



Also Doing Business As (DBA):



# TRANSMITTAL

To: Town of Cortlandville Planning & Zoning Project: McLean Solar 2, Cortland-Virgil Road Solar  
The Raymond G. Thorpe Municipal Building and Solar Overlay District  
 3577 Terrace Road  
Cortland, New York 13045 Project #: 2850.24418.1, .2 and .6  
 Attn: Mr. Bruce Weber Date: May 23, 2019

Quantity	Date	Description
10	4/15/19	11x17 Size submittal drawings (McLean 2 and Cortland-Vigil sites)
2	4/15/19	Full Size Submittal drawings (McLean 2 and Cortland-Vigil sites)
12	4/15/19	Memo of drawing revisions
19	5/22/19	Petition letter from Attorney Mark Sweeney for Adoption of Local law for creation of Solar Overlay District
19	5/23/19	Full Environmental Assessment Form
19	5/23/19	GML Zoning Referral 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 consideration at the June 4, 2019 meeting.

Thank you.

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



# MEMORANDUM

**DATE:** April 15, 2019  
**TO:** Mr. Bruce Weber  
**FROM:** Paul T. Woodward  
**RE:** Drawings Revisions – McLean 1, McLean 2 and Cortland Virgil Sites

The following is a summary of changes which have been made to the project drawings since the previous submittal:

1. The following changes have been made to the McLean 1 Solar project:
  - a. The solar panel have been changed from 12' high fixed panels to 7' high rotating panels.
  - b. Landscaping has been added to the north and west sides of the project. Beautybush has been selected as the screening material, these are deer resistant bushes that grow 6' to 10' in height and spread at full maturity. These bushes grow at a rate of 24" per year until they reach full maturity.
2. The following changes have been made to the McLean 2 Solar project:
  - a. The landscaping has been revised from Abbreviate bushes to Beautybush.
  - b. The point of interconnection to the existing power grid. In the previous submission the connection was proposed to be near the intersection of McLean Road and Stupke Road, on the revised submission, the connection is on Stupke Road.
  - c. The access drive has been relocated from the east side of the site to the west side.
  - d. The overhead poles have been relocated and reconfigured slightly.
  - e. These changes have resulted in a reduction of disturbed area from 0.68 acres to 0.44 acres.
3. The following changes have been made to the Cortland-Virgil Solar project:
  - a. The point of interconnection to the existing power grid. In the previous submission the connection was proposed to be South Cortland-Virgil Road approximately 1,000 LF northwest of the intersection of South Cortland-Virgil Road and Gallagher Road. On the revised submission, the connection is still on South Cortland-Virgil Road, however it will be located only +/- 375 LF northwest of the intersection.
  - b. The path for the connection line to the existing power grid will be overhead across the creek on the property and an access drive will be installed for access to these poles. A second access drive will be applied for with the Cortland County Highway Department prior to starting work.
  - c. These changes have resulted in a reduction of disturbed area from 0.73 acres to 0.67 acres.

**GENERAL NOTES**

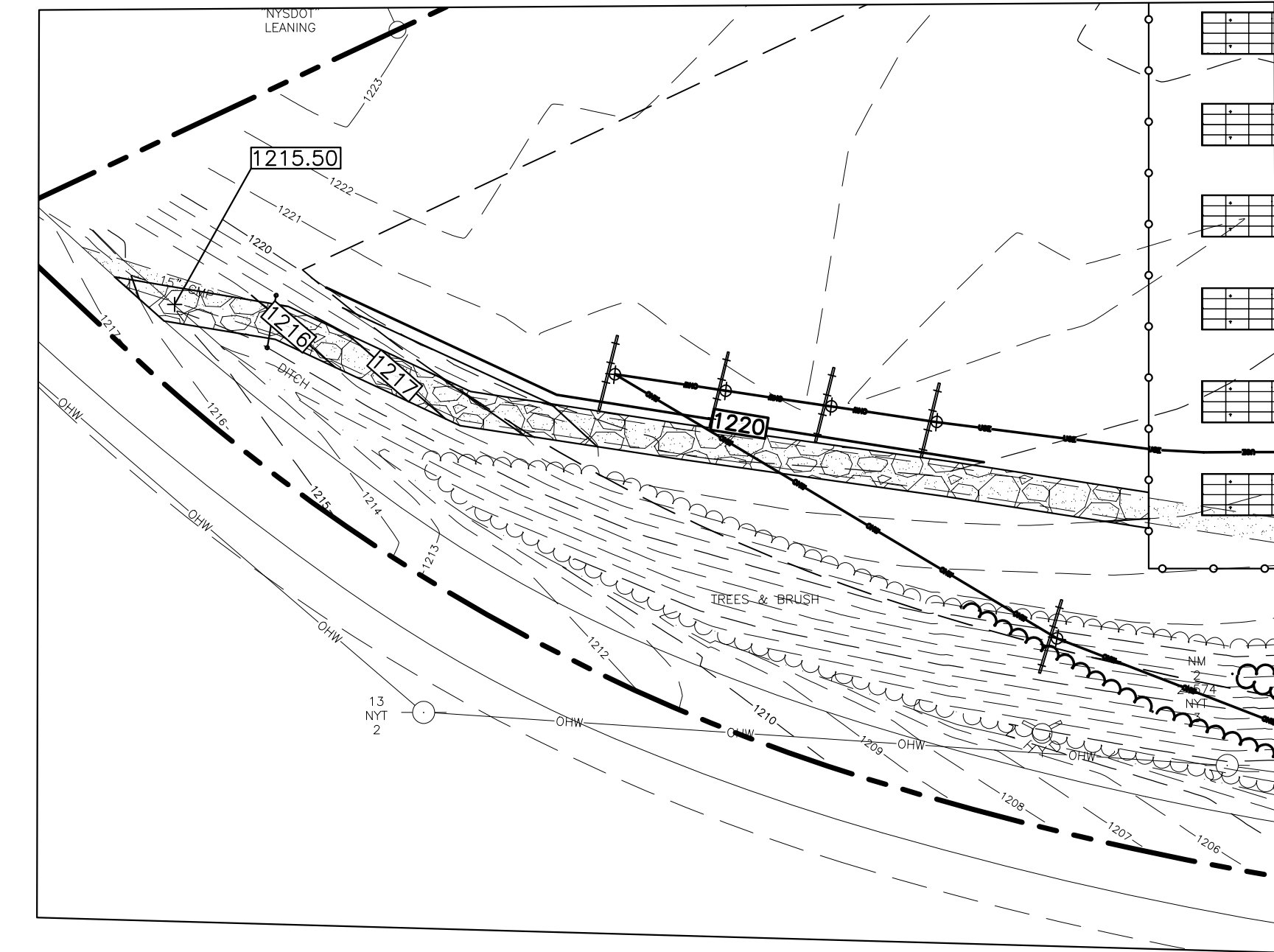
- CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WORK PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION/PROTECTIVE FENCING OR OTHER MEANS NECESSARY TO PROTECT WORK AND TO ENSURE THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.)
- THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- ELECTRIC AND GAS INSTALLATION AND CONNECTIONS TO BE IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.
- THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.
- CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALL, CURBS, FENCES, ETC. DISTURBED BY CONSTRUCTION. LAWN SHALL BE FINE GRADED, SEEDED, FERTILIZED AND MULCHED PER ACCEPTABLE LANDSCAPE PRACTICES.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKEOUT. WHERE APPLICABLE STAKEOUT SHALL BE COMPLETED BY A LICENSED LAND SURVEYOR.
- 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. CONTRACTORS SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.
- ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
- ALL BOUNDARY AND/OR TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC. IT IS THE BASE INFORMATION USED TO PREPARE THE WORK INDICATED ON THE DRAWINGS. BY INCLUSION OF THIS SURVEY INFORMATION IN THIS SET OF DOCUMENTS, KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC DOES NOT ASSUME RESPONSIBILITY FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR.

