

**SCOPING DOCUMENT  
FOR  
DRAFT ENVIRONMENTAL IMPACT  
STATEMENT (DEIS)  
MCLEAN SOLAR I  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NEW YORK**

PREPARED FOR:

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## TABLE OF CONTENTS

Section	Page
<b>1 Introduction .....</b>	<b>2</b>
<b>2 Description of Proposed Action.....</b>	<b>2</b>
2.1 Description of Proposed Action .....	2
2.1.1 Detailed description of the proposed action.....	2
2.1.2 Purpose of the proposed action.....	2
2.1.3 Site Description.....	2
2.1.4 Public need and benefit for the action .....	3
<b>3 Existing Conditions, Potential Impacts and Mitigation .....</b>	<b>3</b>
3.1 Impact of Agricultural Resources.....	3
3.1.1 Existing Conditions.....	3
3.1.2 Potential Impacts.....	3
3.1.3 Proposed Mitigation .....	3
3.2 Impact of Aesthetic Resources.....	3
3.2.1 Existing Conditions.....	3
3.2.2 Potential Impacts.....	3
3.2.3 Proposed Mitigation .....	4
3.3 Consistency with Community Plans .....	4
3.3.1 Existing Conditions.....	4
3.3.2 Potential Impacts.....	4
3.3.3 Proposed Mitigation .....	4
3.4 Consistency with Community Character.....	4
3.4.1 Existing Conditions.....	4
3.4.2 Potential Impacts.....	4
3.4.3 Proposed Mitigation .....	4
Describe how the vegetative screening will mitigate the impact to the local existing natural landscape.	
4	4
<b>4 Alternatives.....</b>	<b>4</b>
4.1 No Action.....	5
4.2 Alternative Site Layouts.....	5
4.2.1 Residential Development .....	5
4.2.2 Religious Institution .....	5
<b>5 Unavoidable Adverse Impacts.....</b>	<b>5</b>
<b>6 Summary of Mitigation .....</b>	<b>5</b>

## APPENDICES

- APPENDIX A – SEQR Documentation
- APPENDIX B – Agricultural Resources
- APPENDIX C – Visual Assessment
- APPENDIX D – Zoning and Regional Plans
- APPENDIX E – Miscellaneous Documentation and correspondence

In accordance with New York State Environmental Conservation Law Article 8, the State Environmental Quality Review Act (SEQRA) and Part 617 of Chapter 6 of the New York Code of Rules and Regulations (6 NYCRR), the Town of Cortlandville Planning Board, acting as Lead Agency, has issued a positive declaration for the McLean Solar I project and determined that it will require the preparation of a Draft Environmental Impact Statement (DEIS). The written determination was dated July 1, 2020 and signed by Mr. Chris Newell, Chairperson Planning Board.

The purpose of this draft scoping document is to identify topics of information to be included in the DEIS for the proposed action as described below. This document is prepared in accordance with 6 NYCRR 617.8, Scoping.

A public scoping session may be held and written comments from the public and other interested agencies will be accepted by the lead agency. The lead agency will consider all significant comments and will prepare a Final Scoping Document. The final document will serve as the foundation for the identification of all potentially significantly adverse impacts as they pertain to this proposed action, and to recommend appropriate mitigation measures. The topics of the DEIS shall be limited to the items identified by the lead agency as potentially having significant adverse impacts.

The proposed action is located on a portion of parcel #95.00-01-33.1. Located on McLean Road, north of Lime Hollow Road, east of E Holl Road and south of Deerfield Heights in the Town of Cortlandville, Cortland County, New York State.

The property is zoned RI – Residential, +/- 141.9 acres. A portion is currently being used for agriculture (growing of crops). The remaining portion of the property is wooded. This action is proposed to be located on the east side of the parcel, within a portion of the land being used for crops.

The proposed action will be a +/- 12.00 acres community solar project with +/- 0.59 acres of disturbance. The action will contain 6,864 each Hanwha 365 watt modules, 80 each Tabuchi 25 kW 3 phase inverters and preliminary estimates indicate that this site will produce +/- 3,507,504 kWh of electricity annually. The (80 each) Inverters will be connected to circuit breakers in (10 each) electrical panelboards, which will then be routed to (2 each) Pad-mounted Electrical Switchgear and Transformers, before interconnecting to the National Grid distribution system (Equipment information is attached). There will be up to 2,000 linear feet of electrical cable in conduit buried to sufficient depths as required by the National Electric Code. The electricity generated by this proposed action will be fed into the National Grid Distribution System as a Community Distributed Generation (CDG) project. Local residents, businesses, and municipalities in the Greater Cortland area who are National Grid ratepayers will have the option of subscribing to purchase a portion of the energy from this proposed action to offset their electric usage, at a discount to the rates that they would otherwise purchase their electricity from National Grid. The connection point for this is on McLean Road.

The DEIS will follow the requirements of 6 NYCRR 617.9, Preparation and content of environmental impact statements. This includes:

- A. Cover sheet with the following:
  - a. whether it is a draft or final EIS;
  - b. the name or descriptive title of the action;
  - c. the location (county and town, village or city) and street address, if applicable, of the action;

- d. the name and address of the lead agency and the contact information of a person at the agency who can provide further information;
- e. the names of individuals or organizations that prepared any portion of the statement;
- f. the date of its acceptance by the lead agency; and
- g. in the case of a draft EIS, the date by which comments must be submitted.

