

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: SSC Cortlandville II LLC			
Project Location (describe, and attach a location map): Project is northwest of the city of Cortland, outside of city limits, south of Blue Creek Road.			
Brief Description of Proposed Action: Installation of a 5.0MWAC ground mounted solar power facility on approximately +/-37.5 acres. Project includes construction of solar arrays, transformers, inverters, access roads, utility poles, and a perimeter security fence.			
Name of Applicant or Sponsor: SSC Cortlandville II LLC		Telephone: 561-866-8234	
		E-Mail: john@summitsolarcapital.com	
Address: 334 Arapahoe Ave			
City/PO: Boulder		State: Colorado	Zip Code: 80302
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Cortlandville			NO YES X
3.a. Total acreage of the site of the proposed action?		+/-37.5 acres	
b. Total acreage to be physically disturbed?		+/-1.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/-113.3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____ Portable water is not required for the operation of this facility.		NO	YES
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ Wastewater treatment is not required for the operation of this facility.		NO	YES
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
		X	
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
			X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ State wetlands are located on the southern side of the site. No impacts or alteration will be made to the wetlands. A 100 ft buffer will be maintained.		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
		X	
16. Is the project site located in the 100 year flood plain?		NO	YES
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Existing grade to remain relatively unchanged and there is no mass grading. Storm water not be materially impacted by this project and will flow to currently existing natural and man-made conveyance systems.			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>John H. Switzer, Esq.</u>	Date: <u>7/23/2020</u>	
Signature: <u><i>John H. Switzer</i></u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

GPS Coordinates	
LATITUDE	42°36'45.49" N
LONGITUDE	76°12'14.46" W

**Table 1 – Location Table**



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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid \_\_\_\_\_

Name SSC Cortlandville II LLC

Phone 561-866-8234

Address 334 Arapahoe Ave, Boulder, Colorado 80302

PROPERTY OWNER

Name SSC Cortlandville II LLC

Phone 561-866-8234

Address 334 Arapahoe Ave, Boulder, Colorado 80302

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 4242 Bell Crest Drive, Cortlandville New York

Tax Map No. of Parcel Crtv-86.00-02-01.100

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION 7/3/2017

IS PROPERTY IN FLOOD PLAIN? YES X NO

AQUIFER PROTECTION AREA Partially within the aquifer area.

ZONING DISTRICT Agricultural

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

DATE OF APPLICATION 7/23/2020

John H. Switzer  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Supervisor

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_

Name John H. Switzer, Esq. Title \_\_\_\_\_

Address 334 Arapahoe Ave Phone 561-866-8234

Boulder, Colorado 80302 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**APPLICATION FOR CONDITIONAL PERMIT**

**APPLICANT**

Name SSC Cortlandville II LLC Fee Paid \_\_\_\_\_  
Address 334 Arapahoe Ave Phone 561-866-8234  
Boulder, Colorado 80302

**PROPERTY OWNER**

Name SSC Cortlandville II LLC Phone 561-866-8234  
Address 334 Arapahoe Ave, Boulder, Colorado 80302

**PROPERTY INFORMATION**

Location of property 4242 Bell Crest Drive, Cortlandville New York  
Tax Map No. of Parcel Crtv-86.00-02-01.100

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 7/3/2017  
IS PROPERTY IN FLOOD PLAIN? YES  NO  
ZONING DISTRICT Agricultural  
PROJECT DISCRPTION Approximately 5 MWac ground-mounted solar array system.

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

DATE OF APPLICATION 7/23/2020

John H. Switzer  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Planning Board Chairperson

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_



GENERAL MUNICIPAL LAW

Zoning Referral Form

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. 86.00 - 02 - 01 . 100  
(Tax Map Number)

Date: 7/27/2020

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: \_\_\_\_\_ Bulk – Article \_\_\_\_\_ Section \_\_\_\_\_  
                  \_\_\_\_\_ Use – Article \_\_\_\_\_ Section \_\_\_\_\_  
Special Permit: Article 178 Section 46  
Conditional Permit: Article \_\_\_\_\_ Section \_\_\_\_\_  
Site Plan Review: Article \_\_\_\_\_ Section \_\_\_\_\_

Reason(s) for request: \_\_\_\_\_  
Request for a special permit to construct a ground-mounted solar generation site.

Is the above action a **Type 1** \_\_\_\_\_, **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:

- 1. Name of petitioner: SSC Cortlandville II, LLC
- Owners name (if different): Lawrence Hill
- Date of acquisition: 7/3/2017

Address: 334 Arapahoe Ave, Boulder

State: Colorado Zip: 80302

Phone Number: 561-866-8234 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 \_\_\_\_\_ District \_\_\_\_\_ ; Sewer \_\_\_\_\_ District \_\_\_\_\_ ;  
Fire Protection \_\_\_\_\_ District \_\_\_\_\_ ; Refuse Collection \_\_\_\_\_  
Special services required: \_\_\_\_\_
5. Does Site Plan conform to municipal master plan? Yes If not why? \_\_\_\_\_
6. Does Site Plan conform to county land use plan? Yes If not why? \_\_\_\_\_
7. School District: Homer
8. Projected energy consumption: None Type: \_\_\_\_\_
9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 0

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.

John H. Switzer Principal  
Signature and Title of Submitting Official

(REVISED: 8/01)

**TO THE TOWN PLANNING BOARD  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NEW YORK**

Planning Board File No. \_\_\_\_\_

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

Date 7/27/2020

The undersigned owner(s) desire(s) to subdivide a parcel of land described as follows:

1.) Name of owner(s): Lawrence Hill

Address: 334 Arapahoe Ave, Boulder, Colorado 80302

2.) Name of Subdivider: SSC Cortlandville II LLC

Address: 334 Arapahoe Ave, Boulder, Colorado 80302

3.) Property address of Subdivided land: 4242 Bell Crest Drive, Cortlandville, NY

Tax Map Parcel # Crtv-86.00-02-01.100

4.) Mortgage, liens, and encumbrances: \_\_\_\_\_

Mortgage in the amount of \$250,000.00 and interest made by James C. Stevens III to Lawrence G. Hill, III dated April 21, 2016 and recorded April 22, 2016 in the Cortland County Clerk's Office as Instrument No. 2016-01911

5.) A Final Plat layout is hereby attached for approval, showing proposed public streets and other information as required on, and with the Final Plat.

6.) Is this subdivision subject to General Municipal Law approval? Yes

The undersigned hereby applies for approval of said subdivision and covenants and agrees with the Town of Cortlandville upon approval of said Final Plat and subsequent Subdivision Plat to install such utilities as are required and to complete the streets as finally approved or in lieu of this to post a performance bond as set forth and provided in the "Requirements for Approval of Subdivision Plans in the Town of Cortlandville".

Signature John H. Switzer

**GENERAL MUNICIPAL LAW**

**Subdivision Referral Form**

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

GML No. 86.00 - 02 - 01 . 100  
(Tax Map Number)

Date: 7/27/2020

Submitting Officer: **BRUCE A. WEBER, CEO**

Municipality: **TOWN OF CORTLANDVILLE**

Mailing Address: **RAYMOND G. THORPE MUNICIPAL BUILDING  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045**

Phone Number: **(607)756-7490**

Fax Number: **(607)756-6753**

Please Submit the Following Information

1. Identification:  Preliminary Subdivision Plan OR  Final Subdivision Plan

Name: SSC Cortlandville II, LLC

Address: 4242 Bell Crest Drive, Cortlandville, NY

Phone Number: 561-866-8234 Fax Number: \_\_\_\_\_

A. Owner or Lessee: SSC Cortlandville II, LLC

1. Date of acquisition: 7/3/2017

B. Architect or Engineer: Delta Engineers, Architects, Land Surveyors, & Landscape Architects, DPC

2. Layout Characteristics:

A. Total Acres of Subdivision: 113.3 Total No. of Lots: Two

Has area been previously approved for subdivision: \_\_\_\_\_ If yes, when: \_\_\_\_\_

and, if any, amount of construction completed \_\_\_\_\_

B. Type of Units:

**NUMBER OF UNITS**

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family	0			
Multi-Family	0			
Townhouses	0			
Condominiums	0			

C. Recreation:

Is there any recreation in the plan? No, if yes, what type and number?

Percentage of recreational area of total subdivision: \_\_\_\_\_

D. Sanitary Facilities:

Type of Sewage Disposal: None

Type of Water Supply: None

Public, District No. \_\_\_\_\_

Public, District No. \_\_\_\_\_

Private, \_\_\_\_\_

Private, \_\_\_\_\_

Have Sanitary Facilities been approved by Cortland County Health Department? No

If not, why? No sanitary facilities required.

