

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, June 8, 2023 at 7:00 p.m.

I. SEQR Review: RIC Energy Lysander III Solar: 1743 Lamson Road

PUBLIC HEARING – 7:05 p.m.

- | | |
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| 1. Controlled Site Use
Case No. 2023—002 | RIC Energy
1743 Lamson Road |
|---|--------------------------------|

SEQR Review: West Genesee Road Solar 1, LLC: 1235 West Genesee Road

PUBLIC HEARING – 7:10 p.m.

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| 2. Controlled Site Use
Case No. 2023—004 | West Genesee Road Solar 1, LLC
1235 West Genesee Road |
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SEQR Review: 3353 Cold Springs Solar, LLC: 3400 Cold Springs Road

PUBLIC HEARING – 7:15 p.m.

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| 3. Minor Subdivision
Case No. 2023—008 | 3354 Cold Springs Solar, LLC
3400 Cold Springs Road |
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II. APPROVAL OF MINUTES

Review and approval of the minutes of the May 11, 2023 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
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| 1. Controlled Site Use
Case No. 2023—002 | RIC Energy
1743 Lamson Road |
| 2. Controlled Site Use
Case No. 2023—004 | West Genesee Road Solar 1, LLC
1235 West Genesee Road |
| 3. Minor Subdivision
Case No. 2023—008 | 3354 Cold Springs Solar, LLC
3400 Cold Springs Road |
| 4. Controlled Site Use
Case No. 2023—005 | New Leaf Energy: 3354 Cold Springs Solar
3400 Cold Springs Road |
| 5. Minor Subdivision
Case No. 2023—006 | RMS Engineers: Solar Power Network
9237 & 9241 River Road |
| 6. Controlled Site Use
Case No. 2023--007 | RMS Engineers: Solar Power Network |

IV. OTHER BUSINESS

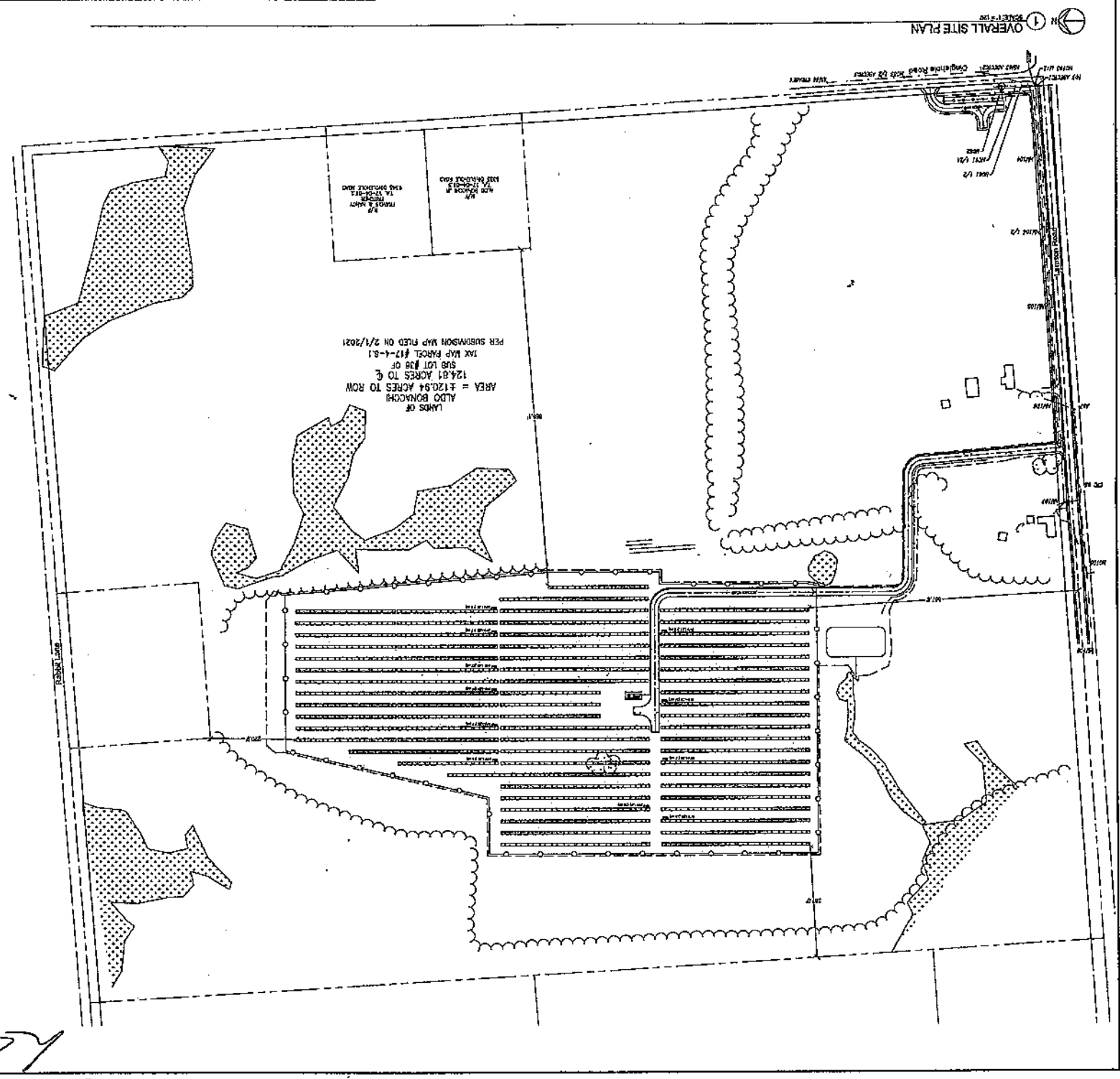
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| 1. Recommendation to Town Board: Melvin Farms Letter of Intent; which is available on the website at www.townoflysander.org . |
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V. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, July 13, 2023 at 7:00 p.m.

