DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

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October 13, 2020

Mr. Chris Newell
Town of Cortlandville Planning Board
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, NY 13045

RE: SSC Cortlandville II LLC and SSC Cortlandville II LLC
Delta Project No.: 2020.260.001 and 2020.261.001

Dear Mr. Newell:

Please accept this letter in response to Mr. Renzi's Comments on Agenda Items memo dated September 29, 2020.

Comment #1: *The County Planning Department reports dated September 11, 2020 and the county planning board resolutions NOS. 20-21 and 20-22 are complete and acceptable. The applicant has responded to the county's issues that require resolution in a memo to Chris Newell Dated September 22, 2020. The responses will be a subject for discussion at the planning board meeting.*

Response: Comment noted. Response is not required.

Comment #2: The newly submitted drawings revision block shows a revisions No. 2 as "incorporated planning board comments". Standard drawing practice is to flag the revision number and to show it in the field of the drawing. This practice has not been followed for the most part and it makes it difficult to assess the revision without going back to the original comments document. In some cases the planning board comments have not been incorporated contrary to revision block statement.

Response: Applicant agrees this is good engineering practice. The title block has been modified to reflect each series of previously provided comments and added a delta next to each rev cloud signifying which round of comment it pertains to.

Comment #3: As an example of the aforementioned statement drawing number CVII-301 balloons out in red the view screening plantings detail indicating that the planning board's comments were incorporated, unless addressing the board's comments is tantamount to incorporating their comments. The planning board's comments clearly requested in the August 9, 2020 planning board comments that the in row spacing be ten feet and between row spacing be sixteen feet. The in row and between row spacing is the same as it was on the original submittals.

Response: Applicant acknowledges Mr. Renzis comments. We are appreciative of the suggestion and respectfully request allowing us to keep the row spacing as shown. Our landscape architect

has opined that a decreased row spacing would inhibit growth of the trees due to crowding, causing nutrient deficiencies because of root competition. Branch distribution of the selected species will completely fill in, blocking the viewshed as the trees reach maturity.

Comment #4: Still referencing CVII-301 the not to scale drawings are still misleading. Section A-A shows the 20 feet spacing and the trees being also twenty feet. Even though not to scale details are useful they should not be misleading. With screening being an issue in solar farm projects it is incumbent on the applicant to be consistent if even not to scale. The plan view and Section A-A should be redrawn to scale with the spacing requested by the planning board including a height of ten feet for the spruce.

Response: The detail on the earlier submissions of this plan set represented the anticipated vegetative growth within a 5-year period which is a typical development practice. An additional detail has been added (Detail 7 Sheet C-301) in this regard. Applicant has additionally revised Detail 6 on Sheet C-301 to represent what the vegetative buffer will look like at the time the trees are planted. We acknowledge the request from Mr. Renzi related to the height of the trees and for the avoidance of doubt we are representing a 15' tree height in Detail 7, consistent with the growth of the species in a 5-year period.

Comment#5: As previously stated in the planning board's comments about 33% of the 74.7 acres taken up by the solar panels arrays is prime farmland (24.72) acres). The fact that other solar farms that encroached on prime farmland were approved by the planning board does not automatically negate the code requirement and henceforth not make it a requirement. Each application is treated individually. The applicant should re-evaluate the design with consideration to the prime farmland issue and make the appropriate changes to conform to the Cortlandville code.

Response: Upon further review, Applicant has determined that this property does not qualify as prime farmland as defined by the State of NY. NYS Agricultural Land Classification System classifies all farmland on the scale of 1-10. Any properties in classes 1-4 are considered prime farmland, whereas properties classified 5-10 are not considered prime farmland. NYS Ag also rates soils in every county in a similar fashion on a scale of 1-10. Upon review of the NYS Agricultural Land Classification system this property does not contain prime soils and / or farmland. For the avoidance of argument, in the instance these areas were considered prime farmland, the sections of the property which are perceived to be prime farmland by the Town of Cortlandville are areas on the property which do not contain solar energy equipment. Lastly, we respectfully request the Planning Board to remain consistent in its previous determinations made regarding the allowance of solar farms on prime farmland and consider the previously made determinative actions in this regard. Our understanding remains to be the Planning Board has sole discretion as to whether or not to allow solar farms on prime farmland.

Comment#6: Visual renditions of the two solar farms as viewed from adjoining streets, Cosmos Hill rd. and Route 281 shall be presented as previously requested.

Response: Please see the provided visual rendering from Cosmos Hill Rd. A visual rendering from Route 281 is not provided because there are no sections along Route 281 where the project can

be seen. Route 281 site is substantially lower than the proposed project property. Topography and existing vegetative screening prevent any of the project viewshed.

Comment #7 – On Drawings CV11-301 the plan view of the view screening plantings detail references to see 2 / C-303 for planting detail. Drawing C-300 was not in the drawing package.

Response: Applicant has provided the drawing in the latest package dated (10.12.20).

We appreciate the opportunity to submit this information and look forward to your feedback.

Respectfully,
DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC

Christopher J. Maby, CPESC
Sr. Project Manager

Enc.

SSC CORTLANDVILLE II LLC

4242 BELL CREST DRIVE
CORTLAND, NY 13045
DELTA PROJECT NO. 2020.260.001
ORIGINAL SUBMISSION JULY 22, 2020
REVISED SUBMISSION AUGUST 17, 2020
REVISED SUBMISSION SEPTEMBER 18, 2020
REVISED SUBMISSION OCTOBER 13, 2020
PLANNING BOARD

INDEX OF DRAWINGS

GENERAL

CVII-TS	TITLE SHEET

CIVIL

CVII-100	EXISTING SITE CONDITIONS
CVII-101	EROSION AND SEDIMENT CONTROLS PLAN
CVII-200	SITE PLAN
CVII-300	DETAILS
CVII-301	DETAILS

ARCHITECT/ENGINEER

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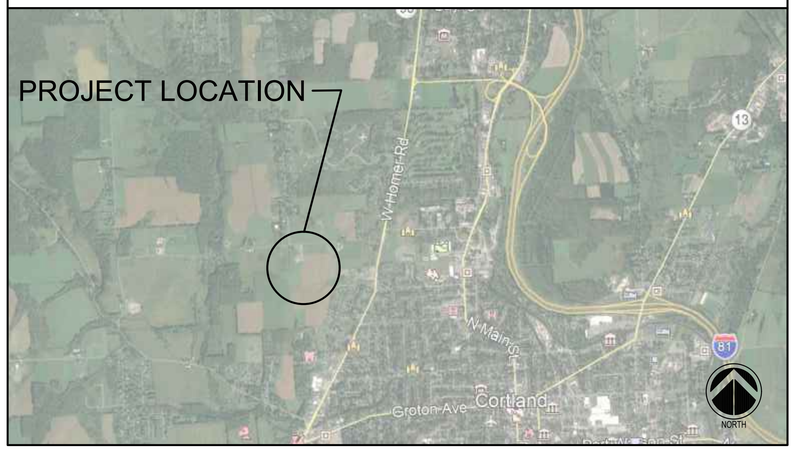
PROJECT LOCATION



OWNER/APPLICANT

Landowner: Lawrence Hill
Δ REV 2

DEVELOPER: SUMMIT SOLAR

SSC Cortlandville II, LLC
334 Arapahoe Ave
Boulder, CO 80302
Tel: 561.866.8234
Email: john@summitsolarcapital.com

CVII-TS

EXISTING CONDITIONS LEGEND:	
PROPERTY LINE	
SETBACK LINE	
EXISTING GROUND CONTOUR	360
WETLAND BOUNDARY	
EXISTING OVERHEAD ELECTRIC LINE	OH OH OH
EXISTING PAVEMENT AREA	
EXISTING TREE LINE	

GENERAL NOTES:

1. GROUND CONTOUR LINES SHOWN IN THIS DRAWING WERE ADDED USING INFORMATION FROM THE NEW YORK STATE CLEARING HOUSE WEBSITE.
2. PROPERTY LINES ARE APPROXIMATE AND BASED ON TAX MAP INFORMATION.
3. WETLANDS WERE RECENTLY MAPPED AND UNKNOWN TO STATE AND FEDERAL AGENCIES.

1 / CVII-100 **EXISTING SITE CONDITIONS**
SCALE: 1" = 150'

NORTH

0' 75' 150' 300'
SCALE: 1"=150'

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Key Plan

NOT FOR CONSTRUCTION

No.	Revision	Date
3	Incorporated Planning Board Comments	10/13/2020
2	Incorporated Planning Board Comments	9/18/2020
1	Revised Solar Layout	8/17/2020
0	Original Submission	7/22/2020

Project Name

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Seal

Phase
PLANNING BOARD

Project No.
2020.260.001

Date
2020.10.13

Drawing Title

EXISTING SITE CONDITIONS

Drawing No.

