

ATTACHMENT A
TOWN OF MARLBOROUGH PLANNING
BOARD APPLICATION (SITE PLAN)

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision _____ **Site Plan** x **Lot Line Revision** _____

Application Number: _____

Date of Submission: 132 Milton Turnpike

Name of Project: Milton Turnpike Solar Farm

Location of Project: 132 Milton Turnpike

Tax Section Block and Lot: Section 103.1 Block 1 Lot 33.1

Zoning District: R-Ag-1

Number of Acres: 87.8 Sq. Footage of Building: NA

Description of Project **(include number of lots/units & bedrooms):** _____

Proposed 2.6 megawatt (MW) direct current (DC) solar energy farm (ground-mounted photovoltaic system) on a 17+/- acre portion of an 87.8 acre parcel.

EMAIL: mcucchiara@nexamp.com

Name of Property Owner: Jeffrey Aldrich

Address of Property Owner: 132 Milton Turnpike, Milton, NY 12547

Telephone Number of Property Owner: 845-590-8587

Name of Applicant: Marlborough Solar, LLC (Michael Cucchiara, Business Development Manager)

Address of Applicant: 4 Liberty Square, Boston, MA 02109

Telephone Number of Applicant: 978-296-3338

Name of Surveyor: Steven Alex, PLS
Chazen Engineering, Land Surveying, & Landscape Architecture Co., D.P.C.

Address of Surveyor: 21 Fox Street, Poughkeepsie, NY 12601

Telephone Number of Surveyor: 845-486-1473

Name of Engineer: Walter J. Kubow, P.E.
Chazen Engineering, Land Surveying, & Landscape Architecture Co., D.P.C.

Address of Engineer: 547 River Street, Troy, NY 12180

Telephone Number of Engineer 518-266-7336

Name of Attorney: NA

Address of Attorney:

Telephone Number of Attorney:

Reason For Application:

Proposed site plan for solar energy farm

Description of Proposal:

The Applicant is proposing the construction of a 2.6 megawatt (MW), direct current (DC) solar energy farm (ground-mounted photovoltaic or "PV" system) in the western portion of an 87.8-acre parcel located at 122 Milton Turnpike (Ulster County Route 10). The project affects only 17+/- acres in the western portion of the parcel, including tree cutting (leaving stumps in place). The actual physical ground disturbance is approximately 12.9 acres and is limited to the installation of the poles on which the panels are located, power line trenching, inverter pad, construction entrance, gravel access drive, stormwater management components, and tree clearing (including stump removal). The NYS Department of Environmental Conservation (NYSDEC) has determined that solar panels do not constitute impervious surface for stormwater management purposes. The project results in new impervious surface of 0.63 acre.

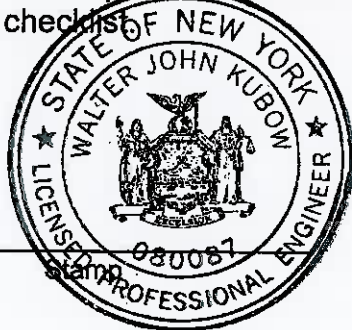
CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. X Completed Application
 2. X Environmental Assessment Form (*May be obtained from Planning Board*)
 3. X Letter of Agent Statement
 4. X Application Fee (*Separate check from escrow fee*)
 5. X Escrow Fee (*Separate check from application fee*)
 6. X Copy of deed
 7. X Completed checklist (*Automatic rejection of application without checklist*)
 8. X Agricultural Data Statement (*if applicable*)
 9. X Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1. X Name and address of applicant
 2. X Name and address of owner (*if different*)
 3. X Subdivision name and location
 4. X Tax Map Data (*Section-Block-Lot*)
 5. X Location map at a scale of 1" = 2,000
 6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. X Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. X Date of plat preparation and/or plat revisions
 9. X Scale the plat is drawn to (Max 1" = 100')

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| 10. | <u> X </u> | North Arrow |
| 11. | <u> X </u> | Surveyor's Certification |
| 12. | <u> X </u> | Surveyor's seal and signature |
| 13. | <u> X </u> | Name, SBL and acreage of adjoining owners |
| 14. | <u> NA </u> | NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements. |
| 15. | <u> NA </u> | Flood plain boundaries |
| 16. | <u> X </u> | Federal Wetland Boundary |
| 17. | <u> NA </u> | Metes and bounds of all lots |
| 18. | <u> X </u> | Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street. |
| 19. | <u> NA </u> | Show existing or proposed easements (<i>note restrictions</i>) |
| 20. | <u> NA </u> | Right of way width and Rights of Access and utility placement. |
| 21. | <u> X </u> | Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements. |
| 22. | <u> X </u> | Lot area acreage. For lots under 2 acres, list in square feet & acres. |
| 23. | <u> NA </u> | Number of lots including residual lot. |
| 24. | <u> X </u> | Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries. |
| 25. | <u> NA </u> | A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads. |
| 26. | <u> X </u> | Applicable note pertaining to owners review and concurrence. |
| 27. | <u> X </u> | Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc. |
| 28. | <u> X </u> | Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided. |
| 29. | <u> X </u> | 2 Foot Contours |
| 30. | <u> X </u> | Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number. |

31. NA If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. X The amount of grading expected or known to be required to bring the site to readiness.
33. NA Estimated or known cubic yards of material to be excavated.
34. NA Estimated or known cubic yards of fill required.
35. X The amount of grading expected or known to be required to bring the site to readiness.
36. NA Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. NA Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. X Planning Board approval block 4" x 2"
39. NA Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. X Sight distance of all intersections and driveways.
41. NA Ridgeline and steep slope notation.
42. NA Agricultural setbacks.
43. After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: Walter J. Kubow

Licensed Professional

Walter J. Kubow, P.E.

7/24/10

Date

Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

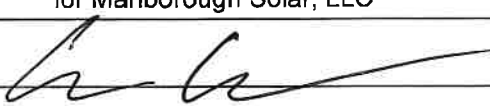
An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.


Applicant's Name(Print): Chris Clark for Marlborough Solar, LLC
Applicant's Signature: 
Date: July 20, 2018

*****Application will not be accepted if not signed and filled out completely*****

Letter of Agent

I (We), Jeffrey Aldrich am (are) the owner(s) of a parcel of land located on 132 Milton Turnpike in the Town of Marlborough, Tax Map Designation: Section _____ Block _____ Lot _____.

I (We) hereby authorize Nexamp to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a _____ Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)



Signature

07/18/2018

Date

Signature


Date

State Of New York
County Of Ulster }

SS:

On the 18th day of July in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared

Jeffrey Aldrich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

ABIGAIL PUNTAR
Registration No. 01PU6011768
Notary Public, State of New York
Qualified in Orange County
Commission Expires October 19, 20 18