3. Does the subdivision conform to Municipal Master Plan? Yes

If not, why? \_\_\_\_\_

4. Does the subdivision conform to County Master Plan? Yes If not, why? \_\_\_\_\_

5. Availability of public utilities and services:

Fire Protection: Yes District: Cortlandville, Police Protection: Yes

District: Cortlandville . Refuse Collection: \_\_\_\_\_

Special Services Required: \_\_\_\_\_

6. School District: Homer
7. Projected energy consumption: None Type: \_\_\_\_\_
8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : Zero
- 

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)

# SSC CORTLANDVILLE II LLC

4242 BELL CREST DRIVE  
CORTLAND, NY 13045  
DELTA PROJECT NO. 2020.260.001  
JULY 22, 2020  
PLANNING BOARD

## INDEX OF DRAWINGS

### GENERAL

TS TITLE SHEET

### CIVIL

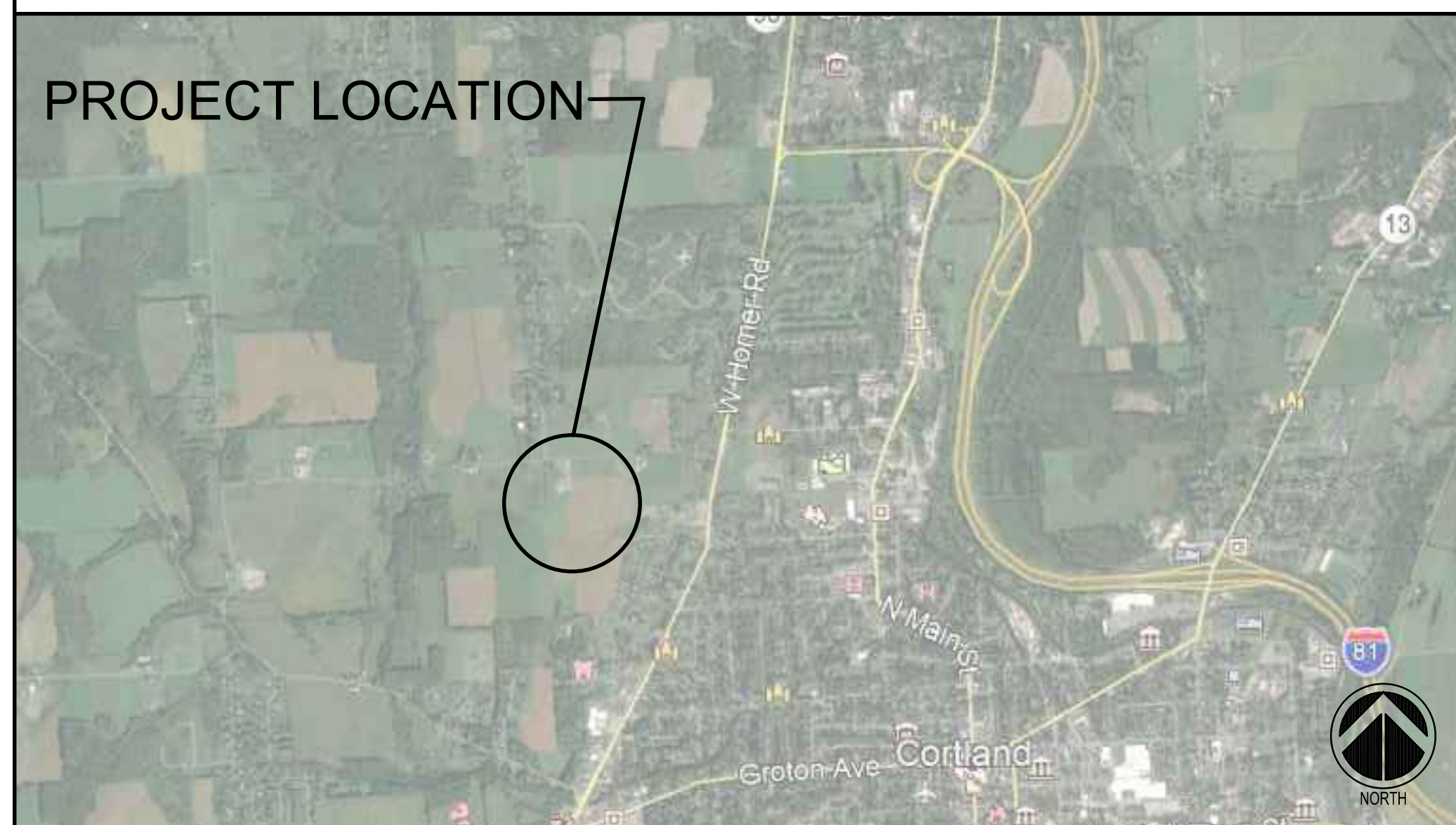
C-100 EXISTING SITE CONDITIONS  
C-101 EROSION AND SEDIMENT CONTROLS PLAN  
C-200 SITE PLAN  
C-300 DETAILS  
C-301 DETAILS

## ARCHITECT/ENGINEER



860 Hooper Road  
Endwell, New York 13760  
Tel: 607.231.6600  
Fax: 607.231.6650  
Email: [mail@delta-eas.com](mailto:mail@delta-eas.com)  
[www.delta-eas.com](http://www.delta-eas.com)

## PROJECT LOCATION



## OWNER

SSC Cortlandville II, LLC  
334 Arapahoe Ave  
Boulder, CO 80302  
Tel: 561.866.8234  
Email: [john@summitsolarcapital.com](mailto:john@summitsolarcapital.com)

TS

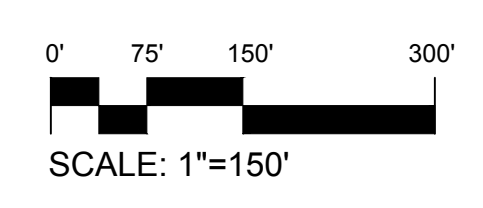


**EXISTING CONDITIONS LEGEND:**

PROPERTY LINE	---
SETBACK LINE	---
EXISTING GROUND CONTOUR	---360---
WETLAND BOUNDARY	[Hatched pattern]
EXISTING OVERHEAD ELECTRIC LINE	— OH — OH — OH —
EXISTING PAVEMENT AREA	[Solid grey]
EXISTING TREE LINE	[Wavy line]

- GENERAL NOTES:**
- GROUND CONTOUR LINES SHOWN IN THIS DRAWING WERE ADDED USING INFORMATION FROM THE NEW YORK STATE CLEARING HOUSE WEBSITE.
  - PROPERTY LINES ARE APPROXIMATE AND BASED ON TAX MAP INFORMATION.
  - WETLANDS WERE RECENTLY MAPPED AND UNKNOWN TO STATE AND FEDERAL AGENCIES.

**1**  
C-100 **EXISTING SITE CONDITIONS**  
SCALE: 1" = 150'



**SUMMIT SOLAR**

334 Arapahoe Ave  
Boulder, Colorado 80302  
Tel: 561.866.8234  
Email: john@summitsolarcapital.com

Key Plan

NOT FOR CONSTRUCTION

No.	Revision	Date

Project Name  
**SSC CORTLANDVILLE II LLC**

TOWN OF CORTLANDVILLE, NEW YORK STATE

**DELTA**  
ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road  
Endwell, New York 13760  
Tel: 607.231.6600  
Fax: 607.231.6650  
Email: mail@delta-eas.com  
www.delta-eas.com

Seal	Phase PLANNING BOARD
	Project No. 2020.260.001
	UNLICENSED ASSISTANT OF THE DRAWING E.A. HOLLAND OF THE NEW YORK STATE EDUCATION LAW SECTION 7004, SUBDIVISION 2
Date	2020.07.22

Drawing Title  
**EXISTING SITE CONDITIONS**

Drawing No.  
**C-100**





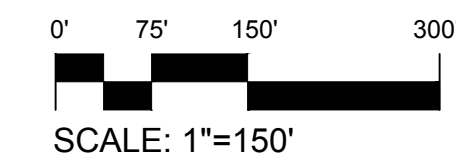
EXISTING CONDITIONS LEGEND:	
PROPERTY LINE	---
SETBACK LINE	---
EXISTING GROUND CONTOUR	---360---
WETLAND BOUNDARY	[Hatched pattern]
EXISTING OVERHEAD ELECTRIC LINE	— OH — OH — OH —
EXISTING PAVEMENT AREA	[Solid grey area]
EXISTING TREE LINE	[Wavy line]

EROSION AND SEDIMENT CONTROL LEGEND:	
SILT FENCE	[Line with dots]
PERVIOUS ACCESS ROAD	[Dotted pattern]
STABILIZED CONSTRUCTION ENTRANCE	[Cross-hatched pattern]
25' VEGETATIVE BUFFER	---
CLEAR AND GRUB AREA	---

**1 EROSION AND SEDIMENT CONTROLS PLAN**  
 C-101 SCALE: 1"=150'



#	KEY NOTES
1	PROVIDE SILT FENCE. ADJUST AS NEEDED AS LAND CLEARING PROGRESSES. TYP. SEE DETAIL 2/C-301.
2	PROVIDE STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 1/C-301.
3	MAINTAIN 25' VEGETATED BUFFER WITH SELECTIVE CLEARING AT WETLAND BOUNDARIES, TYP.
4	CLEARING AND GRUBBING AREA, TYP.



334 Arapahoe Ave  
 Boulder, Colorado 80302  
 Tel: 561.866.8234  
 Email: john@summitsolarcapital.com

Key Plan

NOT FOR CONSTRUCTION

No.	Revision	Date

Project Name

**SSC CORTLANDVILLE II LLC**

TOWN OF CORTLANDVILLE, NEW YORK STATE



860 Hooper Road  
 Endwell, New York 13760  
 Tel: 607.231.6600  
 Fax: 607.231.6650  
 Email: mail@delta-eas.com  
 www.delta-eas.com

Seal

Phase

PLANNING BOARD

Project No.