CVII-100

EXISTING CONDITIONS LEGEND:	
PROPERTY LINE	
SETBACK LINE	
EXISTING GROUND CONTOUR	360
WETLAND BOUNDARY	
EXISTING OVERHEAD ELECTRIC LINE	OH OH OH
EXISTING PAVEMENT AREA	
EXISTING TREE LINE	

EROSION AND SEDIMENT CONTROL LEGEND:	
SILT FENCE	
PERVIOUS ACCESS ROAD	
STABILIZED CONSTRUCTION ENTRANCE	
25' VEGETATIVE BUFFER	
CLEAR AND GRUB AREA	

1 / CVII-101 **EROSION AND SEDIMENT CONTROLS PLAN**

SCALE: 1" = 150'

NORTH

#	KEY NOTES
1	PROVIDE SILT FENCE. ADJUST AS NEEDED AS LAND CLEARING PROGRESSES, TYP. SEE DETAIL 2/CVII-301.
2	PROVIDE STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 1/CVII-301.
3	MAINTAIN 25' VEGETATED BUFFER WITH SELECTIVE CLEARING AT WETLAND BOUNDARIES AND STORMWATER, TYP.
4	CLEARING AND GRUBBING AREA, TYP.

0' 75' 150' 300'

SCALE: 1"=150'

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Seal

Phase: PLANNING BOARD

Project No.: 2020.260.001

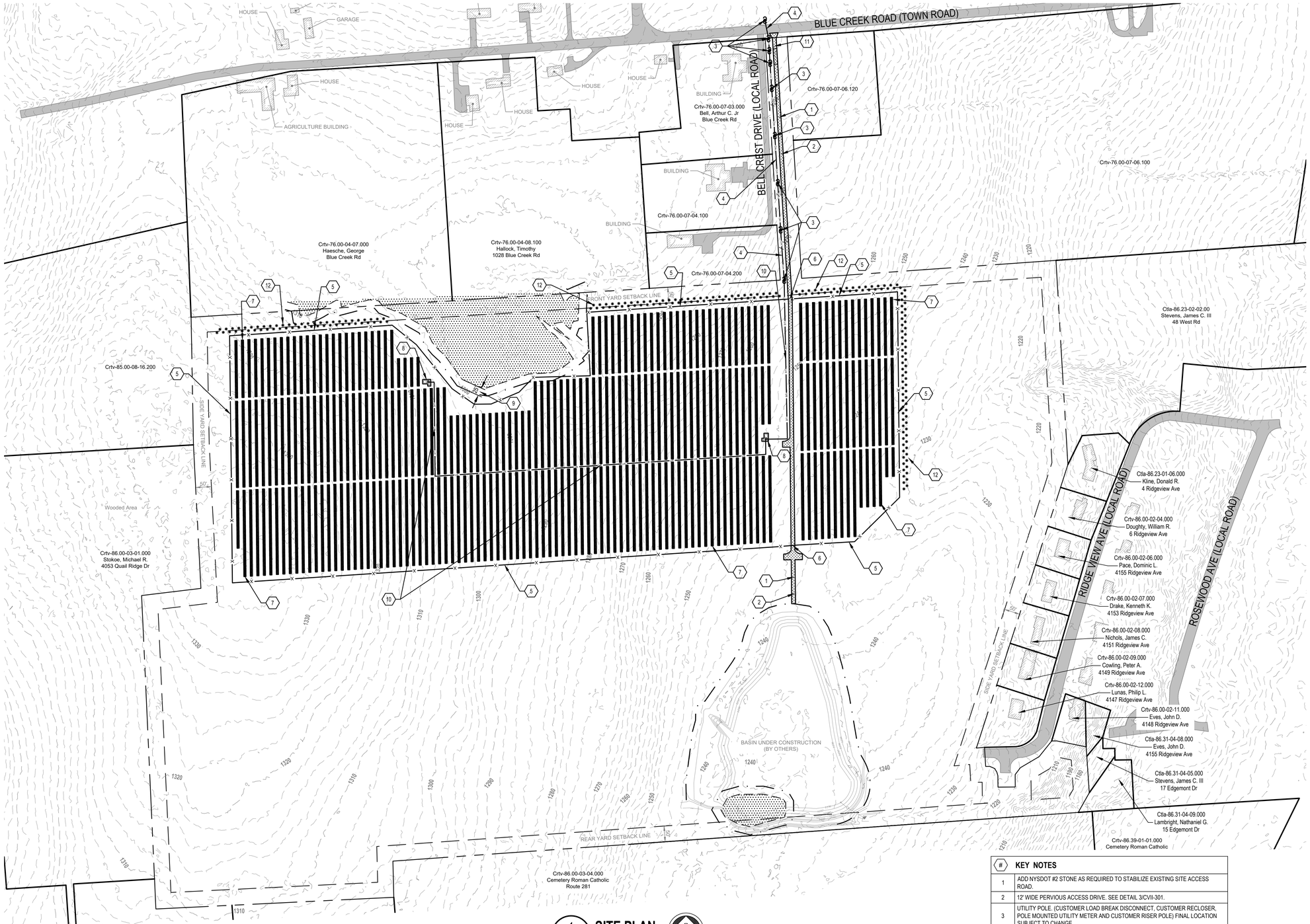
Date: 2020.10.13

Drawing Title

EROSION AND SEDIMENT CONTROLS PLAN

Drawing No.

CVII-101



1 CVII-200 **SITE PLAN**
SCALE: 1" = 150'

EXISTING CONDITIONS LEGEND:	
PROPERTY LINE	
SETBACK LINE	
EXISTING GROUND CONTOUR	360
WETLAND BOUNDARY	
EXISTING OVERHEAD ELECTRIC LINE	OH OH OH
EXISTING PAVEMENT AREA	

SITE PLAN LEGEND:	
UTILITY POLE	
OVERHEAD ELECTRIC LINE	O/H
UNDERGROUND ELECTRIC LINE	U/E
SECURITY FENCE	X
25' VEGETATIVE BUFFER	
PHOTOVOLTAIC (PV) MODULE	
GRAVEL ACCESS ROAD	
STABILIZED CONSTRUCTION ENTRANCE	

PARCEL ACREAGE:	±113.3 ACRES
PROJECT ACREAGE:	±37.3 ACRES
PROPOSED SOLAR:	19008 PANELS

#	KEY NOTES
1	ADD NYSDOT #2 STONE AS REQUIRED TO STABILIZE EXISTING SITE ACCESS ROAD.
2	12' WIDE PERVIOUS ACCESS DRIVE. SEE DETAIL 3/CVII-301.
3	UTILITY POLE. (CUSTOMER LOAD BREAK DISCONNECT, CUSTOMER RECLOSER, POLE MOUNTED UTILITY METER AND CUSTOMER RISER POLE) FINAL LOCATION SUBJECT TO CHANGE.
4	OVERHEAD ELECTRIC LINE. (FINAL LOCATION SUBJECT TO CHANGE)
5	6' HEIGHT CHAIN LINK SECURITY FENCE WITH 12" OF 3 - STRAND BARBED WIRE. SEE DETAIL 1/CVII-300.
6	DOUBLE SWING CHAIN LINK FENCE GATE. SEE DETAIL 2/CVII-300.
7	PHOTOVOLTAIC (PV) MODULE,TYP.
8	PV INVERTER, TRANSFORMER, ENERGY STORAGE EQUIPMENT (IF APPLICABLE) AND NEUTRAL GROUND REACTOR EQUIPMENT SET ON CONCRETE PAD OR DRIVEN PILE FOUNDATION. SEE DETAIL 4/CVII-300.
9	MAINTAIN A 25' SETBACK FROM WETLANDS.
10	MEDIUM VOLTAGE UNDERGROUND ELECTRIC LINE. (FINAL LOCATION SUBJECT TO CHANGE). SEE DETAIL 3/CVII-300.
11	MINOR COMMERCIAL DRIVEWAY. SEE DETAIL 4/CVII-301.
12	VIEW MITIGATION PLANTING. SEE DETAIL 6/CVII-301.

0' 75' 150' 300'
SCALE: 1"=150'

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Seal

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Date
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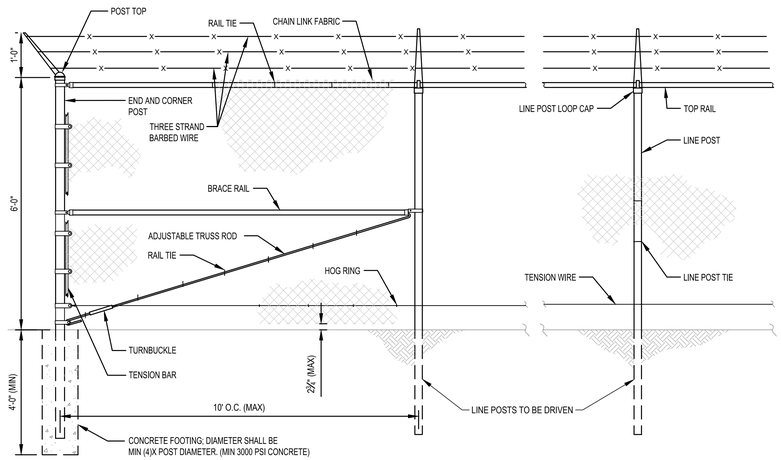
Drawing Title

SITE PLAN

Drawing No.

