

**TIMES  
HERALD-  
RECORD**  
SERVING THE CATSKILLS  
AND HUDSON VALLEY

# Solar power project a 'model'

## Federal, state grants backed green project

BY JAMES WALSH  
Times Herald-Record

**NEW WINDSOR** — There's more to the Mason's Ridge workforce housing development than low rents and mountain views.

Solar panels numbering 1,100 have been installed on two sun-catching slopes near the newly opened apartments and town houses, promising to offset 80 percent of the development's heating and cooling costs, according to Keith Libolt, general contractor and partner in the project with Regan Development of Ardsley.

The \$1.2 million solar system delivers 260 kilowatts of energy to the development, perched on a shelf below the Snake Hill Ridge and overlooking mountains bordering the Hudson River.

"From the tenants' point of view you have a more comfortable apartment and your energy costs are less," said Frank Murray, president and CEO of the New York State Energy Research and Development Authority.

### Energy Star-certified

He spoke not only of the solar energy installation, but also of green- and conservation-minded construction that made the project Energy Star-certified. Energy Star is a federal program rating products and buildings against guidelines of the federal Environmental Protection Agency and the U.S. Department of Energy.

NYSERDA contributed \$647,500 in grants to the project. As the state's advocate for energy conservation, the agency has programs to help homeowners and businesses assess their energy use and de-



JEFF GOULDING/Times Herald-Record

The new Mason's Ridge complex in New Windsor has incorporated solar energy panels in a big way, so that solar will offset 80 percent of the heating and cooling costs. "This is a model project to get away from the chains of fossil fuels," said Larry Regan, president of the developer, Regan Development.

**"From the tenants' point of view you have a more comfortable apartment and your energy costs are less."**

FRANK MURRAY

President, CEO, New York State Energy Research and Development authority

velop plans to save. In September, NYSERDA announced \$1.1 million of rebates to encourage small municipalities to upgrade appliances with energy-efficient ones.

### Governmental cooperation

Larry Regan, president of Regan Development, said Tues-

day that Mason's Ridge was an example of governmental cooperation, ranging from zoning changes enacted by the Town of New Windsor to permit the project, to a \$1.9 million loan from the state's Housing Trust Fund program. The state also provided \$10.8 million in low-income-housing tax credits,

and Orange County directed \$1.8 million of federal funds to the project.

Rents for the income-eligible 82 units range from \$380 to \$965 for one to three bedrooms.

The project is intended to provide housing for people who work in the area, but are priced out of housing, so it has the potential to help save even more energy by shortening commutes.

"This is a model project to get away from the chains of fossil fuels," Regan said.

[jwalsh@th-record.com](mailto:jwalsh@th-record.com)