

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-87.00-01-08.100**

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 - 01 - 08 100  
(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): Douglas J. Christofferson

Date of acquisition: Portion of parcel is being leased.

Address: Riley 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? \_\_\_\_\_

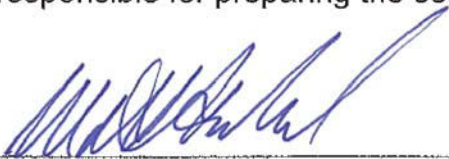
6. Does Site Plan conform to county land use plan? Yes If not why? \_\_\_\_\_

7. School District: McGraw

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)

## 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 Douglas J Christofferson Phone 607-345-4921  
Address 4003 Carr Hill Road, Cortland, NY 13045

**PROPERTY INFORMATION**

Location of property Riley Road  
Tax Map No. of Parcel 87.00-01-08.100

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION Portion of parcel to be leased

IS PROPERTY IN FLOOD PLAIN? YES  NO

ZONING DISTRICT Agriculture (AG)

PROJECT DISCRPTION 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 Douglas J. Christofferson

Phone 607-345-4921

Address 4003 Carr Hill Road, Cortland, NY 13045

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

**PROPERTY INFORMATION**

Location of property Riley Road

Tax Map No. of Parcel 87.00-01-08.100

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION                      Portion of parcel to be leased

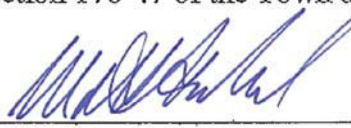
IS PROPERTY IN FLOOD PLAIN?            YES   X   NO

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 \_\_\_\_\_

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Address \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_ Fax \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_ Fax \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Attachment 4 - Description of Proposed Use



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

**Description of Proposed Use**

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**Cortlandville III DG Solar and Energy Storage Project Description – Parcel Identification Number (PIN): Crtv-87.00-01-08.100**

**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 III 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 a parcel containing approximately 163.8 acres. The Project will be located near the intersection of Carr Hill Road and Greenwood Road. The geographic coordinates of the center of the site are approximately 42.602500°/-76.135887°.

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.<sup>1</sup> 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 approximately 36.6 acres of the roughly 163.8 -acre parcel. It will be located west of Carr Hill Road, southeast of Riley Road, and northwest of Greenwood Road.

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 Carr Hill 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 within the Town of Cortlandville. The proposed Project site is located on a parcel recorded as agricultural in its tax records and is zoned as part of the agricultural district.

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<sup>1</sup> 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 all agriculturally zoned parcels. However, beyond Interstate 81, parcels are zoned as industrial (I-2) and business (B-3).

## **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 two concrete equipment pads 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 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 west side of Carr Hill 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 parcels or the roadways.
- **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 west side of Carr Hill 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 on 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 21<sup>st</sup> 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 - Environmental Assessment Form



**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: DG New York CS, LLC - Cortlandville III DG Solar and Energy Storage		
Project Location (describe, and attach a general location map): North of I-81 N, West of Carr Hill Road, and East of Riley Road in 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): Douglas Christofferson		Telephone: 607-345-4921
		E-Mail:
Address: 4003 Carr Hill Road		
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conditional Permit, Aquifer Prot District Special Permit, Site Plan Review/Approval, zoning referral	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Same	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town may refer Site Plan to other local officials for review	
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Undetermined	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES General Construction Permit NOI, others undetermined	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? \_\_\_\_\_ 70 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 37 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 165 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

i. Total number of structures 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?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

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 to the extent practicable. 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:

See Attachment F.3.

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):  
 N/A

---

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 N/A

---

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 \_\_\_\_\_ 3 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 70 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<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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 from Carr Hill Road to various parts of the solar facility for maintenance.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 a.m. - 7 p.m.</u></li> <li>• Saturday: <u>7 a.m. - 7 p.m.</u></li> <li>• Sunday: <u>9 a.m. - 7 p.m.</u></li> <li>• Holidays: <u>None</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
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: Approximately 7.2 acres of trees will be removed to accommodate the project. However, natural forested barriers will remain to the east, north, and west of the project area.

---

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 and some forested land and is surrounded by similar land. A few residences exist east of the site along Carr Hill Road.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	3.0	+3.0
• Forested	12	4.8	-7.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.1	30.3	+30.2
• Agricultural (includes active orchards, field, greenhouse etc.)	47.9	21.9	-26.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.9	0.9	0.0
• Wetlands (freshwater or tidal)	9.1	9.1	0.0
• 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:

Willdin channery silt loam, 3-8% sl	_____	22 %
Mardin channery silt loam, 2-8% sl	_____	21 %
Volusia channery silt loam, 2-8% sl	_____	13 %

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

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	26 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	56 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	18 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	60 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	25 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	15 % 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: Cortland-Homer Preble SSA (per NYSDEC Environmental Resource Mapper)

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">white-tailed deer</td> <td style="border: none;">American toad</td> <td style="border: none;">opossum</td> </tr> <tr> <td style="border: none;">common garter snake</td> <td style="border: none;">eastern gray squirrel</td> <td style="border: none;">eastern coyote</td> </tr> <tr> <td style="border: none;">raccoon</td> <td style="border: none;">red-tailed hawk</td> <td></td> </tr> </table>	white-tailed deer	American toad	opossum	common garter snake	eastern gray squirrel	eastern coyote	raccoon	red-tailed hawk		
white-tailed deer	American toad	opossum								
common garter snake	eastern gray squirrel	eastern coyote								
raccoon	red-tailed hawk									
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>See Attachment F.7</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>See Attachment F.7</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Seasonal deer and other hunting possibly conducted on nearby forested properties. Not confirmed.</p>										
<b>E.3. Designated Public Resources On or Near Project Site</b>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: <u>CORT001</u></p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? <u>66 ac</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>USDA Web Soil Survey</u></p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>See Attachment F.8.</u>	
<i>iii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): <u>See Attachment F.8.</u>	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>North Country Trail</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>National Scenic Trail</u>	
<i>iii.</i> Distance between project and resource: _____ <u>3-5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

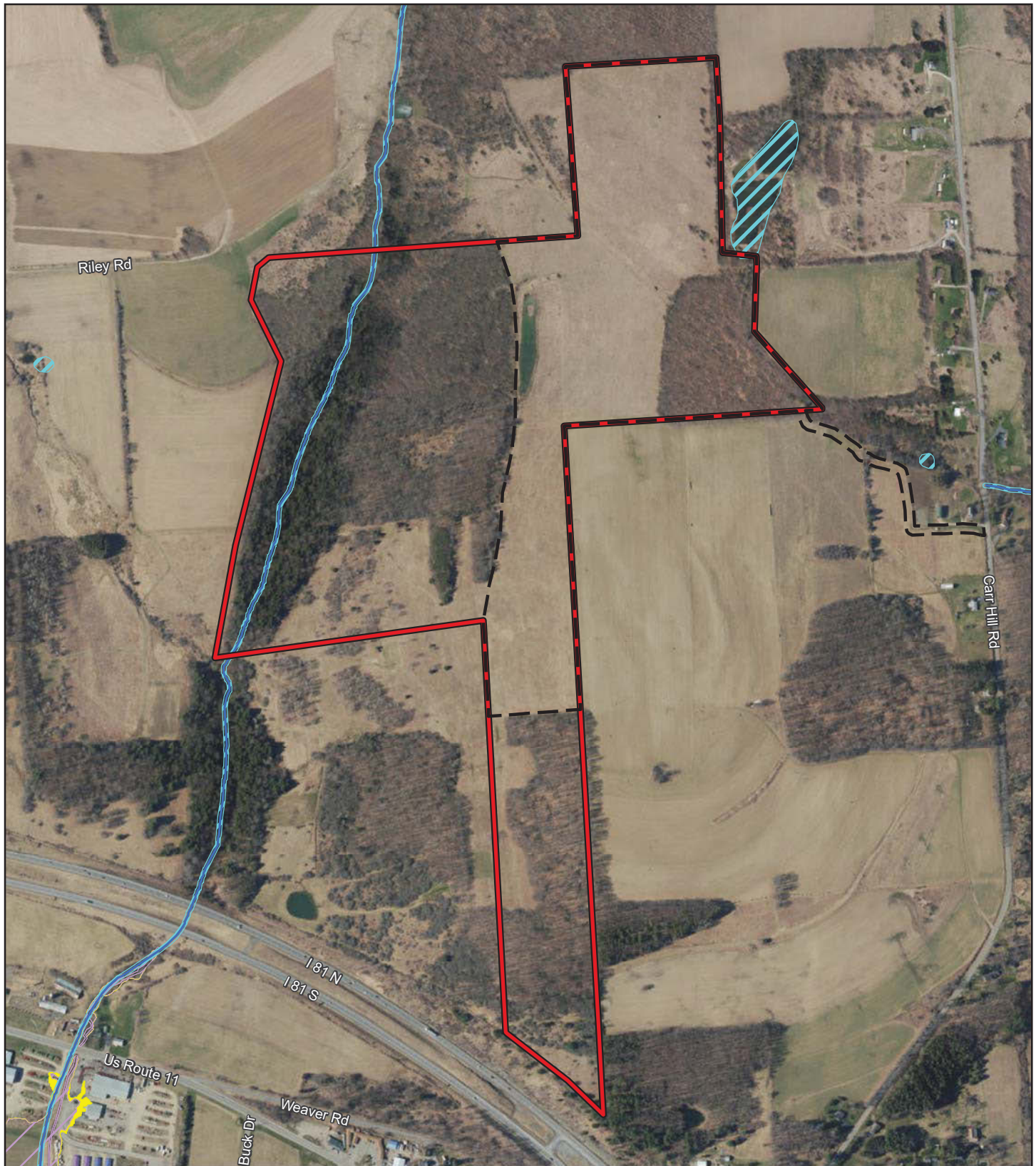
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matthew S. Handel Date 10/22/19







Signature  Title Vice President

## **Section F. Additional Information**

## **Attachment F.1 Project Figures**

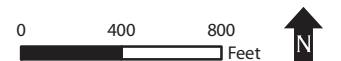


**KEY:**

-  Property Parcel Boundary
-  Project Area
-  Stream/River (NHD)
-  Wetland (NWI)
-  100-Year Flood Zone (Zone AE)
-  500-Year Flood Zone (Zone X)



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







LOCATION MAP  
SCALE 1"=1000'

<p><b>PROJECT DEVELOPER</b> DS NEW YORK CS, LLC 700 UNIVERSE BLVD A1A/B JUNO BEACH, FL 33408 (914) 286-7644</p>	<p><b>PROJECT SCOPE</b> 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.</p>
<p><b>CIVIL ENGINEER</b> TETRA TECH ENGINEERING CORPORATION PC 303 ROCHESTER, NEW YORK 14624 (855) 417-4009</p>	<p><b>APPLICABLE CODES &amp; STANDARDS</b></p> <ul style="list-style-type: none"> <li>NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)</li> <li>NFPA 885 REFERENCE ONLY</li> <li>INTERNATIONAL BUILDING CODE (IBC) AND NEW YORK AMENDMENTS</li> <li>2015 INTERNATIONAL FIRE CODE (IFC) AND NEW YORK AMENDMENTS</li> <li>2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL</li> </ul>

# CORTLANDVILLE 3 SOLAR & ENERGY STORAGE PROJECT

CARR HILL ROAD  
CORTLAND, NEW YORK 13045

## DISCRETIONARY PERMITTING

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL TITLE SHEET
C-101	EXISTING CONDITIONS
C-201	SITE PLAN
C-301	SITE DETAILS
C-402	FENCE & GATE DETAILS
C-403	EROSION & SEDIMENT CONTROL DETAILS

