

**CORTLANDVILLE TOWN BOARD
AGENDA
OCTOBER 02, 2019 - 5:00 P.M.**

Pledge Allegiance to the Flag

PUBLIC HEARING:

1.) Local Law amending the Town Zoning Code Chapter 178, Article XVIII, Section 178-112 to permit illuminated signs on properties which are classified as:

1.) Business Use for freestanding signs

2.) Professional offices

3.) Recreational and Social activities

4.) Religious Institutions

- a.) *Open the Public Hearing*
 - b.) *Town Clerk to read Legal Notice*
 - c.) *Privilege of the Floor*
 - d.) *Close the Public Hearing*
-

A. CALL THE REGULAR MEETING TO ORDER

B. APPROVE MINUTES

B-1 Town Board Minutes of September 4, 2019

B-2 Town Board Minutes of August 30, 2019

B-3 Receive & file the Cortlandville Zoning Board of Appeals Minutes of August 27, 2019

B-4 Receive & file the Cortlandville Planning Board Minutes of August 27, 2019

C. PURCHASE ORDERS

C-1 P.O. #0154, PMC Industries, Snow Rail Systems for the Water & Sewer Garage in the amount of \$4,942.55

D. AUTHORIZATION TO PAY THE BILLS

E. PRIVILEGE OF THE FLOOR

F. REPORTS

- F-1 Receive & file the Cortlandville Fire District 2020 Tentative Budget
- F-2 Receive & file the Monthly Report of the Code Enforcement Office for September 2019, submitted by CEO Kevin McMahon

G. COMMUNICATIONS

- G-1 Receive & file correspondence dated September 30, 2019 from Charter Communication regarding programming

H. OLD BUSINESS

- H-1 Local Law amending the Town Zoning Code Chapter 178, Article XVIII, Section 178-112 to permit illuminated signs on properties listed above

I. NEW BUSINESS

- I-1 Town Clerk
- I-2 Town Attorney
- I-3 Grants:
 - a.) Receive & file the fully executed original Grant Disbursement Agreement from DASNY regarding the Gutches Lumber Sports Complex
- I-4 Receive & file the Notice of Order from NYS DOT regarding the 45 MPH speed limit on Pendleton from Saunders Road to Ahrens Road
- I-5 Authorization to Amend the 2019 Budget as listed:
 - a.) Amend GFB in the amount of \$2,042.23
 - b.) Transfer with within Highway Fund Part Town DB in the amount of \$52,987.00
- I-6 Acknowledge receiving the Tentative 2020 Town Budget
- I-7 Receive & file the Aquifer Protection Application of McLean Solar I LLC & forward to the Town & County Planning Boards for their review & recommendations, also request that the Town Planning Board be Lead Agency

J. ADJOURN

TOWN OF CORTLANDVILLE

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Town Board of the Town of Cortlandville on October 2, 2019 at 5:00 p.m. at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045, concerning the enactment of a Local Law amending Chapter 178, Article XVIII, Section 178-112 the Zoning Code of the Town of Cortlandville to permit illuminated signs on properties which are classified as: 1. Business uses for freestanding signs; 2. Professional offices; 3. Recreational and social activities, and 4. Religious institutions.

The text of the proposed Local Law is available for examination at the office of the Town Clerk and is also available online at <https://www.cortlandville.org>.

At said hearing, all persons wishing to comment on the proposed Local Law shall be given the opportunity to be heard,

By order of the Town Board of the Town of Cortlandville.

Dated: September 16, 2019

Kristin Rocco-Petrella, RMC
Town Clerk/Tax Collector
Town of Cortlandville

Cortlandville Fire

RECEIVED SEP 25 2019

PROPOSED - TENTATIVE BUDGET
9/17/19

F-1

Ordinary Income/Expense	Jan - Dec 19	2019	2020	2020	2020
	ACTUAL	BUDGET	8/1/2019	8/19/2019	9/17/2019
Income					
REVENUE - All sources					
310100 · REAL PROPERTY TAXES	780,750.00	780,750.00	780,750.00	780,750.00	813,244.00
324000 · INTEREST INCOME	411.11	1,000.00	1,000.00	1,000.00	1,000.00
326600 · SALE OF EQUIPMENT	22,010.00	12,000.00	10,000.00	0	0.00
327500 · GRANT INCOME	166,667.00				
327700 · MISCELLANEOUS INCOME	35,505.17	4,200.00	4,200.00	4,200.00	4,200.00
32800 · Town of Solon	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00
Total REVENUE - All sources	1,032,343.28	824,950.00	824,950.00	824,950.00	845,444.00
Total Income	1,032,343.28	824,950.00	824,950.00	824,950.00	845,444.00
Gross Profit					
Expense					
410000 · PERSONAL SERVICES					
410100 · SECRETARY SALARY	7,917.56	11,540.00	11,540.00	11,540.00	12,000.00
410200 · TREASURER Salary	7,917.56	11,540.00	11,540.00	11,540.00	12,000.00
Total 410000 · PERSONAL SERVICES	15,835.12	23,080.00	23,080.00	23,080.00	24,000.00
420000 · EQUIPMENT					
420200 · FIRE POLICE EQUIPMENT	0.00	500.00	500.00	500	500.00
420400 · COMMUNICATIONS EQUIPMENT	0.00	0.00			
420500 · FIRE GEAR	12,447.39	27,635.00	18,000.00	18,000.00	18,000.00
420600 · FIRE HOSE	0.00	2,000.00	2,000.00	2,000.00	2,000.00
420700 · OTHER EQUIPMENT	16,206.26	16,207.00	10,000.00	10,000.00	10,000.00
420800 · COMPUTER EQUIPMENT	260.00	1,500.00			
424300 · COMMAND VEHICLE	0.00	0.00			
Total 420000 · EQUIPMENT	28,913.65	47,842.00	30,500.00	30,500.00	30,500.00

Filed September 25, 2019 M.
TOWN OF CORTLANDVILLE
CORTLAND COUNTY
3577 TERRACE ROAD
CORTLAND, N.Y.
K. Roush *K. Roush* TOWN CLERK

	Jan - Dec 19	2019	2020	2020	2020
430000 · ADMINISTRATION					
430100 · OFFICE SUPPLIES & EXPENSES	1,937.28	2,000.00	2,000.00	2,000.00	2,000.00
430200 · POSTAGE	310.99	550.00	550.00	550	550.00
430300 · COMPUTER SOFTWARE SUPPORT	14,688.25	20,000.00	20,000.00	19,067.00	19,067.00
430400 · ASSOCIATION DUES	490.00	750.00	750.00	750	750.00
430600 · PUBLICATION OF NOTICES	29.68	300.00	300.00	300	300.00
430700 · INTERNET & TV ACCESS	4,577.12	7,000.00	7,000.00	7,000.00	7,000.00
430800 · OFFICE EQUIPMENT MAINTENANCE	749.02	750.00	750.00	750	750.00
Total 430000 · ADMINISTRATION	22,782.34	31,350.00	31,350.00	30,417.00	30,417.00
440000 · UTILITIES AND WATER					
440100 · HEAT AND LIGHT	13,557.97	20,000.00	20,000.00	20,000.00	20,000.00
440200 · WATER	905.65	1,750.00	1,750.00	1,750.00	1,750.00
440500 · TELEPHONE	4,963.91	8,000.00	8,000.00	8,000.00	8,000.00
510000 · TRASH REMOVAL	1,941.44	3,500.00	3,500.00	3,500.00	3,500.00
Total 440000 · UTILITIES AND WATER	21,368.97	33,250.00	33,250.00	33,250.00	33,250.00
450000 · TRAVEL & FIREFIGHTERS' EXPENSES					
450100 · Annual Inspection	6,846.27	7,500.00	7,500.00	7,500.00	7,500.00
450200 · Conferences - Meals	2,949.81	14,467.00	14,467.00	4,467.00	4,467.00
450300 · Firefighter training	0.00	6,925.00	6,925.00	8,000.00	8,000.00
450400 · Fire Prevention	0.00	500.00	500.00	500	500.00
450500 · Commissioners Training	100.00	300.00	300.00	300	300.00
450800 · Recruitment & Retention	444.56	2,500.00	2,500.00	2,500.00	2,500.00
Total 450000 · TRAVEL & FIREFIGHTERS' EXPENSES	10,340.64	32,192.00	32,192.00	23,267.00	23,267.00
460000 · FIRE PROTECTION CONTRACTS					
460200 · VILLAGE OF HOMER	30,000.00	30,000.00	0.00	0	0.00
Total 460000 · FIRE PROTECTION CONTRACTS	30,000.00	30,000.00	0.00	0	0.00