CVII-200

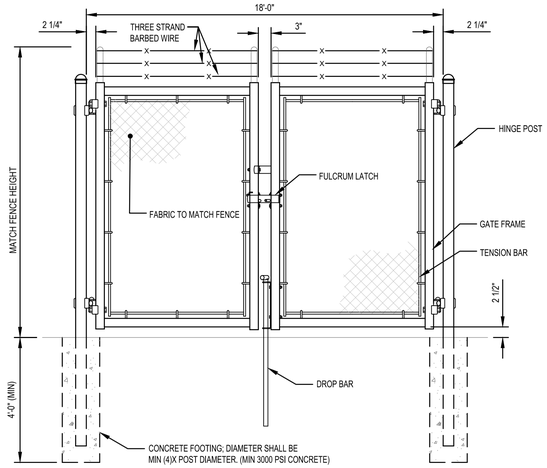


NOTE:

1. ONLY EXTERIOR CHAIN LINK FENCE LINES INCORPORATE THREE (3) LINE BARBED WIRE.

1 CVII-300 CHAIN LINK FENCE DETAIL

SCALE: NONE

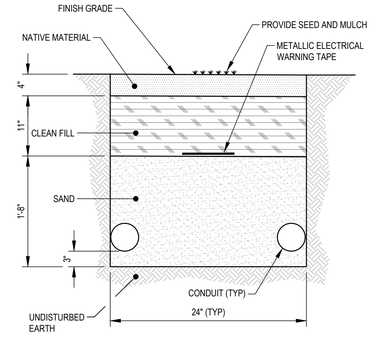


NOTE:

1. ONLY EXTERIOR CHAIN LINK FENCE GATES INCORPORATE THREE (3) LINE BARBED WIRE.

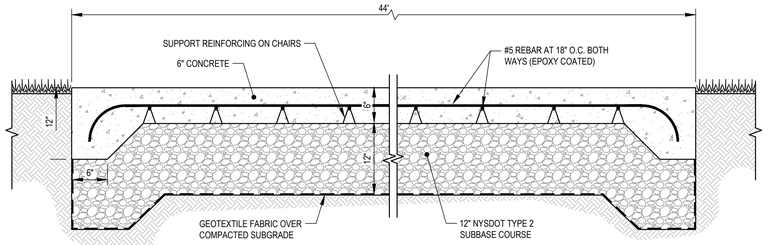
2 CVII-300 DOUBLE CHAIN LINK FENCE GATE DETAIL

SCALE: NONE



3 CVII-300 MEDIUM VOLTAGE CABLE TRENCH DETAIL (MV)

SCALE: NONE

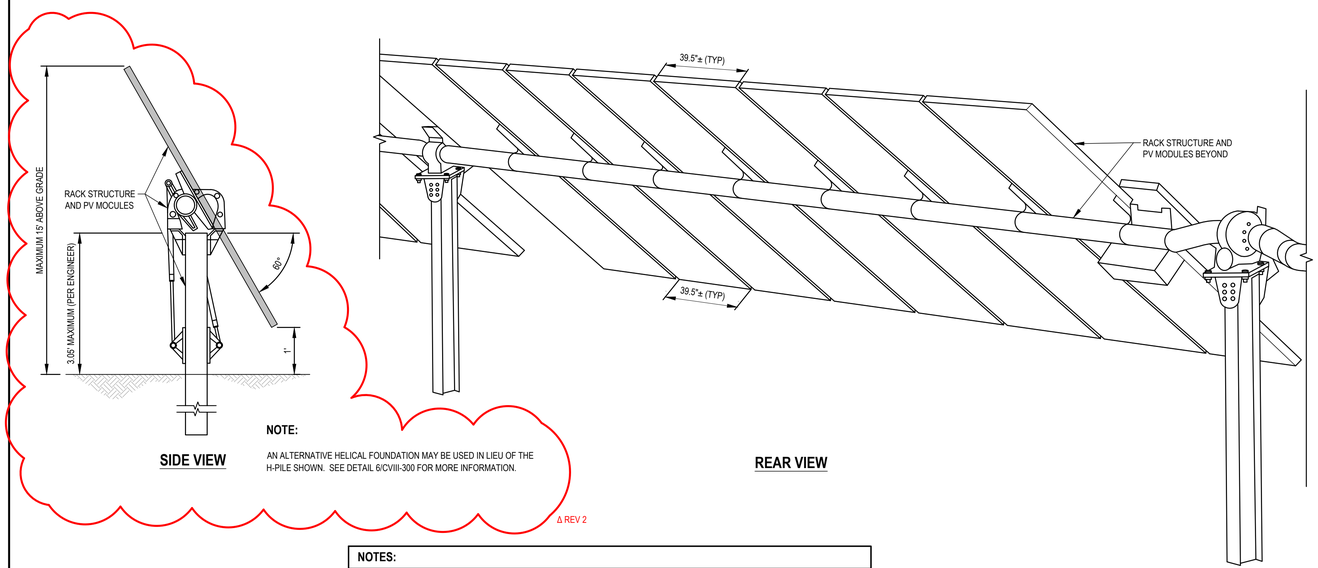


NOTE:

1. DRIVEN PILE FOUNDATIONS MAY BE USED IN LIEU OF CONCRETE EQUIPMENT PADS AS SHOWN.

5 CVII-300 THICKENED EDGE 6" THICK CONCRETE PAD DETAIL

SCALE: NONE



SIDE VIEW

NOTE:

AN ALTERNATIVE HELICAL FOUNDATION MAY BE USED IN LIEU OF THE H-PILE SHOWN. SEE DETAIL 6/CVIII-300 FOR MORE INFORMATION.

REAR VIEW

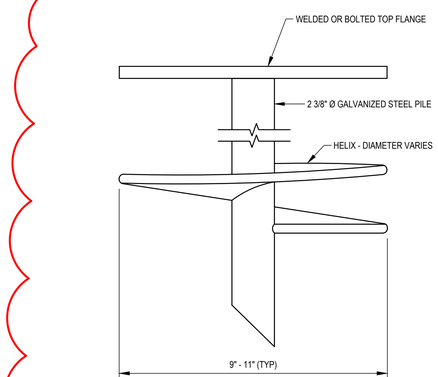
Δ REV 2

NOTES:

1. RACK STRUCTURE AND PV MODULES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COMPONENTS MAY VARY.
2. DIMENSIONS SHOWN ARE BASED ON A 25-DEGREE (MINIMUM) SLANT ANGLE AND MAY VARY SLIGHTLY.
3. ARRAY ROW SPACING MUST ALWAYS BE EQUAL TO OR GREATER THAN ARRAY HORIZONTAL COVERAGE.
4. SUPPORTS VARY BASED ON SITE SOIL CONDITIONS AND TYPICALLY VARY IN EMBEDMENT LEGNTHS FROM 4'-0" TO 7'-0"

4 CVII-300 SOLAR RACKING DETAIL

SCALE: NONE



6 CVII-300 ALTERNATIVE HELIX FOUNDATION DETAIL

SCALE: NONE

Δ REV 2

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Seal

Phase
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Date
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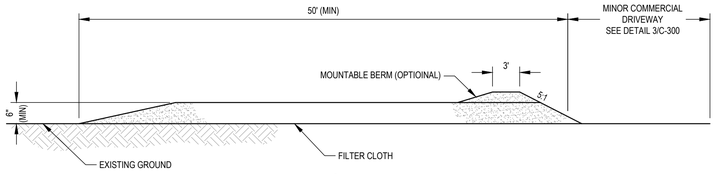
Drawing Title

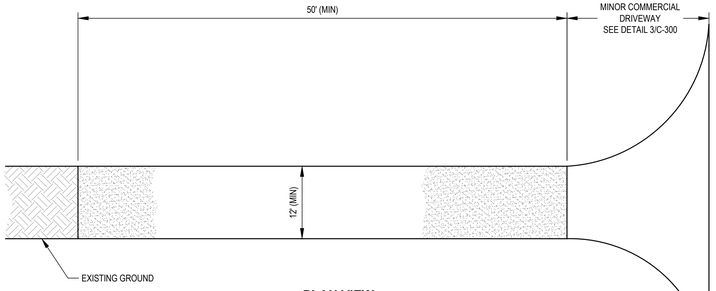
DETAILS

Drawing No.

CVII-300



PROFILE



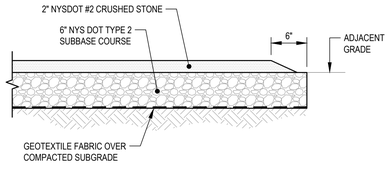
PLAN VIEW

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE: USE NYS DOT # 2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS: NOT LESS THAN SIX (6) INCHES.
3. TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
4. FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN DURING CONSTRUCTION.
9. CONSTRUCTION SPECIFICATIONS SUBJECT TO CHANGE PURSUANT TO NYSDOT REQUIREMENTS.

