



Also Doing Business As (DBA):



# TRANSMITTAL

To: Town of Cortlandville Planning & Zoning Project: Route 13 Solar  
The Raymond G. Thorpe Municipal Building  
3577 Terrace Road  
Cortland, New York 13045 Project #: 2850.24418.3  
 Attn: Mr. Bruce Weber Date: December 18, 2018

Quantity	Date	Description
1	12/18/18	Sketch Plans
1	12/18/18	Conditional Permit Application
1	12/18/18	Aquifer Protection Special Permit
1	12/18/18	General Municipal Law Zoning Referral Form
1	12/18/18	Short Environmental Assessment Form

This is transmitted as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No Exception Taken   | <input type="checkbox"/> Reviewed                         |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Furnish as Corrected | <input type="checkbox"/> Rejected                         |
| <input type="checkbox"/> For review & comment    | <input type="checkbox"/> Revise and Resubmit  | <input type="checkbox"/> Submit Specified Item            |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> For immediate action | <input type="checkbox"/> Prints returned after loan to us |

Remarks:

As discussed, please find the above listed documents for sketch plan consideration at the January 8, 2019 meeting.

Thank you.

Copy To: file Signed: Paul T. Woodward, Senior Designer

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name: Route 13 Solar LLC  
Attn: Elie Schecter

Fee Paid:

Address: 55 5<sup>th</sup> Avenue, Floor 13  
New York, New York 10003

Phone: (914) 420-5803

PROPERTY OWNER

Name: Farm East, LLC.

Fee Paid:

Address: 890 McLean Road  
Cortland, NY 13045

Phone: 315-409-9199 (Andy Leonello)

PROPERTY INFORMATION

Location of property: 487 Route 13 Cortland, New York 13045

Tax Map No. of Parcel: 105.00-04-2-12

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION: Lease

IS PROPERTY IN FLOOD PLAIN: YES  NO

ZONING DISTRICT: Agricultural

PROJECT DESCRPTION: Ground mounted, large scale solar energy system.

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION: 12/18/2018



Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

PROPERTY OWNER

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

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 \_\_\_\_\_

Tax Map No. of Parcel \_\_\_\_\_

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION \_\_\_\_\_

IS PROPERTY IN FLOOD PLAIN?  YES  NO

AQUIFER PROTECTION AREA \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_

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

DATE OF APPLICATION \_\_\_\_\_

for

  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Supervisor

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

GENERAL MUNICIPAL LAW

Zoning Referral Form

New Ordinance and/or Amendments

Director  
CORTLAND COUNTY PLANNING DEPARTMENT  
County Office Building  
P.O. Box 5590, 60 Central Avenue  
Cortland, NY 13045  
Telephone: (607) 753-5043  
Fax: (607) 753-5063

GML No. 1 0 5 . 0 0 - 0 4 - 2 - 1 2  
(Tax Map Number)

Date: 12/18/2018

Submitting Officer: BRUCE WEBER, CEO

Municipality: TOWN OF CORTLANDVILLE

Mailing Address: 3577 TERRACE ROAD  
CORTLAND, NY 13045

Phone Number: 607 756-7490 Fax Number: 607 756-6753

=====

Name of Petitioner: Route 13 Solar LLC, Attn: Elie Schechter

Owner's Name (if different): Farm East, LLC.

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

Address: 487 Route 13

City: Cortland State: New York Zip: 13045

Phone Number: (914) 420-5803 (Petitioner) Fax Number: \_\_\_\_\_

Type of Referral  
New Zoning Ordinance & Map

The following information is required for:

1. New Zoning Ordinance & Map:
  - A. Zoning Ordinance Text
  - B. Zoning Map (1'=200') (see 1B'2' under Amendment of Zoning Ordinance Text and/or Map)

- C. Report of Zoning Commission  
(If required by local ordinance)
- D. Report of Municipal Planning Board Statement of intent and purpose of proposed action.

2. The following information is required for New and Amended Zoning Ordinances and maps:

1. Availability of public utilities:

A. Water N/A District Number \_\_\_\_\_

B. Sewer N/A District Number \_\_\_\_\_

2. Impact on Historic Buildings and/or Areas:

\_\_\_\_\_

3. Availability of public service:

A. Fire Protection Yes District Number 6 - Cortlandville Fire District

B. Police Protection Yes

C. Refuse Collection N/A

D. Special Services Required: N/A

4. Does the zoning conform to municipal master plan? Yes If not, why not? \_\_\_\_\_

\_\_\_\_\_

5. Does the zoning conform to county land use plan? Yes

6. School District: Cortland

7. Attach a copy of any environmental assessment or environmental impact state required under the State Environmental Quality Review Act (SEQR).

Type of Referral  
Amendment of Zoning Ordinance  
Text and/or Map

The following information is required for:

1. Amendment to Existing Ordinance and/or Map:

A. If text change:

- 1. Amendment to text (certified by municipal clerk)
- 2. Report of the Planning Board
- 3. Report of the Zoning Board of Appeals (if required by local ordinance)

**B. If map change:**

1. Change from \_\_\_\_\_ Zoning District to \_\_\_\_\_ Zoning District
2. Survey Map (1"=200' or less)
3. Names & Address of N.Y.S. licensed engineer or land surveyor responsible for preparing map & seal
4. North Arrow
5. Topography, not greater than 10' contours
6. Drainage, streams, waterbodies
7. Current Zoning district lines
8. Location Map at 2000' scale
9. Location of any County or State facility
10. Any reports available from other public agencies, petitioners or other interested parties
11. Location of any existing structure
12. Existing land use of site & area within 200' of site.