2020.260.001

UNLICENSED ASSISTANT OF THE DRAWING  
 E.A. HOLLAND OF THE NEW YORK STATE  
 EDUCATION LAW, SECTION 7000, SUBDIVISION  
 2

Date

2020.07.22

Drawing Title

**EROSION AND SEDIMENT CONTROLS PLAN**

Drawing No.

**C-101**

Key Plan

NOT FOR CONSTRUCTION

No.	Revision	Date

Project Name

**SSC CORTLANDVILLE II LLC**

TOWN OF CORTLANDVILLE, NEW YORK STATE

**DELTA**  
ENGINEERS, ARCHITECTS, & SURVEYORS

860 Hooper Road  
Endwell, New York 13760  
Tel: 607.231.6600  
Fax: 607.231.6650  
Email: mail@delta-eas.com  
www.delta-eas.com

Seal

Phase

PLANNING BOARD

Project No.

2020.260.001

Date

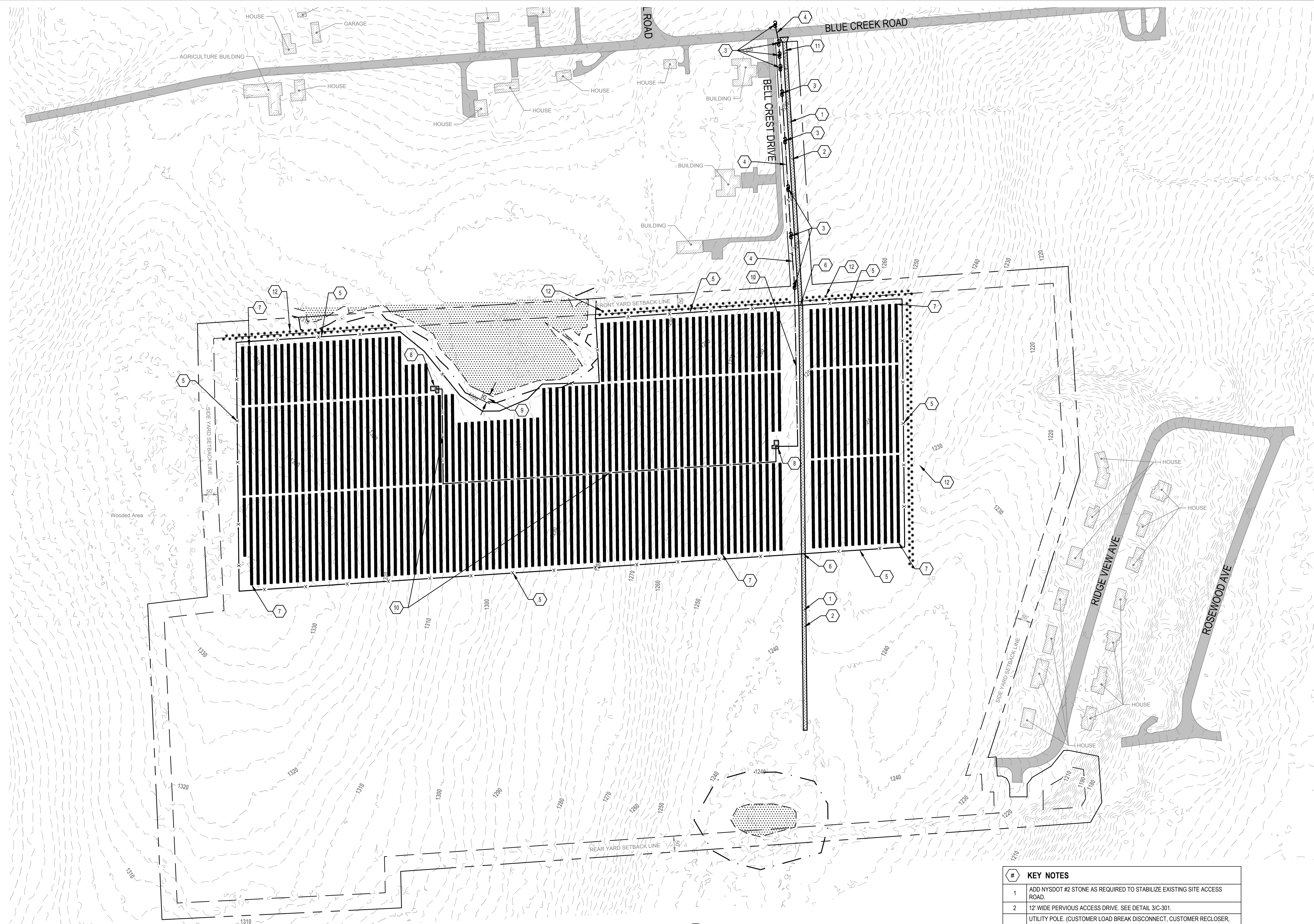
2020.07.22

Drawing Title

**SITE PLAN**

Drawing No.

**C-200**



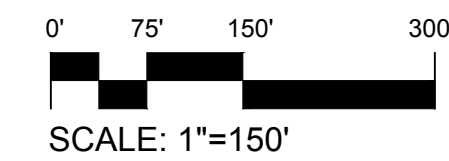
**1 SITE PLAN**  
C-200 SCALE: 1"=150'



**GROUND COVERAGE:**  
SITE IS AN AGRICULTURAL ZONE. GROUND COVERAGE IS 9.20%.

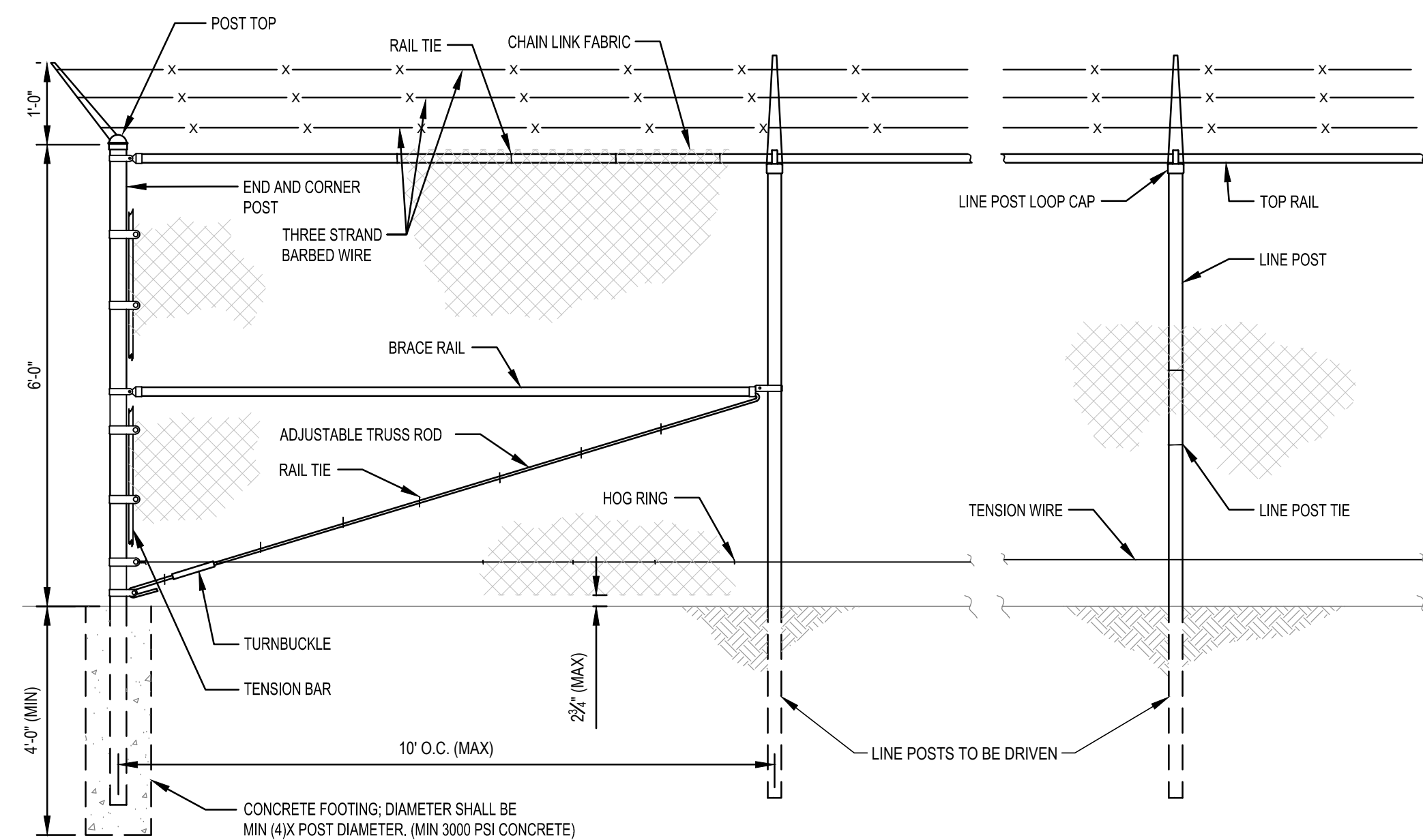
PARCEL ACREAGE: ±113.3 ACRES  
PROJECT ACREAGE: ±37.5 ACRES  
PROPOSED SOLAR: 19008 PANELS

