



Planning Board  
Town of Marlborough  
21 Milton Turnpike, Suite 200  
Milton, NY 12547

Re: Conceptual Site Plan for ELP Marlborough Solar

February 22, 2024

Chair Brand,

ELP Marlborough Solar LLC is proposing to build a community solar photovoltaic facility at 335 Bingham Road, on the parcel identified as SBL#s 108.3-3-21. The property is zoned R-AG-1 and under Local Law No. 6 of 2017, a large-scale solar system is allowed by special use permit and site plan review. Pursuant to Town of Marlborough Zoning Code 155-31.C. Site Plan Review, we are requesting a preliminary conference to discuss the conceptual site plan provided herein. The enclosed materials include documentation as detailed in 155-31.D, Conceptual Site Plan.

The proposed project is a 5-megawatt solar array, mounted on a fixed tilt racking system. The parcel is approximately 80 acres and the Area of Use shall be less than 20 acres. The project will utilize inverters located on equipment pads to convert the power from direct current (DC) to alternating current (AC). A lithium-ion battery energy storage system, which will store the energy generated by the solar panels, is also proposed to be sited on the equipment pads. The project will connect to Central Hudson's distribution system on Bingham Road in the pole configuration required by the utility's standards. The project will be a passive, quiet, and low-impact use of the property.

The project design complies with all aspects of Local Law No. 6 of 2017, as outlined below:

1. Height and setback: the height of the solar panels does not exceed 15 feet when oriented at maximum tilt and the project meets the required setbacks.
2. Area of use: the area of use for the large-scale solar energy system is less than 20 acres.
3. Lot coverage: the lot coverage, as measured by the surface area covered by the solar panels, including equipment pads, is less than 50%.
4. The project is designed and located to minimize reflective glare onto roadways and adjacent structures.
5. A minimum twenty-five-foot perimeter vegetative buffer could be included in future design.
6. Non-invasive ground cover that is low-maintenance, drought-resistance, and non-fertilizer will be utilized under and between the rows of solar panels.
7. Debris, materials, and/or mulch generated by site clearing or construction will not be stockpiled on the site.
8. The project will comply with all local stormwater regulations and SPDES guidelines
9. A 7-foot fence encloses the facility, with the required warning signs, will be placed at the entrance and along the perimeter fencing.
10. Signs will be no greater than two square feet and indicate the name of the facility owner and a twenty-four-hour emergency telephone number. A visible warning sign concerning voltage will be placed at the base of all pad-mounted transformers and substations.

Please find enclosed the 2 full-sized copies and 12 11x17 copies of the Preliminary Conceptual Application materials for ELP Marlborough Solar, including the following documents:

- Preliminary Conceptual Application
- Site Plan Sketch

- A Long Form EAF

The \$300 Conceptual Site Plan application fee is also enclosed.

We look forward to coordinating with the Planning Board during its review of this application. If you have any questions, please do not hesitate to reach us by email at [jbf@vcrenewables.com](mailto:jbf@vcrenewables.com) and [eyoung@crawfordandassociates.com](mailto:eyoung@crawfordandassociates.com) or by phone at 201-275-4795 and 518-828-2700.

Sincerely,

Jamie Fordyce  
ELP Marlborough Solar LLC

Evan Young  
Crawford & Associates Engineering & Land Surveying, P.C.