Overall Site,
 London
 Road
 50191

GENERAL NOTES:
 1. THIS DRAWING IS TO SHOW THE EXISTING
 FACILITY, ON WHICH THE PROPOSED SITE IS
 LOCATED. SEE SHEET 0201 AND 0202 FOR
 SITE PLAN DETAILS.
 LEGEND:
 LIMITED USE PRIVATE ACCESS ROAD
 LIMITS OF DISTURBANCE
 PROPOSED CHAIN LINK FENCE
 PROPERTY LINES
 EDGES OF TRAILWAY
 EDGES OF VEGETATION/WOODS
 WETLAND AREA



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: Lysander III Solar	
Project Location (describe, and attach a general location map): 1743 Lamson Road, Phoenix, Onondaga County, NY 13135	
Brief Description of Proposed Action (include purpose or need): The project entails the construction of a new approximately 22-acre Distributed Generation Solar Photovoltaic (PV) plant located on a parcel of approximately 121 acres at 1743 Lamson Road, Phoenix, NY 13135. (The remaining 99 acres will remain undeveloped.) The proposed project is a standalone ground-mounted system, consisting of 5,096 solar modules, and shall include 11 inverters with a site access drive to be installed off Lamson Road. A perimeter fence will enclose the project.	
Name of Applicant/Sponsor: Lysander III PV, LLC	Telephone: 917-463-0421 E-Mail: jrappe@ric.energy
Address: c/o RIC Development LLC; 85 Broad Street, 28th Floor	
City/PO: New York	State: NY Zip Code: 10004
Project Contact (if not same as sponsor, give name and title/role): Andrew Welch, Project Manager	Telephone: 917-819-1900 E-Mail: aweich@ric.energy
Address: c/o RIC Development LLC; 85 Broad Street, 28th Floor	
City/PO: New York	State: NY Zip Code: 10004
Property Owner (if not same as sponsor): Aldo Bonacchi	Telephone: E-Mail:
Address: 1743 Lamson Road	
City/PO: Lysander	State: NY Zip Code: 13135

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, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board: Site Plan approval	April 2023
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County Planning Board: 239 referral County IDA	April 2023
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DEC: SWPPP, wetlands, SHPO NYSERDA: funding	April 2023
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

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?
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?

☒ Yes ☐ No
☐ 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):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?

☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district?
agriculture District (A) ☒ Yes ☐ No

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?
If Yes, ☐ Yes ☒ No

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? Baldwinsville School District

b. What police or other public protection forces serve the project site?

Onondaga County Sheriff; New York State Police

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

Lysander Fire Department

d. What parks serve the project site?

Lysander Town Park; Beaver Lake Nature Center

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)? Solar facility

b. a. Total acreage of the site of the proposed action? 120.89 acres

b. Total acreage to be physically disturbed? 22.20 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 120.89 acres

d. 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?

