook, NY 12545

RE: Residential Ground-Mounted Solar Array
ADDRESS: 396 Leedsville Road, Amenia NY 12592
GRID #: 7267-00-547468
ZONE: RR
APPLICATION #: BP-25-235

Please be advised that your application for a Building Permit for a Ground Mounted Solar Array System at the above address **has been denied without prejudice**, due to the following reasons:

In accordance with Amenia Town Code all applications for Ground Mounted Solar Arrays must first complete a formal application in accordance with **§121-52.1 – Solar Energy Systems** and gain approval by the Town of Amenia Zoning and Planning Boards, prior to issuance of a Building Permit.

§121-52.1 – Solar Energy Systems; Subsection H
(1) Setback: GMSES are subject to setback requirements of the underlying zoning district, provided, however, that in zoning districts, and zoning overlay districts, which have a minimum lot size of five acres, a minimum setback of 100 feet from any property line is required.
(7) All GMSES in residential and commercial districts shall be installed in the side yard or rear yard.

The Code Enforcement Officer does not have any objections as to where they want to place the Ground Mounted Solar Array, it is the only place they can put it due to the configuration of the property and the terrain.

** If you receive your approval, you will need to return to the building department to get your Building Permit.

Sincerely,

Michael Segelken
Building Inspector/Code Enforcement Officer, Town of Amenia

cc: Ericka Howard, Planning & Zoning Board Secretary

Ericka Howard

From: jandrews@rsaengrs.com
Sent: Friday, August 21, 2026 11:14 AM
To: Ericka Howard; Robert Boyles; Nina Peek
Cc: 'Victoria Polidoro'; 'Cassondra Britton'
Subject: Tan Residence-Proposed Solar-396 Leedsville Road, Town of Amenia

Pursuant to the instructions provided to us, we performed a cursory review of the above-described application to determine whether the application can be considered complete .

The project, as we understand it, involves the installation of a ground mounted solar energy system (GMSES) on the property. GMSES are a use permitted by right subject to site plan review by the Planning Board in the RR Zoning District. This type of installation is regulated by Zoning Chapter 121 § 121-52.1. Solar energy systems. The applicable Code Section requires that an application for site plan approval include all items set forth in Section 121-65(B). The documentation submitted with the application, especially the Drawings ES01 & ES02 are insufficient to allow a proper evaluation of the proposal. A proper site plan, including a field survey, should be provided.

§121-52.1.H.(1) requires in any district which has a minimum lot size of 5 acres, which the RR Zoning District does, the minimum setback from any property line is 100'. The plan shows a 61' minimum setback.

§121-52.1H.(7) requires that all GMSES in residential areas be installed in the side or rear yard. This is an irregularly configured property. It is difficult to determine but it appears that the location of the array falls within the definition of a front yard and is therefore not permitted. The building Inspector /Code Enforcement Officer needs to make a formal determination in this regard.

For the above reasons, we find the application to be incomplete and insufficient for placement on the upcoming Planning Board agenda. The Applicant should consult with the Building Inspector before proceeding to obtain a determination as to what is considered a front yard in this matter. As always, the Planning Board has the responsibility for the final determination in this matter.

We trust the information contained herein is of value to you. If we can be of additional assistance, please advise.

John

John V. Andrews, Jr., P.E.
ROHDE, SOYKA & ANDREWS
Consulting Engineers, P.C.
387 Hooker Ave, Suite 1
Poughkeepsie, NY 12603
845-452-7515

TOWN OF AMENIA PLANNING BOARD
AUTHORIZATION OF AGENT

I, Angelina Tan, am the owner of the property located at 396 Leedsville Road, Amenia, NY 12501 Amenia, NY, identified as Grid Number 7267 - 00 - 547468.

I hereby authorize EBM Consulting Services, Inc to act as my agent in an application to the Town of Amenia Planning Board for Ground Mount Solar Array.
(Name of Project)

Print Name: Angelina Tan

Signature: angelina Tan

Date: 08/06/2026

TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860 x122 FAX: 845-789-1132
WEB: www.ameniany.gov

SITE PLAN & SPECIAL USE APPLICATION PROJECT DESCRIPTION

DATE: December 17, 2025

APPLICANT: EBM Consulting Services, Inc.

OWNER (if different): Angelina Tan

PROPERTY ADDRESS: 396 Leedsville Rd, Amenia NY 12501

GRID #: 7267 - 00 - 547468

PROJECT NAME: PV Array

PROJECT SITE DESCRIPTION: Provide a description of the Project Site, include the existing conditions of the site, the natural resources and environmental features of the site (e.g., wetlands and watercourses, vernal pools, steep slopes, forest, wildlife habitat, prime and statewide important agricultural soils, active farmland, and scenic viewsheds), current use/development of property (e.g., structures, roads, fences), and known past uses of the site. A conservation analysis complying with section 121-20(A) of the Zoning Law may be substituted for this Project Site Description.

