

FINAL

**CORTLANDVILLE TOWN BOARD
AGENDA
September 2, 2020 - 5:00 P.M.
(Held in the Cortlandville Water & Sewer Garage)**

Pledge Allegiance to the Flag

- A. CALL THE MEETING TO ORDER**
- B. APPROVE MINUTES**
 - B-1 Town Board Minutes of August 19, 2020
 - B-2 Receive & file Zoning Board of Appeals Minutes of August 25, 2020
- C. PURCHASE ORDERS**
- D. AUTHORIZATION TO PAY THE BILLS**
- E. PRIVILEGE OF THE FLOOR**
 - E-1 Presentation - Park Outdoors Advertising
- F. REPORTS**
 - F-1 Receive & file the Monthly Report of the Code Enforcement Office for August 2020 submitted by Kevin McMahon, CEO
- G. COMMUNICATIONS**
- H. OLD BUSINESS**
- I. NEW BUSINESS**
 - I-1 Town Clerk
 - I-2 Town Attorney
 - I-3 Town Board Member(s) Report(s)
 - I-4 Town Supervisor
 - I-5 Not used

FINAL

- I-6 Receive & file the Aquifer Protection Permit application of Christopher H. Stroud, TRC (Cipriani Energy Group), Tower Solar Power Facility Project, Tower Road, in the Town of Cortlandville
 - a.) Receive & file the correspondence dated August 24, 2020 from Cipriani Energy Group regarding the proposed Yellow 3, LLC Tower Road Solar Project
- I-7 Receive & file the correspondence dated August 21, 2020 from Hancock Estabrook, LLP regarding Cortland County IDA to hold a Public Hearing on Thursday, September 10, 2020 at 11:00 a.m. via Zoom for the Locust Solar II, LLC
- I-8 Receive & file the Cortland County Planning Department, review & recommendations dated July 30, 2020 and Cortland County Planning Board Resolution #20-12 dated August 19, 2020 regarding the Aquifer Protection Permit application of Bohler Engineering MA, LLC (Jiffy Lube) to be located on NYS Route 13, Tax Map #95.20-02-07.000. Also, set a Public Hearing date for this Aquifer Protection Permit application

J. EXECUTIVE SESSION

TOWN OF CORTLANDVILLE

TOWN BOARD MEETING NOTICE

The Town Board of the Town of Cortlandville will be conducting their Regular Town Board Meeting on Wednesday, September 2, 2020 at 5:00 p.m. at the Municipal Garage located at 3587 Terrace Road, Cortland, New York. The public is invited to attend the open meeting. All those in attendance will be required to wear an appropriate face covering and will be asked for photo identification in order to enter the building.

Dated: August 24, 2020

Kristin Rocco-Petrella, RMC
Town Clerk/Tax Collector
Town of Cortlandville
3577 Terrace Road
Cortland, New York

TOWN OF CORTLANDVILLE

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3577 Terrace Road
Cortland, New York

1-6

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT Fee Paid \$100
Name Christopher H. Stroud Phone 1.855.786.4383 Ext. 104
Address 125 Wolf Road Suite 312, Colonie, NY 12205

PROPERTY OWNER

Name Thomas M. Dehaven Phone
Address 20 Verneth Dr, Binghamton, NY 13901

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 1585 Tower Road, Cortlandville, NY
Tax Map No. of Parcel 106.00-06-05.200

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION 12/31/2020
IS PROPERTY IN FLOOD PLAIN? YES X NO
AQUIFER PROTECTION AREA None
ZONING DISTRICT AG

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

DATE OF APPLICATION 08/18/2020



Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____



102 W State Street
Ithaca, NY 14850

RECEIVED AUG 20 2020
T 607.330.0322
TRCcompanies.com

August 18, 2020

To: Mr. Bruce Weber
Planning/Zoning Officer
3577 Terrace Road
Cortland, NY 13045

Re: Cipriani Energy Group
Tower Solar Power Facility Project
Cortlandville, NY

Dear Mr. Weber,

On behalf of the Cipriani Energy Group Corp. (Cipriani), TRC Environmental Corporation (TRC), is submitting a Site Plan Application and relevant attachments for the Tower Solar Project (Project). Cipriani is part of the Sol Real Group, which has more than 12 years of experience and has developed hundreds of megawatts in solar projects on a commercial scale throughout Italy, Eastern Europe, and Central and South America.

Cipriani proposes the construction of an approximately 3-megawatt (MW) ground mounted solar array system within the Project Area at 1585 Tower Road (Figure 1). Battery storage is not proposed for this Project. The Project Area is located on an approximately 17-acre parcel of land that consists primarily of successional old field. The Project Area is zoned Agriculture. Cipriani is submitting applications for conditional use permit, aquifer protection permit, and a zoning referral form.

Allowing the property to develop as a solar energy facility provides many benefits, including: an opportunity for locally generated, clean energy resources in the Town of Cortlandville; income creation for the landowner; and economic investment and increased tax revenue for the Town of Cortlandville. The Project will also help the Town of Cortlandville and the State of New York advance the renewable energy and energy efficiency goals of the State.

The proposed community solar project presents an exciting opportunity for the Town of Cortlandville. This Project will produce clean affordable energy that will not only benefit the local environment, but will also benefit the State of New York, increasing the quality of life and experience for those who live within the Town of Cortlandville. The Project will also have immediate short-term financial benefits due to associated localized job creation and economic influx related to Project construction. This Project will additionally support the long-term financial viability of the town by creating additional tax revenues throughout the lifetime of the Project, as well as providing residents of the Town of Cortlandville with the option to subscribe to this community solar Project and save money on their monthly electricity bills.

In addition to the financial benefits, the proposed Project will improve the direct community's access to locally produced power. This significantly increases the Town of Cortlandville's grid resilience, improves electric infrastructure, and delivers sustained benefits to long-term electrical operations.

Construction will begin after Cipriani receives required permits and will take approximately three months to complete.

In accordance with requirements set forth by the Town of Cortlandville, the following items are provided for review in consideration with our applications.



102 W State Street
Ithaca, NY 14850

T 607.330.0322
TRCcompanies.com

Attachments:

1. Application for Conditional Permit
2. Application for Aquifer Protection District Special Permit
3. General Municipal Law Zoning Referral Form
4. Completed Full EAF Part 1
5. Decommissioning Plan
6. Engineering/Site Plan Drawings of the Proposed Project
7. Specification Sheets

A total of 18 copies of the application materials and site plan have been provided. An electronic copy of this application package was also sent to Bruce Weber. TRC respectfully requests your review of the Tower Road Solar Project application materials.

If you have any questions, please contact me at 315.679.6781 or via email at BStoos@trccompanies.com.

Sincerely,

A handwritten signature in black ink that reads "Brian Stoos". The signature is stylized with a large, looped "B" and "S".

Brian Stoos
Project Manager

Enc.

cc: Chris Stroud, Cipriani Energy Group Corp.



