



Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Chester Planning Board

Referral ID #: CHT 02-16M

Applicant: Siemans-SunEdison

Tax Map #: 1-1-4

Project Name: Johnson Solar Farm

Local File #: none provided

Proposed Action: Site Plan for installation of approximately 10 acres of ground-mounted photovoltaic cells producing approximately 2 megawatts of electricity

Reason for County Review: Within 500 feet of the Town of Chester/Town of Goshen boundary

Date of Full Statement: December 29, 2015; amended plan available February 29, 2016

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Environmental Impact: The proposed solar array has been redesigned following the previous submittal to Orange County Planning in December of this year, to substantially reduce or eliminate the removal of trees at the north end of the forested area onsite, which Planning is encourage to see. However, the proposed solar array will cover approximately 10 acres that currently have no impervious surface. We therefore continue to advise the Town to require green infrastructure/runoff reduction techniques for stormwater management on this project.

Solar Facility Regulations: The Town of Chester does not at this time include regulations for solar energy facilities in its zoning code. We encourage the Town to contact our office for resources, including model code language, if they choose to update their zoning code to include regulations for solar energy production.

County Recommendation: Local Determination

Date: February 29, 2016

Prepared by: Megan Tennermann, AICP, Planner

David Church, AICP

Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.