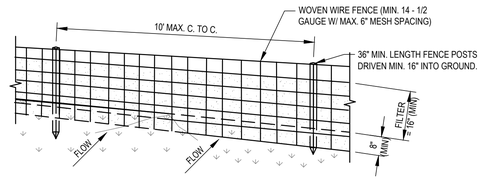
1 / CVII-301 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE

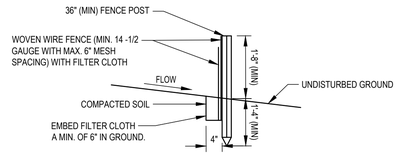


4 / CVII-301 GRAVEL DRIVEWAY DETAIL

SCALE: NONE



PERSPECTIVE VIEW



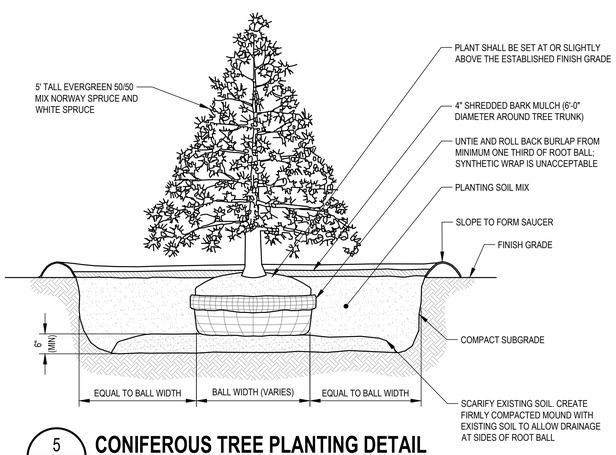
SECTION VIEW

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 -1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

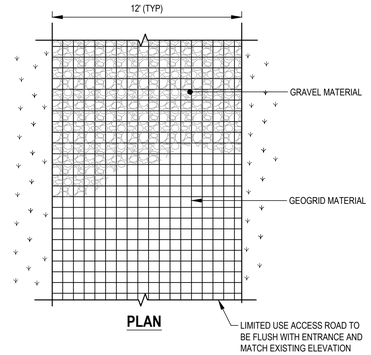
2 / CVII-301 SILT FENCE DETAIL

SCALE: NONE

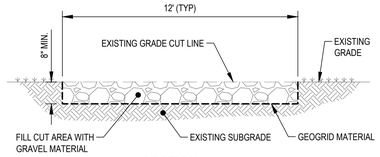


5 / CVII-301 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



PLAN



SECTION

3 / CVII-301 LIMITED USE PERVIOUS ROAD 0% TO 10% SLOPES DETAIL

SCALE: NONE

GENERAL NOTES:

1. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
2. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
3. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE
4. GRADE ROADWAY WHERE NECESSARY TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
5. REMOVE UNSUITABLE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
6. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS ROAD IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFFSITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
7. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS WHERE UPGRADIENT SOIL DISTURBANCES (E.G CLEARING AND GRUBBING, GRADING, ETC) HAVE ACHIEVED FINAL STABILIZATION.

GEOGRID MATERIAL NOTES (0-10% SLOPES);

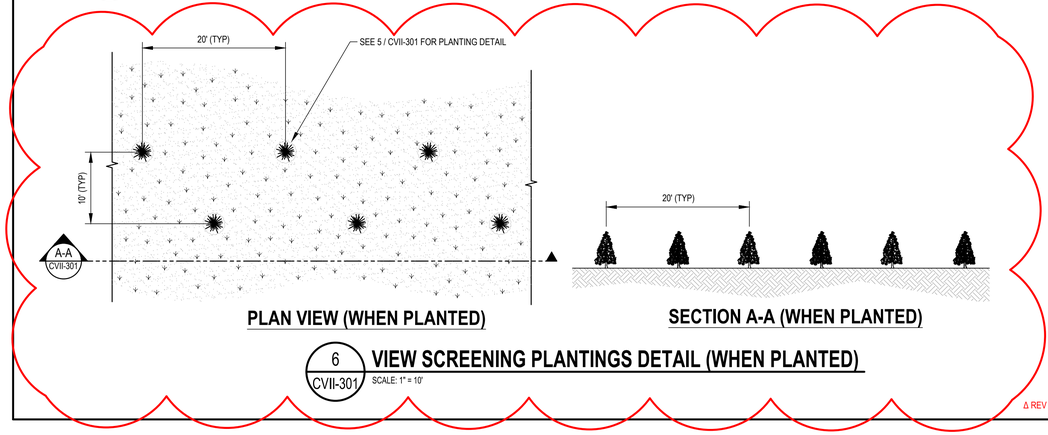
1. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
2. GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
3. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
4. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
5. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 703-02 SPECIFICATIONS

   BASIS OF DESIGN: TENCATE MIRAFI BXG110; GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, CA (800) 685-9990, OR (706) 693-2226: WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES (POORLY DRAINED SOILS) :

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONOE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOLS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST, OR GEOTECHNICAL DATA.

   BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; (800) 685-9990 OR (706) 693-2226; WWW.MIRAFI.COM



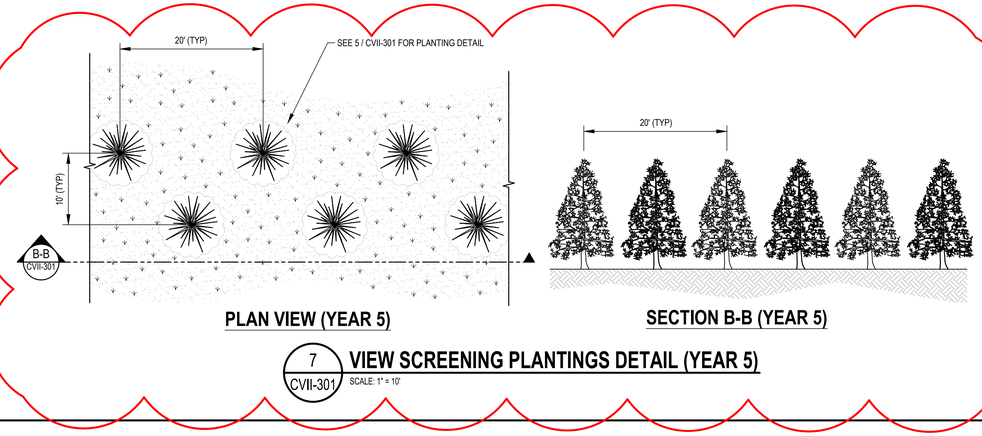
PLAN VIEW (WHEN PLANTED)

SECTION A-A (WHEN PLANTED)

6 / CVII-301 VIEW SCREENING PLANTINGS DETAIL (WHEN PLANTED)

SCALE: 1" = 10'

Δ REV 3



PLAN VIEW (YEAR 5)

SECTION B-B (YEAR 5)

7 / CVII-301 VIEW SCREENING PLANTINGS DETAIL (YEAR 5)

SCALE: 1" = 10'

Δ REV 3

SUMMIT SOLAR

SSC Cortlandville II LLC
334 Arapahoe Ave
Boulder, Colorado 80302
Tel: 561.866.8234
Email: john@summitsolarcapital.com

Key Plan

NOT FOR CONSTRUCTION

No.	Revision	Date
3	Incorporated Planning Board Comments	10/13/2020
2	Incorporated Planning Board Comments	9/18/2020
1	Revised Solar Layout	8/17/2020
0	Original Submission	7/22/2020

Project Name

SSC CORTLANDVILLE II LLC

TOWN OF CORTLANDVILLE, NEW YORK STATE

DELTA ENGINEERS, ARCHITECTS, & SURVEYORS
860 Hooper Road
Endwell, New York 13760
Tel: 607.231.6600
Fax: 607.231.6650
Email: mail@delta-eas.com
www.delta-eas.com

Seal

Phase: PLANNING BOARD

Project No.: 2020.260.001

Date: 2020.10.13

Drawing Title

DETAILS

Drawing No.

CVII-301

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: SSC Cortlandville II LLC		
Project Location (describe, and attach a general location map): 4242 Bell Crest Dr., Cortlandville, NY 13045		
Brief Description of Proposed Action (include purpose or need): Installation of a ground mounted solar facility. Project includes construction of solar arrays, transformers, inverters, stored energy system, access roads, utility poles and a perimeter security fence. The facility is a 5.0 MW AC solar facility and consists of 19,008 panels.		
Name of Applicant/Sponsor: SSC Cortlandville II LLC	Telephone: 480.252.5496 E-Mail: david@summitsolarcapital.com	
Address: 525 S. Flagler Dr.		
City/PO: West Palm Beach	State: FL	Zip Code: 33401
Project Contact (if not same as sponsor; give name and title/role): David Spotts	Telephone: 480.252.5496 E-Mail: david@summitsolarcapital.com	
Address: 525 S. Flagler Dr.		
City/PO: West Palm Beach	State: FL	Zip Code: 33401
Property Owner (if not same as sponsor): Lawrence Hill	Telephone: 607.745.0721 E-Mail: evergreenhills69@gmail.com	
Address: 4000 Ellwood Rd.,		
City/PO: Cincinnatus	State: NY	Zip Code: 13040

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, or Village Board of Trustees ☑Yes ☐No	Aquifer Protection District Special Permit and Highway Permit	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site plan review and approval, Conditional Permit, Subdivision Approval	August, 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Cortland County Industrial Development Agency	September 2020
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSERDA, DEC	Fall, 2021
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

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

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):

Aquifer Protection District

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):

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?
Parcel is zoned Agricultural

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,
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? Homer Central School District

b. What police or other public protection forces serve the project site?
New York State Police, Cortland County Sheriff

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

d. What parks serve the project site?
N/A

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)? Commercial solar energy production

b. a. Total acreage of the site of the proposed action? +/- 37.3 acres
b. Total acreage to be physically disturbed? +/-16.1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 75 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)
Commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
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: 4 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 19,008 panels

ii. Dimensions (in feet) of largest proposed structure: App. 5' height; App. 4' width; and App. 6' length

iii. Approximate extent of building space to be heated or cooled: 0 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 0.1 acres (impervious surface)

_____ Square feet or +/- 37 acres (parcel size)

ii. Describe types of new point sources. Storm water sheet flows across the property and will continue to do so, in the same drainage patterns post-construction as compared to existing drainage patterns.