1090 Union Road, Suite 280
West Seneca, NY 14224

T 716.204.9543
TRCcompanies.com

Attachment 1
Application for Conditional Permit

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Christopher H. Stroud Fee Paid \$250
Address 125 Wolf Road, Suite 312 Phone 885.786.4383 ext. 104
Colonie, NY 12205

PROPERTY OWNER

Name Thomas M. Dehaven Phone _____
Address 20 Verneth Dr, Binghamton, NY 13901

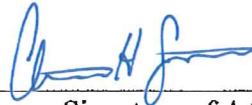
PROPERTY INFORMATION

Location of property 1585 Tower Road, Cortlandville, NY
Tax Map No. of Parcel 106.00-06-05.200

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 12/31/2020
IS PROPERTY IN FLOOD PLAIN? YES NO
ZONING DISTRICT AG
PROJECT DISCRPTION 3.0 MW solar facility

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

DATE OF APPLICATION 8/18/2020



Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

Attachment 2
Application for Aquifer Protection District Special Permit

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT Fee Paid \$100
Name Christopher H. Stroud Phone 1.855.786.4383 Ext. 104
Address 125 Wolf Road Suite 312, Colonie, NY 12205

PROPERTY OWNER

Name Thomas M. Dehaven Phone
Address 20 Verneth Dr, Binghamton, NY 13901

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 1585 Tower Road, Cortlandville, NY
Tax Map No. of Parcel 106.00-06-05.200

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 12/31/2020
IS PROPERTY IN FLOOD PLAIN? YES NO
AQUIFER PROTECTION AREA None
ZONING DISTRICT AG

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

DATE OF APPLICATION 08/18/2020



Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____

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 _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

COMMENTS: _____

Attachment 3
General Municipal Law Zoning Referral Form

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. 106 00 - 06 - 05 200
(Tax Map Number)

Date: _____

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 _____
_____ Use – Article _____

Section _____
Section _____

Special Permit: Article X

Section 178-46

Conditional Permit: Article XIX

Section 178-123.3

Site Plan Review: Article XIX

Section 178-123.3

Reason(s) for request: Cipriani Energy Group Corp. is proposing to build a 5.0 MW solar facility at the Tower Road location.

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:

1. Name of petitioner: Christopher H. Stroud

Owners name (if different): Thomas M. DeHaven

Date of acquisition: Proposed to buy before 12/31/2020

Address: 1585 Tower Road

State: NY Zip: 13045

Phone Number: 1.855.786.4383 Fax Number: N/A

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 N/A District _____ ; Sewer N/A District _____ ;
Fire Protection Yes District Cortlandville ; Refuse Collection N/A
Special services required: None

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: Cortland

8. Projected energy consumption: None Type: N/A

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.

Signature and Title of Submitting Official

(REVISED: 8/01)

Attachment 4
Completed Full EAF Part I

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tower Solar Project, LLC		
Project Location (describe, and attach a general location map): 1585 Tower Road Cortlandville, NY 13045 (Tax ID# 106.00-06-05.200)		
Brief Description of Proposed Action (include purpose or need): Tower Solar, LLC proposes the construction of a 3 MW ground mounted solar array system within the Project Area located at 1585 Tower Road, in the Town of Cortlandville in Cortland County, New York. The Project Area is located on a 18-acre parcel of land that consists primarily of meadow and old agricultural land.		
Name of Applicant/Sponsor: Cipriani Energy Group (Attn: Chris Stroud)		Telephone: 518-390-4004 E-Mail: c.stroud@solreal.eu
Address: 125 Wolf Road, Suite 312		
City/PO: Colonie	State: NY	Zip Code: 12205
Project Contact (if not same as sponsor; give name and title/role): Kaitlin McCormick		Telephone: 315-679-6781 E-Mail: KMcCormick@trccompanies.com
Address: 1090 Union Road, Suite 280		
City/PO: West Seneca	State: NY	Zip Code: 14224
Property Owner (if not same as sponsor): Thomas M. DeHaven		Telephone: E-Mail:
Address: 227 Harrison St.		
City/PO: Johnson City	State: NY	Zip Code: 13790

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval; Aquifer Protection Permit	August 2020
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): NYS Major Basins: Upper Susquehanna _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): Town of Cortlandville, NY Agricultural and Farmland Protection Plan _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Agriculture and Industrial Zoning Districts _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Cortland Enlarged City School District _____

b. What police or other public protection forces serve the project site?
 Cortland County Sheriff's Office, Cortland City _____

c. Which fire protection and emergency medical services serve the project site?
 Cortlandville Fire District, Cortland County Fire Rescue, Marathon Area Volunteer Ambulance Corps, Inc., TLC Emergency Medical Services, Inc. _____

d. What parks serve the project site?
 None _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Power Generation _____

b. a. Total acreage of the site of the proposed action? _____ 18.52 acres
 b. Total acreage to be physically disturbed? _____ 0.38 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 18.52 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 3 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 0
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Construction equipment and trucks located at the site
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 None _____
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 None _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday: _____	7am to 7 pm	• Monday - Friday: _____	Continuous
• Saturday: _____	7 am to 7 pm	• Saturday: _____	Continuous
• Sunday: _____	No Construction	• Sunday: _____	Continuous
• Holidays: _____	No Construction	• Holidays: _____	Continuous

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes: Equipment used during construction will generate noise from ~7 am to 7pm. Solar panels are noise-free and residential solar inverters are very quiet. Large-scale, ground-mounted systems may have noise associated with the transformers used as part of the utility interconnection. Any sound from the PV equipment is inaudible and sound levels are at background levels from a distance of 50 to 150 feet from the site boundary.
 i. Provide details including sources, time of day and duration: _____
 ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Temporary lighting will be required where equipment is to be stored during construction. No lighting will be required following completion of construction.
 ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

 ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Agricultural land surrounded by rural development and forested areas.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0	0
• Forested	1.90	1.44	-0.46
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	16.32	1.33	-14.99
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.75	0.20	-0.56
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Solar Facility _____	0	16.01	+16.01

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ <6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Willdin channery silt loam	_____	90 %
Ontusia channery silt loam	_____	6 %
_____	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 1.4 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 92.5 % of site
 Poorly Drained _____ 1.5 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 66 % of site
 10-15%: _____ 34 % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name TRC Delineated stream S-BGS-01 Classification Intermittent
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name TRC Delineated wetlands W-BGS-01 Approximate Size 0.88-acre
- Wetland No. (if regulated by DEC) N/A

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Sole Source Aquifer Names: Cortland-Homer Preble SSA

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Odocoileus virginianus</td> <td style="border: none;">Voles</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Sciuridae spp.</td> <td style="border: none;">Birds</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Procyonidae spp.</td> <td></td> <td style="border: none;">_____</td> </tr> </table>	Odocoileus virginianus	Voles	_____	Sciuridae spp.	Birds	_____	Procyonidae spp.		_____	
Odocoileus virginianus	Voles	_____								
Sciuridae spp.	Birds	_____								
Procyonidae spp.		_____								
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Species and listing (endangered or threatened): _____ 										
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Species and listing: _____ 										
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____										
E.3. Designated Public Resources On or Near Project Site										
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____										
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? 16.7 _____ ii. Source(s) of soil rating(s): NRCS Web Soil Survey _____										
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ 										
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____ 										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: Tuller Hill State Forest, Kennedy State Forest, Suggett, Courthouse, Randall, Dexter, Yaman, and Beaudry Parks.
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Forests; Cortland City Parks
 iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Christopher H. Stroud Date 8/17/2020

Signature  Title Chief Operating Officer

**Attachment 5
Decommissioning Plan**



CIPRIANI ENERGY GROUP

Solar Farm Decommissioning Plan

NY, Cortland - 1585 Tower Rd

August 13, 2020



Cipriani Energy Group Corp.
125 Wolf Rd, Suite 312, Colonie, NY 12205

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1. Introduction

Cipriani Energy Group Corp. (“**Cipriani Energy**”) proposes to build a photovoltaic (PV) Solar Farm at 1585 Tower Road, Cortland, NY 13045, USA with a nameplate capacity of approximately 3 megawatts (MW) alternating current (AC) and be built on a 18.1 acres of a 18.1 acre parcel.

