

Old Hill Farm Community Solar Project

571 E Main Street
Jefferson Valley, NY



November 2021

Introduction

- The Old Hill Farm Team is pleased to be back in front of the Planning Board to discuss our proposed community solar farm
 - We are proposing to convert a former dairy farm into a 21st century community solar farm
 - Ability to provide 630 homes with renewable electricity
- Old Hill Farm is an ideal site for a community solar project
 - Abandoned agricultural land with primarily secondary growth and invasive trees, shrubs and vines
 - Bordered primarily by commercial and industrial properties, with multi-family across East Main to the North and a few single-family homes to the West
 - Limited sight lines into the property, with additional screening to be provided by 262 new 7–8-foot trees and a 7 foot privacy fence
 - Solar arrays will be at least 50 feet from property borders
 - Of this ~19 acre parcel, ~5 acres (25%) will remain untouched
 - Site has received full ConEdison interconnection approval



Current Site Condition – 4/6/2021




Proposed Site Plan

Tonight's Update



- Since our last meeting with the Planning Board on August 14, we have:
 - Completed a comprehensive tree survey
 - Submitted a Landscaping and Tree Mitigation Plan
 - Filed a Storm Water Pollution Prevention Plan containing the storm water management plan
 - Updated visual renderings and key map
 - Conducted a Balloon Test to test visibility into the site
 - Met with the Conservation Board on 10/20/21 and held a site walk on 10/16/21

 - Items for Review and Discussion:
 - Screening of the property
 - Landscaping and Tree Mitigation Plan
 - Updated visual site renderings and key map
 - Balloon test & key map
 - Proposed storm water management plan
 - Questions

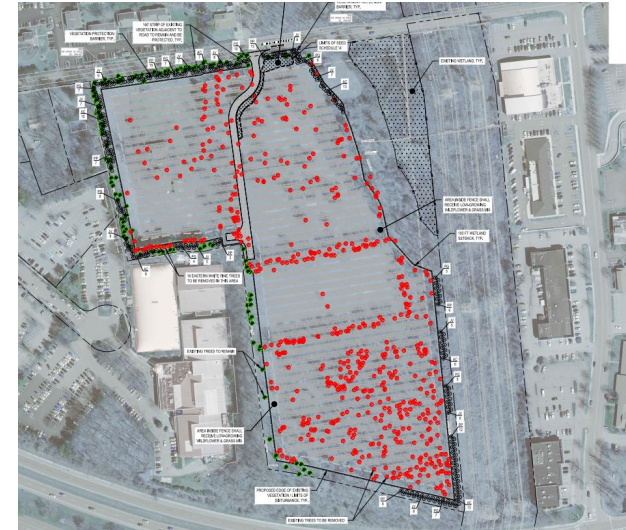
 - 3 ■ Follow-up: schedule a Public Information Session
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Property Screening

- Proper screening and minimizing the potential visual impact of the project is a significant focus for our team
- The parcel on which the proposed solar farm is located totals ~19.4 acres
 - Of this 19.40 acre parcel, 4.75 acres (~25%) will remain untouched, and all healthy bordering trees will remain
 - Two contiguous parcels (current easement with ConEdison for transmission lines and property along Route 6) of roughly 6 acres which will also remain untouched, and will act as a buffer to the properties located to the East and South of the proposed project
- Project Setbacks
 - Total 50 feet side and rear yard setbacks (from property line to solar modules)
 - 30 feet from the property line to the 7 foot green privacy fence
 - 20 feet from the fence line to solar modules
- Landscaping and Tree mitigation plan considerations
 - All planted trees will be evergreen species
 - Planted at 7-8 feet height, with selective locations receiving 12 foot trees
 - Projected height of 60-80 feet at full growth

Landscaping & Tree Mitigation Plan: Overview

- Landscaping/Tree Mitigation Considerations
 - Tree Plantings (262):
 - 75 Eastern Red Cedar
 - 61 White Spruce
 - 62 White Fir
 - 64 Colorado Spruce
 - Site Fence:
 - 7 foot privacy fence
 - 6 inch gap in the bottom of fencing in the Eastern (adjacent to the wetland area) and Southern boundaries of the property
 - Pruning of existing trees along East Main Street
 - Removal of invasive vines
 - Pollinator friendly seed mix

