October 22, 2019

Attn: Bruce Weber, Planning and Zoning Officer
Town of Cortlandville
3577 Terrace Road
Cortland, NY 13045

Re: **Site Plan Approval Application for a Ground-mounted Large-scale Solar Energy System on Parcel ID #Crtv-87.00-03-02.110**

Dear Mr. Weber,

Attached please find a site plan application from DG New York CS, LLC in order to facilitate of up to 5 megawatts alternating current (5 MW AC) of solar power in the Town of Cortlandville, New York.

Please find the following attachments included with our application:

1. General Municipal Law – Zoning Referral Form
2. Conditional Use Application
3. Aquifer Permit Application
4. Description of Proposed Use
5. Full Environmental Assessment Form
6. ALTA drawing
7. Preliminary Site Plans
8. Decommissioning Plan

Sincerely,

Janet Ward
Project Manager
DG New York CS, LLC

Attachment 1 – General Municipal Law – Zoning Referral Form

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. 87 . 00 - 03 - 02 . 110
(Tax Map Number)

Date: _____

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 X Section 178-75

Site Plan Review: Article X Section 178-71

Reason(s) for request: Site plan review for a ground-mounted large-scale solar energy system.

Is the above action a **Type 1** X , **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: DG New York CS, LLC

   Owners name (if different): Joanne Condron

   Date of acquisition: Portion of parcel is being leased.

Address: East River Road

State: New York Zip: 13045

Phone Number: 845-821-5320 (Petitioner Representative - Janet Ward) 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 NA District _____ ; Sewer NA District _____ ;

   Fire Protection Yes District Cortlandville ; Refuse Collection NA

   Special services required: Not Applicable

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: Homer

8. Projected energy consumption: Not Applicable Type: Not Applicable

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

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)

File Name: pln/wpdata/forms/Zoning Referral Form.05/03/05
[Conditional Permits.Special Permits.Site Plan Reviews.Variances]

Attachment 2 – Conditional Use Application

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name DG New York CS, LLC Fee Paid $250.00

Address 700 Universe BLVD, A1A/JB Phone 845-821-5320

Juno Beach, FL 33408

PROPERTY OWNER

Name Joanne Condron Phone 607-756-6964

Address 1304 Bell Drive, Cortland, NY 13045

PROPERTY INFORMATION

Location of property East River Road
Tax Map No. of Parcel 87.00-03-02.110

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISTION Portion of parcel to be leased
IS PROPERTY IN FLOOD PLAIN? ____ YES __X__ NO
ZONING DISTRICT Agriculture (AG)
PROJECT DISCRIPTION Large-scale solar energy system

Information to be included will be drawn from a checklist in Article XIV of the Cortlandville Zoning Law.

DATE OF APPLICATION October 22, 2019

Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

Attachment 3 - Aquifer Permit Application

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT Fee Paid $100.00

Name DG New York CS, LLC Phone 845-821-5320

Address 700 Universe BLVD, A1A/JB, Juno Beach, FL 33408

PROPERTY OWNER

Name Joanne Condron Phone 607-756-6964

Address 1304 Bell Drive, 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 East River Road
Tax Map No. of Parcel 87.00-03-02.110

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISTION Portion of parcel to be leased
IS PROPERTY IN FLOOD PLAIN? ____ YES X NO
AQUIFER PROTECTION AREA Not Applicable
ZONING DISTRICT Agriculture (AG)

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

DATE OF APPLICATION October 22, 2019

Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED ____

PERMIT DENIED ____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

COMMENTS: _____

_____

_____

Attachment 4 - Description of Proposed Use

DG New York CS, LLC
Cortlandville I DG Solar and Energy Storage Project

Description of Proposed Use

Table of Contents

Cortlandville I DG Solar and Energy Storage Project Description – Parcel Identification Number (PIN): Crtv-87.00-03-02.110

Introduction

DG New York CS, LLC (Applicant) is petitioning the Town of Cortlandville for a Conditional Permit/Site Plan approval to allow for the development of the Cortlandville I DG Solar and Energy Storage Project (Project), a proposed 5-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the municipal jurisdiction of the Town of Cortlandville, Cortland County, New York.

The proposed Project will be located on an approximately 129.7 acres parcel. The Project will be located near the intersection of Riley Road and East River Road. The geographic coordinates of the center of the site are approximately 42.610397°/ -76.152302°.

The owner and operator of the facility will be the Applicant, which is a limited liability company (LLC). The contact information for the Applicant is as follows:

DG New York CS, LLC
700 Universe Blvd. A1A/JB
Juno Beach, FL, 33408

The Project Manager for this application submittal is Janet Ward (914-256-7644).

The narrative provided herein is intended to supplement the Conditional Use and Aquifer Applications (Attachments 1 and 2 of the overall submittal to the Town of Cortlandville; hereafter "Application").

Information provided in this narrative includes discussions of the following topics:

- Project Purpose
- Project Overview
- Existing Conditions
- Project Components
- Town of Cortlandville Conditional Permit Conditions
- Town of Cortlandville Aquifer Protection District Special Permit Conditions
- Development of the Project

Preliminary design information is provided as Attachments 6 (ALTA Plan) and 7 (Preliminary Site Plans) of the overall Application.

Project Purpose

The purpose of the Project is to create clean, renewable energy for the citizens of New York and to assist in diversifying the state's energy generation portfolio by using the sun's natural output to meet the energy

demands of hundreds of homes.[1] In addition to providing clean and renewable energy, the proposed Project will fulfill the need to supplement the community's energy supply, increase their resilience, and stabilize their energy supply. The proposed Project will contribute to the state's renewable energy goals in its efforts to lessen energy production's impact on the environment and to take incremental steps to respond to climate change.

DG New York CS, LLC, will own and operate the proposed Project, as well as manage a group of customers who voluntarily 'subscribe' to the output from the system. As a benefit to participating in the community solar program, subscribers will receive bill credits proportional to the size of their subscription on their electric utility bills.

Project Overview

Solar energy is a renewable source of clean energy that is not detrimental or endangering to public health. The Project represents a 5-MW solar energy project that can potentially provide clean and renewable electricity for hundreds of homes in the community.

The Project is designed to encompass 31.27 acres of the roughly 129.7-acre parcel. The parcel is located to either side of East River Road and largely is situated north of Riley Road. The Project, however, will be placed north of Riley Road in the eastern portion of the parcel.

The proposed Project will consist of ground-mounted PV arrays that will be mounted on a single axis tracking system, which is designed to track the sun's movement, as the PV panels are designed to rotate and track. This type of PV array is designed to allow for a higher solar energy capture efficiency than a static system. At their maximum height, the solar array, including trackers and inverters, will be approximately 10 to 12 feet above ground, and the battery storage equipment (if used) will be 12 feet above ground, a height unimposing to local residents.

An approximately seven-foot perimeter fence will be installed around the footprint of the proposed Project. The fence will include manual swing gates and an access driveway (with an aggregate base). The site will be accessed from Riley Road.

The Applicant will be responsible for maintaining the proposed Project; however, it will operate quietly and without the need of daily oversight. Signage at the site will include the names and phone numbers of the electric utility provider and the site operator (i.e., a 24-hour emergency contact). The facility's 911 address and coordinates will be noted.

Existing Conditions

The proposed Project is located on previously undeveloped agricultural land adjacent to a residential area within the Town of Cortlandville. The proposed Project site is located on a parcel recorded as vacant in its tax records and zoned as part of the agricultural district.

[1] Based on average monthly consumption of 603 kilowatt hour/month per residence in New York. https://www.electricitylocal.com/states/new-york/.

The area surrounding the Project site consists of predominately agricultural and residential land uses. The land to the north of the proposed Project site is zoned as agricultural. Immediately to the east of the Project site, the land is zoned as agricultural. The parcel to the south of the Project site also is zoned as agricultural, although just beyond the Interstate 81 are residential and business zoning districts. The land immediately to the west is largely zoned as residential (R-1).

Project Components

The equipment manufacturer and the type of model of solar collectors will be determined at a later date; however, the proposed Project will be designed and engineered by a New York licensed professional engineer that will certify that the proposed Project meets, or exceeds, the manufacturer's construction and installation standards. The proposed Project will be built to product and industry safety standards, and the threat from fire or electrical hazard with this type of project is extremely low.

While the specific equipment manufacturers have yet to be determined, the proposed Project will include the placement of PV panels and the construction of a fence, access road, sun tracking components, direct current (DC)/AC power inverters, medium-voltage transformers, control and distribution cabinets, a medium-voltage collection system, Project switch-gear, an interconnection to the existing electrical distribution system, and potentially a battery energy storage system.

If requested, the Applicant will provide the Town of Cortlandville with copies of the manufacturers' specifications and recommended installation methods for the PV panels, mounting systems, and foundation supports prior to construction.

PV Panels

The PV panels will be secured on a tracking system (to rotate and track the sun's movement) and will be supported by metal piers driven, or screwed, into the ground to a depth of approximately six to eight feet, unless soil conditions require deeper posts or the use of a ballasted system. Prior to construction, a geotechnical study will be conducted to determine the depth and mount type necessary for construction. At their maximum height, the solar array, including trackers and inverters, will be 10 to 12 feet above ground.

To support the PV panels, the proposed Project will utilize a single-axis tracking system, which is designed to optimize power production by allowing the PV panels to track the sun. Single-axis tracking systems vary by manufacturers, but generally consist of a series of mechanically linked horizontal steel support beams, known as torque tubes, with a drivetrain system that is usually located in the center of the rows, dividing the array into two sides. The number of rows within a tracker block can vary, but it is typically limited by the system's ability to move the torque tube assemblies and the desired solar output amount.

Additional Equipment

The proposed Project layout assumes one equipment pad will be constructed for the 5-MW array. An equipment pad consists of one or more DC/AC inverters, a medium voltage transformer (MVT), a control cabinet(s), and the battery energy storage system (additional information included herein). These components are often mounted on a concrete slab, with or without an enclosure. At this time, the number

of equipment pads necessary for the Project has yet to be determined, as this is conditional on the final design layout. This information will be provided to the Town of Cortlandville via the final engineering design drawings.

When in operation, the voltage of the converted AC current is increased through the MVTs prior to transmission to the grid. The DC power will be routed through three MVTs to convert it to AC power. The proposed Project will include a DC collection system, which will collect electricity from the PV panels and transmit it to the inverters. Panels will be grouped into a series of circuits (strings), and the strings will subsequently be wired in parallel through electrical harnesses that travel through the cable trays to DC termination blocks located within the respective inverters. The inverters will convert the DC power, created by the solar modules and delivered by the electrical harnesses, into AC power. This AC output power will then be combined at the proposed Project's main aggregating solar switchboard and will feed into the grid across the point of common coupling with the utility. The total number of inverters will vary with the final tracker design and the proposed Project's final system size. The design includes considerations for the potential inclusion of battery energy storage and associated equipment, which could be used to store energy produced during the day to be delivered to the grid in the evening.

The electricity collection network will consist of underground collection cables, which are used to conduct the electricity to the proposed Project's protective switch-gear and metering equipment. These cables will be buried approximately 36 to 48 inches below ground.

The proposed Project will include a connection to an existing overhead 34.5 kV overhead electrical line. This line will be used to transmit the electricity produced at the Project to the grid. All components, including the overhead electrical line connection point, will be located inside of the proposed Project's perimeter fencing.

Possible Battery Storage Equipment

The use of battery storage equipment is also potentially proposed as additional equipment for the proposed Project. At this time, the specific battery storage equipment has not been selected; however, this section discusses information regarding battery storage equipment that the Applicant has installed at other, similarly sized, projects. The equipment discussed in this section is intended to provide the Town of Cortlandville with general equipment specs and details of a potential battery storage system should one be used.

