



Also Doing Business As (DBA):



TRANSMITTAL

To: Town of Cortlandville Planning & Zoning Project: Cortland-Virgil Solar
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, New York 13045 Project #: 2850.24418.6
 Attn: Mr. Bruce Weber Date: December 18, 2018

Quantity	Date	Description
1	12/18/18	Sketch Plans
1	12/18/18	Conditional Permit Application
1	12/18/18	Aquifer Protection Special Permit
1	12/18/18	General Municipal Law Zoning Referral Form
1	12/18/18	Short Environmental Assessment Form

This is transmitted as checked below:

- | | | |
|--------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No Exception Taken | <input type="checkbox"/> Reviewed |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Furnish as Corrected | <input type="checkbox"/> Rejected |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Revise and Resubmit | <input type="checkbox"/> Submit Specified Item |
| <input type="checkbox"/> As requested | <input type="checkbox"/> For immediate action | <input type="checkbox"/> Prints returned after loan to us |

Remarks:

As discussed, please find the above listed documents for sketch plan consideration at the January 8, 2019 meeting.

Thank you.

Copy To: file Signed: Paul T. Woodward, Senior Designer

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name: Cortland-Virgil Road Solar, LLC
Attn: Elie Schecter

Fee Paid:

Address: 55 5th Avenue, Floor 13
New York, New York 10003

Phone: (914) 420-5803

PROPERTY OWNER

Name: Farm East, LLC.

Fee Paid:

Address: 890 McLean Road
Cortland, NY 13045

Phone: 315-409-9199 (Andy Leonello)

PROPERTY INFORMATION

Location of property: 301 South Cortland Virgil Road Cortland, NY 13045

Tax Map No. of Parcel: 105.00-04-18

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION: Lease


IS PROPERTY IN FLOOD PLAIN: YES NO

ZONING DISTRICT: Agricultural

PROJECT DESCRPTION: Ground mounted, large scale solar energy system.

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION: 12/18/2018



Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid _____

Name _____

Phone _____

Address _____

PROPERTY OWNER

Name _____

Phone _____

Address _____

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 _____

Tax Map No. of Parcel _____

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION _____

IS PROPERTY IN FLOOD PLAIN? YES NO

AQUIFER PROTECTION AREA _____

ZONING DISTRICT _____

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

DATE OF APPLICATION _____

for



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: _____

GENERAL MUNICIPAL LAW

Zoning Referral Form

New Ordinance and/or Amendments

Director
CORTLAND COUNTY PLANNING DEPARTMENT
County Office Building
P.O. Box 5590, 60 Central Avenue
Cortland, NY 13045
Telephone: (607) 753-5043
Fax: (607) 753-5063

GML No. 1 0 5 . 0 0 - 0 4 - 1 8 .
(Tax Map Number)

Date: 12/18/2018

Submitting Officer: BRUCE WEBER, CEO

Municipality: TOWN OF CORTLANDVILLE

Mailing Address: 3577 TERRACE ROAD
CORTLAND, NY 13045

Phone Number: 607 756-7490 Fax Number: 607 756-6753

=====

Name of Petitioner: Cortland-Virgil Road Solar LLC, Attn:Elie Schecter

Owner's Name (if different): Farm East, LLC.

Date of Acquisition: A portion of the property is being leased

Address: 301 South Cortland Virgil Road

City: Cortland State: New York Zip: 13045

Phone Number: (914) 420-5803 Fax Number: _____

Type of Referral
New Zoning Ordinance & Map

The following information is required for:

1. New Zoning Ordinance & Map:
 - A. Zoning Ordinance Text
 - B. Zoning Map (1'=200') (see 1B'2' under Amendment of Zoning Ordinance Text and/or Map)

- C. Report of Zoning Commission
(If required by local ordinance)
- D. Report of Municipal Planning Board Statement of intent and purpose of proposed action.

2. The following information is required for New and Amended Zoning Ordinances and maps:

1. Availability of public utilities:

A. Water N/A District Number _____

B. Sewer N/A District Number _____

2. Impact on Historic Buildings and/or Areas:

3. Availability of public service:

A. Fire Protection Yes District Number 6 - Cortlandville Fire District

B. Police Protection Yes

C. Refuse Collection N/A

D. Special Services Required: N/A

4. Does the zoning conform to municipal master plan? Yes If not, why not? _____

5. Does the zoning conform to county land use plan? Yes

6. School District: Cortland

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

Type of Referral
Amendment of Zoning Ordinance
Text and/or Map

The following information is required for:

1. Amendment to Existing Ordinance and/or Map:

A. If text change:

- 1. Amendment to text (certified by municipal clerk)
- 2. Report of the Planning Board
- 3. Report of the Zoning Board of Appeals (if required by local ordinance)

B. If map change:

1. Change from _____ Zoning District to _____ Zoning District
2. Survey Map (1"=200' or less)
3. Names & Address of N.Y.S. licensed engineer or land surveyor responsible for preparing map & seal
4. North Arrow
5. Topography, not greater than 10' contours
6. Drainage, streams, waterbodies
7. Current Zoning district lines
8. Location Map at 2000' scale
9. Location of any County or State facility
10. Any reports available from other public agencies, petitioners or other interested parties
11. Location of any existing structure
12. Existing land use of site & area within 200' of site.

