

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NY 13045

ZONING BOARD OF APPEALS  
AREA VARIANCE FINDINGS & DECISION

Applicant: Tieler Sweeney Phone#: (607) 283-1607

Address: 3444 Pendleton Street Exd, Cortland NY 13045 Fee: \$10

Property Owner: Tieler Seeney

Appeal Concerns Property at the following address: 3444 Pendleton Street Exd, Cortland NY 13045

Tax Map #: 97-5-3

Zoning District Classification: Single Family Residential

Use for which Variance is requested: Install Ground Mounted Solar PV in front yard

Applicable Section(s) of Zoning code: Article XIV/Section 178.73-77

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes  No

Reason: Solar energy systems help residences increase their reliance on electricity and consume fewer fossil fuels

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes  No

Reason: Due to the layout and terrain of the parcel, the most effective system would be ground mounted and located in the South West corner of the parcel where the solar resource is best

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes  No

Reason: This project will have require building two accessory structures/arrays 10 ft in height and run approximately 36 ft in length.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes  No

Reason: Green energy installations help reduce our utilization of fossil fuels, the driven beam foundations will not disrupt a large amount of the local soil nor will it interfere with rainwater run off

5. Whether the alleged difficulty was self-created: Yes  No

Reason: array location informed by available solar resource and contour of the terrain

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



August 12th, 2019

Zoning Board of Appeals  
Town of Cortlandville  
3577 Terrace Road  
Cortland, NY 13045

To Whom It May Concern,

Renovus Solar plans to build (1) ground mounted solar PV system for Tieler & Megan Sweeney at 3444 Pendleton St Ext (Tax Parcel # 97.00-05-02). This system will be 8.28 kW in size, comprised of (24) 345 Watt panels mounted on driven steel piles and will take up less than 0.002 acres. We received a permit for a system to be installed on the western side of the parcel on 1/29/2019 (BP#19-006).

Clients want to move the installed location of the array to the Southwest corner of the property. This location, although the most efficient and cost effective, does place it in the front yard of the property. The client seeks permission to install in this most effective location due to the unfavorable roof layout of the existing structures and limited space for the array along the western edge of property.

The nature of a solar installation of this kind will not produce any pollution, noise, light or traffic and will not disrupt or alter any hydrological activities or conditions on site including storm water run off.

Thank You,

Ryan Elliot  
Renovus Solar  
607-277-1777 Ex 7  
[relliott@renovussolar.com](mailto:relliott@renovussolar.com)



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To Whom It May Concern,

I/we give Project Manager/Renovus Solar, Inc. permission to act as my/our agent in all matters of permitting and code enforcement concerning any systems Renovus Solar is contracted to install at my/our residence at **3444 Pendleton Street Exd, Cortland NY 13045.**

Sincerely,

A handwritten signature in black ink, appearing to read "Tieler Sweeney". Below the signature is a blue horizontal line.

Tieler Sweeney (Feb 1, 2019)

Printed Signature: Tieler & Megan Sweeney

# Michael E. Miele, PE

Licensed Professional Engineer  
Licensed In New York, New Jersey, Connecticut & California  
New York License # 079676  
New Jersey License # 44042  
Connecticut License # 23158  
California License # 31508

January 22, 2019

Town of Cortlandville Code Enforcement  
The Office of the Building Inspector  
3577 Terrace Road  
Cortland, NY 13045

Re: Tieler Sweeney - 3444 Pendleton Street Exd, Cortland, NY 13045  
Single Family Residence, Ground Mount Solar Panel Loading Certification  
Town of Cortlandville, County of Cortland, State of New York

Dear Code Enforcement Official

I am the engineer of record for the above referenced project. I have prepared the attached plans dated January 21, 2019, that consists of the installation of (24) Hanwha Q.Plus L-G4.2 345 solar panels on a ground mount installation at the above referenced location.