The possible battery storage equipment could include the following:

- A battery storage enclosure; typical dimensions may be 30'(long) x 12(wide) x 12'(high), with an inverter and transformer pad of an approximate size of 10'X 25'.
- Battery technology: Lithium Nickel Manganese Cobalt Oxide (NMC).
- The system would have its own fire suppression system: FM 200/Novac.
- A lightning protector can be included.
- Safety and environmental protection can include the following:
    - Ground fault detection system in the inverter, fuses, breakers, temperature and humidity monitor, fire suppression, and explosion control pressure vent.

One of the possible use cases for the battery storage equipment is to maximize the energy production from the solar facility. The batteries would be charged with energy produced by the system at times when the system is producing more energy than the inverters can transmit to the distribution system. This stored energy would be discharged to the distribution system when the solar facility is not producing (i.e. at night). The use of a battery storage system would increase the energy sent to the distribution system that would otherwise be lost, thereby retaining energy captured by the PV panels and maximizing system production.

Town of Cortlandville Conditional Permit Conditions

The DG New York CS, LLC submittal to the Town of Cortlandville accounted for the requirements of a conditional permit in the development of the preliminary sites plans. The requirements are noted in the Zoning Ordinance at § 178-75. Structure/use requirements for permit approval.

The Applicant has addressed each of these requirements as follows:

(1) Is appropriate for the particular lot and area and will not conflict with allowed uses.

The Applicant has considered the proposed Project's location, arrangement, size, design, and general site compatibility in order to be amenable to existing patterns of development, current land uses, and long-term development objectives of the Town of Cortlandville.

(2) Is in compliance with all other applicable sections of this chapter.

The Applicant has considered the applicable sections of the conditional permit conditions and has adhered to appropriate design requirements as part of the development of the preliminary site plans (Application Attachment 7 – Preliminary Site Plans).

(3) Is physically and visually compatible with general neighborhood or planned neighborhood development.

The Project is physically compatible with the general neighborhood. At their maximum height, the solar array, including trackers and inverters, will be approximately 10 to 12 feet above ground, and the battery storage equipment (if used) will be 12 feet above ground, which is less than the height of an average one-story style home.

In addition, the Project is visually compatible with the general neighborhood. While the Project is not currently planning on additional landscaping or screening the Project from the neighboring parcels, existing vegetation will be kept to the extent possible (i.e., minimal tree clearing will be needed).

However, if through review of the preliminary plans, the Town notes that these measures are necessary to mitigate potential visual and aesthetic impacts, the Applicant will prepare appropriate plans to mitigate visual and aesthetic impacts of the Project to address these concerns as necessary.

(4) Provides a suitable transition when located between differing uses or districts where none is provided or provides a visual buffer by landscaped green areas or fencing.

As noted in consideration of Condition #3, the existing vegetation will be kept to the extent possible. Fencing also will be used to accommodate safety needs, as well as providing a visual transition to surrounding properties.

(5) Has adequate space and plans for off-street parking.

If parking is needed during construction, vehicles will park within the fence (see Conditional Permit requirement #7 response). As the facility is not open to the public, once in operation, parking areas are not included within the preliminary plans.

(6) Has future expansion or revision capabilities without need for variances.

The Applicant does not anticipate the need for future expansion of the solar and energy storage facility.

(7) Provides for safe handling of vehicular traffic to and from the site without causing congestion. No new vehicular entrances shall be permitted within 50 feet of an existing intersection.

The Project will be designed to consider the safe and efficient movement of vehicles within the site and the surrounding areas. The area in which the Project will be located may see a slight increase in a traffic activity at the Project site during construction; however, once commercial operation is achieved, traffic will be negligible, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility as needed. The solar facility's proposed access road will be along the north side of Riley Road at a distance of over 50 feet from an existing intersection (Application Attachment 7 – Preliminary Site Plans).

During operation of the facility, maintenance vehicles visiting the facility will park within the fence and will not obstruct traffic along the road.

(8) Provides for safe passage of pedestrians.

The facility will not be open to the public; therefore, the design accounts for the appropriate pedestrian traffic access for facility personnel. As shown in Attachment 7 of the Application, for instance, emergency gates are present for the use of the facility personnel.

(9) Enhances neighboring property and does not lead to depreciation of properties (by reason of noise, traffic, dust, fumes, smoke, odor, fire, glare, flashing lights or sewage disposal).

The Project will not lead to the depreciation of properties due to the following:

- **Noise** - While noise may occur during construction, this will be limited in duration and be localized to the area of activity. Once constructed, the Project will operate quietly and will neither produce noise in exceedance of the base ambient noise of the area, nor will it impair the supply of available daylight or affect air quality. The proposed Project also will not include an operations and maintenance facility or sanitary service building, which would have the potential to generate additional noise.

- **Traffic** - Traffic concerns are addressed as part of Conditional Permit requirements #7 and #8.

- **Dust** - Dust produced at the site is expected to be minimal, as the majority of vehicle activity will be kept to the paved roads surrounding the site.

- **Smoke, odors, and fumes** - The Project will be built to product and industry safety standards. As such, the threat from fire or electrical hazard with this type of project is extremely low. Appropriate measures will be taken on site to address the safety requirements of the solar facility. No public expense will be anticipated for fire, police, or additional safety protections for the Project. The operation of the Project will not create smoke, odors, or fumes.

- **Glare** - The Project is unlikely to provide glare that is noticeable from surrounding residences (to the west) or the roadway.

- **Flashing lights** - The Project will include no exterior lighting. If lighting is needed, upon finalization of these details, the Applicant will prepare a lighting plan and provide it to the Town for review.

- **Sewage Disposal** - The Project will not generate sewage; and thereby no need is present for disposal.

The Applicant has further considered the following:

(1) Is consistent with the general intent of the Town of Cortlandville's Land Use and Aquifer Protection Plan.

The Project is located outside of the area identified as part of the Town Aquifer. However, the Applicant has considered the requirements of the Aquifer Protection District Special Permit Conditions in its preliminary designs.

(2) Is in conformity with all applicable requirements of this chapter and all Town ordinances.

The Applicant has reviewed the Town Zoning ordinance, with particular attention to the Conditional Permit and Aquifer Protection District Special Permit Conditions and has adhered to appropriate design requirements as part of the development of the preliminary site plans (Application Attachment 7 – Preliminary Site Plans).

(3) Will not pose a significant threat to the quality and/or quantity of Cortlandville's sole source aquifer or its delineated wellhead protection zones.

The Applicant has considered the presence of the sole source aquifer and its delineated wellhead protection zones. In addition, the design of the Project accounts for the soil capabilities and provides for appropriate drainage and stormwater management. Where required, earthwork will include site grading to create finished grade slopes suitable for racking installation and storm water management improvements. All earthwork activities will conform with county standards, will be designed with a detailed stormwater

pollution prevention plan (SWPPP) to avoid increased surface runoff, and will not increase the potential for flood damages to adjacent properties or the nearby surface waters or wetlands. The SWPPP will be designed to adhere to National Pollutant Discharge Elimination System guidelines and will contain best management practices, designed to reduce and limit the rate of stormwater runoff and mitigate erosion.

(4) Is in the best interests of the Town, the community, and the public welfare, and shall not be a detriment to the properties in the immediate vicinity.

Solar energy is a renewable source of clean energy that is not detrimental or endangering to the Town, the community, and the public welfare. The Project represents a 5-MW solar energy project that can potentially provide clean and renewable electricity for hundreds of homes in the community.

(5) Is suitable for the property in question and designed to be constructed, operated, and maintained so as to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.

The Project will operate without need for local services throughout its useful life, which is expected to be 25 years, and will only require periodic maintenance provided by the owner of the site. The proposed Project will not include an operations and maintenance facility or sanitary service building.
The Project footprint will be maintained by DG New York CS, LLC personnel. The Applicant understands that it is the owners' and operators' responsibility to maintain the facility and to ensure that the grounds are free of litter and debris. The Applicant also will provide grass maintenance and weed treatment around the proposed Project site, including the areas inside and outside the fenced area. During periodic maintenance and inspection of the solar energy facility, the technicians and maintenance staff will also ensure the fence is well-maintained.

While the Applicant will maintain the Project, the facility operates independently and without the need for direct and daily operational staff.

(6) Does not cause unsuitable effects on highway traffic and safety with adequate access to protect streets from undue congestion and hazard.

As previously stated, the area may see a slight increase in traffic activity at the Project site during construction. Transportation for equipment or deliveries to be used for the proposed Project will not exceed the road weight allowances. Once commercial operation is achieved, traffic will be negligible, consisting of the occasional maintenance vehicle during servicing and maintenance of the facility. The solar facility's proposed access road will be located along the north side of Riley Road, and maintenance vehicles visiting the facility will park within the fence-line and will not obstruct traffic along the road.

Town of Cortlandville Aquifer Protection District Special Permit Conditions

The Applicant has considered the submittal requirements for the Aquifer Protection District Special Permit noted in the Zoning Ordinance at §178-47. Application for a special permit. These requirements are discussed as follows:

A. The name, address and telephone number of the applicant.

The point of contact for this application is Ms. Janet Ward of NextEra Energy Resources, LLC. She serves as the Project Manager Development Distributed Generation. Her contact information is as follows:

700 Universe Blvd. A1A/JB
Juno Beach, FL 33408
914-256-7644 Office

This information also is provided in the introduction of this narrative.

B. If the applicant is a corporation, the name, address and telephone number of all the corporate officers and directors.

DG New CS, LLC is a limited liability company and not a corporation.

C. A map and report showing the location of the premises for which the permit is sought and plans prepared by a licensed professional engineer or architect showing all features of the system necessary for the satisfactory conveyance, storage, distribution, use and disposal of sanitary wastes, stormwater wastes, process wastes, toxic substances and hazardous materials, solid wastes and incidental wastes within the property boundaries of the business or commercial establishment.

Preliminary design information is provided as part of Attachments 6 (ALTA) and 7 (Preliminary Site Plans) of the overall Application. These attachments show the location and features necessary for the operation of the facility.

The Project is not anticipated to require the need for addressing sanitary waste, process wastes, toxic substances and hazardous materials, solid wastes and incidental wastes once in operation. Construction materials and waste associated with these activities will be addressed in accordance with appropriate local, state, and federal requirements.

A SWPPP will be prepared prior to construction; this document will be prepared in consideration of the requirements of the Town of Cortlandville zoning ordinance (§178-92 Contents of the Stormwater Pollution Prevention Plan [SWPPP]). This will be prepared by a New York licensed professional engineer and in accordance with local and state regulations.

Final designs will be submitted to the Town prior to construction and in accordance with the requirements of the building permit.

D. Plans and protection measures for certain averages of toxic substance use.

(1) When the use of toxic substances or hazardous materials averages an amount equal to or in excess of 55 liquid gallons per month or 500 pounds dry weight per month, the applicant must provide for any design features, operating plans, and any other protection measures as the Town Board deems appropriate and sufficient to prevent and/or monitor groundwater contamination, especially in the event of a potential leak or spill of these substances.

(2) When the use of toxic substances or hazardous materials averages less than 55 liquid gallons per month or 500 pounds dry weight per month, and when the project is determined to have a potential negative impact an groundwater quality, the Town Board may demand the applicant to provide for any and all design features, operating plans, and/or such other protection measures as per § 178-47D(1) above.

For the construction of the Project, debris and waste will be disposed in accordance with local, state, and federal rules and regulations. During operation, the Project will not produce toxic substances or hazardous materials.

The Applicant will prepare and provide the Building Department with a decommissioning plan prior to construction; if needed, this plan will address the disposal of waste. The plan will outline how the Project will be fully decommissioned, how the site will be returned to the pre-Project condition, what the costs of the decommissioning and restoration effort will be, and how the decommissioning process will be securely funded.

