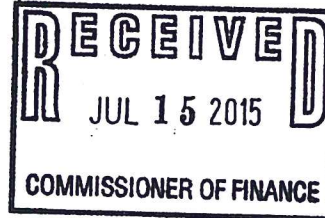


# CITY OF SARATOGA SPRINGS

## PLANNING BOARD

City Hall - 474 Broadway  
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CLIFFORD VAN WAGNER  
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JANET CASEY



July 13, 2015

Michele Madigan, Commissioner  
Office of Commissioner of Finance  
City Hall - 474 Broadway  
Saratoga Springs, New York 12866

RE: **Advisory Opinion to the City Council**  
**PB#15.023 Saratoga Springs Solar Park, Weibel Avenue Landfill**

RECEIVED  
JUL 14 2015  
ACCOUNTS DEPARTMENT

Dear Commissioner:

Pursuant to the requirement that the successful operator chosen by the City Council obtain an advisory opinion from the Planning Board, the City's proposed solar installation project was the subject of review at both June 24, 2015, and July 8, 2015 Planning Board meetings.

Initial required materials included an up to date survey, site plan providing to scale reflection of solar installation and all physical features, and visual renderings from prospective vantage points. The Planning Board reviewed items such as site layout, access, operations and management, security, stormwater management, and visual assessment of the proposed installation.

In its analysis of any visual impact, the Planning Board also required a stake out along different points of the proposed installation to better understand height and mass of the installation within context of the varied site topography, as well as additional realistic renderings of the installation from different vantage points. The renderings are attached for the Council's consideration.

Potential glare, and views from the Northway, Lake Avenue and existing residential and commercial uses on the east side of Weibel Avenue were not determined to be significant. The Planning Board concluded that the installation will be most visible from specific vantage points along Weibel Avenue but that there is not a concern of a significant visual impact associated with the project, or need for further mitigation.

In addition, after consideration of varied screening alternatives, the Board supports the current proposal of grey chain link fence along the borders of the installation.

The Planning Board commends the thoughtful approach to the site's layout- taking into account the existing capped landfill requirements of not penetrating the ground, the necessity of avoiding the substantial below surface methane piping, and reducing potential visual impacts associated with the 2+ acre installation. Providing additional energy generation and cost savings to the City on a current capped landfill site is of public benefit and is to be commended. The Planning Board also recommends future consideration of additional solar installations on the site.

In regards to the review of the project in its entirety, the Planning Board issued a **Favorable** Advisory Opinion in relation to the proposed solar installation- passed 6-0 (In favor: Torpey, Bristol, Lewis, Gaba, Pinsley, Casey; Absent: Van Wagner).

If you have any questions regarding the above comments, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Mark R. Torpey". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mark Torpey  
Chair

cc: Mayor Yepsen  
Commissioner Franck  
Commissioner Mathiesen  
Commissioner Scirocco  
Kate Maynard, AICP, Principal Planner  
Ben Sufrin, SunEdison