Signature and Title of Submitting Official

(REVISED 10/95)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

SOLAR ARRAY PLAN

CORTLAND-VIRGIL ROAD SOLAR

301 SOUTH CORTLAND VIRGIL ROAD

TOWN OF CORTLANDVILLE

COUNTY OF CORTLAND

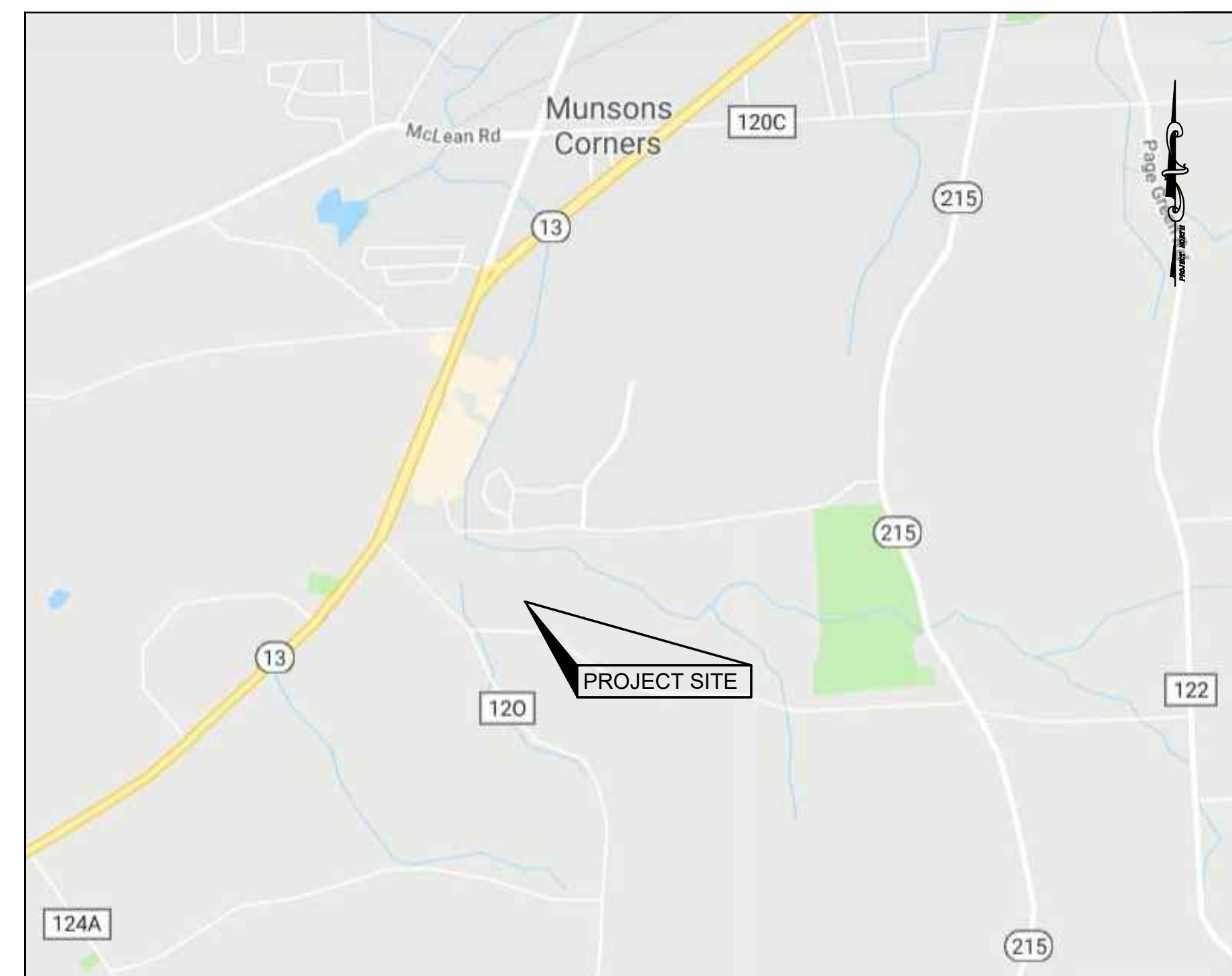
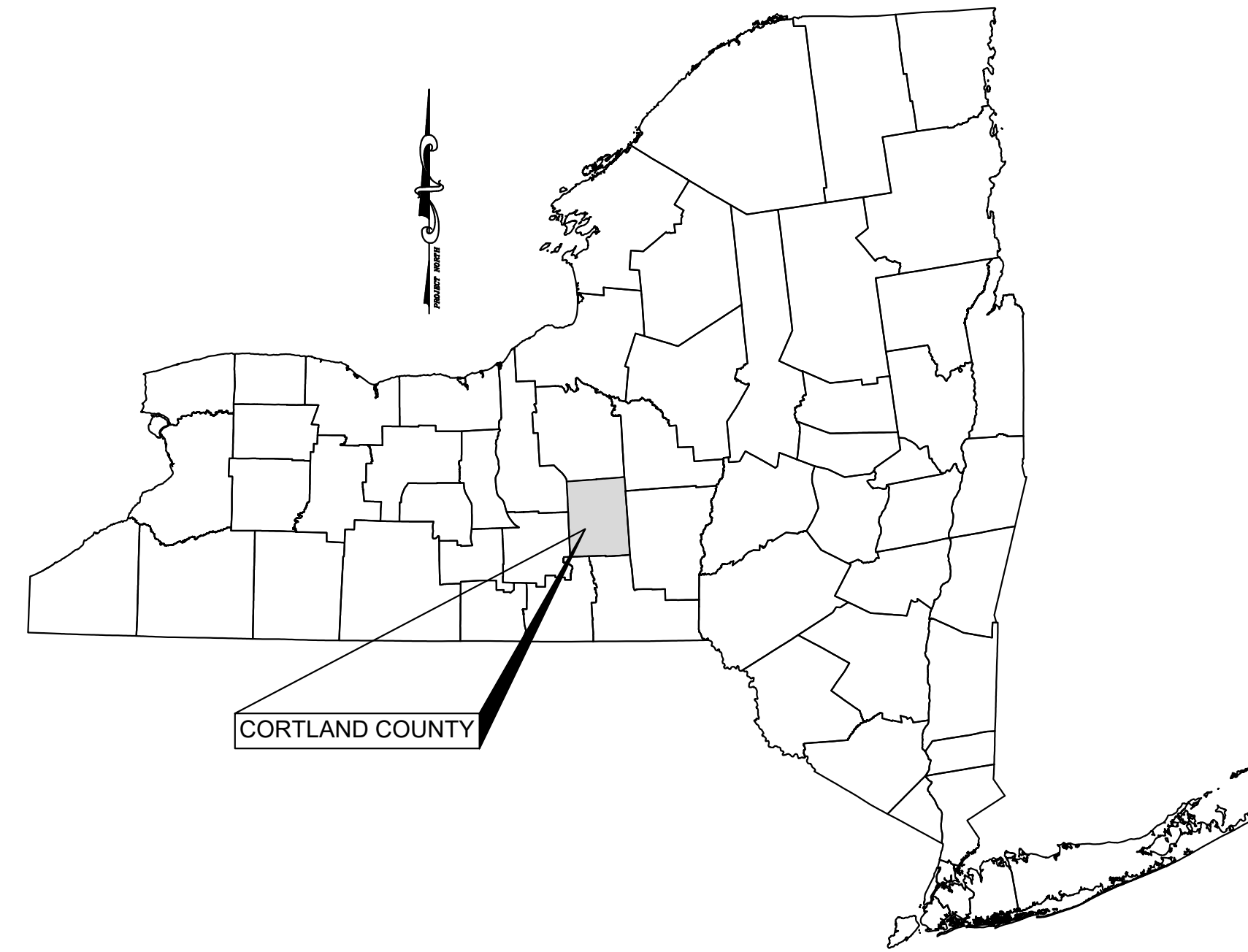
STATE OF NEW YORK