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)?

Stormwater runoff will be maintained along current drainage flow paths towards naturally occurring conveyance systems.

- If to surface waters, identify receiving water bodies or wetlands: Tributary to unnamed stream
- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 ½ 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

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

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:00AM - 7:00PM
- Saturday: 7:00AM - 5:00PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24-hr/day (equipment only)
- Saturday: 24-hr/day (equipment only)
- Sunday: 24-hr/day (equipment only)
- Holidays: 24-hr/day (equipment only)

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:

Pile driving activities will produce higher than ambient noise but will only be present at the initial phase of construction and last for 3-4 weeks during regular work hours. During the post-construction operations phase no audible noise above ambient noise levels will be recognized.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: The proposed project also involves the installation of vegetation which will further buffer any post-construction noise from neighboring residences.

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:

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:

32 total tons of solid waste will be generated.

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 8 tons per month (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: Contractor to work with local facility to recycle materials where applicable and reasonable.
- Operation: No solid waste will be generated during the operational phase of the facility

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Disposal will be at an approved landfill
- Operation: No solid waste will be generated during the operational phase of the facility

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

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:

No hazardous waste will be used or generated at the site.

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 property is generally bounded by residential on the east, forest to the west, and a mix of woods/forest/residential/agricultural to the north and south.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.2	0.3	+0.1
• Forested	11.0	5.3	-5.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	23.0	28.4	+5.4
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	2.8	2.8	0
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: _____			

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,

i. Identify Facilities:

Madison Cortrland ARC, Cayuga Medial Associates PC, Family Medicine Center, Cortland Christian Academy

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:

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:

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? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2-4 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 0 %

c. Predominant soil type(s) present on project site:

Lordstown-Arnot complex	38.2 %
Mardin channery silt loam	19.1 %
Erie silt loam	17.6 %

d. What is the average depth to the water table on the project site? Average: 2-6' feet

e. Drainage status of project site soils:
☐ Well Drained: 46.8 % of site
☑ Moderately Well Drained: 33.5 % of site
☐ Poorly Drained 19.7 % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 77.5 % of site
☐ 10-15%: 20.8 % of site
☐ 15% or greater: 1.7 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☑ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
If Yes to either *i* or *ii*, 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? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal waters Approximate Size 2.8
- 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? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:
i. Name of aquifer: Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names: Cortland Homer Preble SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ 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? ☐ Yes ☑No

If Yes:

i. Species and listing (endangered or threatened): _____

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? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑Yes ☐No

i. If Yes: acreage(s) on project site? +/- 9.8 acres within the project limits

ii. Source(s) of soil rating(s): USDA

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐Yes ☑No

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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Scenic Rte. 90 (1.5mi N) , Homer public water supply source (1.7mi N), Cortland City Water Works (0.9mi S)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): NYS scenic byway, critical environmental areas

iii. Distance between project and resource: 0.9 to the closest resource miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

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? ☐ Yes ☐ 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 David Spotts Date 09.18.2020

Signature DAVID SPOTTS Title Managing Member

PRINT FORM

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

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Endwell, NY 13760
Tel: 607.231.6600
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www.delta-eas.com

October 13, 2020

Mr. Patrick M. Snyder, Esq
70 Port Watson Street
Cortland, NY 13045

RE: SSC Cortlandville II LLC and SSC Cortlandville III LLC
Delta Project No.: 2020.260.001 and 2020.261.001

Dear Attorney Snyder:

Please accept this letter in response to your comments transmitted to David Spotts in your October 12, 2020 email to him.

Comment #1: *I would suggest that you add the number of solar panels and MW rating into the project description at the beginning.*

Response: The number of solar panels and MW rating of the facility has been added to the project description in the FEAF.

Comment #2: *Under project details, I think you should let us know what DEC guidelines you are referring to that would allow you to conclude that there is only 6.9 acres of physical disturbance involved with this project.*

Response: In recognition that the Town of Cortlandville has deemed the solar development site as a physical disturbance under SEQR, the applicant concedes this line item to the solar site area coverage comprised of roads, trenches, areas of clearing and grubbing, equipment pads, and solar arrays. This change will be made to the FEAF's for SSC Cortlandville II and SSC Cortlandville III sites.

Comment #3*: Under land uses, are you considering all of the area used for solar panels to be meadows, grasslands or brushlands? That seems hard to justify to me. It would seem that the acreages described in these 2 responses are not consistent.*

Response: The site is defined as the area generally within the limits of the site security fence. Not all of the land within the site or under solar panels is currently considered meadows, grasslands, or brushlands. The FEAF for Cortlandville II identifies 5.7 acres of the site as forested.

We appreciate the opportunity to submit this information and look forward to your feedback.

Respectfully,
DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC

W. Curtis Nichols, PE, LEED-AP
Sr. Project Manager

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

August 4, 2020

John L. France
Summit Solar Capital
40 Harrison Street, Suite 10B
New York, NY 10013
(via email only)

Re: NYS DEC
SSC Cortlandville II Solar/5MW/38 Acres
Cortlandville, Cortland County
20PR03822

Dear Mr. France:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation's Division for Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon historic or archaeological resources in or eligible for inclusion in the State and National Register of Historic Places.

If I can be of any further assistance, I can be reached at john.bonafide@parks.ny.gov or (518) 268-2166.

Sincerely,

John A. Bonafide
Director,
Technical Preservation Services Bureau
Agency Historic Preservation Officer

Ecological Analysis LLC

633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

July 10, 2020

Mr. John L. France
40 Harrison Street
Suite 10B
New York, NY 10013

RE: Wetlands Report
Cortlandville II
SBL: 86.00-02-01.100 (partial)
Town of Cortlandville, Cortland County

Dear Mr. France,

On 7 July, 2020, a wetland delineation was conducted by Ecological Analysis (EA) staff as requested on the above referenced site. The property was walked and a field investigation was completed to determine whether there were any areas that would be within the jurisdiction of either the United States Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYSDEC) for federally- or state-regulated wetlands.

Before conducting the field investigation, EA reviewed related aerial, soils, and wetland online remote mapping resources for the parcel. These independent mapping resources were used to identify the probable presence and approximate location of any possible wetland features on the property. This information was used to indicate any areas of the parcel where we should verify whether or not the field conditions match, or are dissimilar, from the related mapped features across the entire designated site.

As shown on the attached United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) map, there were no federal wetlands located by remote sensing on this property.

Similarly, the attached NYSDEC Environmental Resources Mapper output for the area locates no state wetlands in or near the property. This state wetlands mapper program locates the nearest known state wetland at approximately 1.9 miles to the northeast of this property.

EA's field investigations for onsite wetlands are conducted in accordance to the 2012 Interim Northcentral and Northeast Regional Supplement to the USACE 1987 Wetlands Delineation Manual and, if appropriate, in accordance with the NYSDEC 1995 Freshwater Wetlands Delineation Manual. The upland and wetland areas on the property are determined by observing the vegetation types, soil types, and hydrological conditions in accordance with the USACE field investigation guidelines. Any wetland area meeting the conditions set forth by the agencies is then flagged on its edge with pink "Wetland Delineation" flags that are numbered sequentially, and a field map representing this work is emailed to the client (or their representative) to aid any subsequent surveying of the regulated wetlands lines.

During the course of our field investigation, one wetland area was identified on the property. The wetland (Wetland 'A' as designated in this report and on any subsequent field surveys) was primarily a wet meadow that was enclosed within bordering areas of scrub-shrub and/or forested wetland habitats. Across it's extent, it's NWI classification therefore varied and transitioned from a PFO1E wetland (a palustrine deciduous forest that is seasonally flooded), to a PSS1E wetland (a palustrine deciduous scrub/shrub wetland that is seasonally flooded), to an EM2E wetland (a palustrine area of seasonal - i.e. nonpersistent - emergent vegetation that is seasonally flooded). This wetland was present along the northern edge of the property, and extended onto the abutting parcel to the north. While no surface water was present during our visit, the wetland evidenced areas of transient shallow surface water effects within their bounds, as indicated by the lingering presence of moss trim lines and sediment deposits.

A representative set of USACE Wetland Delineation Forms was filled out for Wetland 'A', which characterizes the hydrology, vegetation, and hydric soils observed within the wetland. For the wetland, a matched representative set of USACE Delineation Forms was also filled out for the adjacent nearby upland areas which are dominated by agricultural soybean fields.

Wetland/Upland Vegetation

Wetland 'A'

This wetland sustains a diverse community of overstory trees, understory bushes, and emergent vegetation that each are dominant separately within different portions of its extent. Where trees are dominant, they are represented as either mature specimens of green ash, American elm, or black willow. The scrub-shrub areas are dominated by species of willows and dogwoods, including black, Bebb, and pussy willows and silky and red osier dogwoods. The emergent wetland portion is dominated by narrowleaf cattails, reed canarygrass, wrinkleleaf goldenrod, and boneset. Other, less dominant, herbaceous vegetation observed throughout this area included, soft rush, sallow sedge, fringed sedge, creeping jenny, sensitive fern, field horsetail, and marsh fern. These are mostly consistent with plants that are recognized as wetland plant species and their abundance in Wetland 'A' passes the USACE 50/20 rule, thereby defining the area as having wetland vegetation.