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**Signature and Title of Submitting Official**

(REVISED 10/95)

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

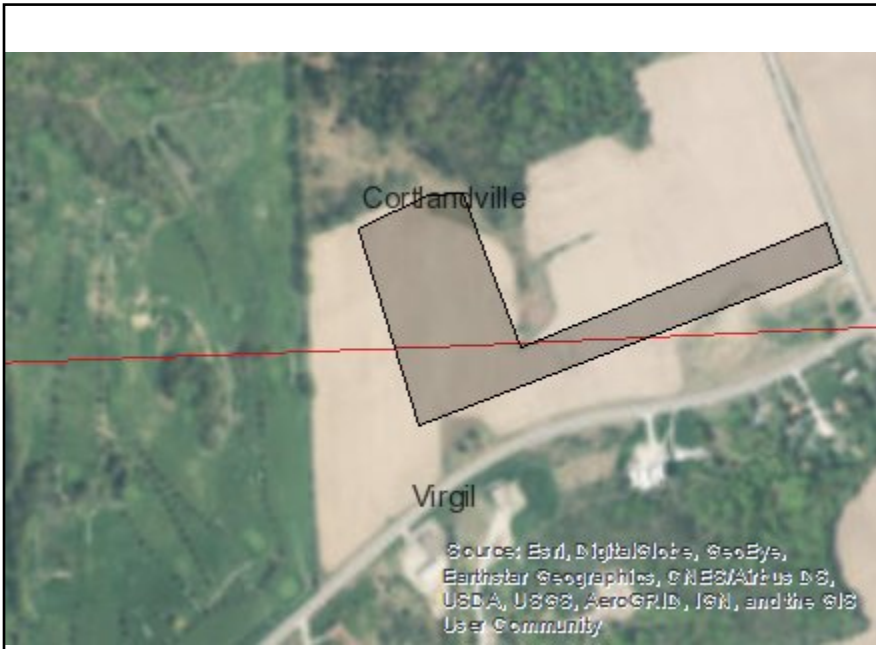
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<b>NO</b>	<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<b>NO</b>	<b>YES</b>
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				





<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p>	<p><b>YES</b></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p>	<p><b>YES</b></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p>	<p><b>YES</b></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: <u>REVER</u> _____</p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# SOLAR ARRAY PLAN

# ROUTE 13 SOLAR

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## 487 NEW YORK STATE ROUTE 13

