



Also Doing Business As (DBA):



TRANSMITTAL

To: Town of Cortlandville Planning & Zoning Project: Lime Hollow Solar
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, New York 13045 Project #: 2850.24418.5
 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: Lime Hollow 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: Lime Hollow Road Cortland, NY 13045

Tax Map No. of Parcel: 95.00-06-04.1

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION: Lease

IS PROPERTY IN FLOOD PLAIN: YES NO

ZONING DISTRICT: Industrial

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. 9 5.0 0-0 6-0 4.1
(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: Lime Hollow Solar LLC, Attn: Elie Schechter

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

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

Address: Lime Hollow Road Cortland, NY 13045

City: New York State: New York Zip: 10003

Phone Number: (914) 420-5803 (Petitioner) 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: Dryden

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

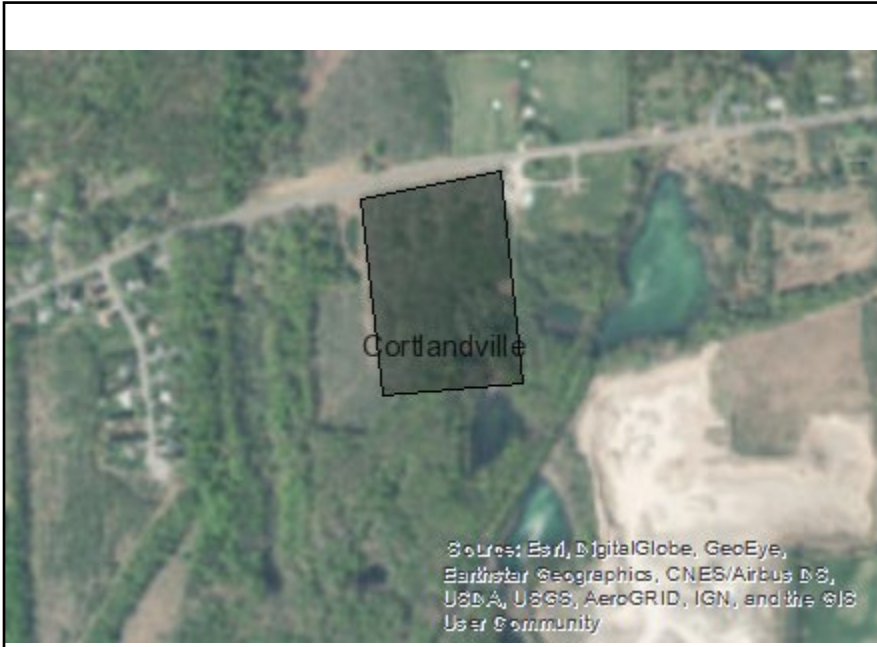
Part 1 - Project Information

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				



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]	Yes
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]	Yes

