

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Source Renewables Fee Paid _____
Address 42 West Elm Street, Suite C Phone 203-542-5651
Greenwich, Connecticut 06830

PROPERTY OWNER

Name Gunzenhauser Real Estate Phone _____
Address 21 Circle Drive Cortland, NY 13045

PROPERTY INFORMATION

Location of property Locust Ave., Town of Cortlandville, NY 13077
Tax Map No. of Parcel 76.20-01-08.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION May 2020
IS PROPERTY IN FLOOD PLAIN? YES x NO
ZONING DISTRICT R1
PROJECT DISCIPTION One 4 MWAC solar array on 20.9 acres of a 24 Acre Property

Information to be included will be drawn from a checklist in Article XIV of the
Cortlandville Zoning Law.

DATE OF APPLICATION 2/12/2020

David R Walker, Lubella ASSOC
Acting Agent for Source Renewables LLC
ANDREW DAY

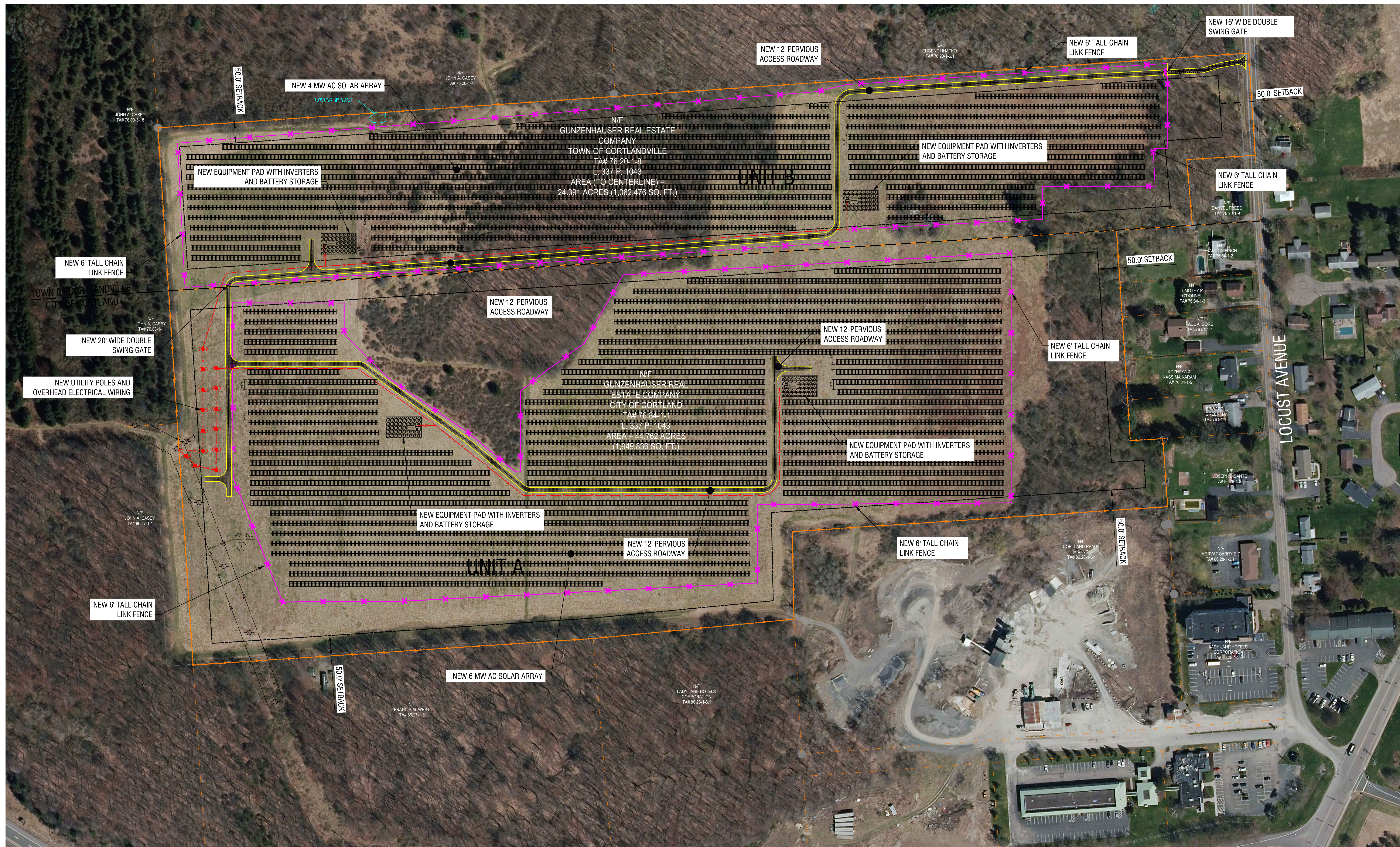
Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____