TOWN OF CORTLANDVILLE

COUNTY OF CORTLAND

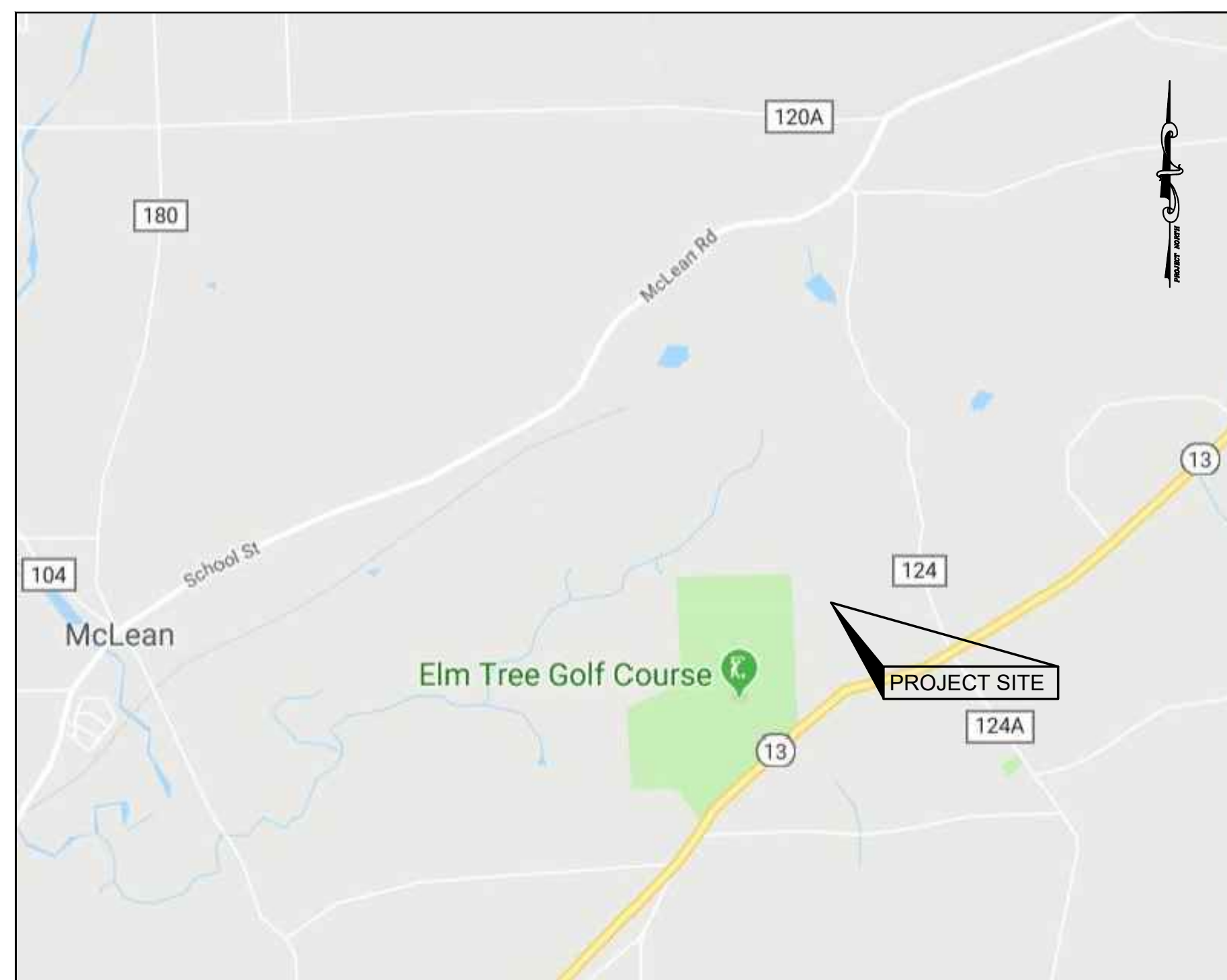
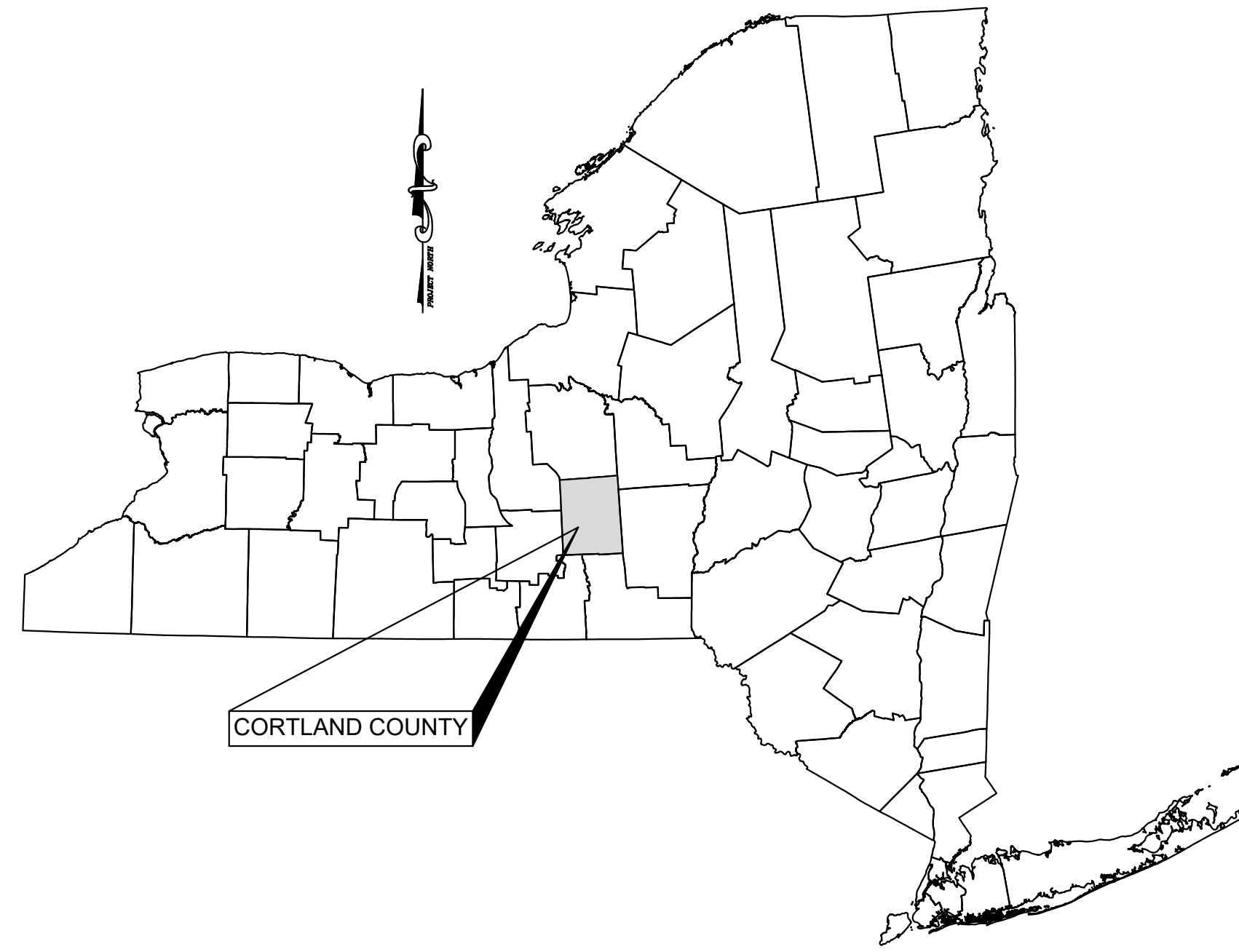
STATE OF NEW YORK