SOLAR ARRAY PLAN

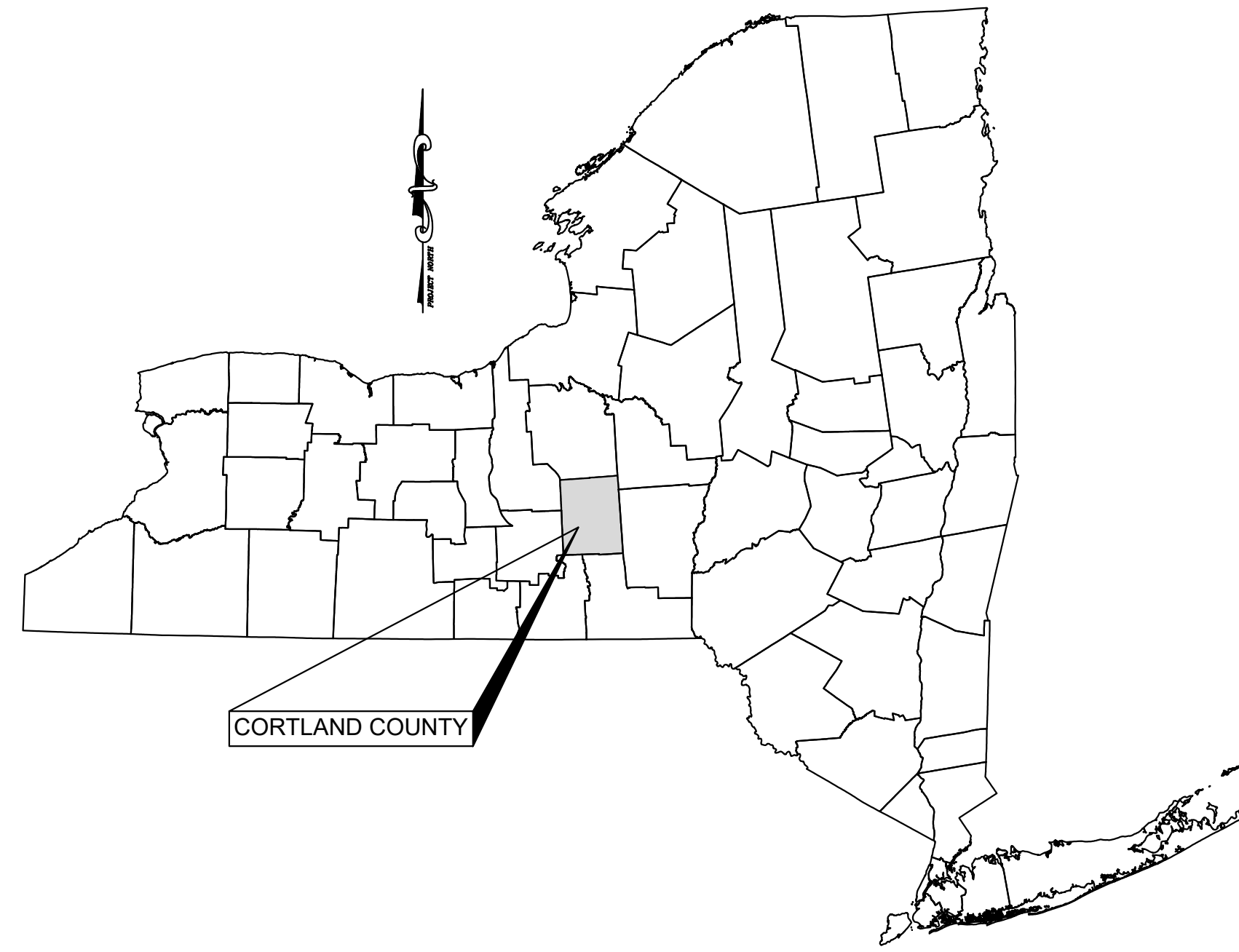
LIME HOLLOW SOLAR

LIME HOLLOW ROAD

TOWN OF CORTLANDVILLE

COUNTY OF CORTLAND

STATE OF NEW YORK



APPLICANT/DEVELOPER:

LIME HOLLOW 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



PROJECT NO. 2850.24418.5
 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.

- LEGEND**
- ◆ BENCHMARK (NAVD 88)
 - MONUMENT FOUND AND NOTED
 - N/F NOW OR FORMERLY
 - TM# TAX MAP NUMBER
 - PROPERTY LINE
 - - - TAX MAP LINES
 - UTILITY POLE WITH LIGHT
 - UTILITY POLE
 - OHW — OVERHEAD UTILITIES
 - CABLE PEDESTAL
 - CATCH BASIN
 - ⊕ FIRE HYDRANT
 - SPOT ELEVATION



