



May 20, 2022

Mr. John VanVorst, Chairman
Town of Ballston Planning Board
323 Charlton Road
Ballston Spa, NY 12020

Sent Via Email: jvanvorst@townofballstonny.org

Re: **60 Middleline Road Community Solar Installation (CSI)**
The Spinney Group, Applicant
60 Middleline Road
Tax Lots 238.-2-26.2
MJ File: 1078.047
PB 2021-011

Dear Chairman VanVorst and Planning Board Members:

MJ Engineering and Land Surveying (MJ) has reviewed the May 2022 submission for the above referenced application within the Town of Ballston. Documents received for our review included the following:

- Cover letter prepared by Renovus Solar, dated May 4, 2022.
- Site Plan consisting of one (1) sheet, prepared by Renovus Solar, dated May 3, 2022.

This submission is intended to present a modified system coverage concept based upon zoning changes enacted by the Town of Ballston Town Board on April 26, 2022. In reviewing the revised project materials for conformance with zoning, the following observations are provided:

	Required	Provided
Lot Coverage (max)	20%	12.5%
Panel Height (max)	20 ft	9 ft
Fence Height (min)	7 ft	9 ft
Right of Way Setback (min)	200 ft	294.5 ft
Adjoining Property Setback (min)	100 ft	142 ft
Separation From Neighboring Residences (min)	250 ft	250 ft
Separation From Residence on the Same Property (min)	100 ft	N/A

Considering that the plans submitted are preliminary in nature, we will reserve further comments until revised plans and reports are submitted. Should you have any questions, please do not hesitate to contact me at (518) 371-0799 x 462.

Sincerely,

Jenny Lippmann, P.E.
Associate, Project Manager/Senior Engineer

ecc: Jeff Stuckles, Town of Ballston
Nisha Merchant, Town of Ballston
Bill Keniry, Esq Planning Board Attorney
Morgan Ruthman, the Spinney Group (mruthman@thespinneygroup.com)
Jason Dell, Lansing Engineering