APPLICANT/DEVELOPER:

ROUTE 13 SOLAR, LLC  
 55 5TH AVENUE, FLOOR 13  
 NEW YORK, NEW YORK 10003

INDEX OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
C010	EXISTING SITE CONDITIONS
C100	SKETCH PLAN
C110	FARMLAND SOILS AND DETAILS



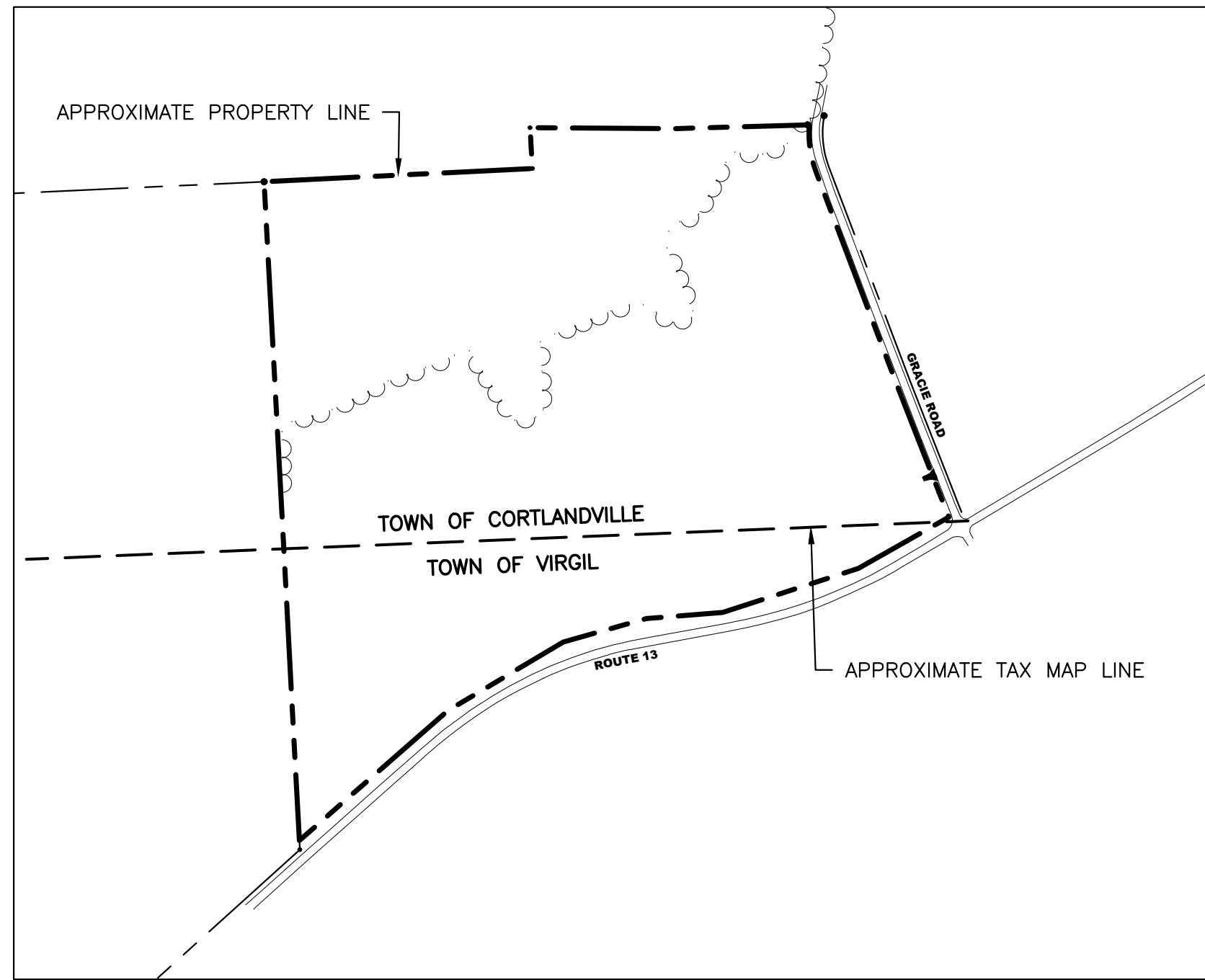
LOCATION MAP  
 SCALE 1" = 2000'

DRAWINGS PREPARED BY

**KEYSTONE ASSOCIATES**  
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC  
 58 Exchange Street  
 Binghamton, New York 13901  
 Phone: 607.722.1100  
 Fax: 607.722.2515  
 Email: info@keyscomp.com  
 www.keyscomp.com

PROJECT NO. 2850.24418.3  
 DECEMBER 18, 2018

MARK W. PARKER, P.E. LIC. No. 093972  
 ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,  
 NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



OVERALL PROPERTY MAP  
1" = 500'