**ZONING NOTES**

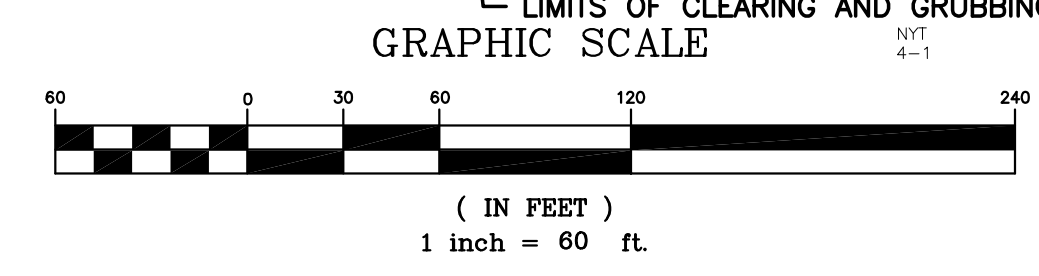
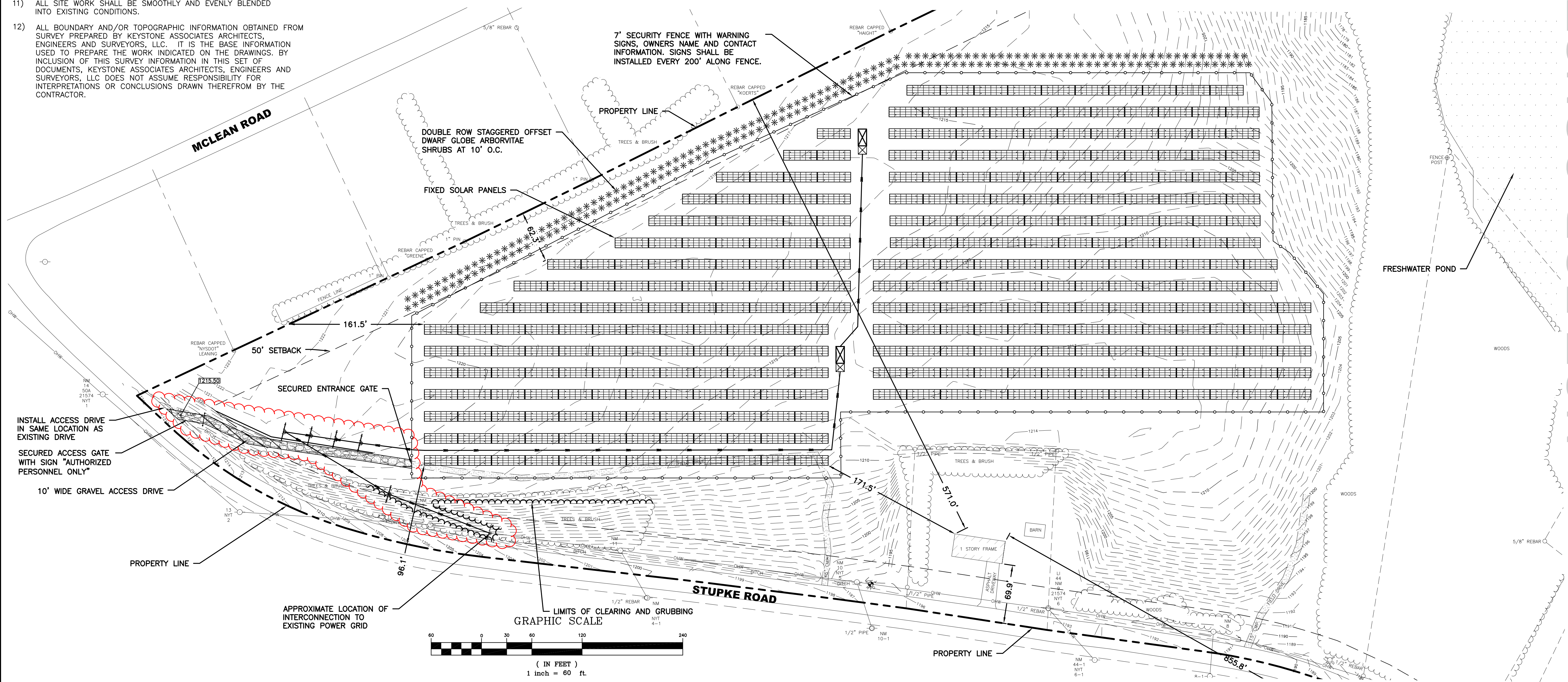
ZONING DISTRICT: I-2  
USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	NONE	NONE	34.6 AC
MINIMUM LOT FRONTAGE:	50 LF	50 LF	3,799 LF
MAXIMUM LOT COVERAGE:	70%	70%	22.77%
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL:</b>			
FRONT	50 LF	N/A	69.9 LF
REAR	40 LF	N/A	571.0 LF
SIDE	12 LF	N/A	855.8 LF
<b>ACCESSORY:</b>			
FRONT	N/A	50 LF	96.1 LF
REAR	N/A	50 LF	62.3 LF
TO PRINCIPAL	N/A	N/A	171.5 LF
SIDE	N/A	50 LF	62.3 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 LF

