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Via Overnight Delivery

August 11, 2023

Town of East Greenbush
Planning and Zoning Department
225 Columbia Turnpike
Rensselaer, NY 12144

Attention: Josh Giller
Director of Planning and Zoning

Re: **Application for Site Plan Review and Special Use Permit
Miller Road Solar and Miller Road Solar West**

Dear Mr. Giller,

On behalf of our client, Seaboard Solar, we are submitting the following for the above referenced application. Please find the following items in support of our application for Miller Road Solar and Miller Road Solar West. Several attachments cover both projects (e.g., one Visual Map for both projects) while several attachments are specific to one of the projects. The summary below outlines the submitted materials.

Miller Road Solar Application

1. One (1) copy of Site Plan Review Application for Miller Road Solar dated 06/26/2023
2. One (1) copy of Special Use Permit Application for Miller Road Solar dated 06/26/2023
3. One (1) copy of Full Environmental Assessment Form for Miller Road Solar and Miller Road Solar West dated 08/09/2023 consisting of fifteen (15) pages

Note: One FEAF is provided that covers both projects.

4. One (1) copy of Viewshed Map (11" x 17") for Miller Road Solar and Miller Road West Solar dated 08/08/2023 and consisting of one page

Note: One Viewshed Map is provided that illustrates the area where both the Miller Road Solar and Miller Road Solar West are screened by topography and areas where they are potentially visible. The potentially visible areas need to be field confirmed to determine if existing vegetation and or existing buildings further screen the project. The applicant would like to review the Viewshed Map for Miller Road Solar and Miller Road Solar West with the Planning Board before completing additional visual analysis.

5. One (1) copy of NYS Agriculture and Markets Notice of Intent Miller Road Solar and Miller Road West Solar dated 06/21/2023 and consisting of twenty-seven (27) pages

Note: It is the Applicant's intent to purchase the property and that all areas outside of the fence line that are currently being used for agriculture would be leased to allow their continued use for agriculture. For further information, attached is the Notice of Intent from the NYS Department of Ag and Markets for Miller Road Solar and Miller Road Solar West.

6. One (1) copy of Natural Resources Survey and Habitat Assessment for Miller Road Solar and Miller Road Solar West prepared by Ecological Solutions dated 07/31/2023 and consisting of nineteen (19) pages

Note: A Natural Resource Inventory has been completed that covers both Miller Road Solar and Miller Road Solar West and is included with the submission. Per comments from the Planning Board at the July 12th meeting, the assessment is limited to the approximately 5+/- acres of forested areas that will be disturbed for access road construction and a small forested hedgerow located near the northern edge of the site.

7. One (1) copy of Preliminary Construction Schedule/Work Plan for Miller Road Solar and Miller Road West Solar dated 08/02/2023 and consisting of six (6) pages

Note: A preliminary Construction Schedule/Work Plan has been provided that covers both Miller Road Solar and Miller Road Solar West is included with this submission. It is the applicant intent to construct both projects at the same so a single construction work plan/schedule has been provided.

Traffic Study - It should be noted that during construction, workers on site will range from 5 to 50 depending on the phase of construction. Further, the project would expect to receive approximately 50 deliveries over the course of a six-month construction schedule. Once in operation, maintenance vehicles would visit the site at most once a month.

NYS DOT typically requires a traffic study for projects that generate more than 100 new trips. The proposed project will not exceed this threshold.

The project driveway is located approximately three-quarters of a mile from Exit 10 of Interstate 90. Based on expected traffic volumes, construction or operational related traffic will not impact levels of service on the local road network.

8. One (1) copy of Preliminary Stormwater Narrative for Miller Road Solar and Miller Road West Solar dated 08/09/2023 and consisting of two (2) pages

Note: A separate Stormwater Pollution Prevention Plan (SWPPP) will be provided for each Miller Road Solar and Miller Road Solar West as part of a subsequent submission. However, a Preliminary Stormwater Narrative covering

both projects is provided with this submission that provides an overview of the stormwater approach.

9. One (1) copy of Purchase Agreement dated 09/01/2022 and 10/12/22 consisting of nine (9) pages

Note: Excerpts of the Purchase and Sale agreement for both parcels is included herein.

10. One (1) copy of Preliminary Noise Analysis for Miller Road Solar and Miller Road West Solar dated 8/7/23 and consisting of five (5) pages

Note: A Preliminary Noise Analysis included with this submission covers both Miller Road Solar and Miller Road Solar West.

11. One (1) copy of Interconnection Agreement for Miller Road Solar and Miller Road West Solar dated 05/18/2023 and consisting of eleven (11) pages

12. One (1) copy of Preliminary Operations and Maintenance Plan for Miller Road Solar and Miller Road West Solar dated 08/07/2023 and consisting of two (2) pages

Note: The Operations and Maintenance Plan included with this submission covers both Miller Road Solar and Miller Road Solar West.

13. One (1) copy of Decommissioning Plan Miller Road Solar West dated 08/09/2023 and consisting of eleven (11) pages

14. One (1) full size copy (24"x36") Site Development Plans for Miller Road Solar West prepared Bohler dated 06/23/2023, last revised 08/09/2023 consisting of eighteen (18) pages

Fire Department Review - The Applicant has initiated coordination with the Best Luther Fire Department for both Miller Road Solar and Miller Road Solar West. Additional updates will be provided to the Planning Board once the department has reviewed the plans. It should be noted that neither project include battery storage.

Lighting and Parking Plan - Neither project includes or requires any site lighting or dedicated parking areas. Once in operation, maintenance vehicles would visit each project once a month. They would use the gravel driveways for parking.

Signage Plan - The project does not propose any roadside or site signage. Only signage proposed would be warnings/no trespassing signs at the gated entry.

Security Plan - To ensure site security, the project site will be surrounded by an eight-foot fence with locked gated entry with Knox Box to allow emergency vehicle access if needed. The project will also be equipped with built-in communication modules that monitors the system remotely 24/7.

The system will collect data about the system's performance including power output, voltage, current, energy production, and system status. It will be configured to send notifications if any irregularities or issues arise (e.g., vandalism, broken or shaded panel). The monitoring system will be designed to promptly notify the operator through email or SMS notification. A contracted vendor located in proximity to the site will be dispatched as needed to complete repairs.

15. Check for \$750 Site Plan Review Application Fee
16. Flash Drive with PDF of all submitted materials

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We are requesting to be placed on the August 23rd Planning Board to further review the project. Should you have any questions, please do not hesitate to contact us at (518) 461-8345 or steven.wilson@bohlereng.com.

Sincerely,

Bohler

A handwritten signature in black ink, appearing to read "Steven R. Wilson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven R. Wilson, LEED AP
Project Manager