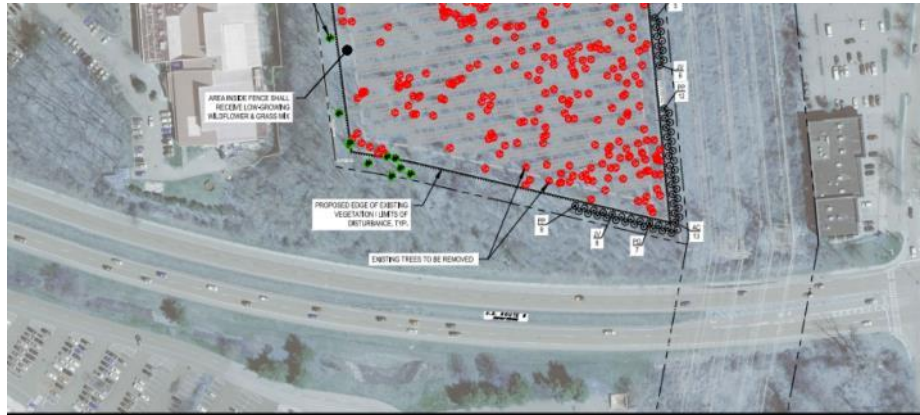


Proposed Landscaping & Tree Mitigation Plan



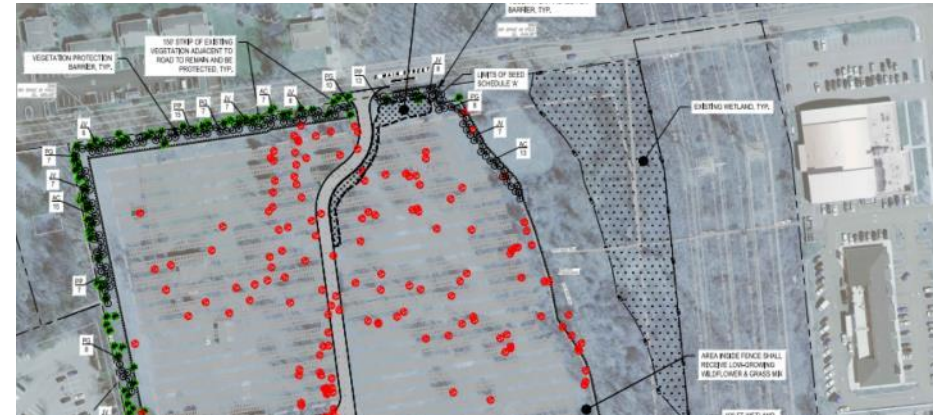
GIANT Company – Carlisle, PA (past Powerflex project)

Landscaping & Tree Mitigation Plan: Border Detail



Southern Border:

- Our landscaping plan includes double row plantings along the southeast corner of the site bordering Route 6
- All of the trees bordering Route 6 in the 189-113 feet from Route 6 to the site will remain untouched
- Significant elevation gain of 60 to 11 feet at this side of the property reduces visibility into the site



Northern Border:

- Our landscaping plan includes double row plantings
 - Along the entire border with East Main Street and western property border with residential properties
 - Along eastern corners of the site to limit views from corners of East Main and Route 6 and Hill Blvd and East Main

Site Renderings

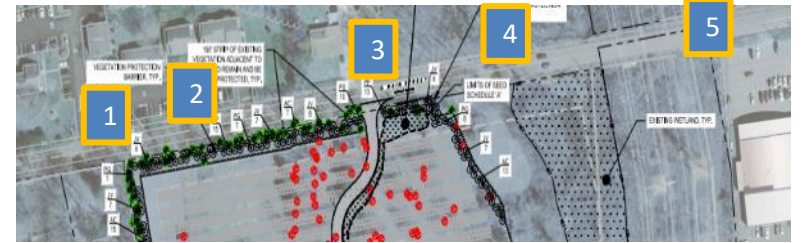
A faint, light blue illustration of a person's face and hands is visible in the background. The person appears to be looking down at their hands, which are positioned in front of their face. The illustration is semi-transparent and blends into the dark blue background.