This Decommissioning Plan (“**Plan**”) provides an overview of activities that will occur during the decommissioning phase of the Solar Farm, including; activities related to the restoration of land, the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

The Solar Farm will have a useful life of twenty five (25) to thirty five (35) years. This Plan assumes that a Solar Farm will be dismantled and the Farm Site restored to a state similar to its pre-construction condition at the end of a 25 year life. The Plan also covers the case of the abandonment of the Solar Farm, for any reason; prior to the 25 year maturity date.

Decommissioning of the Solar Farm will include the disconnection of the Solar Farm from the electrical grid and the removal of all Solar Farm components, including:

- Photovoltaic (PV) modules, panel racking and supports;
- Inverter units, substation, transformers, and other electrical equipment;
- Access roads, wiring cables, communication tower, perimeter fence; and,
- Concrete foundations.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

2. The Proponent

Cipriani Energy will manage and coordinate the approvals process and obtain all necessary regulatory approvals that vary depending on the jurisdiction, project capacity, and site location.

Contact information for the proponent is as follows:

Full Name of Company: Cipriani Energy Group Corp.
Contact: Christopher H. Stroud
Address: 125 Wolf Rd, Suite 312, Colonie, NY 12205
Telephone: (855) Sun-4-Ever
Email: c.stroud@solreal.eu

2.1 Project Information

Address: 1585 Tower Road, Cortland, NY 13045, USA
Tax ID: 106.00-06-05.200
Project Size (est.): One Project of 3 MWac
Landowner: Thomas M. Dehaven
Purchase / Lease: Purchase

3. Decommissioning of the Solar Farm

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Farm Site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

3.1 Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Farm proceeds in the reverse order of the installation.

1. The Solar Farm shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 20 and add value for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site by an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site by an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by an approved facility.
6. Concrete foundations shall be removed and disposed off-site by an approved facility.
7. Fencing shall be removed and will be disposed off-site by an approved facility.

3.2 Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation/fuel spills) to adjacent watercourses or significant natural features. Mitigation measures similar to those employed during the construction phase of the Solar Farm will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Farm Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

3.3 Site Restoration

Through the decommissioning phase, the Farm Site will be restored to a state similar to its pre-construction condition.

All project components (discussed in **Table 1**) will be removed. Rehabilitated lands may be seeded with a low-growing species such as clover to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

3.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes (listed in **Table 1**) will be generated. Most of the materials used in a Solar Farm are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. CIPRIANI ENERGY will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

CIPRIANI ENERGY will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream. Currently, some manufacturers and new companies are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. Due to a recent increase in the use of solar energy technology, a large number of panels from a variety of projects will be nearing the end of their lifespan in 25 - 35 years. It is anticipated there will be more recycling options available for solar modules at that time. Cipriani Energy proposes to determine the best way of disposing of the solar modules using best management practices at the time of decommissioning.



Table 1: Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be recycled or disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The step-up transformer and the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be Disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where The aggregate can be processed for salvage. It will then be reused As fill for construction. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the aggregate, a large portion of the geotextile will be “picked up” and sorted out of The aggregate at the aggregate reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by certified and licensed contractor to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.



3.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Farm during construction or before its 2 year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Farm will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

3.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Farm Site. The local municipality, in particular, will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, Cipriani Energy will update their list of stakeholders and notify appropriate municipalities of decommissioning activities. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

3.7 Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Farm will follow standards of the day. Cipriani Energy will ensure that any required permits are obtained prior to decommissioning.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.



4. Costs of Decommissioning

The costs below are the current estimated costs to decommission a Solar Farm per MWac, based on guidance from NYSERDA and estimates from the Massachusetts solar market, a mature solar market with experience decommissioning projects. **The values below should be multiplied by a value of 3 for this project.** The salvage values of valuable recyclable materials (aluminum, steel, copper, etc) are not factored into the below costs. The scrap value will be determined on current market rates at the time of salvage.

Tasks	Estimated Cost (\$)
Remove Panels	\$1,225
Remove Rack Wiring	\$1,230
Dismantle Racks	\$6,175
Remove and Load Electrical Equipment	\$925
Break up Concrete Pads	\$750
Remove Racks	\$3,950
Remove Cable	\$3,250
Remove Ground Screws and Power Poles	\$6,925
Remove Fence	\$2,425
Grading	\$2,000
Seed Disturbed Areas	\$125
Truck to Recycling Center	\$1,125
Current Total	\$30,100
Total After 35 Years (2.5% inflation rate)	\$69,691



CIPRIANI ENERGY GROUP

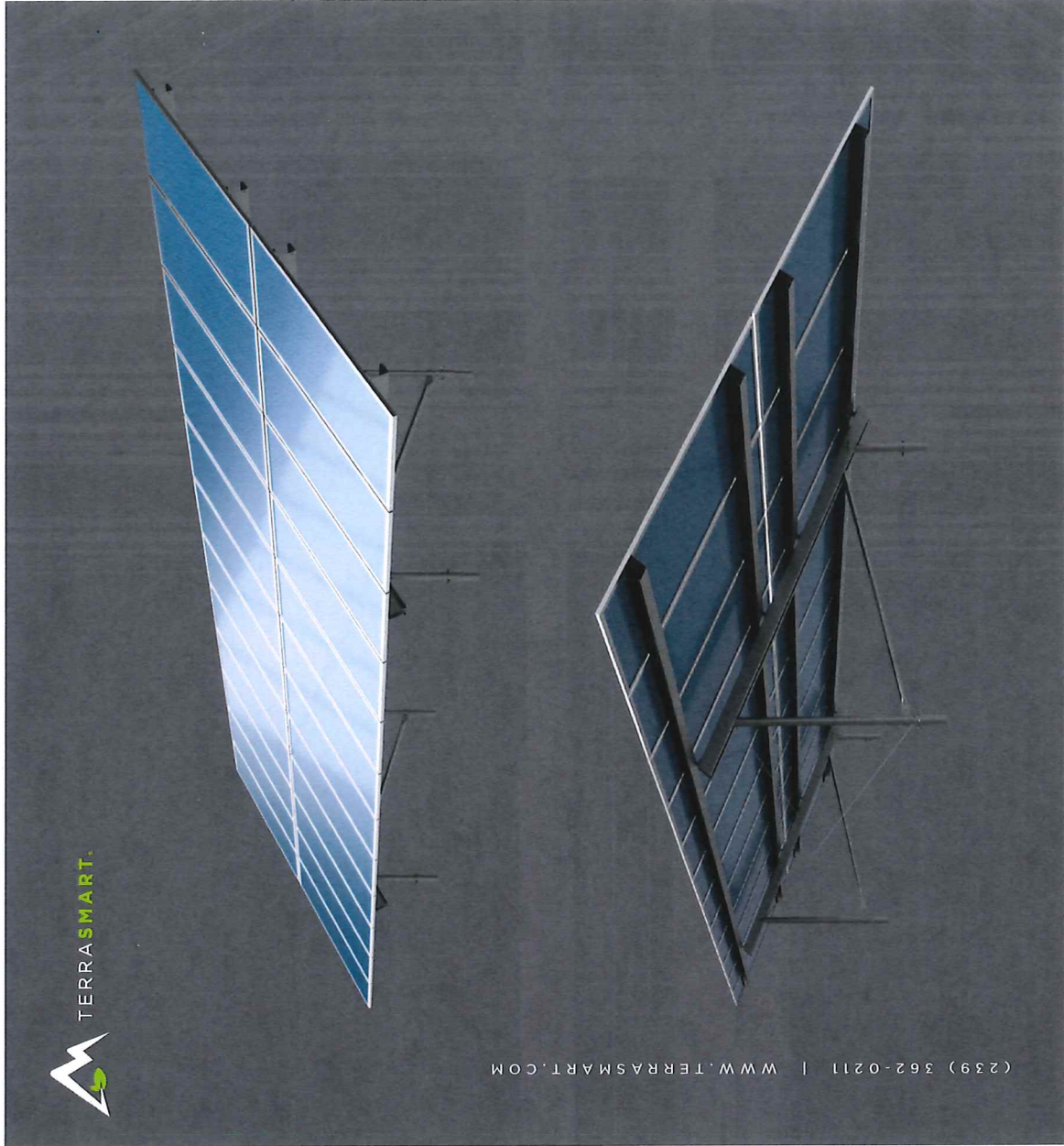
125 Wolf Rd, Suite 312, Colonie, NY 12205