N/F  
ELM TREE REALTY, LLC  
INST. # 2008-05145  
REC. SEPT. 2, 2008  
TM# 105.00-01-41  
ROUTE 13

N/F  
FARM EAST LLC  
INST. # 2010-04049  
REC. AUG. 9, 2010  
TM# 105.00-04-2-12  
ROUTE 13

N/F  
FARM EAST LLC  
INST. # 2010-04049  
REC. AUG. 9, 2010  
TM# 105.00-07-06  
375 ROUTE 13

N/F  
ELM TREE REALTY, LLC  
INST. # 2008-05145  
REC. SEPT. 2, 2008  
TM# 105.00-07-05  
283 ROUTE 13

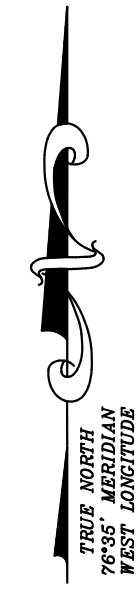
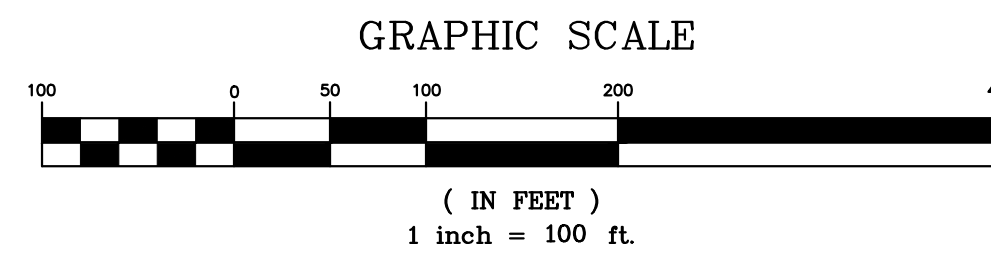
- LEGEND**
- MONUMENT FOUND AND NOTED
  - N/F NOW OR FORMERLY
  - TM# TAX MAP NUMBER
  - PROPERTY LINE
  - - - CORPORATE BOUNDARY LINE
  - UTILITY POLE
  - OHW OVERHEAD UTILITIES
  - SPOT ELEVATION

- NOTES**
- FIELD SURVEY WAS COMPLETED ON NOVEMBER 27, 2018.
  - HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
  - VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
  - AT THE TIME OF THE SURVEY THERE WAS APPROXIMATELY 4 INCHES OF SNOW ON THE GROUND.

ALL UNDERGROUND UTILITIES ARE APPROXIMATE.  
UNDERGROUND UTILITY LOCATIONS MARKED BY UTILITY OWNERS PER A "DESIGN TICKET" CALLED IN TO "DIG SAFELY NEW YORK" PRIOR TO FIELD SURVEY HAVE BEEN SHOWN.

THE USER OF THIS MAP IS CAUTIONED THAT THE UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.



NOT FOR CONSTRUCTION

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystone.com  
www.keystone.com



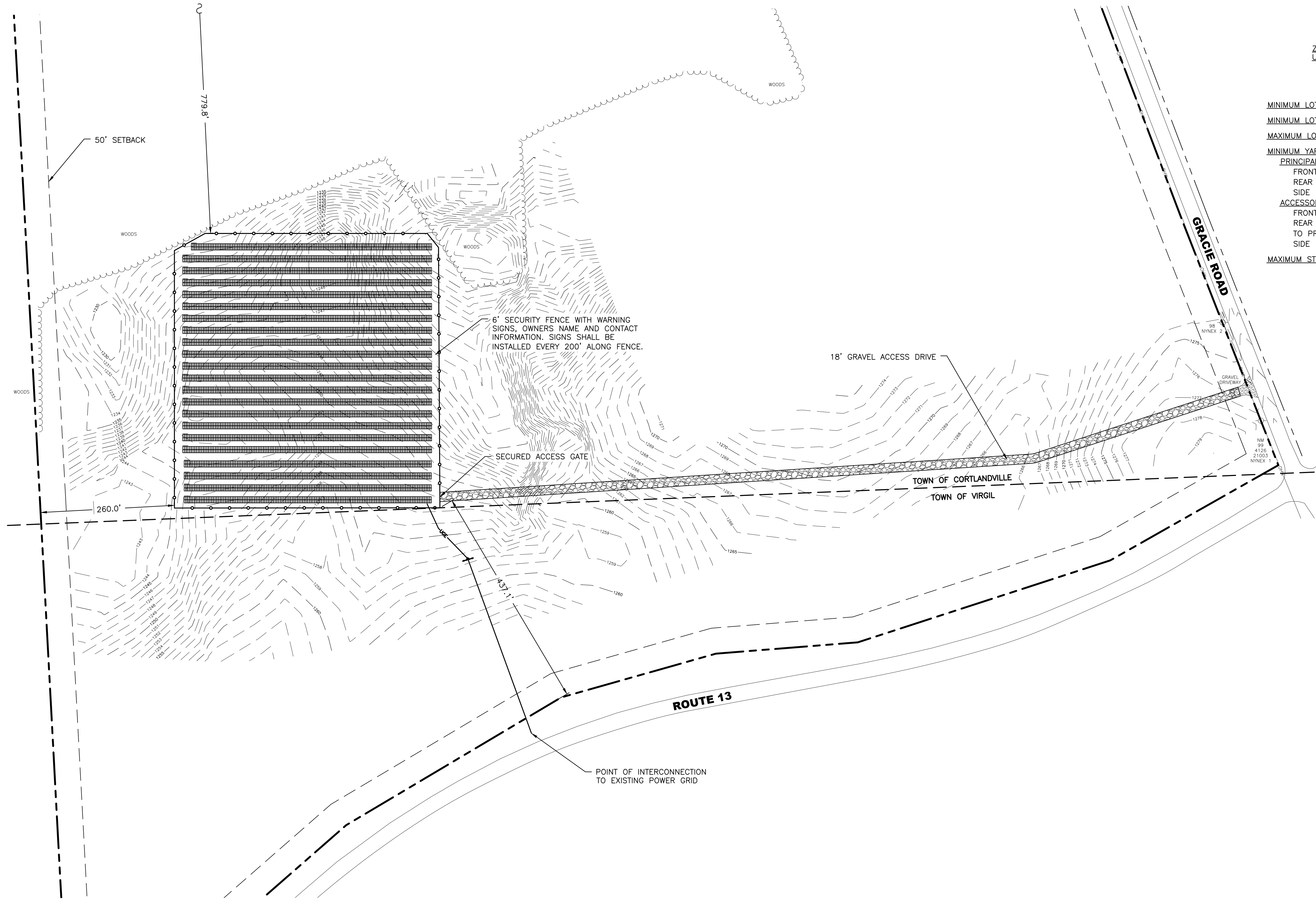
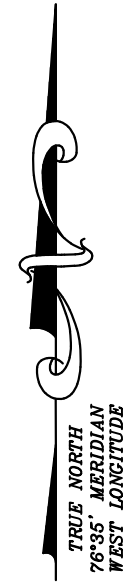
WARNING:  
This is a technical drawing. It is not to be used for construction without the approval of the professional engineer or architect who prepared it. It is the responsibility of the user to verify the accuracy of the information shown on this drawing. No liability is assumed for any errors or omissions.

