



**February 26, 2024**

**Chairman Jim Hoag**

Town of Hoosick Zoning Board of Appeals  
New York State Armory  
80 Church Street  
Hoosick Falls, NY 12090

Regarding: 5MW AC Wilson Hill Solar Array

**Dear Chairman Hoag and Members of the Board,**

Enclosed herewith are the following items related to the 5MW AC Wilson Hill Solar Array proposed by Wilson Hill Solar, LLC.:

- 1.) Seven (7) Copies of an Overall Road Map Figure
- 2.) Seven (7) Copies of a Revised Plan Set
- 3.) Two (2) Copies of a Revised SWPPP
- 4.) Seven (7) Copies of the Revised FEAF
- 5.) Seven (7) Copies of a Revised Visual Impact Analysis
- 6.) Seven (7) Copies of the Visual Analysis
- 7.) Seven (7) Copies of the Glare Analysis

The Environmental Design Partnership is in receipt of a comment Memorandum from the LaBerge Group, dated February 5, 2024, for the above referenced project. On behalf of the applicant, Wilson Hill Solar, LLC., we offer the following response **in bold** to comments:

Comments Sent from ZBA Chair (Drafted 1/22/24)

1. *Detailed drawings of the power interconnection plans including visual representations of the above ground planned infrastructure on the site (wires, poles, transformers, etc.).*

**Response: Visual representations of the proposed interconnection have been updated to show the proposed wires, poles, transformers, etc.**

2. *Plans for expanding the visual buffer on 3 sides of project to include a minimum of double row of 7ft evergreen trees along with other species and a minimum depth of six feet.*

**Response: The Planting Plan has been updated to include a double row of Picea Pungens 'Baby Blue Spruce' on three (3) sides of the project planted at 7' height.**

3. *Visual renderings of the views from Hill Rd, Rt 22 Wysocki location, and from Cowder House at top of Rogers Ave with cross sections, view angles, and potential viewsheds. - JM*

**Response: Visual renderings, cross sections, and potential viewsheds have been included with this submission.**

4. *Address the board request for less panels at top to address potential views from distant locations (limitations, mitigation, etc.).*

**Response:** The proposed fixed tilt panels have a maximum slope tolerance of 36%; large portions of the subject property exceed this slope (up to and over 50%) and would require cost prohibitive land manipulation, including blasting and retaining walls.

5. *An engineered plan for the road to include type and depth of gravel for 15 ft width road with fabric at base and finished with vibratory roller.*

**Response:** A separate Road Map Figure has been attached with this submittal which labels each proposed road and includes the associated road profile. Additionally, details have been included on the figure which show the specified materials for the roads.

6. *Grading and drainage plans to include location and size of culverts.*

**Response:** The Grading and Drainage Plans (C-400 series drawings) show the locations and sizes of proposed culverts.

7. *Road plan to include negative cut as discussed with Town Highway Department.*

**Response:** As shown on Sheet C-504 the road will have a negative grade extending 15' into the site to prevent stormwater from running onto Wilson Hill Road.

8. *Road plan to widen and maintain the existing cell tower access road.*

**Response:** The existing cell tower access road is proposed to be widened to 15' through the project (see Sheet C-301). The Operation and Maintenance Plan (submitted January, 2024) includes inspection and maintenance provisions for the proposed access roads.

9. *Road plan to insure proper water runoff control on temporary road.*

**Response:** Sheet C-501 shows that the temporary road will have a permanent vegetated swale upgradient of the roadway to divert stormwater running down the hill and route it to the natural outlet point located at the southeastern corner of the property. Check dams are also included within the swale to slow down the runoff to nonerosive velocities. Calculations for the check dam spacing is included on Sheet C-401.

10. *Runoff control materials to be used to insure mud and dirt don't track onto public highway.*

**Response:** A stabilized construction entrance will be used and maintained throughout construction to remove dirt and mud from the wheels of construction vehicles before they drive onto Wilson Hill Road. A detail for the Stabilized Construction Entrance is also included on the site plans.

11. *Plan to maintain Wilson Hill Road during construction.*

**Response:** Note 11 on Sheet C-401 includes a plan to ensure that no debris is transferred onto Wilson Hill Road. The Applicant is also open to discussion with the Town regarding their concerns about the maintenance on Wilson Hill Road during construction.

12. *Robust stormwater runoff plan reflective of all site plan revisions per Laberge Group and Town*

*comments.*

**Response:** The Stormwater Narrative includes all models and calculations of runoff from different storm events. It demonstrates that the project will not significantly change the hydrology of the site from the existing conditions. The HydroCAD models show that the proposed stormwater management areas will assist in decreasing the peak runoff from the existing peak runoff. As requested, LaBerge's and the Town's comments have been incorporated in to the stormwater model and the site plans.

