



May 4, 2022

**Mr. John VanVorst**  
Chairman

Town of Ballston Planning Board  
323 Charlton Road  
Ballston Spa, NY 12020

Regarding: Bloomfield Solar (CSI)  
Mann Road, Tax ID 215.-1-48.1

**Dear Chairman VanVorst:**

The Environmental Design Partnership, LLP (EDP) represents the Applicant, Bloomfield Solar LLC, in their application for Site Plan and Special Use Permit for a 7.5 mW (dc) solar farm with frontage on Mann Road in the Town of Ballston. EDP is in receipt of review comments provided by Ms. Jenny Lippmann of MJ Engineering and Land Surveying, PC in letters dated April 22 and April 29, 2022. On behalf of the Applicant, please consider the following response to comments and enclosed additional information as outlined below.

Planting Plan

1. The species specified are mainly deciduous shrubs or trees. These will not provide screening during the winter. It is understood that *T. occidentalis* and *I. opaca* are evergreen, but these species make up only 20% of the total plants specified. Consider adding more evergreens and/or broadleaf evergreens.

**Response: Additional broadleaf evergreen species have been added including Japanese Viburnum and Mountain Laurel. These plants will complement the previously included evergreens (American Holly & White Cedar) to ensure year-round screening.**

2. The Planting Plan nor the Planting Schedule shows plant spacing. 1:120 scale is too small to evaluate the spacing. It is not possible to evaluate the summertime screening or plant longevity without knowing the spacing. Please provide plant spacing in the plant schedule. On center spacing is typical.

**Response: Plant spacing is now noted in the planting schedule. Please note that the spacing is representative of a naturalistic planting pattern as opposed to a hedgerow.**

3. *A. rubrum* was counted and measured, and it appears the average tree spacing is 81-ft. An adequate tree screen using *A. rubrum* would be 40 to 50-ft. on center.

**Response: *Acer rubrum* has been replaced by Swamp White Oak (*Quercus bicolor*) to better tolerate the existing wetland and upland soil conditions. Swamp White Oak tree spacing is 40' on center as noted in the planting schedule.**

4. Most of the shrub/tree species (specified in the plant schedule) are shade tolerant and can withstand closer *rubrum* spacing.

**Response: The planting plan has been updated to reflect new plant choices that satisfy the year-round coverage requirement as previously noted above. Closer plant spacing was factored into the new planting layout. All proposed plants still maintain shade tolerance status.**

5. The proposed plant screen on the east side of the solar array is upslope and likely on dry soil conditions with full sun. The proposed planting should reflect that change in growing conditions and select appropriate species for that eastern vegetation screen.

**Response: The proposed planting plan has been updated to include plant species that have documented sun and shade tolerance and the ability to tolerate both dry/upland soil conditions as well as wet/moist soil conditions.**

6. The selection of northeastern North American native plants is appreciated.

**Response: No response required.**

7. The Planting Plan does not use rows to organize plants, rather a naturalistic plant pattern is applied, which is appropriate in the areas delineated as wetlands.

**Response: No response required.**

14 full sized copies of a revised plan set including the revised planting plan are attached.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,



**Anna Rehder**  
Environmental Design Partnership

cc: Gillian Black, Eden Renewables via email