#	KEY NOTES
1	ADD NYS DOT #2 STONE AS REQUIRED TO STABILIZE EXISTING SITE ACCESS ROAD.
2	12' WIDE PERVIOUS ACCESS DRIVE. SEE DETAIL 3/C-301.
3	UTILITY POLE. (CUSTOMER LOAD BREAK DISCONNECT, CUSTOMER RECLOSER, POLE MOUNTED UTILITY METER AND CUSTOMER RISER POLE) FINAL LOCATION SUBJECT TO CHANGE.
4	OVERHEAD ELECTRIC LINE. (FINAL LOCATION SUBJECT TO CHANGE)
5	6' HEIGHT CHAIN LINK SECURITY FENCE WITH 12" OF 3-STRAND BARBED WIRE. SEE DETAIL 1/C-300.
6	DOUBLE SWING CHAIN LINK FENCE GATE. SEE DETAIL 2/C-300.
7	PHOTOVOLTAIC (PV) MODULE, TYP.
8	PV INVERTER, TRANSFORMER, NEUTRAL GROUND REACTOR AND DC STORAGE (IF APPLICABLE) EQUIPMENT SET ON CONCRETE PAD OR DRIVEN PILE FOUNDATION. SEE DETAIL 6/C-300.
9	MAINTAIN A 25' SETBACK FROM WETLANDS.
10	MEDIUM VOLTAGE UNDERGROUND ELECTRIC LINE. (FINAL LOCATION SUBJECT TO CHANGE). SEE DETAIL 3/C-300.
11	MINOR COMMERCIAL DRIVEWAY. SUBJECT TO CHANGE BASED ON TOWN PERMITTING REQUIREMENTS.
12	VIEW MITIGATION PLANTING. SEE DETAIL 6/C-301.



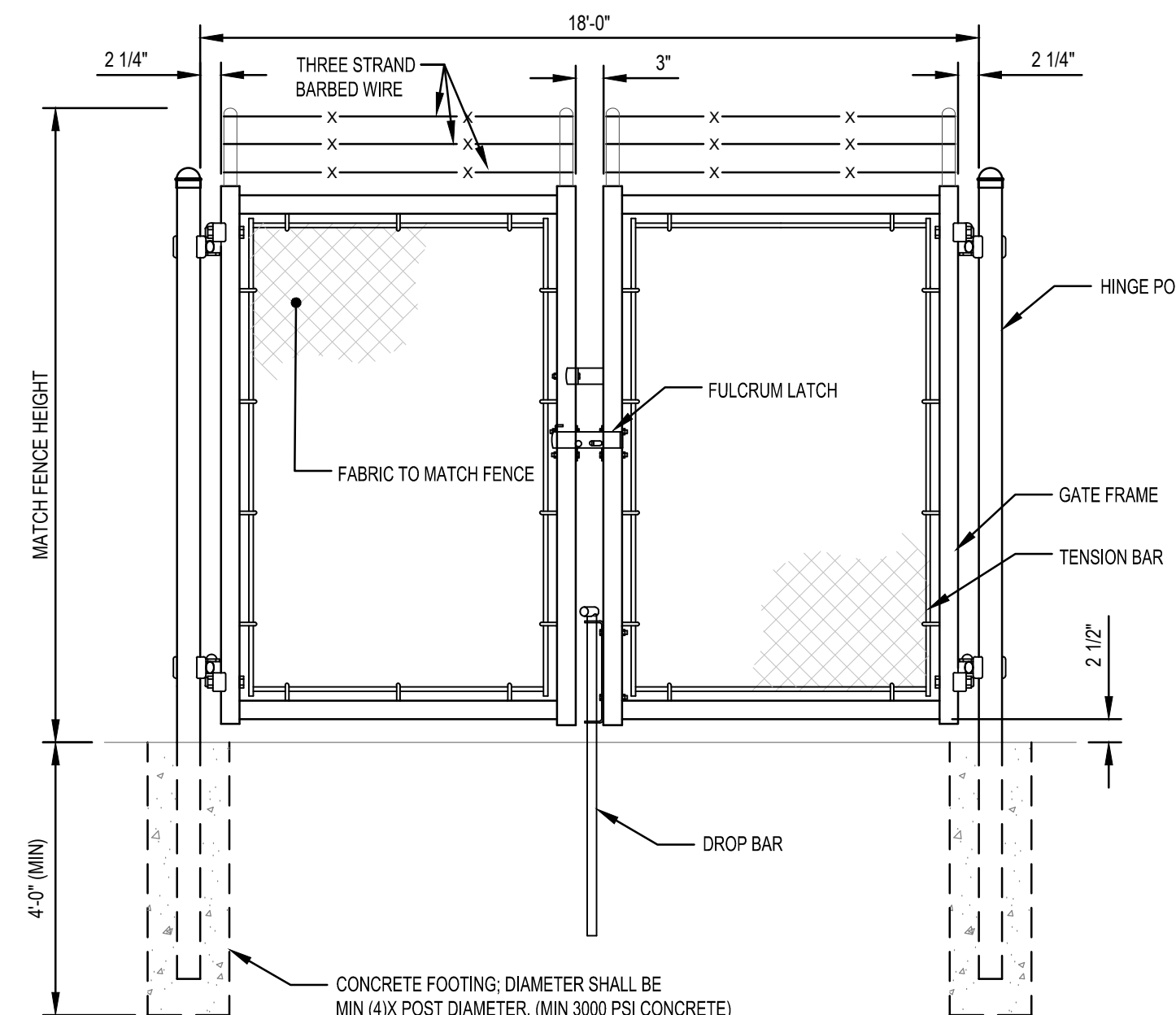
EXISTING CONDITIONS LEGEND:	
PROPERTY LINE	---
SETBACK LINE	---
EXISTING GROUND CONTOUR	--- 360 ---
WETLAND BOUNDARY	[Hatched pattern]
EXISTING OVERHEAD ELECTRIC LINE	— OH — OH — OH —
EXISTING PAVEMENT AREA	[Grey shaded area]

SITE PLAN LEGEND:	
UTILITY POLE	[Symbol]
OVERHEAD ELECTRIC LINE	— OH —
UNDERGROUND ELECTRIC LINE	— U/E —
SECURITY FENCE	— X —
25' VEGETATIVE BUFFER	— [Symbol] —
PHOTOVOLTAIC (PV) MODULE	[Vertical line symbol]
GRAVEL ACCESS ROAD	[Dotted pattern]
STABILIZED CONSTRUCTION ENTRANCE	[Cross-hatched pattern]



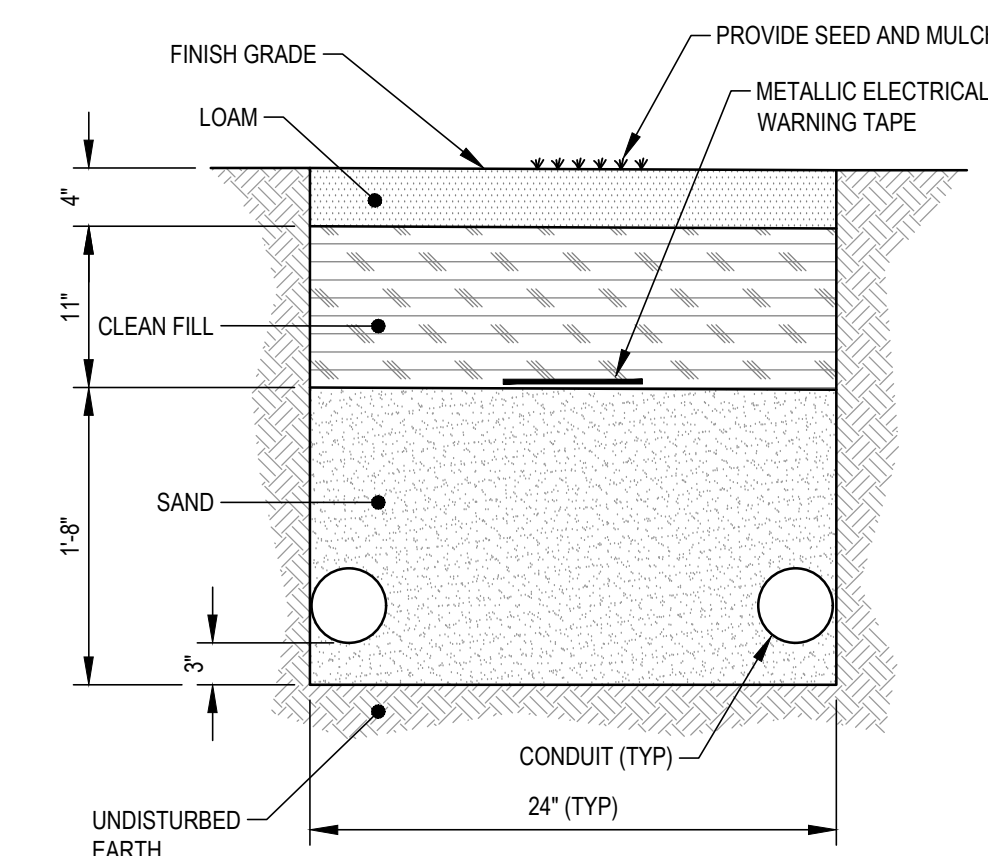
NOTE:  
1. ONLY EXTERIOR CHAIN LINK FENCE LINES GET (3) THREE LINE BARBED WIRE.