## Project Overview:

**Project Address:** 3444 Pendleton Street Exd, Cortland, NY 13045 **Plan Date:** 1.21.19  
**Homeowner Name:** Tieler Sweeney **Project ID #:** 0202-19  
**PV Panel Type:** Hanwha Q.Plus L-G4.2 345 **# of Panels:** 24  
**Mounting System:** DCE Contour DB

## Design Criteria:

<b>NYS Residential Building Code:</b>	IRC 2015	<b>ASCE:</b>	7-10
<b>NDS for Wood Construction:</b>	WFCM 2015	<b>NFPA 70:</b>	2014
<b>Ground Snow Load:</b>	50 psf	<b>Wind:</b>	115mph
<b>Seismic Category:</b>	A	<b>Weathering:</b>	Temperate
<b>Exposure Category:</b>	B	<b>Termite:</b>	No

Reinforcement Required: **NONE**





# TOWN OF CORTLANDVILLE

607-756-7490

Building Permit # **19-006**

Date Issued: 1/29/2019

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

## BUILDING PERMIT

Has been issued to: Renovus Energy

Permitting: 8.28 kw ground mount solar array by Renovus Solar

At: 3444 Pendleton St

All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations, which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.


Special Notes (if any) :

Do not proceed beyond these points until countersigned below by the inspector.

Footings before pouring concrete <input checked="" type="checkbox"/>	Footings before backfill _____
Framing before closing <input checked="" type="checkbox"/>	Electrical before enclosing _____
Plumbing before enclosing _____	HVAC before enclosing _____
Insulation inspection _____	Final Inspection <input checked="" type="checkbox"/>

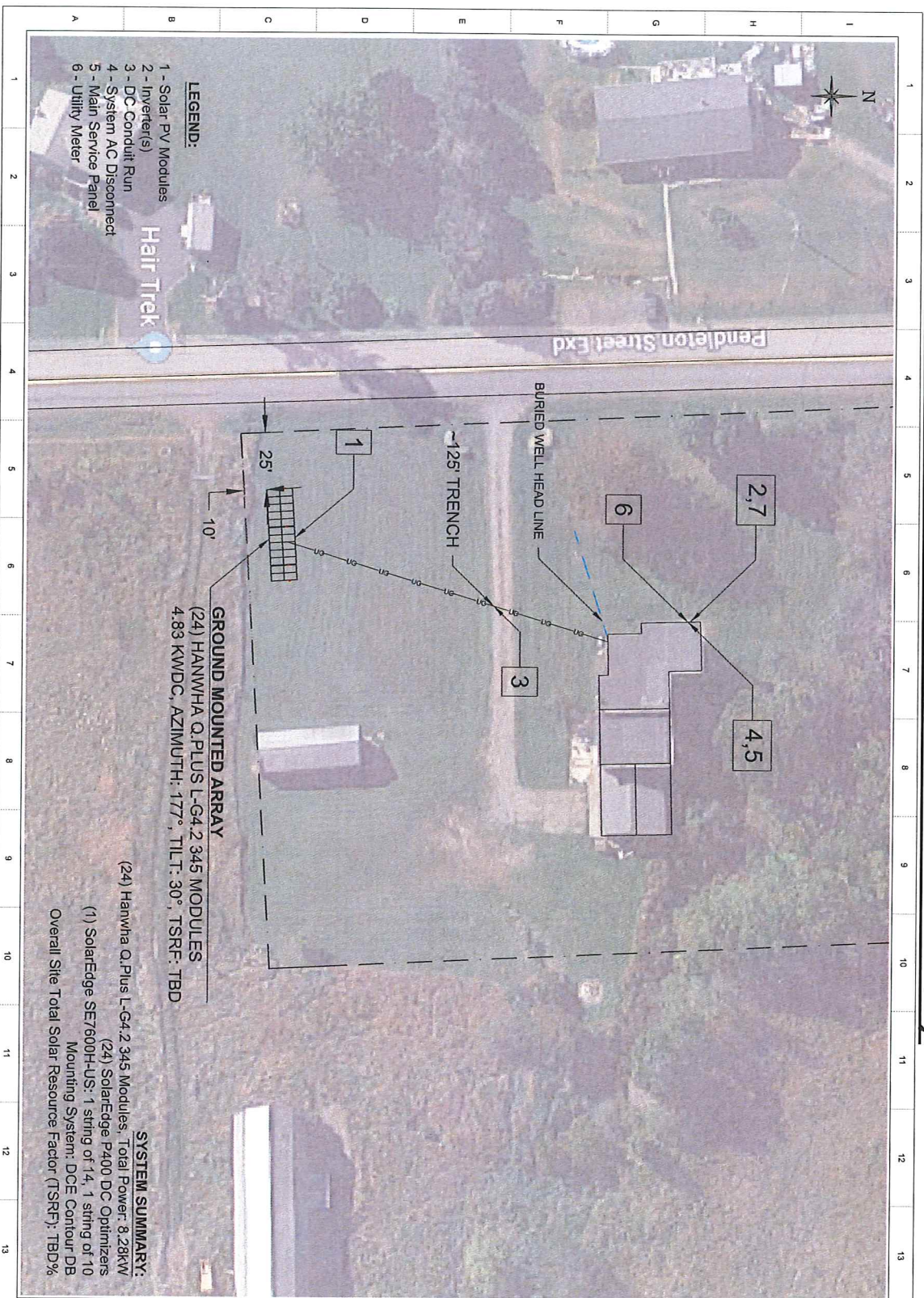
Permission is hereby granted to proceed with the work as set forth in the specifications, plans, or statements now on file in this department. Any amendments made to the original plans or specifications must be submitted for approval.