Uplands – Forests and agricultural fields

The small area of forested upland on the property is confined to the northwestern portion of the site. The woods in this area are dominated in the overstory by mature, sugar maple, white ash, American elm, with a lesser presence of red maples, American basswood, hickories, black cherry, serviceberry, and red oak. The understory is composed of several bushy shrubs or smaller trees, including cockspur hawthorn, common buckthorn, bush honeysuckles (*Lonicera* spp.), brambles (*Rubus* spp.), and multiflora rose, as well as numerous saplings seeded by the overstory trees. Throughout these areas, a variety of upland plants were observed, including most commonly: mayapple, wrinkleleaf goldenrod, Canada mayflower, white avens, sulfur cinquefoil, enchanter's nightshade, and a scattering of colonies of wood ferns (*Dryopteris* spp.). All of these species listed are consistent with communities of vegetation that may typically be found in upland forests.

Most of the upland areas across the property are open fields that have been farmed lands historically. At present, during our visit, the fields were planted in crops of soybeans and oats. Adventitious plants observed along and within the areas of planted fields included numerous common weeds of agricultural fields, including: horsenettle, common sowthistle, common mallow, redroot amaranth, lambsquarters, horseweed, shepherd's purse, and velvetleaf. All of these species listed are consistent with communities of vegetation that may typically be found in cleared or cultivated upland areas.

Wetland/Upland Soils

Both the Cortland County Soil Survey and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) online web soil surveys were reviewed to verify if there were any potential hydric (wetland) soils mapped for the property. A copy of the USDA soil report for the property is included for your use. The major soil map units as shown on the attached NRCS map are non-hydric (upland) soils. On-site soils classified as non-hydric include mapped units of: 53D (Valois-Howard complexes on 15-25 percent slopes), 63B (Mardin channery silt loams, on 3-8 percent slopes), 63C (Mardin channery silt loams, on 8-15 percent slopes), 69B (Erie silt loams, on 2-8 percent slopes), 179B (Lordstown-Arnot complexes, on 3-8 percent slopes), and, 179C (Lordstown channery silt loams, on 8-15 percent slopes.

Soil samples were taken by hand auger across portions of Wetland 'A'. All of the characteristics of the soil cores taken in the wetland areas during the field investigation were consistent with wetland soils identifiers. The major soil unit mapped in the area of Wetland 'A' is rated marginally as a upland soil and is defined by the occurrence of minor inclusions of hydric soils, including inclusions of hydric Chippewa silt loams. Chippewa silt loams are present upslope of this wetland, on off-site properties that are abutting this one. Our observations in Wetland 'A' documented the presence of very poorly drained silty clay soils throughout, observations that demonstrated the influences of persistent hydric saturation across the various portions of the flagged wetland area.

Outside of the area of Wetland 'A,' the several upland soils that are shown remotely mapped on the property by the USDA/NRCS are primarily channery silt loams. These are typically rocky well drained soils that occur on level to slightly sloping grades and they do not maintain proper hydrology to be wetland soils as they dry out during the growing season.

Wetlands Hydrology

Hydrology to Wetland 'A' is provided by direct rainfall and indirect runoff or groundwater seeps from adjacent higher terrain to the north. Our field visit identified the presence of a wetland area that is variously dominated by either forested, scrub/shrub, or emergent plant communities. The areas flagged demonstrated several characteristics of hydric soils that develop under conditions of seasonal flooding.'

Conclusions

NYSDEC regulated wetlands

There are no NYSDEC regulated wetlands on or near the property.

USACE regulated wetlands

As flagged on this property, Wetland 'A' did not have a surficial connection to a navigable water of the United States, and therefore may not be regulated by the USACE as protected waters or wetlands of the United States. However, the wetland extends offsite to adjoining properties on the north and also leads to the south towards an agricultural ditch across the lower portion of the property where such a connection may be located. Therefore, prior to any disturbance of the wetland a USACE Jurisdictional Determination should be obtained from the USACE District Office in Buffalo, NY, and, if necessary, appropriate permit(s) would need to be obtained from that same office.

Ecological Analysis is grateful for this opportunity to be of service on this project and looks forward to the opportunity to work with you in the future. Feel free to call if you have any questions or if we can be of further assistance.

Sincerely yours,

Bruce R. Friedmann

Bruce R. Friedmann
Senior Environmental Scientist
Ecological Analysis, LLC

Attachments:

USACE Wetland 'A' data sheets
USACE Upland data sheets
USFWS National Wetlands Inventory Map
NYSDEC Environmental Resource Map (TOPO/aerial)
USDA/NRCS Soil Survey Map and soils descriptions

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Cortlandville II **City/County:** Cortlandville/Cortland County **Sampling Date:** 07-Jul-20

Applicant/Owner: Summit Solar **State:** NY **Sampling Point:** Wetland A

Investigator(s): Bruce Friedman **Section, Township, Range:** S. T. R.

Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0

Subregion (LRR or MLRA): LRR R **Lat.:** 42.61192 **Long.:** 76.20749 **Datum:** WGS 84

Soil Map Unit Name: 69B Erie silt loam **NWI classification:** PFO1E/SS1E/EM2E

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, et

Hydrophytic Vegetation Present?	Yes ◉ No ○	**Is the Sampled Area within a Wetland?**	Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○		
Wetland Hydrology Present?	Yes ◉ No ○		

Remarks: (Explain alternative procedures here or in a separate report.)

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☑ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15)
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☑ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☑ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ Microtopographic Relief (D4)
- ☑ FAC-neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):	
Water Table Present?	Yes ○	No ◉	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):	**Wetland Hydrology Present?** Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: Wetland A

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 30)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
	0	**= Total Cover**		
Sapling/Shrub Stratum (Plot size: 15)				
1. *Cornus alba*	40	☑	80.0%	FACW
2. *Salix discolor*	10	☑	20.0%	FACW
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
	50	**= Total Cover**		
Herb Stratum (Plot size: 5)				
1. *Typha angustifolia*	30	☑	65.2%	OBL
2. *Eupatorium perfoliatum*	5	☐	10.9%	FACW
3. *Carex crinita*	1	☐	2.2%	OBL
4. *Onoclea sensibilis*	5	☐	10.9%	FACW
5. *Lysimachia nummularia*	5	☐	10.9%	FACW
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
	46	**= Total Cover**		
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
	0	**= Total Cover**		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	31	x 1 =	31	
FACW species	65	x 2 =	130	
FAC species	0	x 3 =	0	
FACU species	0	x 4 =	0	
UPL species	0	x 5 =	0	
Column Totals:	96	(A)	161	(B)

Prevalence Index = B/A = 1.677

Hydrophytic Vegetation Indicators:

- ☑ **Rapid Test for Hydrophytic Vegetation**
- ☑ **Dominance Test is > 50%**
- ☑ **Prevalence Index is ≤3.0** [1]
- ☐ **Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Definitions of Vegetation Strata:

Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (Include photo numbers here or on a separate sheet.)

Wetland 'A" includes relatively equal areas dominated by either forested, scrub/shrub, or emergent vegetation. The sample location chosen was centrally located, within an area of narrow leaf cattails bordering a dogwood thicket.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS

Soil

Sampling Point: Wetland A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc[2]	Texture	Remarks
0-8	10Y 4/2		10YR 5/6	5	RM	M	Channery silt loam	
8-11	10Y 5/4		10YR 5/6	20	RM	M	Channery silt loam	
11-18	10Y 4/4		10YR 5/6	10	RM	M	Channery silt loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2] Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR R, MLRA 149B)
- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ☐ Loamy Mucky Mineral (F1) LRR K, L)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils : [3]

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L, M)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (F21)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Plot ID: **Wetland A**

Photo Path: \\Ea-server\company\324.00000 Summit Solar - various projects

Photo File: **DSCN6614.JPG** Orientation: Northeast -facing

Lat/Long or UTM : Long/Easting: **76.20749** Lat/Northing: **42.61192**

Description:

Photo File: **DSCN6622.JPG** Orientation: North -facing

Lat/Long or UTM: Long/Easting: **76.20749** Lat/Northing: **42.61192**

Description:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Cortlandville II **City/County:** Cortlandville/Cortland County **Sampling Date:** 07-Jul-20

Applicant/Owner: Summit Solar **State:** NY **Sampling Point:** Upland

Investigator(s): Bruce Friedman **Section, Township, Range:** S. T. R.

Landform (hillslope, terrace, etc.): Undulating **Local relief (concave, convex, none):** undulating **Slope:** 5.0 % / 2.9

Subregion (LRR or MLRA): LRR R **Lat.:** 42.61003 **Long.:** 76.20688 **Datum:** WGS 84

Soil Map Unit Name: 179C Lordstown channery silt **NWI classification:** Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☑ **, Soil** ☑ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, et

Hydrophytic Vegetation Present? Yes ○ No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉
Hydric Soil Present? Yes ○ No ◉	
Wetland Hydrology Present? Yes ○ No ◉	

Remarks: (Explain alternative procedures here or in a separate report.)

The site is a long used agricultural field, presently planted in soybeans and oats.