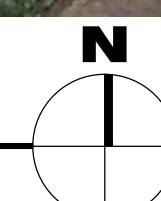
PROJECT DATA UNIT A (CITY OF CORTLAND)

PARCEL INFORMATION	
APPLICANT	SOURCE RENEWABLES LLC
PARCEL ADDRESS	22 LOCUST AVENUE
TAX NUMBER	076.84-1-01
PARCEL AREA	44.782 ACRES
PROJECT AREA	28.04 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 0 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.00 AC
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 1390 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.03 AC
PANEL COVERAGE	11.94 ACRES

PROJECT DATA UNIT B (TOWN OF CORTLANDVILLE)

PARCEL INFORMATION	
APPLICANT	SOURCE RENEWABLES LLC
PARCEL ADDRESS	LOCUST AVENUE
TAX NUMBER	076.20-1-08
PARCEL AREA	24.391 ACRES
PROJECT AREA	20.88 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 0 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.00 AC
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 1390 SF GRAVEL 2606 SF ASPHALT 0 SF TOTAL 0.09 AC
PANEL COVERAGE	7.94 ACRES

1 OVERALL SITE PLAN
0002 SCALE: 1" = 100'

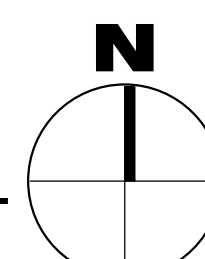


SYSTEM SUMMARY UNIT A (CITY OF CORTLAND)

MODULE	
MANUFACTURER	LONGI SOLAR (TIER 1)
MODULE MODEL	LR3-72HBD 405M/BIFACIAL
MODULE OUTPUT	405W
MODULE COUNT	23,188
DC SYSTEM OUTPUT	9.4 MWDC
INVERTER	
MANUFACTURER	SUNGROW
INVERTER NOMINAL OUTPUT POWER	
@50°C, PF=1	2500KVA
QUANTITY/TOTAL	2
AC SYSTEM OUTPUT NOM	5.6 MWAC

SYSTEM SUMMARY UNIT B (TOWN OF CORTLANDVILLE)

MODULE	
MANUFACTURER	LONGI SOLAR (TIER 1)
MODULE MODEL	LR3-72HBD 405M/BIFACIAL
MODULE OUTPUT	405W
MODULE COUNT	15,426
DC SYSTEM OUTPUT	6.24 MWDC
INVERTER	
MANUFACTURER	SUNGROW
INVERTER NOMINAL OUTPUT POWER	
@50°C, PF=1	2500KVA
QUANTITY/TOTAL	2
AC SYSTEM OUTPUT NOM	3.7 MWAC



SCALE: 1" = 100'



LOCUST SOLAR, LLC
TOWN OF CORTLANDVILLE AND CITY OF CORTLAND, CORTLAND COUNTY



TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid _____
Name Source Renewables Phone 203-542-5651
Address 42 West Elm Street, Suite C Greenwich, Connecticut 06830

PROPERTY OWNER

Name Gunzenhauser Real Estate Phone _____
Address 21 Circle Drive Cortland, NY 13045

If applicant is a Corporation, list name, address, phone and fax numbers of all corporate officers and directors on reverse side.

PROPERTY INFORMATION

Location of property Locust Ave., Town of Cortlandville, NY 13077
Tax Map No. of Parcel 76.20-01-08.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION May 2020

IS PROPERTY IN FLOOD PLAIN? YES NO

AQUIFER PROTECTION AREA YES

ZONING DISTRICT R1

Information to be provided as per Article and Section 178-47 of the Town of Cortlandville Zoning Law.

DATE OF APPLICATION 2/12/2020

*Daniel R. Walker LaBella Assoc
acting agent for Source Renewables LLC*
ANDREW DAY
Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____

Name Andrew Day Title Founder

Address 42 West Elm Street, Suite C Phone 203-542-5651

Greenwich, Connecticut Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

Name _____ Title _____

Address _____ Phone _____

Fax _____

COMMENTS: _____

GENERAL MUNICIPAL LAW

Zoning Referral Form

76.20-01-08.000

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. 76.20 - 01 - 08 . 000
(Tax Map Number)

Date: 2/12/2020

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052 Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance:	<u>X</u> Bulk – Article _____	Section _____
	<u> </u> Use – Article <u>XIX</u>	Section <u>178-123.3D3a</u>
Special Permit:	Article <u>X</u>	Section <u>178-46B</u>
Conditional Permit:	Article <u>XIX</u>	Section <u>178-123.3D3a</u>
Site Plan Review:	Article _____	Section _____

Reason(s) for request: Applicant is requesting Use Variance for construction of a 5 MWAC ground mount Solar PV System to be connected to the electrical grid as a community Solar system.