	Jan - Dec 19	2019	2020	2020	2020
470000 · BUILDINGS					
470100 · BUILDING REPAIRS AND MAINT.	13,021.14	21,250.00	21,250.00	21,250.00	20,330.00
470200 · MAINTENANCE SUPPLIES	2,486.75	3,500.00	3,500.00	3,500.00	3,500.00
470300 · RENOVATIONS	55,073.85	55,073.00	55,073.00	72,073.00	72,073.00
470400 · CLEANING & PEST CONTROL	13,366.13	25,000.00	25,000.00	25,000.00	25,000.00
470500 · BLDG MAINTENANCE CONTRACTS	8,028.25	10,000.00	10,000.00	9,000.00	9,000.00
470600 · Burr Building	15,225.46				
Total 470000 · BUILDINGS	107,201.58	114,823.00	114,823.00	130,823.00	129,903.00
480000 · FIRE EQUIPMENT AND ALARM					
480100 · APPARATUS REPAIRS					
480103 · REPAIRS - 1303 - 1998 Saulsbury	1,113.89				
480111 · REPAIRS - 1311 - 2010 Ford F450	238.56				
480112 · REPAIRS - 1312 - 1999 Ford	676.00				
480121 · REPAIRS - 1321 - 1996 Internat	8,247.01				
480122 · REPAIRS - 1322 - 1991 Internat	87.14				
480123 · REPAIRS - 1323 - 1991 Internat	123.45				
480131 · REPAIRS - 1331 - 2007 Rosenbaue	1,881.65				
480141 · REPAIRS - 1341 - 2000 4Guys	7,443.62				
480148 · REPAIRS - Kubota 4x4	117.64				
480172 · 2016 Dodge PU	387.11				
480100 · APPARATUS REPAIRS - Other	1,532.35	25,000.00	25,000.00		
Total 480100 · APPARATUS REPAIRS	21,848.42	25,000.00	25,000.00	25,000.00	25,000.00
480200 · GASOLINE, DIESEL FUEL, OIL, ETC	5,964.97	12,500.00	12,500.00	12,500.00	12,500.00
480300 · NFPA EQUIP TESTING/MAINTENANCE	10,845.08	17,000.00	17,000.00	21,000.00	21,000.00
480400 · EQUIPMENT REPAIRS & SUPPLIES	2,704.00	14,000.00	14,000.00	14,000.00	14,000.00
480700 · NFPA Apparatus Maintenance	12,844.94	14,500.00	14,500.00	14,500.00	14,500.00
Total 480000 · FIRE EQUIPMENT AND ALARM	54,207.41	83,000.00	83,000.00	87,000.00	87,000.00

		Jan - Dec 19	2019	2020	2020	2020
490000 - INSURANCE						
490100 - Accident & Sickness		4,752.40	7,500.00	7,500.00	7,500.00	7,500.00
490200 - PUBLIC LIABILITY & PROPERTY		50,587.06	50,588.00	50,588.00	50,588.00	50,588.00
490300 - Workers Compensation		14,130.88	15,000.00	15,000.00	15,000.00	47,494.00
490500 - Cancer Insurance		2,773.00	2,773.00	3,000.00	3,000.00	3,000.00
Total 490000 - INSURANCE		72,243.34	75,861.00	76,088.00	76,088.00	108,582.00
520000 - FIREFIGHTER REHAB		0.00	1,000.00	1,000.00	1,000.00	1,000.00
530000 - CONTINGENCY		0.00	0.00	0.00	0	0.00
540000 - CONTRACTUAL SERVICES						
540100 - ATTORNEY FEES		2,000.00	3,000.00	3,000.00	2,000.00	2,000.00
540200 - DEPARTMENT PHYSICIAN		8,103.83	17,500.00	17,500.00	17,500.00	17,500.00
540300 - POLL INSPECTORS		0.00	225.00	225.00	225	225.00
540500 - Independant Auditor		9,300.00	9,300.00	9,300.00	8,300.00	8,300.00
540800 - Grant Writer		0.00	1,500.00	1,500.00	1,500.00	1,500.00
Total 540000 - CONTRACTUAL SERVICES		19,403.83	31,525.00	31,525.00	29,525.00	29,525.00
550000 - SERVICE AWARDS PROGRAM						
550100 - Program Administration		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
550200 - LOSAP Contribution		87,158.00	87,402.00	88,000.00	80,000.00	80,000.00
Total 550000 - SERVICE AWARDS PROGRAM		89,158.00	89,402.00	90,000.00	82,000.00	82,000.00
630000 - NYS & Local Retirement		0.00	4,625.00	4,000.00	4,000.00	4,000.00

	Jan - Dec 19	2019	2020	2020	2020
700000 · Bond Payments					
740100 · 2010 Refunding Bond Principal	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00
740200 · 2010 Refunding Bond Interest	13,875.00	30,000.00	25,000.00	25,000.00	25,000.00
740500 · 2018 Rosenbauer PRINCIPAL	0.00	65,000.00	65,000.00	65,000.00	65,000.00
750400 · 2018 Rosenbauer INTEREST	0.00	30,000.00	29,000.00	29,000.00	29,000.00
740500 · 2019 Rosenbauer PRINCIPAL			22,000.00	22,000.00	22,000.00
750400 · 2019 Rosenbauer INTEREST			6,000.00	5,500.00	5,500.00
740500 · BURN BLDG PRINCIPAL			31,000.00	31,000.00	31,000.00
750400 · BURN BLDG INTEREST			10,000.00	9,500.00	9,500.00
Total 700000 · Bond Payments	88,875.00	200,000.00	263,000.00	262,000.00	262,000.00
755000 · Due To Accounts					
790000 · DUE TO EQUIPMENT RESERVE	0.00	27,000.00			
Total 755000 · Due To Accounts	0.00	27,000.00			
Total Expense	560,329.88	824,950.00	783,308.00	812,950.00	845,444.00
			39,642.00	0	0.00

RECEIVED OCT 01 2019

G-1

Charter

COMMUNICATIONS

September 30, 2019

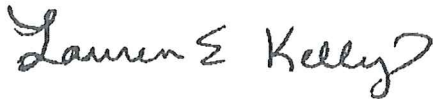
Re: Charter Communications – Upcoming Changes

Dear Municipal Official:

Charter Communications, locally known as Spectrum, is notifying you that effective on or around October 31, 2019, Disney Family Movies On Demand will cease transmission on Spectrum channel 267 in the channel lineup serving your community. To view a current channel lineup visit www.spectrum.com/channels.

If you have any questions about this change, please feel free to contact me at 585-340-8188 or via email at lauren.kelly@charter.com.

Sincerely,



Lauren E. Kelly
Director, Government Affairs – Finger Lakes
Charter Communications

100 Town Centre Dr. Suite 100
Rochester, NY 14623

STATE OF NEW YORK – DEPARTMENT OF TRANSPORTATION
TRAFFIC OPERATIONS BUREAU

1-4

STUDY NO.: 3180129

FILE: 11.06-Local

TROOP: C

NOTICE OF ORDER

THE DEPARTMENT OF TRANSPORTATION HAS FILED AN ORDER WITH THE SECRETARY OF STATE WHEREBY:

SECTION: 1111.06

SUBDIVISION: (ai)

PARAGRAPH: (1)

OF THE DEPARTMENT'S REGULATION IS ADDED AMENDED to read as follows: REPEALED

(1) 45 MPH on Pendleton Street Extension, from Saunders Road to Ahrens Road, a distance of 2675 feet.

The above order will be effective upon the installation, modification or removal of the necessary traffic control device(s) required by and conforming to the State Manual of Uniform Traffic Control Devices.

7/11/2019

(DATE)

APPROVED BY

E. J. Parsmley
(SIGNATURE)

Regional Traffic Engineer
(TITLE)

DESCRIPTION:

Order establishes a 45 MPH speed limit for the above described section of Pendleton Street Extension.

COUNTY: Cortland

LOCALITY: Town of Cortlandville

OTHER RELATED ACTIONS

NONE

(Identify)

cc: CITY

POLICE DEPARTMENT

VILLAGE

SHERIFF

REGION 3 TRAFFIC ENGINEER

TOWN

STATE POLICE

OTHER - Specify:

COUNTY SUPT.

PERMITTEE

Filed September 25, 2019
TOWN OF CORTLANDVILLE
CORTLAND COUNTY
3577 TERRACE ROAD
CORTLAND, N.Y.
Kristin E. Rice TOWN CL

cc: Town Highway
Town Justice
Supervisor

RECEIVED
SEP 25 2019
CORTLANDVILLE TOWN
CLERK'S OFFICE

STATE OF NEW YORK – DEPARTMENT OF TRANSPORTATION
TRAFFIC OPERATIONS BUREAU

STUDY NO.: 3180129

NOTICE OF ACTION TAKEN

FILE: 11.06-Local

TROOP: C

BY DEPARTMENT OF TRANSPORTATION ORDER

SECTION: 1111.06

SUBDIVISION: (ai)

PARAGRAPH: (1)

OF THE DEPARTMENT'S REGULATION IS ADDED AMENDED to read as follows: REPEALED

45 MPH on Pendleton Street Extension, from Saunders Road to Ahrens Road, a distance of 2675 feet.

This notice must be forwarded to the Regional Traffic Engineer as soon as the appropriate action required by this order has been taken.

7/11/2019
(DATE)

APPROVED BY

Ed Pasmy
(SIGNATURE)

Regional Traffic Engineer
(TITLE)

DESCRIPTION:

Order establishes a 45 MPH speed limit for the above described section of Pendleton Street Extension.