PROJECT SUMMARY	
PARCEL NUMBER	87.00-01-08.100
PARCEL ACREAGE	165.2 AC
ZONING CLASSIFICATION	AR - AGRICULTURAL RESIDENTIAL
FRONT SETBACK	50 FT
REAR SETBACK	50 FT
SIDE SETBACK	50 FT
PROJECT AREA	36.60 ACRES
LATITUDE/LONGITUDE	42.60737/-76.1281°
SYSTEM SIZE (DC)	7.50 MW
SYSTEM SIZE (AC)	5.00 MW
MODULE	JINKO SOLAR JA670M72LV
SERIES OF STRINGS	26-MODULE STRINGS
INVERTER	POWER ELECTRONICS - FREEMAX FP3000K
TRANSFORMER	TBD
BATTERY STORAGE	5.0 MW AC/15MWH

CIVIL INFORMATION	
ROAD LENGTH	5.888 FT
FENCE LENGTH	6.735 FT

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

**NOT FOR CONSTRUCTION**

GSSTAMP FROM SHEET SET R1.014

1 2 3 4 5 6

700 UNIVERSE BLVD  
 JUNO BEACH, FL 33408  
 (914) 286-7644  
 www.nexteraenergy.com

TETRA TECH  
 ENGINEERING CORPORATION  
 303 ROCHESTER, NEW YORK 14624  
 (855) 417-4009

STAMP:

CORTLANDVILLE 3  
 SOLAR & ENERGY  
 STORAGE  
 CARR HILL ROAD  
 CORTLAND, NY 13045

PROJECT NUMBERS: 194-6777

SHEET TITLE: CIVIL TITLE SHEET

SHEET SIZE: ARCH 'D'  
 24" X 36" (610 X 914)  
 0 3/4" ±

THIS DRAWING IS THE PROPERTY OF TETRA TECH ENGINEERING CORPORATION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TETRA TECH ENGINEERING CORPORATION. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

NO.	REVISION	DATE	INIT
1	PERMITTING	10/21/2019	KMG

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

PROJECT PHASE: DISCRETIONARY PERMITTING  
 SCALE: AS SHOWN

SHEET NO.: C-001

NO.	REVISION	DATE	INIT.

DATE: 10/21/2019  
 DRAWN BY: RMD  
 ENGINEER: RMD  
 APPROVED BY: RMD

PROJECT PHASE: DISCRETIONARY PERMITTING  
 SCALE: AS SHOWN

SHEET NO.: C-101

**LEGEND**

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLES
- DELINEATED WETLANDS
- TREE LINE
- ZONING SETBACKS/CONSTRAINTS

**GENERAL NOTES:**

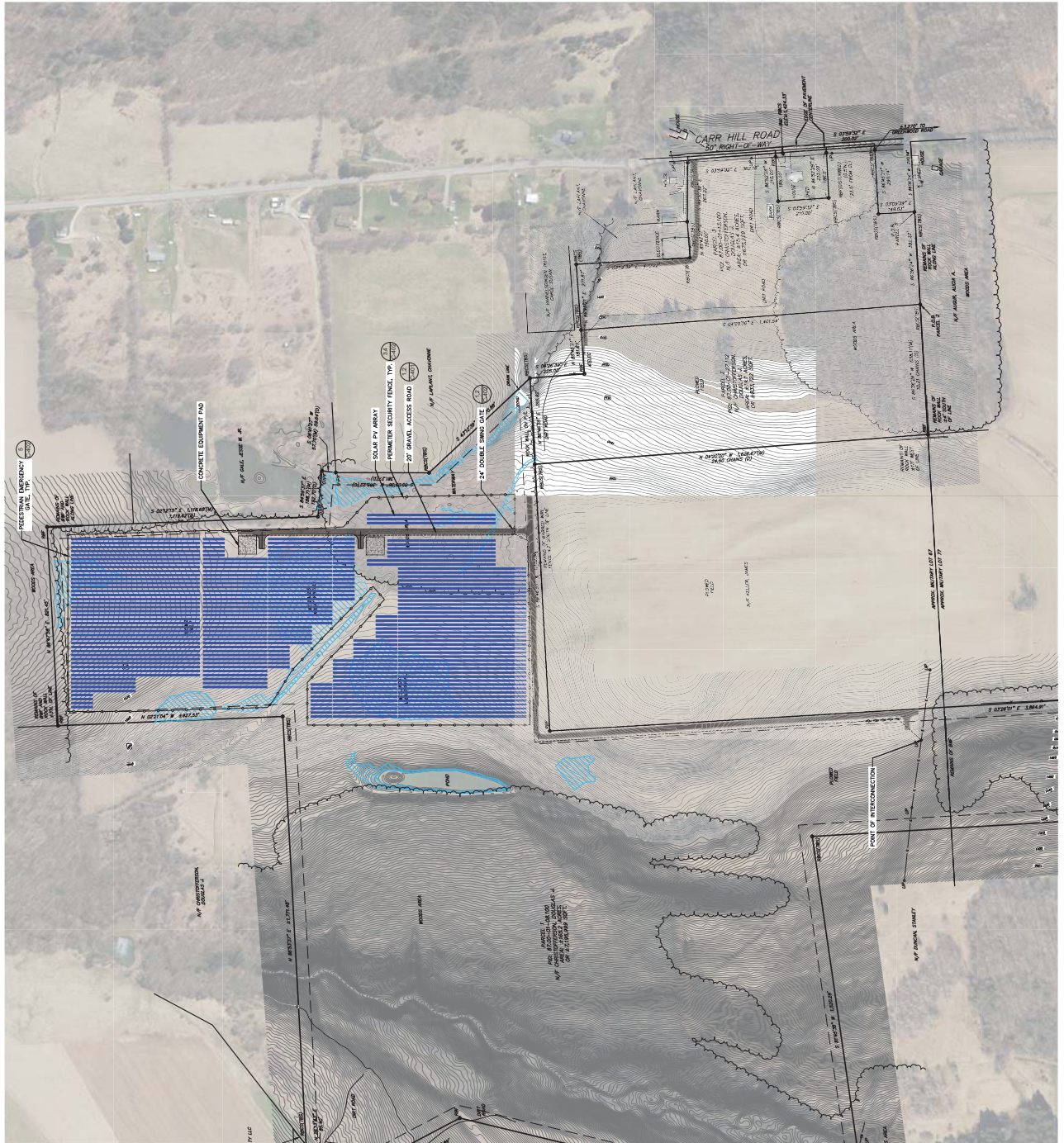
- EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY BY SCHWEZLER LAND SURVEYING, LLC, DATED SEPTEMBER 20, 2019.
- TOPOGRAPHIC FEATURES HAVE BEEN PROVIDED BY DUDEK ON SEPTEMBER 20, 2019. ACCURACY OF SUCH DATA NOT PROVIDED.
- THIS DATA IS REFERENCED HORIZONTALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) (2011), NY CENTRAL ZONE, US FOOT, REFERENCED TO GRID 12A.
- FIELD SURVEY PERFORMED ON SEPTEMBER 11, 2019 BY SCHWEZLER LAND SURVEYING, LLC.
- TREE LINES SHOWN HEREON ARE APPROXIMATE. SOURCE: GOOGLE EARTH.
- DELINEATED WETLANDS DATA WAS OBTAINED BY DUDEK ON SEPTEMBER 20, 2019.

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

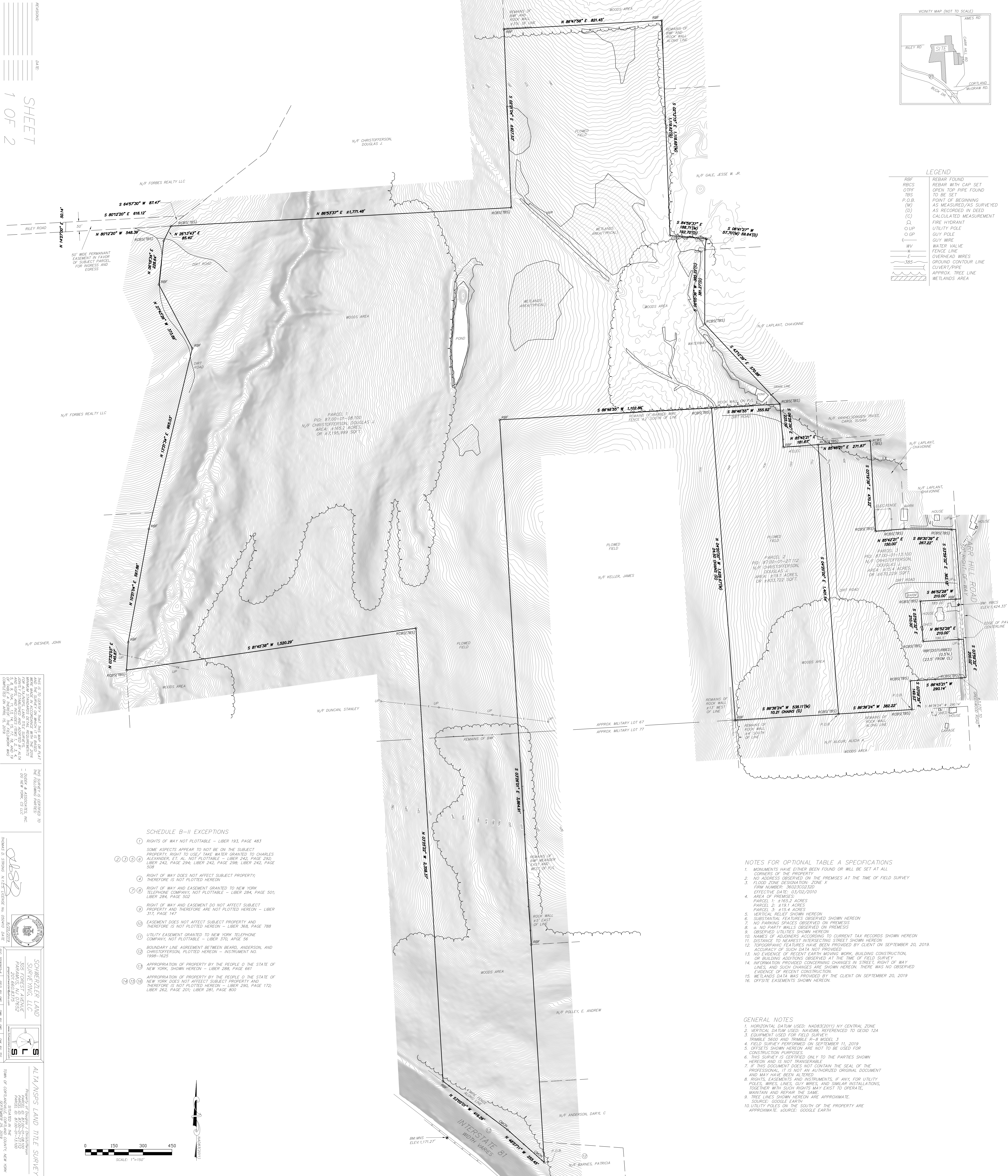
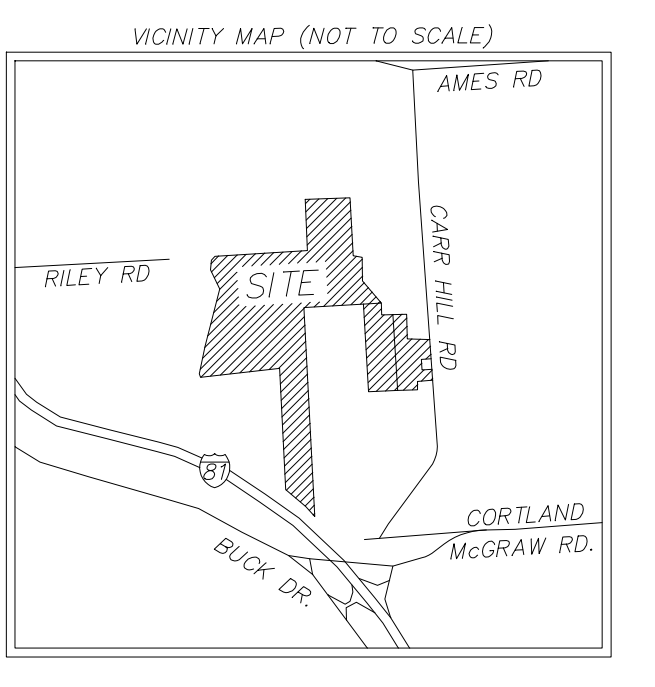
**NOT FOR CONSTRUCTION**

SCALE IN FEET  
 0 200 400





Attachment 6 - ALTA drawing



**LEGEND**

RFB	REBAR FOUND
RFB(S)	REBAR WITH CAP SET
OTDF	OPEN TOP PIPE FOUND
TBS	TO BE SET
P.O.B.	POINT OF BEGINNING
(M)	AS MEASURED AS SURVEYED
(D)	AS RECORDED IN DEED
(C)	CALCULATED MEASUREMENT
⊙	FIRE HYDRANT
⊙	UTILITY POLE
○	GUY POLE
—	GUY WIRE
WV	WATER VALVE
—	FENCE LINE
—	OVERHEAD WIRES
—	GROUND CONTOUR LINE
—	CUVERT/PIPE
—	APPROX. TREE LINE
—	METLANDS AREA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN WAS MADE IN ACCORDANCE WITH THE 2019 EASEMENT ACT AND THE SURVEYING AND MAPPING ACT, AND THAT THE SURVEYOR HAS COMPLETED ON APRIL 15, 2019.