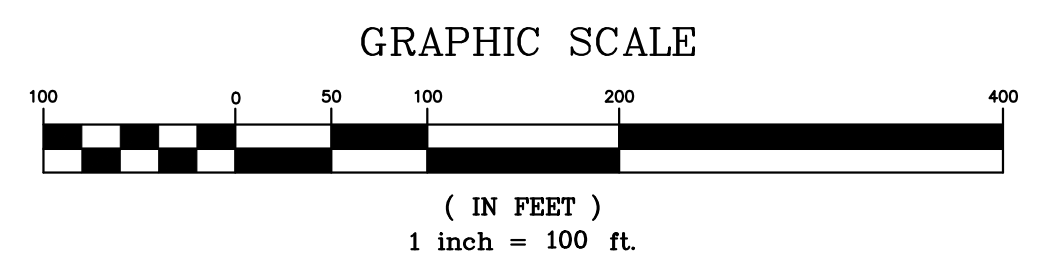
ZONING NOTES

ZONING DISTRICT: I-1
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	NONE	NONE	106.3 AC
MINIMUM LOT FRONTAGE:	50 LF	50 LF	1341.0 LF
MAXIMUM LOT COVERAGE:	70%	70%	8.83%
MINIMUM YARD DIMENSIONS:			
PRINCIPAL:			
FRONT	50 LF	N/A	N/A
REAR	40 LF	N/A	N/A
SIDE	12 LF	N/A	N/A
ACCESSORY:			
FRONT	N/A	50 LF	82.6 LF
REAR	N/A	50 LF	599.5 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	278.1 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	20 FT

TOTAL ACREAGE OF PROJECT: ± 10.91 ACRES
 TOTAL ACREAGE TO BE DISTURBED: ± 9.80 ACRES

NOT FOR CONSTRUCTION



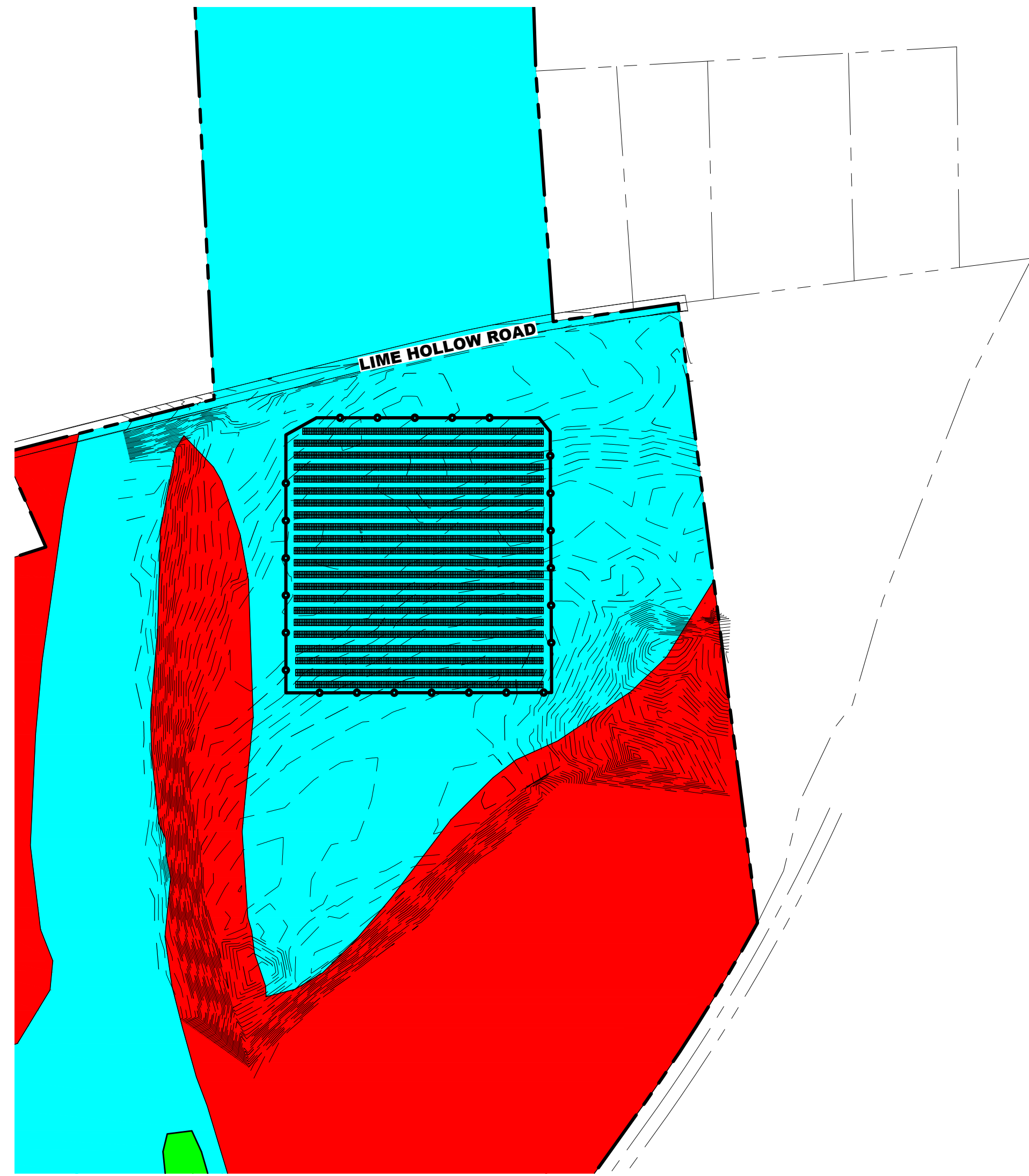
58 Exchange Street
 Binghamton, New York 13901
 Phone: 607.722.1100
 Fax: 607.722.2515
 Email: info@keystone.com
 www.keystone.com