E. Plans and protection measures for certain amounts of toxic substance storage.

(1) When storage of toxic substances or hazardous materials at any one time is equal to or exceeds a total of 220 liquid gallons or a total of 2,000 pounds dry weight, the applicant must provide for any and all design features, operating plans, and such other additional protection measures as the Town Board may require to prevent and/or monitor groundwater contamination, especially in the event of a potential leak or spill of these substances.

(2) When storage of toxic substances or hazardous materials at any one time is less than a total of 220 liquid gallons or a total of 2,000 pounds dry weight, the Town Board may demand the applicant to provide for any and all design features, operating plans, and such other additional protection measures as per § 178-47E(1) above.

See answer for requirement D.

F. Such other nonproprietary information as the Town Board shall request in order to have all facts before it prior to making their decision.

The Applicant will work with the Town Board to provide necessary information to supplement the Application.

G. Copies of any permits and applications to any other government agencies.

As the Project moves forward with development, the Applicant will prepare appropriate plans, assessment reports, permit applications, and forms as applicable to county, state, or federal regulations.

H. List of all toxic substances or hazardous materials known to be used or stored on the premises, together with sufficient detail to appraise the Town Board of the method of storage and the amount of toxic substances or hazardous materials on the premises.

The Project design does not include a storage facility. Therefore, no toxic substances or hazardous materials will be located on site.

I. Method of disposal of toxic substances or hazardous materials.

As aforementioned, waste and debris associated with construction and decommissioning will be addressed in accordance with local, state, and federal regulations, as appropriate.

J. A full report regarding the use and storage of all toxic substances and all hazardous materials.

As the use and storage of toxic substances and hazardous waste is not planned for the operation of the Project, information will be provided as appropriate for construction and decommissioning as part of the building permit submittal and the decommissioning plan, respectively.

Development of the Project

The Applicant looks forward to working with the Town of Cortlandville on the development of the proposed Project as it represents 21st century technology and is designed to integrate smoothly into the community and be a 'good neighbor' to nearby residences, while meeting the energy needs of hundreds of community homes through the production of a clean and renewable energy source.

Attachment 5 – Full Environmental Assessment Form

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: DG New York CS, LLC - Cortlandville I DG Solar and Energy Storage		
Project Location (describe, and attach a general location map): North of Riley Road, East of E. River Road, Cortlandville, New York (see Attachment F.1 figures)		
Brief Description of Proposed Action (include purpose or need): See Attachment F.2		
Name of Applicant/Sponsor: DG New York CS, LLC	Telephone: 561-694-3842 E-Mail: mithun.vyas@nexteraenergy.com	
Address: 700 Universe Blvd. A1A/JB		
City/PO: Juno Beach	State: FL	Zip Code: 33408
Project Contact (if not same as sponsor; give name and title/role): Janet Ward, Associate Project Manager	Telephone: 914-256-7644 E-Mail: janet.ward@nexteraenergy.com	
Address: same as sponsor		
City/PO: same as sponsor	State: same as sponsor	Zip Code: same as sponsor
Property Owner (if not same as sponsor): Joanne Condron	Telephone: 607-756-6964 E-Mail:	
Address: 1304 Bell Dr		
City/PO: Cortland	State: NY	Zip Code: 13045

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	Conditional Permit, Aquifer Prot District Special Permit, Site Plan Review/Approval, zoning referral	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Same	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Town may refer Site Plan to other local officials for review	
e. County agencies ☐Yes ☐No	Undetermined	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SPDES General Construction Permit NOI, others undetermined	
h. Federal agencies ☐Yes ☐No	Not yet known	

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):

NYS Major Basins:Upper Susquehanna (per NYSDEC Environmental Resource Mapper)

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):

Ag district CORT001 (no specific adopted municipal farmland protection plan is known)

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?
Agricultural (AG)

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?
Cortland County Sheriff's Office

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

d. What parks serve the project site?
Baker School House State Forest, Taylor Valley State Forest, Donahue Woods State Forest, Yaman Park, Dexter Park, Crown Park, Purchase Recreation Park

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)? industrial

b. a. Total acreage of the site of the proposed action? 80 acres
b. Total acreage to be physically disturbed? 31 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 129 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 4.5 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 See F.2

ii. Dimensions (in feet) of largest proposed structure: See F.2 height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 0.0 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): The design will avoid wetlands and waterbodies. See Attachment F.3.

_____

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 0.53 acres (impervious surface)

_____ Square feet or 80 acres (parcel size)

ii. Describe types of new point sources. No new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices. Sheet flow from solar panels will infiltrate ground surface or be directed to existing wetland, drainage, and/or swale areas. No increase in runoff..

- If to surface waters, identify receiving water bodies or wetlands: See Section E.2.h and Attachment F.3.
- 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)

Vehicles for occasional maintenance of facility equipment and lawn & landscaping equipment for seasonal grass cutting; also see Attachment F.4.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

None

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 7 a.m. to 7 p.m.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): Intermittent increased truck trips during construction for delivery of materials/supplies. No increase in traffic during operations.

iii. Parking spaces: Existing Not applicable 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: New access road to be constructed northward from Riley Road to be used for facility maintenance.

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: 7 a.m. - 7 p.m.
- Saturday: 7 a.m. - 7 p.m.
- Sunday: 9 a.m. - 7 p.m.
- Holidays: None

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

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:

See Attachment F.5.

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

Describe: No trees will be removed to construct the solar facility.

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):

No pesticide use during construction. If pesticides are used during operations, they will be used in accordance with local, state, and federal regulations.

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

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

- Construction: See Attachment F.6 tons per _____ (unit of time)
- Operation : 0 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: See Attachment F.6.
- Operation: Not applicable.

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

- Construction: See Attachment F.6.
- Operation: Not applicable.

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:

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 project site exists primarily on agricultural land with some surrounding forested areas. The property is bordered by farmland to the east and more forested areas west of E. River Road. There are small farm buildings/residences to the west and east.

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	0.10	0.63	+0.53
• Forested	20	20	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9	33.47	+24.47
• Agricultural (includes active orchards, field, greenhouse etc.)	42.99	17.99	--25.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.19	0.19	0
• Wetlands (freshwater or tidal)	7.72	7.72	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

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? > 7 feet

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

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

Mardin channery silt loam, 8-15% sl	24 %
Volusia channery silt loam, 2-8% slp	19 %
Mardin channery silt loam, 2-8% slp	16 %

d. What is the average depth to the water table on the project site? Average: >3 feet

e. Drainage status of project site soils:

☑ Well Drained:	22 % of site
☑ Moderately Well Drained:	44 % of site
☑ Poorly Drained	34 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	23 % of site
☑ 10-15%:	38 % of site
☑ 15% or greater:	39 % 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 See Attachment F.3 Classification See Attachment F.3
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name See Attachment F.3 Approximate Size See Attachment F.3
- 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 - Valley Fill Aquifer (per NYSDEC Environmental Resource Mapper)

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

white-tailed deer	American toad	opossum
common garter snake	eastern gray squirrel	eastern coyote
raccoon	red-tailed hawk	

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): See Attachment F.7.

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: See Attachment F.7.

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: Seasonal deer and other hunting possibly conducted on nearby forested properties. Not confirmed.

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: CORT001

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

i. If Yes: acreage(s) on project site? about 70 acres

ii. Source(s) of soil rating(s): USDA Web Soil Survey

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: See Attachment F.8.

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): See Attachment F.8.

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: North Country Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National Scenic Trail

iii. Distance between project and resource: 3-5 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 Matthew S. Handel Date 10/22/19

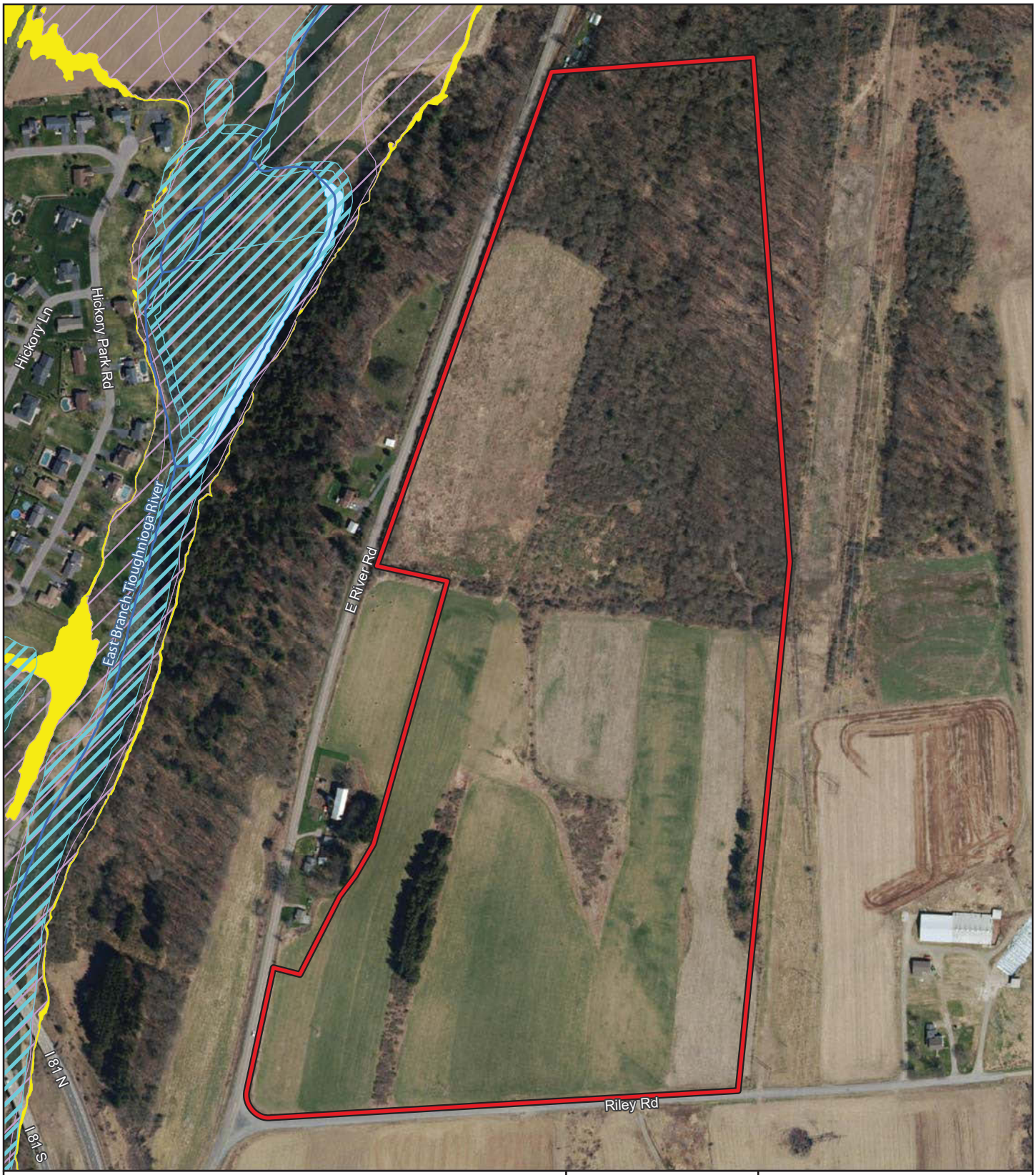
Signature Title Vice President

PRINT FORM

Section F. Additional Information

Attachment F.1 Project Figures

L:\Buffalo\NextEra_NY_Solar\Maps\MXD\Report\SEQR\Cortlandville_I\2019_10\Cortlandville_I_Proposed_ProjectArea.mxd 10/7/2019



KEY:

- Eastern Parcel Boundary
- Stream/River (NHD)
- Waterbody (NHD)
- Wetland (NWI)
- 100-Year Flood Zone (Zone AE)
- 500-Year Flood Zone (Zone X)

Figure F.1
Proposed Project Area
Cortlandville I DG Solar and Energy Storage Project
Cortland County, NY

0 200 400 Feet

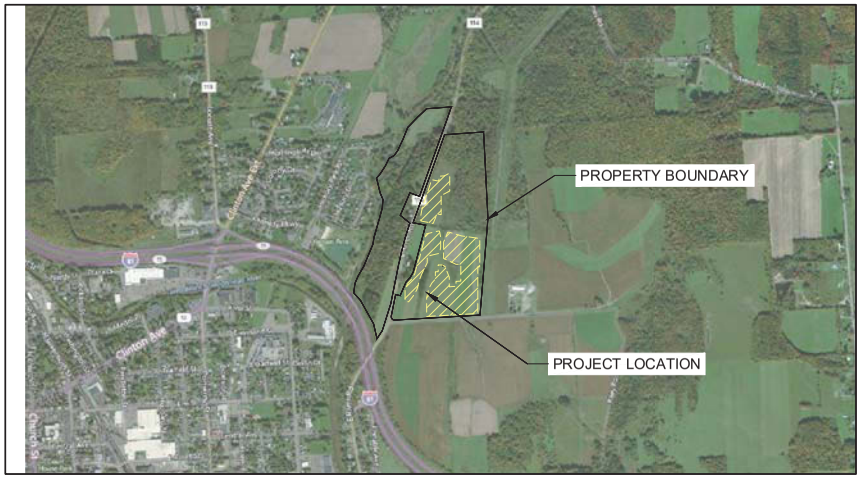
N

Data Sources: Ecology and Environment, Inc. 2019; ESRI 2017; NYSDEC 2018; FEMA 2019; USFWS 2018; USGS 2019.