5. Decommissioning Bond

Prior to commissioning the Solar Farm, Cipriani Energy will obtain a decommissioning bond in the amount shown as "total after 35 years" in Paragraph 4, adjusted on a pro-rata basis for the estimated system size to guarantee that monies are available to perform the Farm decommissioning. Although Cipriani Energy intends to perform the decommissioning, unforeseen circumstances such as Cipriani Energy selling the project to another party or Cipriani Energy going out of business are possible. The bond will remain available to any party performing the decommissioning such as a municipality or a landowner. Alternatively, where mutually acceptable to both parties, an escrow account may be established prior to commissioning.

Attachment 6
Engineering/Site Plan Drawings of the Proposed Project

Attachment 7
Specification Sheets



GLIDE - TGP Fixed-Tilt Ground Mount

OVERVIEW

GLIDE Portrait (TGP) is TerraSmart's next generation fixed-tilt ground mount racking solution. TGP is the culmination of ten years and over 3 gigawatts of installed-capacity experience in engineering, manufacturing and construction. As a result, GLIDE is currently the most economical racking system in TerraSmart's fixed-tilt ground mount racking portfolio. Leveraging the benefits of TerraSmart's widely deployed proprietary ground screw foundation, TGP is designed to work in any soil condition.

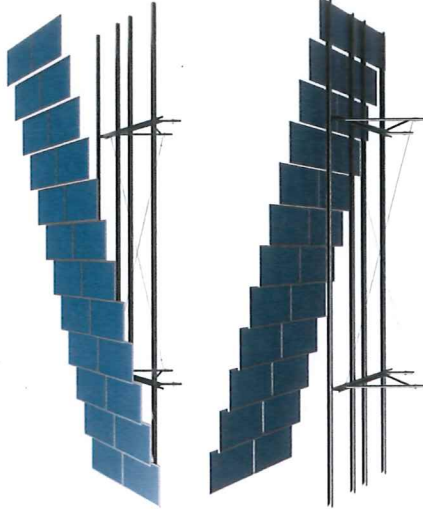
TerraSmart's state-of-the-art surveying, rock drilling and installation equipment removes project risks and provides post-installation documentation for increased project bankability. All of these benefits improve upon TerraSmart's industry-leading construction efficiency and raise the bar by offering customers increased install efficiency, reduced labor hours and tenders significant savings in material costs.



START SMART. BUILD SMART.

SPECS

Specifications Member Material	ASTM A1011 Cold Rolled Steel, Hot Dip Galvanized to ASTM A653 (G90 min) ASTM A 500 Hollow Structural Steel, Hot Dip Galvanized to ASTM A123 (3.0 mils min)
Hardware Material	316 Stainless Steel for Module Mounting Hardware Carbon Steel Alloy, Magni Coated to ASTM F2833 for all Structural Hardware
Foundation Options	Ground Screw Portrait
Module Orientation	Portrait
Module Mounting	Bottom Mount Integrated Electrical Bonding
Tilt Angle	5 to 40 degrees
Wire Management	Incorporated in Structure - NEC Compliant
Configuration	Portrait: Up to 2 high x up to 12 wide
Slopes	East or West facing, up to 30%, north or south facing, up to 36%
Load Capacities	Project Specific; Up to 170 MPH wind speed and 100 PSF Ground Snow Load
Certifications	UL 2703, Edition 1; CPP Wind Tunnel Tested
Warranty	20 - year limited warranty



FAST

- Exponentially Less Hardware
- Integrated Electrical Bonding
- Included Wire Management

COMPLIANT

- UL 2703, Edition 1 Listed
- NEC Compliant
- Wind Tunnel Tested

VERSATILE

- Numerous Configurations
- Adapts to Steep Slopes
- Accommodates Arduous Soils

LIGHT

- Lighter / Stiffer Components
- Less Freight Costs

TERRA**SMART.**

GLIDE



SPEED REDEFINED

GLIDE is TerraSmart's latest ground screw-based racking designed for utility-scale solar projects. GLIDE is infused with bifacial module compatibility allowing complete exposure of the module to maximize potential backside power yield. GLIDE offers module compatibility in portrait and landscape of which both fixed-tilt racking systems are designed to work in any soil condition.

Carrying forward TerraSmart's long tradition of accommodating slope tolerances up to 36%, GLIDE's intuitive design pulls forward 10 years of direct field experience to improve install velocity with simplified connections, agile parts and a significant reduction in hardware. With the combination of an installer-friendly design and value engineered steel members, TerraSmart has significantly reduced the price per watt making GLIDE one of the most competitive racking systems available.

FAST | COMPLIANT | VERSATILE | LIGHT

239.362.0211



TERRASMART.COM



GLIDE LANDSCAPE - TGL



GLIDE PORTRAIT - TGP

SPECIFICATIONS MEMBER MATERIAL

ASTM A1011 Cold Rolled Steel, Hot Dip Galvanized to ASTM A653 (G90 min)

ASTM A 500 Hollow Structural Steel, Hot Dip Galvanized to ASTM A123 (3.0 mils min)

HARDWARE MATERIAL

316 Stainless Steel for Module Mounting Hardware
Carbon Steel Alloy, Magni Coated to ASTM F2833 for all Structural Hardware

FOUNDATION OPTIONS

Ground Screw

MODULE ORIENTATION

Portrait and Landscape

MODULE MOUNTING

Bottom Mount
Integrated Electrical Bonding
TGL - Bifacial Compatibility (Shadow Free Backside)