THE SURVEY IS CERTIFIED TO BE ACCURATE AND CORRECT TO THE FOLLOWING STANDARDS:  
— DISTANCE & ANGLE: NAD 83  
— AREA: NAD 83  
— VERTICAL: NAVD 83

THOMAS B. STRONG, N.Y.S. LICENSE NO. 004470, DATE 5/22/2019

SCHWARTZ LAND SURVEYING, LLC  
354 FOREST AVENUE  
PARMA, NY 11765

ALTA/NRPS LAND TITLE SURVEY  
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**SCHEDULE B-II EXCEPTIONS**

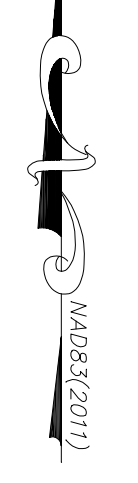
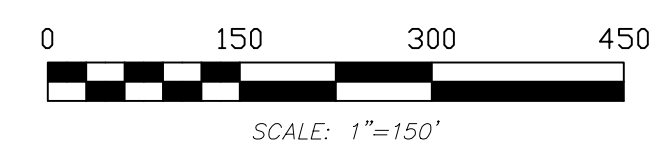
- RIGHTS OF WAY NOT PLOTTABLE - LIBER 193, PAGE 483
- SOME ASPECTS APPEAR TO NOT BE ON THE SUBJECT PROPERTY. RIGHT TO USE/TAKE WATER GRANTED TO CHARLES ALEXANDER, ET AL. NOT PLOTTABLE - LIBER 242, PAGE 292; LIBER 242, PAGE 294; LIBER 242, PAGE 298; LIBER 242, PAGE 308
- RIGHT OF WAY DOES NOT AFFECT SUBJECT PROPERTY; THEREFORE IS NOT PLOTTED HEREON
- RIGHT OF WAY AND EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY, NOT PLOTTABLE - LIBER 284, PAGE 501; LIBER 284, PAGE 502
- RIGHT OF WAY AND EASEMENT DO NOT AFFECT SUBJECT PROPERTY AND THEREFORE ARE NOT PLOTTED HEREON - LIBER 317, PAGE 147
- EASEMENT DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED HEREON - LIBER 368, PAGE 788
- UTILITY EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY, NOT PLOTTABLE - LIBER 370, PAGE 56
- BOUNDARY LINE AGREEMENT BETWEEN BEARD, ANDERSON, AND CHRISTOPHERSON, PLOTTED HEREON - INSTRUMENT NO. 1998-1625
- APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK, SHOWN HEREON - LIBER 285, PAGE 661
- APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED HEREON - LIBER 290, PAGE 172; LIBER 262, PAGE 201; LIBER 281, PAGE 800

**NOTES FOR OPTIONAL TABLE A SPECIFICATIONS**

- MONUMENTS HAVE EITHER BEEN FOUND OR WILL BE SET AT ALL CORNERS OF THE PROPERTY
- NO ADDRESS OBSERVED ON THE PREMISES AT THE TIME OF FIELD SURVEY
- FLOOD ZONE DESIGNATION: ZONE X  
FIRM NUMBER: 36023C02320  
EFFECTIVE DATE: 03/02/2010
- AREA OF PREMISES:  
PARCEL 1: ±168.2 ACRES  
PARCEL 2: ±118.1 ACRES  
PARCEL 3: ±15.4 ACRES
- VERTICAL RELIEF SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON
- NO PARKING SPACES OBSERVED ON PREMISES
- NO ADJUTANT WALLS OBSERVED ON PREMISES
- OBSERVED UTILITIES SHOWN HEREON
- NAMES OF ADJOINERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON
- DISTANCE TO NEAREST INTERESTING STREET SHOWN HEREON
- TOPOGRAPHIC FEATURES HAVE BEEN PROVIDED BY CLIENT ON SEPTEMBER 20, 2019. ACCURACY OF SUCH DATA NOT PROVIDED
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD SURVEY
- INFORMATION PROVIDED CONCERNING CHANGES IN STREET RIGHT OF WAY LINES, AND SUCH CHANGES ARE SHOWN HEREON. THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION
- METLANDS DATA WAS PROVIDED BY THE CLIENT ON SEPTEMBER 20, 2019
- OFFSITE EASEMENTS SHOWN HEREON

**GENERAL NOTES**

- HORIZONTAL DATUM USED: NAD83(2011) NY CENTRAL ZONE
- VERTICAL DATUM USED: NAVD83 REFERENCED TO GEOID 12A
- EQUIPMENT USED FOR FIELD SURVEY:  
TRIMBLE 5600 AND TRIMBLE R-8 MODEL 3
- FIELD SURVEY PERFORMED ON SEPTEMBER 11, 2019
- OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES
- THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE
- IF THIS DOCUMENT DOES NOT CONTAIN THE SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED
- 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
- TREE LINES SHOWN HEREON ARE APPROXIMATE. SOURCE: GOOGLE EARTH
- UTILITY POLES ON THE SOUTH OF THE PROPERTY ARE APPROXIMATE. SOURCE: GOOGLE EARTH



LEGAL DESCRIPTION  
CHICAGO TITLE INSURANCE COMPANY  
TITLE NO.: 1917-2684NCS  
EFFECTIVE DATE: AUGUST 7, 2019  
SCHEDULE A DESCRIPTION

Parcel I (SBL No. 87-1-13.1)

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 Military Lot No. 67, viz: Twenty-five acres of land the same being the eastern part of the farm known as the William Olds farm located on the west side of the road leading north from the main road leading from Cortland to McGraw, said twenty-five acres to include the buildings and orchard now thereon and to be bounded as follows: Beginning in the center of the road on William Johnson's (former owner) south line, and running westerly 10.23 chains to a stake; thence southerly 24.50 chains to the lands formerly of L.C. Greenwood; thence easterly 10.21 chains to the center of road; thence northerly as the highway runs to place of beginning.

EXCEPTING from the above described premises the land described in conveyances as follows:  
About 1 acre of land conveyed by Burton W. Northrup to Karel Horak and wife by deed dated and recorded May 15, 1957 in the Cortland County Clerk's Office in Liber 250 of Deeds at page 204; About 1 acre of land conveyed by Fred W. Van Helsdingen and wife to Hans L. Kolster and wife by deed dated May 1, 1963 and recorded June 27, 1963 in the Cortland County Clerk's Office in Liber 287 of Deeds at page 748; and About 3 acres of land conveyed by Fred W. Van Helsdingen and wife to Ludo Van Helsdingen and wife by deed dated February 2, 1965 and recorded February 8, 1965 in the Cortland County Clerk's Office in Liber 296 of Deeds at page 929.

ALSO EXCEPTING from the above described premises:  
All that tract or parcel of land conveyed by Deed made by Douglas J. Christofferson to Brian L. Perkins and Melanie J. Perkins dated July 22, 1980 and recorded in the Cortland County Clerk's Office on July 23, 1980 in Liber 366 of Deeds at page 109; and All that tract or parcel of land conveyed by Deed made by Douglas J. Christofferson and Sandra L. Christofferson to James A. LaPlant and Chavonne LaPlant dated February 12, 1997 and recorded in the Cortland County Clerk's Office on February 13, 1997 as Instrument No. 1997 643.

Parcel II (SBL No. 87-1-27.112)  
ALL THAT TRACT OR PARCEL OF LAND situate on the westerly side of Carr Hill Road, in Lot #67 of the Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows: BEGINNING at a point on the south line of a parcel of land deeded to the Grantor as recorded in the Cortland County Clerk's Office in Liber 355 of Deeds at page 856, said point being located N-81°-30'-W a distance of 673.65 feet from the centerline of Carr Hill Road and said point of beginning also being the northwest corner of VanHelsdingen (R.O.); thence running S-08°-32'-W along the west line of said VanHelsdingen (R.O.) and also the west line of the Grantees, a distance of 1633.89 feet to a point on the south line of Lot #67; thence running N-80°-30'-W along said lot line a distance of 539.71 feet to a point; thence running N-08°-25'-E across lands of the Grantor a distance of 1624.47 feet to a point on the south line of a parcel deeded to the Grantor as recorded in the Cortland County Clerk's Office in Liber 341 of Deeds at page 710; thence running S-81°-30'-E along the south line of the above mentioned Parcel and also the south line of the previously mentioned parcel filed in Liber 355 of Deeds at page 856, a distance of 542.94 feet to the place of beginning