CORTLANDVILLE 1 SOLAR & ENERGY STORAGE PROJECT

4250 EAST RIVER ROAD
CORTLANDVILLE, NEW YORK 13045

DISCRETIONARY PERMITTING



LOCATION MAP
SCALE 1"=1000'

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL TITLE SHEET
C-101	EXISTING CONDITIONS
C-201	SITE PLAN
C-401	SITE DETAILS
C-402	FENCE & GATE DETAILS
C-403	EROSION & SEDIMENT CONTROL DETAILS

PROJECT SUMMARY	
PARCEL NUMBER	87.00-03-02.110
PARCEL ACREAGE	129.7
ZONING CLASSIFICATION	AGRICULTURAL
FRONT SETBACK	50 FT
REAR SETBACK	50 FT
SIDE SETBACK	50 FT
PROJECT AREA	31.27 ACRES
LATITUDE/LONGITUDE	42.6093°/-76.1521°
SYSTEM SIZE (DC)	7.53 MW
SYSTEM SIZE (AC)	5.00 MW
MODULE	JINKO SOLAR - CHEETAH HC 72M-V
SERIES OF STRINGS	26-MODULE STRINGS
INVERTER	POWER ELECTRONICS - FREEMAQ FP3000K
TRANSFORMER	TBD
BATTERY STORAGE	5.0 MW AC/15MWh

CIVIL INFORMATION	
ROAD LENGTH	1,141 FT
FENCE LENGTH	10,861 FT

PROJECT DEVELOPER

DG NEW YORK CS, LLC
700 UNIVERSE BLVD A1A/JB
JUNO BEACH, FL 33408
(914) 256-7644

PROJECT SCOPE

THIS PERMITTING PACKAGE PROVIDES DRAWINGS AND DETAILS FOR THE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM AND BATTERY ENERGY STORAGE SYSTEM (BESS) IN THE STATE OF NEW YORK. THIS DRAWING SET IS FOR DISCRETIONARY PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.

CIVIL ENGINEER

TETRA TECH
ENGINEERING CORPORATION PC
3136 SOUTH WINTON RD, SUITE 303
ROCHESTER, NEW YORK 14624
(585) 417-4009

APPLICABLE CODES & STANDARDS

- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- NFPA 855 (REFERENCE ONLY)
- 2015 INTERNATIONAL BUILDING CODE (IBC) AND NEW YORK AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) AND NEW YORK AMENDMENTS
- 2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

THIS PERMITTING PACKAGE, AND THE DATA HEREIN, IS INTENDED FOR PERMITTING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION.

NOT FOR CONSTRUCTION

NextEra Energy, Inc. 2019
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700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
(914) 256-7644
www.NextEraEnergy.com

TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT
PROPERTY OWNER: CONDRON, JOANNE
4250 EAST RIVER ROAD CORTLANDVILLE, NY 13045

PROJECT NUMBERS: 194-6777

SHEET TITLE: CIVIL TITLE SHEET

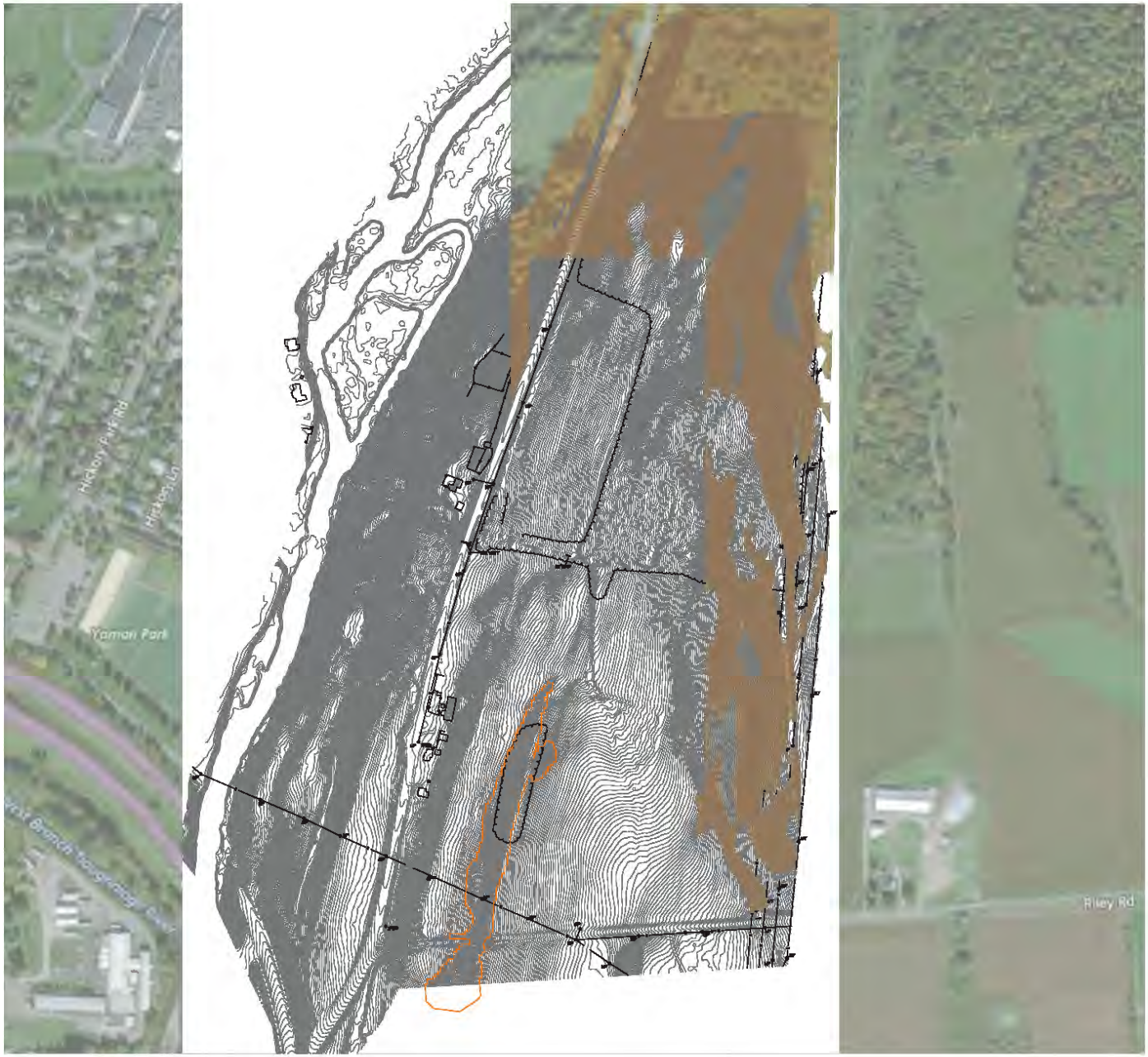
SHEET SIZE: ARCH "D" 24" X 36" (610 x 914)
0 ½" 1"

NO.	REVISION	DATE	INIT.

DATE: 10/21/2019
DRAWN BY: AJF
ENGINEER: KMG
APPROVED BY:

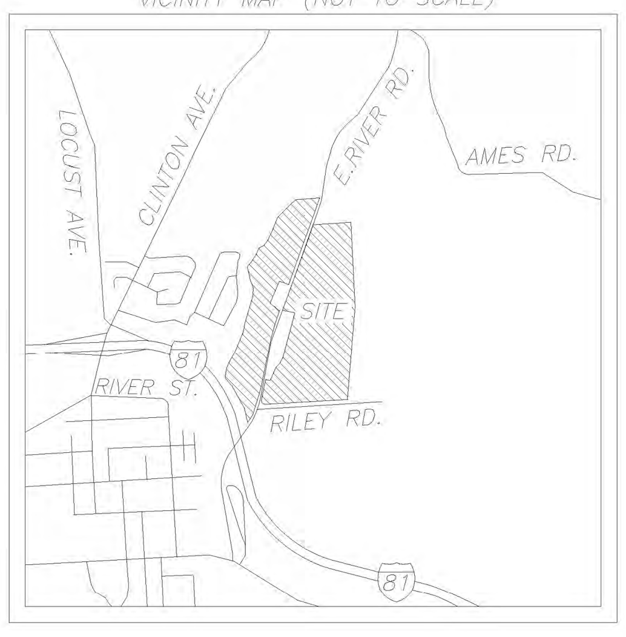
PROJECT PHASE: DISCRETIONARY PERMITTING
SCALE: AS SHOWN
SHEET NO.: C-001

P:\Avoca\22--Cortlandville I\03--Civil Design\CORTLANDVILLE I--C--001--CIVIL TITLE SHEET--00.dwg
Printed: 10/21/2019 12:42 PM
GESTAMP FTGM SHEET SET R1.0.4


Hickory Park Rd
Hickory Ln
Yaman Park
Riley Rd

Attachment 6 - ALTA drawing

VICINITY MAP (NOT TO SCALE)



SCHEDULE B-II EXCEPTIONS

(1) EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY NOT PLOTTABLE

(2) AGREEMENT NOT PLOTTABLE

(3) UTILITY EASEMENT GRANTED TO NEW YORK POWER AND LIGHT CORPORATION, LIBER 158, PAGE 397 – SHOWN HEREON

(4) EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY NOT PLOTTABLE

(5) EASEMENT DOES NOT TO AFFECT SUBJECT; THEREFORE NOT PLOTTED

(6) EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION DOES NOT TO AFFECT SUBJECT; THEREFORE NOT PLOTTED

(7) 50' WIDE UTILITY EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION, LIBER 286, PAGE 369 SHOWN HEREON

(8) UTILITY EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY, LIBER 287, PAGE 23 SHOWN HEREON

(9) PERMANANT EASEMENT AND RIGHT-OF-WAY GRANTED TO EDITH DONOHUE, INSTRUMENT NO. 2000-1267, SHOWN HEREON

(10) APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK, LIBER 287, PAGE 11, SHOWN HEREON