13. *Landscaping plan with pollinator seed mix schedule.*

**Response:** L-100 includes a landscaping and pollinator seed mix schedule.

14. *Vegetation management plan reflective of any revisions to the landscaping plan or species schedule.*

**Response:** The Operations and Maintenance Plan (submitted on January, 2024), includes provisions for maintaining the vegetative screening and onsite vegetation.

15. *Road plan to include paving the first 50 ft of the existing access road and proposed stub.*

**Response:** As shown on C-300, the maintenance access roads will be paved for at least the first 50 feet. Additionally, all maintenance access road areas over 12% will be paved.

16. *Inclusion of an additional culvert under the stub road.*

**Response:** An additional culvert has been provided under the stub road, see Sheet C-501.

17. *Evaluation of the upgradient need for additional culverts.*

**Response:** The stormwater model was evaluated as requested to determine whether additional culverts may be required. The Grading and Drainage Plans (C-400 Series Drawings) show all proposed culvert locations.

LaBerge Group Comments on Visual Impact Assessment Reports (Drafted 2/2/24):

1. *There is a lack of locational correlation between the VIA and X Section documents and it has been confusing. Please include explanations for this discrepancy and provide renderings from the other vantage points (Rt 22 and Rogers).*

**Response:** The visual simulations and section elevation submittals have been updated to eliminate the discrepancy. Additional renderings from Rt 22 and Rogers have been included. The Visual Impact Assessment Narrative has also been revised to provide a more cohesive description of the submitted materials.

2. *Do the renderings show leaf on or leaf off? Both should be shown.*

**Response:** Both leaf on and leaf off renderings are now included.

3. *Please include an image of the radial visibility from each point as well. - JM*

**Response: An image of the project's potential radial visibility, based on the existing topography has been included with this submission.**

4. *The interconnection poles don't match the pole style in the detail.*

**Response: The interconnection poles have been updated to accurately reflect the proposed equipment to be placed on the poles.**

5. *Seven poles are shown on the plan and six are shown in the rendering.*

**Response: The visual rendering has been revised to show the correct number of poles.**

6. *The ZBA is concerned with the look of the interconnection and the look and functionality of the road. Any additional information or imagery would be useful. - JM*

**Response: Comment noted. The visual rendering of the proposed access road has been revised to show the proposed equipment on each pole.**

7. *The largest issue with this project location is the potential for visual impact from Hill Road, which is readily apparent from the new visual assessment report. While it is visually inconsistent with the landscape, its visibility as a fixed tilt system will likely cause glare at certain times of the day and year. Therefore, it is recommended that a complete annual Glare Analysis be conducted.*

**Response: A Glare Analysis is included with this submission.**

Laberge Group Additional Comments on SWPPP (Drafted 2/5/24):

1. *Renumber the list of Phase 5 items in Section 1.II.A.*

**Response: The list of Phase 5 items in Section 1.III.A.4. have been revised.**

2. *Table 4 of the Stormwater Management Narrative should be changed from Pre- to Post-Development Runoff Rates.*

**Response: Table 4 has been revised to state Post-Development Runoff Rates.**

3. *Provide calculations for flow diffusers where the ground slope at the outlet of the diffuser is less than 30% and the runoff will not re-concentrate after release.*

**Response: There are no flow diffusers proposed. The outlet length for the stone outlet sediment traps are sized based on Detail 6 on Sheet C-404 which utilizes the formula within Figure 5.27 on page 5.51 of the New York State Standards and Specifications for Erosion and Sediment Control.**

4. *Provide calculations for flow spreaders where sediment-free storm runoff can be released in sheet flow down a stabilized slope without causing erosion, where the area below the weir is uniform with a slope of 10% or less, and the runoff will not re-concentrate after release.*

**Response: Flow spreaders are not proposed. All permanent outlets have been designed**

**according to the Rock Outlet Protection section in the New York State Standards and Specifications for Erosion and Sediment Control for a 25-year design storm.**

On behalf of the Applicant, we respectfully request to be placed on the next agenda of the Monday, March 4<sup>th</sup> Zoning Board Meeting for continued Site Plan and Special Permit Review. If additional information is required, please contact our office at your earliest convenience and we await your response regarding the agenda schedule. Thank you.

Regards,  
**The Environmental Design Partnership, LLP**



**Benjamin Willson**  
Project Engineer

Cc: E. Riley, S. Alessandrini