

Ulster County Planning Board



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.

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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