TILT ANGLE

5 to 40 degrees

WIRE MANAGEMENT

Incorporated in Structure - NEC Compliant

CONFIGURATION

Portrait: Up to 2 high x up to 12 wide
Landscape: Up to 4 high x 6 wide

SLOPES

East or West facing, up to 30%, north or south facing, up to 36%

LOAD CAPACITIES

Project Specific; Up to 170 MPH wind speed and 100 PSF Ground Snow Load

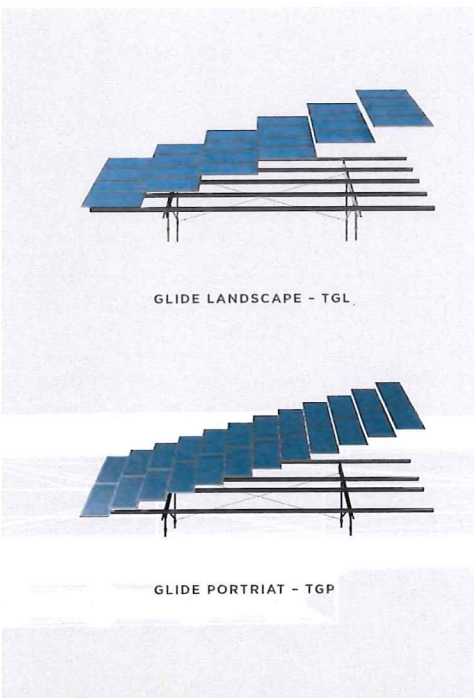
CERTIFICATIONS

UL 2703, Edition 1; CPP Wind Tunnel Tested

WARRANTY

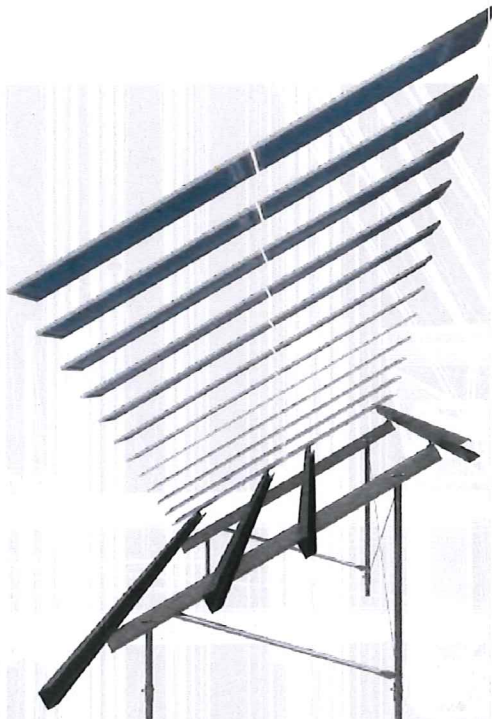
20 - year limited warranty

COMPLIANCE



GLIDE LANDSCAPE - TGL

GLIDE PORTRAIT - TGP





Certificate of Compliance

Certificate: 70172159

Master Contract: 255045

Project: 70172160

Date Issued: 2018-06-08

Issued to: SHANGHAI CHINT POWER SYSTEMS CO.,LTD
3255 Si Xian Rd
Songjiang District,
Shanghai, 201614
CHINA
Attention: Huan Cai

The products listed below are eligible to bear the CSA Mark shown with adjacent indicators 'C' and 'US' for Canada and US or with adjacent indicator 'US' for US only or without either indicator for Canada only.



Issued by: *Michael Tong*
Michael Tong

PRODUCTS

CLASS - C531109 - POWER SUPPLIES-Distributed Generation Power Systems Equipment

CLASS - C531189 - POWER SUPPLIES - Distributed Generation-Power Systems Equipment - Certified to U.S. Standards

Grid Support Transformerless Utility Interactive Inverter, Models CPS SCH100KTL-DO/US-600 and CPS SCH125KTL-DO/US-600, permanently connected.

Notes:

For details related to rating, size, configuration, etc., reference should be made to the CSA Certification Record, Certificate of Compliance Annex A, or the Descriptive Report.



Certificate: 70172159

Master Contract: 255045

Project: 70172160

Date Issued: 2018-06-08

APPLICABLE REQUIREMENTS

CSA-C22.2 No.107.1-01 - General Use Power Supplies

*UL Std No. 1741-Second Edition - Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Sources (Second Edition, Revision February 15, 2018)

UL 1699B - Outline of Investigation for Photovoltaic (PV) DC Arc-Fault Circuit Protection (Issue Number 2, January 14, 2013)

CSA TIL M-07 - Interim Certification Requirements for Photovoltaic (PV) DC Arc-Fault Protection (Issue Number 1, March 11, 2013)

*Note: Conformity to UL 1741 (Second Edition, Revision February 15, 2018) includes compliance with applicable requirements of IEEE 1547-2003 (R2008), IEEE 1547a-2014, IEEE 1547.1-2005(R2011), IEEE 1547.1a-2015, California Rule 21 and Supplement SA.



Supplement to Certificate of Compliance

Certificate: 70172159

Master Contract: 255045

*The products listed, including the latest revision described below,
are eligible to be marked in accordance with the referenced Certificate.*

Product Certification History

Project	Date	Description
70172160	2018-06-08	Update report 70172159 to including grid support function for models CPS SCH100KTL-DO/US-600 and CPS SCH125KTL-DO/US-600.
70172159	2018-04-24	Models CPS SCH100KTL-DO/US-600 and CPS SCH125KTL-DO/US-600.(C/US)

100/125kW, 1500Vdc String Inverters for North America



CPS SCH100/125KTL-DO/US-600

The 100 & 125kW high power CPS three phase string inverters are designed for ground mount applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 99.1% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 100/125kW products ship with the Standard or Centralized Wire-box, each fully integrated and separable with AC and DC disconnect switches. The Standard Wire-box includes touch safe fusing for up to 20 strings. The CPS Flex Gateway enables communication, controls and remote product upgrades.

Key Features

- NFPA 70, NEC 2014 and 2017 compliant
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- 1 MPPT with 20 fused inputs for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (CA Rule 21 certified)
- kVA Headroom yields 100kW @ 0.9PF and 125kW @ 0.95PF
- Generous 1.5 DC/AC Inverter Load Ratio
- Separable wire-box design for fast service
- Standard 5 year warranty with extensions to 20 years



100/125KTL Standard Wire-box



100/125KTL Centralized Wire-box



Model Name	CPS SCH100KTL-DO/US-600	CPS SCH125KTL-DO/US-600
DC Input		
Max. PV Power	150kW	187.5kW
Max. DC Input Voltage		1500V
Operating DC Input Voltage Range		860-1450Vdc
Start-up DC Input Voltage / Power		900V / 250W
Number of MPP Trackers		1
MPPT Voltage Range ¹		870-1300Vdc
Max. PV Input Current (Isc x1.25)	220A	275A
Number of DC Inputs	20 PV source circuits, pos. & neg. fused (Standard Wire-box) 1 PV output circuit, 1-2 terminations per pole, non-fused (Centralized Wire-box)	
DC Disconnection Type	Load-break rated DC switch	
DC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
AC Output		
Rated AC Output Power	100kW	125kW
Max. AC Output Power ²	100kVA (111KVA @ PF>0.9)	125kVA (132KVA @ PF>0.95)
Rated Output Voltage		600Vac
Output Voltage Range ³		528-660Vac
Grid Connection Type ⁴		3Φ / PE / N (Neutral optional)
Max. AC Output Current @600Vac	96.2/106.8A	120.3/127.2A
Rated Output Frequency		60Hz
Output Frequency Range ³		57-63Hz
Power Factor	>0.99 (±0.8 adjustable)	>0.99 (±0.8 adjustable)
Current THD		<3%
Max. Fault Current Contribution (1-cycle RMS)		41.47A
Max. OCPD Rating	150A	175A
AC Disconnection Type	AC Maintenance switch	
AC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
System		
Topology	Transformerless	
Max. Efficiency	99.1%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<4W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range	-22°F to +140°F / -30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range ⁵	-40°F to +158°F / -40°C to +70°C maximum	
Operating Humidity	0-100%	
Operating Altitude	8202ft / 2500m (no derating)	
Audible Noise	<65dBA@1m and 25°C	
Display and Communication		
User Interface and Display	LED Indicators, WiFi + APP	
Inverter Monitoring	Modbus RS485	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec/CPS	
Remote Diagnostics / FW Upgrade Functions	Standard / (with Flex Gateway)	
Mechanical		
Dimensions (WxHxD)	45.28x24.25x9.84in (1150x616x250mm) with Standard Wire-box 39.37x24.25x9.84in (1000x616x250mm) with Centralized Wire-box	
Weight	Inverter: 121lbs / 55kg; Wire-box: 55lbs / 25kg (Standard Wire-box); 33lbs / 15kg (Centralized Wire-box)	
Mounting / Installation Angle	15 - 90 degrees from horizontal (vertical or angled)	
AC Termination	M8 Stud Type Terminal Block (Wire range: #6 - 3/0AWG CU/AL, Lugs not supplied)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #12 - #6AWG CU) - Standard Wire-box Busbar, M8 PEMserts (Wire range: #1AWG - 250kcmil CU/AL, Lugs not supplied) - Centralized Wire-box	
Fused String Inputs	15A fuses provided (Fuse values of 15 or 20A allowed)	
Safety		
Safety and EMC Standard	UL1741-SA-2016, CSA-C22.2 NO.107.1-01, IEEE1547a-2014; FCC PART15	
Selectable Grid Standard	IEEE 1547a-2014, CA Rule 21, ISO-NE	
Smart-Grid Features	Volt-RideThru, Freq-RideThru, Ramp-Rate, Specified-PF, Volt-VAr, Freq-Watt, Volt-Watt	
Warranty		
Standard ⁶	5 years	
Extended Terms	10, 15 and 20 years	