Site Renderings – Overview

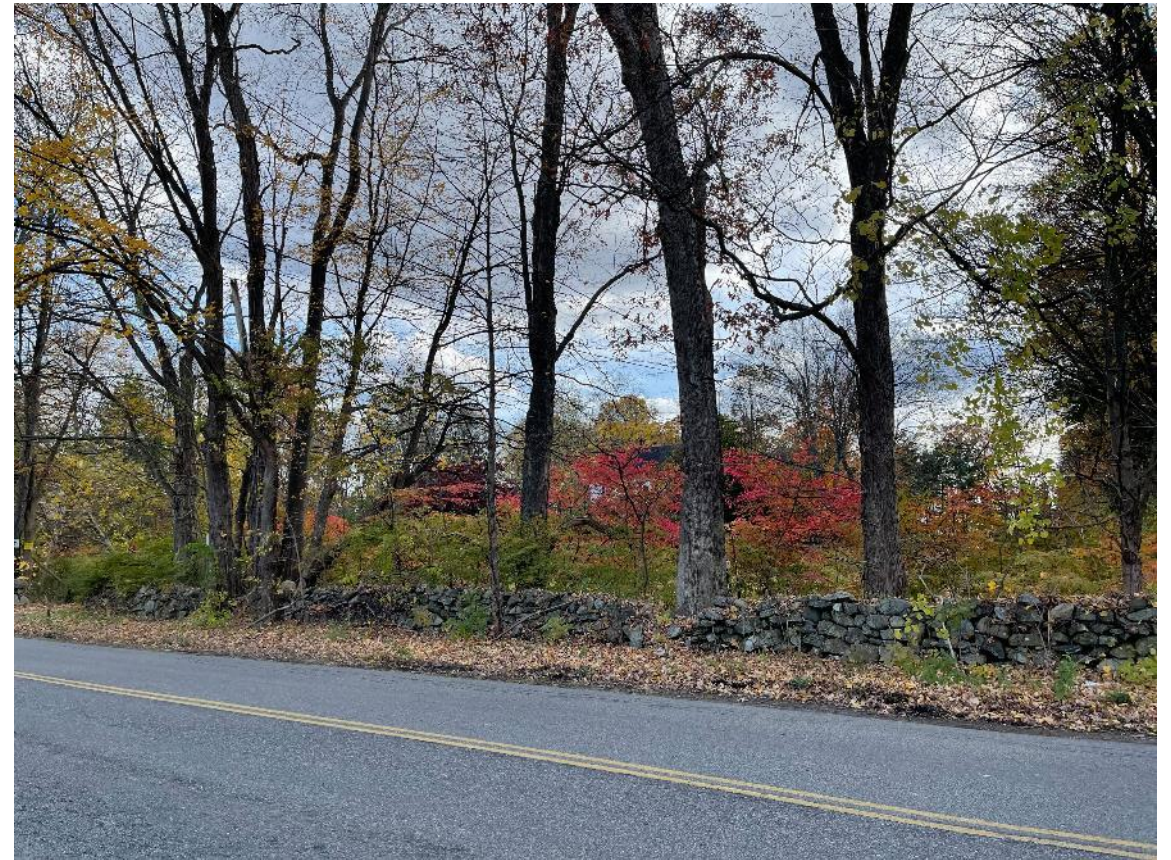
- Details of rendering sets:
 - Our updated renderings depict leaf off conditions
 - We selected five locations along East Main Street, including near intersection with Hill Boulevard
 - We have produced two sets of renderings:
 1. Primarily 7-8 foot evergreen plantings (year 1)
 2. 12-13 foot evergreen plantings (projected year 4-5)



Year 1 Rendering – Location #1



Note: 7-8 foot evergreen plantings (year 1), Leaf off condition (Jan/Feb)



Note: Photo taken 11/4

Year 1 Rendering – Location #2



Note: 7-8 foot evergreen plantings (year 1), Leaf off condition (Jan/Feb)



Note: Photo taken 11/4

Year 1 Rendering – Location #3

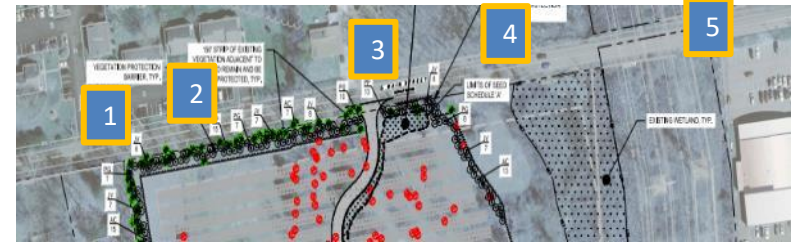


Note: 7-8 foot evergreen plantings (year 1), Leaf off condition (Jan/Feb)