TOTAL ACREAGE OF PROJECT: ± 9.20  
TOTAL ACREAGE TO BE DISTURBED: ± 0.44



**ACCESS DRIVE**  
GRAPHIC SCALE: 1" = 40'



**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

3	RELEASED ACCESS DRIVE LAYOUT, RECORDED EASEMENT, AND DIVERGENT POLE	4/15/18	
2	FINALIZED PANEL LAYOUT, FINISHED EASEMENT, AND DIVERGENT POLE	3/15/18	
1	PROPOSED PANEL LAYOUT, CHANGES DRAWING LAYOUT, AND ADVANCED DESIGN	12/12/17	

SOLAR ARRAY PLAN  
**MCLEAN SOLAR 2**  
684 MCLEAN ROAD  
TOWN OF CORTLANDVILLE CORTLAND COUNTY, NY

**SITE PLAN**

SHEET NO.  
**C100**  
PROJECT NO.  
2850.24418.2

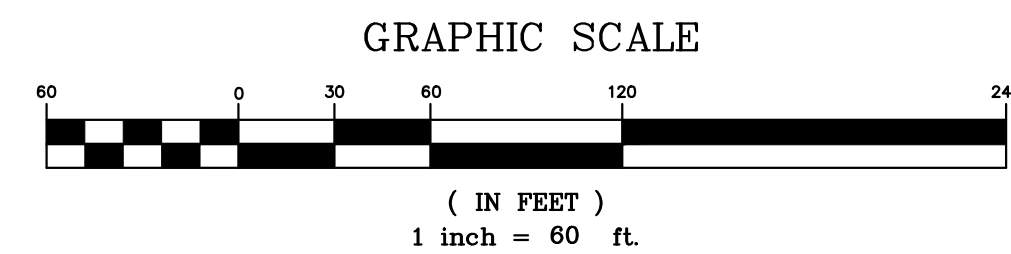
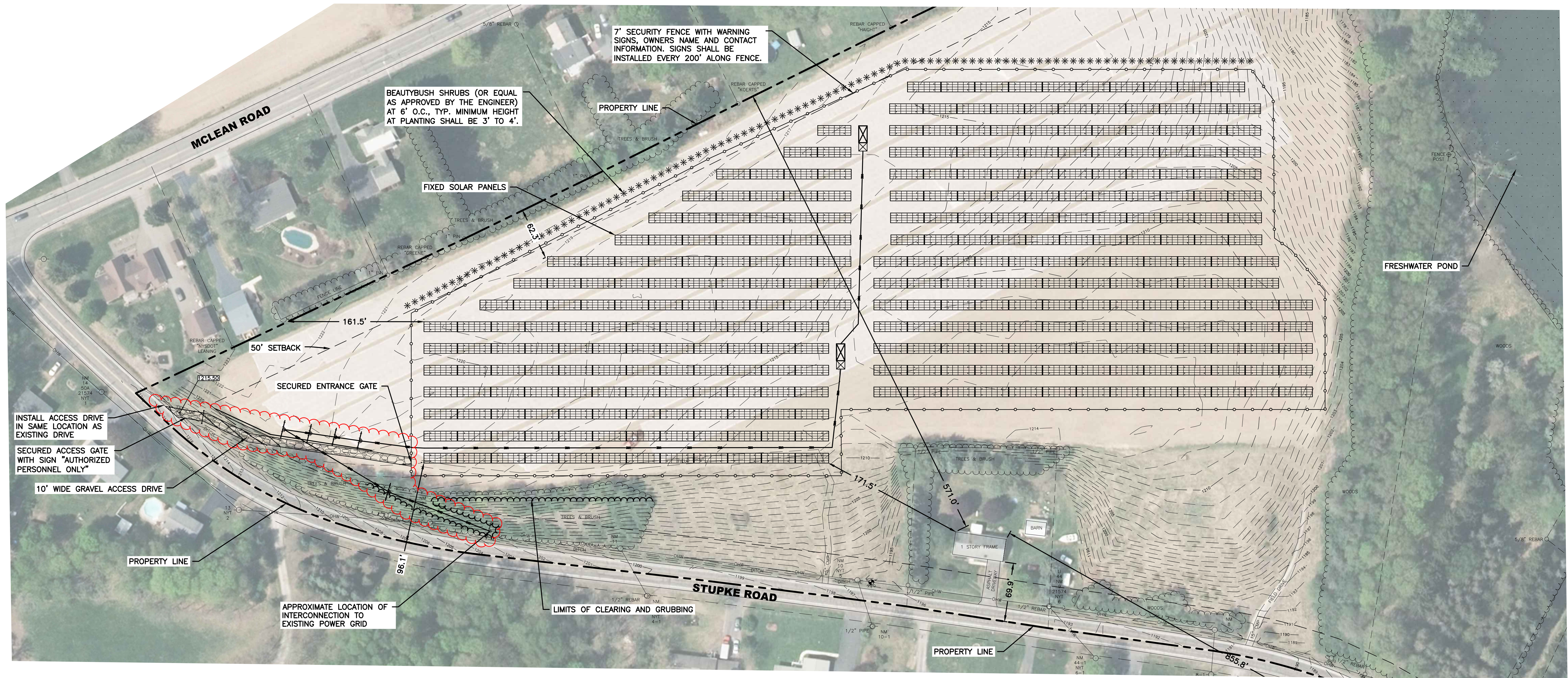
DATE: 12/18/18  
CAD FILE NO: 285024418\_2\_site