(11) APPROPRIATION OF RIVER, MAP FILE NO. 10155

(12) 50' WIDE RIGHT-OF-WAY APPROPRIATION OF ROAD, MAP FILE NO. 10156

NOTES FOR OPTIONAL TABLE A SPECIFICATIONS

1. MONUMENTS HAVE EITHER BEEN FOUND OR WILL BE SET AT ALL CORNERS OF THE PROPERTY
2. NO ADDRESS WAS OBSERVED ON THE PREMISES AT THE TIME OF FIELD SURVEY
3. FLOOD ZONE DESIGNATION: X
   COMMUNITY: TOWN OF CORTLANDVILLE, 360179
   FIRM NUMBER: 36023C0232D
   EFFECTIVE DATE: 03/02/2010
4. AREA OF PREMISES:
   PARCEL 1: ±80.5 ACRES,
   PARCEL 2: ±48.8 ACRES
   TOTAL: ±129.3 ACRES, OR ±5,631,642 SQFT.
5. VERTICAL RELIEF SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON
9. NO PARKING SPACES OBSERVED ON PREMESIS
10. a. NO PARTY WALLS OBSERVED ON PREMESIS
11. OBSERVED UTILITIES SHOWN HEREON
13. NAMES OF ADJOINERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON
14. DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON
15. TOPOGRPAHIC AND PLANIMETRIC FEATURES HAVE BEEN PROVIDED BY THE CLIENT ON SEPTEMBER 20, 2019. ACCURACY OF SUCH DATA NOT PROVIDED
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD SURVEY
17. ANY INFORMATION PROVIDED CONCERNING CHANGES IN STREET RIGHT OF WAY LINES, OR CONSTRUCTION IS SHOWN IN THE SCHEDULE B-II EXCEPTIONS
18. DELINEATION OF WETLANDS PROVIDED BY THE CLIENT ON SEPTEMBER 20, 2019
19. NO OFFSITE EASEMENTS FOUND

GENERAL NOTES

1. HORIZONTAL DATUM USED: NAD83(2011) NY CENTRAL ZONE
2. VERTICAL DATUM USED: NAVD88, REFERENCED TO GEOID 12A
3. EQUIPMENT USED FOR FIELD SURVEY: TRIMBLE 5600 AND TRIMBLE R-8 MODEL 3
4. FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2019
5. OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6. THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSERABLE
7. IF THIS DOCUMENT DOES NOT CONTAIN THE SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED
8. RIGHTS, EASEMENTS AND INSTRUMENTS, IF ANY, FOR UTILITY POLES, WIRES, LINES, GUY WIRES, AND SIMILAR INSTALLATIONS, TOGETHER WITH SUCH RIGHTS MAY EXIST TO OPERATE, MAINTAIN AND REPAIR THE SAME.
9. TREE LINES SHOWN HEREON ARE APPROXIMATE. SOURCE: GOOGLE EARTH
10. WETLANDS DATA OBTAINED FROM CLIENT ON SEPTEMBER 20, 2019
11. RIVER BANK SHOWN HEREON REFLECTS CONDITIONS FROM THE DATE THE FIELD SURVEY WAS PERFORMED

LEGEND

RBF	REBAR FOUND
RBCF	REBAR WITH CAP FOUND
RBCS	REBAR WITH CAP SET
OTPF	OPEN TOP PIPE FOUND
CMON	CONCRETE MONUMENT
TBS	TO BE SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(M)	AS MEASURED/AS SURVEYED
(D)	AS RECORDED IN DEED
(C)	AS CALCULATED
	FIRE HYDRANT
UP	UTILITY POLE
UT	UTILITY TOWER
GP	GUY POLE
	GUY WIRE
WV	WATER VALVE
—X—	FENCE LINE
—E—	OVERHEAD WIRES
—385—	GROUND CONTOUR LINE
CPP	CORRUGATED PLASTIC PIPE
	CULVERT/PIPE
	APPROX. TREE LINE
	WETLANDS AREA
	FLOOD ZONE (ZONE LABELED)

SURVEY DESCRIPTION

Parcel 1
All that tract or parcel of land, situate in the Town of Cortlandville, County of Cortland and State of New York, and being a part of Lot No. 66 in said town of Cortlandville bounded and described as follows:

BEGINNING at a the point of intersection of the north line of Riley Road and the East line of East River Road; and running thence along the same,

1. N 11°24'58" E a distance of 370.74' to a point; thence
2. leaving said right-of-way line S 76°30'02" E a distance of 79.98; to a point; thence
3. N 23°36'02" E a distance of 253.77' to a point; thence
4. N 43°27'58" E a distance of 94.94' to a point; thence
5. N 29°19'58" E a distance of 110.60' to a point; thence
6. N 14°56'58" E a distance of 830.00' to a point; thence
7. N 78°39'02" W a distance of 218.62' to a point in the aforementioned east line of East River Road; thence
8. along the same N 19°41'59" E a distance of 460.43' to a point; thence
9. along the same N 19°42'38" E a distance of 1,132.81' to a point; thence
10. leaving said right-of-way line N 85°58'11" E a distance of 665.84' to a point; thence
11. S 02°50'30" E a distance of 1,483.67' to a point; thence
12. S 04°42'22" W a distance of 1,670.70' to a point in said north line of Riley Road; thence
13. along the same S 86°40'22" W a distance of 1,452.18' to a point; thence
14. along the same along a curve having a radius of 60.00', an arc length of 109.69', a chord length of 95.04' and a chord bearing of N 40°57'20" W to a point and TRUE PLACE OF BEGINNING.

Parcel 2
All that tract or parcel of land, situate in the Town of Cortlandville, County of Cortland and State of New York, and being a part of Lot No. 66 in said town of Cortlandville bounded and described as follows:

BEGINNING at the point of intersetion of the west line of East River Road and the northeast line of Interstate 81, thence running

1. along said line of Interstate 81 N 12°50'44" W a distance of 257.78'±; thence
2. along the same N 29°06'29" W a distance of 452.00'±; thence
3. along the same N 41°11'44" W a distance of 179.67'± to a point on the east river bank of the Tioughnioga River; thence
4. along said river bank the following courses and distances:

N 07°13'17" E 135.86'±
N 13°26'35" E 47.86'±
N 24°09'07" E 123.16'±
N 30°03'37" E 179.93'±
N 22°34'17" E 406.36'±
N 09°59'08" E 132.71'±
N 16°05'50" E 301.21'±
N 15°29'04" E 199.85'±
N 05°14'46" E 150.69'±
N 22°38'28" W 134.84'±
N 13°05'27" W 252.11'±
N 40°47'54" E 92.63'±
N 33°31'25" E 162.10'±
N 25°52'28" E 143.64'±
N 61°37'53" E 92.41'±
N 38°14'59" E 98.00'±
N 24°58'55" E 215.78'±
N 22°09'22" E 229.88'±
N 44°06'52" E 255.75'±
N 46°47'20" E 194.70'± to a point; thence

5. leaving said river bank N 85°58'11" E a distance of 421.84' to a point in said west line of East River Road; thence
6. along the same S 19°11'41" W a distance of 262.32'; thence
7. along the same S 19°42'38" W a distance of 1,354.26'; thence
8. leaving said line of East River Road N 70°07'44" W a distance of 172.69'; thence
9. S 23°15'19" W a distance of 417.12'; thence
10. S 50°55'12" E a distance of 210.39' to a point in said west line of East River Road; thence
11. along the same S 17°41'50" W a distance of 247.14' to a point; thence
12. along the same S 14°52'58" W a distance of 239.32' to a point; thence
13. along the same S 12°36'58" W a distance of 214.32' to a point; thence
14. along the same S 11°24'58" W a distance of 282.47' to a point; thence
15. along the same S 11°24'58" W a distance of 423.13' to a point; thence
16. along the same S 17°29'08" W a distance of 480.03' to a point; thence
17. along the same S 33°37'27" W a distance of 162.57' to a point and TRUE PLACE OF BEGINNING.

LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
TITLE NO.:1917-268NCS
EFFECTIVE DATE: AUGUST 7, 2019
SCHEDULE A DESCRIPTION

Parcel I
All that tract or parcel of land, situate in the Town of Cortlandville, County of Cortland and State of New York, and being a part of Lot No. 66 in said town of Cortlandville bounded and described as follows: Beginning in the center of the highway running east and west past the residence of Mrs. Dr. H. A. Bolles, formerly, now Franklin P. Saunders, at the southwest corner of his lands where there is a stone hub or stake; with brick around it; and running thence north along the west line of said Franklin P. Saunders' land and lands of Timothy Rose, forty-seven chains and thirty-eight links to the south line of said Rose's land; thence west along the south line of said Rose's land twenty-one chains and fifty links to the center of the Tioughnioga River; thence down the center of the river as near as may be, south 37 degrees west three chains and forty-nine links; thence north 74 ½ degrees west one chain and eighty-five links; thence south 31½ degrees west eight chains and forty-four links; thence south eleven degrees east six chains and twenty-six links; thence south 26½ degrees west twelve chains and forty links; thence south 33 degrees west eight chains and eleven links; thence south 18½ degrees west twelve chains and seventeen links; thence south 23 degrees west eight chains and ninety-six links; thence south 16 degrees west ten chains and sixty-five links to the north line of George Conable's land thence south 85¾ degrees east along the north line of said Conable's land eleven chains and two links to the center of the highway leading part the house of Nathan L. Salisbury; thence north 18 degrees east along the center of said highway; four chains and thirty-five links; thence north 20¼ degrees east along the center of said highway, fourteen chains and thirty-one links to the center of the first mentioned highway where the two highways intersect each other, it being the northwest corner of George Conable's land; thence south 85½ degrees east along the center of the highway twenty-seven chains and wenty-four links to the place of beginning.

Excepting and reserving therefrom the lands next to the river sold to D.D. Lovell and described as follows: Beginning at a point in the north line of Elm Street of the City of Cortland produced easterly at the east bank of the Tioughnioga River where stands an iron pipe driven into the ground, said pipe being 23 links north of the north side of the trolley car iron bridge that spans the Tioughnioga River and 25 links west from the east end of said bridge and running thence south 82 ½ degrees east 3 chains and 31 links to an iron pipe; thence north 37¾ degrees east diagonally up the hill 2 chains and 7 links to an iron pipe standing 49½ links westerly from the west rail of the trolley car track leading to the park; thence north 5 degrees 50' east along the brow of the hill 8 chains and 57 links to an iron pipe; thence north 21¼ degrees east along the brow of the hill 8 chains and 47 links to an iron pipe; thence north 7 degrees east along the brow of the hill 4 chains and 1 link to an iron pin; thence north 78 degrees west 1 chain 12 links down the hill to the east bank of the Tioughnioga River; thence southerly along the east bank of the river as it winds and turns 23 chains and 30 links to the place of beginning, containing 5-67/100 acres of land.

Excepting and reserving from the above described premises, all that tract or parcel of land, conveyed by John Riley and wife to Arthur G. Benjamin, by deed dated May 7, 1924, and recorded in the Cortland County Clerk's Office August 2, 1926 in Liber 155 of Deeds at page 164.

Also excepting and reserving all that tract or parcel of land, situate on Lot No. 66 in the Town of Cortlandville, County of Cortland and State of New York, bounded and described as follows: Beginning at a point in the center of Conable Avenue, said point being 1,720' northeast (measured along the center line of Conable Avenue) of the intersection of the center line of Conable Avenue with the center line of Riley Road; thence running north 30 degrees 30 minutes east along the center line of Conable Avenue a distance of 500 feet to a point, running thence north 59 degrees 30 minutes west a distance of 200' to a point marked by an iron pin; thence south 34 degrees 32 minutes west a distance of 419.2' to a point marked by an iron pin; thence running south 39 degrees 00 minutes east a distance of 345' to the place of beginning.