Is the above action a **Type 1** X, **Type 2** _____, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

- Name of petitioner: Source Renewables
- Owners name (if different): Gunzenhauser Real Estate
- Date of acquisition: May 2020

Address: 42 West Elm Street, Suite C
State: Greenwich, Connecticut Zip: 06830
Phone Number: 203-542-5651 Fax Number: _____

2. A Site Plan Map showing:
- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
 - b. North Arrow
 - c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
 - d. Layout Plan Showing buildings, parking and available utilities
 - e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
 - f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
 - g. Location Map at 1"=1000' scale
 - h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications
3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water NA District _____ ; Sewer NA District _____ ;
Fire Protection _____ District Cortlandville ; Refuse Collection NA
Special services required: Non

5. Does Site Plan conform to municipal master plan? No If not why? Not Permitted in R1 Dist

6. Does Site Plan conform to county land use plan? No If not why? Not Permitted in R1 Dist

7. School District: Cortland

8. Projected energy consumption: Energy producer Type: Solar PV

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : Max 2 per day after construction

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Signature and Title of Submitting Official

(REVISED: 8/01)

**TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045**

USE VARIANCE FINDINGS & DECISION

Applicant: Source Renewables Phone #: 203-542-5651

Address: 42 West Elm Street, Suite C Greenwich, Connecticut Fee: _____

Property Owner: Gunzenhauser Real Estate

Appeals Concerns Property at the following address: Locust Ave., Town of Cortlandville, NY 13077

Tax Map Number: 76.20-01-08.000

Zoning District Classification: R1

Use for which Variance is requested: 5 MWAC Ground Mount Solar Array

Applicable Section of Zoning Code: XIX 178.123.3

Signature: *Daniel R. Walker* Acting as Agent for Source Renewables, LLC
Andrew Day Date: 4/14/2020

TEST: No Use Variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following test must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. Has the Applicant demonstrated that the Applicant cannot realize a reasonable return, and that the lack of return is substantial and has been demonstrated by competent financial evidence?
Yes X No _____

Proof: Gunzenhauser purchased the property in 1965. a subdivision was proposed in 1986 but was not viable due to the steep slope and lack of utilities.

2. Has the Applicant demonstrated that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood?
Yes X No _____

Proof: The Steep slopes and shallow depth to bedrock make residential development difficult. Land use to the south of the site includes a concrete plant and 2 hotel properties. Route 81 is located at the base of the hill to the south.

Use Variance Findings & Decision

3. Has the Applicant demonstrated that the requested use variance, if granted, will not alter the essential character of the neighborhood? Yes No

Proof: The use variance of a ground mount solar pv facility will maintain
current topography and vegetation below the panels will consist of
meadow grasses. The facility can be removed as shown by the
decommissioning plan if it is taken out of service. The facility will
not increase traffic or generate noise after construction.

4. Has the Applicant demonstrated that the alleged hardship has not been self-created?
Yes No

Proof: The current owners have owned the property since 1965 and the
opportunity to sell the property to Source Renewables is
dependent on the the use variance. This is the first viable
opportunity for sale of the property.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after reviewing the above four proofs, finds:

That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statues.

That the applicant has proven unnecessary hardship through the application of the four tests required by the state statues. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) _____

USE VARIANCE FINDINGS & DECISION

Question #1

ILLUSTRATIONS OF FINANCIAL EVIDENCE

Bill of sale for the property, present value of property, expenses for maintenance.

Leases, rental agreements.

Tax bills.

Conversion costs (for a permitted use).

Realtor's statement of inability to rent/sell.

Question #2

ILLUSTRATIONS OF UNIQUENESS

Topographic or physical features preventing development for a permitted use.

Why would it be possible to construct the applicant's proposal and not any of the permitted uses?

Board member observations of the property and surrounding area.

Question #3

ILLUSTRATIVE NEIGHBORHOOD CHARACTER FACTORS

Board members' observations of neighborhood.