**ZONING NOTES**

ZONING DISTRICT: 1-2  
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
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REAR	N/A	50 LF	62.3 LF
TO PRINCIPAL	N/A	N/A	171.5 LF
SIDE	N/A	50 LF	161.5 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 LF

TOTAL ACREAGE OF PROJECT: ± 9.20  
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NO.	DESCRIPTION	DATE
3	RELEASED ACCESS DRIVE LOCATION, RECALCULATED PERMITS, DIVERGENCE FILE	4/15
2	FINALIZED PANEL LAYOUT, CHANGED PARKING LAYOUT, RECALCULATED PERMITS, DIVERGENCE FILE	3/15
1	PRELIMINARY PANEL LAYOUT, CHANGED PARKING LAYOUT, RECALCULATED PERMITS, DIVERGENCE FILE	12/18/18

**SOLAR ARRAY PLAN**  
**MCLEAN SOLAR 2**  
 684 MCLEAN ROAD  
 TOWN OF CORTLANDVILLE  
 CORTLAND COUNTY, NY

**SITE PLAN WITH AERIAL PHOTO**

SHEET NO.  
**C105**

PROJECT NO.  
 2850.24418.2

DATE:  
 12/18/18

DWG FILE NO.  
 285024418\_2\_site

**GENERAL NOTES**

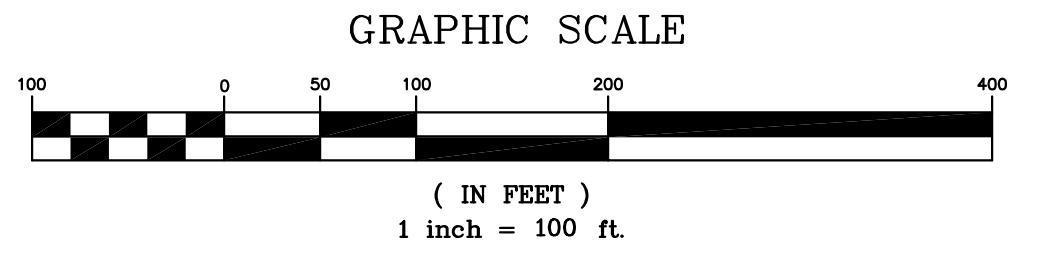
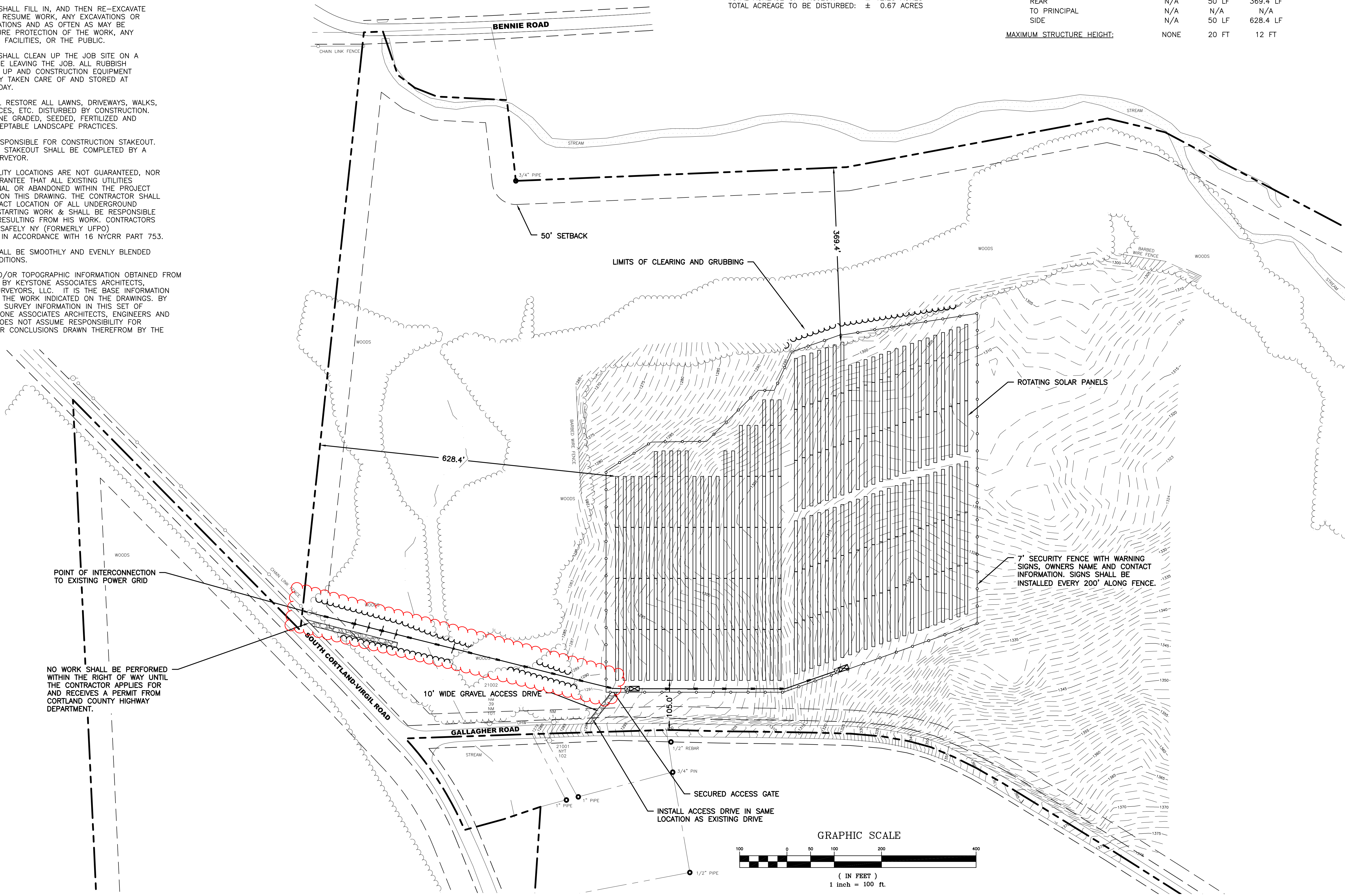
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**ZONING NOTES**