APPLICANT/DEVELOPER:

CORTLAND-VIRGIL ROAD SOLAR, LLC
 55 5TH AVENUE, FLOOR 13
 NEW YORK, NEW YORK 10003

INDEX OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
C010	EXISTING SITE CONDITIONS
C100	SKETCH PLAN
C110	FARMLAND SOILS AND DETAILS



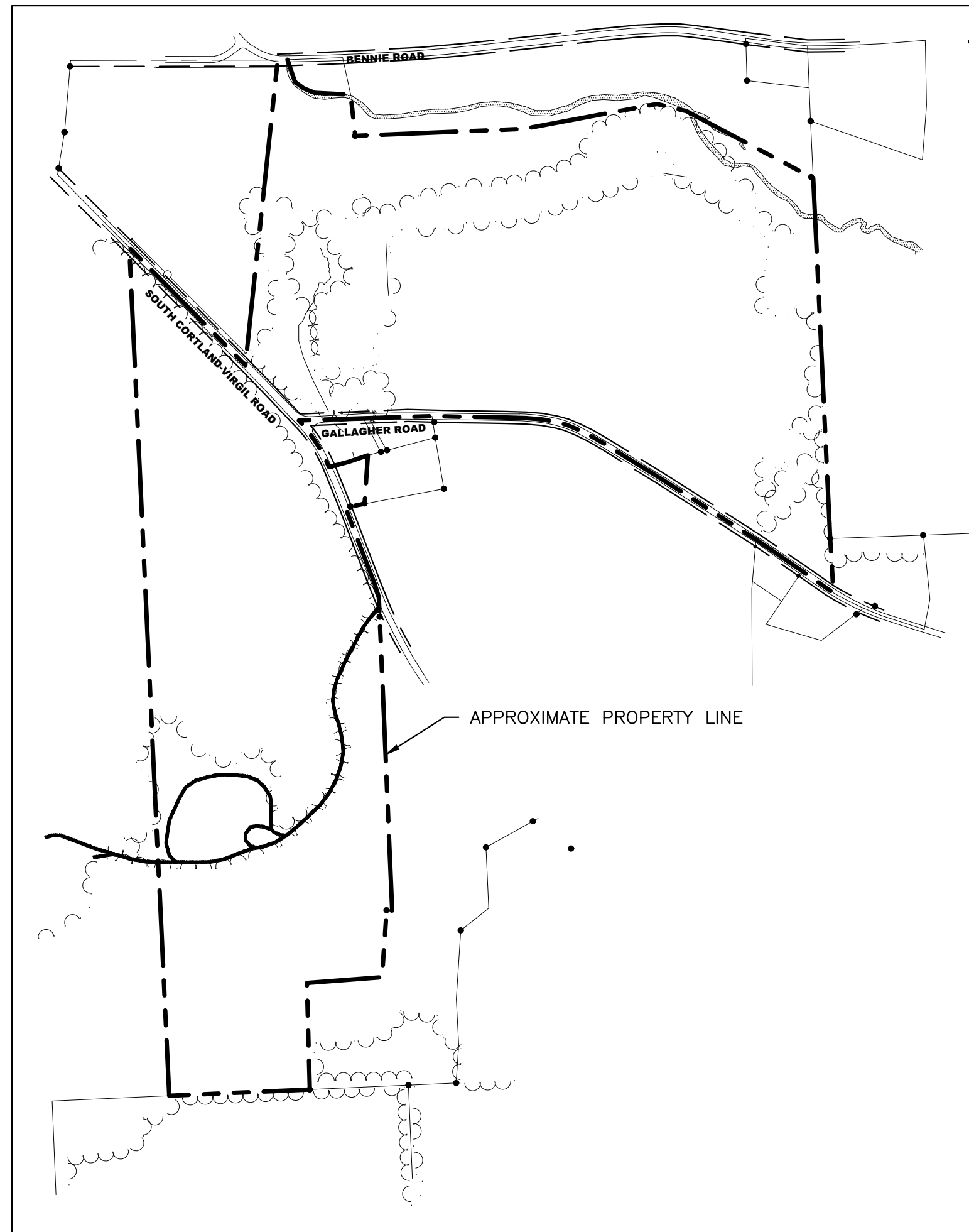
LOCATION MAP
 SCALE 1" = 2000'