Parcel III (SBL Nos. 87-1-4.2 and 87-1-8.1)  
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows: BEGINNING at a point in the north line of Interstate Route 81, said point being a southeast corner of Margery B. Alexander (R.O.-242/294) lying north of Interstate Route 81, said point also being a southwest corner of lands (now or formerly) of White (R.O.-311/142 and 144); thence running the following two courses and distances along Interstate Route 81: N-34°-17'-W 255.45 feet to a State highway right of way monument, N-38°-59'-W 419.26 feet to a point marked by a set iron pin; thence N-10°-40'-E through lands of Alexander (R.O.-242/294) a distance of 2358.37 feet to a point marked by a set iron pin; thence N-84°-09'-W through lands of Alexander a distance of 1520.29 feet to a point marked by a set iron pin; thence N-17°-14'-E a distance of 145.41 feet to a point marked by a set iron pin; thence N-24°-26°-30'-E a distance of 597.86 feet to a point marked by a set iron pin; thence N-27°-37'-E a distance of 965.03 feet to a set iron pin; thence N-13°-38'-W a distance of 373.89 feet to a set iron pin; thence N-20°-24'-E a distance of 228.64 feet to a set iron pin located in the south line of Riley Road extended; thence the following seven courses through lands of David C. Alexander (R.O.-356/17): (1) N-64°-57°-30'-E 671.82 feet to a point marked by a set iron pin, (2) N-41°-09'-E 391.32 feet to a point marked by a set iron pin, (3) N-22°-07°-40'-E 824.80 feet to a point marked by a set iron pin, (4) N-41°-12'-E 218.64 feet to a set iron pin, (5) N-64°-50°-W 305.19 feet to a point marked by a set iron pin, (6) N-69°-36°-W 545.99 feet to a point marked by a set iron pin, and (7) N-54°-20°-W 639.53 feet to a point in the boundary line between lands of David C. Alexander (R.O.-356/17) and Margery B. Alexander (R.O.-339/360); thence N-14°-51'-E along said boundary line a distance of 298.70 feet to an existing iron pin, said point also being a northwest corner of lands of David C. Alexander and a south boundary of Cotton Hanlon Inc. (R.O.-310/16); thence S-82°-36°-E along the boundary between David C. Alexander and Cotton Hanlon Inc. a distance of 2154.24 feet to a point marked by an existing iron pin, said point also being a northeast corner of lands conveyed to David C. Alexander; thence S-09°-41'-W a distance of 1573.89 feet to an existing iron pin; thence S-79°-32°-25°-E along lands of Zogg (R.O.-537/251) a distance of 821.36 feet to a point marked by an existing iron pin; thence S-11°-31°-W along lands of Gilbert (R.O.-364/1038) a distance of 1119.62 feet to a point marked by an existing iron pin; thence S-71°-22°-E a distance of 192.70 feet to a point marked by an existing iron pin; thence S-17°-01°-W a distance of 59.64 feet to an existing iron pin; thence S-80°-14°-E a distance of 948.80 feet to a point marked by an existing iron pin, said point also being a northwest corner of Barry (R.O.-503/121); thence S-09°-35°-30°-W along said Barry and Leonard (R.O.-312/388) a distance of 823.78 feet to a point marked by an existing iron pin set in the southwest corner of said Leonard and in the north line of Van Helsdingen (R.O.-376/335); thence N-80°-14°-W along said Van Helsdingen, Christofferson (R.O.-397/236) and Bean (R.O.-397/162) for a total distance of 2070.66 feet to a point marked by a set iron pin; thence S-10°-40°-W along lands of Bean (R.O.-397/162 and 340/927), Greenwood (R.O.-272/580), Anderson (R.O.-564/245) and now or formerly White a distance of 3864.91 feet to the point and place of beginning. Together with a permanent easement for ingress and egress over a 50 foot right of way, being bounded and described as follows: COMMENCING at a point in the north line of Riley Road, said point being the southeast corner of lands of Alexander (R.O.-339/360) and a southwest corner of lands conveyed to David C. Alexander (356/17); thence running S-80°-12°-20°-E a distance of 616.12 feet to a point in the west line of a parcel being conveyed to Douglas J. and Sandra L. Christofferson; thence S-64°-57°-30°-W a distance of 87.47 feet to a point in the south line of the prolongation of Riley Road; thence N-80°-12°-20°-W a distance of 548.39 feet to a point in the southeast corner of Riley Road as it existed this date; thence N-14°-27°-E a distance of 50.14 feet to the point and place of beginning.

Together with a right of way running with the land aforesaid and being 25 feet in width from the east line of the 59.37 acre parcel to Carr Hill Road over the existing roadway. The right of way is subject to the condition that the grantors, their heirs and assigns shall have the privilege of relocating the right of way away from their existing buildings to another location of their choice connecting the said Carr Hill Road and the 59.37 acre premises.

NOTE: The above right of way benefits SBL No. 87-1-8.1.  
Excepting from Parcels II and III, all that tract or parcel of land conveyed by Deed made by Douglas J. Christofferson and Sandra L. Christofferson to James A. LaPlant and Chavonne LaPlant dated February 12, 1997 and recorded in the Cortland County Clerk's Office on February 13, 1997 as Instrument No. 1997 643.

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, being bounded and described as follows: BEGINNING at a point in the north line of Interstate Route 81, said point being the southwest corner of Patricia Barnes, said point being also the corner of a boundary line agreement recorded in Instrument No. 1998-1625, and marked by a concret monument; and running thence

1. along said line of Interstate 81 N 48°27'11" W a distance of 255.45' to a concrete monument; thence
2. along the same N 53°05'01" W a distance of 419.26' to a point marked by an iron rebar; thence
3. leaving said line of Interstate 81 N 03°25'22" W a distance of 2,358.37' to a point; thence
4. S 81°45'38" W a distance of 1,520.29' to a point; thence
5. N 03°32'03" E a distance of 145.87' to a point marked by an iron rebar; thence
6. N 10°21'04" E a distance of 597.86' to a point marked by an iron rebar; thence
7. N 13°31'34" E a distance of 965.03' to a point marked by an iron rebar; thence
8. N 27°43'26" W a distance of 373.89' to a point marked by an iron rebar; thence
9. N 06°18'34" E a distance of 228.64' to a point; thence
10. N 26°13'43" E a distance of 85.40' to a point; thence
11. N 86°53'37" E a distance of ±1,771.48' to a point; thence
12. S 02°21'04" E a distance of ±927.53' to a point marked by an iron rebar; thence
13. N 86°47'58" E a distance of 821.45' to a point marked by an iron rebar; thence
14. Along remains of a barbed wire fence and rock wall S 02°12'15" E a distance of 1,118.68' to a point marked by an iron pipe; thence
15. S 84°59'37" E a distance of 188.71' to a point marked by an iron pipe; thence
16. S 06°41'27" W a distance of 57.70' to a point marked by an iron pipe; thence
17. S 00°05'36" W a distance of 385.22' to a point; thence
18. S 43°12'39" E a distance of 570.88' to a point; thence
19. S 86°46'55" W a distance of 1,102.86' to a point marked by an iron rebar; thence
20. S 03°26'01" E a distance of 3,864.91' to a point and TRUE PLACE OF BEGINNING.

Together with a permanent easement for ingress and egress over a 50 foot right of way, being bounded and described as follows: COMMENCING at a point in the north line of Riley Road, said point being the southeast corner of lands of Alexander (R.O.-339/360) and a southwest corner of lands conveyed to David C. Alexander (356/17); thence running S-80°-12°-20°-E a distance of 616.12 feet to a point in the west line of the parcel herein described; thence S-64°-57°-30°-W a distance of 87.47 feet to a point in the south line of the prolongation of Riley Road; thence N-80°-12°-20°-W a distance of 548.39 feet to a point in the southeast corner of Riley Road as it existed this date; thence N-14°-27°-E a distance of 50.14 feet to the point and place of beginning.

Together with a right of way running with the land aforesaid and being 25 feet in width from the east line of the 59.37 acre parcel to Carr Hill Road over the existing roadway. The right of way is subject to the condition that the grantors, their heirs and assigns shall have the privilege of relocating the right of way away from their existing buildings to another location of their choice connecting the said Carr Hill Road and the 59.37 acre premises.

PARCEL 2:  
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 Military Lot No. 67, viz: being a portion of the eastern part of the farm known as the William Olds farm located on the west side of Carr Hill Road, beginning at a point on the north boundary line of Military Lot 77 and the south boundary line of Military Lot 67, said point being distant ±672.35' from the centerline of Carr Hill Road, as measured along said boundary of Military Lots 67 and 77; and running thence

1. S 86°36'24" W a distance of 538.11' to a point; thence
2. N 04°20'00" W a distance of 1,626.67' to a point; thence
3. S 86°46'55" W a distance of 355.92' to a point; thence
4. S 04°26'39" E a distance of 225.00' to a point; thence
5. N 85°45'21" E a distance of 181.67' to a point; thence
6. S 04°20'00" E a distance of 1,401.54' to a point and TRUE PLACE OF BEGINNING.

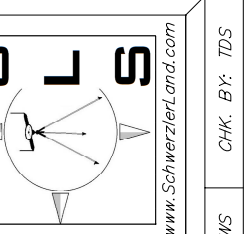
PARCEL 3:

ALL THAT TRACT OR PARCEL OF LAND situate on the westerly side of Carr Hill Road, in Lot #67 of the Town of Cortlandville, County of Cortland and State of New York, being bounded and described as follows:

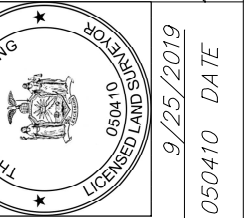
BEGINNING at a point on the north boundary line of Military Lot 77 and the south boundary line of Military Lot 67, said point being distant ±290.14' from the centerline of Carr Hill Road, as measured along said boundary of Military Lots 67 and 77; and running thence

1. S 86°36'24" W a distance of 382.22' to a point; thence
2. N 04°20'00" W a distance of 1,401.54' to a point; thence
3. N 85°45'21" E a distance of 271.87' to a point; thence
4. S 03°19'39" E a distance of 470.22' to a point; thence
5. N 85°42'21" E a distance of 150.00' to a point; thence
6. S 89°30'39" E a distance of 267.22' to a point in the centerline of Carr Hill Road; thence
7. along said centerline S 03°59'32" E a distance of 362.18' to a point; thence
8. leaving said centerline, S 86°52'28" W at 25.00' pass an iron rebar, for a total distance of 210.00' to a point; thence
9. S 03°59'32" E a distance of 210.00' to a point; thence
10. N 86°52'28" E a distance of 210.00' to a point in aforementioned centerline of Carr Hill Road; thence
11. along said centerline S 03°59'32" E a distance of 200.02' to a point; thence
12. leaving said centerline S 86°45'21" W a distance of 290.14' to a point; thence
13. S 03°09'39" E a distance of 149.03' to a point and TRUE PLACE OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY  
Property of Douglas J. Christofferson  
PARCEL ID: 87-00-01-27.112  
PARCEL ID: 87-00-01-13.100  
SITUAED IN THE  
TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK  
SEPTEMBER 25, 2019



SCHWEZLER LAND SURVEYING, LLC  
305 FOREST AVENUE  
PARAMUS, NJ 07652  
201.660.8325  
www.schwezlerland.com



THOMAS D. STRONG, N.Y.S. LICENSE No. 050410, DATE 9/29/2019

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:  
- DUDEK & ASSOCIATES, INC.  
- DG NEW YORK, CS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 EDITION OF THE PROFESSIONAL SURVEYING AND MAPPING ACT AND THE REGULATIONS THEREOF, AND THAT THE SURVEYING AND MAPPING WERE COMPLETED ON APRIL 15, 2019.

REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET 2 OF 2

Attachment 7 – Preliminary Site Plans



# CORTLANDVILLE 3 SOLAR & ENERGY STORAGE PROJECT

CARR HILL ROAD  
CORTLAND, NEW YORK 13045

## DISCRETIONARY PERMITTING



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



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STAMP:

CORTLANDVILLE 3  
SOLAR & ENERGY  
STORAGE  
CARR HILL ROAD  
CORTLAND, NY 13045

PROJECT NUMBERS:  
194-6777

SHEET TITLE:  
CIVIL TITLE SHEET

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

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NO.	REVISION	DATE	INIT.
1	PERMITTING	10/21/2019	KMG

DATE: 10/20/2019  
DRAWN BY: KMG  
ENGINEER: KMG  
APPROVED BY:

PROJECT PHASE:  
DISCRETIONARY PERMITTING

SCALE:  
AS SHOWN

SHEET NO.:  
C-001



LOCATION MAP  
SCALE 1"=1000'

PROJECT DEVELOPER	PROJECT SCOPE
DG NEW YORK CS, LLC 700 UNIVERSE BLVD A1A/JB JUNO BEACH, FL 33408 (914) 256-7644	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	APPLICABLE CODES & STANDARDS
TETRA TECH ENGINEERING CORPORATION PC 3136 SOUTH WINTON RD, SUITE 303 ROCHESTER, NEW YORK 14624 (585) 417-4009	<ul style="list-style-type: none"> <li>NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)</li> <li>NFPA 855 (REFERENCE ONLY)</li> <li>2015 INTERNATIONAL BUILDING CODE (IBC) AND NEW YORK AMENDMENTS</li> <li>2015 INTERNATIONAL FIRE CODE (IFC) AND NEW YORK AMENDMENTS</li> <li>2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL</li> </ul>

