

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 **FILE COPY**

Planning Board

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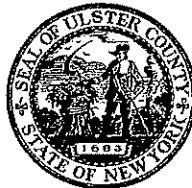
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ULSTER COUNTY DEPARTMENT OF PUBLIC WORKS

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,

A handwritten signature in black ink, appearing to read "Brendan M. Masterson".

Brendan 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:	
<input type="checkbox"/> Approve	<input type="checkbox"/> Disapprove
Member Vote: Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
<input type="checkbox"/> County Planning Board Decision - Reviewed no County Impact	
<input type="checkbox"/> Concurs with County Planning Board Modifications or Disapproval	
<input type="checkbox"/> 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:

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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

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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

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Referring Agency	Planning Board		
Type of Referral	Site Plan Review		

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



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Name of Project: Milton Turnpike Solar Farm

Referral Number: **2018197**

UCPB Decision: Required Modifications

Local Agency Final Action:	
<input type="checkbox"/> Approve	<input type="checkbox"/> Disapprove
Member Vote: Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
<input type="checkbox"/> County Planning Board Decision - Reviewed no County Impact	
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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

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

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