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and Surveyors, LLC

SOLAR ARRAY PLAN  
ROUTE 13 SOLAR  
487 NEW YORK STATE ROUTE 13  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NY  
EXISTING SITE CONDITIONS

SHEET NO.  
**C010**  
PROJECT NO.  
2850.24418.3  
DATE: 12/18/18  
DAD FILE NO. 285024418\_3\_Site.dwg

- LEGEND**
- MONUMENT FOUND AND NOTED
  - N/F NOW OR FORMERLY
  - TM# TAX MAP NUMBER
  - PROPERTY LINE
  - - - CORPORATE BOUNDARY LINE
  - UTILITY POLE
  - OHW OVERHEAD UTILITIES
  - SPOT ELEVATION

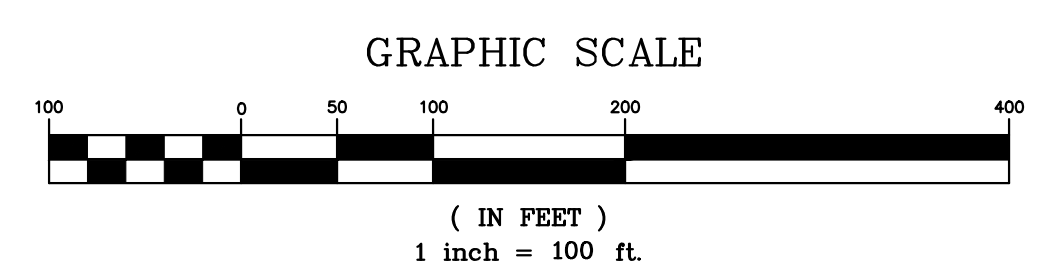


**ZONING NOTES**  
 ZONING DISTRICT: AGRICULTURAL  
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	5 AC	N/A	209.20 AC
MINIMUM LOT FRONTAGE:	300 LF	N/A	2,678 LF
MAXIMUM LOT COVERAGE:	20%	40%	3.21%
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL:</b>			
FRONT:	75 LF	N/A	N/A
REAR:	100 LF	N/A	N/A
SIDE:	100 LF	N/A	N/A
<b>ACCESSORY:</b>			
FRONT:	N/A	50 LF	437.1 LF
REAR:	N/A	50 LF	779.8 LF
TO PRINCIPAL:	N/A	N/A	N/A
SIDE:	N/A	50 LF	260.0 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	20 FT

TOTAL ACREAGE OF PROJECT: ± 7.57 ACRES  
 TOTAL ACREAGE TO BE DISTURBED: ± 1.32 ACRES

NOT FOR CONSTRUCTION



**KEYSTONE ASSOCIATES**  
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

58 Exchange Street  
 Binghamton, New York 13901  
 Phone: 607.722.1100  
 Fax: 607.722.2515  
 Email: info@keystone.com  
 www.keystone.com

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WARNING: This is a preliminary plan. It is not to be used for construction. It is subject to change without notice. The user of this plan assumes all liability for any errors or omissions. The user of this plan is advised to consult with the appropriate authorities before using this plan.