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	87.00-01-08.100
PARCEL ACREAGE	165.2 AC
ZONING CLASSIFICATION	AR - AGRICULTURAL RESIDENTIAL
FRONT SETBACK	50 FT
REAR SETBACK	50 FT
SIDE SETBACK	50 FT
PROJECT AREA	36.60 ACRES
LATITUDE/LONGITUDE	42.6073°/-76.1281°
SYSTEM SIZE (DC)	7.50 MW
SYSTEM SIZE (AC)	5.00 MW
MODULE	JINKO SOLAR JKM370M-72L-V
SERIES OF STRINGS	26-MODULE STRINGS
INVERTER	POWER ELECTRONICS - FREEMAQ FP3000K
TRANSFORMER	TBD
BATTERY STORAGE	5.0 MW AC/15MWh

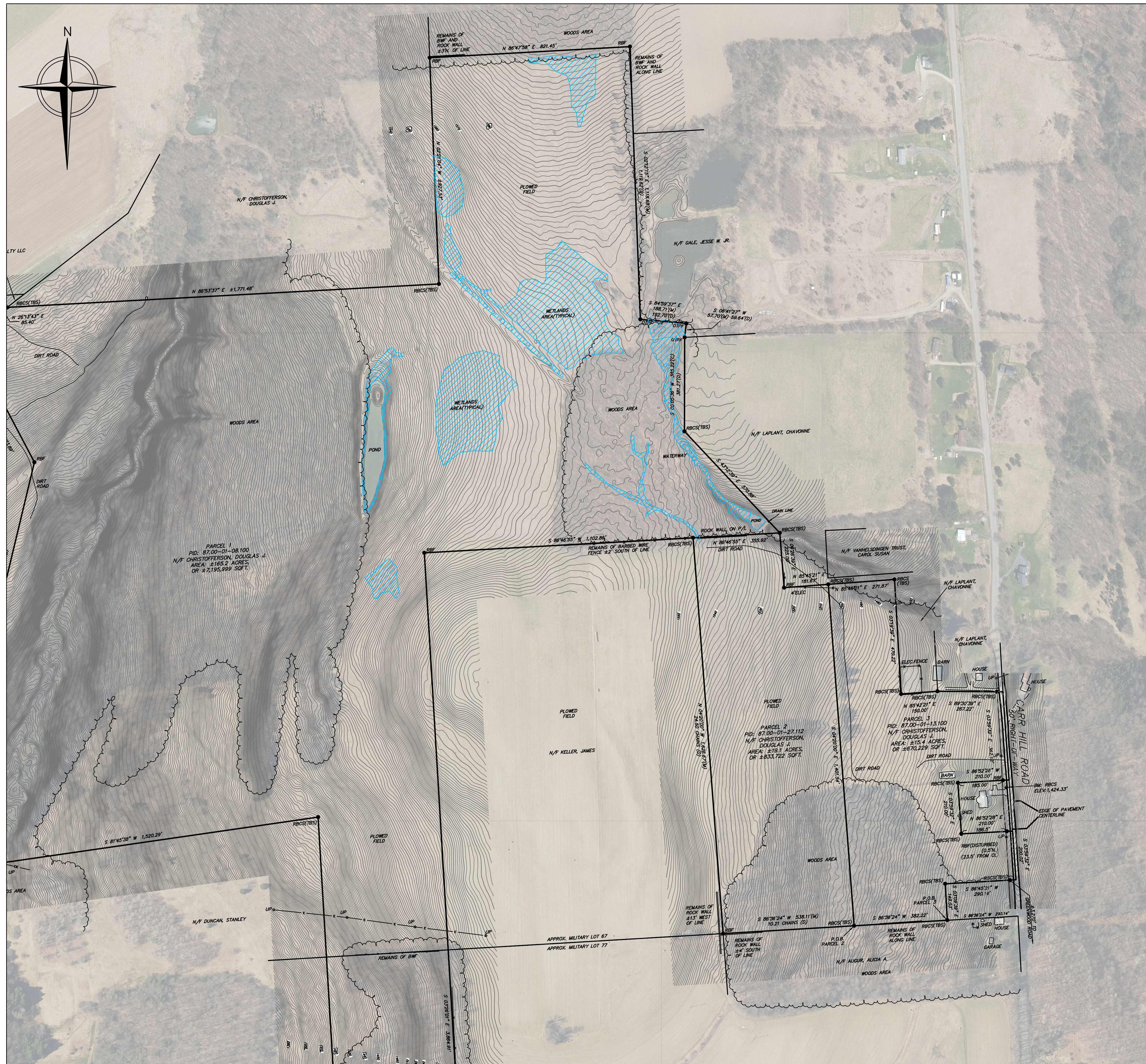
CIVIL INFORMATION	
ROAD LENGTH	5,888 FT
FENCE LENGTH	6,735 FT

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**NOT FOR CONSTRUCTION**



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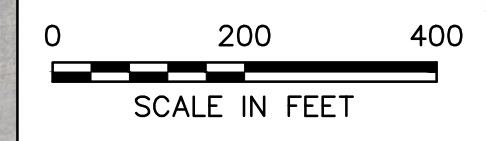


**LEGEND**

- PROPERTY LINE
- E — EXISTING OVERHEAD ELECTRIC
- UP EXISTING UTILITY POLES
- ▨ DELINEATED WETLANDS
- ~ TREE LINE
- - - ZONING SETBACKS/CONSTRAINTS

**GENERAL NOTES:**

1. EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY PERFORMED BY SCHWENZLER LAND SURVEYING, LLC, DATED SEPTEMBER 25, 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 11, 2019 BY SCHWENZLER 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.



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STAMP:

**CORTLANDVILLE 3  
 SOLAR & ENERGY  
 STORAGE**

CARR HILL ROAD  
 CORTLAND, NY 13045

PROJECT NUMBERS:  
 194-6777

SHEET TITLE:  
 EXISTING CONDITIONS

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

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NO.	REVISION	DATE	INIT.

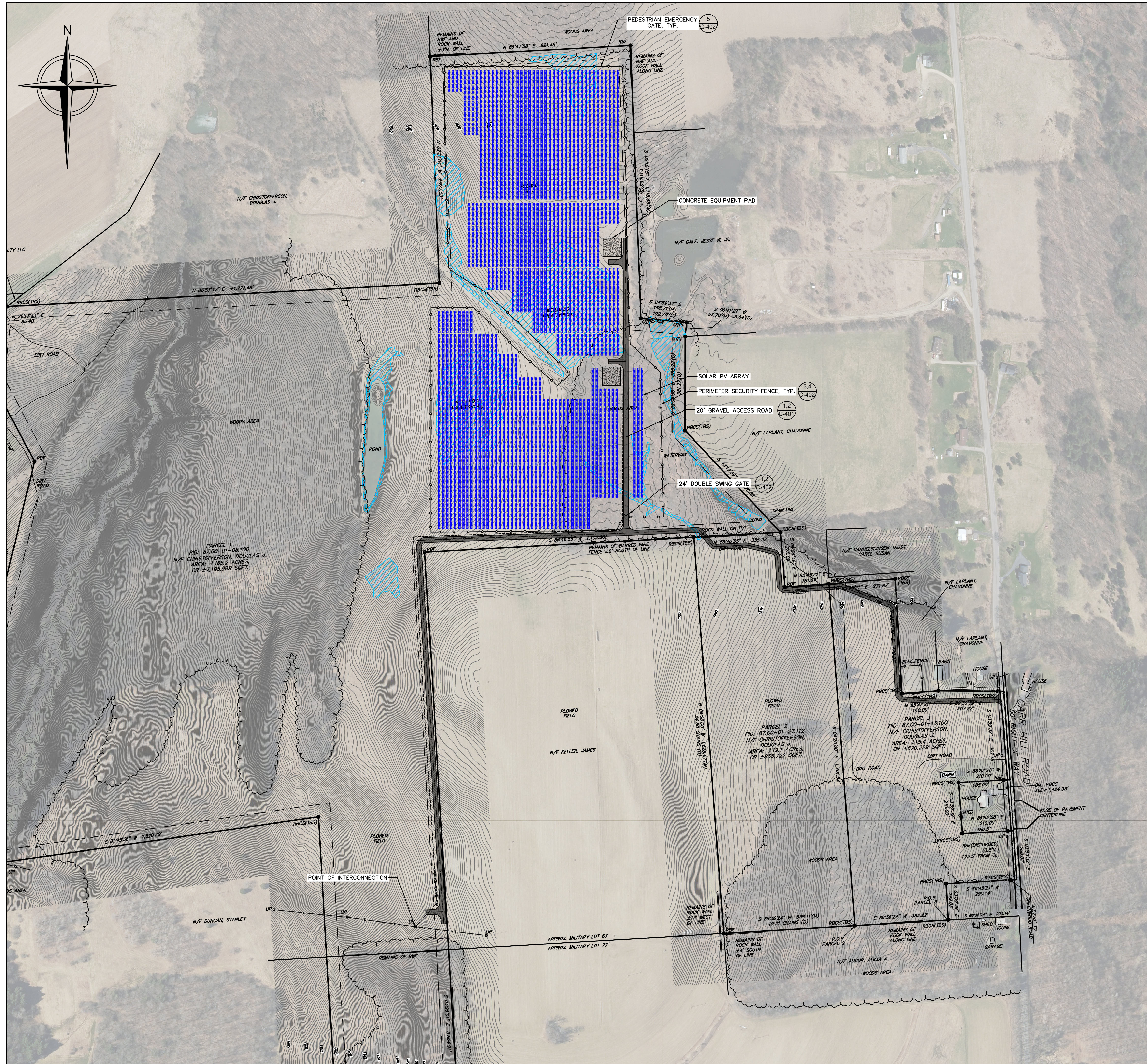
DATE: 10/20/2019  
 DRAWN BY: KMG  
 ENGINEER: KMG  
 APPROVED BY:

PROJECT PHASE:  
 DISCRETIONARY PERMITTING

SCALE:  
 AS SHOWN

SHEET NO.:  
**C-101**

P:\avoc\23-Cortlandville III\03-Civil Design\CORTLANDVILLE3-C-201-SITE PLAN-02.dwg  
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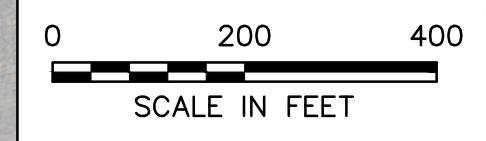


**LEGEND**

- E — PROPERTY LINE
- E — EXISTING OVERHEAD ELECTRIC
- UP EXISTING UTILITY POLES
- ▨ DELINEATED WETLANDS
- ~ TREE LINE
- - - ZONING SETBACKS/CONSTRAINTS
- - - - - PROPOSED FENCE LINE
- - - - - PROPOSED UNDERGROUND ELECTRIC

**GENERAL NOTES:**

1. EXISTING CONDITIONS INFORMATION OBTAINED FROM SURVEY PERFORMED BY SCHWERZLER LAND SURVEYING, LLC, DATED SEPTEMBER 25, 2019.
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4. FIELD SURVEY PERFORMED ON SEPTEMBER 11, 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.