COUNTY: Cortland

LOCALITY: Town of Cortlandville

OTHER RELATED ACTIONS

NONE

(Identify)

ACTION REQUIRED BY THE ABOVE ORDER WAS TAKEN ON:

(DATE)

(SIGNATURE)

(TITLE)

STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION
TRAFFIC OPERATIONS BUREAU

STUDY NO.: 3180129

FILE: 11.06-Local

TROOP: C

SECTION: 1111.06

SUBDIVISION: (a)

PARAGRAPH: (1)

OF THE DEPARTMENT'S REGULATION IS ADDED AMENDED to read as follows: REPEALED

45 MPH on Pendleton Street Extension, from Saunders Road to Ahrens Road, a distance of 2675 feet.

The above order shall be published

IMMEDIATELY

0813

7/11/2019

(DATE)

APPROVED BY

E. J. Parsimony
(SIGNATURE)

sd

Regional Traffic Engineer

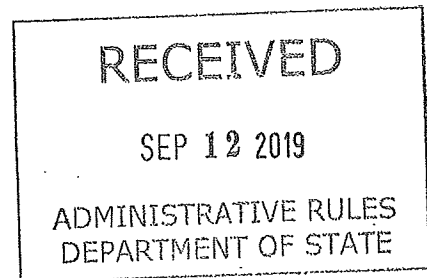
(TITLE)

I hereby certify that the above is an original of an order of the Department of Transportation adopted pursuant to the authority contained in Section 1620, 1621, 1622, and 1628, and in accordance with the provisions of Sections 1111, 1112, 1113, 1680 and 1681, of the State Vehicle and Traffic Law.

Dated: Albany, New York

9/10/2019

Donald R. Sweeney
DIRECTOR, TRAFFIC OPERATIONS BUREAU



STATE OF NEW YORK
DEPARTMENT OF STATE
FILED

SEP 12 2019

with the
Division of Administrative Rules

RECEIVED SEP 30 2019

1-7

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid _____

Name McLean Solar I LLC, attn: Elie Scher

Phone (914) 420-5803

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

PROPERTY OWNER

Name Farm East LLC

Phone 315-409-9199

Address 890 McLean Road Cortland, NY 13045

If applicant is a Corporation, list name, address, phone and fax numbers of all corporate officers and directors on reverse side.

PROPERTY INFORMATION

Location of property 415 McLean Road Cortland, New York 13045

Tax Map No. of Parcel 95.00-01-33.1

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION Lease

IS PROPERTY IN FLOOD PLAIN? YES NO

AQUIFER PROTECTION AREA Area 2: Principle Aquifer

ZONING DISTRICT Residential

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

DATE OF APPLICATION 09/13/19

Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. 95.00 - 01 - 33 . 1
(Tax Map Number)

Date: 2/13/2019 9/23/2019

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052

Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: Bulk – Article Section
 Use – Article Section

Special Permit: Article Section

Conditional Permit: Article XIV Section 178.73-77

Site Plan Review: Article Section

Reason(s) for request: To permit a ground mounted large-scale solar energy system.

Is the above action a **Type 1** , **Type 2** , or **unlisted** action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: McLean Solar 1 LLC, Attn: Elie Schechter

Owners name (if different): Farm East, LLC.

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

Address: 415 McLean Road, Cortland

State: New York Zip: 13045

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

Fax Number:

2. A Site Plan Map showing:

- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
- b. North Arrow
- c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
- d. Layout Plan Showing buildings, parking and available utilities
- e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
- f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
- g. Location Map at 1"=1000' scale
- h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water N/A District _____ ; Sewer N/A District _____ ;

Fire Protection Yes District 6 - Cortlandville ; Refuse Collection N/A

Special services required: N/A

5. Does Site Plan conform to municipal master plan? Yes If not why? _____


6. Does Site Plan conform to county land use plan? Yes If not why? _____

7. School District: Dryden

8. Projected energy consumption: None Type: _____

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : Zero (0)

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.


Signature and Title of Submitting Official

(REVISED: 8/01)



Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
Architect

Rodney L. Carey, L.S.
Land Surveyor

Kordian W. Wichtowski, R.A.
Architect

September 13, 2019

Ms. Katherine S. Wickwire, Chair
Town of Cortlandville Planning Board
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, New York 13045

RE: McLean Solar I, LLC
McLean Road
Cortland, New York

Dear Ms. Wickwire:

As requested by the Cortland County Planning Board, we offer this letter as additional information regarding the above captioned project.

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

The connection point for this project is on McLean Road, please refer to the site plans for additional information. The details for the solar panels are shown on Drawing C200 including the panel height (8') and the posts to support the panels. All post supports be driven or augered for this project.

A concern was raised regarding the "glare" from the solar panels impacting the surrounding properties. We have attached literature regarding the topic of glare and glint as it relates to solar panels. While this literature is focused on the impacts of solar systems near an Airport, the same conclusions can be made regarding impacts to surrounding properties. Please note that "light absorption, rather than reflection, is central to the function of solar PV panels". The proposed panels for this project are PV panels, therefore their intended function is to absorb light. Further, "modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil or even wood shingles". While there are homes located both north and south of the proposed project, these homes will not be affected as the panels for this project are rotating panels which face east-west. To the east of the project is wooded and therefore will not be impacted. To the west of the project is one (1) home. As stated in the attached literature, as little as two percent of the incoming sunlight is anticipated to be reflected from the panels. Additionally, landscaping is proposed to be installed along both the west and north sides of the

Main Office
58 Exchange Street
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Phone: 607.722.1100
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Branch Office
165 South Main Street, Suite 6
Cortland, New York 13045
Phone: 607.753.8015

E-mail: info@keyscomp.com
www.keyscomp.com

project, this will further reduce any potential impact to the home. Therefore, it is our opinion that there are no concerns with glare impacting adjacent properties.

Our office has contacted the Cortland County Highway Department regarding using the existing driveway entrance and we were notified that the only requirement will be that prior to the start of construction the contractor will need to submit for a County Permit 136. A note has been added to the project plans indicating that no work shall be started within the County right-of-way until an approved permit is received.

An Erosion and Sedimentation Control plan was prepared for the project which addresses potential stormwater impacts from the project and demonstrates mitigation measures to prevent excess erosion. Please note that the current property is crop row with exposed soils (refer to Drawing C105) and the final cover for the solar project will be a well maintained grass area. The improved cover from exposed earth to grass will significantly reduce the erosion runoff from the project site. Maintenance requirements are included on the Erosion and Sedimentation Plan for the project.

As discussed during the January 2019 Planning Board meeting, this project is located within an area identified as prime farmland. This matter was reviewed, and the Planning Board did not have any objections to the project's location.

Please find attached a copy of the decommissioning plan for the project.

Please contact our office if you have any questions or comments.

Respectfully,

Keystone Associates
Architects, Engineers and Surveyors, LLC



Paul T. Woodward
Senior Designer

Enclosures

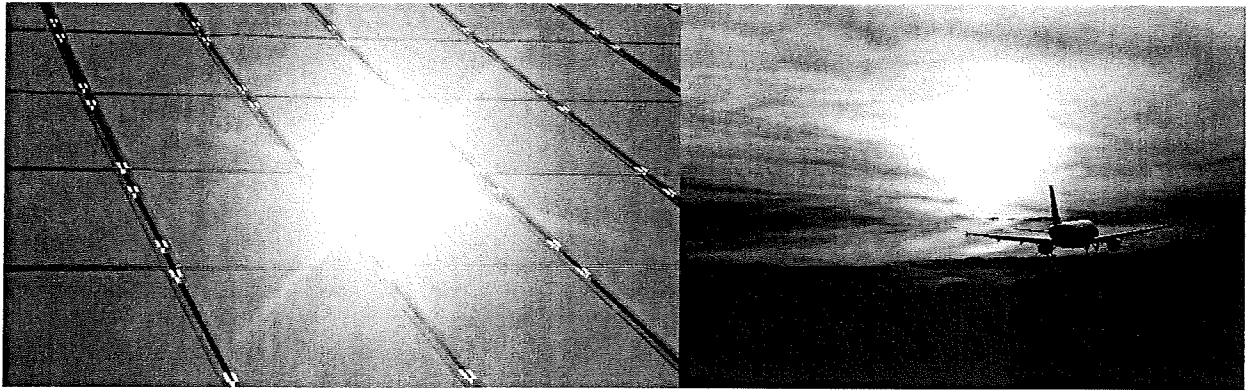
PTW:

P:\Projects\2018\2850\2850_24418\2850_24418_1 Mclean Solar I\C:\correspondence\Report\285024418_1_McLean I Project Narrative_190911.docx