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**SOLAR ARRAY PLAN**  
**ROUTE 13 SOLAR**  
**487 NEW YORK STATE ROUTE 13**  
 TOWN OF CORTLANDVILLE  
 CORTLAND COUNTY, NY

**SKETCH PLAN**

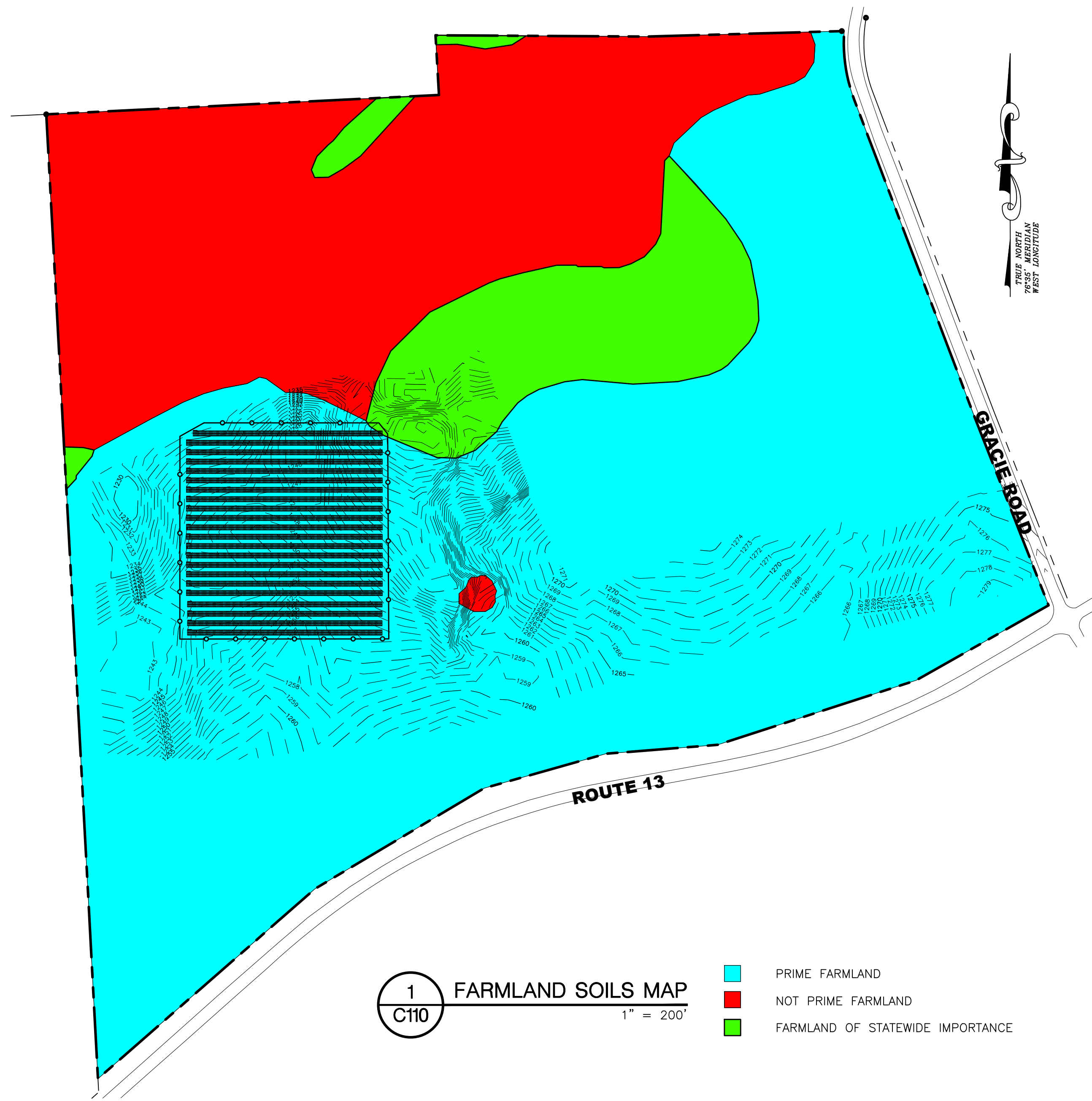
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SHEET NO.  
**C100**