KeyStone Associates
 Architects, Engineers
 and Surveyors, LLC

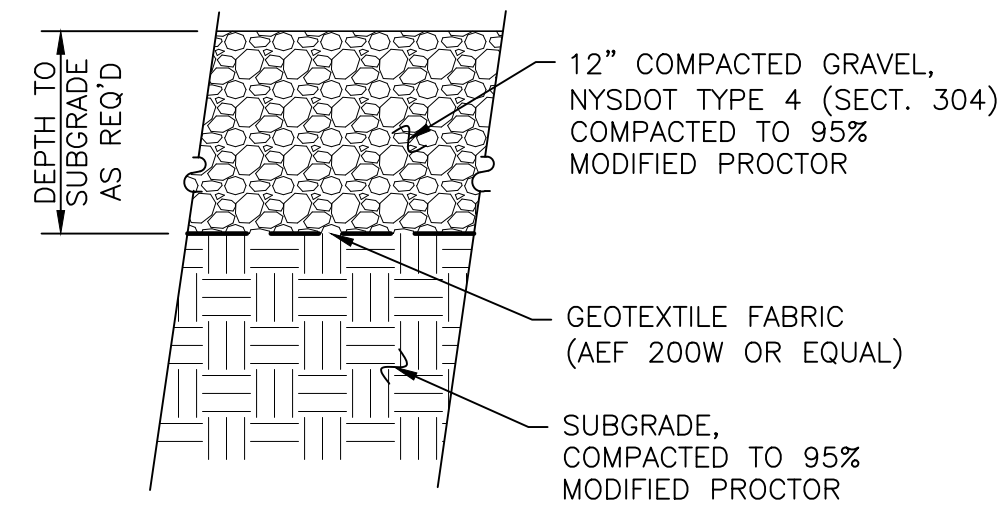
SOLAR ARRAY PLAN
LIME HOLLOW SOLAR
LIME HOLLOW ROAD
 TOWN OF CORTLANDVILLE CORTLAND COUNTY, NY
SKETCH PLAN