DRAWINGS PREPARED BY

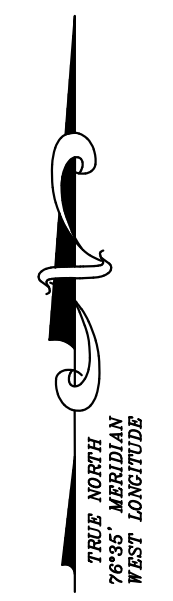
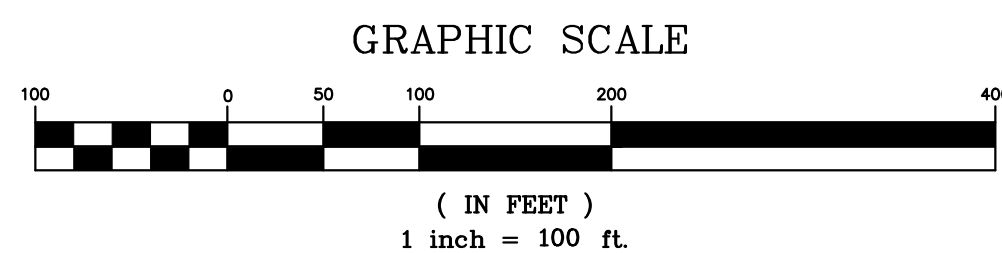
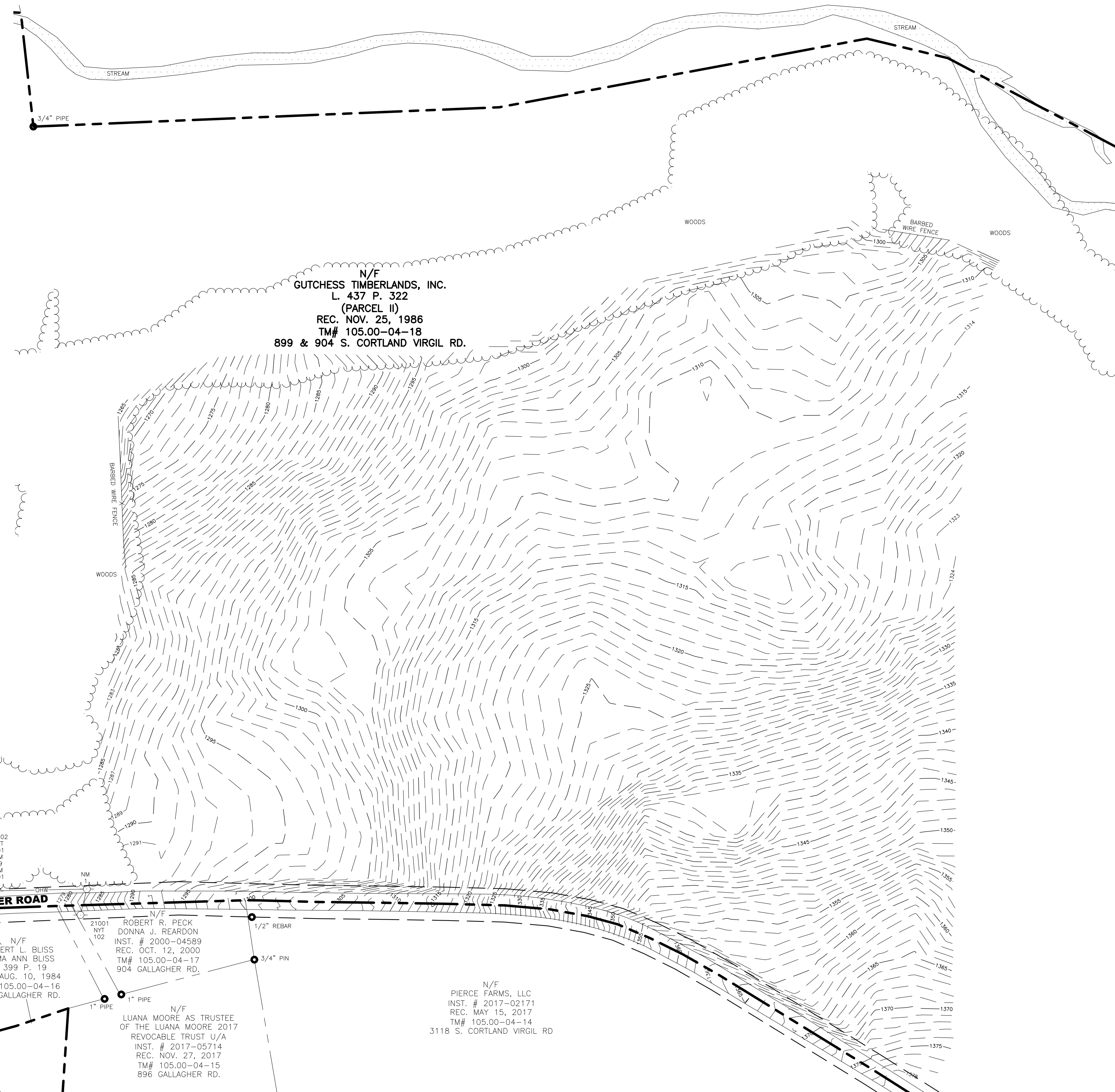
KEYSTONE ASSOCIATES
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC
 58 Exchange Street
 Binghamton, New York 13901
 Phone: 607.722.1100
 Fax: 607.722.2515
 Email: info@keyscomp.com
 www.keyscomp.com