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

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
<b>MINIMUM LOT SIZE:</b>	5 AC	N/A	136.1 AC
<b>MINIMUM LOT FRONTAGE:</b>	300 LF	N/A	1,812.4 LF
<b>MAXIMUM LOT COVERAGE:</b>	20%	40%	8.33%
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL:</b>			
FRONT	75 LF	N/A	N/A
REAR	100 LF	N/A	N/A
SIDE	100 LF	N/A	N/A
<b>ACCESSORY:</b>			
FRONT	N/A	50 LF	105.0 LF
REAR	N/A	50 LF	369.4 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	628.4 LF
<b>MAXIMUM STRUCTURE HEIGHT:</b>	NONE	20 FT	12 FT

TOTAL ACREAGE OF PROJECT: ± 12.25 ACRES  
 TOTAL ACREAGE TO BE DISTURBED: ± 0.67 ACRES



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WEST  
SOUTH

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**WARNING:**  
 It is a violation of Article 170b of the Education Law of 1992, and the Education Law of 1993, which requires that any person who is not a duly licensed professional engineer, architect, or surveyor, shall not prepare, seal or issue any professional drawing, plan or specification, or any other document which is required to be sealed by law.

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3	REVISED POINT OF INTERCONNECTION TO EXISTING POWER GRID	4/15/18				
2	FINALIZED PANEL LAYOUT, INCLUDING PROPOSED ROUTE TO PRINCIPAL AND ACCESSORY AREAS	3/15/18	3/15/18	3/15/18	3/15/18	3/15/18
1	REVISED PANEL LAYOUT, CHANGES DRAWING NUMBERS, ADVANCED DESIGN	1/12/18	1/12/18	1/12/18	1/12/18	1/12/18

