



Crawford & Associates Engineering & Land Surveying, PC

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September 06, 2024

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

Attn: Chris Brand, Planning Board Chair

**RE: ELP MARLBOROUGH SOLAR
335 BINGHAM ROAD, TOWN OF MARLBOROUGH, NEW YORK
TAX MAP ID: 108.3-3-21
PUBLIC COMMENT RESPONSE LETTER
C&A # 4996.26**

Dear Chair Brand:

Thank you for your time and attention at the August 19, 2024 Planning Board meeting in relation to the Site Plan Review Application that was submitted for ELP Marlborough Solar, located at 335 Bingham Road. During the public hearing, a total of three individuals provided their feedback on the project, one of whom also read a letter from a neighbor who could not attend the meeting. We have reviewed the comments and offer responses herein for the Board's consideration. Please see the original concerns expressed by the public below in **bold**, and C&A's responses in *italics*.

1. Concern with adequate project screening given the site's topography

Following the expression of this concern, the board requested additional trees be placed along the pond to screen the project from the west approach. Proposed site plans, as well as the Landscaping Plan, prepared by Hubbard Land Design, have been revised to include this additional screening.

2. Concern that residences across the street from the project would experience glare from the facility.

In response to this concern the board showed renderings of the project to the concerned property owner to demonstrate that the array is facing away from the residences along Bingham Road. In addition, the applicant has prepared a solar glare analysis (included in the 7/3/2024 submission) which demonstrates that observers outside of the facility should not expect to see glare from the proposed facility.

- 3. Chair Brand asked if we could provide a supplemental plan that illustrates the planting area, specifically along property lines that have homes.**

The applicant has provided a revised landscaping plan prepared by Hubbard Land Design which illustrates the proposed evergreen screening, and an additional supplemental drawing titled "Site Plan – Proposed Planting Area" prepared by Crawford & Associates, which shows the proposed screening along the residence in question at an increased scale for better visibility.

- 4. There were concerns following comments from the Planning Board Engineer regarding how the project will manage stormwater and whether it will have an impact on existing infrastructure.**

The applicant has provided a drainage analysis as part of the SWPPP which analyses the pre and post development conditions of the site and demonstrates that the proposed project will have no impact on existing runoff or drainage patterns. In addition, the applicant is continuing to coordinate with Patrick J. Hines of MHE Engineering to determine if permanent stormwater management features are required for this project.

- 5. Concern for impact to the community/road system which will be caused by construction.**

The project will implement work zone traffic control practices as needed to ensure traffic along Bingham Road will be minimally affected by construction. In addition, construction traffic will be limited to low volume hours of the day to help reduce impacts to existing traffic patterns. As construction of the facility progresses, it is expected that the number of trips in and out of the site will be reduced. Once in operation, traffic will be limited to occasional use by the Operations & Maintenance crew. Construction noise will be managed by limiting construction activities to the hours of 7AM-5PM Monday-Friday, and 8AM-3PM on Saturday.

- 6. Concern about noise (decibel output rating) from the equipment.**

Small amounts of noise will be generated by the inverters, transformers, and BESS units. To mitigate concerns of noise trespass, equipment has been located to central locations within the project, far from adjacent residences. Additionally, the evergreen plantings proposed for visual screening will help dampen noise output from the equipment. This dampening would be further enhanced by the deciduous orchard screening during non-winter months when residents are more active outside of their homes.

- 7. Concerns regarding what incidents could occur at a facility like this, fire department review, what would happen to the battery storage if there was a fire, who/how neighbors would be notified of an emergency or if they would be notified at all.**

The applicant has taken measures to protect the public from potential emergencies by coordinating with the local fire department to ensure they have an intimate knowledge of the project, are educated on methods to safeguard the facility in the event of emergency and have no outstanding concerns with the proposed development. Further, the proposed battery storage will comply with the latest state fire code requirements. Coordination with Fire Chief Troncillito to discuss feedback from the fire department is on-going.

If you have any questions regarding the information above, please feel free to contact me at (518) 828-2700 x1138.

Sincerely,
Crawford & Associates
Engineering & Land Surveying, P.C.



Christopher J. Knox, PE
Project Manager II

Cc: Chris Brand, Planning Board Chair (cbrand@marlboroughny.us)
Jen Flynn, Planning Board Secretary (marlboroughplanning@marlboroughny.us)