Expected effect of proposal on neighborhood, for example, change in parking patterns, noise levels, lighting, traffic.

Question #4

SELF-CREATED

What were the permitted uses at the time the property was purchased by the applicant?

Were substantial sums spent on remodeling for a use not permitted by zoning?

Was the property received through inheritance, court order, divorce?



April 14, 2020

Bruce Weber, Zoning Officer
Town of Cortlandville
3577 Terrace Road
Cortland, NY 13045

RE: LOCUST SOLAR ARRAY, TAX PARCEL 76.20-01-08.000
ENGINEERING REPORT FOR USE VARIANCE APPLICATION
LaBella Project Number 2191567.06

Dear Mr. Weber:

Source Renewables is proposing a 5 MWAC ground mount Solar PV project on Tax Parcel 76.20-01-08.000 which is a Locust Ave parcel adjacent to Tax Parcel 76.84-01-01.000 in the City of Cortland. Both Parcels are owned by Gunzenhauser Real Estate. The property is Zoned R1 and a Large Scale Solar PV installation is not a permitted use in this Zone.

The Property has been owned by Gunzenhauser Real Estate since 1965. The City parcel is landlocked with legal frontage on Locust Ave from the portion of the property in the Town of Cortlandville. The property has been on the market for over 30 years with a current listing that is over 2 years old.

The current assessed value of the 38.5 acre city parcel is \$60,000 for the land with no buildings on the site, and the assessed value for the 24.4 acre Town of Cortlandville Parcel is \$37,100 for the land with no buildings on the site.

A 51 Lot subdivision was proposed for the property with a minimum lot size of approximately 20,000 square feet which was in compliance with the R1 zoning. This project also included a proposal for 8 multiple residence buildings with 44 residential units. The proposal was determined to not be viable because of the steep slopes and shallow bedrock on the site. The estimated cost of developing a 51 lot realty subdivision is based on the following:

4940 Lineal feet of town and city road with drainage	\$1,482,000
Storm Water Management	\$ 250,000
4350 Lineal feet of Sewer	\$1,305,000
5000 Lineal feet of water main	\$1,500,000
Water pumping and storage	\$ 700,000
Site Grading	\$ 400,000
Total estimated development costs	\$5,637,000

This estimated construction cost would result in a per lot cost of approximately \$110,000.

A review of land values for similar 20,000 sq-ft residential lots shows average land assessments of \$20,000.

Other factors which make this site less desirable is the proximity of Route 81 with heavy traffic and highway noise, the location of a concrete plant at the southern side of the property and two hotels south of the property. Typically subdivisions of this size would also require a second access to a main roadway for public safety access concerns.



The hardship for this property in the residential R1 zone is unique compared to other areas of R1 zoning because of the steep slopes existing on the parcel, The shallow depth to bedrock and the lack of utilities.