1) See user manual for further information regarding MPPT Voltage Range when operating at non-unity PF

2) "Max. AC Apparent Power" rating valid within MPPT voltage range and temperature range of -30°C to +40°C (-22°F to +104°F) for 100KW PF ≥0.9 and 125KW PF ≥0.95

3) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

4) Wye neutral-grounded, Delta may not be corner-grounded.

5) See user manual for further requirements regarding non-operating conditions.

6) 5 year warranty effective for units purchased after October 1st, 2019.

Tom Williams
The Raymond G. Thorpe Municipal Building 3577 Terrace Road Cortland, NY 13045

August 24, 2020

Re: City/Town - Notice Regarding Solar Energy Project Pursuant to Real Property Tax § 487

Dear Tom Williams, City/Town Executive:

I write to inform you of Cipriani Energy Group's plans to construct a solar project within your City or Town. The project is the Yellow 3 LLC Project, located at 1585 Tower Road, Cortland, NY 13045, USA.

We are providing this notice to you pursuant to Real Property Tax Law § 487(8)(b) to inform you that Yellow 3 LLC, on behalf of this project, has entered into an interconnection agreement and made its deposit with the electric utility. This signifies the beginning of construction as defined under Real Property Tax Law § 487(8)(b).

Thank you for your attention to this letter. Please contact me if you have any questions about these notices or our project.

Sincerely,



Christopher Stroud
Chief Operating Officer
(855) 786-4383
c.stroud@solreal.eu



JOHN P. SIDD, Esq.
Direct Line: (315) 565-4559
jsidd@hancocklaw.com

August 21, 2020

Thomas A. Williams, Supervisor
Town of Cortlandville
3577 Terrace Road
Cortland, New York 13045

Thomas Turck, Superintendent
Homer Central School District
80 South West Road
Homer, New York 13077

Paul Heider, Chairperson
Cortland County Legislature
County Office Building
60 Central Avenue
P.O. Box 5590
Cortland, New York 13045-5590

Re: Cortland County Industrial Development Agency/Locust Solar II, LLC Project

Sirs:

Pursuant to Section 859-a of Title 18-A of the General Municipal Law (the "Act"), enclosed please find, on behalf of the Cortland County Industrial Development Agency (the "Agency"), a Notice of Public Hearing regarding the above-referenced project.

This correspondence shall also serve as notice pursuant to Section 874(4)(b) of the Act regarding the Agency's intention to deviate from its Uniform Tax Exemption Policy in relation to this Project. The Agency is considering granting the applicant a real property tax exemption, subject to the obligation to make payments in lieu of tax, under terms which deviate from the Agency's Uniform Tax Exemption Policy. In the absence of Agency participation in the Project, the applicant would likely be entitled to a 100% real property tax exemption on the Project for 15 years prior to the implementation of any tax but under the proposed deviation the applicant shall be required to make annual payments in lieu of tax immediately upon implementation of the exemption in the amount of \$22,500, which annual payments shall increase by 2% each year for a period of 25 years resulting in a total payments in lieu of tax in the amount of \$720,681.74. The Agency's cost benefit analysis and the exact terms of the proposed deviation will be presented at the Public Hearing.

Thank you and if you should have any questions, please do not hesitate to contact me or the Agency.

Very truly yours,

HANCOCK ESTABROOK, LLP

John P. Sidd
John P. Sidd

JPS/lmd
Enclosure

{H4111086.1}

**NOTICE OF PUBLIC HEARING ON
PROPOSED PROJECT AND FINANCIAL
ASSISTANCE RELATING THERETO**

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the Cortland County Industrial Development Agency (the "Agency") on the 10th day of September, 2020 at 11:00 o'clock a.m. local time. Given the current State disaster emergency resulting from the novel coronavirus and COVID-19 and the prohibition of large public gatherings, the public hearing shall be conducted via the online web-based Zoom video and audio conference platform. All participants will be asked to identify themselves and the public may participate in the public hearing by connecting online or via telephone in accordance with the following instructions:

<https://zoom.us/j/94133093447>

Meeting ID: 941 3309 3447

One tap mobile

+16465588656,94133093447# US (New York)

+13126266799,94133093447# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 941 3309 3447

Find your local number: <https://zoom.us/u/acKVGBdOnI>

The public hearing is in connection with the following matter: Locust Solar II, LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in an approximately 24.5 acre parcel of land (the "Land") located at 4307 Locust Avenue in the Town of Cortlandville, Cortland County, New York (2) the installation of a solar photovoltaic facility on the Land with an approximate 5 megawatt capacity (the "Facility") and (3) the acquisition and installation therein and thereon of certain fixtures and equipment (the "Equipment"), all of the foregoing to constitute a solar photovoltaic facility to be operated by the Company (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording

taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the office of the Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction/renovation and installation of the Project Facility, (3) exemption from deed transfer taxes on any real estate transfers with respect to the Project, and (4) exemption from real property taxes (but not including special assessments and special ad valorem levies) with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4)(b) of the Act prior to granting such portion of the Financial Assistance.

The Agency will, at said time and place, hear all persons with views on the location and nature of the proposed Project and the Financial Assistance being contemplated by the Agency in connection with the proposed Project.

Dated: August 21, 2020

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Garry VanGorder, Executive Director

August 14, 2020

GML#95.20-02-07.000
Town of Cortlandville
Aquifer Protection District Special Permit
and Conditional Permit
Guggenheim Development Services, LLC

TO: Cortland County Planning Board**FROM: Cortland County Planning Department**

This application for an Aquifer Protection District Special Permit and Conditional Permit is being referred to the Cortland County Planning Board pursuant to General Municipal Law 239-M because the property is located within approximately 500 feet of NYS Route 13.

