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**TO:** Town of Goshen Planning Board

**FROM:** Lauren Rodriguez, PE, Civil Engineer, LaBella Associates, DPC  
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On behalf of Nexamp, Inc.

**DATE:** March 10, 2023

**SUBJECT:** Nexamp, Inc. Al Turi Landfill Solar LLC – Glint Glare Analysis

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Nexamp, Inc. is developing plans for the Alturus Solar LLC Project: one 5-megawatt (MW<sub>AC</sub>) solar array to be installed on four parcels totaling 114 acres, located at 2690, 2760, and 2762 NY-17M, as well as 73 Hartley Road, Goshen, NY 10958 (Tax IDs: 12-1-23.1, 12-1-17.122, 12-1-22, and 12-1-21.12). Activities include the installation of the ground-mounted solar energy system consisting of modules/panels, new electrical equipment, and accessories including electrical lines, access road, and inverter/transformer equipment pads.

Per the Town’s approval requirements for solar arrays, a Glint-Glare Analysis was completed on December 29, 2022, and provided to the Town Planning Board as part of Nexamp’s January 10, 2023 resubmission of documents. This original Glint-Glare Analysis had findings of no glare from the project to adjacent properties and public right-of-ways. This analysis included all existing trees at the edge of the property along 17M, of approximately 50 – 60 ft height, as obstructions.

Based on current site photos, the actual physical barrier provided by the trees, especially as their height increases, is sparse, and the trees are in poor condition. Due to the condition of the existing trees, the Town requested during the February 16, 2023 Planning Board meeting for a revised Glint-Glare Analysis with all existing trees at the property edge removed. This second Glint-Glare Analysis found that glare (both “green” and “yellow” glare, as defined in the Report) could be perceived from the road and properties on 17M for up to 30 minutes between 5am and 6am, from April to September.

The February 16, 2023 Planning Board meeting also requested new screening vegetation in place of the existing trees along Route 17M. Based on limits of proposed trees shown on the March 9, 2023 revised Permit Drawings, the Glint-Glare Analysis was ran for a third time, with the assumption that all existing vegetation along 17M was removed, and replaced only along the limits of the solar array (approximately half of the property frontage on 17M) with evergreen trees at an installation height of 7 ft. The results of this Glint-Glare analysis found that glare could still be perceived from the road and properties on 17M, but for a significantly reduced duration and intensity. The road, and some properties, on 17M will have perceivable glare (mostly “green”, with very limited “yellow”) for up to 10 minutes between 5am and 6am, from April to September. The only exception to this is Observation Point 14, which would receive up to 30 minutes of “green” glare during the same time period. Observation Point 14 is an existing self-service storage facility, with limited windows and a large front vegetated setback. Existing vegetation in Observation Point 14’s front setback was not modeled as an obstruction in the Analysis.



Both the second and third Glint-Glare Analyses provide a heavily conservative assessment of the glare impacts possible from 17M, due to the removal of all existing vegetation along the north side of 17M in the model. Even with the installation of the proposed evergreen trees in this area, there is existing evergreen and deciduous plants, of up to 10 ft height, that would remain to enhance the screening of the array from 17M.