



March 13, 2025

Kristina Garenani
LaBella Associates
300 State Street
Suite 201
Rochester, NY 14614

Re: DEC
Lightstar Renewables Tuytenbridge Road Solar/4.1 MW/43 Acres
Tuytenbridge Road, Town of Ulster, Ulster County, NY
23PR02541

Dear Kristina Garenani:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

OPRHP has reviewed the Phase IB Archaeological Field Reconnaissance Survey Report prepared for this project by Hudson Cultural Services (HCS) (January 2025; 25SR00081). The Phase IB survey re-identified the Precontact Locus 1, Precontact Locus 2 and Precontact Locus 3/Frank Sottile Precontact Site (USN 11118.000045). OPRHP understands this project's Area of Potential Effects (APE) has been refined, and the Precontact Locus 1, Precontact Locus 2 and Precontact Locus 3/Frank Sottile Precontact Site is now located at the western edge of the project's APE. A Site Avoidance Plan was prepared by HCS (March 3, 2025) and reviewed by OPRHP. OPRHP concurs with the Site Avoidance Plan (see attached). With the implementation of the Site Avoidance Plan, no further archaeological investigations are warranted for this project. It is therefore the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project, **with the condition** that the Precontact Locus 1, Precontact Locus 2 and Precontact Locus 3 (Frank Sottile Precontact Site) (USN 11118.000045) Site Avoidance Plan is implemented.

It should be noted that further consultation with the OPRHP/SHPO will be necessary if there are any changes to the project/undertaking. PLEASE ALSO NOTE that an updated consultation letter may be required if more than 5 years has lapsed since the above date of issue.

If you have any questions, I can be reached at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson, Ph.D.
Scientist – Archaeology

via email only

c.c. Emily McNeil, LaBella

c.c. Timothy Botting, LaBella



Hudson Cultural Services

PO Box 124, Lagrangeville NY 12540

914-456-3698

March 3, 2025

Josalyn Ferguson
New York State Parks, Recreation & Historic Preservation
Peebles Island State Park,
P.O. Box 189, Waterford,
NY 12188-0189

Re: Lightstar Renewables Tuytenbridge Road Solar Project (23PR02541)
Archaeological Avoidance and Protection Plan
Frank Sottile Precontact site
(USN 11118.000045)
Tuytenbridge Road,
Ulster, Ulster County, New York

Dear Ms. Ferguson,

In 2024, Hudson Cultural Services completed a Phase 1b Archaeological Field Reconnaissance survey within the proposed Lightstar Renewables Tuytenbridge Road Solar Project Parcel in the town of Ulster, Ulster County New York. The Phase 1B Archaeological Field Reconnaissance Survey investigated the entirety of the Parcel, along with additional testing in the location of the previously identified Frank Sottile Precontact Site (USN 11118.000045), a small precontact locus in the southwestern portion of the Parcel. The following avoidance protocol addresses the location of the Precontact Sites.

The project sponsor (Lightstar Renewables) will implement following protective measures as part of the requested avoidance and protection plan:

- The boundary of the precontact site will be demarcated in the field, with either a staked or a flagged boundary. The construction manager (contractor) will be required to install orange construction fencing around the perimeter of the 50' buffer prior to the commencement of construction to ensure there is no soil disturbance during construction.
- The precontact site boundaries, and the 50' protective buffer are located outside the boundaries of the Project APE, as shown on the Project Plans dated January 7, 2025.

Please let me know if you need additional information.