Note: Photo taken 11/4

Year 1 Rendering – Location #4

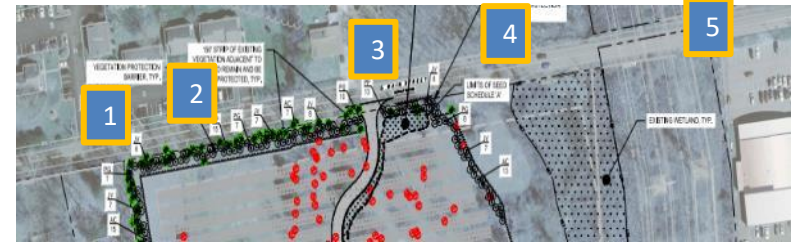


Note: 7-8 foot evergreen plantings (year 1), Leaf off condition (Jan/Feb)



Note: Photo taken 11/4

Year 1 Rendering – Location #5



Note: 7-8 foot evergreen plantings (year 1), Leaf off condition (Jan/Feb)



Note: Photo taken 11/4

Balloon Test & Key Map



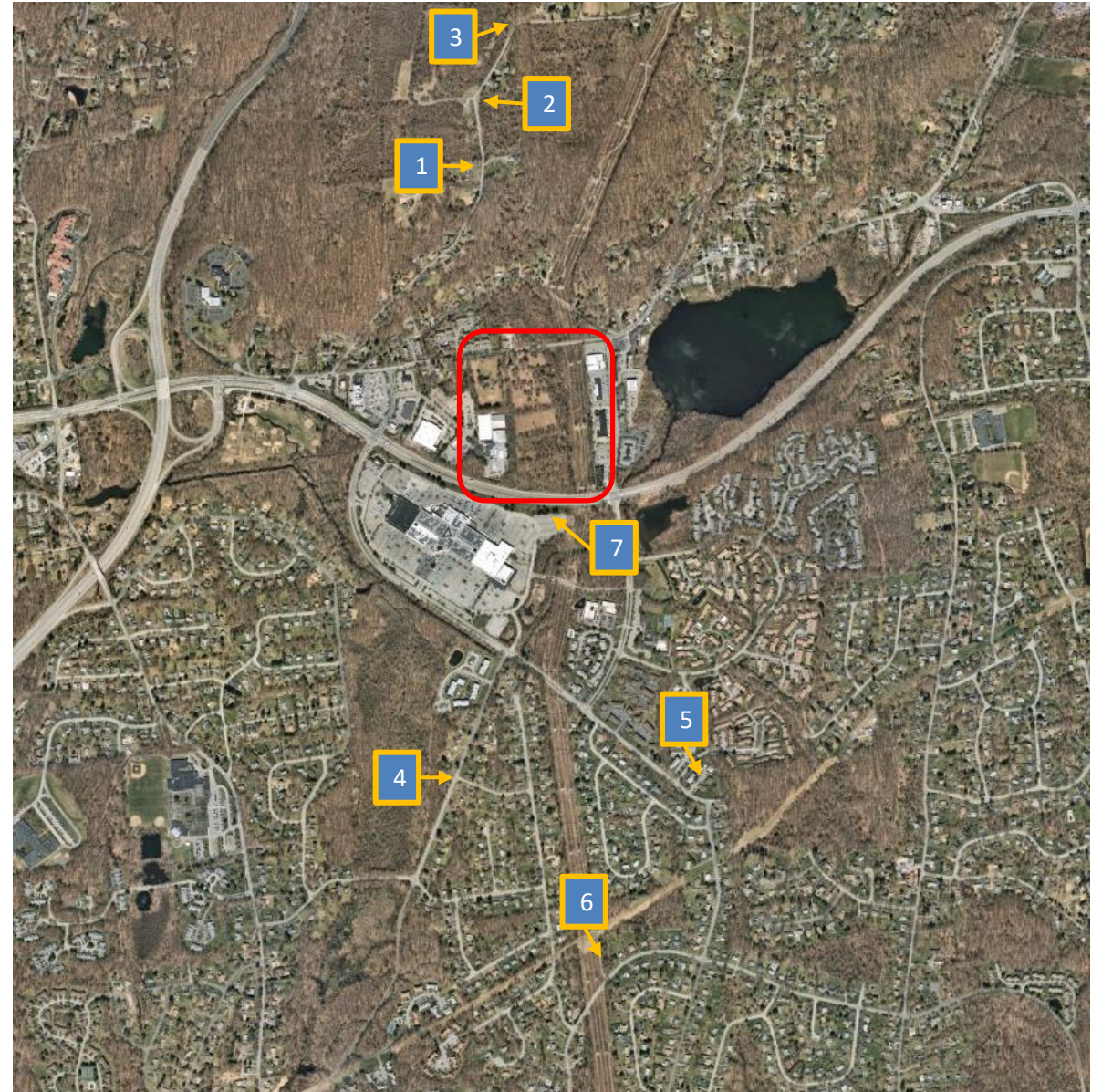
Red Balloon Test – Balloon Locations

- Details of balloon placement on October 27th, 2021:
 - 15 balloons throughout property
 - 24 inch red balloons
 - Flown at 10 feet – conservative proxy the height of modules
 - Actual maximum height of solar modules is 9 feet



Red Balloon Test – Photo Locations

- Red Balloon Test was prompted by comments from the Conservation and Planning Boards about potential sight impacts from various locations at higher elevation
- Coordinated with Planning Department on timing of the test
- Details of photo selection:
 - 7 photo sites throughout area
 - Ranging from north to south of the site
 - Focus on areas of high elevation with potential sight lines to property
 - Photos were taken on October 27th
- **Conclusion: no visual impact observed**



Red Balloon Test – Location #1 (Indian Hill Rd.)



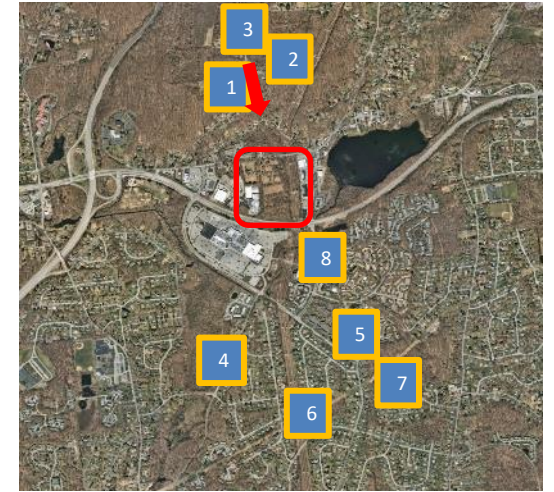
- Motivation: View South looking downward from Indian Hill at property
- Conclusion: no visual impact

Red Balloon Test – Location #2 (Indian Hill Rd.)



- Motivation: View South looking downward from Indian Hill at property
- Conclusion: no visual impact

Red Balloon Test – Location #3 (Danner Family Preserve)



- Motivation: Location mentioned in Conservation Board memo