APPENDIX A

GLARE LITERATURE

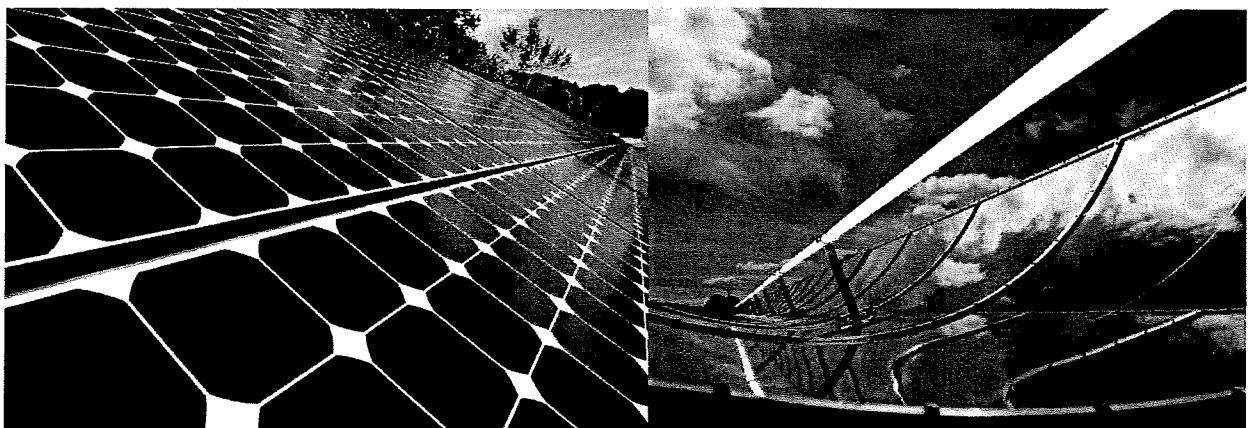
Solar and Glare



I. Introduction

A common misconception about solar photovoltaic (PV) panels is that they inherently cause or create “too much” glare, posing a nuisance to neighbors and a safety risk for pilots. While in certain situations the glass surfaces of solar PV systems can produce glint (a momentary flash of bright light) and glare (a reflection of bright light for a longer duration), light absorption, rather than reflection, is central to the function of a solar PV panel - to absorb solar radiation and convert it to electricity. Solar PV panels are constructed of dark-colored (usually blue or black) materials and are covered with anti-reflective coatings. Modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil or even wood shingles (SEIA/Sandia 2013). Some of the concern and misconception is likely due to the confusion between solar PV systems and concentrated solar power (CSP) systems. CSP systems typically use an array of mirrors to reflect sunlight to heat water or other fluids to create steam that turns an electric generator. These typically involve large ground-mounted reflectors, usually in remote desert locations, and are not installed in residential or commercial areas or near airports.

Solar PV system on the left compared to a parabolic trough CSP system on the right. Photo Copyright DOE/NREL/ORNL



II. PV on or near airports

Solar and Glare

As of June 2013, there were over 30 solar projects in operation at airports in 15 different states (Barrett 2013). Solar installations have been successfully located at or near US international airports in Boston, New York, San Francisco, and Denver, among others. Yet concerns over glint (a quick reflection) and glare (a longer reflection) often arise when a PV system is proposed on or near an airport. Pilots are familiar with both glint and glare as reflection is a common phenomenon, especially off of bodies of water or in the form of glare from the sun itself. However, issues can arise if the solar PV system were to cast glare into an air traffic control tower.¹

The Federal Aviation Administration (FAA) has been actively reviewing the impact of glare from solar panels to streamline an evaluation process that ensures safety while creating more opportunity for solar installations on or near airports. The FAA filed notice of its Interim Policy for review of solar energy systems on federally obligated airports (i.e. airports which receive federal funding) in October of 2013.² This policy requires that a sponsor of a federally obligated airport must request FAA review and approval to install solar on its "airport layout plan." Federally-obligated airports must also notify the FAA of its intent to construct any solar installation by filing FAA form 7460-1. The interim FAA policy also requires the use of the Solar Glare Hazard Analysis Tool for on-airport solar development.

III. FAA and the Solar Glare Hazard Analysis Tool

In order to understand and model glare in accordance with FAA standards, Sandia National Laboratories developed the Solar Glare Hazard Analysis Tool (SGHAT). Standardized safety metrics define what glare intensity will cause unwanted visual impacts to Air Traffic Control towers and airplane pilots. SGHAT can be used to evaluate the potential of a particular PV array to produce glare intensity, predicting when and where glare will occur from a prescribed PV array at user-defined observation points (i.e. from the Air Traffic Control Tower or from a series of points along an aircraft landing route) and be combined with Google maps for an easy user interface. In instances where glare may be a concern, the tool can prescribe minor adjustments to the tilt, direction, and location of the panels to alleviate any issues. SGHAT will predict annual energy production for the various adjusted positions (SEIA/Sandia PPT).

IV. Role for Local Governments

Local governments may wish to include airport guidance within their local zoning ordinances that address solar PV. The North Carolina Solar Center *Template Solar Energy Development Ordinance for North Carolina*³ includes a section on airports and recommends aviation notification steps for both on-airport solar projects and installations within 5 nautical miles of an airport. In addition to amendments to local zoning codes, local governments have the opportunity to conduct outreach to airports,

¹ <http://www.unionleader.com/article/20120830/NEWS02/708309966/0/newhampshire>

² <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

³ http://ncsc.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance_V1.0_12-18-13.pdf



Solar and Glare

organizations and local stakeholders about methods for predicting and managing glare impacts from solar panels near airports or other locations. Such outreach furthers the safety goals of the FAA and the solar energy development goals of municipalities and communities. Spreading awareness of the safety of PV systems along with FAA guidance and glare measurement tools will help foster informed communities and enable the deployment of safe and productive solar PV projects in locations where glint and glare may be of concern.

V. Useful Links

Sandia Solar Glare Mapping Tools: <https://share.sandia.gov/phlux>

V. Citations

Barrett, S., June 2013, Glare Factor: Solar Installations And Airports, *Solar Industry, Volume 6, Number 5*. http://www.solarindustrymag.com/issues/SI1306/FEAT_02_Glare_Factor.html.

Federal Register 2013, etc.: <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

SEIA/Sandia Webinar on Solar PV and Glare:

<http://www.seia.org/sites/default/files/resources/Final%20FAA%20Webinar%20Slides%20August%202013.pdf>

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APPENDIX B DECOMMISSIONING PLAN

Cortlandville Solar Projects - Decommissioning Plan

At the completion of the expected life of the Solar Energy Facility, the entire system shall be removed by the applicant or the subsequent owner. The Applicant' lease agreement with the landowner has a primary term of 20 years, followed by options for (3) five-year extensions. The lease agreement stipulates that at the conclusion of either the primary or renewal term, the premises shall be restored to its original condition, including the removal of the system mounting pads or other support structures and left in neat and clean order. The agreement allows for a removal term of up to 180 days for the Tenant to remove the system. The agreement also stipulates that if the tenant fails to remove the system prior to the expiration of the removal term, then the landlord shall have the right to remove the system to a public warehouse and restore the premises to its original condition at Tenant's reasonable cost.

The decommissioning process will be completed as follows:

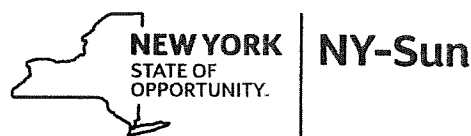
- All items with resale value, including transformers and solar panels, will be removed from the site and sold for fair market value.
- All aluminum, steel, and other metal parts without resale value will be sold for scrap value
- All items with no resale or scrap value will be removed from the site, and recycled where applicable, otherwise disposed of in accordance with all local laws and regulations.

Note: It is widely believed that the resale value and scrap value alone will exceed the costs of system removal. Solar panels themselves, which carry a limited power warranty of >80% of their rated capacity after 25 years, may cover most, if not all, of the costs of decommissioning.

Based on NYSERDA's estimate of decommissioning costs for a 2 MW project (enclosed), each 2 MW-AC project in the Cortlandville Portfolio would carry the following budgetary costs for decommissioning:

Item	Estimated Cost
Remove Rack Wiring	\$ 2,459.00
Remove Panels	\$ 2,450.00
Dismantle Racks	\$ 12,350.00
Remove Electrical Equipment	\$ 1,850.00
Breakup and Remove Concrete Pads	\$ 1,500.00
Remove Racks	\$ 7,800.00
Remove Cable	\$ 6,500.00
Remove Ground Screws and Power Poles	\$ 13,850.00
Remove Fence	\$ 4,950.00
Grading	\$ 4,000.00
Seed Disturbed Area	\$ 250.00
Truck to Recycling Center	\$ 2,250.00
Total	\$ 60,209.00
Total after 20 years (2.5% inflation rate)	\$ 98,659.46

DECOMMISSIONING SOLAR PANEL SYSTEMS



This fact sheet provides information to local governments and landowners on decommissioning of large-scale solar panel systems.

As local governments develop solar regulations and landowners negotiate land leases, it is important to understand the options for decommissioning solar panel systems and restoring project sites to their original status.

From a land use perspective, solar panel systems are generally considered large-scale when they constitute the primary use of the land, and can range from less than one acre in urban areas to 10 or more acres in rural areas. Depending on where they are sited, large-scale solar projects can have habitat, farmland, and aesthetic impacts. As a result, large-scale systems must often adhere to specific development standards.

Abandonment and decommissioning defined

Abandonment occurs when a solar array is inactive for a certain period of time.

- Abandonment requires that solar panel systems be removed after a specified period of time if they are no longer in use. Local governments establish timeframes for the removal of abandoned systems based on aesthetics, system size and complexity, and location. For example, the Town of Geneva, NY, defines a solar panel system as abandoned if construction has not started within 18 months of site plan approval, or if the completed system has been nonoperational for more than one year.¹
- Once a local government determines a solar panel system is abandoned, and has provided thirty (30) days prior written notice to the owner it can take enforcement actions, including imposing civil penalties/fines, and removing the system and imposing a lien on the property to recover associated costs.

Decommissioning is the process for removing an abandoned solar panel system and remediating the land.

- When describing requirements for decommissioning sites, it is possible to specifically require the removal of infrastructure, disposal of any components, and the stabilization and re-vegetation of the site.