Sincerely,

Beth Selig
President, Hudson Cultural Services

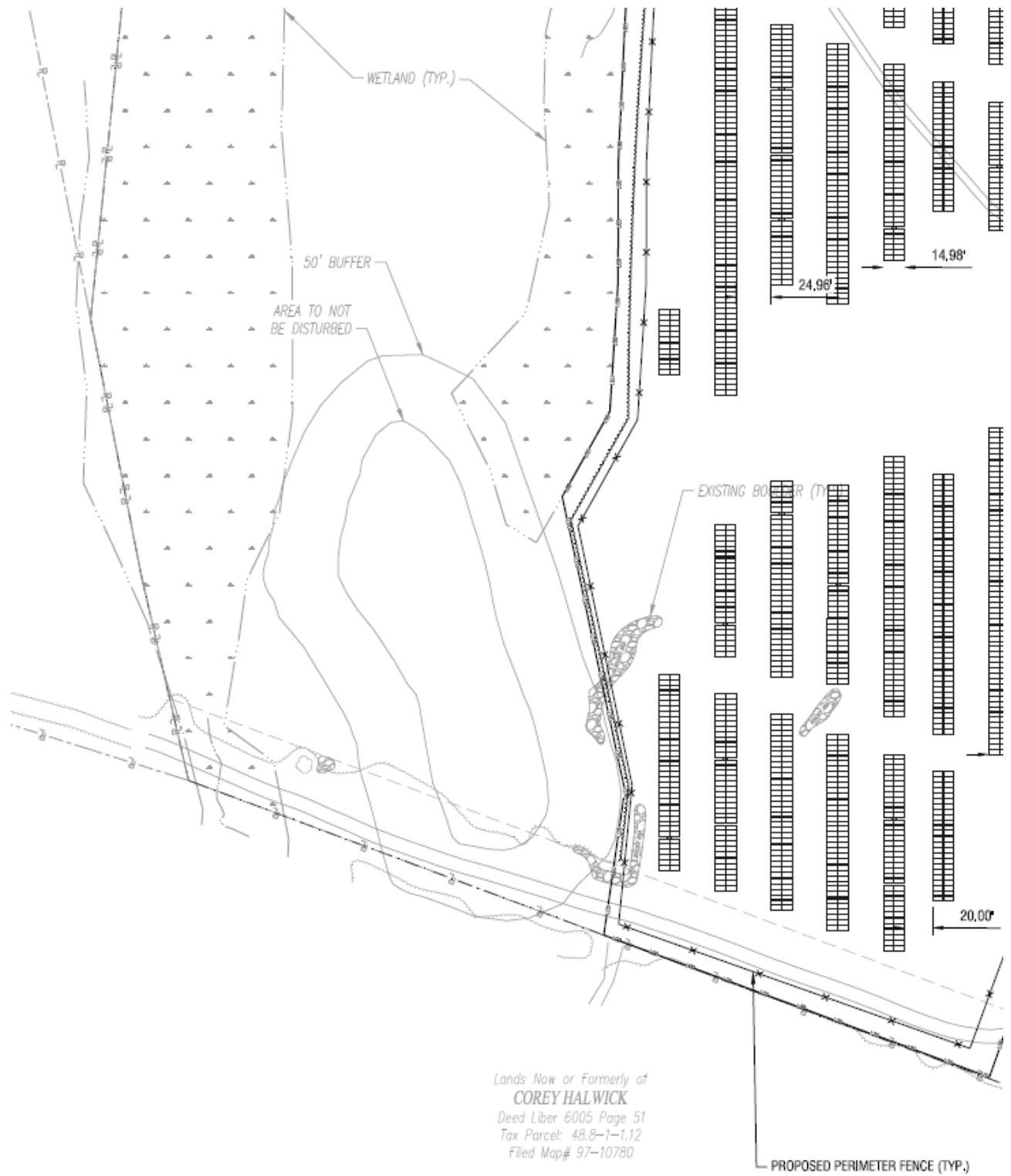
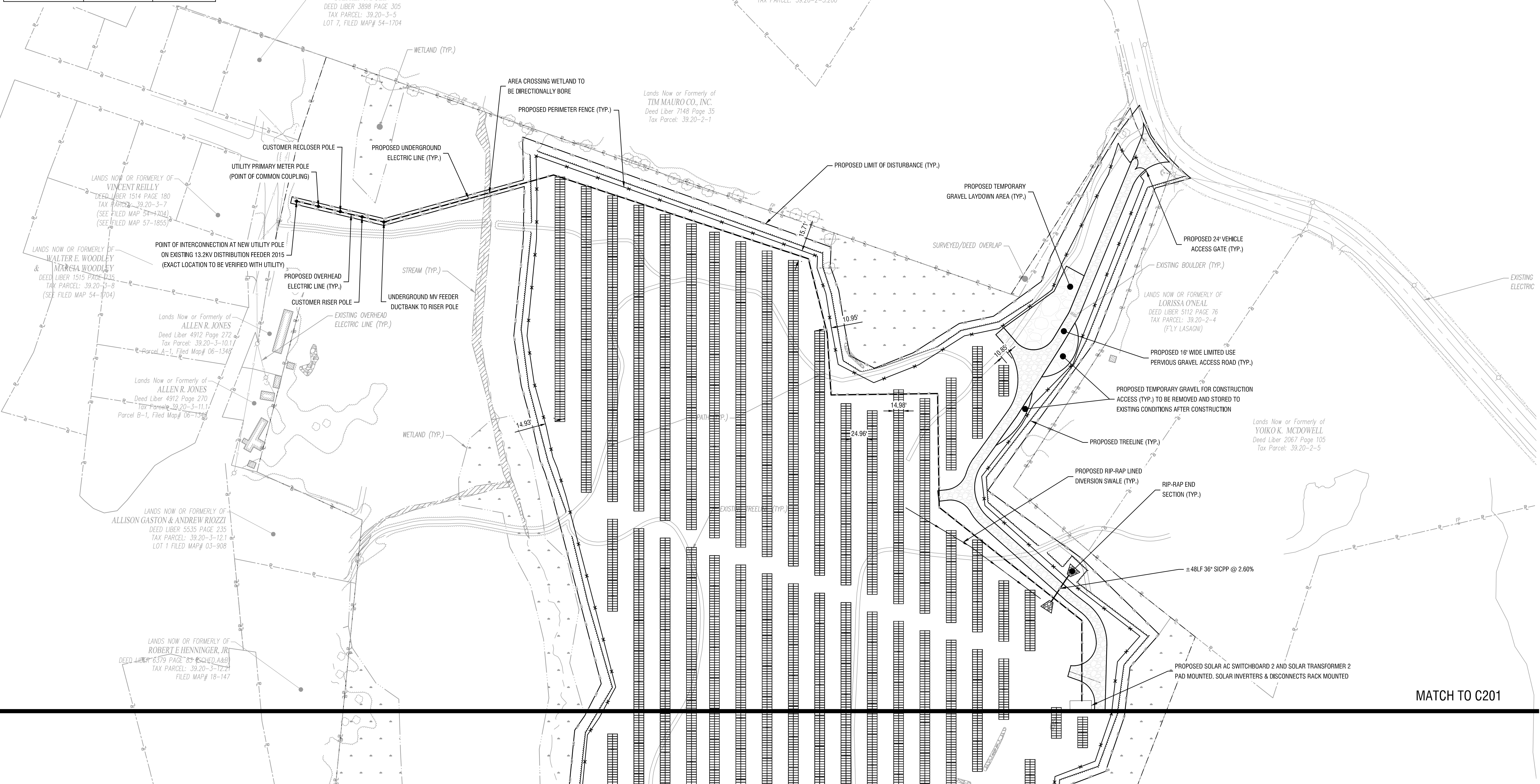