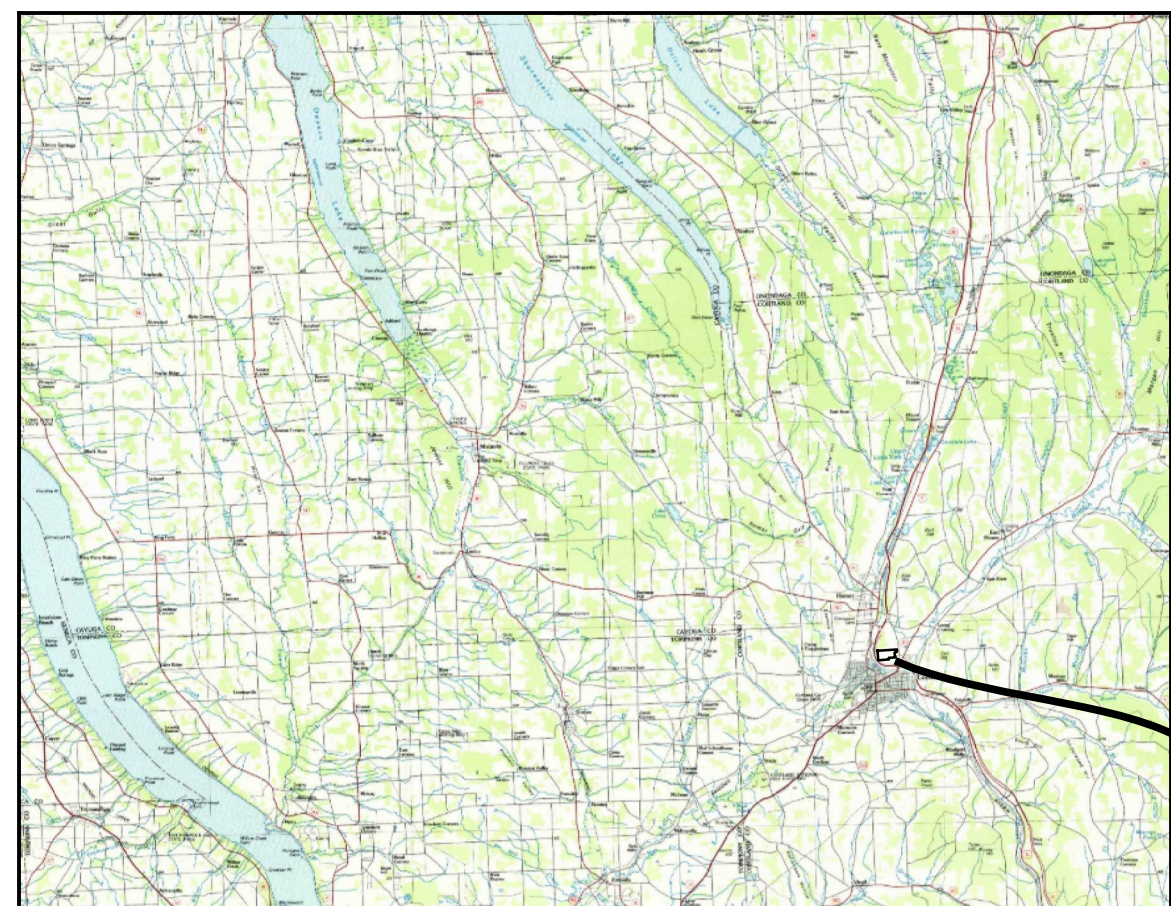
The nature of ground mount solar panels will not alter the essential character of the neighborhood is the low height of the structures, maintenance of vegetation under the panels as a grassy meadow and the existing topography will not be significantly modified. The project will not generate any additional traffic or noise after the construction period.

The project is consistent with the State effort for providing green energy and as a community solar project the residents of the city will benefit from the opportunity to obtain electrical power from the facility.

Respectfully submitted,

LaBella Associates

Daniel R. Walker, PE
Senior Project Engineer



LOCATION SKETCH (NTS)

SURVEY NOTES:

- CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE NYSNET GPS SYSTEM. THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD83 (2011). FIELD WORK WAS COMPLETED WITH AN ACCURACY OF 1:10,000 OR BETTER.
- BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.
- MAP PREPARED FROM AN INSTRUMENT SURVEY DATED JANUARY 10, 2020. A. SNOW WAS ON THE GROUND AT THE TIME OF SURVEY.
- STEWART TITLE ABSTRACT NO. 8178866.

SURVEY REFERENCES:

- COUNTY OF CORTLAND, CITY OF CORTLAND - TAX MAP NO.'S 76.83, 76.84, 86.27 & 86.28.
- COUNTY OF CORTLAND, TOWN OF CORTLANDVILLE - TAX MAP NO. 76.00 & 76.20.
- DEED BETWEEN SOL M., SOL H., BENNY, & JOSEPH GUNZENHAUSER AND GUNZENHAUSER REAL ESTATE COMPANY DATED DECEMBER 4, 1973 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE AS LIBER 337 OF DEEDS, PAGE 1043.
- DEED BETWEEN CORTLAND READY MIX, INC. AND ESTATE OF MICHAEL T. SAUNDERS DATED DECEMBER 26, 2017 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE FEBRUARY 9, 2018 AS INSTRUMENT NO. 2018-01277.
- DEED BETWEEN SYSTEM EAST, INC. AND MERVAT SABRY EID DATED FEBRUARY 27, 2019 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE MARCH 6, 2019 AS INSTRUMENT NO. 2019-00863.
- DEED BETWEEN JAMES P. & KATHLEEN M. HAWTHORNE AND DANIEL FREED DATED FEBRUARY 12, 2016 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE FEBRUARY 16, 2019 AS INSTRUMENT NO. 2016-00792.
- DEED BETWEEN MATTHEW J. MEYERS AND BRANDON FINCH DATED SEPTEMBER 13, 2012 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE JUNE 19, 2012 AS INSTRUMENT NO. 2012-43909.
- DEED BETWEEN LORI E. O'DONNELL AND TIMOTHY P. O'DONNELL DATED JUNE 13, 2012 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE JUNE 26, 2012 AS INSTRUMENT NO. 2012-60348.
- DEED BETWEEN ROSALIE G. COSTELLO AND KOZHAYA & NASSIMA KARAM DATED SEPTEMBER 2, 2003 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE AS 1015267-001.
- DEED BETWEEN EDWARD L. & ALVA GREENMAN AND EDWARD L., ROSA MARIE & CHARLES L. GREENMAN DATED DECEMBER 31, 2012 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE FEBRUARY 27, 2013 AS INSTRUMENT NO. 2013-70542.
- DEED BETWEEN THE CORTLAND BAKING CO. AND JOHN & PATRICIA M. CASEY DATED JUNE 10, 2010 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE JUNE 11, 2010 AS INSTRUMENT NO. 2010-02903.
- MAP TITLED "PROPOSED SUBDIVISION FOR LADY JANE HOTELS CORPORATION AND BAMA HOTEL CORPORATION" DATED APRIL 14, 2008 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE MARCH 25, 2009 AS INSTRUMENT NO. 2009-01343.
- MAP TITLED "THE CORTLAND BAKING CO." DATED MARCH 31, 2010 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE JUNE 11, 2010 AS INSTRUMENT NO. 2010-02899.