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ Microtopographic Relief (D4)
- ☐ FAC-neutral Test (D5)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: Upland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
	0	= Total Cover		
Herb Stratum (Plot size: 5)				
1. *Glycine max*	90	☑	93.8%	UPL
2. *Solanum carolinense*	1	☐	1.0%	FACU
3. *Sonchus arvensis*	1	☐	1.0%	FACU
4. *Amaranthus retroflexus*	1	☐	1.0%	FACU
5. *Chenopodium album*	1	☐	1.0%	FACU
6. *Conyza canadensis*	1	☐	1.0%	FACU
7. *Capsella bursa-pastoris*	1	☐	1.0%	FACU
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
	96	= Total Cover		
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
	0	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	6	x 4 =	24	
UPL species	90	x 5 =	450	
Column Totals:	96	(A)	474	(B)

Prevalence Index = B/A = 4.938

Hydrophytic Vegetation Indicators:

- ☐ **Rapid Test for Hydrophytic Vegetation**
- ☐ **Dominance Test is > 50%**
- ☐ **Prevalence Index is ≤3.0** [1]
- ☐ **Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
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Woody vine - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks: (Include photo numbers here or on a separate sheet.)

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS

Soil

Sampling Point: Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc[2]	Texture	Remarks
0-8	10YR 4/3						Channery silt loam	
8-15	10YR 5/8						Channery silt loam	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

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- ☐ Stratified Layers (A5)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
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- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR R, MLRA 149B)
- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ☐ Loamy Mucky Mineral (F1) LRR K, L)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

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- ☐ Dark Surface (S7) (LRR K, L, M)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (F21)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

Plot ID: **Upland** Photo Path: \\Ea-server\company\324.00000 Summit Solar - various projects

Photo File: **DSCN6650.JPG** Orientation: Northeast -facing

Lat/Long or UTM : Long/Easting: **76.20688** Lat/Northing: **42.61003**

Description:

Photo File: **DSCN6607.JPG** Orientation: West -facing

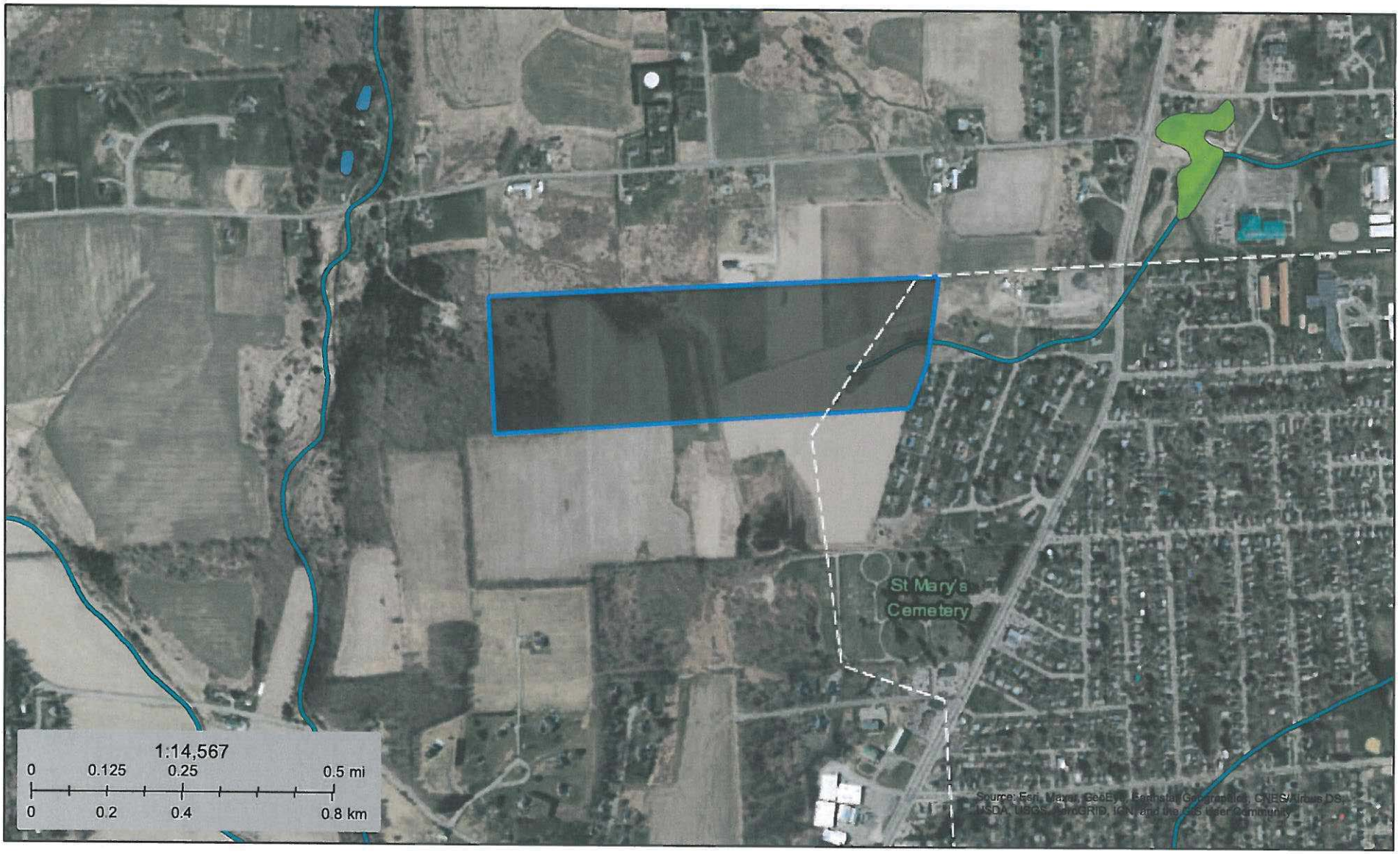
Lat/Long or UTM: Long/Easting: **76.20688** Lat/Northing: **42.61003**

Description:

U.S. Fish and Wildlife Service

National Wetlands Inventory

Cortlandville II



July 9, 2020

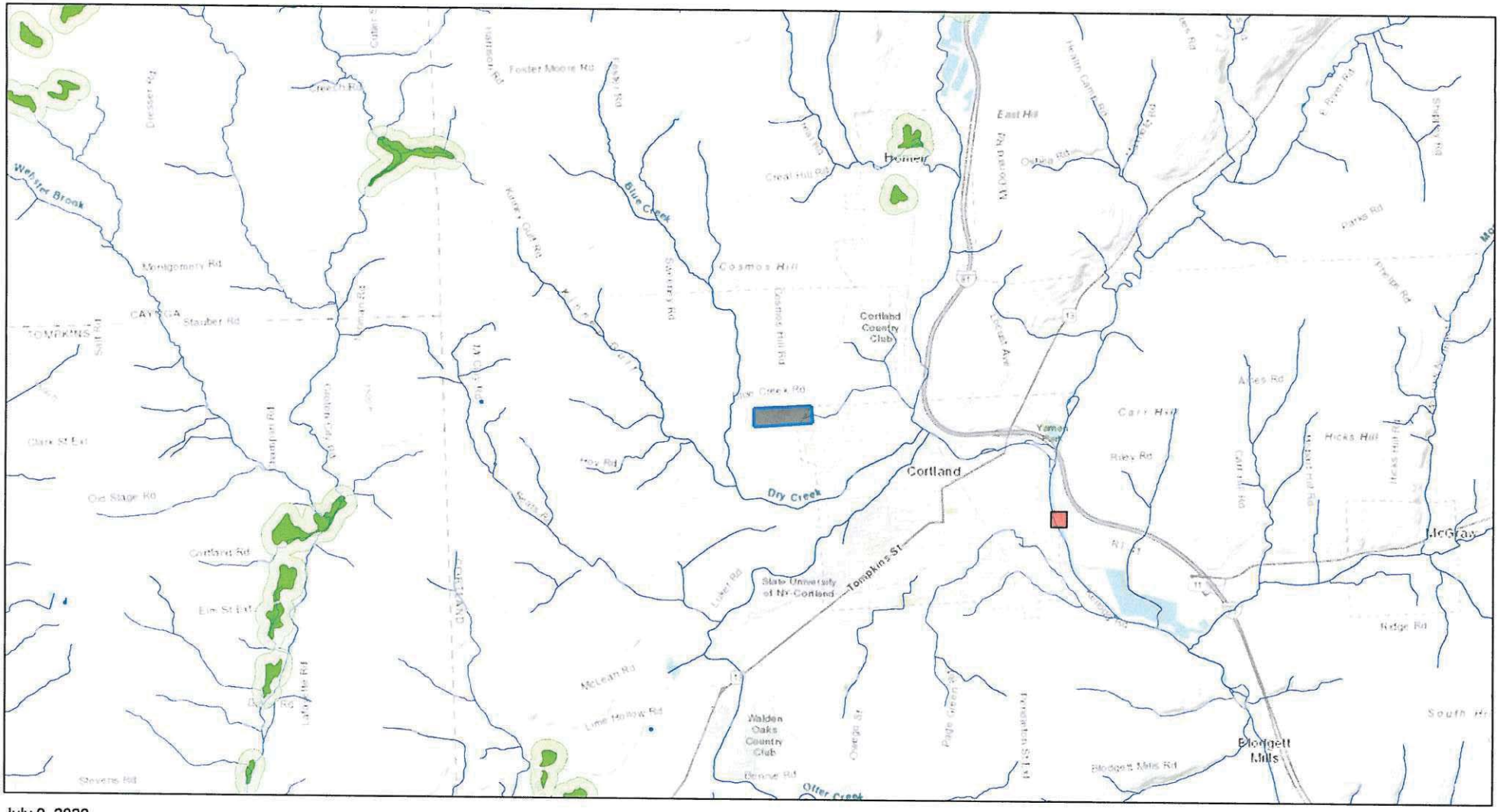
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Cortlandville II