PROJECT NO. 2850.24418.6
 DECEMBER 18, 2018

MARK W. PARKER, P.E. LIC. No. 093972
 ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
 NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



OVERALL PROPERTY MAP
1" = 500'



- LEGEND**
- MONUMENT FOUND AND NOTED
 - N/F NOW OR FORMERLY
 - TM# TAX MAP NUMBER
 - PROPERTY LINE
 - UTILITY POLE
 - OHW- OVERHEAD UTILITIES
 - SPOT ELEVATION

- NOTES**
1. FIELD SURVEY WAS COMPLETED ON NOVEMBER 21, 2018.
 2. HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 3. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
 4. AT THE TIME OF THE SURVEY THERE WAS APPROXIMATELY 4 INCHES OF SNOW ON THE GROUND.

ALL UNDERGROUND UTILITIES ARE APPROXIMATE.

UNDERGROUND UTILITY LOCATIONS MARKED BY UTILITY OWNERS PER A "DESIGN TICKET" CALLED IN TO "DIG SAFELY NEW YORK" PRIOR TO FIELD SURVEY HAVE BEEN SHOWN.

THE USER OF THIS MAP IS CAUTIONED THAT THE UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.

NOT FOR CONSTRUCTION

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystone.com
www.keystone.com

SOLAR ARRAY PLAN
CORTLAND-VIRGIL ROAD SOLAR
301 SOUTH CORTLAND VIRGIL ROAD
 TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NY

