



June 28th, 2018

Michael Cucchiara
Manager, Business Development
4 Liberty Square, 3 Floor
Boston, MA 02109

Chris Brand, Chairman
Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

RE: Site Plan and Special Use Permit Application
132 Milton Turnpike: Parcel # 103.1-1-33.1
Marlborough Solar, LLC- Milton Turnpike Solar farm

Dear Mr. Chairman and Members of the Board,

Thank you for considering our application for a solar farm at 132 Milton Turnpike. Nexamp is a leading developer, builder and owner of solar farms across the Northeast, with over a decade of experience working in hundreds of communities. Over the years, we have worked on more than 200 individual projects totaling more than 100 Megawatts DC (MW) of electrical generating capacity which are currently operating throughout the region. We take great pride in our work and our responsibilities as a member of the communities where our projects reside. In approaching this project, we have carefully considered the property and siting of the project within it in conjunction with the Town of Marlborough's Solar Local Law. We believe that the result is a solar farm that is optimally situated within the Marlborough community to respect its character and natural resources, and be an invisible neighbor, while also making a concrete contribution to the state's goals of increasing its reliance upon clean, renewable energy for its future generations.

In our application, Nexamp proposes a 2.6 MW DC solar farm, encompassing approximately 17 acres of the 88-acre property, with ground disturbance of 12.9 acres. The project shall be enclosed by a security fence and will be accessible from Milton Turnpike via a gravel driveway. Following the conclusion of the project's construction, which typically only takes 4 months to complete, traffic will be limited to a light duty vehicle visiting 1-2 times per year for routine maintenance inspections.

As noted, Nexamp has carefully reviewed Local Law No. 6 of the Year 2017: *"To Amend Chapter 155 Zoning to Add Section 155-33.2 Regarding Solar Energy"*, to develop a solar farm on this property. We have sought to meet the requirements specified in this local law and look forward to working with the Planning Board to obtain its approval.

We do recognize that up until July 2018 this parcel was zoned R-1. On July 9th, 2018 two parcels (including 132 Milton Turnpike) zoning was proposed to be changed from R-1 to RAG-1 by Town Board as part of a larger Resolution #51. In that meeting the Town Board unanimously approved the resolution, and a public hearing was held and closed on July 23rd, 2018. It is our understanding that the Local Law is being reviewed by Ulster County and ultimately will need to be submitted to the State for recording. We appreciate the Planning Board's consideration and openness to beginning our permitting process while the final reviews of the Local Law are underway with the appropriate authorities having jurisdiction.



The benefits of Nexamp's Community Solar Farm will be spread broadly across the community. This single project will produce approximately 3.3 million kilowatt-hours (kWh) per year, or enough electricity to supply over 350 homes. Through Community Solar, credits can be allocated to CHG&E customers to generate savings on their electricity bills – all while the project quietly sits there generating clean, domestically-sourced energy, reducing our reliance on dirty fossil fuels and helping to shield us from the cost fluctuations of our more traditional energy sources.

Again, we would like to thank the Town of Marlborough and the members of the Planning Board for your consideration of our proposal

Sincerely,

A handwritten signature in black ink that appears to read "M. Cucchiara".

Michael Cucchiara

Attachments

- A. Town of Marlborough Planning Board Application (Site Plan)
- B. Escrow Check (sent under separate cover)
- C. Application Fee
- D. Full Environmental Assessment Form Part 1
- E. Stormwater Pollution Prevention Plan
- F. Site Plan Set