Parcel II
All that tract or parcel of land, situate in the Town of Cortlandville, County of Cortland and State of New York, being a part of Lot No. 56 in said Town and bounded and described as follows, to wit: Commencing at the southeast corner of said Lot No. 56 and running thence west along the south line of said lot, and along the north line of lands of Franklin P. Saunders and lands formerly owned by Nathan Salisbury to the east bank of the Tioughnioga River; thence along the east bank of the said river as it winds and turns in a northeasterly direction to the south line of lands heretofore conveyed by Viletta J. Rose, Joseph W. Rose and wife to Hector Cowan; thence eastwardly in a line parallel with the south line of said Lot No. 56 to the east line of said Lot No. 56; thence south along the east line of said Lot No. 56 sixteen chains and forty links (16 ch and 40 L.) to the southeast corner of said Lot No. 56 the place of beginning.

Excepting the following:
All that tract or parcel of land conveyed by Francis P. Riley and Margaret L. Riley to Andrew J. Seamans and Arla Seamans by Deed dated October 1, 1934 and recorded in the Cortland County Clerk's Office on on September 9, 1936 in Liber 175 of Deeds at Page 302.

All that tract or parcel of land conveyed by Francis P. Riley and Margaret L. Riley to County of of Cortland by Deed dated November 25, 1940 and recorded in the Cortland County Clerk's Office on November 26, 1940 in Liber 185 of Deeds at Page 245.

All that tract or parcel of land conveyed by Francis Riley to Francis West and Elizabeth A. West by Deed dated May 1, 1964 and recorded in the Cortland County Clerk's Office on May 1, 1964 in Liber 291 of Deeds at Page 277.
All that tract or parcel of land conveyed by Joanne R. Condron to Donald L. Gardner by Deed dated June 24, 2011 and recorded in the Cortland County Clerk's Office on June 27, 2011 as Instrument No. 2011-03070

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'(C)	109.69'(C)	95.04'(C)	N 40°57'20" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°30'02" E	79.98'
L2	N 23°36'02" E	253.77'
L3	N 43°27'58" E	94.94'
L4	N 29°19'58" E	110.60'
L5	N 14°56'58" E	830.00'
L6	N 78°39'02" W	218.62'
L7	N 12°50'44" W	257.78'±
L8	N 29°06'29" W	452.00'±
L9	N 41°11'44" W	179.67'±
L10	N 07°13'17" E	135.86'±
L11	N 13°26'35" E	47.86'±
L12	N 24°09'07" E	123.16'±
L13	N 30°03'37" E	179.93'±
L14	N 22°34'17" E	406.36'±
L15	N 09°59'08" E	132.71'±
L16	N 16°05'50" E	301.21'±
L17	N 15°29'04" E	199.85'±
L18	N 05°14'46" E	150.69'±
L19	N 22°38'28" W	134.84'±
L20	N 13°05'27" W	252.11'±
L21	N 40°47'54" E	92.63'±
L22	N 33°31'25" E	162.10'±
L23	N 25°52'28" E	143.64'±
L24	N 61°37'53" E	92.41'±
L25	N 38°14'59" E	98.00'±
L26	N 24°58'55" E	215.78'±
L27	N 22°09'22" E	229.88'±
L28	N 44°06'52" E	255.75'±
L29	N 46°47'20" E	194.70'±
L30	N 70°07'44" W	172.69'
L31	S 23°15'19" W	417.12'
L32	S 50°55'12" E	210.39'
L33	S 33°37'27" W	162.57'

REVISIONS: DATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10A, 11, 13, 14, 15, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 15, 2019.

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:

- DUDEK & ASSOCIATES, INC.
- DG NEW YORK, CS LLC

STATE OF NEW YORK · THOMAS D. STRONG · 050410 · LICENSED LAND SURVEYOR

9/24/2019
THOMAS D. STRONG N.Y.L.S. LICENSE No. 050410 DATE

SCHWERZLER LAND SURVEYING, LLC
305 FOREST AVENUE
PARAMUS, NJ 07652
201.660.8375
gregoryschwerzler@yahoo.com
SLS
www.SchwerzlerLand.com

FILE: 20190903-2 | FIELD. BY: GWS | DWN. BY: GWS | CHK. BY: TDS

ALTA/NSPS LAND TITLE SURVEY

TAX ID: 87.00-03-02.110
SITUATED IN THE
TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK
SEPTEMBER 24, 2019

Attachment 7 – Preliminary Site Plans

CORTLANDVILLE 1 SOLAR & ENERGY STORAGE PROJECT

4250 EAST RIVER ROAD

CORTLANDVILLE, NEW YORK 13045

DISCRETIONARY PERMITTING

LOCATION MAP
SCALE 1"=1000'

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL TITLE SHEET
C-101	EXISTING CONDITIONS
C-201	SITE PLAN
C-401	SITE DETAILS
C-402	FENCE & GATE DETAILS
C-403	EROSION & SEDIMENT CONTROL DETAILS

PROJECT SUMMARY	
PARCEL NUMBER	87.00-03-02.110
PARCEL ACREAGE	129.7
ZONING CLASSIFICATION	AGRICULTURAL
FRONT SETBACK	50 FT
REAR SETBACK	50 FT
SIDE SETBACK	50 FT
PROJECT AREA	31.27 ACRES
LATITUDE/LONGITUDE	42.6093°/-76.1521°
SYSTEM SIZE (DC)	7.53 MW
SYSTEM SIZE (AC)	5.00 MW
MODULE	JINKO SOLAR - CHEETAH HC 72M-V
SERIES OF STRINGS	26-MODULE STRINGS
INVERTER	POWER ELECTRONICS - FREEMAQ FP3000K
TRANSFORMER	TBD
BATTERY STORAGE	5.0 MW AC/15MWh

CIVIL INFORMATION	
ROAD LENGTH	1,141 FT
FENCE LENGTH	10,861 FT

PROJECT DEVELOPER

DG NEW YORK CS, LLC
700 UNIVERSE BLVD A1A/JB
JUNO BEACH, FL 33408
(914) 256-7644

PROJECT SCOPE

THIS PERMITTING PACKAGE PROVIDES DRAWINGS AND DETAILS FOR THE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM AND BATTERY ENERGY STORAGE SYSTEM (BESS) IN THE STATE OF NEW YORK. THIS DRAWING SET IS FOR DISCRETIONARY PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.

CIVIL ENGINEER

TETRA TECH
ENGINEERING CORPORATION PC
3136 SOUTH WINTON RD, SUITE 303
ROCHESTER, NEW YORK 14624
(585) 417-4009

APPLICABLE CODES & STANDARDS

- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- NFPA 855 (REFERENCE ONLY)
- 2015 INTERNATIONAL BUILDING CODE (IBC) AND NEW YORK AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) AND NEW YORK AMENDMENTS
- 2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

THIS PERMITTING PACKAGE, AND THE DATA HEREIN, IS INTENDED FOR PERMITTING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION.

NOT FOR CONSTRUCTION

700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
(914) 256-7644
www.NextEraEnergy.com

TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER:
CONDRON, JOANNE

4250 EAST RIVER ROAD
CORTLANDVILLE, NY 13045

PROJECT NUMBERS: 194-6777

SHEET TITLE: CIVIL TITLE SHEET

SHEET SIZE: ARCH "D" 24" X 36" (610 x 914)
0 ½" 1"

NO.	REVISION	DATE	INIT.

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

PROJECT PHASE: DISCRETIONARY PERMITTING

SCALE: AS SHOWN

SHEET NO.: C-001

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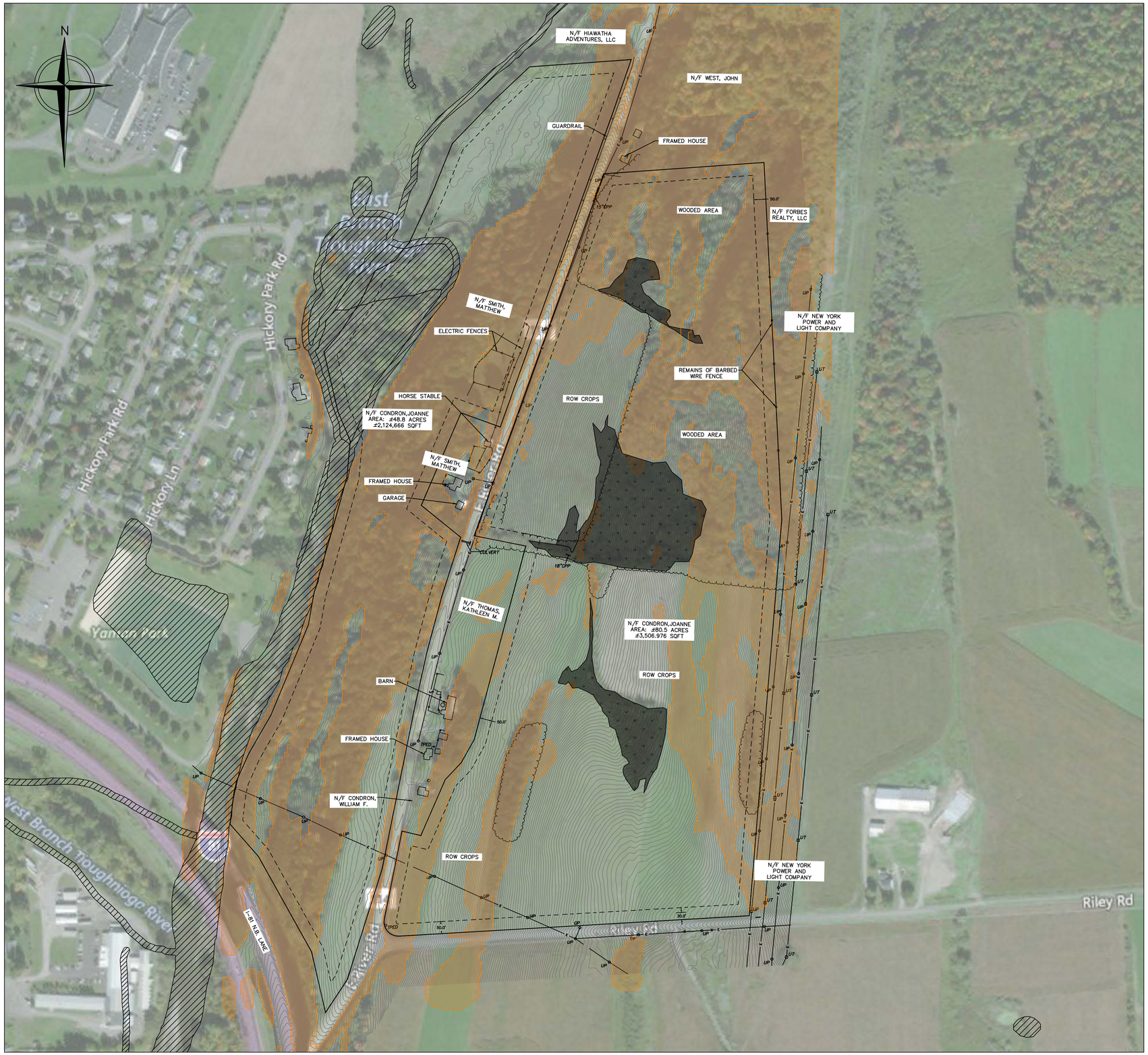

LEGEND

- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLES
- DELINEATED WETLANDS
- NWI WETLANDS
- TREE LINE
- ZONING SETBACKS/CONSTRAINTS
- SLOPES EXCEEDING 15%

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY PERFORMED BY SCHWERZLER LAND SURVEYING, LLC, DATED SEPTEMBER 24, 2019.
2. TOPOGRAPHIC FEATURES HAVE BEEN PROVIDED BY DUDEK ON SEPTEMBER 20, 2019. ACCURACY OF SUCH DATA NOT PROVIDED.
3. THIS DATA IS REFERENCED HORIZONTALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011) NY CENTRAL ZONE, US FOOT AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), US FOOT, REFERENCED TO GEOID 12A.
4. FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2019 BY SCHWERZLER LAND SURVEYING, LLC.
5. TREE LINES SHOWN HEREON ARE APPROXIMATE. SOURCE: GOOGLE EARTH.
6. DELINEATED WETLANDS DATA WAS OBTAINED BY DUDEK ON SEPTEMBER 20, 2019.