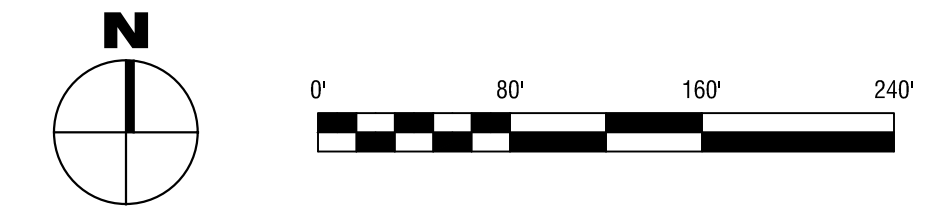
Figure A: Proposed Project site plan showing the precontact site and the protective 50' buffer.
 Scale: 1" = 100'.

PROJECT DATA		
PARCEL INFORMATION		
PARCEL OWNERS	DSC SISTERS INC.	
PARCEL ADDRESS	TUYTENBRIDGE RD, LAKE KATRINE, NY 12449	
TAX NUMBER	39.20-2-22	
GPS COORDINATES	41°58'58.383", 73°59'4.308"	
PARCEL AREA (TOTAL)	70.28 ACRES	
DEVELOPER NAME	LIGHTSTAR RENEWABLES, LLC	
DEVELOPER ADDRESS	501 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116	
CIVIL ENGINEER OF RECORD	LABELLA ASSOCIATES	
CIVIL EOR ADDRESS	300 STATE ST, #201, ROCHESTER, NY 14614	
TOTAL DISTURBANCE AREA	±26.25 ACRES	
FENCED AREA	±23.57 ACRES	
PROPOSED IMPERVIOUS	TBD	
DC SIZE	TBD	
ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION PER ZONING LAW	R-60, R-10 RESIDENTIAL - NO CENTRAL WATER OR SEWER, REGIONAL COMMERCIAL	
FRONT SETBACK	50 FT	56 FT
SIDE SETBACK	30 FT	>30 FT
REAR SETBACK	30 FT	56 FT
MAX. HEIGHT	35 FT	<35 FT
MAX. LOT COVERAGE	50%	2.26%
MIN. GREEN SPACE	40%	>40%



LEGEND		EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
▲	▲	⊙	○	PROJECT BENCHMARK / CONTROL POINTS	⊙	○	MANHOLE (SOLID COVER)
□	□	⊗	○	WETLAND	⊗	○	INLET DRYWELL
—X—	—X—	△	▲	WETLAND BUFFER	△	▲	HYDRANT
—X—	—X—	— —	— —	CHAIN LINK FENCE	— —	— —	VALVE
—X—	—X—	— —	— —	TREE/VEGETATION LIMIT	— —	— —	FLOW ARROW
BLDG	BLDG	— —	— —	BUILDING/STRUCTURE	— —	— —	OVERHEAD ELECTRIC
— —	— —	— —	— —	PROPERTY LINE	— —	— —	UNDERGROUND ELECTRIC
— —	— —	— —	— —	SETBACK LINE	— —	— —	GAS LINE
○	○	— —	— —	SIGN	— —	— —	STORM LINE
○	○	— —	— —	TREE	— —	— —	STORM UNDERDRAIN PIPE
○	○	— —	— —	TREE STUMP	— —	— —	WATER LINE
○	○	— —	— —	OUTLET PROTECTION	— —	— —	MAJOR CONTOUR
○	○	— —	— —	BIORETENTION	— —	— —	MINOR CONTOUR
○	○	— —	— —	UTILITY POLE	— —	— —	ε OF DRAINAGE SWALE
○	○	— —	— —	UTILITY POLE WITH LIGHT	— —	— —	EROSION FENCE
○	○	— —	— —	END SECTION	— —	— —	FLOW/SLOPE DIRECTION
○	○	— —	— —	CATCH BASIN	— —	— —	DRAIN BASIN
		○	○		○	○	INLET MANHOLE

1 SITE PLAN
C201 SCALE: 1" = 80'



300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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LIGHTSTAR RENEWABLES, LLC
501 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02116