What is a decommissioning plan?

Local governments may require to have a plan in place to remove solar panel systems at the end of their lifecycle, which is typically 20-40 years. A decommissioning plan outlines required steps to remove the system, dispose of or recycle its components, and restore the land to its original state. Plans may also include an estimated cost schedule and a form of decommissioning security (see Table 1).

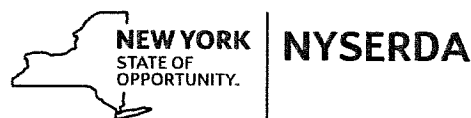
What is the estimated cost of decommissioning?

Given the potential costs of decommissioning and land reclamation, it is reasonable for landowners and local governments to proactively consider system removal guarantees. A licensed professional engineer, preferably with solar development experience, can estimate decommissioning costs, which vary across the United States. Decommissioning costs will vary depending upon project size, location, and complexity. Table 1 provides an estimate of potential decommissioning costs for a ground-mounted 2-MW solar panel system. Figures are based on estimates from the Massachusetts solar market. Decommissioning costs for a New York solar installation may differ. Some materials from solar installations may be recycled, reused, or even sold resulting in no costs or compensation. Consider allowing a periodic reevaluation of decommissioning costs during the project's lifetime by a licensed professional engineer, as costs could decrease and the required payment should be reduced accordingly.

Table 1: Sample list of decommissioning tasks and estimated costs

Tasks	Estimated Cost (\$)
Remove Rack Wiring	\$2,459
Remove Panels	\$2,450
Dismantle Racks	\$12,350
Remove Electrical Equipment	\$1,850
Breakup and Remove Concrete Pads or Ballasts	\$1,500
Remove Racks	\$7,800
Remove Cable	\$6,500
Remove Ground Screws and Power Poles	\$13,850
Remove Fence	\$4,950
Grading	\$4,000
Seed Disturbed Areas	\$250
Truck to Recycling Center	\$2,250
Current Total	\$60,200
Total After 20 Years (2.5% inflation rate)	\$98,900

¹ Town of Geneva, N.Y. CODE § 130-4(D)(5) (2016):



How can decommissioning be ensured?

Landowners and local governments can ensure appropriate decommissioning and reclamation by using financial and regulatory mechanisms. However, these mechanisms come with tradeoffs. Including decommissioning costs in the upfront price of solar projects increases overall project costs, which could discourage solar development. As a result, solar developers are sometimes hesitant to provide or require financial surety for decommissioning costs.

It is also important to note that many local governments choose to require a financial mechanism for decommissioning. Although similar to telecommunications installations, there is no specific authority to do so as part of a land use approval for solar projects (see Table 2). Therefore, a local government should consult their municipal attorney when evaluating financial mechanisms.

The various financial and regulatory mechanisms to decommission projects are detailed below.

Table 2: Relevant Provisions of General City, Town, and Village Laws Relating to Municipal Authority to Require Conditions, Waivers, and Financial Mechanisms

Site Plan Review	General City Law	Town Law	Village
Conditions	27-a (4)	274-a (4)	7-725-a (4)
Waivers	27-a (5)	274-a (5)	7-725-a (5)
Performance bond or other security	27-a (7)	274-a (7)	7-725-a (7)
Subdivision	General City Law	Town Law	Village Law
Waivers	33 (7)	277 (7)	7-730 (7)
Performance bond or other security	33 (8)	277 (9)	7-730 (9)
Special	General City Law	Town Law	Village Law
Conditions	27-b (4)	274-b (4)	7-725-b (4)
Waivers	27-b (5)	274-b (5)	7-725-b (5)

Source: Referenced citations may be viewed using the NYS Laws of New York Online

Excerpts from these statutes are also contained within the "Guide to Planning and Zoning Laws of New York State," New York State Division of Local Governments Services, June 2011: www.dos.ny.gov/lg/publications/Guide_to_planning_and_zoning_laws.pdf

Financial mechanisms

Decommissioning Provisions in Land-Lease Agreements.

If a decommission plan is required, public or private landowners should make sure a decommissioning clause is included in the land-lease agreement. This clause may depend on the decommissioning preferences of the landowner and the developer. The clause could require the solar project developer to remove all equipment and restore the land to its original condition after the end of the contract, or after generation drops below a certain level, or it could offer an option for the landowner to buy-out and continue to use the equipment to generate electricity. The decommissioning clause should also address abandonment and the possible failure of the developer to comply with

the decommissioning plan. This clause could allow for the landowner to pay for removal of the system or pass the costs to the developer.

Decommissioning Trusts or Escrow Accounts. Solar developers can establish a cash account or trust fund for decommissioning purposes. The developer makes a series of payments during the project's lifecycle until the fund reaches the estimated cost of decommissioning. Landowners or third-party financial institutions can manage these accounts. Terms on individual payment amounts and frequency can be included in the land lease.

Removal or Surety Bonds. Solar developers can provide decommissioning security in the form of bonds to guarantee the availability of funds for system removal. The bond amount equals the decommissioning and reclamation costs for the entire system. The bond must remain valid until the decommissioning obligations have been met. Therefore, the bond must be renewed or replaced if necessary to account for any changes in the total decommissioning cost.

Letters of credit. A letter of credit is a document issued by a bank that assures landowners a payment up to a specified amount, given that certain conditions have been met. In the case that the project developer fails to remove the system, the landowner can claim the specified amount to cover decommissioning costs. A letter of credit should clearly state the conditions for payment, supporting documentation landowners must provide, and an expiration date. The document must be continuously renewed or replaced to remain effective until obligations under the decommissioning plan are met.²

Nonfinancial mechanisms

Local governments can establish nonfinancial decommissioning requirements as part of the law. Provisions for decommissioning large-scale solar panel systems are similar to those regulating telecommunications installations, such as cellular towers and antennas. The following options may be used separately or together.

- **Abandonment and Removal Clause.** Local governments can include in their zoning code an abandonment and removal clause for solar panel systems. These cases effectively become zoning enforcement matters where project owners can be mandated to remove the equipment via the imposition of civil penalties and fines, and/or by imposing a lien on the property to recover the associated costs. To be most effective, these regulations should be very specific about the length of time that constitutes abandonment. Establishing a timeframe for the removal of a solar panel system can be based on system aesthetics, size, location, and complexity. Local governments should include a high degree of specificity when defining "removal" to avoid ambiguity and potential conflicts.

² See a letter of credit submitted to the Vermont Public Service Board by NextSun Energy, LLC.

[http://psb.vermont.gov/sites/psb/files/docketsandprojects/Solar/Exhibit%20Petitioner%20JL-7%20\(Revised%20326.14\).pdf](http://psb.vermont.gov/sites/psb/files/docketsandprojects/Solar/Exhibit%20Petitioner%20JL-7%20(Revised%20326.14).pdf)

- **Special Permit Application.** A local government may also mandate through its zoning code that a decommissioning plan be submitted by the solar developer as part of a site plan or special permit application. Having such a plan in place allows the local government, in cases of noncompliance, to place a lien on the property to pay for the costs of removal and remediation.
- **Temporary Variance/Special Permit Process.** As an alternative to requiring a financial mechanism as part of a land use approval, local governments could employ a temporary variance/special permit process (effectively a re-licensing system). Under this system, the locality would issue a special permit or variance for the facility for a term of 20 or more years; once expired (and if not renewed), the site would no longer be in compliance with local zoning, and the locality could then use their regular zoning enforcement authority to require the removal of the facility.

What are some examples of abandonment and decommissioning provisions?

The New York State Model Solar Energy Law provides model language for abandonment and decommissioning provisions: www.cuny.edu/about/resources/sustainability/reports/NYS_Model_Solar_Energy_LawToolkit_FINAL_final.pdf

The following provide further examples that are intended to be illustrative and do not confer an endorsement of content:

- Town of Geneva, N.Y., § 130-4(D): ecode360.com/28823382
- Town of Olean, N.Y., § 10.25.5: www.cityofolean.org/council/minutes/ccmin2015-04-14.pdf

Is there a checklist for decommissioning plans?

The following items are often addressed in decommissioning plans requirements:³

- Defined conditions upon which decommissioning will be initiated (i.e., end of land lease, no operation for 12 months, prior written notice to facility owner, etc.).
- Removal of all nonutility owned equipment, conduit, structures, fencing, roads, and foundations.
- Restoration of property to condition prior to solar development.
- The timeframe for completion of decommissioning activities.
- Description of any agreement (e.g., lease) with landowner regarding decommissioning.
- The party responsible for decommissioning.
- Plans for updating the decommissioning plan.
- Before final electrical inspection, provide evidence that the decommissioning plan was recorded with the Register of Deeds.