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**NEXtera ENERGY RESOURCES**

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**CORTLANDVILLE 3  
 SOLAR & ENERGY  
 STORAGE**

CARR HILL ROAD  
 CORTLAND, NY 13045

PROJECT NUMBERS:  
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SHEET TITLE:  
 SITE PLAN

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NO.	REVISION	DATE	INIT.
1	PERMITTING	10/21/2019	KMG

DATE: 10/20/2019  
 DRAWN BY: KMG  
 ENGINEER: KMG  
 APPROVED BY:

PROJECT PHASE:  
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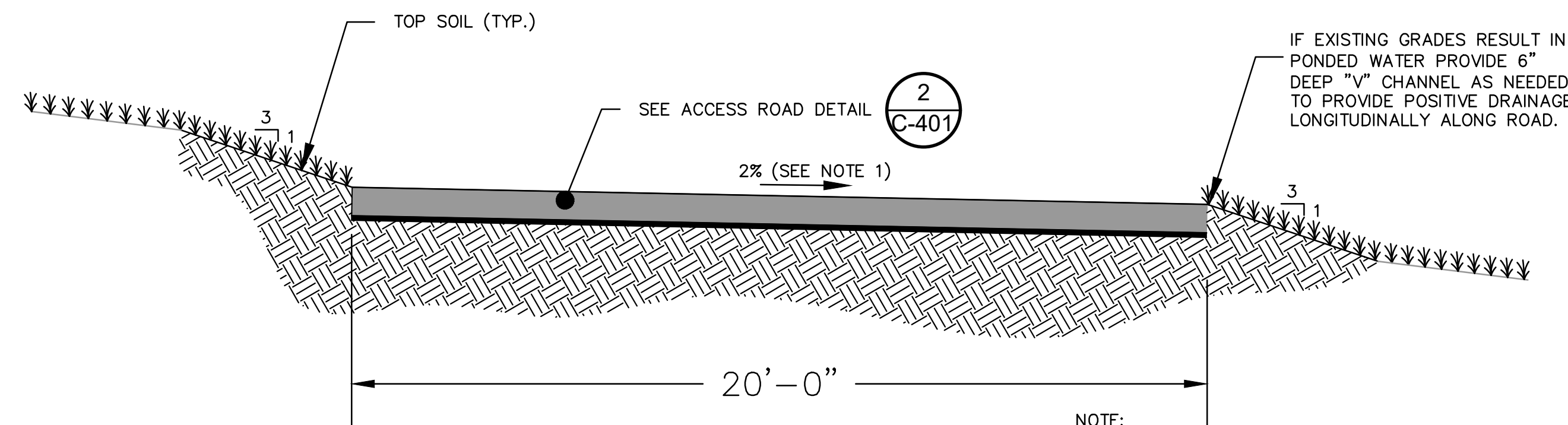
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SHEET NO.:  
**C-201**

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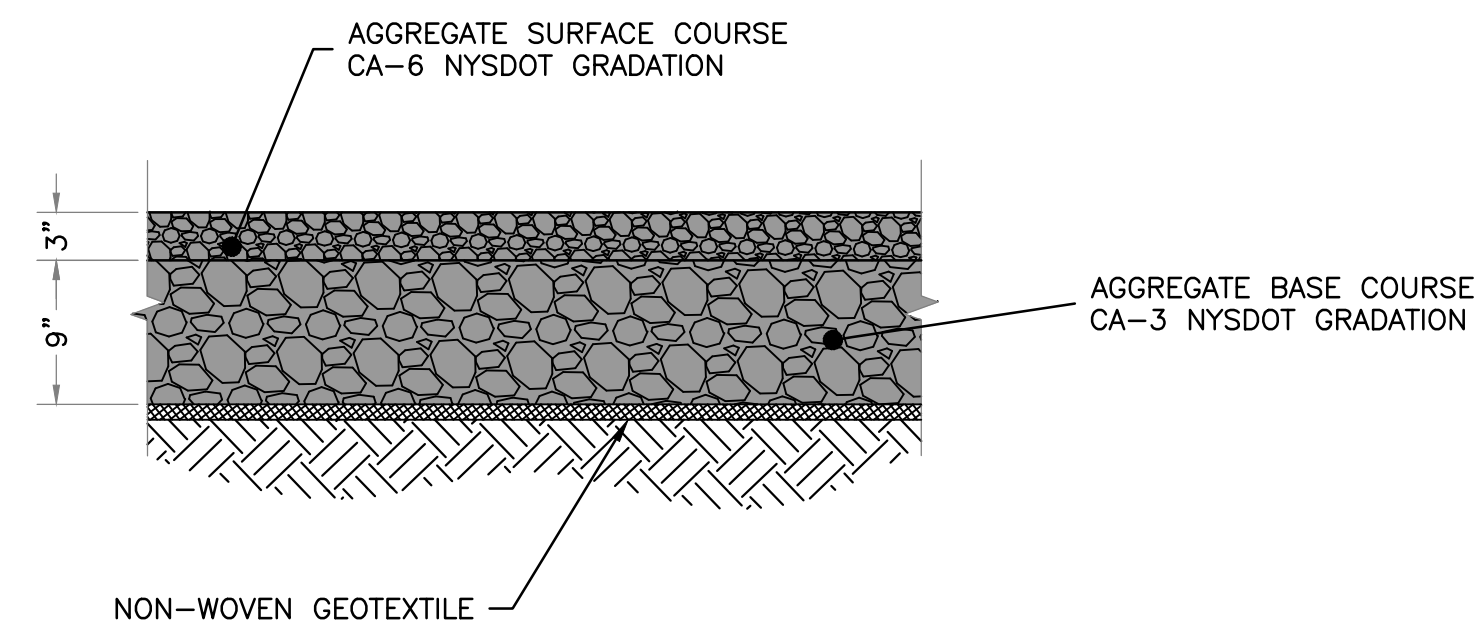
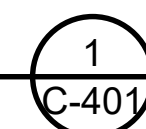
NOTE:

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**

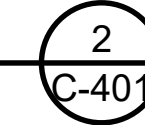
SCALE: NTS



TYPICAL GRAVEL ACCESS ROAD SECTION

**SECTION**

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**CORTLANDVILLE 3  
SOLAR & ENERGY  
STORAGE**  
CARR HILL ROAD  
CORTLAND, NY 13045

PROJECT NUMBERS:  
194-6777

SHEET TITLE:  
SITE DETAILS

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

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DRAWN BY: KMG  
ENGINEER: KMG  
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PROJECT PHASE:  
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STORAGE**

CARR HILL ROAD  
CORTLAND, NY 13045

PROJECT NUMBERS:  
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SHEET TITLE:  
FENCE & GATE DETAILS

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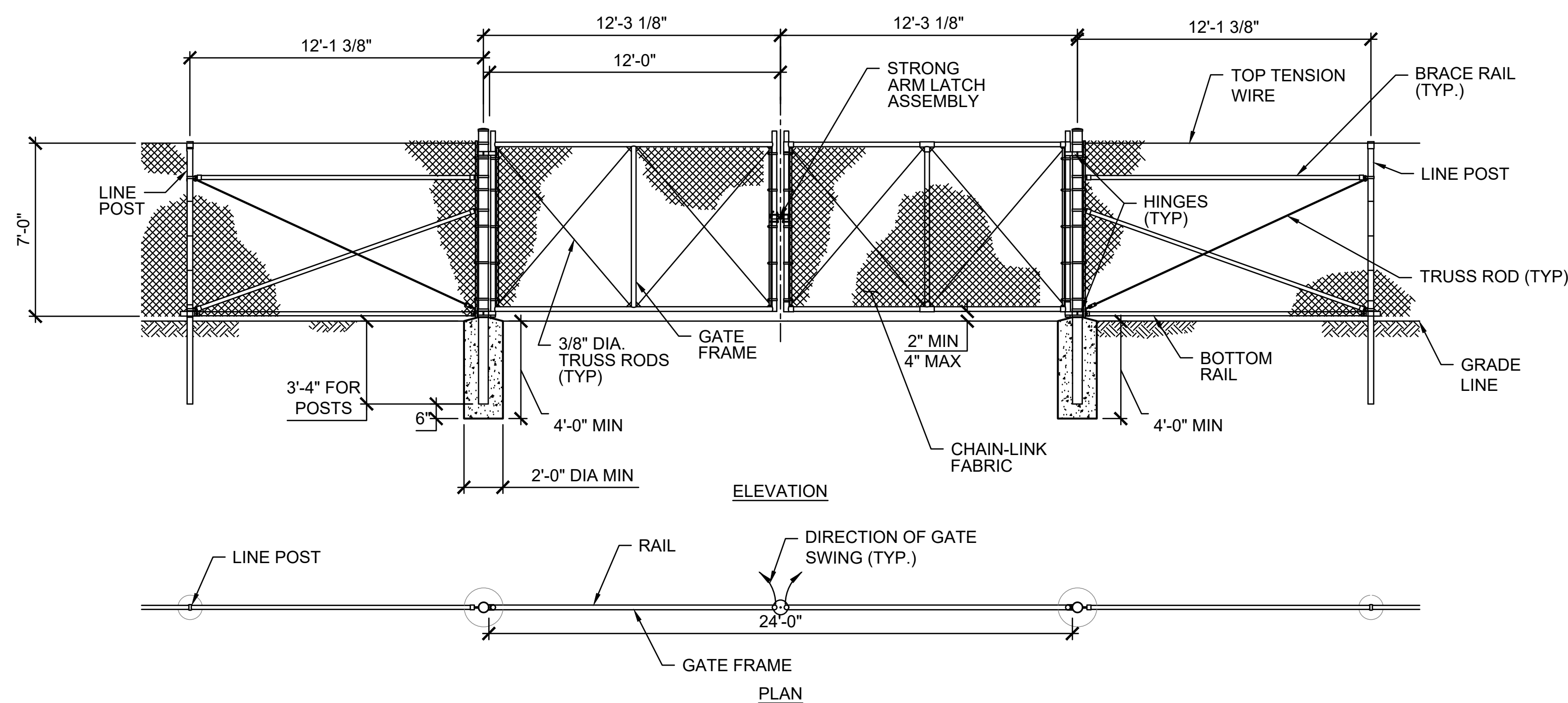
SCALE: AS SHOWN

SHEET NO.:  
**C-402**

**FENCE & GATE NOTES:**

- 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.
- CONSTRUCT SWING GATES, PADLOCKS, LATCH ASSEMBLY, AND GATE KEEPERS EXCEPT AS NOTED.
- 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.
- 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
- CHAIN-LINK FABRIC SHALL BE 11 GAUGE WITH 2" OPENINGS.
- LINE POSTS SHALL BE SCHEDULE 40 GRADE 50 PIPE AND INSTALLED PER FENCE MANUFACTURER SPECIFICATIONS.
- 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"



TYPICAL ACCESS GATE

**DETAIL 1**

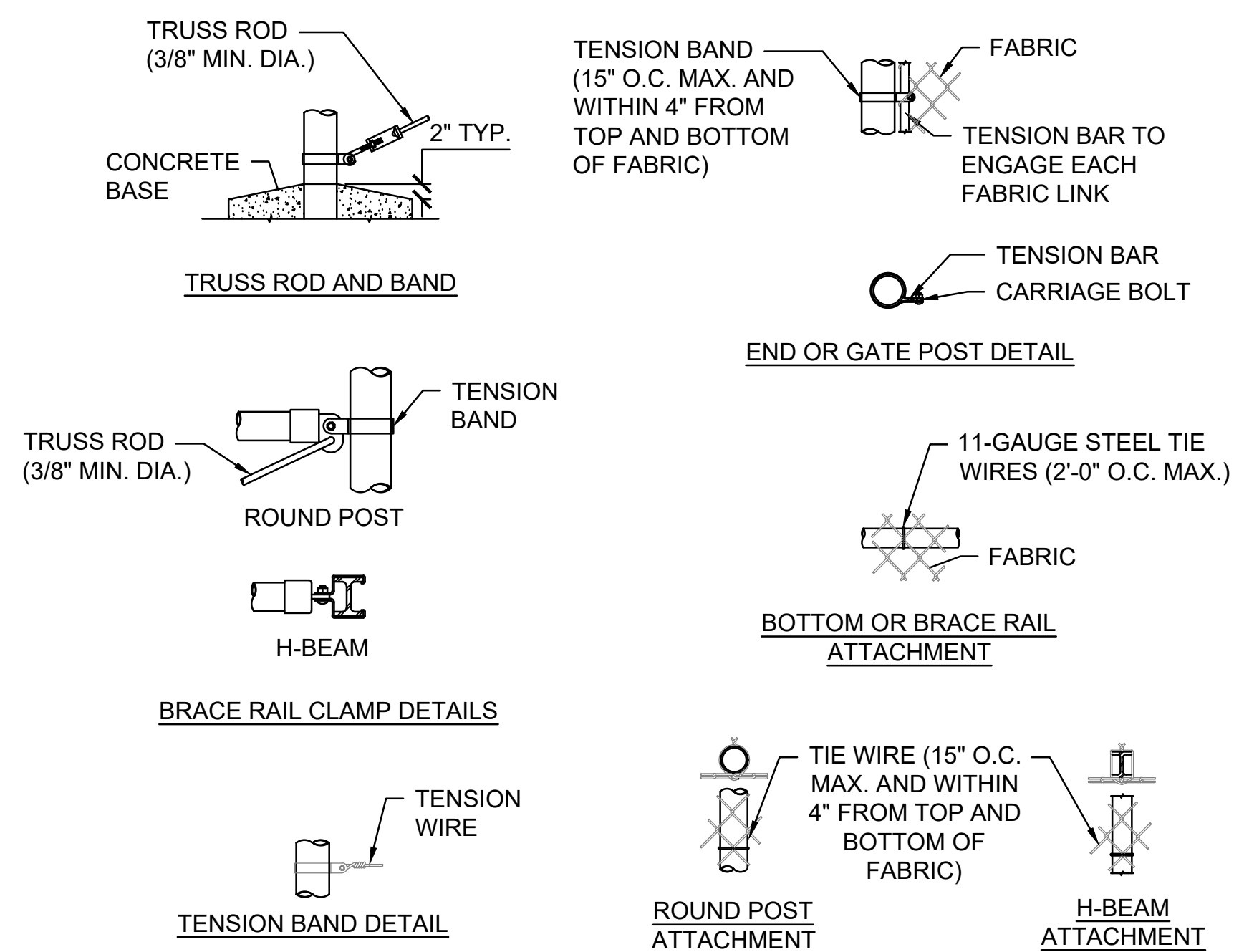
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ACCESS GATE