- Conclusion: no visual impact

Red Balloon Test – Location #4 (Quinlan St.)



- Motivation: Location mentioned by Conservation Board
- Conclusion: no visual impact

Red Balloon Test – Location #5 (Monticello Ct.)



- Motivation: Location mentioned by Conservation Board
- Conclusion: no visual impact

Red Balloon Test – Location #6 (London Rd.)



- Motivation: View North looking downward under transmission lines which border the property
- Conclusion: no visual impact

Red Balloon Test – Location #7 (Jefferson Valley Mall)



Note: photo taken 11/5



- Motivation: View North looking upward through the existing tree line
- Conclusion: no visual impact – potential site view further reduced by additional double row of tree plantings proposed in mitigation plan

Storm water Management



Updated Storm Water Management

- We prepared a comprehensive Storm Water Pollution Prevention Plan (SWPPP) with our civil engineering partner, Bergmann Associates
 - The SWPPP shows no impact to site hydrology as a result of the proposed project
- We look forward to continuing to work with the Planning Board and Town Engineer to answer any outstanding questions regarding site hydrology



Grading and Site Plan Control Plan

Questions?



Site

Renderings

(5yr. Growth)



Rendering – Location #1



Note: 12 foot planter growth (year 5)

Rendering – Location #2



Note: 12 foot planter growth (year 5)

Rendering – Location #3



Note: 12 foot planter growth (year 5)

Rendering – Location #4



Note: 12 foot planter growth (year 5)

Rendering – Location #5



Note: 12 foot planter growth (year 5)