Additional Resources

Template Solar Energy Development Ordinance for North Carolina (see Appendix G at pg. 21 for Sample Decommissioning Plan): nccleantech.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance_V1.0_12-18-13.pdf

Land Use Planning for Solar: training.ny-sun.ny.gov/images/PDFs/Land_Use_Planning_for_Solar_Energy.pdf

Zoning Guide for Solar: training.ny-sun.ny.gov/images/PDFs/Zoning_for_Solar_Energy_Resource_Guide.pdf

Information on First Solar's recycling program for all of their modules: www.firstsolar.com/en/Technologies-and-Capabilities/Recycling-Services

PV Cycle: Europe's PV recycling program: www.pvcycle.org/

Solar Energy Industries Association (SEIA) information on solar panel recycling: www.seia.org/policy/environment/pv-recycling

Silicon Valley Toxics Coalition: svtc.org/

Silicon Valley Toxic Coalition Solar Scorecard: www.solarscorecard.com/2015/2015-SVTC-Solar-Scorecard.pdf

End-of-life PV: then what? - Recycling solar panels: www.renewableenergyfocus.com/view/3005/end-of-life-pv-then-what-recycling-solar-pv-panels/

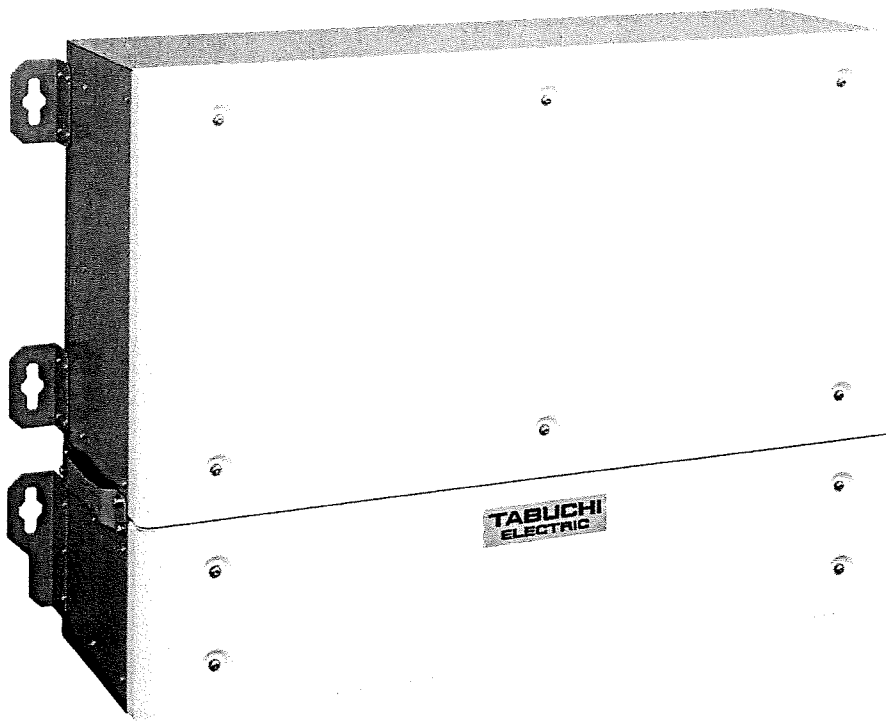
NY-Sun, a dynamic public-private partnership, will drive growth in the solar industry and make solar technology more affordable for all New Yorkers. NY-Sun brings together and expands existing programs administered by the New York State Energy Research and Development Authority (NYSERDA), Long Island Power Authority (LIPA), PSEG Long Island, and the New York Power Authority (NYPA), to ensure a coordinated, well-supported solar energy expansion plan and a transition to a sustainable, self-sufficient solar industry.

³ North Carolina Solar Center, NC Sustainable Energy Center. December 2013. Template Solar Energy Development Ordinance for North Carolina. https://nccleantech.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance_V1.0_12-18-13.pdf

APPENDIX C EQUIPMENT

TABUCHI ELECTRIC

Three-phase 25kW Solar Inverter M25-6



6 MPPT Inverter

Designed for Distributed Solar

- ▶ Improved system performance
- ▶ 98.7% Maximum Efficiency
- ▶ 10-year Warranty (20-year option)
- ▶ Lower BOS costs - No need for combiner boxes
- ▶ Increased system reliability
- ▶ Optional Rapid Shutdown & Monitoring Systems

www.tabuchiamerica.com



M25-6: Three-phase 25kW Solar Inverter (Model Number : TPD-250P6-US)

Input (DC)

Nominal Input power per string	4300 W (5200 W / output limited)
Max. input voltage	1000 V
Operation voltage range	200-1000 V
MPPT voltage range	200 V to 800 V
Nominal input voltage range	500 V to 800 V
Min. input voltage / starting voltage	200 V/200 V
Operating input current per string	10 A
Max. short circuit current per string	20 A
Number of MPP tracker inputs	6

Efficiency

Max. Efficiency	98.7%
CEC Efficiency	97.5%

Protection

Islanding Operation Detection: Active	Frequency shifting method
Islanding Operation Detection: Passive	Frequency change detective method

Output (AC: Grid connected)

Rated output power*	25000 W
Grid connection type	Three-phase, 4-wire type
Rated AC voltage	480 V (277 V WYE)
Rated power frequency	60 Hz
Rated output current	30 A
Power factor at rated output power	≥ 0.99

* When the Power factor is 100% during inverter operation.

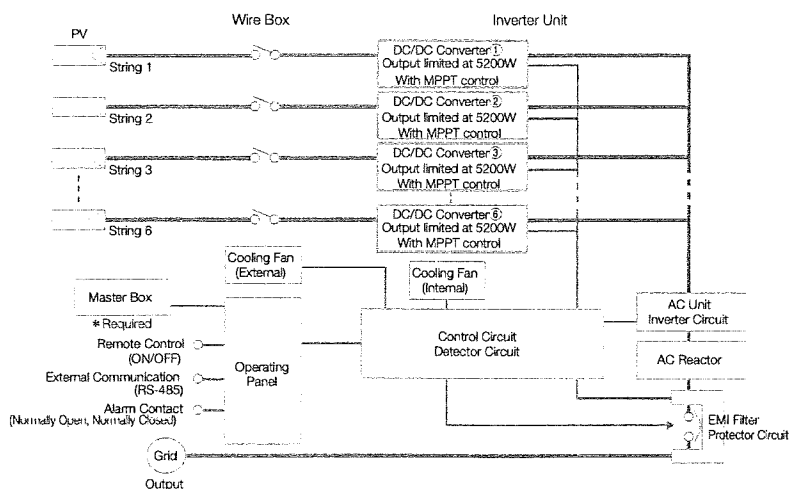
General Data

Dimensions W x H x D	950 x 640.6 x 300 mm (37.4 x 25.2 x 11.8 in)
Weight	69 kg (152.1 lb)
Operating temperature range	-20°C to +60°C (-4°F to +140°F) Rated output until +40°C (+104°F)
Internal consumption (night)	< 8 W
Cooling concept	Cooling Fan
Enclosure Rating	NEMA3
Controller/Interface	Master Box* (Required)/RS485
Certification	ETL(UL 1741/1699B, CSA C22.2 No. 107.1-01, IEEE 1547a, CEC), FCC class A

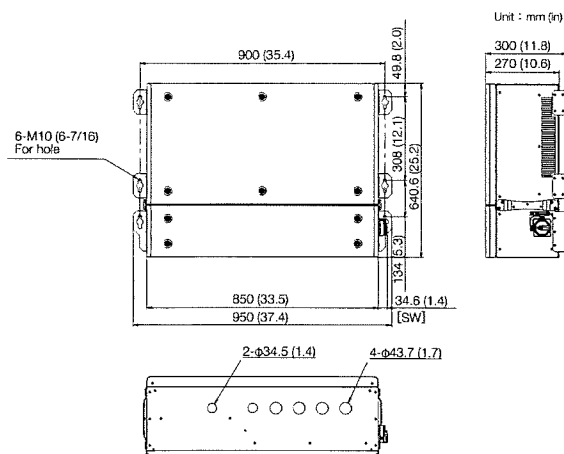
Topology

* Master Box is required to use three-phase 25 kW inverter.

Block Diagram



Dimensions



Some specifications or aspects of appearance may be changed without notice to improve the product.

powered by

Q.ANTUM / DUO

Q.PLUS DUO L-G5.2 360-375

Q.ANTUM SOLAR MODULE

The new high-performance module **Q.PLUS DUO L-G5.2** is the ideal solution for commercial and utility applications thanks to a combination of its innovative cell technology **Q.ANTUM** and cutting edge cell interconnection. This 1500V IEC/UL solar module with its 6 busbar cell design ensures superior yields with up to 375 Wp while having a very low LCOE.



LOW ELECTRICITY GENERATION COSTS

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.1%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



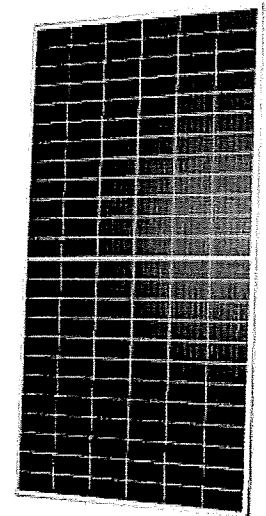
EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (2400 Pa).



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty².



THE IDEAL SOLUTION FOR:



Rooftop arrays on commercial/industrial buildings



Ground-mounted solar power plants

Engineered in **Germany**

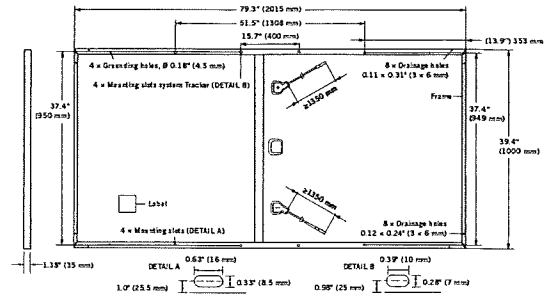
Q CELLS

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168 h)

² See data sheet on rear for further information.