0 200 400
SCALE IN FEET

THIS PERMITTING PACKAGE, AND THE DATA HEREIN, IS INTENDED FOR PERMITTING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION.

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TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER: CONDRON, JOANNE

4250 EAST RIVER ROAD
CORTLANDVILLE, NY 13045

PROJECT NUMBERS:
194-6777

SHEET TITLE:
EXISTING CONDITIONS

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 ½" 1"

NO.	REVISION	DATE	INIT.

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

PROJECT PHASE:
DISCRETIONARY PERMITTING

SCALE:
AS SHOWN

SHEET NO.:
C-101

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LEGEND

- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLES
- DELINEATED WETLANDS
- NWI WETLANDS
- TREE LINE
- ZONING SETBACKS/CONSTRAINTS
- PROPOSED FENCELINE

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY PERFORMED BY SCHWERZLER LAND SURVEYING, LLC, DATED SEPTEMBER 24, 2019.
2. TOPOGRAPHIC FEATURES HAVE BEEN PROVIDED BY DUDEK ON SEPTEMBER 20, 2019. ACCURACY OF SUCH DATA NOT PROVIDED.
3. THIS DATA IS REFERENCED HORIZONTALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011) NY CENTRAL ZONE, US FOOT AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), US FOOT, REFERENCED TO GEOID 12A.
4. FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2019 BY SCHWERZLER LAND SURVEYING, LLC.
5. TREE LINES SHOWN HEREON ARE APPROXIMATE. SOURCE: GOOGLE EARTH.
6. DELINEATED WETLANDS DATA WAS OBTAINED BY DUDEK ON SEPTEMBER 20, 2019.
7. PERMANENT STORMWATER FEATURES HAVE NOT BEEN INCLUDED IN THIS PERMITTING DESIGN PACKAGE. IF APPLICABLE, PERMANENT STORMWATER MANAGEMENT FEATURES SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION AND BE IN ACCORDANCE WITH ALL LOCAL AND STATE STANDARDS.

PROJECT DESCRIPTION

SYSTEM SIZE (DC)	7.53 MW
SYSTEM SIZE (AC)	-
AVG. DC/AC RATIO	-
MODULE	JINKO SOLAR - CHEETAH HC 72M-V
MODULE STC RATING	370 W
STRING SIZE	26
STRING QUANTITY	265
RACKING SYSTEM	SINGLE AXIS TRACKER
RACKING MODEL	TBD
PITCH	16.25 FT (CENTER TO CENTER)
SYSTEM AZIMUTH	180°
INVERTER	POWER ELECTRONICS - FREEMAQ FS3000K

0 200 400
SCALE IN FEET

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JUNO BEACH, FL 33408
(914) 256-7644
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TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER: CONDRON, JOANNE

4250 EAST RIVER ROAD CORTLANDVILLE, NY 13045

PROJECT NUMBERS: 194-6777

SHEET TITLE: CONCEPTUAL DESIGN

SHEET SIZE: ARCH "D" 24" X 36" (610 x 914)

0 ½" 1"

NO.	REVISION	DATE	INIT.

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

PROJECT PHASE: DISCRETIONARY PERMITTING

SCALE: AS SHOWN

SHEET NO.: C-201

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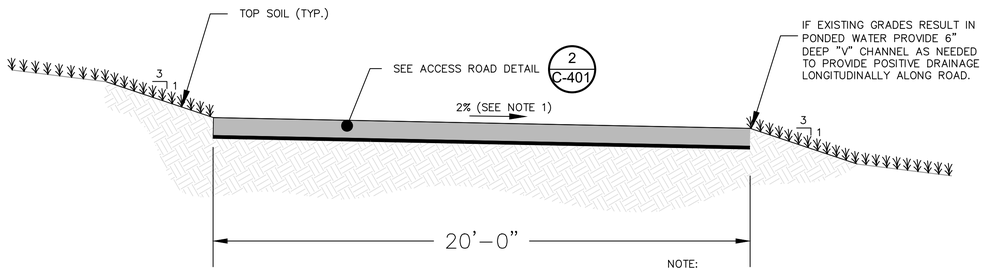


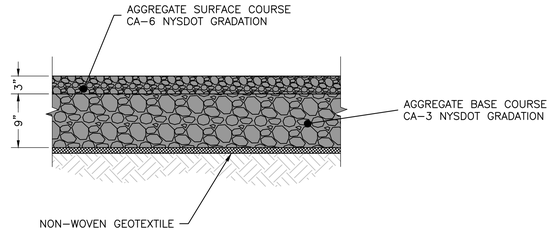
NOTE:

1. ADJUST SLOPE DIRECTION AS NEEDED IN FIELD TO PROVIDE POSITIVE DRAINAGE AWAY FROM EDGE OF ROAD AND PREVENT PONDING ON THE SITE. ROAD CAN BE CROWNED OR SLOPED IN EITHER DIRECTION @ 2%.

TYPICAL ACCESS ROAD

DETAIL 1 C-401

SCALE: NTS



TYPICAL GRAVEL ACCESS ROAD SECTION

TYPICAL GRAVEL ACCESS ROAD SECTION

SECTION 2 C-401

SCALE: N.T.S.

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TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER: CONDRON, JOANNE

4250 EAST RIVER ROAD
CORTLANDVILLE, NY 13045

PROJECT NUMBERS:
194-6777

SHEET TITLE:
SITE DETAILS

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)

0 ½" 1"

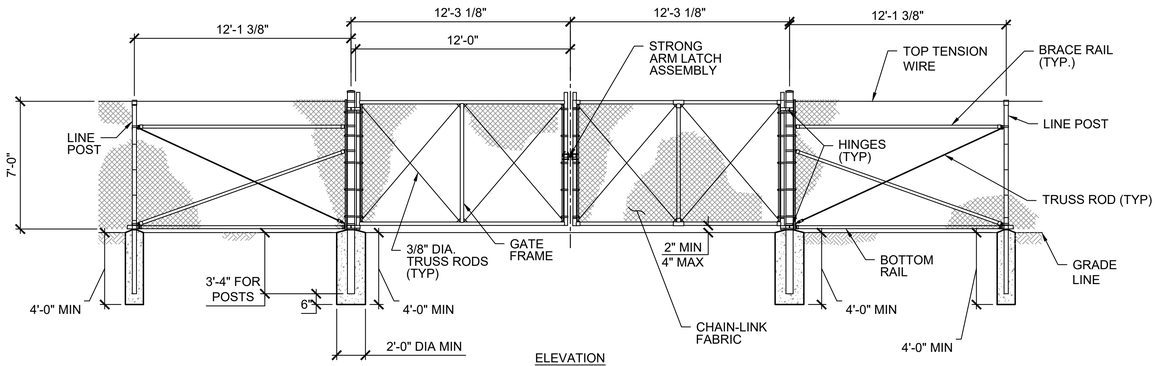
NO.	REVISION	DATE	INIT.

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

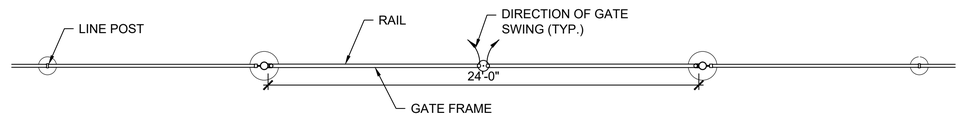
PROJECT PHASE:
DISCRETIONARY PERMITTING

SCALE:
AS SHOWN

SHEET NO.:
C-401



ELEVATION



PLAN

TYPICAL ACCESS GATE

DETAIL 1 / C-402

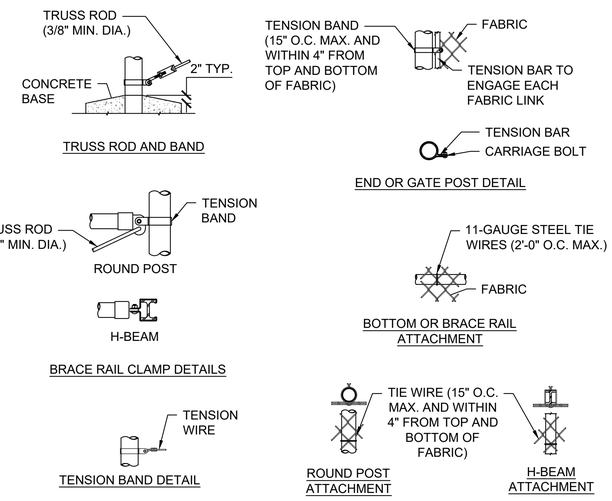
SCALE: N.T.S.

OFFSET HINGE STANDARD HINGE

ACCESS GATE

DETAILS 2 / C-402

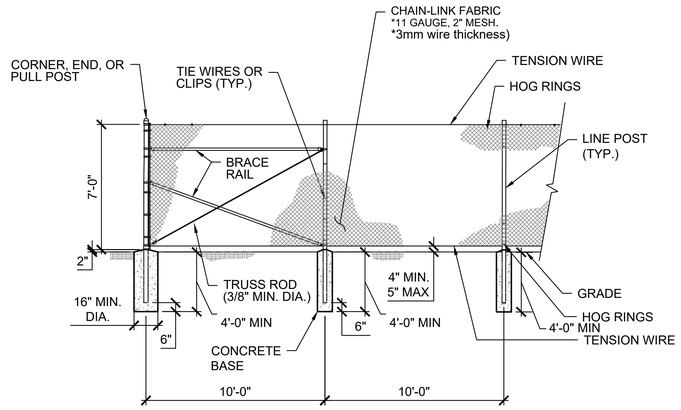
SCALE: N.T.S.



CHAIN LINK FENCE FASTENING

DETAILS 3 / C-402

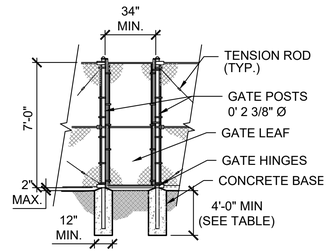
SCALE: N.T.S.



TYPICAL PERIMETER FENCE

DETAIL 4 / C-402

SCALE: N.T.S.



EMERGENCY PEDESTRIAN GATE

DETAIL 5 / C-402

SCALE: N.T.S.

FENCE & GATE NOTES:

1. CONSTRUCT WIRE TIES, RAILS, POSTS, AND BRACES ON THE SECURE SIDE OF THE FENCE ALIGNMENT. PLACE CHAIN–LINK FABRIC ON THE OPPOSITE SIDE OF THE SECURE AREA.
2. CONSTRUCT SWING GATES, PADLOCKS, LATCH ASSEMBLY, AND GATE KEEPERS EXCEPT AS NOTED.
3. ALL GATE FRAMES SHALL BE ACCORDING TO STEEL POST SCHEDULE. GATE FRAMES SHALL BE OF WELDED CONSTRUCTION OR SHALL BE ASSEMBLED USING HEAVY FITTINGS. AT THE CONTRACTOR'S OPTION A WELDED HORIZONTAL BRACE MAY BE USED IN LIEU OF TRUSS RODS TO BRACE ALL WELDED GATE FRAMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER RIGID CONSTRUCTION OF ALL GATES SUPPLIED.
4. GATES SHALL BE DESIGNATED AS FOLLOWS:
   FENCE TYPE – FE5, FE6, ETC.
   FABRIC WIDTH – INCHES
   TYPE OPENING – SO (SINGLE)
   – DO (DOUBLE)
   HINGE – RA (STANDARD)
   – HO (OFFSET)
   OPENING – INCHES (CLEAR OPENING BETWEEN GATE POSTS)
   EXAMPLES: FE6–120–DO–RA–144
   FE5–120–SO–HO–144
6. CHAIN–LINK FABRIC SHALL BE 11 GAUGE WITH 2" OPENINGS.
7. LINE POSTS SHALL BE SCHEDULE 40 GRADE 50 PIPE.
8. SLATS NOT PERMITTED WITHOUT EOR APPROVAL AND SIGN–OFF.