**Permit Expires: 01/29/2020**

  
 Issuing Officer: Desiree Campbell/ Kevin McMahon



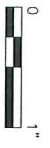
# Purposed Relocation of Solar Array



- LEGEND:**
- 1 - Solar PV Modules
  - 2 - Inverter(s)
  - 3 - DC Conduit Run
  - 4 - System AC Disconnect
  - 5 - Main Service Panel
  - 6 - Utility Meter

**GROUND MOUNTED ARRAY**  
 (24) HANWHHA Q.PLUS L-G4.2 345 MODULES  
 4.83 KWDC, AZIMUTH: 177°, TILT: 30°, TSRF: TBD

**SYSTEM SUMMARY:**  
 (24) Hanwha Q.Plus L-G4.2 345 Modules, Total Power: 8.28kW  
 (24) SolarEdge P400 DC Optimizers  
 (1) SolarEdge SE7600H-US: 1 string of 14, 1 string of 10  
 Mounting System: DCE Contour DB  
 Overall Site Total Solar Resource Factor (TSRF): TBD%



**renovus**  
 1520 Trumansburg Road  
 Ithaca, NY 14850  
 TELEPHONE: (607) 277-1777  
 FAX: (607) 277-1277  
<http://www.renovusny.com>

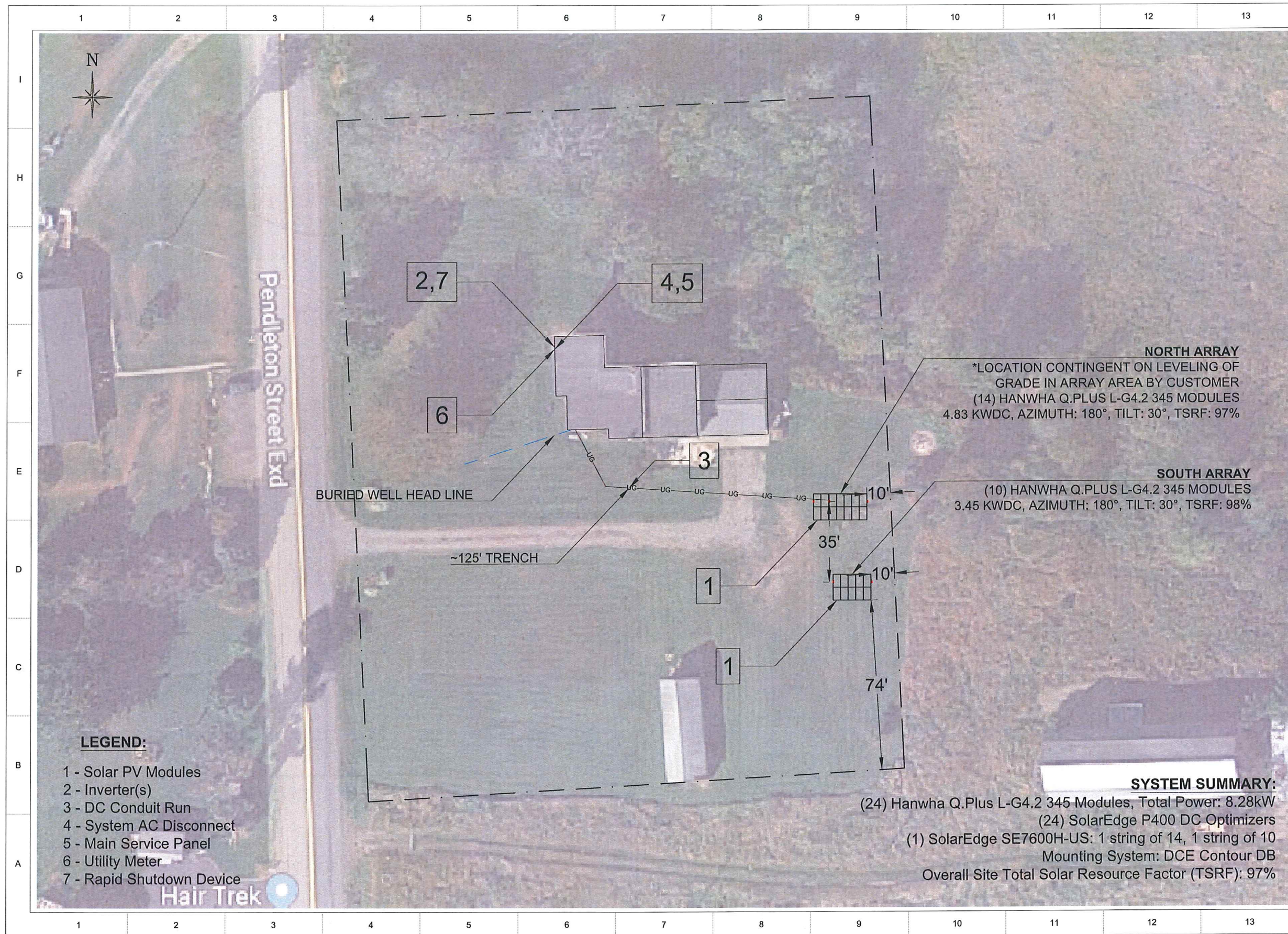
This document is the intellectual property of the above named firm. It is to be used only for the project and site identified herein. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the above named firm.

REV	DATE	DESCRIPTION

Project Name:  
 TIELER SWENEY RESIDENCE  
 Project Address:  
 3444 PENDLETON STREET EXD  
 CORTLAND, NY 13045  
 Project Type: GROUND-MOUNTED PV  
 Project Name:  
 TIELER SWENEY RESIDENCE  
 Project Address:  
 3444 PENDLETON STREET EXD  
 CORTLAND, NY 13045  
 Project Type: GROUND-MOUNTED PV

Date: 8/13/2019  
 Drawn by: KS  
 Checked by: KS  
 Scale: 3/128" = 1'-0"  
 Title: SITE PLAN  
 Sheet: SP-4





**renovus**

1520 Trumansburg Road  
Ithaca, NY 14850

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<http://www.renovussolar.com/>

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Notes:

REV	DATE	DESCRIPTION

PE Stamp:



Project Name:  
**TIELER SWEENEY RESIDENCE**  
8.28 KW

Project Address:  
**3444 PENDLETON STREET EXD**  
**CORTLAND, NY 13045**

Date: 1/21/2019

Drawn by: DJ

Checked by: KS

Scale: 3/128" = 1'-0"

Project Type: GROUND-MOUNTED PV

Title:

**SITE PLAN**

Sheet:

**SP-1**

**NORTH ARRAY**  
\*LOCATION CONTINGENT ON LEVELING OF GRADE IN ARRAY AREA BY CUSTOMER  
(14) HANWHA Q.PLUS L-G4.2 345 MODULES  
4.83 KWDC, AZIMUTH: 180°, TILT: 30°, TSRF: 97%

**SOUTH ARRAY**  
(10) HANWHA Q.PLUS L-G4.2 345 MODULES  
3.45 KWDC, AZIMUTH: 180°, TILT: 30°, TSRF: 98%

**SYSTEM SUMMARY:**  
(24) Hanwha Q.Plus L-G4.2 345 Modules, Total Power: 8.28kW  
(24) SolarEdge P400 DC Optimizers  
(1) SolarEdge SE7600H-US: 1 string of 14, 1 string of 10  
Mounting System: DCE Contour DB  
Overall Site Total Solar Resource Factor (TSRF): 97%

**LEGEND:**

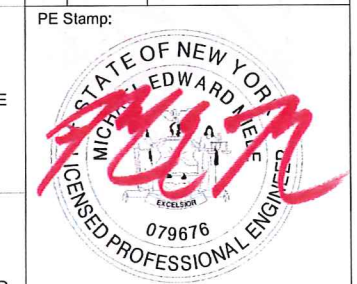
- 1 - Solar PV Modules
- 2 - Inverter(s)
- 3 - DC Conduit Run
- 4 - System AC Disconnect
- 5 - Main Service Panel
- 6 - Utility Meter
- 7 - Rapid Shutdown Device





Notes:

REV	DATE	DESCRIPTION



Project Name:  
**TIELER SWEENEY RESIDENCE**  
8.28 KW

Project Address:  
3444 PENDLETON STREET EXD  
CORTLAND, NY 13045

Date: 1/21/2019

Drawn by: DJ

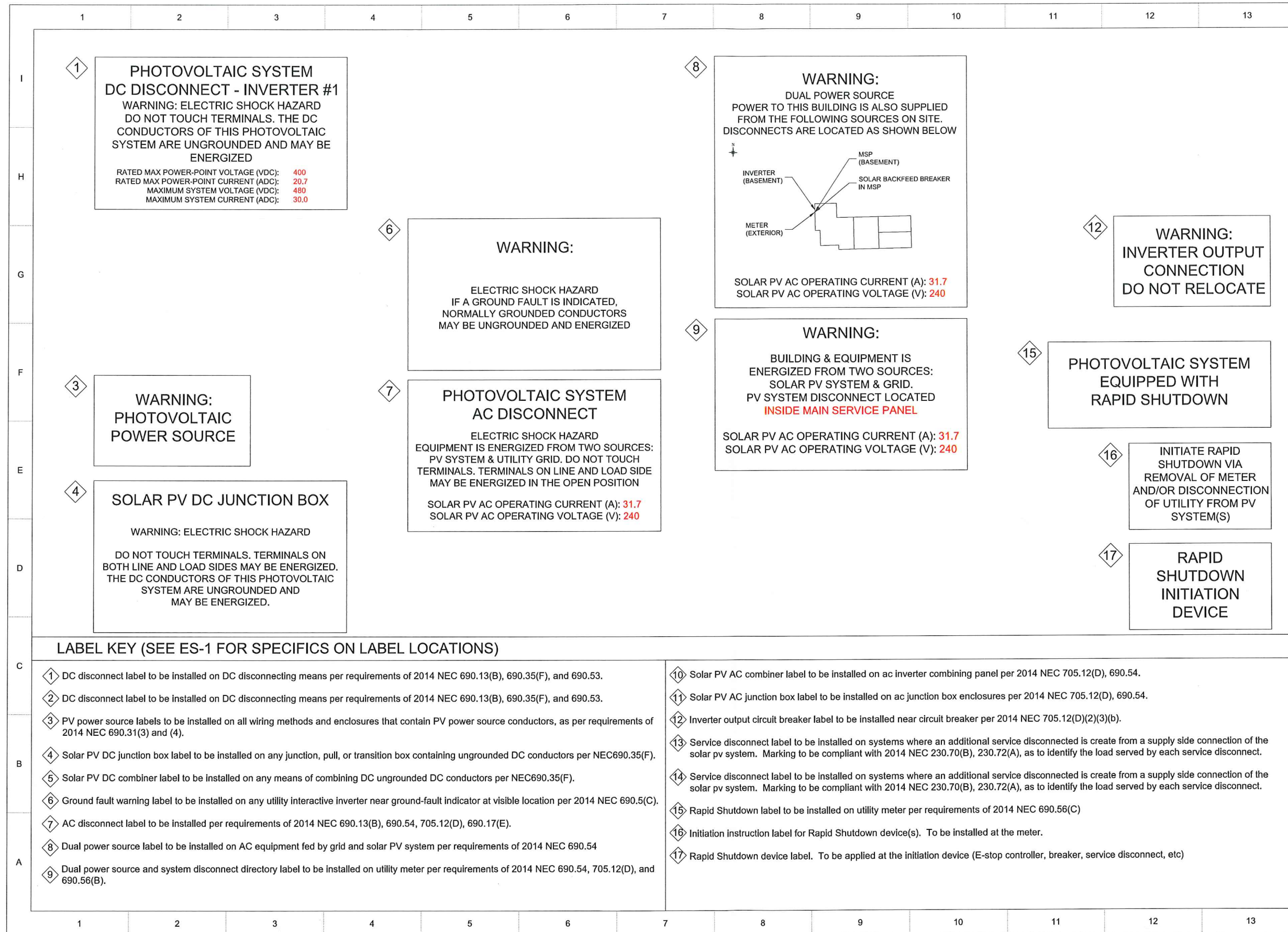
Checked by: KS

Scale: NTS

Project Type: GROUND-MOUNTED PV

Title:  
**EQUIPMENT LABELS**

Sheet:  
**EL-1**



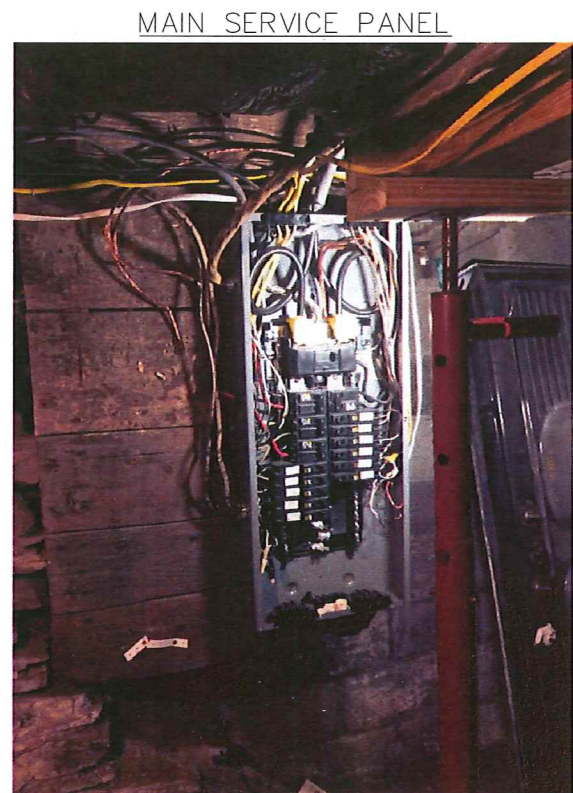
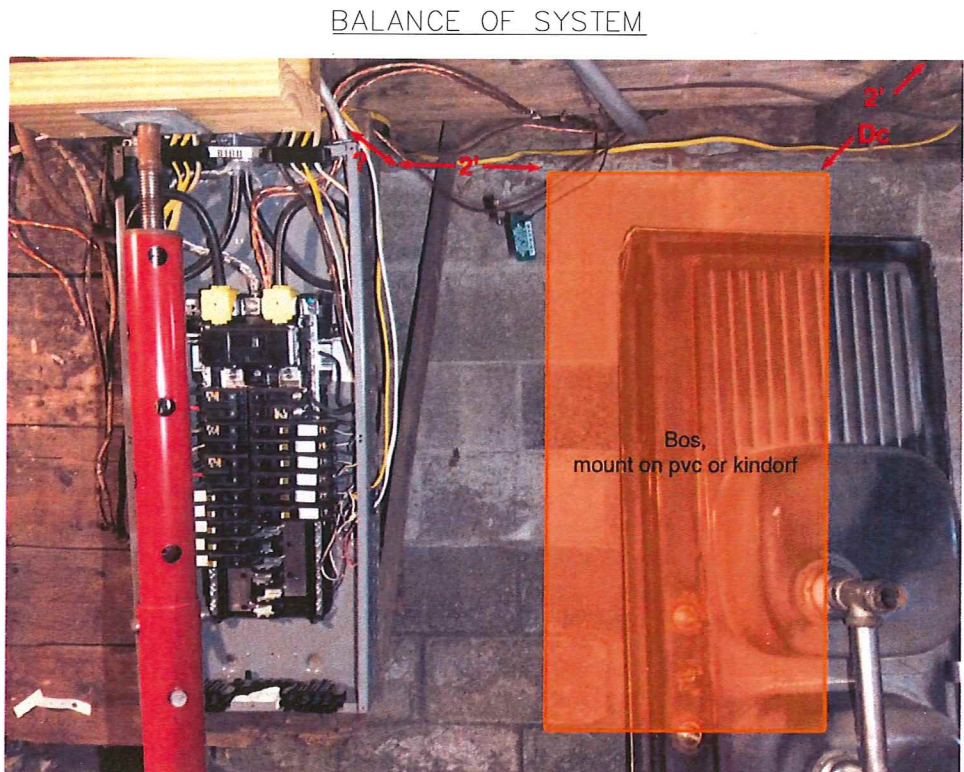
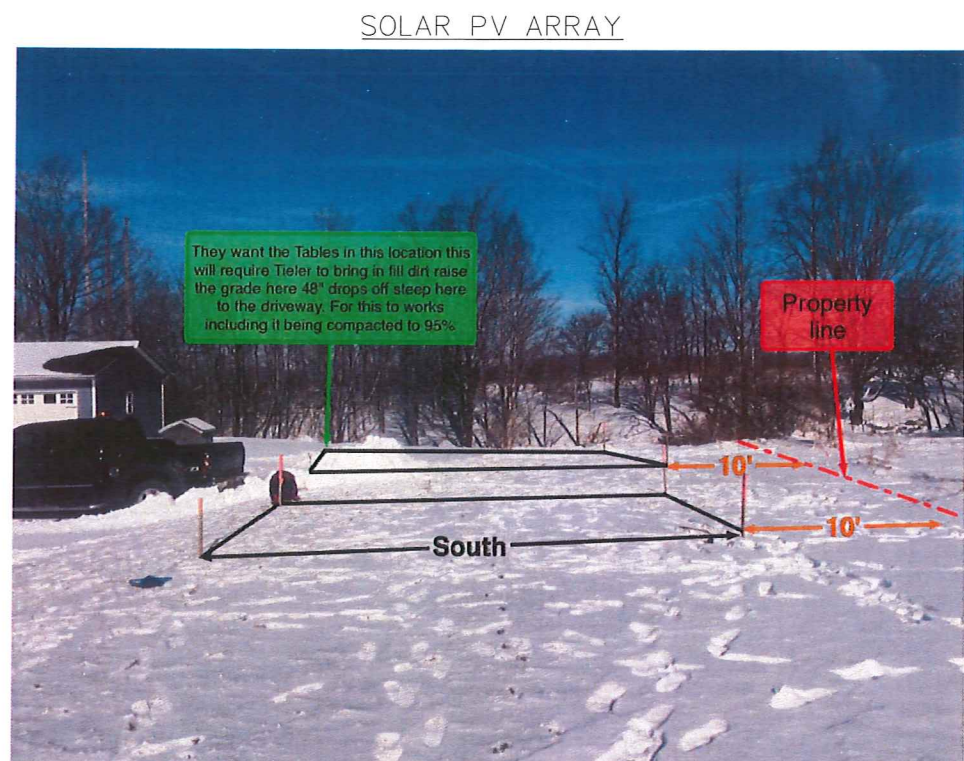
**LABEL KEY (SEE ES-1 FOR SPECIFICS ON LABEL LOCATIONS)**