MECHANICAL SPECIFICATION

Format	79.3 in × 39.4 in × 1.38 in (including frame) (2015 mm × 1000 mm × 35 mm)
Weight	51.8 lbs (23.5 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodized aluminum
Cell	6 × 24 multicrystalline Q.ANTUM solar half-cells
Junction box	2.76-3.35 in × 1.97-2.76 in × 0.51-0.83 in (70-85 mm × 50-70 mm × 13-21 mm), Protection class IP67, with bypass diodes
Cable	4mm ² Solar cable; (+) ≥ 53.1 in (1350 mm), (-) ≥ 53.1 in (1350 mm)
Connector	Multi-Contact MC4-EVO2, JMTHY PV-JM601A, IP68 or Renhe 05-8, IP67

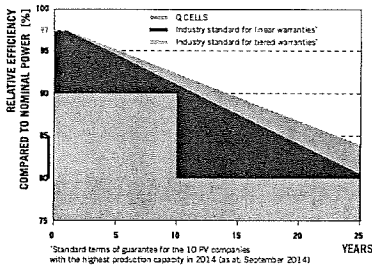


ELECTRICAL CHARACTERISTICS

POWER CLASS		360	365	370	375	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5W / -0W)						
Minimum	Power at MPP ¹	P_{MPP} [W]	360	365	370	375
	Short Circuit Current ¹	I_{SC} [A]	9.87	9.92	9.96	10.01
	Open Circuit Voltage ¹	V_{OC} [V]	46.80	47.03	47.26	47.49
	Current at MPP	I_{MPP} [A]	9.35	9.41	9.47	9.54
	Voltage at MPP	V_{MPP} [V]	38.52	38.79	39.05	39.32
	Efficiency ¹	η [%]	≥ 18.1	≥ 18.3	≥ 18.6	≥ 18.8
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²						
Minimum	Power at MPP	P_{MPP} [W]	267.7	271.4	275.2	278.9
	Short Circuit Current	I_{SC} [A]	7.95	7.99	8.03	8.06
	Open Circuit Voltage	V_{DC} [V]	43.94	44.16	44.38	44.59
	Current at MPP	I_{MPP} [A]	7.35	7.40	7.46	7.51
	Voltage at MPP	V_{MPP} [V]	36.44	36.68	36.91	37.14

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} , $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5G according to IEC 60904-3 - ²800 W/m², NMOT, spectrum AM 1.5G

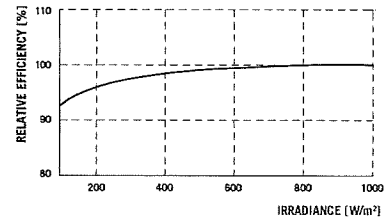
Q CELLS PERFORMANCE WARRANTY



At least 97% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 92% of nominal power up to 10 years. At least 84% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.29
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.39	Normal Operating Module Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500 (IEC) / 1500 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 1 (UL)
Max. Design Load, Push / Pull (UL) ²	[lbs/ft ²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted module temperature on continuous duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull (UL) ²	[lbs/ft ²]	113 (5400 Pa) / 50 (2400 Pa)	² see installation manual	

QUALIFICATIONS AND CERTIFICATES

UL 1703; CE-compliant;
IEC 61215:2016, IEC 61730:2016 application class A



PACKAGING INFORMATION

Number of Modules per Pallet	29
Number of Pallets per 53' Trailer	26
Number of Pallets per 40' High Cube Container	22
Pallet Dimensions (L × W × H)	81.9 in × 45.3 in × 46.7 in (2080 mm × 1150 mm × 1190 mm)
Pallet Weight	1635 lbs (742 kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
300 Spectrum Center Drive, Suite 1250, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

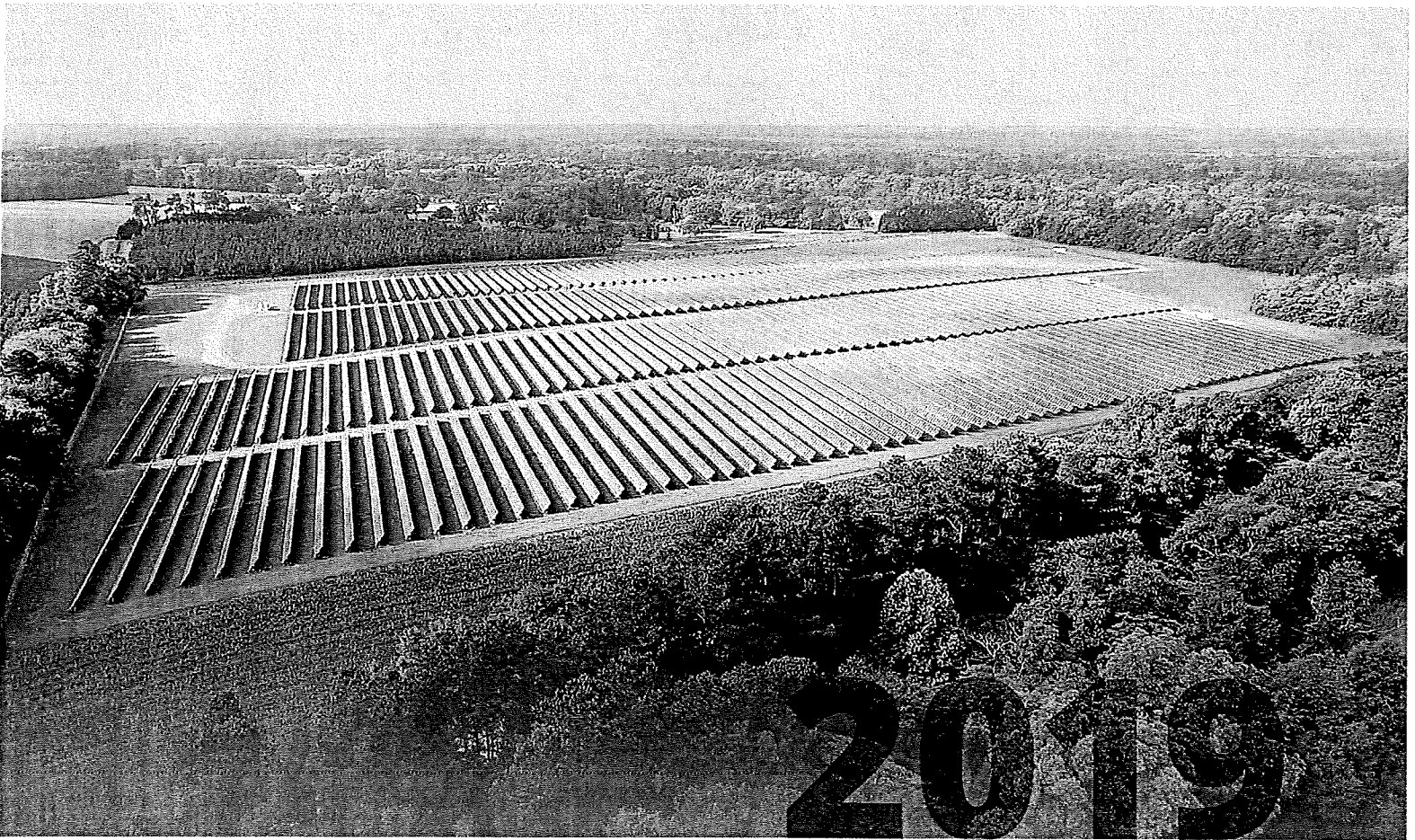


**CONSTRUCTION
SERVICES**

C2 Energy

McLean 1 Solar Project

Cortlandville, NY



305 Dela Vina Avenue
Monterey, CA 93940
(855) 428-3000
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Licensed Contractor
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ARRAY
TECHNOLOGIES

THE GOLD STANDARD IN SOLAR TRACKING

ARRAY TECHNOLOGIES' ADVANTAGES

ARRAY TECHNOLOGIES INC.