SUBJECT TO:

- EASEMENT BETWEEN THOMAS J. & HELEN M. HOGAN AND CORTLAND COUNTY TRACTION CO. DATED JUNE 2, 1924 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE JANUARY 7, 1925 IN LIBER 150 OF DEEDS, PAGE 133.
- EASEMENT BETWEEN THOMAS J. & HELEN M. HOGAN AND THE SYRACUSE LIGHTING CO., INC. DATED FEBRUARY 21, 1934 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE FEBRUARY 26, 1934 AS LIBER 171 OF DEEDS, PAGE 416. A. TOO VAGUE TO PLOT.
- EASEMENT BETWEEN THOMAS J. HOGAN & OTHERS AND DAVID B. & FRANCIS M. RIPLEY DATED APRIL 12, 1945 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE APRIL 18, 1945 AS LIBER 196 OF DEEDS, PAGE 505. A. TOO VAGUE TO PLOT.

CERTIFICATION:
TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), NAME OF OTHERS AS NEGOTIATED WITH CLIENT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2020.

MICHAEL W. HALEY PLS
NYS PLS NO. 049788
JANUARY 14, 2020

LEGAL DESCRIPTION: (76.84-1-1)

ALL THAT TRACT OR PARCEL THAT SITUATE IN THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND, AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS. COMMENCING AT A POINT IN THE CENTERLINE OF LOCUST AVENUE AT THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF DANIEL FREED TA#76.20-1-9 ON THE SOUTH; THENCE S 86°20'09" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 168.10 FEET TO A POINT; THENCE S 04°52'57" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 161.24 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF BRANDON FINCH TA#76.84-1-2 ON THE SOUTH; THENCE S 86°20'09" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 186.50 FEET TO THE POINT OF BEGINNING; THENCE

- S 03°46'51" E ALONG THE WEST LINE OF THE LANDS NOW OR FORMERLY OF BRANDON FINCH TA#76.84-1-2, TIMOTHY P. O'DONNELL TA#76.84-1-3, PAUL A. CORSI TA# 76.81-1-4, KOZHAYA & NASSIMA KARAM TA#76.84-1-5, AND EDWARD L. GREENMAN TA#76.84-1-6, ALSO BEING THE EAST LINE FOR THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE WEST, FOR A DISTANCE OF 517.12 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF EDWARD L. GREENMAN TA#76.84-1-6 TO THE NORTHEAST AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 TO THE SOUTHWEST; THENCE
 - N 86°24'35" E ALONG SAID DIVISION LINE FOR A DISTANCE OF 79.51 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF JOSEPH DISANTO TA#86.28-1-2.2 ON THE EAST AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE WEST; THENCE
 - S 04°09'35" E ALONG SAID DIVISION LINE FOR A DISTANCE OF 167.22 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF CORTLAND READY MIX INC. TA#86.28-1-3.1 ON THE SOUTH; THENCE
 - S 86°12'19" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 922.53 FEET TO A POINT; THENCE
 - S 01°12'21" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 214.72 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF LADY JANE HOTELS CORPORATION TA#86.28-1-6.1 ON THE SOUTH; THENCE
 - S 84°30'09" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 494.60 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF FRANCIS M. WEST TA#86.27-1-3 ON THE SOUTH; THENCE
 - S 86°12'19" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 983.07 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF JOHN A. CASEY TA#86.27-1-1 AND TA# 76.83-1-1 ON THE WEST; THENCE
 - N 03°44'43" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 919.12 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE SOUTH; THENCE
 - N 86°20'09" E ALONG SAID DIVISION LINE FOR A DISTANCE OF 2328.44 FEET TO THE POINT AND PLACE OF BEGINNING.
- THE ABOVE DESCRIBED PARCEL CONTAINS 44.762 ACRES (1,949,836 SQUARE FEET).

