

Project Narrative
Broadlea Road Solar Community
146 Broadlea Road
Town of Goshen, Orange County, New York
October 5, 2021 (last revised December 21, 2021)

INTRODUCTION

This Project Narrative and the information that follows represent the proposal for the design and development for a 5,000-kW solar photovoltaic energy generating facility on approximately 18± acres of the overall 237.2± acre parcel. The project is located on land owned by the Sisters of St. Dominic of Blauvelt of 496 Western Highway S, Blauvelt, New York. The proposed project site is located within the southeastern portion of the parcel with access from the eastern side Broadlea Road in the Town of Goshen, also referenced as Tax Map Parcels 9-1-6 (GPS Coordinates: 41°22'50.71" N; 74°16'57.55" W).

APPLICANT

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Latham, New York 12110
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PROJECT CONSULTANT

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EXISTING SITE AND USE

The overall parcel is entirely located in a Rural (RU) Zoning District. The site topography for the parcel gently slopes to the southeast for most of the site. The development area is contained mainly within open fields used for agriculture cultivation where the remaining lands are bounded by woods.

PROPOSED SITE DEVELOPMENT

The project includes the construction of one ground mounted solar photovoltaic energy systems generating a 5MWAC site. The remaining land will remain in use as a Family, Community & Non-Profit, Human Service Organization or undeveloped and maintain its current use as vacant open land.

Solar modules will be supported on racks in accordance with manufacturer's recommendations that require very little earth disturbance to install. The site does not include any significant new impervious areas (aside from two (2) concrete equipment pads with an area of approximately 500 square feet each) as the access roads will be constructed of #3 clean stone and woven geotextile fabric to create a pervious system which facilitates infiltration.

VISUAL AND NOISE

Surrounding land uses include farm style homes, agricultural farmlands, single-family dwellings and undeveloped wooded areas. This development should pose no detrimental impact relative to noise and/or visual impacts. The project will take every effort to minimize grading, soil removal and tree removal.

In accordance with the town code for a major solar collector system, tree will be cleared and topped as part of the development for each site. These areas will be minimized to the greatest extent possible and will include a replacement program and landscaped buffers along visually impacted areas.

DRAINAGE

To accommodate the proposed site improvements for the Project, minor grading will be required for the gravel access drive, laydown area for equipment deliveries and equipment pads. The runoff from the site will remain unchanged and continue to sheet drain and maintain existing directional flow patterns. The addition of storm water management systems will also be incorporated into the development plan design as necessary to adhere to NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) guidelines and regulations.

TRAFFIC

Considering the location of other main arterials in the area and the limited use of the access drive, the location of the access drive has been determined based on limiting site disturbance and sight distances, that would impact the present traffic conditions of the neighboring community.

WASTEWATER AND WATER SERVICE

Sanitary or water services are not required for the project

CONCLUSION

The conditions outlined in this report represent a summary of existing and proposed conditions and planning methods for the development of this site. It is believed that the Project will not result in significant adverse effects on the environment and that it will not pose detrimental impacts on the adjoining properties or to the community, in fact, the project will have a positive impact on energy demands for the community.