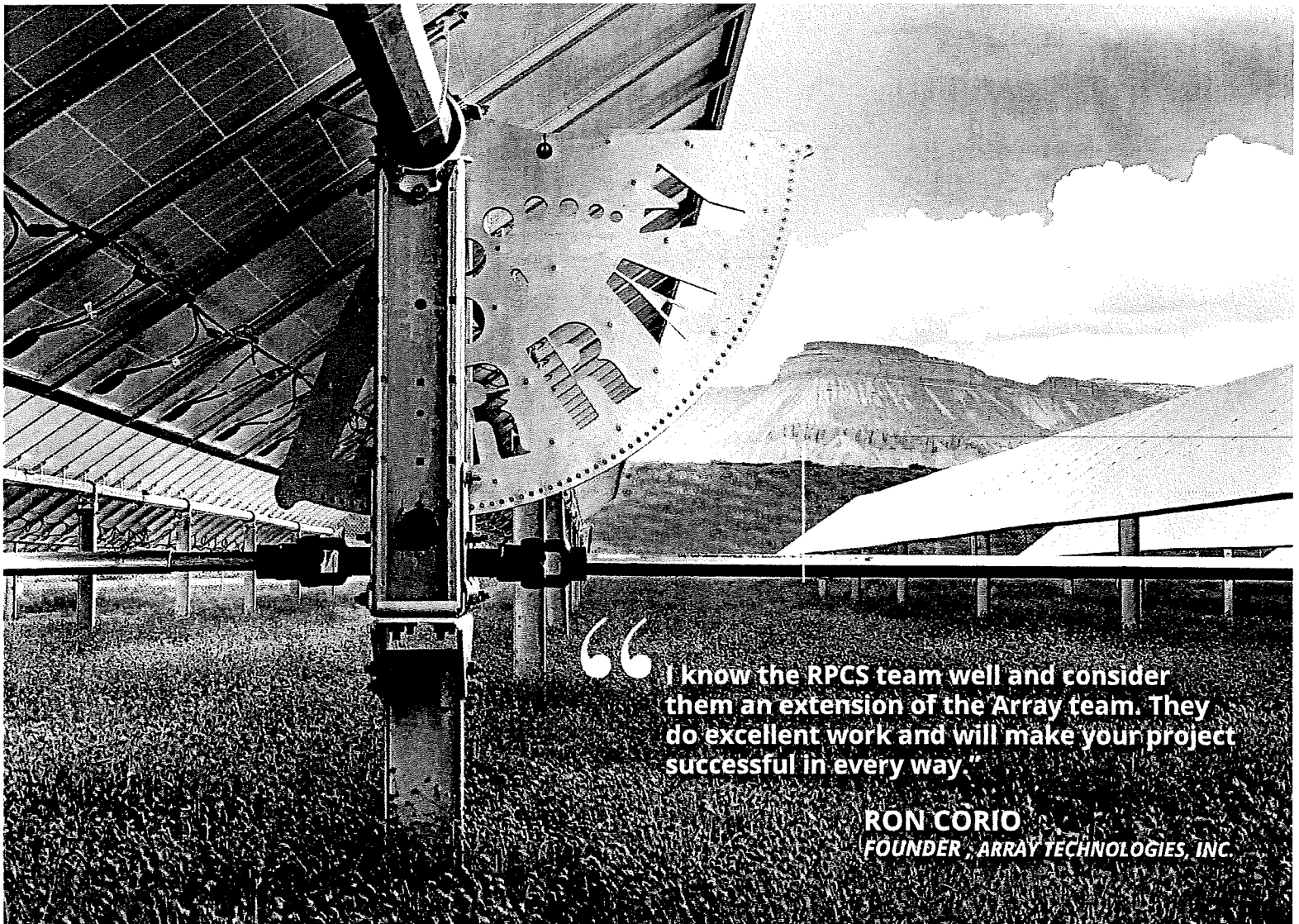
THE BEST TRACKER COMPANY IN THE WORLD

- 30 Years of Solar Tracker Design
- 8+ Gigawatts Installed; 10+ Gigawatts Shipped
- Projects In All 50 States and 25 Countries
- 99.996% Field-Tested Uptime
- Easiest Tracker Installation
- Most Bankable, Reliable Trackers

ARRAY DURATRACK® HZ V3

THE MOST ADVANCED TRACKER IN THE WORLD

- 7% Lower LCOE; 31% Lower Lifetime O&M
- Zero Scheduled Maintenance for 25 Years
- Fewest Motors Per MW
- No Wind Stow Necessary
- No Batteries Required
- Up to 25% Energy Gain Over Fixed Tilt



“I know the RPCS team well and consider them an extension of the Array team. They do excellent work and will make your project successful in every way.”

RON CORIO
FOUNDER, ARRAY TECHNOLOGIES, INC.

RPCS: ARRAY'S DG PARTNER & MECHANICAL INSTALLER

FLAWLESS PROJECT ENGINEERING & CONSTRUCTION SERVICES

RPCS IS ARRAY TECHNOLOGIES INC.'S LONG TERM PARTNER

COAST TO COAST INSTALLATION OF THE WORLD'S BEST TRACKER

- 10 years of partnership with hundreds of completed Array tracker projects
- RPCS is Array's trusted partner for all projects under 10 MW AC
- RPCS exclusively installs Array Technologies' tracker systems
- Our Array focus means predictable Array installations and repeatable success for our customers

TURNKEY SERVICES

EXPERT KNOWLEDGE & SUPPORT

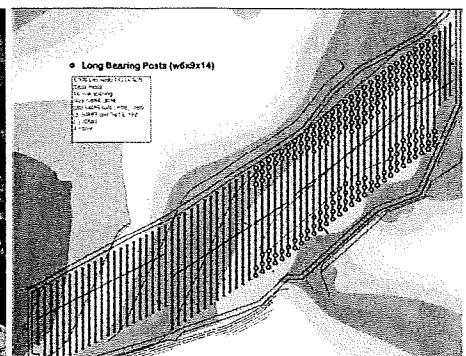
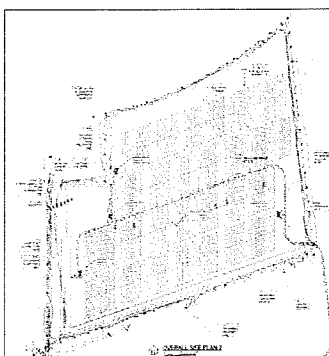
RPCS knows solar trackers. Your team can execute more tracker projects by relying on the knowledge and support RPCS offers. Our team provides you with site layout optimization, ancillary engineering, foundation post and tracker procurement, mechanical installation, and tracker commissioning. Optimize the full potential of your solar project's footprint, from high security sites to projects built 14 feet above the ground. We understand the intricacies that make distributed generation and utility projects unique.

- **Optimized Foundation Design & Layout**
- **Geotechnical Site Assessment Support**
- **Tracker & Foundation Post Procurement & Logistics**
- **Complete Mechanical Installation**

TURNKEY CONSTRUCTION SERVICES

RPCS is a fully licensed mechanical and electrical contractor, performing work across the country using company owned equipment and our own world class construction crews. Our crews are expertly skilled in the mechanical installation of solar trackers, providing full turnkey mechanical installation services, including foundation post installation, tracker and module installation, and on-site project management. Enjoy peace of mind with RPCS' labor warranty upon commissioning of your project.

- **Foundation Post Installation**
- **Tracker & Module Installation**
- **Complete Wire Management**
- **Tracker Commissioning**
- **Vegetation Maintenance Assistance**



PRODUCT SPECIFICATIONS

DURATRACK® HZ V3 UTILITY SYSTEM STANDARD SPECIFICATIONS

STRUCTURAL COMPONENTS	<ul style="list-style-type: none">• High strength octagonal tubing with coating, no welding required.• Array universal clamps with integral grounding.• I-beam foundation connections provided (standard):<ul style="list-style-type: none">◦ Foundation size range: w6x8.5, W6x12, W6x16◦ Other weight I-beams may be used with Array's approval – longer lead times may apply• Column material is not included in tracker row price.
MECHANICAL COMPONENTS	<ul style="list-style-type: none">• UV stabilized, long life dry side bearings.• Array gear drive system with double-universal-joint driveline per linked row for added flexibility.• Stowing: Passive mechanical system automatically relieves wind pressure or possible obstruction that could cause damage without requiring power.
DRIVE & CONTROL ARCHITECTURE	<ul style="list-style-type: none">• 1.49 kW (2 hp) 230/400 VAC, 60 Hz, 3 phase drive motor per system block.• Array 4X microprocessor controller unit (MCU) included per 4 motorized blocks for independent system control.• Array site data unit(s) with centralized communication to each 4X MCU included in each system.• MODBUS over Ethernet supported standard.• 6-conductor direct burial control wire for connectivity between 4X MCUs and drive motors provided. (600V rated standard, to 1000V or 2000V rating with cost adder)
CENTRAL CONTROLLER FEATURES	<ul style="list-style-type: none">• Garmin GPS 16xTM for precision site-wide time updates.• Data available via MODBUS to SCADA system.
DOCUMENTATION & SUPPORT	<ul style="list-style-type: none">• Site specific tracker building blocks available upon request.• Ground Reaction Force calculations in order to design foundations.• Permit package including PE wet stamped tracker system drawings and structural calculations excluding foundations.• Install guide and BOM.• Unlimited telephone support.• Array on-site final system commissioning standard.
WARRANTY LOGISTICS	<ul style="list-style-type: none">• 5 year parts only standard warranty; extendable to 10 years at additional cost.• On site deliveries for the project will begin subject to finalized contracts.• Tracker ships from multiple locations.• Site/tracker specific component shipping BOM provided at time of shipment.• Shipping and handling is estimated only, unless otherwise specified in quote notes.
NOTES, ASSUMPTIONS, CLARIFICATIONS & EXCLUSIONS	<ul style="list-style-type: none">• Estimate assumes IBC design loads specified but not verified by Array Technologies.• UL 2703 and 3703 compliant (UL Certification).• Standard tracker is designed for ISO 9223 C2 corrosion conditions.• Topography is assumed to conform within tracker row design parameters.• Solar Site is assumed to use the minimal amount of row configurations for the most optimized layout and cost to construct.• Foundations and foundation design not included.• Modules are not interchangeable; tracker design may change with module.• Protected by US Patent NO. 8,459,249 and other Patents Pending.