EXISTING SITE CONDITIONS

SHEET NO.
C010
 PROJECT NO.
 2850.24418.6

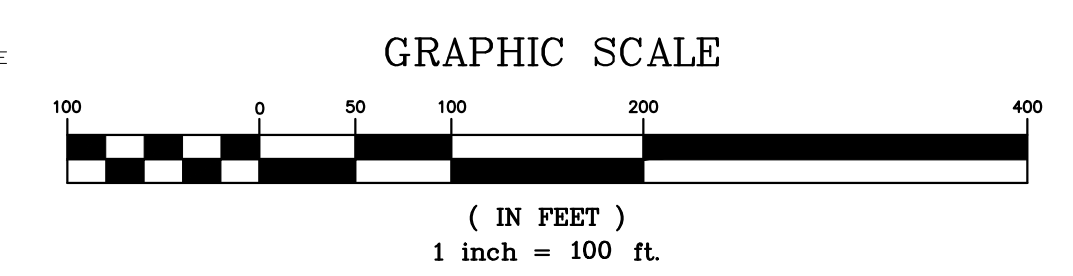
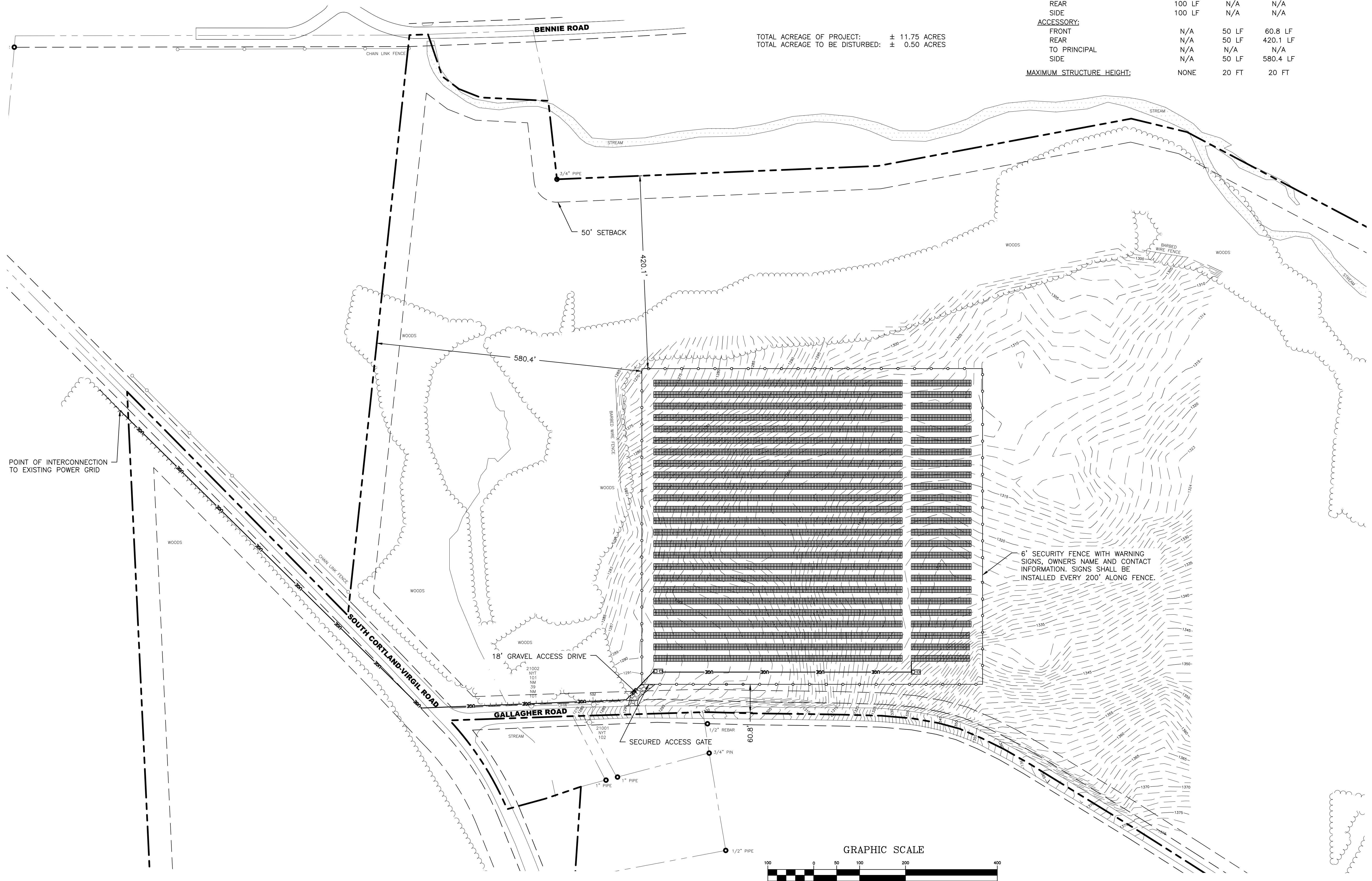
DATE: 12/18/18
 CAD FILE NO: 285024418_6_Site.dwg

- LEGEND**
- MONUMENT FOUND AND NOTED
 - N/F NOW OR FORMERLY
 - TM# TAX MAP NUMBER
 - PROPERTY LINE
 - UTILITY POLE
 - OHW — OVERHEAD UTILITIES
 - SPOT ELEVATION

ZONING NOTES
 ZONING DISTRICT: AGRICULTURAL
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	5 AC	N/A	136.1 AC
MINIMUM LOT FRONTAGE:	300 LF	N/A	1,812.4 LF
MAXIMUM LOT COVERAGE:	20%	40%	8.60%
MINIMUM YARD DIMENSIONS:			
PRINCIPAL:			
FRONT	75 LF	N/A	N/A
REAR	100 LF	N/A	N/A
SIDE	100 LF	N/A	N/A
ACCESSORY:			
FRONT	N/A	50 LF	60.8 LF
REAR	N/A	50 LF	420.1 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	580.4 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	20 FT

TOTAL ACREAGE OF PROJECT: ± 11.75 ACRES
 TOTAL ACREAGE TO BE DISTURBED: ± 0.50 ACRES



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 Fax: 607.722.2515
 Email: info@keystone.com
 www.keystone.com

KEYSTONE ASSOCIATES
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

WARNING: This is a preliminary plan. It is not to be used for construction. It is subject to change without notice. The user of this plan assumes all responsibility for its use. No warranty is made by the engineer or architect for the accuracy of the information shown hereon. The user of this plan shall be held responsible for any errors or omissions. The user of this plan shall be held responsible for any damages or injuries resulting from the use of this plan.