GENERAL INFORMATION

Date Received:	July 30, 2020
Applicant:	Guggenheim Development Services, LLC c/o Bohler Engineering MA, LLC 17 Computer Drive West Albany, NY 12205
Status of Applicant:	purchase agreement
Requested Action:	Aquifer Protection District Special Permit & Conditional Permit
Purpose:	to construct a 3,000 sq. ft. motor vehicle service facility
Location:	east side of NYS Route 13, approximately 1/4 mile north of the NYS Route 13/Bennie Rd. intersection
Size:	0.76± acres
Existing Zoning:	B-3 (Planned Commercial Business)
Existing Land Use:	vacant (former Golden Skillet restaurant)
Surrounding Zoning:	PUD (Planned Unit Development), B-3 (Planned Commercial Business) & I-2 (General Industrial)

Surrounding Land Uses: N – Applebee’s/Cortlandville Crossing
S – Wal-Mart
E – Marshall’s/Cortlandville Crossing
W – Cortland Commerce Center

Existing Regulations: Code of the Town of Cortlandville

Chapter 178 Zoning

Article IA – Wellhead Protection Areas

Section 178.2.2- Provisions applicable to B-1, B-2, B-3, I-1 and I-2 Districts

A. Lot coverage

(4)

Article VIIIA – Planned Commercial Business B-3 District

Section 178.36.9- Uses subject to conditional permit

F. Commercial garages and automotive repair shops

Article X – Aquifer Protection District

Section 178.45 – Restrictions and requirements

B. Other requirements

Section 178.46 – Special permits

A. Is a development, other than residential, of real property exceeding \$150,000 in development cost

Article XIV – Conditional Permit

Section 178-75. Structure/Use Requirements for Permit Approval

Section 178-76. Additional Specific Requirements

H. Business Uses

Article XVI - Stormwater Management and Erosion and Sediment Control

Section 178-90. Jurisdiction and applicability

Section 178-92. Contents of a Stormwater Pollution Prevention Plan (SWPPP)

Article XVIII – Signs

Section 178-112 – Permitted signs

Section 178-113 – Regulations for permitted signs

ANALYSIS -

The applicant is requesting an Aquifer Protection District Special Permit and Conditional Permit to redevelop a vacant 0.76 acre parcel (site of the former Golden Skillet restaurant) and construct a 3,000 sq. ft. motor vehicle service facility. The property is located on the east side of NYS Route 13, approximately 1/4 mile north of the NYS Route 13/Bennie Road intersection, and is zoned B-3 (Planned Commercial Business).

The Coordinated Review Committee (CRC) reviewed this proposal and addressed the following issues. A conditional permit is required for commercial garages and

automotive repair facilities in the B-3 District. An Aquifer Protection District Special Permit is also required for this project as the development cost of the project would exceed \$150,000. The applicant is proposing to redevelop a vacant 0.76 acre parcel and construct a 3,000 sq. ft. building for use as a motor vehicle oil change facility which would include minor vehicle servicing. The proposed business will be a drive thru automobile service center consisting of four service bays. The site plan indicates approximately 69% lot coverage (building, parking/display areas, sidewalk) on the 0.76 +/- acre parcel leaving 31% as greenspace. The "Zoning Local Law of the Town of Cortlandville" requires that lots or parcels less than 3 acres in size shall provide 20% greenspace. The proposed project therefore meets the Town's minimum greenspace requirements.

The site plan includes the addition of 12 parking spaces including one accessible parking space. The proposed customer parking spaces comply with the Town's minimum parking space dimensional requirement of 10 feet by 20 feet. There appears to be ample room for vehicles to maneuver on site and for customers to get in and out of spaces without interfering with customers exiting the service bays. The applicant is not proposing to add any new driveway entrances/exits to NYS Route 13 as the site would be accessed via the southernmost driveway entrance to Cortlandville crossing from NYS Route 13. It is recommended that an easement be written into the deeds of this property and the Cortlandville Crossing property to insure that continued access to this site is provided from the Cortlandville Crossing property in the future.

The applicant has proposed one ground sign and four building mounted signs for the proposed business. The "Zoning Local Law of the Town of Cortlandville" permits a maximum of two building mounted signs with up to 2 sq. ft. for each linear foot of building façade facing the major street. Since the proposed building would have 92 linear feet of building façade facing NYS Route 13, the proposed use is permitted to have 184 sq. ft. of building mounted signage. It is unclear from the application as to the dimensions of the building mounted signs. The proposed building mounted signage must conform to these requirements unless the applicant applies for and obtains a bulk variance. In order for a bulk variance to be granted, the Town must weigh the benefit of the increase number and square footage of signs to the applicant vs. the health, safety and welfare of the community/neighborhood. The proposed ground sign would be placed 15 feet from the property line adjacent to the NYS Route 13 right of way. The sign would be approximately 62 sq. ft. in size with a height of approximately 7 ft. 6 in. Freestanding or ground signs are allowed to have a maximum size of 100 sq. ft. and maximum height of 8 ft.

The proposed facility would include a four bay vehicle repair/service area primarily used for oil and fluid changes on motor vehicles. The property is within Area I (Primary aquifer area) of the Aquifer Protection District. Vehicle servicing within the Aquifer Protection District is subject to the following requirements:

1. Floor drains must be connected to a holding tank or sanitary sewer equipped with an oil and grit separating tank.

2. Wastes collected in a holding tank must be disposed of through a licensed waste hauler.
3. Waste degreasing solvents must be stored in drums or a holding tank and disposed of through a licensed waste hauler.
4. Waste oil must be stored in tanks or drums for disposal by a licensed waste hauler.
5. Storage facilities for tanks and/or drums require coated concrete floors and dikes to retain accidental spills or leaks; a permanent roof to protect tanks or drums and to prevent precipitation from entering dikes. Drums should be sealed, and tanks and drums must be located away from floor drains.
6. Large drip pans should be kept beneath drums which have spigots and are stored in horizontal position on racks.
7. Potentially contaminated scrap, including but not limited to scrap parts, batteries and used filters shall be stored in proper containers to prevent environmental release of contaminants.

It is recommended that the applicant provide to the Town a list and quantity of all chemicals to be stored on site, including a plan of primary and secondary containment for these chemicals. The property is within Area I of the Aquifer Protection District and the parcel splits the boundary line between 1a and 1b of the wellhead protection area. This site is upgradient of the Cortlandville Terrace Road public water supply well, with an approximately 2 year travel time for groundwater (or a potential pollutant) to reach the Terrace Road well. It is therefore critical that the applicant submits to the Town a Spill Response Plan and Spill Prevention, Control & Countermeasures Plan for the facility for review and approval. It should be noted that the Walmart on an adjoining property originally proposed to include an automobile service facility similar to this proposal as part of its store but removed this facility from its plans because of negative feedback due to its location upgradient to the Terrace Road public water supply well.

The applicant is proposing to connect this facility to public water and sewer. The public water and sewer connections, including the installation of a backflow prevention device for the public water connection, require County Health Department and Town approval.

A Stormwater Pollution Prevention Plan (SWPPP) would not be required for this development per the Town and State's stormwater ordinance as there would not be more than 10,000 sq. ft. of impervious surface being added to the site and there would not be more than one acre of soil disturbance. The site plan indicates that the impervious surface of the site would actually be reduced from 75.4% to 68.7%. Although a SWPPP is not required, it is recommended that no net loss of pervious surface be permitted to protect and preferably improve infiltration capacity of the site and reduce effects of stormwater on adjacent properties during low-frequency high rainfall storm events. Standard erosion and

sediment control best management practices such as silt fencing, stable construction entrance, and revegetation should be employed during construction.

The proposed dumpster enclosure will be located on the southeast corner of the lot, but the site plan does not indicate if this enclosure will be fenced in and screened from view. It is recommended that visual screening is erected around the dumpster area.

The site plan indicates lawn areas around the perimeter of the site and in front of the proposed building. It is recommended that the applicant provide a more detailed landscaping plan for the site to the Town to include additional landscaping other than just lawn areas. There is also no indication of snow storage areas on site. It is recommended that the applicant submits a revised site plan to the Town showing locations of snow storage areas on site.

