

October 21, 2021

Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York 10924

Attn: Neil Halloran

Re: Site Plan Application
111 Owens Road – Major Ground Mounted Solar System
Parcel ID #10-1-10.22
Town of Goshen, Orange County, New York

Dear Mr. Halloran:

Based on our recent workshop meeting on October 6, 2021, we have made some revisions and changes to the past submittal. We have provided the revised plans and documents as well as additional information that was discussed at the workshop. At this time, we are requesting a review from town staff or recommended boards to discuss the project and the best methods to proceed toward approvals.

In addition, the following waivers are being requested from the Planning Board.

Unconstrained Land Use (Part D.3.h):

Requirement, the maximum area of land to be used is 50% of the unconstrained land. Based on the recent survey there is approximately 20.5± acres of constrained land (wetlands, flood plain, slopes greater than 15%) located on the parcel. The total site area of the parcel is 126.4± acre, less 20.5± acres, for a total area of 105.9± acres unconstrained acres, which would result in a maximum land area to be allowed to be utilized for solar to be 52.9± acres, as compared to the 53.4± acres which is being proposed (50.4%). As this would result in less than a 20% increase, a waiver is being requested in place of a variance, as the slight deviation from the code allows the project not to disturb more sensitive areas on the site which could otherwise be utilized for solar.

Land with slopes greater than 15% (Part F.1):

Requirement, equipment shall be outside land area exhibiting slopes greater than 15%. There is 2.98± acres of land within the fenced area that exceeds 15% slopes, but is not greater than 20%. A 20% grade is more than suitable to install the solar array as the racking system can be placed on slopes up to 30%. As this would result in less than a 20% increase, a waiver is being requested in place of a variance. As mentioned in the previous response allowing for this waiver allows us to utilize to avoid disturbances on the site that are more sensitive, but could be utilized for solar. Borrego always attempt to minimize our impacts to sensitive areas where possible and the alternative to building over these 15% slopes (which is well within the racking specifications) would be to grade these areas to less than 15% which would result in a large portion of the site being unnecessarily disturbed.

Tree Removal and Replacement (F.2.b; F.2.c)

F.2.b Requirement, where trees are to be removed, the Building Inspector, Planning Board or Zoning Board of Appeals, as the case may be, may require the replacement of trees on the subject property at up to a one-to-one ratio, depending upon the consideration of environmental factors and the good judgment of the authority having jurisdiction. The total tree clearing area is based on a statically design layout for the properties size and configuration, utilizing 90% of the existing open, or non-treed areas, limiting as much as the clearing site as possible thereby limiting the amount of tree clearing, brush removal and other sensitive areas. A waiver is being requested to avoid the 1:1 ratio and consideration to mitigate by maintaining existing buffers and adding buffers (landscaping, berms) and setbacks along the perimeter of the property.

F.2.c Requirement, previously cleared areas and proposed clearing should not exceed more than 50% of the total property size. The total site area of the parcel is 126.4± acre, less 52.9± acres (fenced area) + 5.3± acres (open area outside fence) of lands to be utilized for the 3 solar arrays and access drives, for a total area of 68.2± acres remaining undeveloped, or 53.9%. Though a waiver or variance is not needed, it is being mentioned to accentuate the planning efforts to meet the town code and other waivers being requested.

The attached materials are as follows:

- 5 copies Building and Zoning Department Application Form
- 5 copies SEQR Long EAF
- 5 copies Project Narrative
- 5 copies Site Use Plan Set (24"x36")
- 5 copies Zoning Variance Plan
- 5 copies Visual Site Renderings

We look forward to scheduling a meeting or attending the next available Town meeting. Should you have any questions, or require any additional information, please contact our office.

Truly Yours,
ARICO ASSOCIATES



Dominick F. Arico, PE

- c: Steve Long, Borrego Solar
ReJean DeVaux, Borrego Solar
Town of Goshen Zoning Board of Appeals
Town of Goshen Town Board