SHEET NO.
C100
 PROJECT NO.
 2850.24418.5
 DATE:
 12/18/18
 CAD FILE NO. 285024418_5_Site.dwg

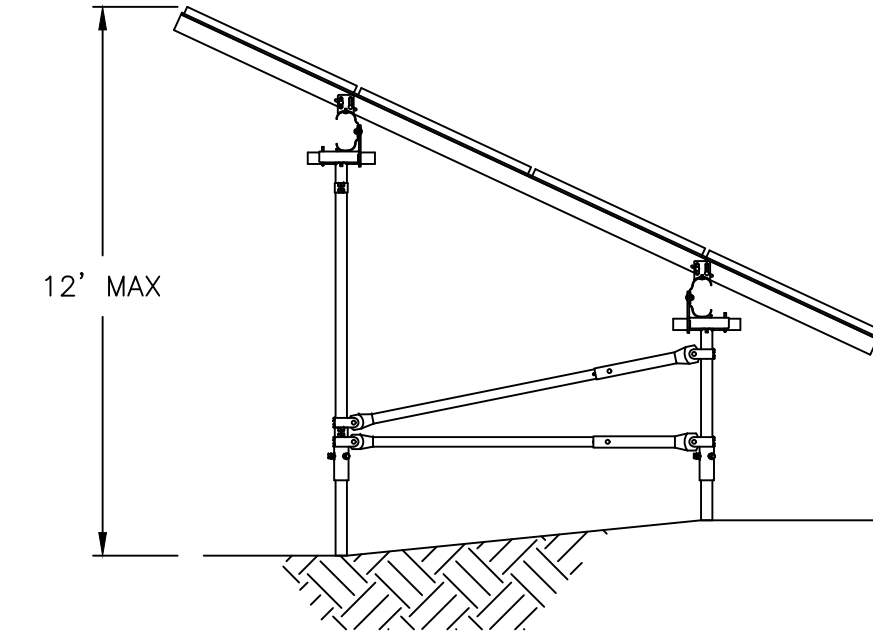


1 FARMLAND SOILS MAP
C210
1"=200'

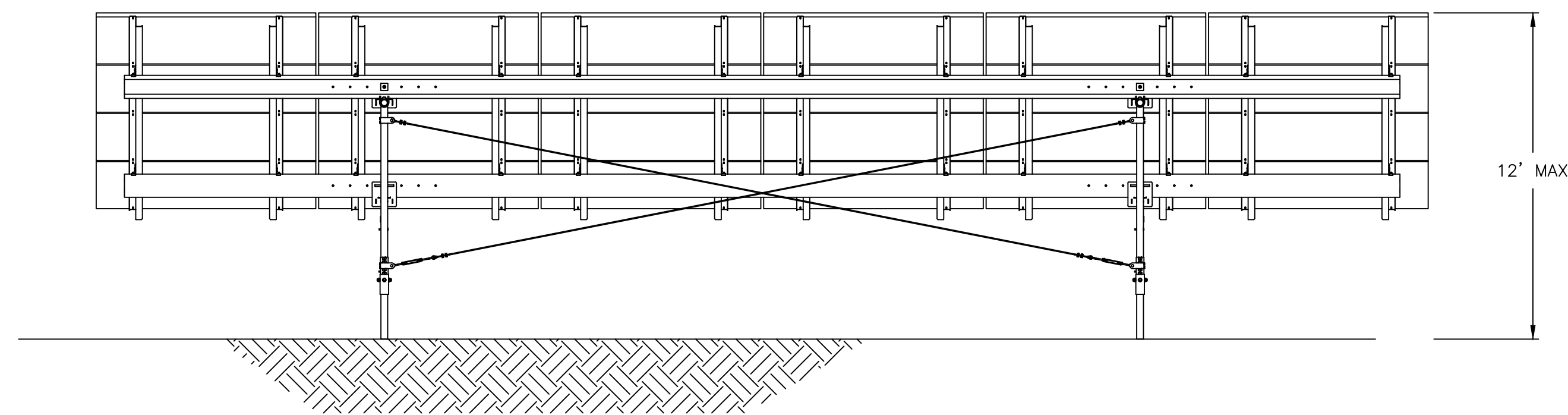
- PRIME FARMLAND
- NOT PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE



2 GRAVEL DRIVE DETAIL
C210
N.T.S.



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



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

NOT FOR CONSTRUCTION

SOLAR ARRAY PLAN
LIME HOLLOW SOLAR
LIME HOLLOW ROAD
TOWN OF CORTLANDVILLE CORTLAND COUNTY, NY
FARMLAND SOILS AND DETAILS

SHEET NO.
C110
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2850.24418.5
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12/18/18
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