The applicant has not submitted a lighting plan for the site. A lighting plan for the site should be submitted to the Town which indicates that there would be no lighting from this property in excess of 1.0 footcandle outside of the property boundaries.

It should be noted that the Town's zoning law includes design and development guidelines for all new nonresidential and nonagricultural development and redevelopment projects. The applicant has submitted drawings indicating the proposed building design. It is recommended that the Town review the proposed building design for conformance with the Town's Design and Development Guidelines.

Finally, this proposal is considered an Unlisted Action under SEQR. The applicant has completed Part I of a Short Environmental Assessment Form. Parts II and III should be completed by the Town to determine if there may be any significant adverse environmental impacts as a result of the proposed development.

RECOMMENDATION -

The staff recommends approval of this application for an aquifer protection district special permit and conditional permit contingent upon the following:

1. That an easement be written into the deeds of this property and the Cortlandville Crossing property to insure that continued access to this site is provided from the Cortlandville Crossing property in the future.
2. The applicant either reducing the number and square footage of building mounted signage on site to conform to the "Zoning Local Law of the Town of Cortlandville" or the applicant applying for and receiving a bulk variance for the increased number and square footage of signage.
3. The Town weighing the benefit of the increase number and square footage of signs to the applicant vs. the health, safety and welfare of the community/neighborhood as is required before any bulk variance may be granted.

4. Any floor drains in the facility being connected to a holding tank or sanitary sewer equipped with an oil and grit separating tank.
5. Wastes collected in a holding tank must be disposed of through a licensed waste hauler.
6. Waste degreasing solvents must be stored in drums or a holding tank and disposed of through a licensed waste hauler.
7. Waste oil must be stored in tanks or drums for disposal by a licensed waste hauler.
8. Storage facilities for tanks and/or drums require coated concrete floors and dikes to retain accidental spills or leaks; a permanent roof to protect tanks or drums and to prevent precipitation from entering dikes. Drums should be sealed, and tanks and drums must be located away from floor drains.
9. Large drip pans should be kept beneath drums which have spigots and are stored in horizontal position on racks.
10. Potentially contaminated scrap, including but not limited to scrap parts, batteries and used filters shall be stored in proper containers to prevent environmental release of contaminants.
11. The applicant's submittal of a list and quantity of proposed chemicals to be stored on site to the Town, and a plan of primary and secondary storage facilities for these chemicals.
12. The applicant's submittal and the Town's acceptance of the Spill Response Plan and Spill Prevention, Control & Countermeasures Plan for the site.
13. The applicant obtaining approval of the public water and sewer connection, including the installation of a backflow prevention device for the public water connection, from the County Health Department and Town.
14. That no net loss of pervious surface be permitted to protect and preferably improve infiltration capacity of the site and reduce effects of stormwater on adjacent properties during low-frequency high rainfall storm events, and that standard erosion and sediment control best management practices such as silt fencing, stable construction entrance, and revegetation are employed during construction.
15. That visual screening is erected around the dumpster area.
16. The applicant providing to and obtaining approval from the Town of a more detailed landscaping plan for the site to include additional landscaping other than just lawn areas.

17. **The applicant's submittal of a revised site plan indicating locations of snow storage on site.**
18. **The applicant's submittal of a lighting plan for the site to the Town which indicates that there would be no lighting from this property in excess of 1.0 footcandle outside of the property boundaries.**
19. **The Town reviewing the proposed building design for conformance with the Town's Design and Development Guidelines.**
20. **Compliance with SEQR requirements.**

Prepared by:

Reviewed/revised by:

Kevin J. Pagini
Planner

Daniel S. Dineen
Director of Planning

DSD/kp

ON THE MOTION OF Paul Slowey
Emily Discenza

RESOLUTION NO. 20-12

GML# 95.20-02-07.000
Town of Cortlandville
Aquifer Protection District
Special Permit & Conditional
Permit
Guggenheim Development
Services LLC

WHEREAS, on June 26, 2020 the Zoning Officer, Town of Cortlandville, pursuant to General Municipal Law 239 M submitted an application for a Conditional Permit and Aquifer Protection District Special Permit because the property is located within 500 feet of NYS Route 13 which has been received by the Cortland County Planning Department, AND

WHEREAS, the Cortland County Planning Department has reviewed this request and submitted a written report dated August 14, 2020, which is on file, AND

WHEREAS, the Cortland County Planning Board on August 19, 2020 held a regular meeting with a quorum and did consider this request, AND

WHEREAS, the Cortland County Planning Board did thoroughly consider the material submitted by the petitioner, Department comments and all other relevant reports on file, NOW THEREFORE BE IT

RESOLVED, that the Board recommends approval of this application for a conditional permit and aquifer protection district special permit contingent upon the following:

1. That an easement be written into the deeds of this property and the Cortlandville Crossing property to insure that continued access to this site is provided from the Cortlandville Crossing property in the future.
2. The applicant either reducing the number and square footage of building mounted signage on site to conform to the "Zoning Local Law of the Town of Cortlandville" or the applicant applying for and receiving a bulk variance for the increased number and square footage of signage.
3. The Town weighing the benefit of the increase number and square footage of signs to the applicant vs. the health, safety and welfare of the community/neighborhood as is required before any bulk variance may be granted.
4. Any floor drains in the facility being connected to a holding tank or sanitary sewer

- equipped with an oil and grit separating tank.
5. Wastes collected in a holding tank must be disposed of through a licensed waste hauler.
 6. Waste degreasing solvents must be stored in drums or a holding tank and disposed of through a licensed waste hauler.
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 8. Storage facilities for tanks and/or drums require coated concrete floors and dikes to retain accidental spills or leaks; a permanent roof to protect tanks or drums and to prevent precipitation from entering dikes. Drums should be sealed, and tanks and drums must be located away from floor drains.
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 11. The applicant's submittal of a list and quantity of proposed chemicals to be stored on site to the Town, and a plan of primary and secondary storage facilities for these chemicals.
 12. The applicant's submittal and the Town's acceptance of the Spill Response Plan and Spill Prevention, Control & Countermeasures Plan for the site.
 13. The applicant obtaining approval of the public water and sewer connection, including the installation of a backflow prevention device for the public water connection, from the County Health Department and Town.
 14. That no net loss of pervious surface be permitted to protect and preferably improve infiltration capacity of the site and reduce effects of stormwater on adjacent properties during low-frequency high rainfall storm events, and that standard erosion and sediment control best management practices such as silt fencing, stable construction entrance, and revegetation are employed during construction.
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detailed landscaping plan for the site to include additional landscaping other than just lawn areas.

17. The applicant's submittal of a revised site plan indicating locations of snow storage on site.
18. The applicant's submittal of a lighting plan for the site to the Town which indicates that there would be no lighting from this property in excess of 1.0 footcandle outside of the property boundaries.
19. The Town reviewing the proposed building design for conformance with the Town's Design and Development Guidelines.
20. Compliance with SEQR requirements, AND

BE IT FURTHER RESOLVED, that the Board reminds the Town of the requirements of General Municipal Law Section 239 M that a supermajority vote is to be attained by the Town in order to approve this application unless every contingency documented in this resolution is followed, AND

BE IT FURTHER RESOLVED, that the Planning Department is hereby authorized to convey this action to the Zoning Officer, Town of Cortlandville.

Wendy Miller, Secretary
Cortland County Planning Board
August 19, 2020

Ayes: 7

Nays: 1 (Emily Discenza)