**1 CHAIN LINK FENCE DETAIL**  
C-300 SCALE: NONE

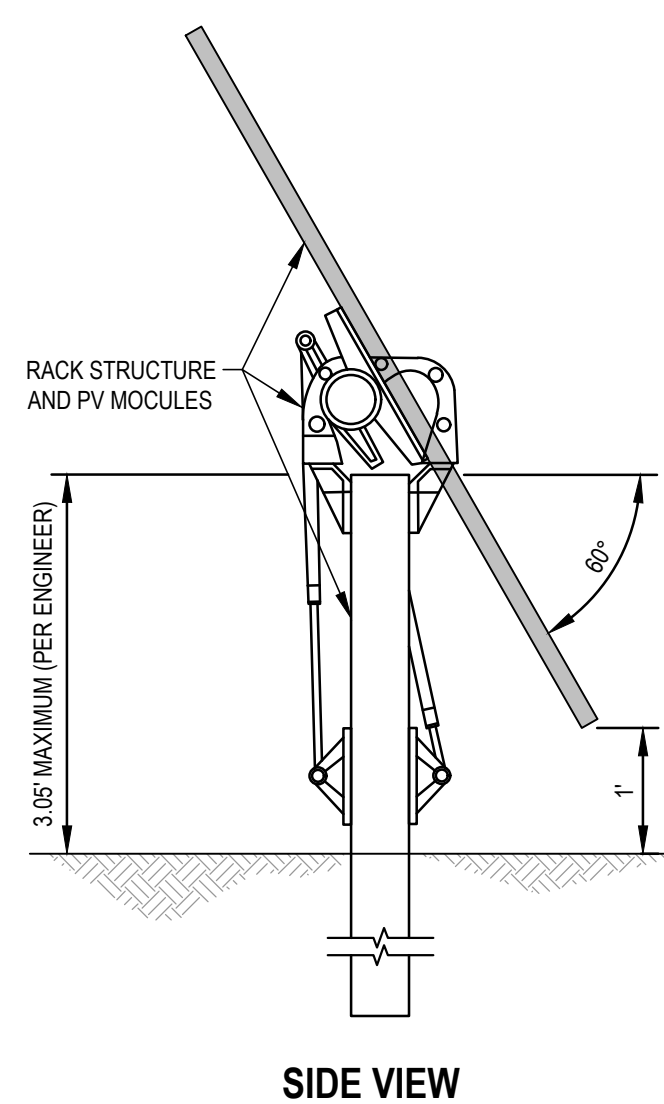


NOTE:  
1. ONLY EXTERIOR CHAIN LINK FENCE GATES GET (3) THREE LINE BARBED WIRE.

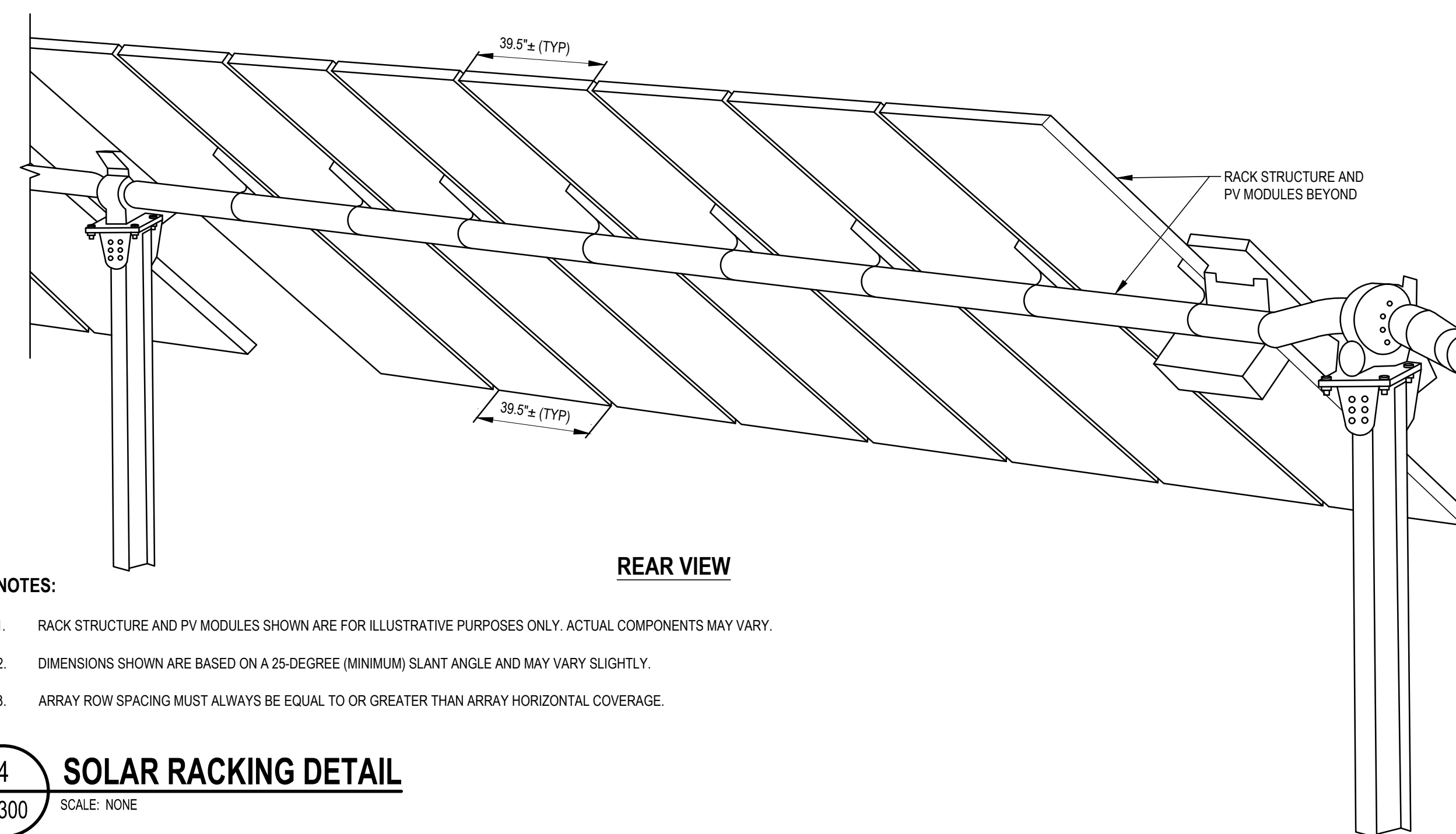
**2 DOUBLE CHAIN LINK FENCE GATE DETAIL**  
C-300 SCALE: NONE



**MEDIUM VOLTAGE CABLE TRENCH DETAIL (MV)**  
C-300 SCALE: NONE



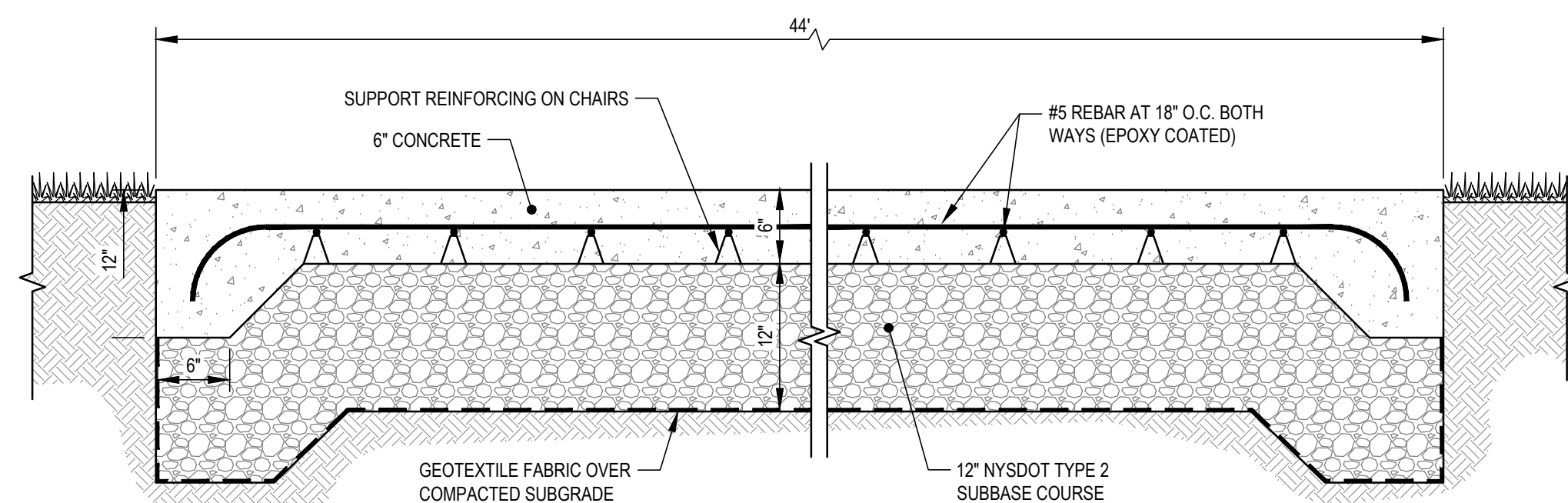
**SIDE VIEW**



**REAR VIEW**

NOTES:  
1. RACK STRUCTURE AND PV MODULES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COMPONENTS MAY VARY.  
2. DIMENSIONS SHOWN ARE BASED ON A 25-DEGREE (MINIMUM) SLANT ANGLE AND MAY VARY SLIGHTLY.  
3. ARRAY ROW SPACING MUST ALWAYS BE EQUAL TO OR GREATER THAN ARRAY HORIZONTAL COVERAGE.

