



July 9, 2018

 ORIGINAL

Mr. Dennis O'Malley
Planning Board Chairman

Town of Duanesburg
Planning and Zoning Office
5853 Western Turnpike
Duanesburg, NY 12056

Regarding: Eden Renewables
 Oak Hill Solar Projects
 Duanesburg Road

Dear Chairman O'Malley:

During the Planning Board's May 17, 2018 meeting the Applicant, Eden Renewables, presented conceptual Subdivision and Site Plans in support of a solar project located on Duanesburg Road approximately 0.5 miles west of Youngs Road. The project includes two (2) 5 MW photovoltaic solar arrays each situated on their own parcel of land.

The prior conceptual application included a three (3) lot Major Subdivision Application with each solar parcel situated on approximately 50 acres of land and the balance of the property on a third undeveloped parcel. The previous application also included the removal of existing vegetation that exceeded the Town's Solar Energy Facilities Law.

The application has been revised to include a two (2) lot Minor Subdivision and a lot line adjustment with an adjoining parcel that allows the project to proceed minimizing the need for clear cutting existing vegetation. In support of the revised application, enclosed please find the following information, prepared on behalf of Eden Renewables, for a two (2) 5 MW photovoltaic solar array located on Duanesburg Road.

- 2 full size and 10 reductions of the proposed plan sheets including
 - Lot Line Adjustment Plan
 - Minor Subdivision Plan
 - Site Plan
- 12 copies of a revised subdivision application
- 12 copies of revised Site / Sketch Development Plan Application
- 12 copies of a revised Long Environmental Assessment Form
- 12 copies of a draft decommissioning plan
- 12 copies of conceptual DOT approval of the curb cut

We presume the previously submitted Agricultural Data Statement and \$600 application fee remain on file and sufficient to support the revised application.

Representatives of Eden Renewables met with Mr. Dale Weaver on June 27, 2018 to discuss the application and revisions proposed following the May 17, 2018 Planning Board meeting. During the meeting with Mr. Weaver several topics were discussed and information requested as summarized below.

1. Decommissioning Plan – Eden Renewables has provided the attached decommissioning plan.
2. Noise Evaluation – Information from the proposed transformer equipment supplier indicates anticipated peak NEMA TR-1 noise levels of 62 db. Based on conceptual equipment layout for the solar fields we anticipate that the transformers will be situated 300 feet or more from any property line. Given the operational noise level of 62 db and separation distance to the property line, transformer noise levels will be attenuated to approximately 13 db at 300 feet. Typical background noise for “quiet rural areas” is reported as 30 db; the proposed transformers will have no discernable impact on noise levels at the property line.
3. Appropriate 911 signage will be included on the detailed site plans.
4. Construction access will be via an existing agricultural use curb cut. EDP has received conceptual approval for the use of this access point from NYSDOT. NYSDOT approved maintenance and protection of traffic details will be included with the detailed Site Plan set and reviewed by NYSDOT prior to issuance of a Work Permit to the Contractor.
5. NYSDOT provided the attached conceptual approval of the proposed curb cut for site access. As noted above, the NYSDOT will review and approve relevant details of the Site Plan prior to issuance of a Work Permit to the Contractor.
6. The perimeter of the solar fields will be fenced with a 6 ft high chain link fence.
7. With respect to glare from the solar fields, studies have shown that the anticipated reflection from the type of solar panels proposed for use in this project is similar to that of a calm lake. The primary concern with glare comes from aeronautical concerns. We do not anticipate a concern; however, the applicant has provided the Federal Aviation Administration (FAA) with details regarding the project and is awaiting a response which will be provided when available.

On behalf of the applicant we respectfully request that you place this item on the next available Planning Board agenda for a continued initial sketch / subdivision plan review. Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,



Travis J. Mitchell, P.E.
Environmental Design Partnership

cc: Giovanni Maruca, Applicant (via email)