

TOWN OF MILAN PLANNING BOARD
WILCOX MEMORIAL TOWN HALL
20 WILCOX CIRCLE, MILAN, NY 12571
845-758-5133 x121

Date Received: 12/5/22 To County Planning N/A Public Hearing 2/1/2023

APPLICATION FOR SITE PLAN/SPECIAL USE PERMIT APPROVAL

Name of Project John McFadden Ground mounted Solar

Name of Applicant Bryan Flynn Phone 845-372-9401

Applicant's Address 1155 Flatbush RD, Kingston NY 12501 email hu.rpm@suncommon.com

Property Owner of Record John McFadden Phone 917-309-5253

Property Address 883 Turkey Hill RD, Red Hook NY 12571 email

Name of Person Preparing Plans Bryan Flynn Phone 866-452-7652

Address 1155 Flatbush RD, Kingston NY 12501 email hu.rpm@suncommon.com

Attorney _____ Phone _____

Address _____ email _____

Property Location: On the _____ side of _____

Acreage of Parcel 124.4 Acres Zoning District A34

Proposed Use From Table A _____

Tax Map Designation Number 133600-6474-00-751058-0000

This application is for the use and construction of Two ground mounted solar arrays consisting of (38) G-cell 475 G. peak Duo XL-G10.3/BFG modules with (2) SMA SB 7.0-1SP-US-41 inverters

Has the Zoning Board of Appeals granted any variance(s) concerning this property: Yes (No)

If yes, please describe: _____

AFFIDAVIT OF APPELLANT

State of New York
County of Dutchess
Town of Mian

I hereby depose and say that all of the above statements contained in the papers submitted herewith are true

Appellant

Bryan J. Flynn

Sworn to before me this

18 day of November, 2022
Mitchell Wornow
Notary Public

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
John McFadden Ground Mounted Solar Array/SunCommon			
Name of Action or Project:			
John McFadden Ground Mounted Solar Array			
Project Location (describe, and attach a location map):			
883 Turkey Hill Rd, Red Hook Ny 12571			
Brief Description of Proposed Action:			
Looking to install a ground mounted solar array consisting (38) Q-Cell 475 Q.Peak Duo XL-G10.3/BFG Modules with (2) SMA SB7.0-1SP-US-41 Inverters			
Name of Applicant or Sponsor:		Telephone: 845-372-9401	
SunCommon/Mitch Warman		E-Mail: mitchell.warman@suncommon.com	
Address:			
1155 Flatbush Rd			
City/PO:		State:	Zip Code:
Kingston		Ny	12401
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			124.4 acres
b. Total acreage to be physically disturbed?			0.01 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Mitch Warman/SunCommon Date: 1-5-23 Signature: <u><i>Mitchell Warman</i></u> Title: _____		

PRINT FORM

4/28/2022

Dear SunCommon,

I hereby authorize you to apply for a building permit on my behalf, for the purpose of installing a solar electric and or battery system at my property located at:

883 Turkey Hill Rd
Red Hook, NY 12571-4036

Property Owner Signature:

DocuSigned by:
John McFadden
BAAD6E39B0BC4E1...

Date: 4/28/2022

Property Owner Name: John McFadden

TOWN OF MILAN
PLANNING BOARD
DUTCHESS COUNTY, NEW YORK

Wilcox Memorial Town Hall
20 Wilcox Circle
Milan, NY 12571

Tel. (845) 758-5133
www.milan-ny.gov
Fax. (845) 758-0445

NOTICE OF PUBLIC HEARING
TOWN OF MILAN PLANNING BOARD

PLEASE TAKE NOTICE that the Planning Board of the Town of Milan will hold a public hearing in accordance with Town Law at the request of John McFadden for site plan approval for the placement of two ground mounted solar arrays consisting of 38 modules and two inverters on property located at 883 Turkey Hill Road, tax grid number 6474-00-751058 in the A3A zoning district.

SAID HEARING will be held at the Milan Town Hall, 20 Wilcox Circle, on Wednesday, February 1, 2023 at which time all interested persons shall be given the opportunity to be heard. The meeting starts at 7:00 p.m. and this application will be heard in the order at which it appears on the agenda.

The application is open for inspection at the Planning Office at the Milan Town Hall and can be found on the Town's website at www.milan-ny.gov

Dated: January 4, 2023

By Order of the Town of Milan Planning Board