PROJECT NO.  
 2850.24418.3

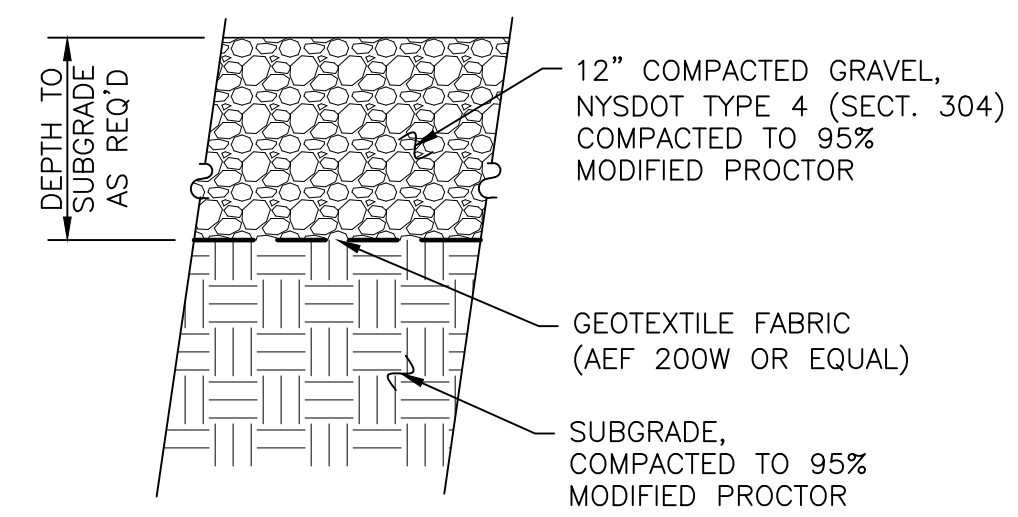
DATE: 12/18/18

CAD FILE NO: 285024418\_3\_Site.dwg

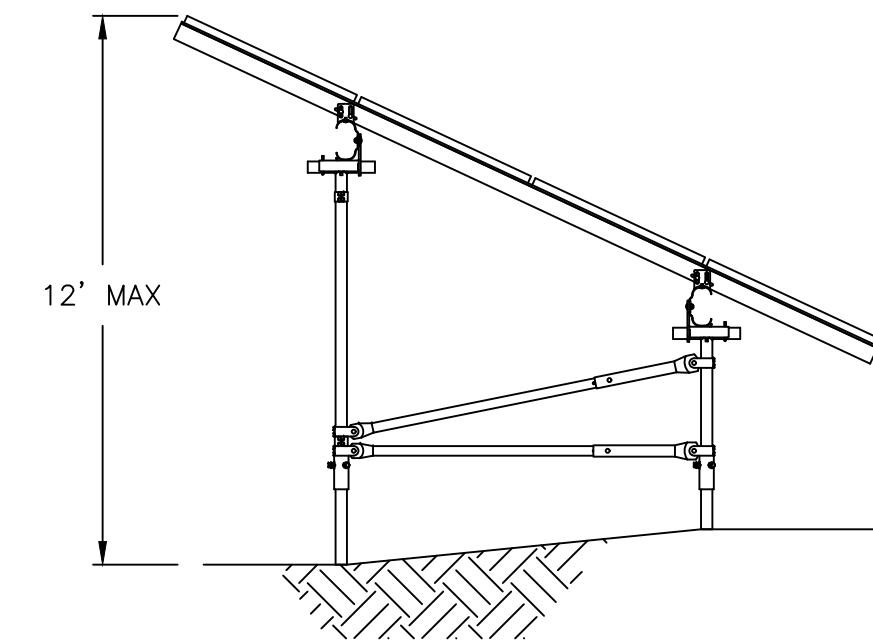


**1 FARMLAND SOILS MAP**  
C110 1" = 200'

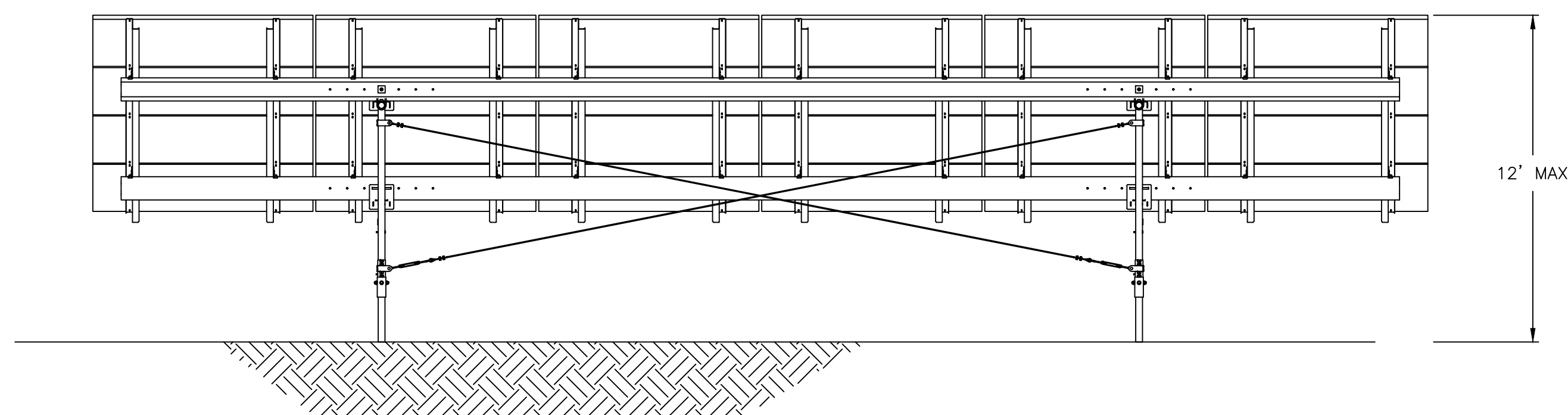
- PRIME FARMLAND
- NOT PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE



**2 GRAVEL DRIVE DETAIL**  
C210 N.T.S.



**3 SOLAR ARRAY SIDE VIEW**  
C110 N.T.S.



**4 SOLAR ARRAY REAR VIEW**  
C110 N.T.S.

NOT FOR CONSTRUCTION

**SOLAR ARRAY PLAN**  
**ROUTE 13 SOLAR**  
**487 NEW YORK STATE ROUTE 13**  
**TOWN OF CORTLANDVILLE CORTLAND COUNTY, NY**  
**FARMLAND SOILS AND DETAILS**

SHEET NO.  
**C110**  
PROJECT NO.  
2850.24418.3  
DATE:  
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