TUYTENBRIDGE ROAD
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2230783

DRAWN BY: EEM

REVIEWED BY: EL

ISSUED FOR: REVIEW

DATE: DECEMBER 2024

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C201

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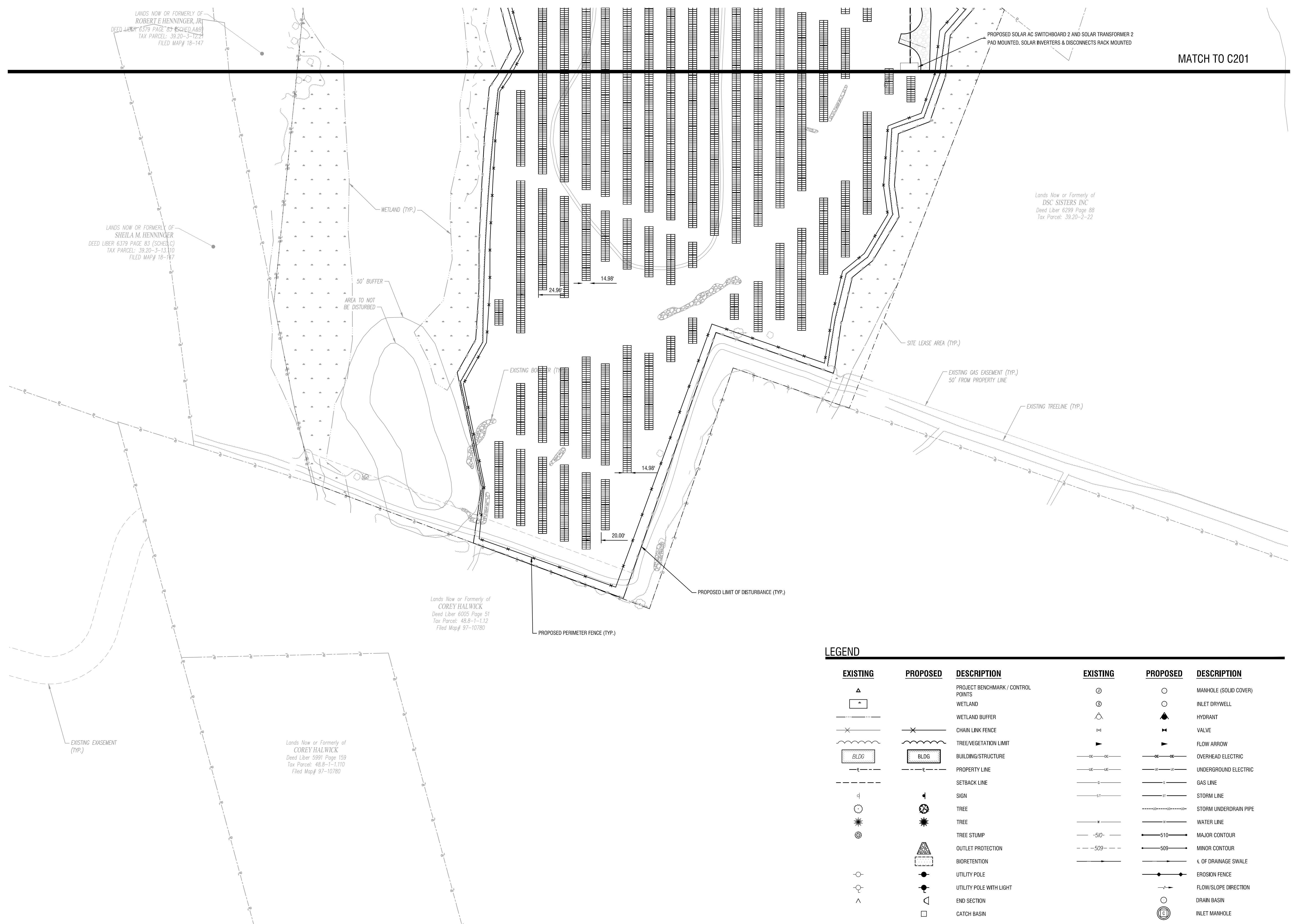
DATE: DECEMBER 2024

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C202



LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		PROJECT BENCHMARK / CONTROL POINTS			MANHOLE (SOLID COVER)
		WETLAND			INLET DRYWELL
		WETLAND BUFFER			HYDRANT
		CHAIN LINK FENCE			VALVE
		TREE/VEGETATION LIMIT			FLOW ARROW
		BUILDING/STRUCTURE			OVERHEAD ELECTRIC
		PROPERTY LINE			UNDERGROUND ELECTRIC
		SETBACK LINE			GAS LINE
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		TREE			WATER LINE
		TREE STUMP			MAJOR CONTOUR
		OUTLET PROTECTION			MINOR CONTOUR
		BIORETENTION			% OF DRAINAGE SWALE
		UTILITY POLE			EROSION FENCE
		UTILITY POLE WITH LIGHT			FLOW/SLOPE DIRECTION
		END SECTION			DRAIN BASIN
		CATCH BASIN			INLET MANHOLE

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SCALE: 1" = 80'