**DETAILS 2**

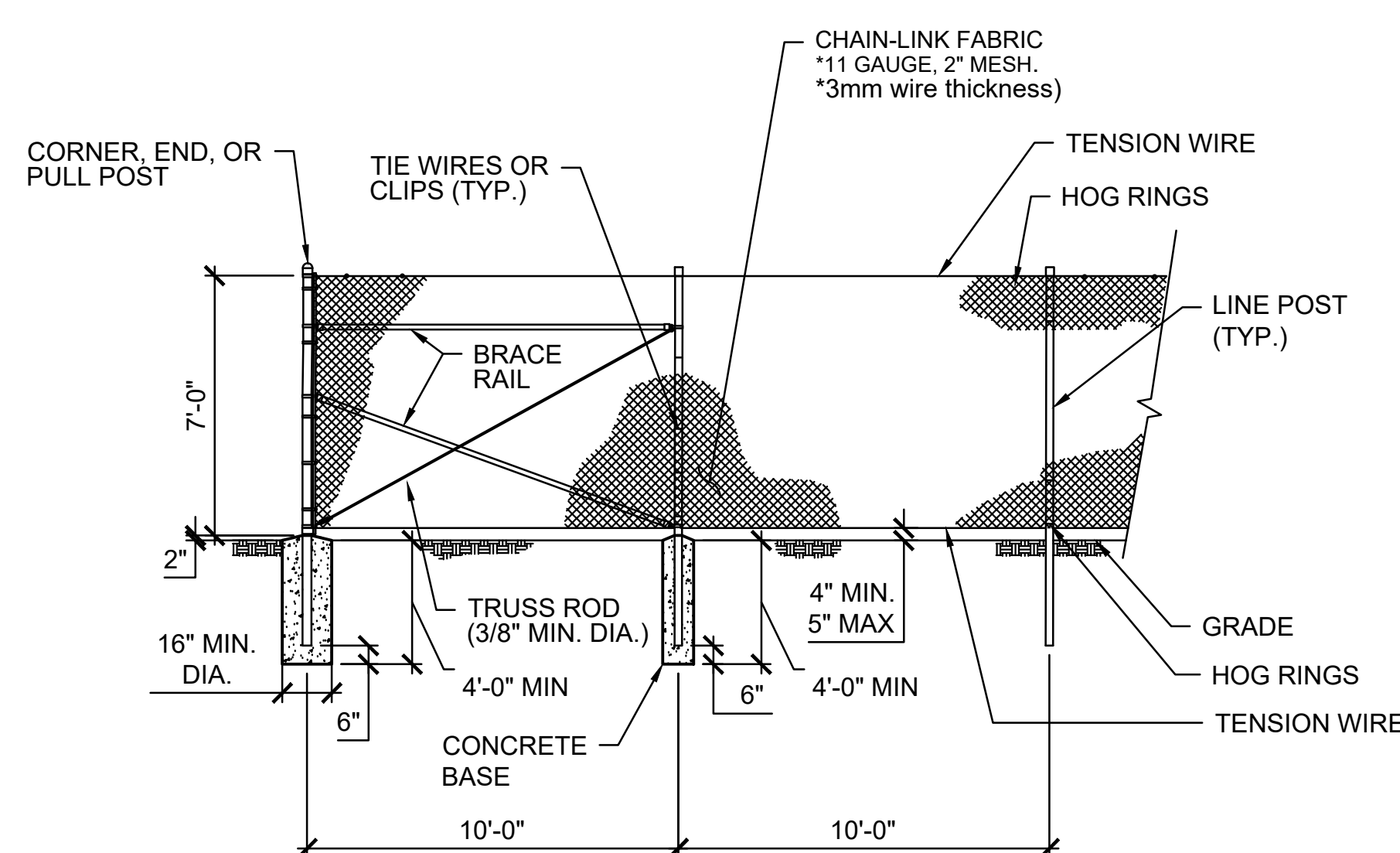
SCALE: N.T.S. C-402



CHAIN LINK FENCE FASTENING

**DETAILS 3**

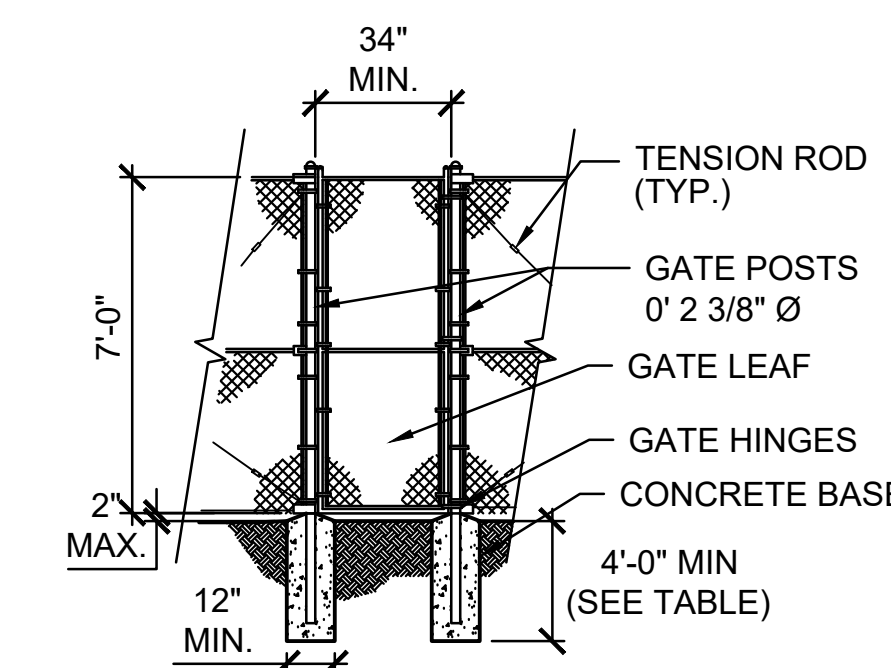
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TYPICAL PERIMETER FENCE