STEEL POST SCHEDULE

USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS
CORNER–END AND PULL POSTS (TUBULAR ROUNDS)	0' –2 3/8"
LINE POST (TUBULAR) ROUND	0' –1 7/8"

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TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER:
CONDRON, JOANNE

4250 EAST RIVER ROAD
CORTLANDVILLE, NY 13045

NO.	REVISION	DATE	INIT.

PROJECT NUMBERS:
194-6777

SHEET TITLE:
FENCE & GATE DETAILS

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 ½" 1"

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

PROJECT PHASE:
DISCRETIONARY PERMITTING

SCALE:
AS SHOWN

SHEET NO.:
C-402

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Printed: 10/21/2019 12:45 PM

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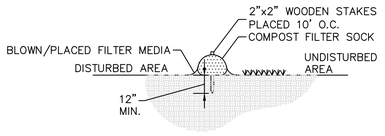
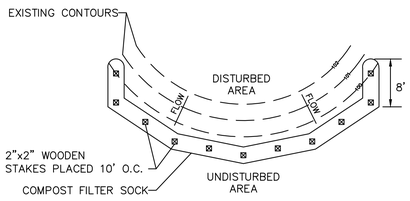


SECTION VIEW



PLAN VIEW

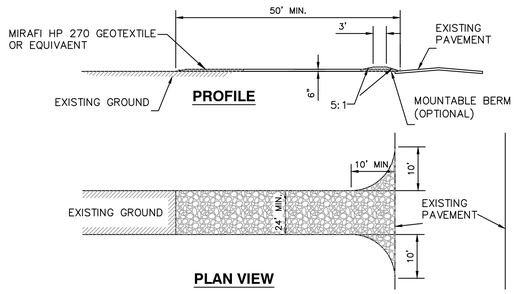
COMPOST FILTER SOCK NOTES:

1. SOCK FABRIC SHALL MEET STANDARDS LISTED IN TABLE 5.1 OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (2016 OR LATEST VERSION). COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2.
2. PLACE COMPOST FILTER SOCK AT EXISTING LEVEL GRADE. EXTEND BOTH ENDS OF THE SOCK AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK.
5. INSPECT SOCKS WEEKLY AND AFTER EACH RUNOFF EVENT. REPAIR DAMAGED SOCKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACE WITHIN 24 HOURS OF INSPECTION.
6. REPLACE BIODEGRADABLE FILTER SOCKS SHALL BE AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. REPLACE POLYPROPYLENE SOCKS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE TRIBUTARY AREA TO THE SOCKS, REMOVE STAKES. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK

DETAIL 1 C-403

SCALE: N.T.S.



PROFILE

PLAN VIEW

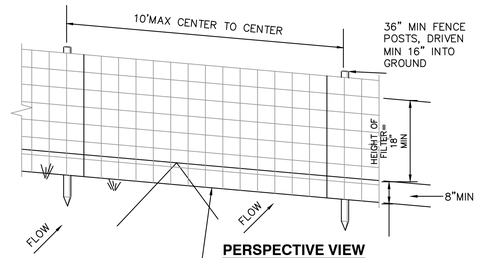
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET (24) FOOT IF SINGLE ENTRANCE TO SITE.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50'.
5. GEOTEXTILE – PLACE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS MUST BE REMOVED IMMEDIATELY.
8. WASHING – CLEAN WHEELS TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PROVIDE WEEKLY INSPECTION AND NEEDED MAINTENANCE.

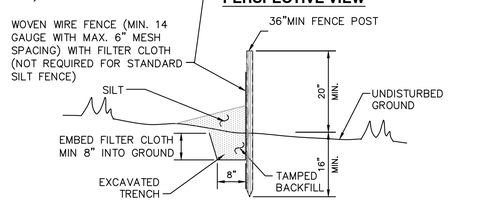
STABILIZED CONSTRUCTION ENTRANCE

DETAIL 2 C-403

SCALE: N.T.S.



PERSPECTIVE VIEW



SECTION

SILT FENCE NOTES:

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, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
4. PERFORM MAINTENANCE AS NEEDED AND REMOVE MATERIALS WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. USE SILT FENCE WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
6. DO NOT USE SILT FENCE WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER AND SOIL CONDITIONS ALLOW FOR PROPER KEYING OF FABRIC, OR OTHER ANCHORAGE, TO PREVENT BLOWOUTS.
7. THE TYPE OF SILT FENCE SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE FOLLOWING TABLE.

SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT)		
		STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2–10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10–20%	10:1 TO 5:1	100/750	150/1000	200/1000
20–33%	5:1 TO 3:1	60/500	80/750	100/1000
33–50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

8. STANDARD SILT FENCE DOES NOT REQUIRE WOVEN WIRE FENCE. SUPER SILT FENCE REQUIRES CHAIN LINK FENCE IN–LIEU OF WOVEN WIRE FENCE AND THE POSTS MUST BE STANDARD CHAIN LINK FENCE POSTS AND BE DRIVEN 3 FEET INTO THE GROUND.

SILT FENCE

DETAIL 3 C-403

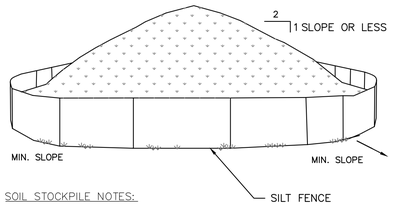
SCALE: N.T.S.

CONCRETE TRUCK WASHOUT AREA DETAIL NOTES:

1. LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATER.
2. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.
3. PROVIDE A GRAVEL ACCESS ROAD TO FACILITY THAT IS SLOPED DOWN TO FACILITY.
4. PLACE SIGNS TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.
5. LINE ALL WASHOUT FACILITIES TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND. USE PLASTIC SHEETING HAVING A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCES EXCEPT AT THE ACCESS POINT.
6. PREFABRICATED WASHOUT FACILITIES CAN BE USED BUT THEY MUST CAPTURE AND CONTAIN CONCRETE WASH AND BE SIMILARLY SIZED AS SHOWN ABOVE AND LOCATED AS NOTED ABOVE.
7. WASH WATER IS ESTIMATED TO BE 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF A PUMP TRUCK AND/OR DISCHARGING DRUM.

MAINTENANCE:

1. ALL FACILITIES MUST BE INSPECTED DAILY.
2. DEACTIVATE DAMAGED OR LEAKING FACILITIES AND REPAIR OR REPLACE IMMEDIATELY.
3. PUMP EXCESS ACCUMULATED RAINWATER OVER HARDENED CONCRETE TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
4. REMOVE ACCUMULATED HARDENED MATERIAL WHEN 75% OF THE STORAGE CAPACITY OF THE FACILITY IS FILLED. PUMP ANY EXCESS WASH WATER INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSE OF OFF–SITE AT A PERMITTED C&D LANDFILL. NO ONSITE DISPOSAL WILL BE ALLOWED.
5. REPLACE THE PLASTIC LINER WITH EACH CLEANING OF THE FACILITY.
6. INSPECT PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON–DESIGNATED AREAS.



SOIL STOCKPILE NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, SURROUND EACH PILE WITH SILT FENCING, THEN STABILIZE WITH VEGETATION OR COVER THE STOCKPILE IF IT REMAINS FOR MORE THAN 7 DAYS.
4. SEE DETAILS FOR INSTALLATION OF SILT FENCE.
5. STOCKPILE HEIGHT SHOULD GENERALLY NOT EXCEED 20 FEET.

TEMPORARY SOIL STOCKPILE

DETAIL 4 C-403

SCALE: N.T.S.

NOT FOR CONSTRUCTION

NEXTera ENERGY RESOURCES

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700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
(914) 256-7644
www.NextEraEnergy.com

TETRA TECH

STAMP:

CORTLANDVILLE I SOLAR & ENERGY STORAGE PROJECT

PROPERTY OWNER: CONDRON, JOANNE

4250 EAST RIVER ROAD CORTLANDVILLE, NY 13045

PROJECT NUMBERS: 194-6777

SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS

SHEET SIZE: ARCH "D" 24" X 36" (610 x 914)

0 ½" 1"

NO.	REVISION	DATE	INIT.

DATE:	10/21/2019
DRAWN BY:	AJF
ENGINEER:	KMG
APPROVED BY:	

PROJECT PHASE: DISCRETIONARY PERMITTING

SCALE: AS SHOWN

SHEET NO.: C-403

Attachment 8 – Decommissioning Plan

Exhibit: Decommissioning Plan

The Norwich DG Solar and Energy Storage Project is designed to last 35 years. At the end of the project's operation, structures and foundations will be removed and the land restored as detailed below. Any Solar and Energy Storage Facility which has reached the end of its useful life or has been abandoned, as provided below, shall be removed by the owner or the operator no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Town of Cortlandville Planning Board by certified mail of the proposed date of discontinued operations and plans for removal.

A portion of the project consists of recyclable materials and the scrap value of the system will help offset removal costs. A financial surety bond will be secured by Fidelity or Travelers and will be set aside in the amount of $535,831 available to the Town of Cortlandville if DG New York CS, LLC are unable to commence with decommissioning activities within a reasonable period of time. A breakdown of this bond is provided in Table 1.

Table 1: Decommissioning Tasks and Estimated Costs

Tasks	Estimated Costs ($)
Remove Racking Wiring	$9,221
Remove Panels	$9,188
Dismantle Racks	$46,313
Remove Electrical Equipment	$6,938
Breakup and Remove Concrete Pads or Ballasts	$5,625
Remove Racks	$29,250
Remove Cable	$24,375
Remove Ground Screws and Power Poles	$51,938
Remove Fence	$18,563
Grading	$15,000
Seed Disturbed Areas	$938
Truck to Recycling Center	$8,438
Current Total	$225,784
Total after 35 years (2.5% annual inflation rate)	$535,831

Decommissioning of the Solar and Energy Storage Facility shall be implemented in accordance with the Decommission Plan process. The Town of Cortlandville Planning Board shall receive a copy of the security document. DG New York CS, LLC will be responsible for all of the decommissioning costs and will list the Town of Norwich as having access to the security in the event decommissioning is required. DG New York CS, LLC will retain ownership of the property owner for the life of the solar energy array and through decommissioning completion.

Installation will be done with minimal permanent alterations to the land. Upon removal, DG New York CS, LLC will restore the project site to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. During the decommissioning, DG New York CS, LLC will use appropriate temporary construction-related erosion and sediment control best management practices (BMP).

Much of the material in a project is recyclable; including glass, semiconductor material, steel, aluminum, copper and plastics. The scrap value of the system will offset the removal cost. When the project has reached the end of its operational life, the components and parts will be dismantled and recycled as described below.

Decommissioning requirements:

DG New York CS, LLC shall:

1. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
2. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
3. Work with utility to disconnect solar array and Energy Storage System from power grid.
4. Remove transformer, inverters switch gear, power poles and fencing.
5. Break up concrete foundations and recycle materials.
6. Remove modules, DC wiring, junction boxes and steel racking.
7. Pull AC wiring from underground conduits.
8. Excavate and remove any conduit buried less than 3’ deep.
9. Reclaim gravel from access road.
10. Re-grade area to an approximation of the original contours.
11. Reseed and mulch distributed areas using a seed mix of low growing, native grasses or allow farm owner to re-seed.
12. Recycle gravel, concrete, rebar, fencing, steel piers, steel racking, solar modules, copper and aluminum wiring, inverters, disconnects, switchgear and transformer.

The project site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There will be limited grading done to build the project, so limited grading will be required to restore the land to its original condition. Any soil removed for construction purposes will be relocated on the site or used for landscaping after construction is complete.