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

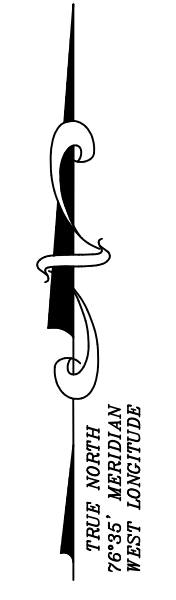
**SITE PLAN**

SHEET NO.  
**C100**

PROJECT NO.  
 2850.24418.6

DATE: 12/18/18

FILE NO: 285024418\_6\_Site.dwg

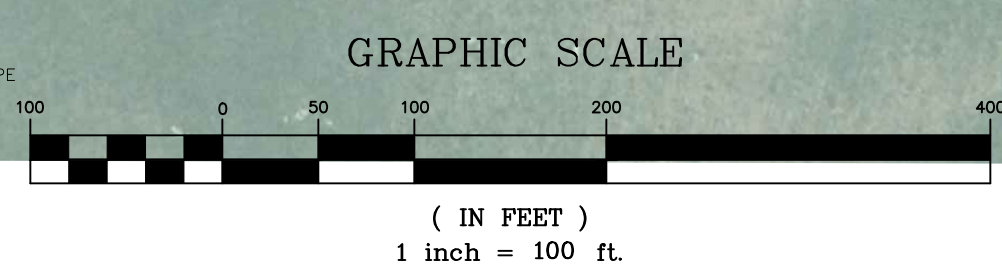
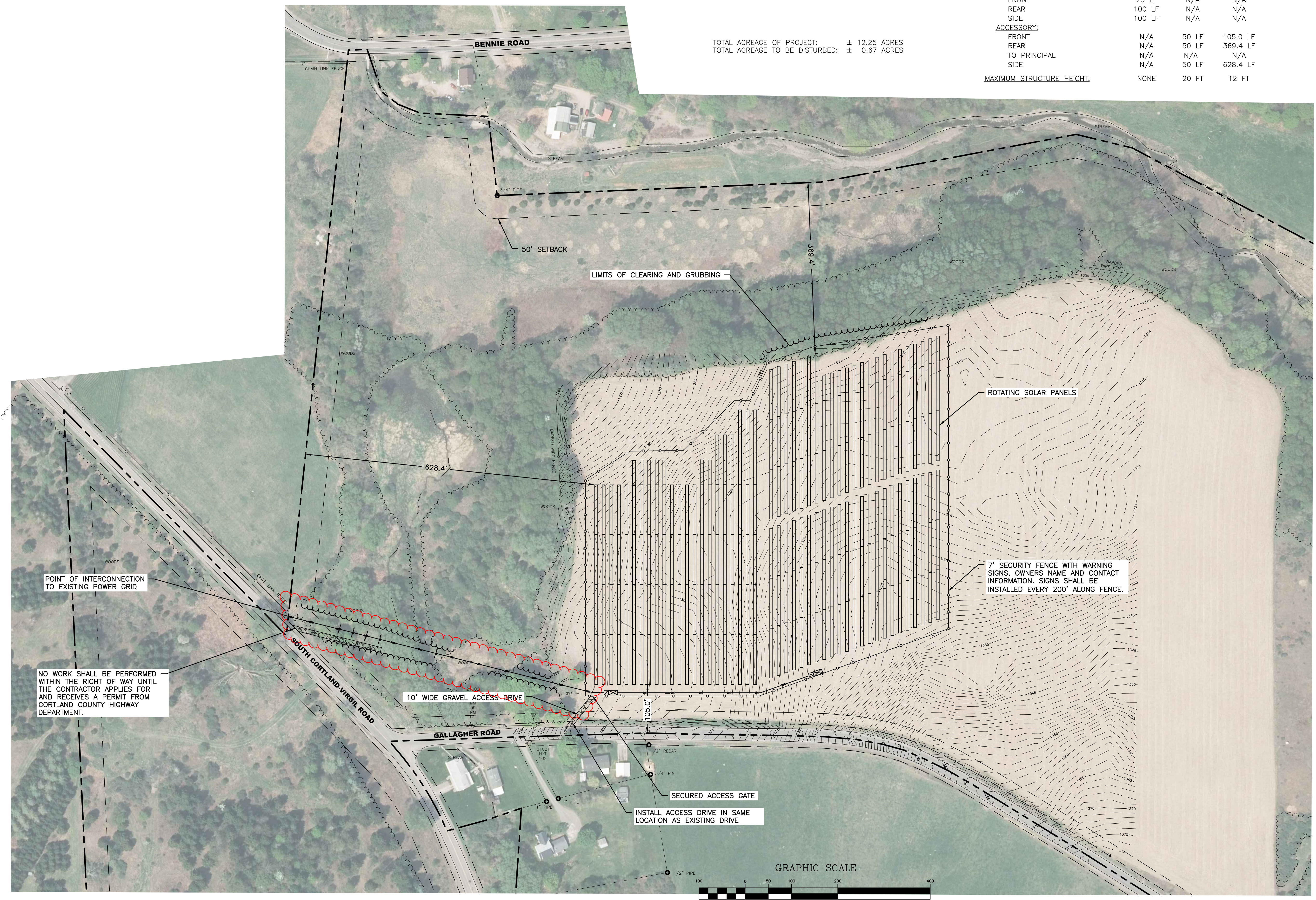


**ZONING NOTES**

ZONING DISTRICT: AGRICULTURAL  
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REAR	100 LF	N/A	N/A
SIDE	100 LF	N/A	N/A
ACCESSORY:			
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SIDE	N/A	50 LF	628.4 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 FT

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 TOTAL ACREAGE TO BE DISTURBED: ± 0.67 ACRES



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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. The user of this drawing is advised to verify all information and dimensions before construction. The architect's liability is limited to the professional services rendered. © Copyright 2018 Keystone Associates Architects, Engineers and Surveyors, LLC

NO.	DATE	DESCRIPTION
1 <td>12/18/18</td> <td>PRELIMINARY PLAN</td>	12/18/18	PRELIMINARY PLAN
2 <td>1/17/19</td> <td>REVISED PLAN</td>	1/17/19	REVISED PLAN
3 <td>4/15</td> <td>REVISED PLAN</td>	4/15	REVISED PLAN

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

**SITE PLAN WITH AERIAL PHOTO**

SHEET NO.  
**C105**  
 PROJECT NO.  
 2850.24418.6  
 DATE:  
 12/18/18  
 CAD FILE NO. 285024418\_6\_Site.dwg

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 1-3 3.1  
(Tax Map Number)

Date: 5/23/2019

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: Mclean Solar LLC, attn: Elie Schecter

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

Date of Acquisition: Portion of property is being leased

Address: 415 Mclean Road

City: Cortland State: New York Zip: 13045

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:

None

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 R-1 Zoning District to R-1 with Solar  
Overlay District 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.



