



Dennis Doyle, Director

RECOMMENDATION

Chris Brand, Chairman
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

REFERRAL NO: 2018-196
2018-197
DATE REVIEWED: 11/7/2018

Re: Milton Turnpike Solar Farm – Special Permit and Site Plan Review

Summary

This is a proposal to construct a 2MW solar farm on an existing 125 acre farm, located off U.S. route 209 in the RAG-1 zoning district.

The following materials were received for review:

- UCPB Referral Form
- Site Plan package
- Cover letter dated 6/28/18
- Interconnection Details and Contract
- Full EAF
- Memo from Chazen Companies dated 10/18/18
- Memo from Thomas Corcoran Jr. regarding zoning change from R-1 to RAG-1
- Site Plan/Special Permit application
- SWPPP

Recommendations

Department of Public Works

The applicant is proposing new access to the County Route. DPW has reviewed the SWPPP and project plans already (see attached response).

Required Modification

A County roadway permit will be needed to be obtained from UC DPW.

Stormwater Monitoring/Maintenance

Given the amount of clearcutting activities and the changes in land cover during the process of installing arrays of this magnitude, special attention to monitoring stormwater and erosion and sediment control activities throughout construct is paramount.

*2018-196-197 Milton Turnpike Solar Farm
Special Permit and Site Plan Review*

Required Modification

As a condition of approval, regular site visits by the Town's stormwater inspector should be conducted in order to ensure the site remains within compliance and that no unexpected stormwater seepages occur.

Coastal Zone

The proposed zoning change lies within the NYS Coastal Management Program, Coastal Zone area.

Required Modification

A consistency review per the Coastal Management Program requirements will need to be conducted.

Visual Analysis

A visual impacts analysis was requested by the Town Planning Board was not conducted. The response from the applicant indicated that the topography, existing vegetation, and distance from the property line would minimize any potential visual impacts.

Required Modifications

A visual impacts analysis of the proposal, including visual simulations from selected spots within the viewshed area of the property should be conducted in order to substantiate the claims made in the memo from Chazen dated 10/18/18.

Reviewing Officer

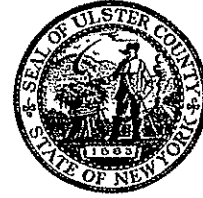


Robert A. Leibowitz, AICP
Principal Planner

Cc: Cindy Lanzetta - UCPB

Ulster County Planning Board

FILE COPY



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ULSTER COUNTY DEPARTMENT OF PUBLIC WORKS

317 Shamrock Lane, Kingston, New York, 12401
Telephone (845) 340-3100, Fax: (845) 340-3113

MICHAEL P. HEIN
County Executive



THOMAS H. JACKSON, JR.
Commissioner

November 9, 2018

Mr. Robert A. Leibowitz, AICP
Principal Planner
Ulster County Planning Department
244 Fair Street
Kingston, NY 12401

Re: Milton Tpk Solar, SWPPP Review

Dear Mr. Leibowitz,

The Ulster County Department of Public Works (UCDPW) is in receipt the Milton Tpk Solar Farm project plan set and SWPPP, dated 7/26/18.

It is noted that the project is adjacent to and obtains access from Milton Turnpike, a County Road; this section is not a part of the County non-traditional MS4 Area. The project site, however, does need to comply with Town MS4 regulations, the Town having jurisdiction over the site for SPDES compliance.

This department has review the submitted documents in as far as the project may affect the Ulster County roadway and or as a non-traditional MS4. UCDPW takes no exception to the project plans and SWPPP as submitted with the potential to affect Milton Turnpike.

Regarding impacts to the County roadway, a permit will need to be obtained for the access to the County roadway at which time any necessary improvements will be reviewed.

Should you have further questions or comments feel free to contact me.

Sincerely,

Brenda M. Masterson, CPESC, CPSWQ
Ulster County Dept. of Public Works
bmas@co.ulster.ny.us 845-340-3123

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2018196

Municipality

Marlborough

Local File Number

18-2010

Referring Agency

Planning Board

Type of Referral

Special Permit

Name of Applicant

Marlborough Solar, LLC

Name of Project

Milton Turnpike Solar Farm

Project Location

132 Milton Tpk/CR-10

Description

2.6 MW Solar Farm

UCPB Decision

Required Modifications

See Attachments



Referral Officer

Representing the Ulster County Planning Board

Date Received

10/22/2018

Date Reviewed

11/7/2018

Form Date

11/8/2018

Status

Reviewed

FINAL ACTION REPORT FORM



Per GML 239-m and -n FINAL ACTION REPORTS ARE REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS AFTER FILING

Complete the local agency final action box, add the local file number, include any required submittals, and sign the form

Name of Project: Milton Turnpike Solar Farm

Referral Number: 2018196

UCPB Decision: Required Modifications

Local Agency Final Action:

Approve Disapprove

Member Vote: Yes: No:

County Planning Board Decision - Reviewed no County Impact

Concurs with County Planning Board Modifications or Disapproval

Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

Required Submittals Attached

Resolution Attached

Local Officer: _____

Date: _____

Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

Local File Number: 18-2010

Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Special Permit

Name of Applicant: Marlborough Solar, LLC

Project Location: 132 Milton Tpk/CR-10

Description: 2.6 MW Solar Farm

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 10/22/2018

Original Review Date: 11/7/2018

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer
Ulster County Planning Board
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

Form Revised 09/26/2000 UCPB

UCPB Date Stamp

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2018197

Municipality Marlborough
Referring Agency Planning Board
Type of Referral Site Plan Review

Local File Number

18-2010

Name of Applicant Marlborough Solar, LLC
Name of Project Milton Turnpike Solar Farm
Project Location 132 Milton Tpk/CR-10
Description 2.6 MW Solar Farm

UCPB Decision

Required Modifications

See Attachments

Referral Officer


Representing the Ulster County Planning Board

Date Received 10/22/2018

Date Reviewed 11/7/2018

Form Date 11/8/2018

Status Reviewed

FINAL ACTION REPORT FORM



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Name of Project: Milton Turnpike Solar Farm

Referral Number: 2018197

UCPB Decision: Required Modifications

Local Agency Final Action:

Approve Disapprove

Member Vote: Yes: No:

County Planning Board Decision - Reviewed no County Impact

Concurs with County Planning Board Modifications or Disapproval

Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

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Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Site Plan Review

Name of Applicant: Marlborough Solar, LLC

Project Location: 132 Milton Tpk/CR-10

Description: 2.6 MW Solar Farm

Required Submittals Attached

Resolution Attached

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Date: _____

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