See Attached

The applicant wishes to install a small solar electric array to match the electrical consumption of the home and cottage, inclusive of the previously installed geothermal. Several sites were considered, utilizing data from LIDAR scans of vegetation, inspection of property, evaluation of trees that would affect each site and references to property bounds. Below is a summary of our findings

Roof Mounts

All 3 roofs of the house, cottage and garage are not well suited, due to orientation and shade from hemlocks and other desirable, healthy, native trees.

- Cottage roof - too small, western orientation, with significant hemlock shade
- House roof – near fully shaded, with new metal shingles that should not be penetrated with mounting attachments
- Garage roof – eastern roof always shaded and western roof receives very little sun, due to mature trees at main house and cottage

Ground Mounts

Seven sites between the house and the driveway to the West were considered.

- Sites 1 through 5 (NOT RECOMMENDED) would have required removal of nice native trees, including Cedars, Hemlocks, White Pines, Sugar Maples that would block the sun. Some also had complications avoiding septic lines and pool equipment (including buried pipes and electrical conduits)
- Site 6 (RECOMMENDED & SELECTED) is a degraded patch south of the driveway and north of the septic field, adjacent to the cottage, with a large installation of crumbling and ripped landscape fabric, power lines, approx. 100 invasive, non-native Amur Corktrees (Phellodendron amurense), Autumn Olives, Japanese Barberry and a large dead Cherry tree endangering the power lines.
- Site 7 (NOT RECOMMENDED) has an observed spring seepage and an occasional small vernal pool. This site would also require removal of native tree species and relocation of a recently planted, fast growing Sycamore. It is also significantly closer to the closest neighbor's house and would have been less than 50 feet from the southern side lot line.

Site 6 (north end of open space) was chosen for its potential productivity post-invasive species removal and for opportunities to enhance the area. The cork trees and autumn olives have out-competed desirable native species and have taken over the space to the south of the driveway hiding previously abandoned electrical equipment, This site requires removal of the nonnative trees and some nonnative shrubs and the associated stumps, roots and fabric, while releasing a hemlock near the cottage.

After installation of the array, the western and northern sides of the array will be screened with native plantings. The site is not visible from any homes and will likely not even be visible from the applicant's driveway until within 100 feet of the array in the winter. . The nearest open land (an active farm field) North of the array is approx. 800 feet away and there is no visibility even in the winter, through 800 feet of dense woodland. The closest home to the array is a little over 500 feet away, with no visibility through more than 450 feet of dense woodland. Even without the woodland, the other home is below the line of sight due to the terrain profile and siting approximately 35 feet lower in elevation

TOWN OF AMENIA PLANNING BOARD
ESCROW FOR PROFESSIONAL SERVICES

Date: December 17, 2025

Applicant: EBM Consulting Services, Inc.

Project Name: PV Array

Location: 396 Leedsville Rd, Amenia NY 12501

Description of Project: PV Array

The Town of Amenia Planning Board will be reviewing your application. The Board is requesting that you place in Escrow sufficient funds to be used to defray reasonable costs incurred by the Town for professional services and inspections required throughout the entire review process, as authorized by the Town Code of the Town of Amenia.

Based on estimated review costs, you are requested to submit a check in the amount of $2,500 made out to the Town of Amenia to open an Escrow account. Should the balance of this account fall below $500, you will be notified and requested to replenish the account to the requested amount.

This Escrow account does not provide for the other development, application and filing fees set forth in the Town of Amenia Town Code and Schedule of Fees. The applicant must make timely, direct payments of those other fees as a prerequisite to continues review of the application.

All parties agree to the terms and conditions stated herin.

Signature of Planning Board Member	Applicant
Print Names – Planning Board Member	Applicant

TOWN OF AMENIA PLANNING BOARD
LAND USE APPLICATION

Type of Application: Check all that apply
__Site Plan __Special Permit X Zoning Permit __Subdivision

Date: 12/31/2025 **Grid Number(s):** 7267 - ____ - 00 547468 ____ - ____

Name of Project: ground mount solar array

Property Address: 396 Leedsville Rd, Amenia NY 12501

Primary Contact Person (Applicant): Jon Harkness EBM Consulting Services, Inc.

Address: PO Box 911 Millbrook NY12545

Home #: _____ **Cell #:** _____ **Email:** jonharkness@ebmservices.com

Name of Property Owner (if different): Angelina Tan

Address: 396 Leedsville Rd. Amenia NY 12501

Home #: _____ **Cell #:** _____ **Email:** _ __

Relationship to Applicant: Hired Contractor

Plans Prepared By: EBM Consulting Services, Inc.