Senior Designer

---

**Signature and Title of Submitting Official**

(REVISED 10/95)

Mark T. Sweeney  
Phone: 518.461.6838  
Mark@mtsweeneylaw.com

May 22, 2019

***Via Email and Hand Delivery***

Bruce Weber, Code Enforcement Officer  
Town of Cortlandville  
3577 Terrace Road  
Cortland, New York 13045

Re: McLean Solar 1 LLC Petition for the Adoption of A local Law to Allow for the Creation of Solar Overlay Districts

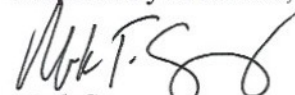
Mr. Weber:

We are pleased to submit this revised request, on behalf of McLean Solar 1, LLC, a wholly owned company of C2 Energy Capital, LLC, for the Town Board of the Town of Cortlandville to adopt a local law amending the Town of Cortlandville Zoning Code ("Code") to allow for the creation of Solar Overlay Zoning Districts within a Residential R-1 District on lots of ten (10) acres or more which are substantially adjacent to an Agricultural District. This request seeks to balance the expressed concerns regarding the non-solar energy uses that would be available to a landowner after the solar energy project were removed and limits the creation of case-specific Solar Overlay Districts to parcels suited for large scale solar energy systems as defined in Section 178.123.3(B) of the Code (e.g., are suitable to accommodate systems comprised of more than 3,000 panels).

We have set forth the proposed revisions to the Code on the attached Exhibit A to implement this request. Some notable aspects of the proposed revisions are (i) the Town Board would have the sole authority to determine whether any case-specific solar overlay district should be created and leave the Planning Board with jurisdiction to issue a conditional permit for any specific solar energy facility pursuant to the existing provisions of Section 178.123.3 of the Code; and (ii) the Solar Overlay District would automatically be void upon removal of the Project and the underlying zoning would then apply. As such, if granted, this amendment would enable the Town Board to create a Solar Overlay District which would allow for the development of a solar energy project(s) while precluding unwanted development of such lands after the solar energy system is removed.

Together with this request we are submitting a Full Environmental Assessment Form and Zoning Referral Form. We ask that you forward these materials to the Town Board for consideration at its June 5, 2019 meeting. If you have any questions or require anything further, please do not hesitate to contact me. Thank you.

Respectfully submitted,

  
Mark Sweeney

Enclosures

Cc: John Delvecchio, Town Attorney  
Elie Schecter, C2 Energy  
Paul Woodward, Keystone Associates

EXHIBIT A  
PROPOSED ZONING AMENDMENTS  
FOR THE  
ESTABLISHMENT OF SOLAR OVERLAY DISTRICTS

The following provisions amending the Cortlandville Zoning Law will be required to enable the adoption of Solar Overlay Districts:

1. Amend Section 178-3 Establishment of Districts by adding a new Section 178-3(K) Solar Overlay Districts;
2. Amend the following sections of Section 178-123.3 Solar Energy Systems as follows:
  - a. 178-123.3 (B) Definitions by adding a definition for Solar Overlay District: A district which encompasses part or parts of one or more underlying districts and establishes requirements for solar energy systems for lots of ten (10) acres or more within an Residential R-1 district which are substantially adjacent to an Agricultural district.
3. Amend Section 178-123.3 (C) by adding subsection (6) to read as follows: No solar energy system including Large Solar Energy Systems shall be constructed, reconstructed, modified or operated outside an Agricultural or Industrial district except in a Solar Overlay District created pursuant to this Section 178-123.3.
4. Amend Section 178-123.3 (D)(3)(a) to read: Ground-mounted large-scale solar energy systems are permitted as principal and accessory uses through the issuance of a conditional permit within Agricultural and Industrial zoning districts and within a Solar Overlay District created pursuant to this Section 178-123.3 and the issuance of a conditional permit pursuant to this Section 178-123.3.
5. Add Section 178-123.3 (M) Solar Overlay District Rules to read:
  - a. Section 178-123.3 (M) (1) Solar Overlay Districts may only be created by the Town Board on lots of ten (10) acres or more within a Residential R-1 district which are substantially adjacent to Agricultural Districts.
  - b. Section 178-123.3 (M) (2) Initial requests for Solar Overlay Districts shall be submitted with applications for Conditional Permits for Solar Energy Systems.
  - c. Section 178-123.3 (M) (3) Once a Solar Overlay District is created, new Solar Energy Systems or appurtenant structures or facilities may be added only after grant of a Conditional Permit pursuant to this section 178-123.3.
  - d. Section 178-123.3 (M) (4) In the event a Solar Energy System located within a Solar Overlay District is decommissioned, such Solar Overlay District shall become null and void upon completion of decommissioning and the underlying district rules shall apply.

6. Add Section 178-23.3 (N) Solar Overlay District Procedures to read:
  - a. Section 178.23.3 (N)(1) All applications for the creation of a Solar Overlay District shall be submitted to the Code Enforcement Officer together with an environmental assessment form and a plan showing the proposed boundaries of the Solar Overlay District.
  - b. Section 178.23.3 (N)(2) The Code Enforcement Officer shall make a determination that an application is complete or advise the applicant of the deficiencies in the application within five (5) days of receipt and refer all complete applications to the Town Board for consideration.
  - c. Section 178.23.3 (N)(3) The Town Board shall refer all complete applications to the Planning Board for consideration and to the Cortland County Planning Board for comment as required by GML Section 239-m or l.
  - d. Section 178.23.3 (N)(4) The Town Board and Planning Board shall conduct a coordinated review and determine Lead Agency Status pursuant to the State Environmental Quality Review Act (ECL Article 8 and its implementing regulations at 6 NYCRR Part 617, "SEQRA") as soon as possible.
  - e. Section 178.23.3 (N)(5) The Town Board shall hold a public hearing on the application for a Solar Overlay District within 45 days of the determination of completeness. Notice of said Public Hearing shall be published in a newspaper of general circulation in the Town at least five (5) days before the public hearing and mailed to all residents located within 200' of the boundary of the proposed Solar Overlay District no later than ten (10) days and no more than twenty (20) days before the Public Hearing.
  - f. Section 178.23.3 (N)(6) The Town Board shall take no final action until forty-five (45) days after referral to the Cortland County Planning Board, if such referral is required by GML Section 239, or if the Town Board has received a response from the Cortland County Planning Board, whichever is earlier.
  - g. Section 178.23.3 (N)(7) The Town Board, within thirty (30) days of the Public Hearing, shall approve, disapprove or approve with conditions the application for a Solar Overlay District having made a factual record of all proceedings and such record shall contain the reasons for the decision.