**4 SOLAR RACKING DETAIL**  
C-300 SCALE: NONE



NOTE:  
1. DRIVEN PILE FOUNDATIONS MAY BE USED IN LIEU OF CONCRETE EQUIPMENT PADS AS SHOWN.

**5 THICKENED EDGE 6" THICK CONCRETE PAD DETAIL**  
C-300 SCALE: NONE

Key Plan

No.	Revision	Date

NOT FOR CONSTRUCTION

No.	Revision	Date

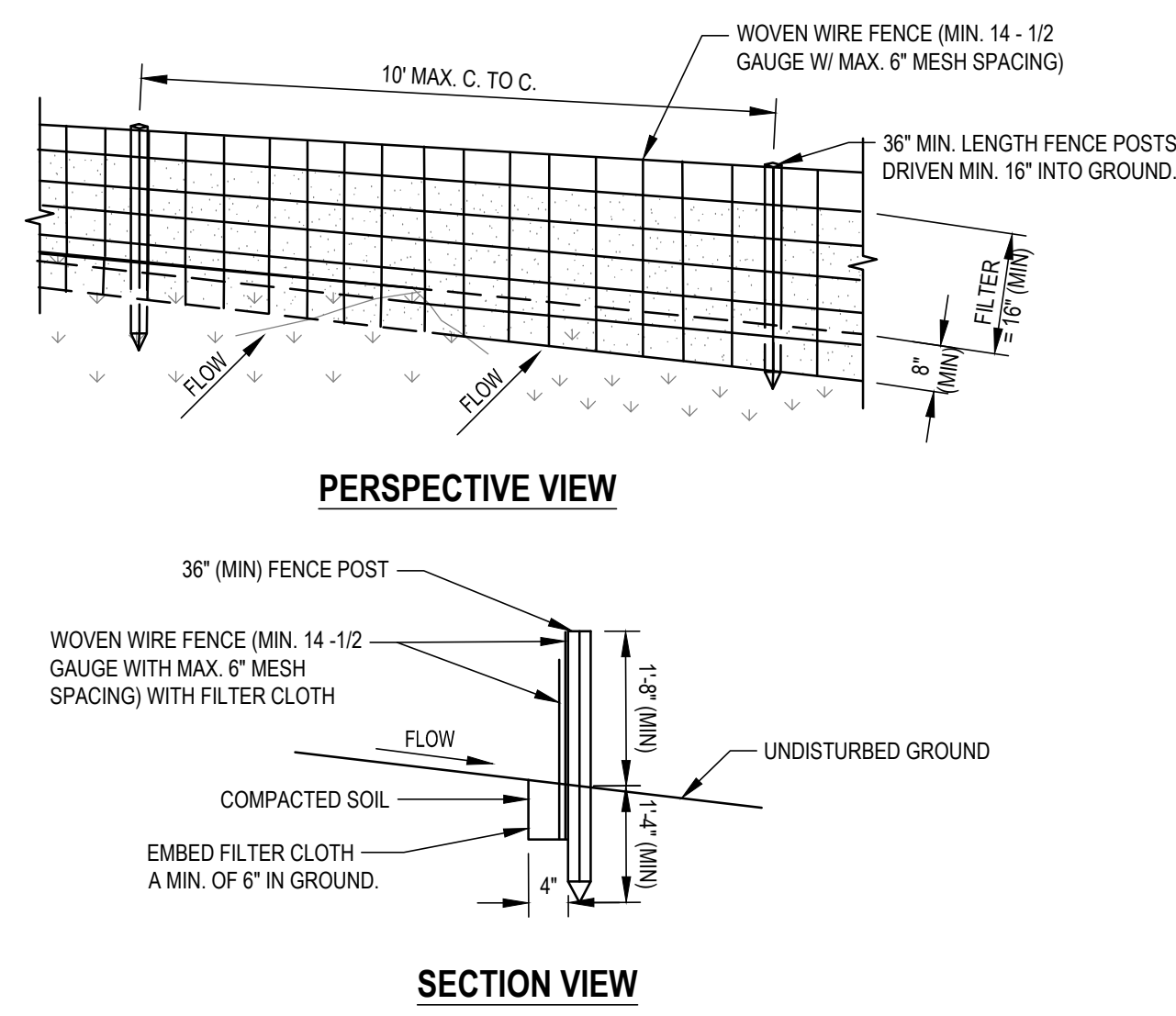
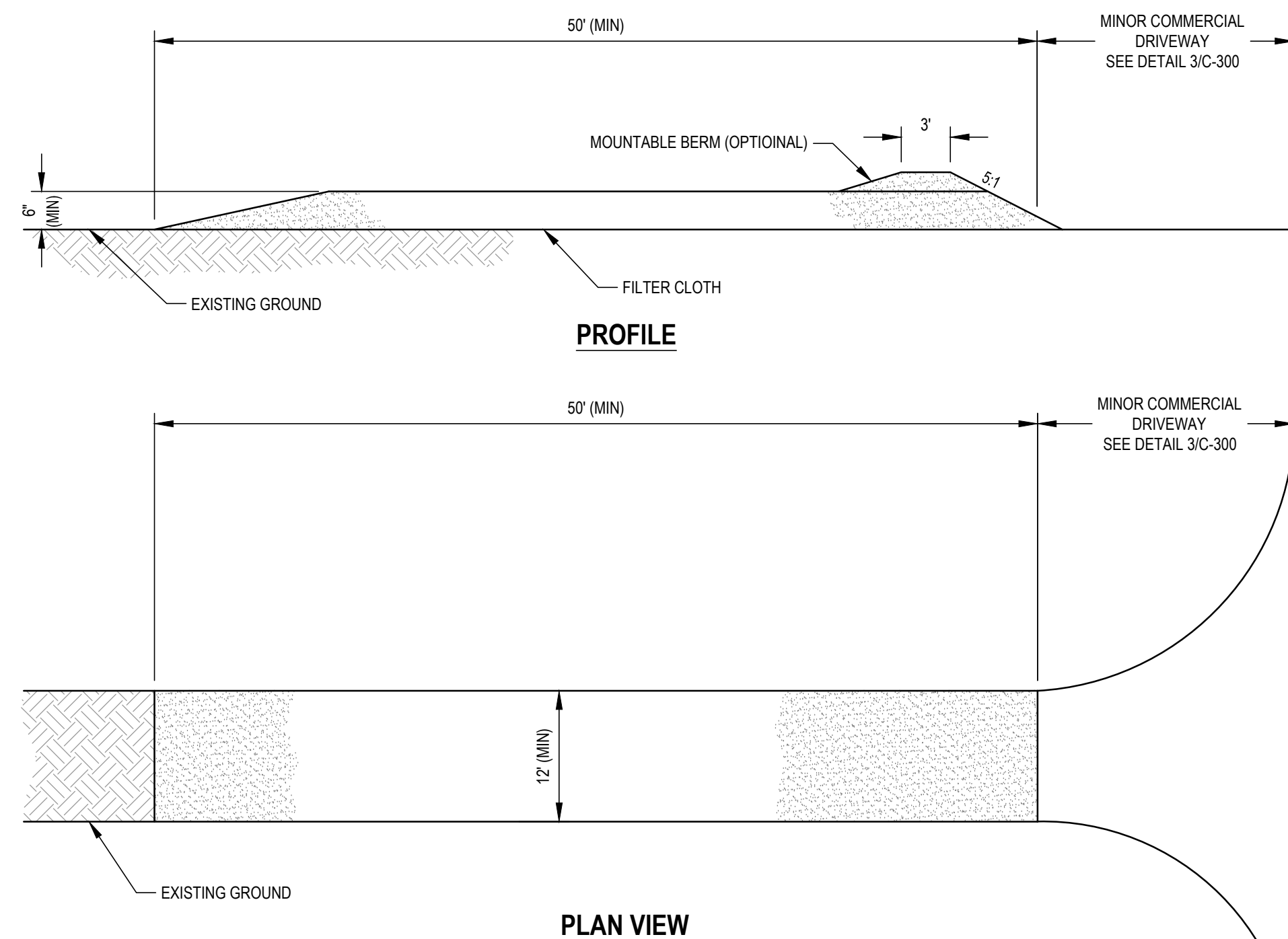
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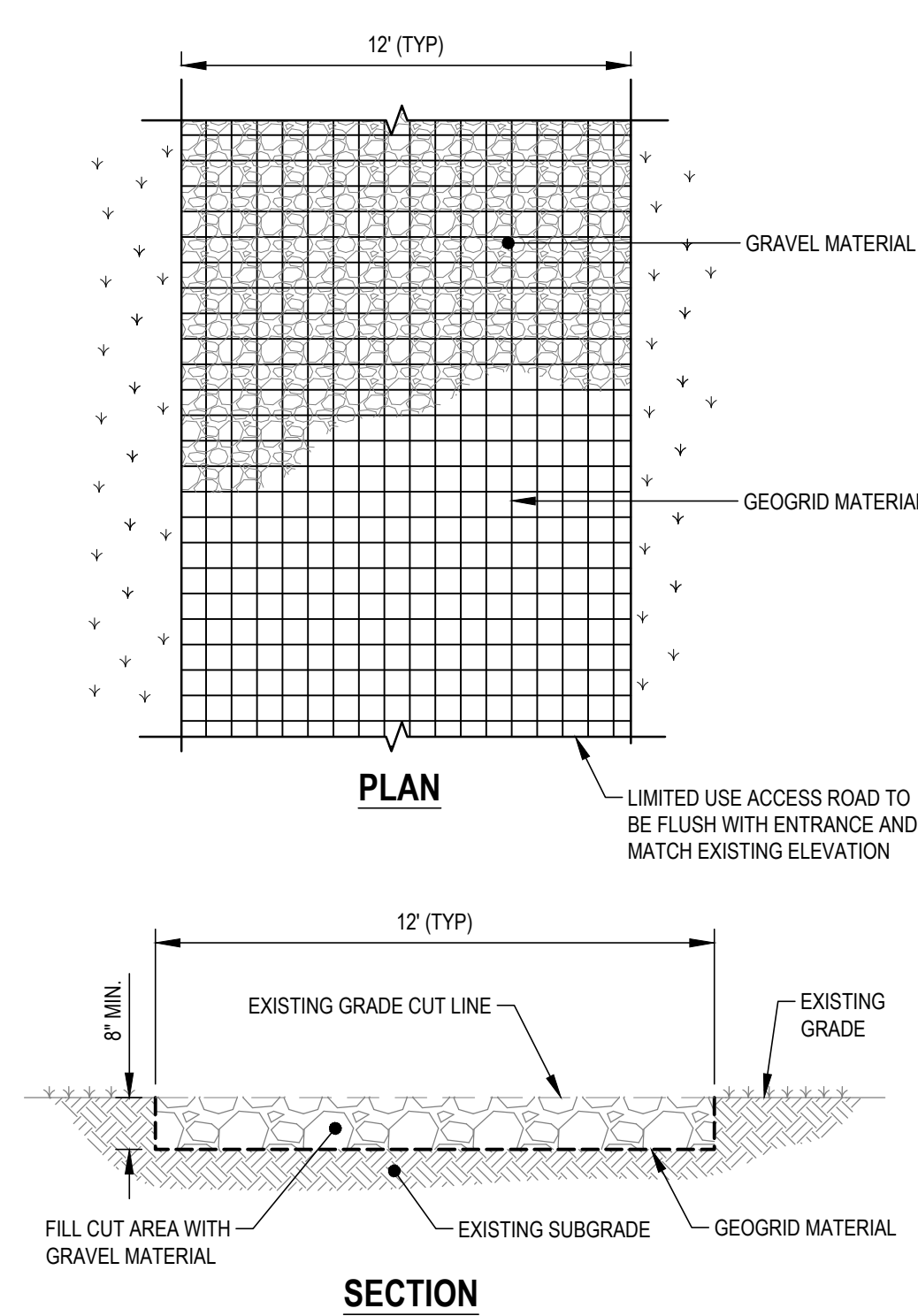
Seal	Phase PLANNING BOARD
	Project No. 2020.260.001
	Date 2020.07.22