Address: PO Box 911 Millbrook NY 12545

Home #: _____ **Cell #:** _____ **Email:** _____

Zoning District(s): RA____ RR____ HM____ HR____ SR____ HC____ OC____ M____

Overlay District(s)(if any):
Floodplain__ **Stream Corridor__** **Scenic Protection__**
Aquifer__ **Mixed Use Institutional__** **Soil Mining__**
Historic Preservation__ **Mobile Home Park__** **Resort Development __**

Current Use(s): Residence

Proposed Use(s): Residence

Parcel Size _____ **Acres**
Type of Activity:
New Structure __ **Alterate Existing Structure __** **Subdivision __**
Expansion of Use or Structure __ **Change in Use in Existing Structure __**

Total Square Footage of Structures: Current _____ **Proposed** _____

Footprint of Structures: _____

Deed Reference: Liber _____ **Page** _____ **Date** _____

Filed Map Reference: Lot#_____ **Map#** _____
Does the property contain a Farm Operation located within an agricultural district or is the property boundary within 500ft of a Farm Operation located in an agricultural district:
YES _____ **NO** _____ ***If yes submit an agricultural Date Statement***
Will the Development be phased? YES _____ **NO** _____
If yes, How many phases? _____
Is there an existing Special Permit, Site Plan and/or Subdivision approval for Property?
YES _____ **NO** _____ ***If yes, provide certified copies of those existing approvals with this application***

AGRICULTURAL DATA STATEMENT

Applicant Name: EBM Consulting Services, Inc. Date: 12/31/2025

Address: 396 Leedsville Road
Amenia, NY 12501

Application Type (check all that apply):

___ Subdivision
___ Site Plan
___ Special Use Permit

Does the application include land that contains a farm operation* within an Agricultural District? ___ Yes _x_ No

Does the application include lands within 500 ft of a farm operation* within an Agricultural District? ___ Yes _x_ No

If you answered yes to any of the 2 questions above, provide the name and address of the owners of the land containing the farm operation below and attach a tax or other map to this sheet with the farm operation indicated, along with the Section, Block and Lot number for the farm operation.

Provide a description of your project and attach a separate map showing the entire property that is included in your application.

*Farm operation means the land used in agricultural production, farm buildings, equipment and farm residence buildings.

hort nvironmental e ment Form
art 1 - ro ect n ormation

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Res onses ecome art of the application for approval or funding, are subject to public review, and may e su ect to further verification. Com lete Part 1 ased on information currently available. If additional research or investigation would e needed to fully res ond to any item, lease answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you elieve will e needed y or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Ground Mount PV Array 396 Leedsville Rd, Amenia NY		
ame of Action or Project: 396 Leedsville Road, adjacent to cottage - see drawing		
Project Location (describe, and attach a location map): 396 Leedsville Rd., Amenia NY		
Brief Description of Proposed Action: Install small PV array in degraded area of property not visible to any neighbors, Restore degraded adrea around array with native shurbs and flowering plants along back side of array and provide habitat for pollinators. See attached description.		
ame of Applicant or Sponsor: EBM Consulting Services, Inc	Tele hone: E-Mail: vharkness@ebmservices.com	
Address: PO Box 911		
City/PO: Millbrook	State: NY	Zi Code: 12545

	O	YES
1. Does the proposed action only involve the legislative ado tion of a lan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action?	0.02 acres
. Total acreage to be physically disturbed?	same acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	6.71 acres

4. Check all land uses that occur on, are adjoining or near the ro osed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (su ur an)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	O	YES	/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
. Consistent with the adopted comprehensive plan?	☐	☑	☐

	O	YES
6. Is the proposed action consistent with the predominant character of the existing uilt or natural landsca e?	☐	☑

	O	YES
7. Is the site of the proposed action located in, or does it ad oin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	O	YES
8. a. Will the proposed action result in a substantial increase in traffic a ove resent levels?	☑	☐
b. Are public transportation services available at or near the site of the ro osed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes availa le on or near the site of the ro osed action?	☑	☐

	O	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Home was previously updated with geotermal nad will now be able to produce clean onsite power, with continued operation during power outages.	☐	☑

	O	YES
10. Will the proposed action connect to an existing public/private water su ly?		
If No, describe method for providing potable water:	☑	☐

	O	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:		
N/A - the structure will not be occupied	☑	☐

	O	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	O	YES
13. a. Does any portion of the site of the proposed action, or lands ad oining the ro osed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or water ody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		
While the property does have a federal wetland area, it is not within the site of the proposed solar array		

14. Identify the typical habitat types that occur on, or are likely to e found on the ro ect site. Check all that a ly:

☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	O	YES
15. Does the site of the proposed action contain any species of animal, or associated ha itats, listed y the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from oint or non- oint sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent pro erties?	☑	☐
. Will storm water discharges be directed to esta lished conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the im oundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the urpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property een the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property een the su ect of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Vicki Harkness EBM Consulting Services, Inc Date: 08/10/2026

Signature: Vicki Harkness Title: President

PRINT FORM



Setbacks:

North setback from side lot line - 61 feet
South Setback from closest front lot line - 340 feet
East setback from back lot line- 206 feet
West setback from side lot line - 245 feet

Ground coverage of array:

12 feet North-South by 43 feet East-West

REVISIONS

	REMARKS				
1		--/--/--			
2		--/--/--			
3		--/--/--			
4		--/--/--			
5		--/--/--			

EBM Consulting Services, Inc.
PO Box 911
Millbrook, NY 12545
845.877.6030 tel.
845.877.9875 fax

Tan Residence
396 Leedsville Road, Amenia, NY 12501

EBM Consulting Services

Site and Equipment Placement

ES	02



REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	--
2	--/--/--	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

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EBM Consulting Services

Tan Residence
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Site and Equipment Placement

ES 03