**DETAIL 4**

SCALE: N.T.S. C-402

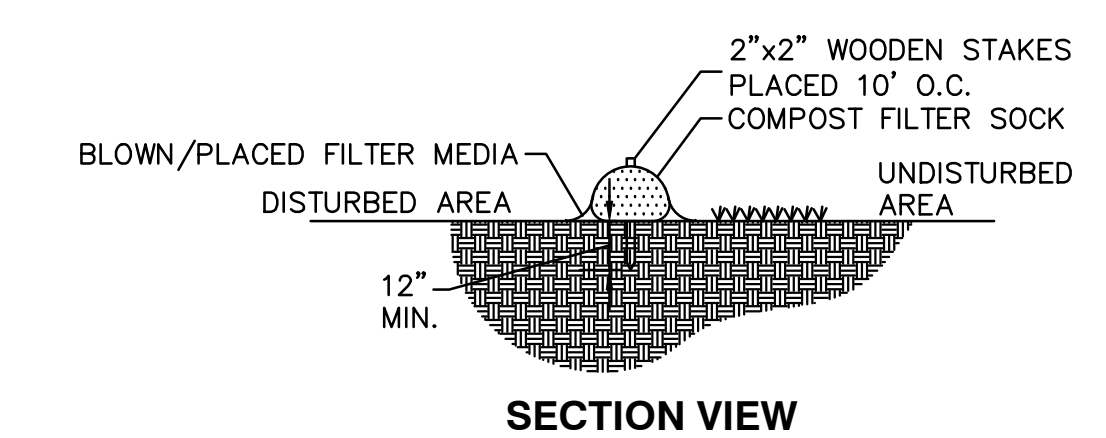


EMERGENCY PEDESTRIAN GATE

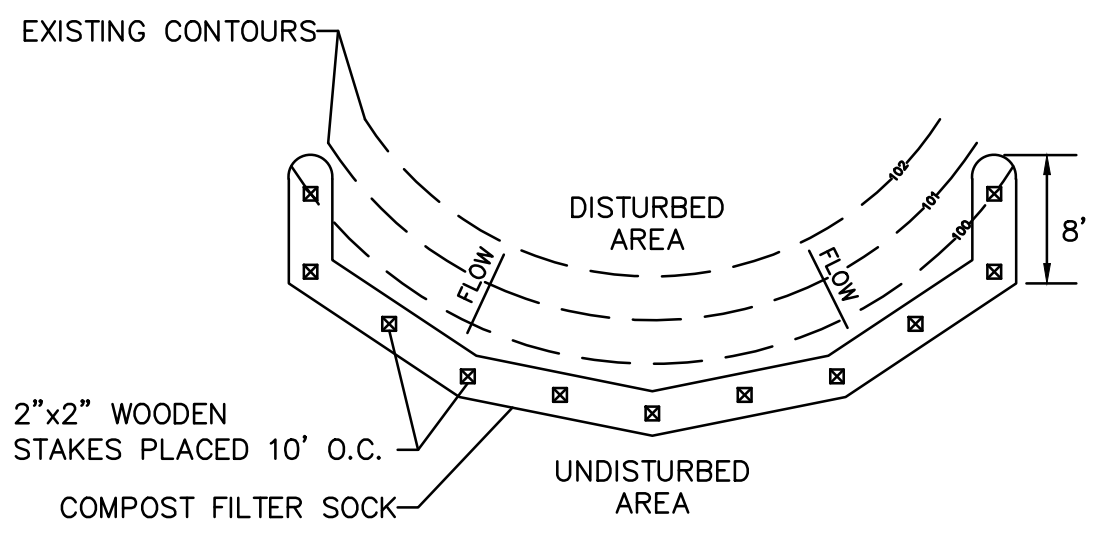
**DETAIL 5**

SCALE: N.T.S. C-402

**NOT FOR CONSTRUCTION**



**SECTION VIEW**



**PLAN VIEW**

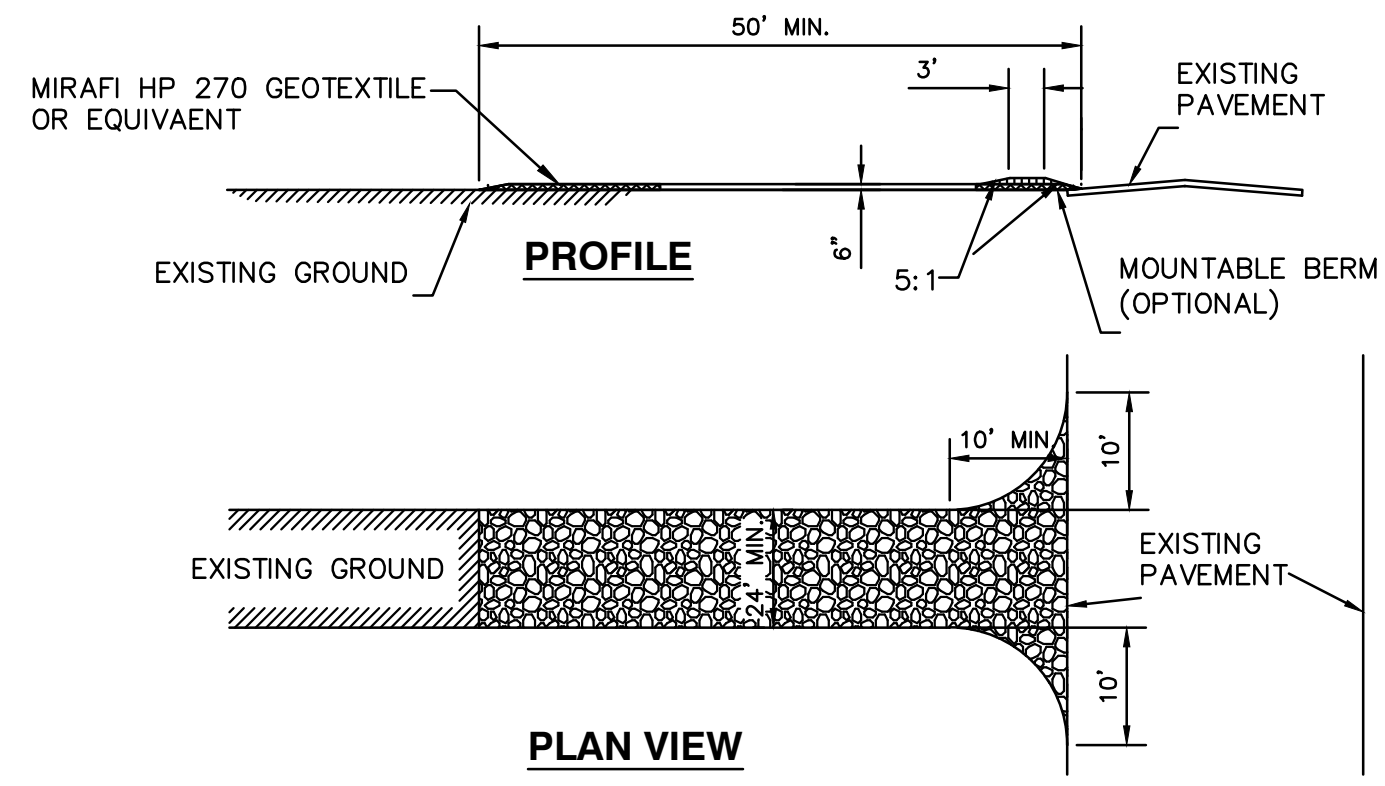
**COMPOST FILTER SOCK NOTES:**

- 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.
- 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.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK.
- INSPECT SOCKS WEEKLY AND AFTER EACH RUNOFF EVENT. REPAIR DAMAGED SOCKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACE WITHIN 24 HOURS OF INSPECTION.
- REPLACE BIODEGRADABLE FILTER SOCKS AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. REPLACE POLYPROPYLENE SOCKS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 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, CUT OPEN THE MESH AND SPREAD THE MULCH AS A SOIL SUPPLEMENT.

**COMPOST FILTER SOCK**

**DETAIL**

SCALE: N.T.S. 1  
C-403



**PLAN VIEW**

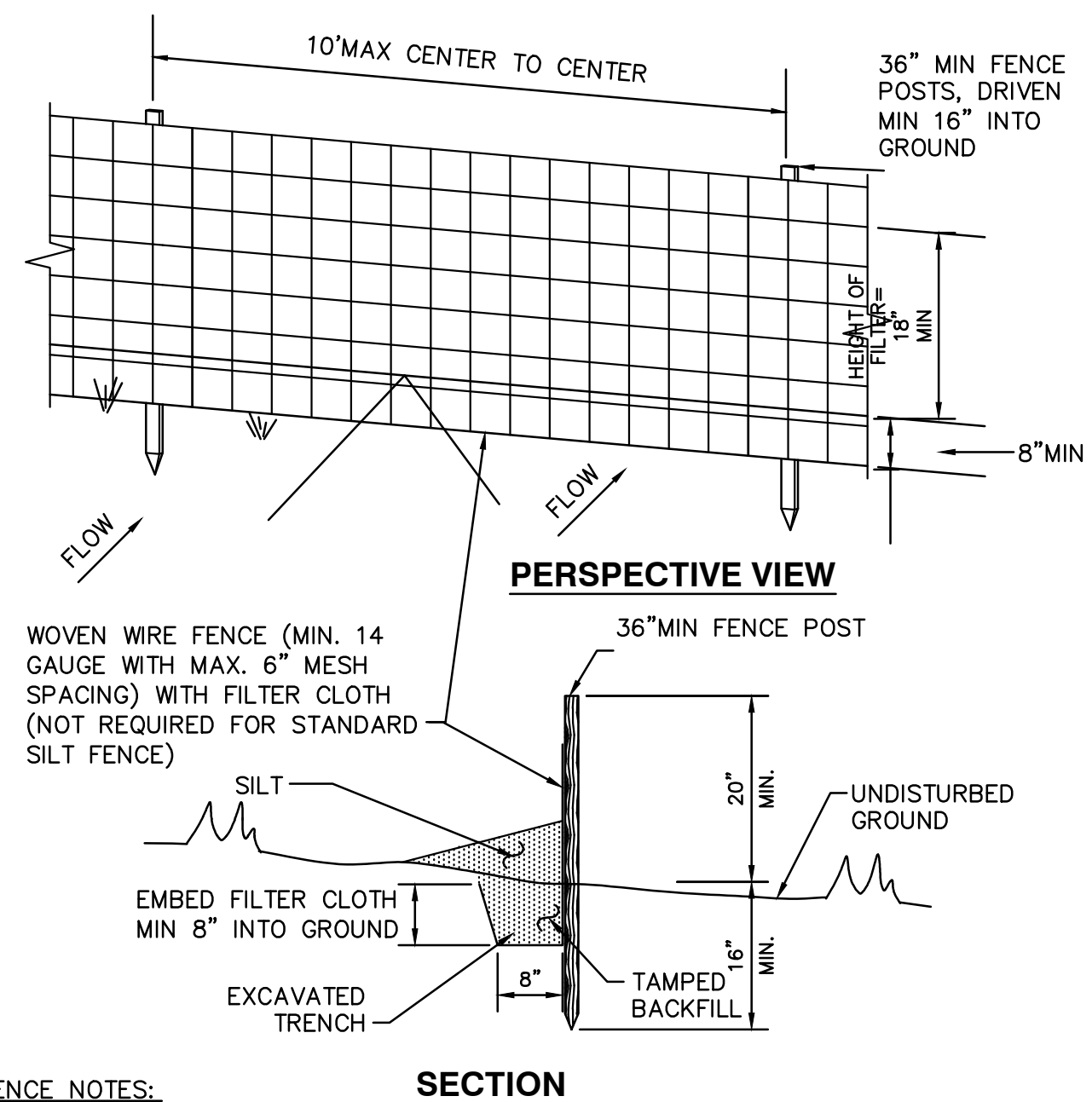
**STABILIZED CONSTRUCTION ENTRANCE NOTES:**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50'.
- GEOTEXTILE - PLACE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- 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.
- PROVIDE WEEKLY INSPECTION AND NEEDED MAINTENANCE.

**STABILIZED CONSTRUCTION ENTRANCE**

**DETAIL**

SCALE: N.T.S. 2  
C-403



**PERSPECTIVE VIEW**

**SECTION**

**SILT FENCE NOTES:**

- 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.
- 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.
- 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.
- PERFORM MAINTENANCE AS NEEDED AND REMOVE MATERIALS WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- USE SILT FENCE WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- 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.
- THE TYPE OF SILT FENCE SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE FOLLOWING TABLE.
- 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.

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

**SILT FENCE**

**DETAIL**

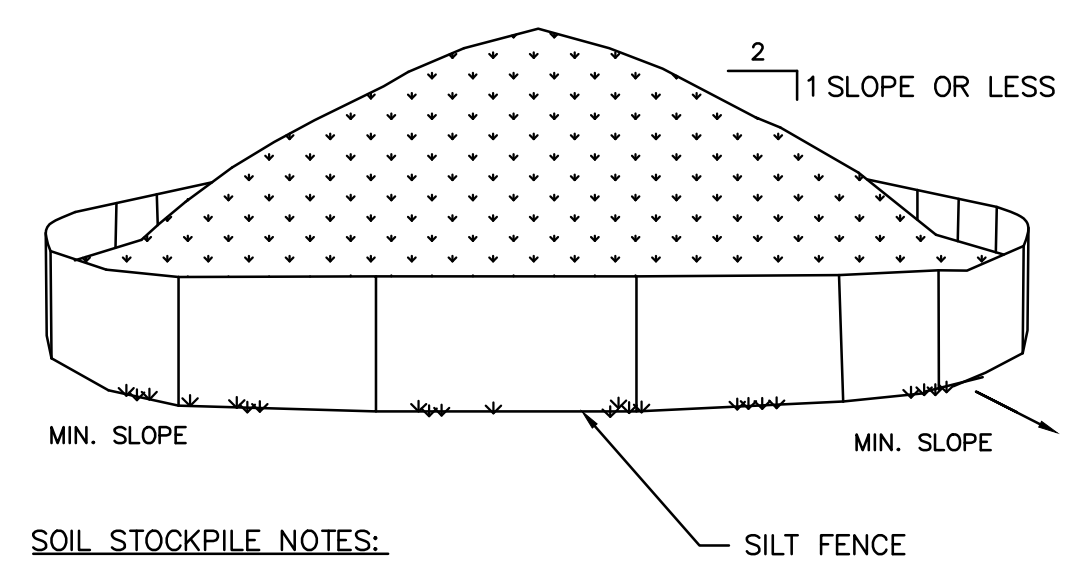
SCALE: N.T.S. 3  
C-403

**CONCRETE TRUCK WASHOUT AREA DETAIL NOTES:**

- LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATER.
- PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.
- PROVIDE A GRAVEL ACCESS ROAD TO FACILITY THAT IS SLOPED DOWN TO FACILITY.
- PLACE SIGNS TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.
- 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.
- 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.
- WASH WATER IS ESTIMATED TO BE 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF A PUMP TRUCK AND/OR DISCHARGING DRUM.

**MAINTENANCE:**

- ALL FACILITIES MUST BE INSPECTED DAILY.
- DEACTIVATE DAMAGED OR LEAKING FACILITIES AND REPAIR OR REPLACE IMMEDIATELY.
- PUMP EXCESS ACCUMULATED RAINWATER OVER HARDENED CONCRETE TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
- 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.
- REPLACE THE PLASTIC LINER WITH EACH CLEANING OF THE FACILITY.
- INSPECT PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.



**SOIL STOCKPILE NOTES:**

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- 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.
- SEE DETAILS FOR INSTALLATION OF SILT FENCE.
- STOCKPILE HEIGHT SHOULD GENERALLY NOT EXCEED 20 FEET.

**TEMPORARY SOIL STOCKPILE**

**DETAIL**

SCALE: N.T.S. 4  
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CONTROL DETAILS**

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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. Re-seed 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.