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 Architects, Engineers
 and Surveyors, LLC

SOLAR ARRAY PLAN
CORTLAND-VIRGIL ROAD SOLAR
 301 SOUTH CORTLAND VIRGIL ROAD
 TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NY

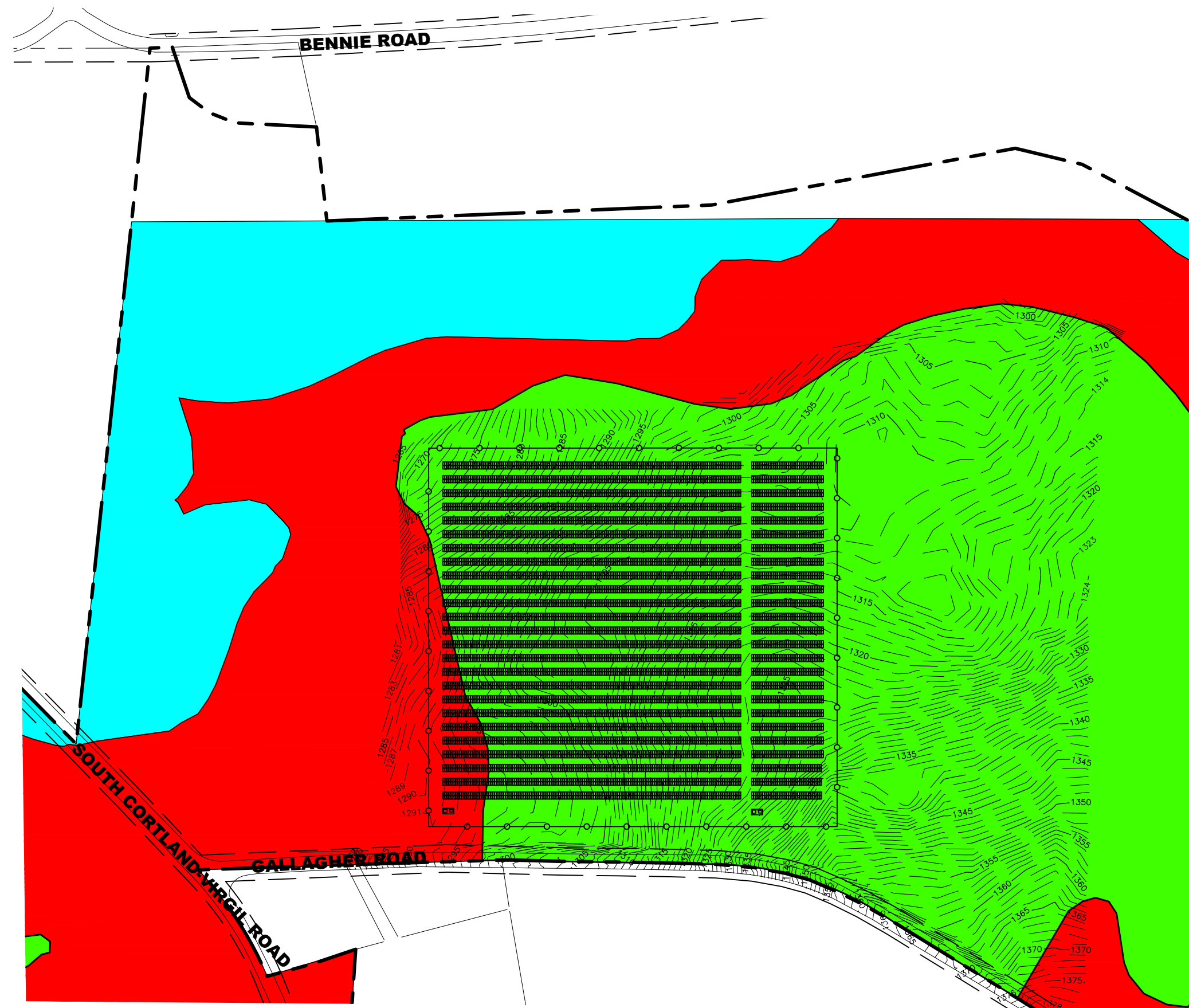
SKETCH PLAN

SHEET NO.
C100

PROJECT NO.
 2850.24418.6

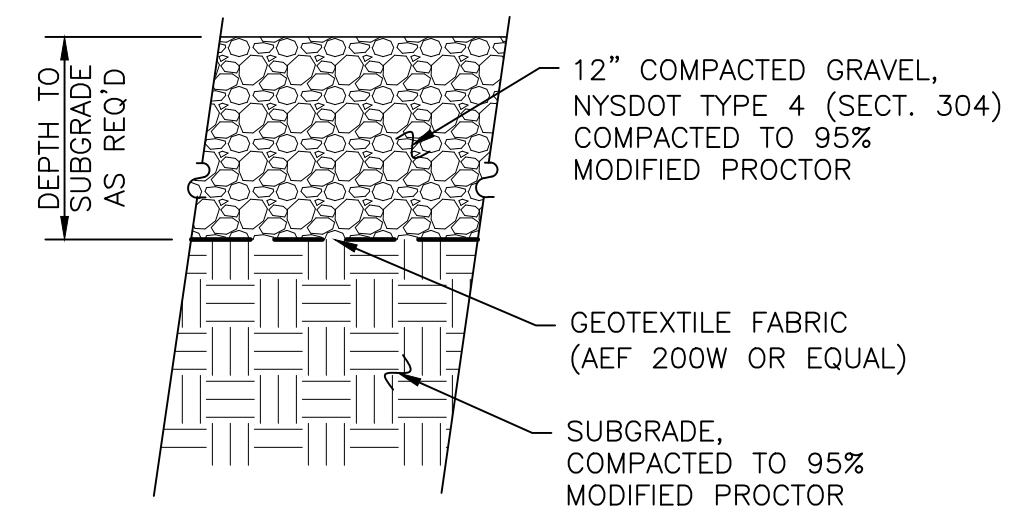
DATE:
 12/18/18

DWG FILE NO: 285024418_6_Site.dwg

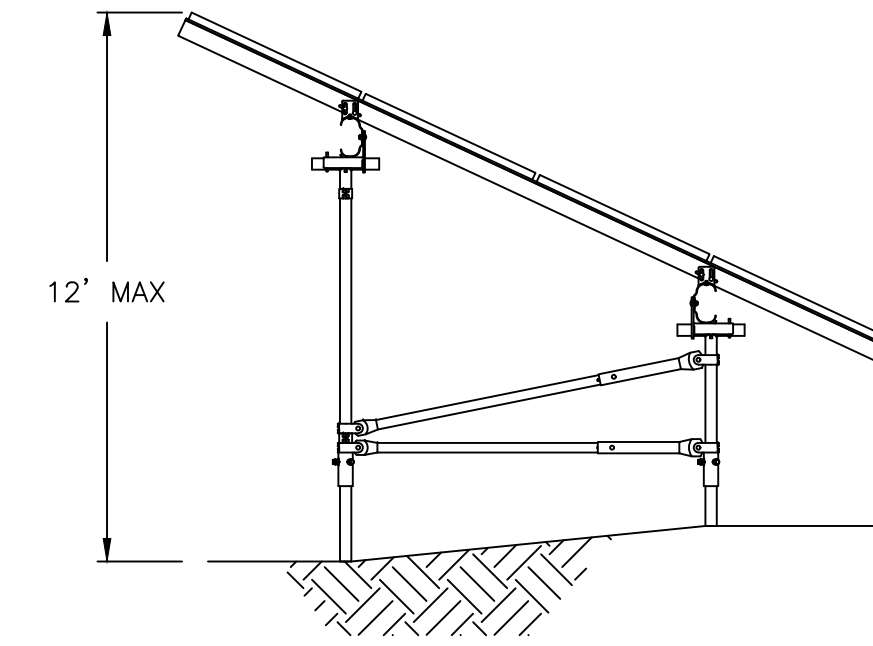


1 FARMLAND SOILS MAP
 C110 1" = 200'

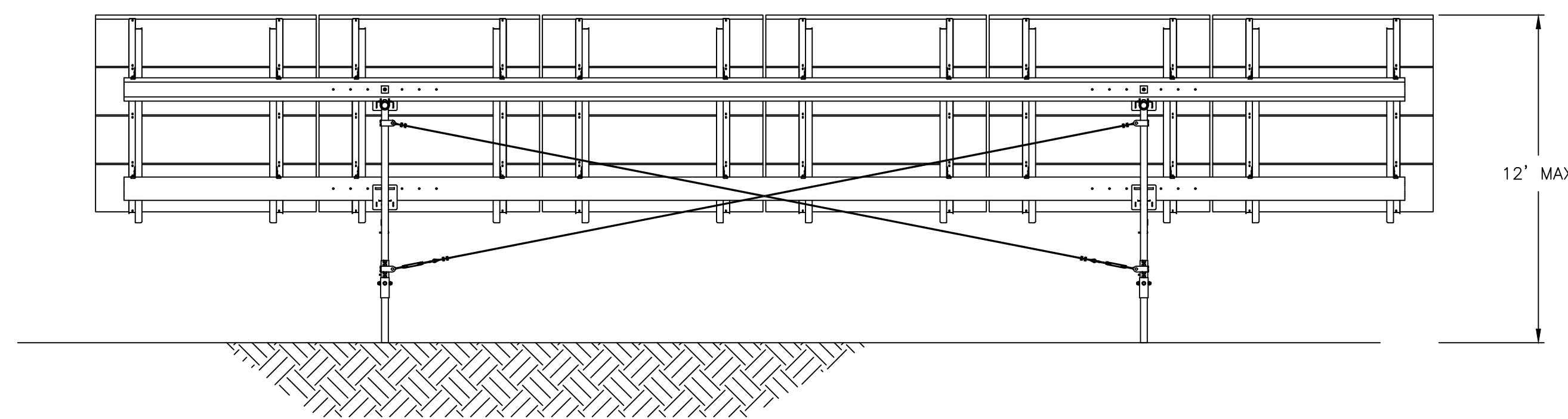
- PRIME FARMLAND
- NOT PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE



2 GRAVEL DRIVE DETAIL
 C110 N.T.S.



3 SOLAR ARRAY SIDE VIEW
 C110 N.T.S.



4 SOLAR ARRAY REAR VIEW
 C110 N.T.S.

NOT FOR CONSTRUCTION

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 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

WARNING: This is a preliminary drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing.

SOLAR ARRAY PLAN

CORTLAND-VIRGIL ROAD SOLAR

301 SOUTH CORTLAND VIRGIL ROAD

TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NY

FARMLAND SOILS AND DETAILS

SHEET NO.

C110

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2850.24418.6

DATE:

12/18/18

CAD FILE NO: 285024418_6_Site.dwg

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