Drawing Title  
**DETAILS**

Drawing No.  
**C-300**



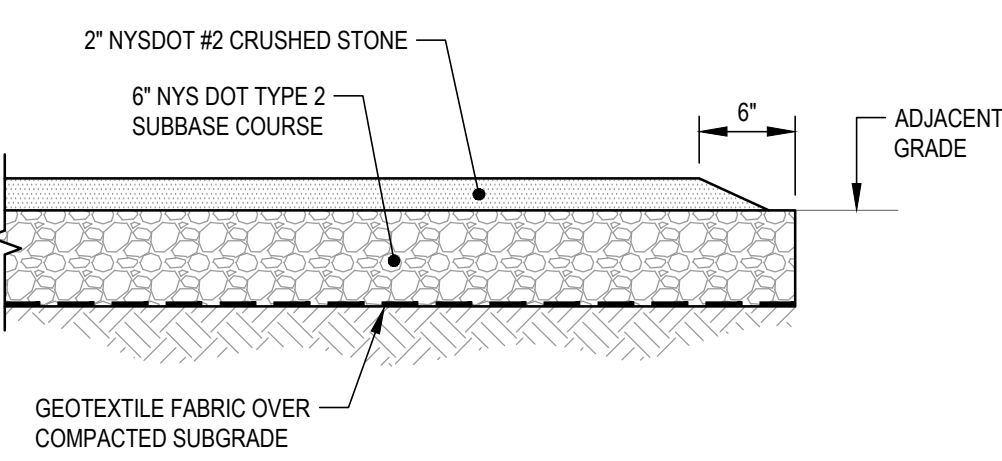
- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 - 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



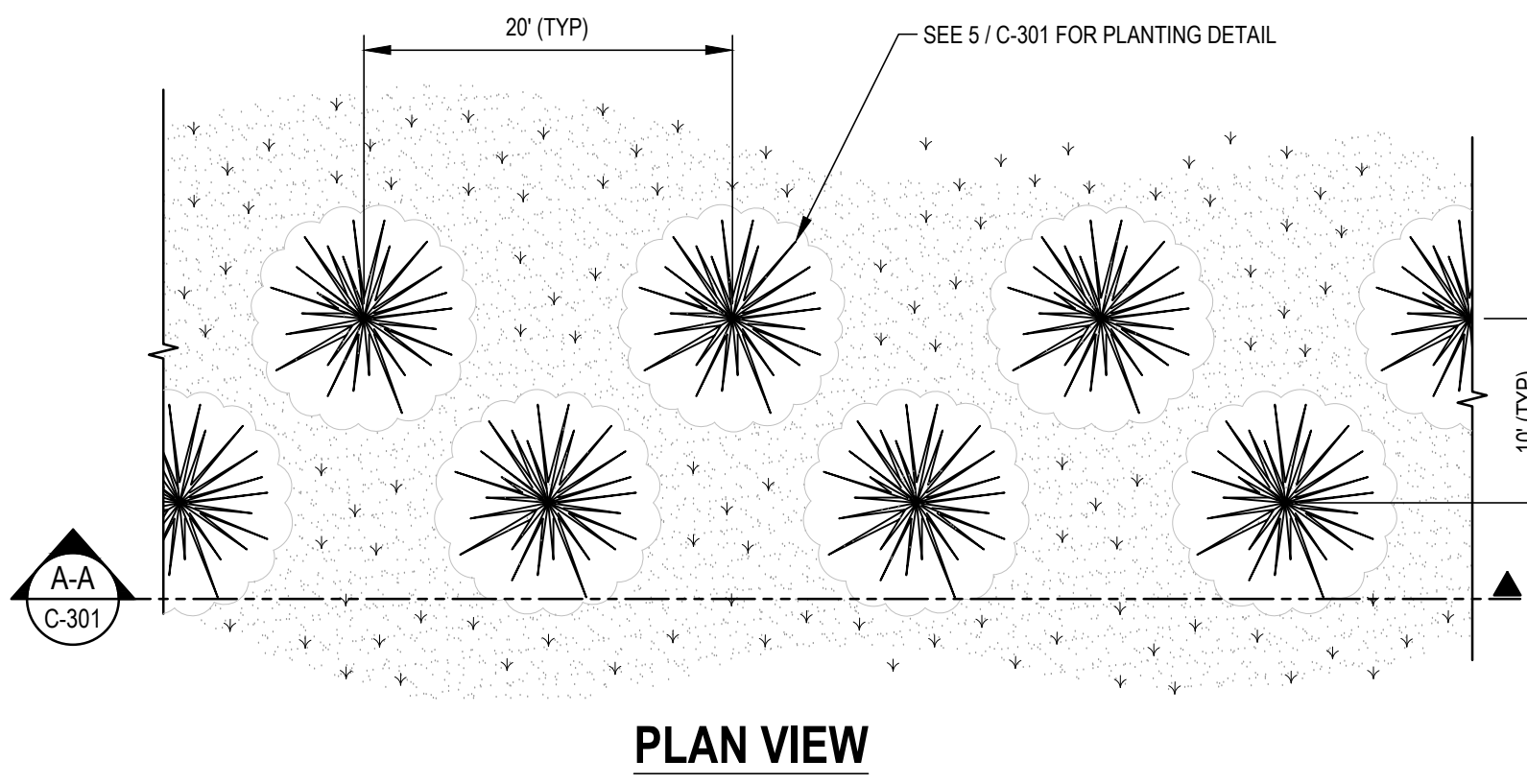
**3 LIMITED USE PERVIOUS ROAD  
0% TO 10% SLOPES DETAIL**  
SCALE: NONE

- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE: USE NYS DOT # 2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS: NOT LESS THAN SIX (6) INCHES.
  - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN DURING CONSTRUCTION.
  - CONSTRUCTION SPECIFICATIONS SUBJECT TO CHANGE PURSUANT TO NYS DOT REQUIREMENTS.

