

Project Narrative
Owens Road Solar Community
111 Owens Road
Town of Goshen, Orange County, New York
August 2021
Last Revised December 16, 2021

INTRODUCTION

This Project Narrative and the information that follows represent the proposal for the design and development for two (2) solar photovoltaic energy generating facility on approximately 39.4± acres of the overall 126.4± acre site. The project is located on of land owned by Owens Road Assoc LLC of 141 Kinderkamack Road, Park Ridge, New Jersey. The proposed project site is located along the northern side of Owens Road, between Echo Lake Road and Phillipsburg Road, in the Town of Goshen, also referenced as Tax Map Parcels 10-1-10.22 (GPS Coordinates: 41°25'06.01" N; 74°22'09.77" W).

APPLICANT

Borrego Solar Systems
30 Century Hill Drive
Latham, New York 12110
Email: arico_associates@borregosolar.com

PROJECT CONSULTANT

Arico Associates
1407 Route 7, Bld. 2, Ste. 6
Clifton Park, New York 12065
Phone: 518.573.6989

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 northeast for most of the site, where a small portion slopes to the northwest, however is not within the development area. The development area is contained mainly within open fields used for agriculture cultivation where the remaining lands are bounded by woods.

The projects development area is a located within the 126.4+/- acre parcel and does not encroach or require easement from adjoining properties. To meet the setback requirements, reduce the tree clearing needed for the solar panel layout and maintain the arrays of the proposed sites leased areas will be created.

PROPOSED SITE DEVELOPMENT

The project includes the construction of three (3) ground mounted solar photovoltaic energy systems generating two (2) 5MWAC. Creating the two sites will have a lease created for the solar array. The lots created will be divided as follows:

- Site 1 – Lot area 27.04± acres; Fenced area for array 18.5± acres
- Site 2 – Lot area 99.22± acres; Fenced area for array 20.9± acres

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 four (4) concrete equipment pads with an area of approximately 500 square feet each) as the access roads will be shared and between the three sites and 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.

A tree survey locating size, location and species of all trees of 6-inch DBH will be completed for areas where trees are to be completely removed and in areas to be topped and leave the stumps.

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.

The sight distance analysis for Owens Road, with a 30 MPH posted speed limit, places the drives access points for both sites greater than the minimum sight distance of 280-feet.

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.