LEGAL DESCRIPTION: (76.20-1-8)

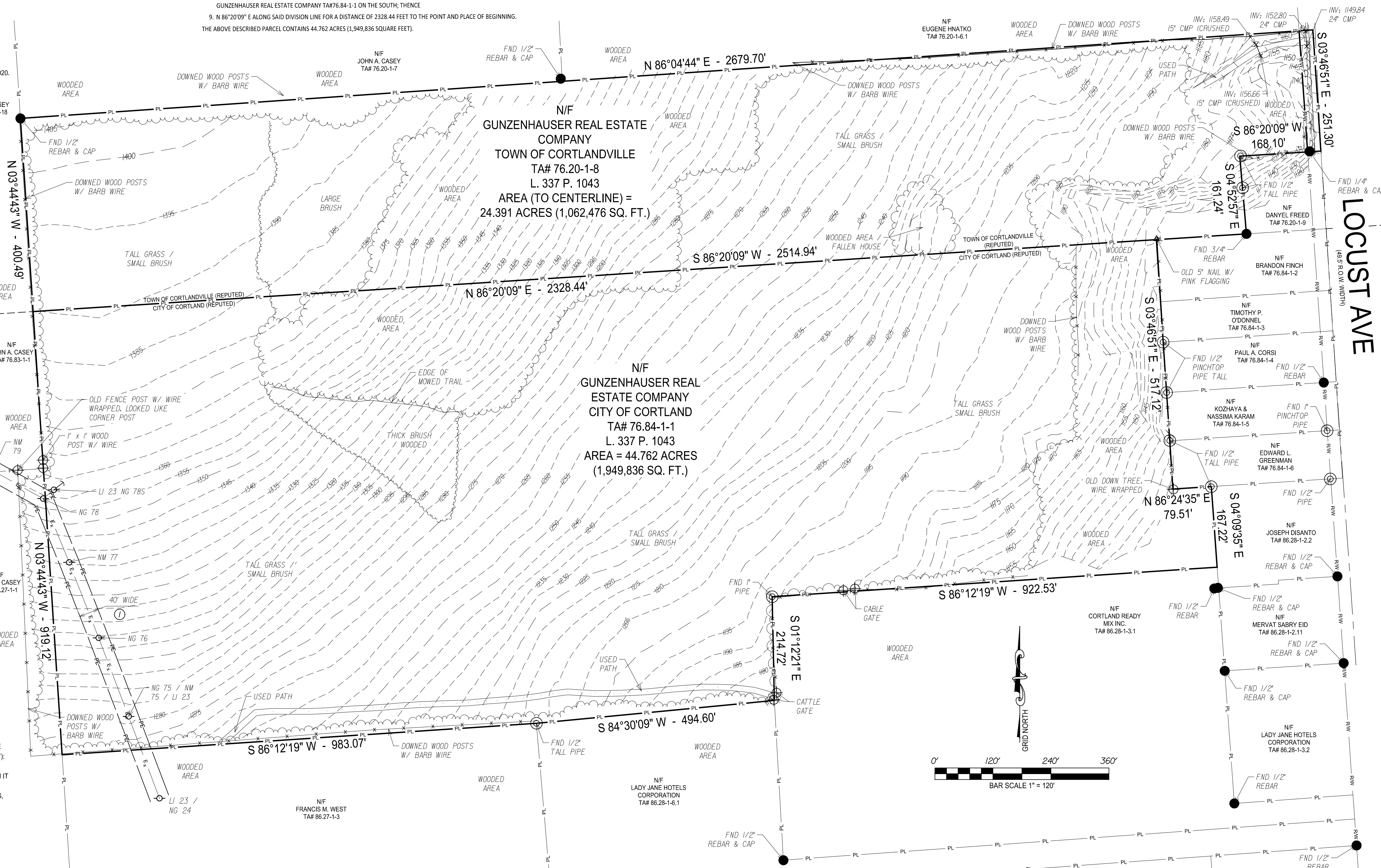
ALL THAT TRACT OR PARCEL THAT SITUATE IN THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND, AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE CENTERLINE OF LOCUST AVENUE AT THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF DANIEL FREED TA#76.20-1-9 ON THE SOUTH; THENCE

- S 86°20'09" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 168.10 FEET TO A POINT; THENCE
 - S 04°52'57" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 161.24 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF BRANDON FINCH TA#76.84-1-2 ON THE SOUTH; THENCE
 - S 86°20'09" W ALONG SAID DIVISION LINE AND CONTINUING ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.84-1-1 ON THE SOUTH FOR A DISTANCE OF 2514.94 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE EAST AND THE LANDS NOW OR FORMERLY OF JOHN A. CASEY TA#76.00-3-18 ON THE WEST; THENCE
 - N 03°44'43" W ALONG SAID DIVISION LINE FOR A DISTANCE OF 400.49 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF JOHN A. CASEY TA#76.20-1-7 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE SOUTH; THENCE
 - N 86°04'44" E ALONG SAID DIVISION LINE AND CONTINUING ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF EUGENE HNATKO TA#76.20-1-6.1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GUNZENHAUSER REAL ESTATE COMPANY TA#76.20-1-8 ON THE SOUTH FOR A DISTANCE OF 2679.70 FEET TO A POINT IN THE CENTERLINE OF LOCUST AVENUE; THENCE
 - S 03°46'51" E ALONG SAID CENTERLINE FOR A DISTANCE OF 251.30 FEET TO THE POINT AND PLACE OF BEGINNING.
- THE ABOVE DESCRIBED PARCEL CONTAINS 24.391 ACRES (1,062,476 SQUARE FEET).

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ▲ CONTROL POINT
- POST
- ▣ CONCRETE MONUMENT
- UTILITY POLE
- UTILITY GUY WIRE
- ⊙ PIPE
- REBAR
- ROAD CENTERLINE
- DRAINAGE INLET
- STORM PIPE
- MINOR CONTOUR
- MAJOR CONTOUR
- EDGE OF VEGETATION
- FENCELINE
- PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- BREAKLINE
- TOWN LINE



NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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SOURCE RENEWABLES, LLC.
41 WEST ELM STREET, SUITE C
GREENWICH, CT 06830

GUNZENHAUSER REAL ESTATE COMPANY PROPERTY
22 LOCUST AVE. REAR
CITY OF CORTLAND
LOCUST AVE
TOWN OF CORTLANDVILLE

NO.	DATE	DESCRIPTION
REVISIONS		

PROJECT NUMBER: 2191567.06

DRAWN BY: KDS

REVIEWED BY: MWH

ISSUED FOR: DRAFT

DATE: JANUARY 14, 2020

DRAWING NAME:

ALTA MAP

DRAWING NUMBER:

V-1

Walker, Dan

From: Andrew Day <aday@sourcerenew.com>
Sent: Thursday, March 26, 2020 2:17 PM
To: Corey Auerbach - Barclay Damon LLP (CAuerbach@barclaydamon.com); Walker, Dan; Gasic, Drazen
Subject: Cortland Real Estate Update
Attachments: Cortland Lot Comps 3.26.pdf

Corey –

I spoke with the land owner and real estate agent regarding the history of the property and the land values. The Gunzenhausers have had the property for sale either by owner or listed with a broker for the past 30 years with very little interest. Yaman Real Estate, the current broker has had it listed prior to entering into a contract with us for 1032 days, during that time they had only one inquiry other than us.

Regarding the values, I asked Jamie Yaman to send over recently completed and current lot listings. The best comparable is a 100 lot subdivision in the vicinity that recently sold their final lots and it took them 30 years. The lots which are fully finished include roads, electric, municipal water and wastewater etc...and they sold for \$22k per lot. The average house value in the area is \$125k.

Andrew Day

Source Renewables
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	MLS#	Address	Zip	List Price	Assd Value	SqFt Beds	Bths	RATIO Lis	Acres
	S263353	12 Bellevue Ave	13045	\$21,500	\$16,900		0.0		0.47
	S1199349	1 Colony Dr	13045	\$19,500	\$15,000				0.25
	S1076673	51 Hickory Park Rd	13045	\$19,900	\$15,000				0.31
	S1108677	16 Harrington Ave	13045	\$16,000	\$8,900				0.12
	S1069759	27 Kent Dr	13045	\$6,500	\$6,500				0.15
	S1144411	0 Bell Dr	13045	\$19,900	\$21,700				0.02
	S333309	3266 Walden Oaks Blvd	13045	\$11,000	\$10,000		0.0		0.50

All information courtesy of Jamie Yaman