**1 STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
SCALE: NONE

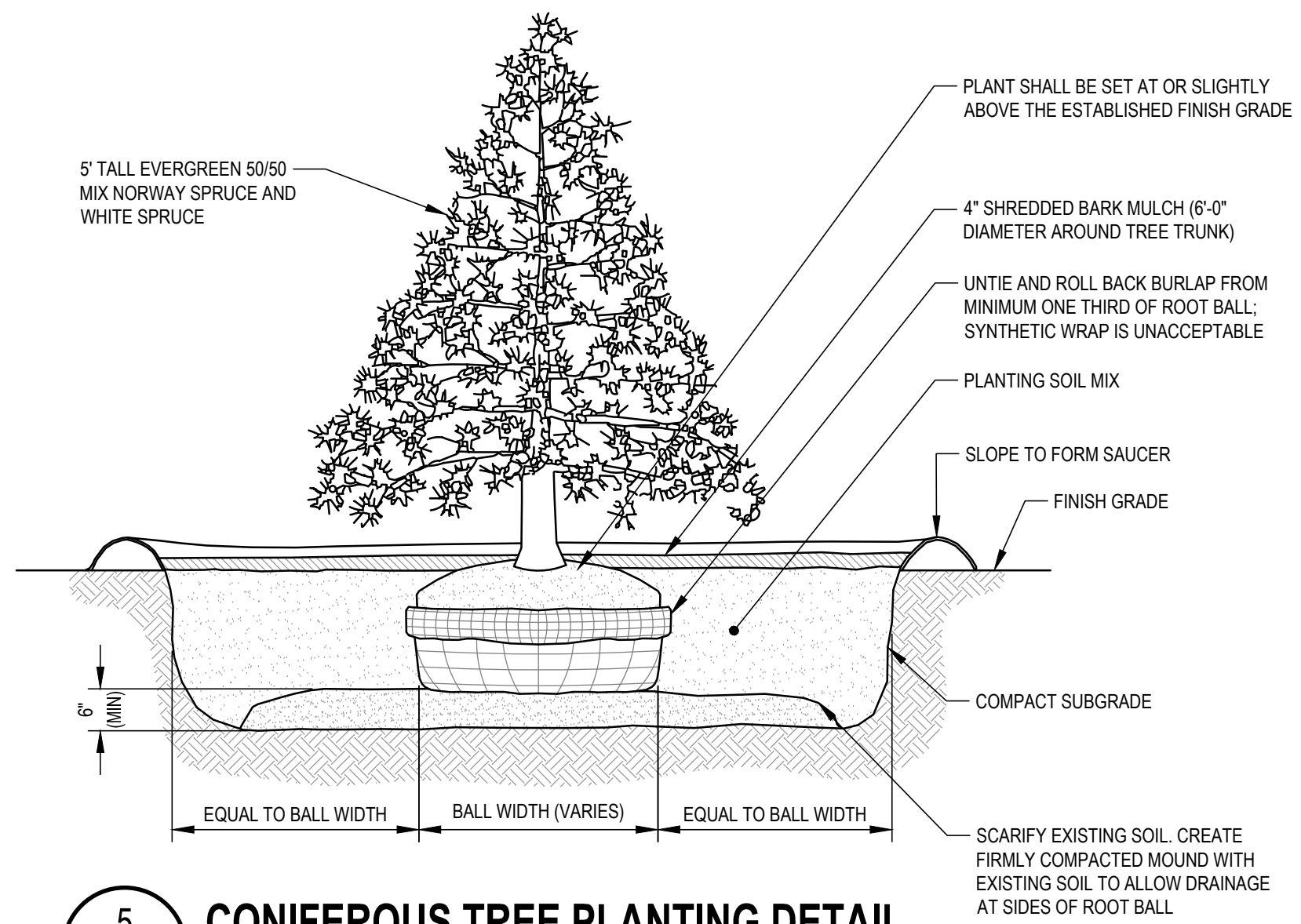


**4 GRAVEL DRIVEWAY DETAIL**  
SCALE: NONE

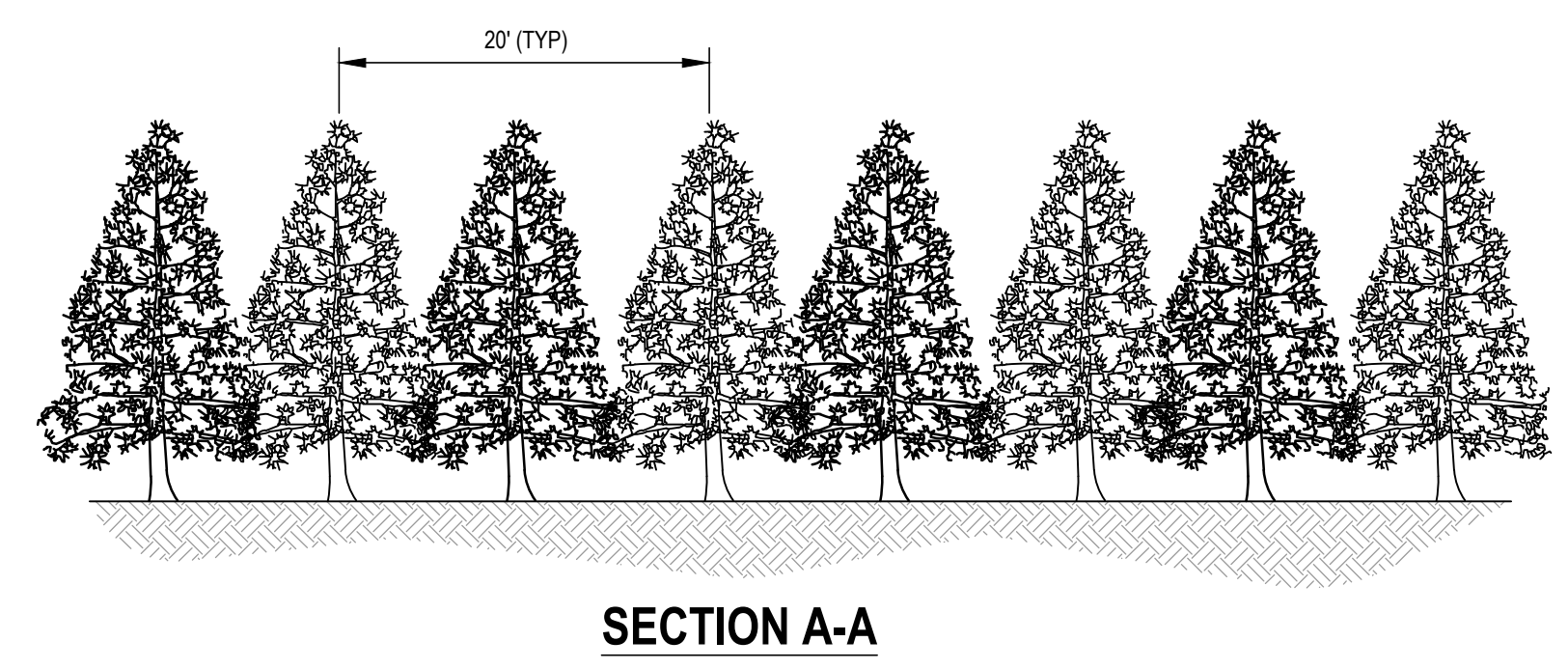


**6 VIEW MITIGATION PLANTING DETAIL**  
SCALE: NONE

**2 SILT FENCE DETAIL**  
SCALE: NONE



**5 CONIFEROUS TREE PLANTING DETAIL**  
SCALE: NONE



**SECTION A-A**

**GENERAL NOTES:**

- LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
- REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
- REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
- GRADE ROADWAY WHERE NECESSARY TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
- REMOVE UNSUITABLE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
- TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS ROAD IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFFSITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
- THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS WHERE UPGRADIENT SOIL DISTURBANCES (E.G CLEARING AND GRUBBING, GRADING, ETC) HAVE ACHIEVED FINAL STABILIZATION.

**GEOGRID MATERIAL NOTES (0-10% SLOPES):**

- GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYS DOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
  - GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
  - IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
  - REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
  - LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYS DOT ITEM 703-02 SPECIFICATIONS.
- BASIS OF DESIGN:** TENCATE MIRAFI BXG110. GEOGRIDS, 365 SOUTH HOLLAND DRIVE, PENDERGRASS, CA (800) 685-9990, OR (706) 693-2226. WWW.MIRAFI.COM

**WOVEN GEOTEXTILE MATERIAL NOTES (POORLY DRAINED SOILS) :**

- SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST, OR GEOTECHNICAL DATA.
- BASIS OF DESIGN:** TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA, (800) 685-9990 OR (706) 693-2226; WWW.MIRAFI.COM

**SUMMIT SOLAR**

334 Arapahoe Ave  
Boulder, Colorado 80302  
Tel: 561.866.8234  
Email: john@summitsolarcapital.com

Key Plan

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Drawing Title  
**DETAILS**

Drawing No.  
**C-301**