July 9, 2020

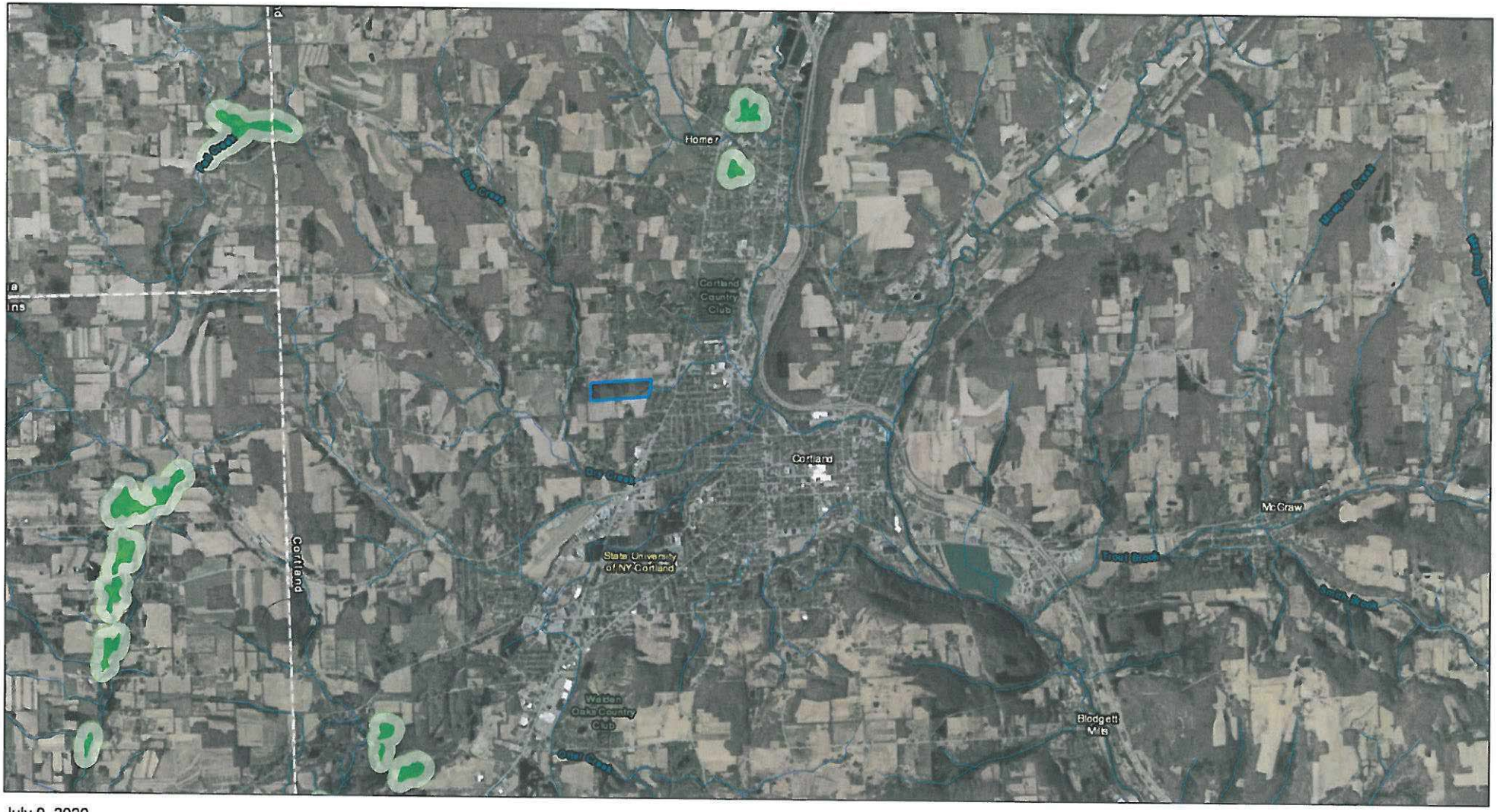
1:72,224

0 0.5 1 2 mi

0 1 2 4 km

Author: NYSDEC ENV RES mapper

Cortlandville II



July 9, 2020

State Regulated Freshwater Wetlands

State Regulated Wetland Checkzone

1:72,224

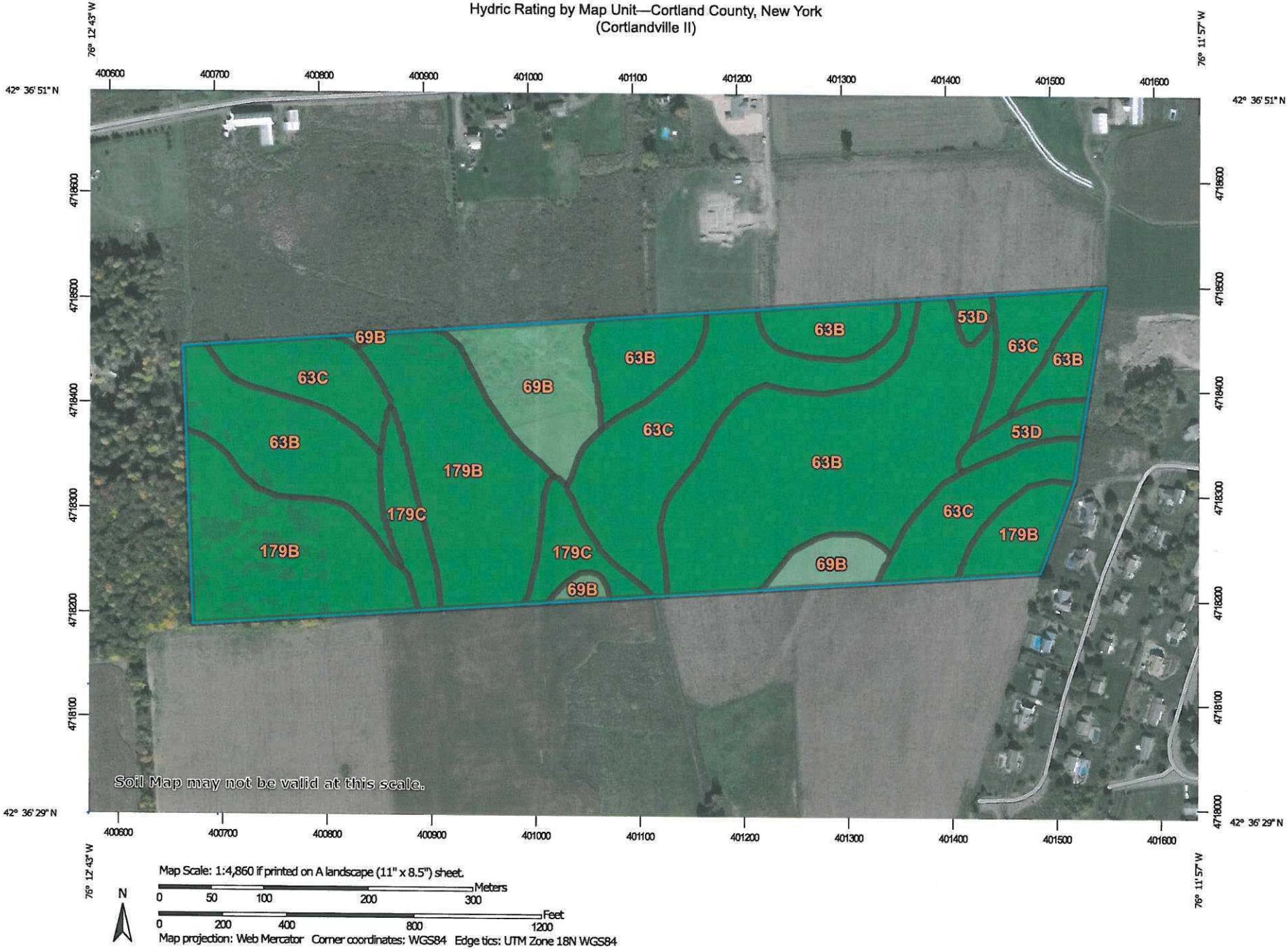
0 0.5 1 2 mi

0 1 2 4 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Author: NYSDEC ENV RES mapper
Not a legal document

Hydric Rating by Map Unit—Cortland County, New York
(Cortlandville II)



Map Scale: 1:4,860 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cortland County, New York
Survey Area Data: Version 19, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2011—Oct 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
53D	Valois-Howard complex, 15 to 25 percent slopes	0	1.3	2.3%
63B	Mardin channery silt loam, 3 to 8 percent slopes, slightly acid	0	20.4	36.0%
63C	Mardin channery silt loam, 8 to 15 percent slopes, slightly acid	0	13.1	23.2%
69B	Erie silt loam, 2 to 8 percent slopes	5	4.9	8.6%
179B	Lordstown-Arnot complex, 3 to 8 percent slopes	0	14.2	25.1%
179C	Lordstown channery silt loam, 8 to 15 percent slopes	0	2.7	4.8%
Totals for Area of Interest			**56.7**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower