



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: **Active Solar, Randall Road (CSI)**
Randall Road Solar I, LLC, Applicant
824 Randall Road
Tax Lots 226.-1-43.1
MJ File: 1078.048
PB 2021-012

Dear Chairman VanVorst and Planning Board Members:

MJ Engineering and Land Surveying (MJ) has reviewed the February 2022 submission for the above referenced application within the Town of Ballston, which was held until the recent zoning update in April 2022. The applicant proposes to install a 7.4-MW ground-mounted community solar installation. The calculated total system area is 20.15 acres (within fenced boundary). Documents received for our review included the following:

- Transmittal letter from Lansing Engineering, dated February 1, 2022.
- Comment response letter from Lansing Engineering, dated February 1, 2022.
- Project site plans consisting of eleven (11) sheets, titled "Active Solar – Randall Road Solar Farm" prepared by Lansing Engineering, last revised February 15, 2022.
- Full Environmental Assessment Form Part 1 dated February 1, 2022.
- Stormwater Pollution Prevention Plan for Active Solar Randall Road Solar Farm, prepared by Lansing Engineering last revised January 31, 2022.
- Agricultural Data Statement dated February 1, 2022.

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

The Planning Board declared its intent to act as Lead Agency in accordance with 6 NYCRR Part 617 – The State Environmental Quality Review Act (SEQRA). Coordinated review was initiated on February 17, 2022 with involved agencies previously identified. SEQRA allows all involved agencies thirty (30) days to respond to the request for Lead Agency status with comments or concerns, after which point the Planning Board may declare itself Lead Agency as long as no concerns have been brought forth. To date, no concerns have been raised regarding the Planning Board's intent.

We offer no further comments with respect to SEQR review at this time. Additional comments may be forthcoming as the project advances.

SITE PLAN REVIEW (Chapter 138 – Zoning)

In reviewing the proposed project materials for conformance with zoning, the following observations and/or potential deficiencies have been identified:

1. Since our last review of the project bulk requirements, the Town of Ballston Town Board has modified the solar zoning law. The revised bulk requirements and proposed conditions are provided.



	Required	Provided
Lot Coverage (max)	No Max.	N/A
Panel Height (max)	20 ft	< 20 ft
Fence Height (min)	7 ft	7 ft
Right of Way Setback (min)	200 ft	> 200 ft
Adjoining Property Setback (min) - except energy utility-owned properties where minimum is at the discretion of the Planning Board	100 ft	< 100 ft from NG properties
Separation From Neighboring Residences (min)	250 ft	TBD
Separation From Residence on the Same Property (min)	100 ft	N/A

- Wetlands are depicted on the plans. The applicant has indicated that a letter from the US Army Corps of Engineers has been received regarding the jurisdictional determination of the wetlands. A copy of this letter shall be provided (the letter wasn't included in the submission as indicated in the comment response letter).
- The proposed driveways shall comply with the 2020 Fire Code of New York State. Written acceptance of the fire access shall be provided by the local fire jurisdiction, Burnt Hills Fire District.

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. 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 Stickles, Town of Ballston
Nisha Merchant, Town of Ballston
Bill Keniry, Esq Planning Board Attorney
Jason Dell, Lansing Engineering