

PLANNING BOARD TO TOWN OF ULSTER TOWN BOARD

Tuytenbridge Solar (aka Lightstar Renewables LLC), P-955

Tuytenbridge Road

SBL 39.20-20-2-22

ZONE: RC & R60

Special Use / Site Plan

Resolution:

WHEREAS, Applicant – Lightstar Renewables LLC, seeks special use and site plan review and approval for an approximate 4.1 MW-AC community solar photovoltaic array on the lands of DSC Sisters, Inc. Lands would be leased by the applicant. Town of Ulster precedent is to define solar installations as “utility company structures” requiring special use and site plan approval in the RC and R60 zoning districts; and,

WHEREAS, the applicant has submitted a complete Special Use / Site Plan application to the Town of Ulster Planning Board (Planning Board), in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form (EAF), Part 1 as well as a Visual EAF Addendum and a set of visual simulations to assist in environmental assessment; and,

WHEREAS, the Town of Ulster Planning Board must coordinate review and approval of the special use and site plan with the Ulster Town Board, who has final approval authority for such application; and,

WHEREAS, said Planning Board recommends that the Ulster Town Board take the actions stated below; and,

NOW THEREFORE BE IT RESOLVED, said Planning Board recommends that the Town Board find that this application is a Type 1 Action under SEQRA given that this application proposes activities that involve the physical alternation of 10 acres or more (see 6 NYCRR-NY 617.4(b)(6)(i)); and,

BE IT FURTHER RESOLVED, the Town Board should proceed to circulate to all interested and involved parties their intent to designate as lead agency under SEQRA for this Type 1 Action; and,

BE IT FURTHER RESOLVED, the Town Board should refer this application for comment to the Ulster County Planning Board as per NYS General Municipal Law and the Ulster County Land Use Referral Guide; and,

BE IT FURTHER RESOLVED, the Town Board should schedule a public hearing when ready for this special use permit application.

Motioned by: Mr. Almquist

Seconded by: Mr. Decker

Date: 12/10/2024