**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: Local Law No. ___ of 2019 amending the Zoning Law of the Town of Cortlandville to Allow for the Establishment of Solar Overlay Districts		
Project Location (describe, and attach a general location map): Town of Cortlandville		
Brief Description of Proposed Action (include purpose or need): This Local Law would enact regulations regarding the establishment of Solar Overlay District(s) on properties outside but substantially contiguous to existing agricultural and industrial zones on a case-specific basis to allow for the construction and operation of a Large Scale Solar Energy System. This Local Law does not authorize any large scale solar energy project to be constructed or operated and establishes standards and requirements specific projects must meet. All applications for a case-specific Solar Overlay District shall be made to the Town of Cortlandville Town Board together with an application for a conditional use permit for each individual project.		
Name of Applicant/Sponsor: McLean Solar 1, LLC		Telephone: E-Mail:
Address: 55 5th Avenue, Floor 13		
City/PO: New York	State: New York	Zip Code: 10003
Project Contact (if not same as sponsor; give name and title/role): Elie Schechter, Project Developer		Telephone: (914) 420-5803 E-Mail: eas@c2.energy
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of Local Law	May 14, 2019
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral from Town Board	TBD
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	239 Review	TBD
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		
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**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?  Yes  No

- **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?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No  
**This is for the adoption of the local law and does not permit changes to the land.**

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?)  Yes  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?  Yes  No

If Yes, identify the plan(s):  
 The Town of Cortlandville Agriculture 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?  
Residential Zone

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, **The action does not change the zoning for any site. Case-specific large scale solar energy system applications must be made.**  
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? Dryden Central School Districts and Homer Central School Districts

b. What police or other public protection forces serve the project site?  
Cortland County Sheriff

c. Which fire protection and emergency medical services serve the project site?  
Cortlandville and Homer Fire Districts

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)? solar energy facility

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ Town with \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 0 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 0 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: \_\_\_\_\_ N/A 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 \_\_\_\_\_

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)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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 1/2 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

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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

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l. Hours of operation. Answer all items which apply. **Not Applicable**

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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

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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: \_\_\_\_\_

The Local Law will only apply to lands substantially adjacent to agricultural and industrial zoning districts within the Town. \_\_\_\_\_

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b. Land uses and covertypes on the project site. **This local law does not permit physical change to lands.**

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

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, **Not applicable, local law does not permit physical change to the lands.**  
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: **Not applicable, local law does not permit physical change to the lands.**  
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: **Not applicable, local law does not permit physical change to the lands.**  
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____            _____            _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____	N/A feet
b. Are there bedrock outcroppings on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ % <span style="color: red;">None observed via aerial map</span>	
c. Predominant soil type(s) present on project site: _____	N/A %
_____	%
_____	%
d. What is the average depth to the water table on the project site? Average: _____ TBD feet <span style="color: red;">Not applicable, local law does not permit physical change to the lands.</span>	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ N/A % of site	
<input type="checkbox"/> Moderately Well Drained: _____	N/A % of site
<input type="checkbox"/> Poorly Drained _____	N/A % of site
<span style="color: red;">Not applicable, local law does not permit physical change to the lands.</span>	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ N/A % of site	
<input type="checkbox"/> 10-15%: _____	N/A % of site
<input type="checkbox"/> 15% or greater: _____	N/A % of site
g. Are there any unique geologic features on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>Various</u> Classification <u>C</u>	_____
• Lakes or Ponds: Name <u>Various</u> Classification <u>+</u>	_____
• Wetlands: Name <u>NWI Wetlands</u> Approximate Size <u>Varies</u>	_____
• Wetland No. (if regulated by DEC) _____	_____
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: <u>Cortland-Homer Preble SSA</u>	

m. Identify the predominant wildlife species that occupy or use the project site:		
Birds _____	Deer _____	Rabbits _____
Frogs _____	Snakes _____	_____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____ Marl pond shore - Freshwater Nontidal Wetland		
ii. Source(s) of description or evaluation: <u>NYSDEC Environmental Resource Mapper</u>		
iii. Extent of community/habitat:		
• Currently:	_____	N/A acres
• Following completion of project as proposed:	_____	N/A acres
• Gain or loss (indicate + or -):	_____	N/a 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes:		
i. Species and listing (endangered or threatened): _____ Rare freshwater mussels		
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If yes, give a brief description of how the proposed action may affect that use: _____ The proposed local law will not restrict or change any current hunting, trapping, fishing or shell fishing		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes, provide county plus district name/number: <u>Cortland - CORT001</u>		
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
i. If Yes: acreage(s) on project site? <u>The proposed local law does not permit physical change to lands</u>		
ii. Source(s) of soil rating(s): <u>Cortland County GIS website</u>		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
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? If Yes: i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>The proposed local law does not permit physical change to lands</u> iii. Brief description of attributes on which listing is based: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> 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 Paul T. Woodward Date May 23, 2019

Signature  Title Senior Designer