**B. Table of Contents**

- a. The table of contents will include a list of titles of the parts of the DEIS including any figures and appendices.

In addition to the above, the DEIS will include the following sections:

**I Introduction**

This section will include a brief overview of the proposed action, including a summary of the potential environmental impacts as identified by the lead agency and the proposed mitigation measures. This section will also include permits and approvals that are required for the action along with other involved agencies.

In addition, a summary of alternatives to the proposed action will be included. The alternatives will include a no action option and alternative site uses as allowed under current zoning.

**2 Description of Proposed Action**

**2.1 Description of Proposed Action**

**2.1.1 Detailed description of the proposed action**

The purpose, size, and layout of the proposed action will be described in this section of the DEIS. Available maps, graphics, renderings, and/or plans will be provided showing the proposed location of the action, including the solar arrays, site access, lawns/landscaping, and associated utilities, etc.

**2.1.2 Purpose of the proposed action**

A statement describing the purpose for the action will be provided, along with background and history of the proposed action.

**2.1.3 Site Description**

This section of the DEIS will characterize the size, geographic boundaries, and physiographic characteristics of the site of the proposed action. Additionally, the location in relation to nearby residential areas. The dominant land use within and adjacent to the site of the proposed action will also be discussed.

#### 2.1.4 Public need and benefit for the action

A statement describing the need for the proposed action will be provided. This section will include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the proposed action. This will include an estimate of employment opportunities that are anticipated to result from the proposed action.

### 3 Existing Conditions, Potential Impacts and Mitigation

#### 3.1 Impact of Agricultural Resources

This section will address the agricultural resources on the site and the potential impact(s) of the proposed action on these resources.

##### 3.1.1 Existing Conditions

This section will describe the agricultural resources that are currently available and being utilized on the property.

##### 3.1.2 Potential Impacts

This section will provide an analysis describing the potential impacts to the agricultural resources that are available and being utilized on the property, including limitations to access, potential for excavation or compaction of agricultural soils, conversion of agricultural land and consistency with an adopted municipal farmland protection plan. The analysis will look at the overall property size and usage to determine if the impacts are real and/or significant.

##### 3.1.3 Proposed Mitigation

A statement describing potential mitigation methods including review of other available locations on the property for agricultural uses that may be available and restoration of land after the end-of-life of the action cycle.

#### 3.2 Impact of Aesthetic Resources

This section will address the aesthetic resources on the site and the potential impact(s) of the proposed action on these resources.

##### 3.2.1 Existing Conditions

Document the existing visual conditions of the site at two (2) different time periods with photographs. The visual conditions will be documented from three (3) points of view along McLean Road.

##### 3.2.2 Potential Impacts

Document through photographic renderings the impacts of the proposed action. Also, documentation of other allowed uses for comparison of this action.

3.2.3 Proposed Mitigation

Document through photographic renderings the mitigation efforts to reduce any impact on aesthetic resources, including but not limited to the installation of landscaping buffer and relocation of action to within the wooded area of the property.

3.3 Consistency with Community Plans

This section will address the community plans for the site and area and the potential impact(s) of the proposed action on these resources.

3.3.1 Existing Conditions

Document the current zoning and land use plans (County and local) for the property of the proposed action.

3.3.2 Potential Impacts

Provide an assessment of how the proposed action will potentially impact the surrounding residences. Discuss how the proposed action will differ from, and impact, the local comprehensive plan.

3.3.3 Proposed Mitigation

Describe the nature of the proposed action and the mitigation of the impact on the overall comprehensive plan and surrounding residences.

3.4 Consistency with Community Character

This section will address the community character for the site and area and the potential impact(s) of the proposed action on these resources.

3.4.1 Existing Conditions

Discuss the existing community character in the vicinity, +/- 1 mile, of the proposed action.

3.4.2 Potential Impacts

Discuss how the proposed action will differ and may impact the local character.

3.4.3 Proposed Mitigation

Describe how the vegetative screening will mitigate the impact to the local existing natural landscape.

**4 Alternatives**

The DEIS will include a description and evaluation of the range of reasonable alternatives to the proposed action. Alternatives to be considered will include the “no action” alternative and alternative site layout(s) for other allowed uses. The alternative site layout(s) will consider impacts on natural and man-made resources, impacts on groundwater, impacts on air, impacts on plants and

animals, impacts on agricultural resources, impact on aesthetic resources, impact on open space and recreation, impact on transportation, impact on energy, impact on noise, odor and light, impact on community plans, and impact on community character.

4.1 No Action

Describe the alternative if the proposed action is not built, including loss of benefits to the community and state.

4.2 Alternative Site Layouts

4.2.1 Residential Development

Describe the alternative if the land is used to construct residential homes on 30,000 square foot lots as allowed under the current zoning for the property.

4.2.2 Religious Institution

Describe the alternative if the land is used to construct a religious institution (church, chapels, temples, synagogues and cemeteries) as allowed under the current zoning for the property.

**5 Unavoidable Adverse Impacts**

Any significant adverse environmental impacts, including natural and man-made resources, identified in the DEIS which cannot be mitigated, will be designated as unavoidable environmental impacts and summarized in this section. These impacts will be classified as short-term or long-term in nature.

**6 Summary of Mitigation**

The section will summarize the mitigation efforts to reduce the effects identified as potentially significantly adverse impacts as they pertain to this action.