- ① DC disconnect label to be installed on DC disconnecting means per requirements of 2014 NEC 690.13(B), 690.35(F), and 690.53.
- ② DC disconnect label to be installed on DC disconnecting means per requirements of 2014 NEC 690.13(B), 690.35(F), and 690.53.
- ③ PV power source labels to be installed on all wiring methods and enclosures that contain PV power source conductors, as per requirements of 2014 NEC 690.31(3) and (4).
- ④ Solar PV DC junction box label to be installed on any junction, pull, or transition box containing ungrounded DC conductors per NEC690.35(F).
- ⑤ Solar PV DC combiner label to be installed on any means of combining DC ungrounded DC conductors per NEC690.35(F).
- ⑥ Ground fault warning label to be installed on any utility interactive inverter near ground-fault indicator at visible location per 2014 NEC 690.5(C).
- ⑦ AC disconnect label to be installed per requirements of 2014 NEC 690.13(B), 690.54, 705.12(D), 690.17(E).
- ⑧ Dual power source label to be installed on AC equipment fed by grid and solar PV system per requirements of 2014 NEC 690.54
- ⑨ Dual power source and system disconnect directory label to be installed on utility meter per requirements of 2014 NEC 690.54, 705.12(D), and 690.56(B).

- ⑩ Solar PV AC combiner label to be installed on ac inverter combining panel per 2014 NEC 705.12(D), 690.54.
- ⑪ Solar PV AC junction box label to be installed on ac junction box enclosures per 2014 NEC 705.12(D), 690.54.
- ⑫ Inverter output circuit breaker label to be installed near circuit breaker per 2014 NEC 705.12(D)(2)(3)(b).
- ⑬ Service disconnect label to be installed on systems where an additional service disconnected is create from a supply side connection of the solar pv system. Marking to be compliant with 2014 NEC 230.70(B), 230.72(A), as to identify the load served by each service disconnect.
- ⑭ Service disconnect label to be installed on systems where an additional service disconnected is create from a supply side connection of the solar pv system. Marking to be compliant with 2014 NEC 230.70(B), 230.72(A), as to identify the load served by each service disconnect.
- ⑮ Rapid Shutdown label to be installed on utility meter per requirements of 2014 NEC 690.56(C)
- ⑯ Initiation instruction label for Rapid Shutdown device(s). To be installed at the meter.
- ⑰ Rapid Shutdown device label. To be applied at the initiation device (E-stop controller, breaker, service disconnect, etc)







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TIELER SWEENEY RESIDENCE  
8.28 KW

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CORTLAND, NY 13045

Date: 1/21/2019  
Drawn by: DJ  
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Scale: NTS  
Project Type: GROUND-MOUNTED PV

Title:  
**SITE PHOTOS**

Sheet:  
**SH-1**