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases?

i. If No, anticipated period of construction: _____ 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? If Yes, show numbers of units proposed.				☐ Yes ☒ No
One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase				
At completion				
of all phases				
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				☒ Yes ☐ No
i. Total number of structures 5,096				
ii. Dimensions (in feet) of largest proposed structure: 10-12 height, 6-8 width, and 3-5 length				
iii. Approximate extent of building space to be heated or cooled: NA 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? If Yes,				☐ Yes ☒ No
i. Purpose of the impoundment:				
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:				
iii. If other than water, identify the type of impounded/contained liquids and their source.				
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres				
v. Dimensions of the proposed dam or impounding structure: height: length:				
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):				
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:				☐ Yes ☒ No
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? If yes, describe.				☐ Yes ☐ No
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? If Yes:				☐ Yes ☒ No
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):				

8. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

☐ Yes ☒ No

c. Will the proposed action use, or create a new demand for water?

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
- Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

iii. 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: _____
- 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.

☐ Yes ☒ No

d. Will the proposed action generate liquid wastes?

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?

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

☐ Yes ☐ No
☐ Yes ☐ No

- Do existing sewer lines serve the project site?
 - Will a line extension within an existing district be necessary to serve the project?
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project:

☐ Yes ☐ No

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?
- If Yes:

- Applicant/sponsor for new district: _____
 - Date application submitted or anticipated: _____
 - What is the receiving water for the wastewater discharge? _____
- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

☒ Yes ☐ No

- 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?

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.008 acres (impervious surface)

_____ Square feet or 120.9 acres (parcel size)

- ii. Describe types of new point sources. There will not be any 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 construction runoff will be controlled on-site by stormwater and sediment/erosion control best management practices. Sheet flow from solar panels will infiltrate ground surface or be controlled prior to existing site via wetland, existing drainage, and/or swale areas. No increase in runoff.

- If to surface waters, identify receiving water bodies or wetlands: _____

N/A

- 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 and landscaping equipment for seasonal grass cutting _____

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

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

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____

☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____

☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

• _____ Tons/year (short tons) of Carbon Dioxide (CO₂)

• _____ Tons/year (short tons) of Nitrous Oxide (N₂O)

• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)

• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)

• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)

• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease ☐ Yes ☐ No

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 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.

i. During Construction:

- Monday - Friday: _____ 7 AM - 7 PM
- Saturday: _____ 7 AM - 7 PM (if necessary)
- Sunday: _____ None
- Holidays: _____ None

ii. During Operations:

- Monday - Friday: _____ Dawn to Dusk
- Saturday: _____ Dawn to Dusk
- Sunday: _____ Dawn to Dusk
- Holidays: _____ Dawn to Dusk

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: Noise levels will exceed ambient level during daytime construction from the use of heavy equipment including hydraulic pile drivers, excavators, telescopic forklifts and skid steer loaders. During operation, inverters produce low noise levels that will not exceed ambient levels beyond the fence line. ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
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 of any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 300 tons per _____ year (unit of time) • Operation : _____ 0 tons per _____ year (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: Most excess materials (approx 90%) will be recyclable, consisting of cardboard and plastic shipping materials as well as pallets to be reused or recycled. • Operation: N/A	
iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: Transport to NYSDEC-permitted landfill covering the municipality for any wastes not recycled or reused • Operation: N/A	

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: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion.	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.19	1.85	+0.66
• Forested	18.33	18.32	-0.01
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.72	9.72	0
• Agricultural (includes active orchards, field, greenhouse etc.)	84.63	62.44	-22.19
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	7.02	7.02	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Solar Array Facility	0	21.54	+21.54

c. Is the project site presently used by members of the community for public recreation? 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? If Yes, _____ i. Identify Facilities: _____	☐ Yes ☒ No ☐ Yes ☒ No
e. Does the project site contain an existing dam? 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: _____	☐ Yes ☒ No
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? If Yes: _____ i. Has the facility been formally closed? • 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: _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: _____ i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	☐ Yes ☒ No
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? 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 - Spills Incidents database ☐ Yes - Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	☐ Yes ☒ No

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?		>6.56 feet
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		☐ Yes ☒ No
c. Predominant soil type(s) present on project site:		
WwB Williamson silt loam, 2-6%		45.6 %
NgA Niagara silt loam, 0-4%		42.4 %
WwB Williamson silt loam, 0-2%		10.6 %
d. What is the average depth to the water table on the project site? Average: _____ 1 foot		
e. Drainage status of project site soils: ☒ Well Drained ☒ Somewhat Poorly ☒ 42.4 % of site		
☒ Moderately Well Drained: 57.1 % of site		
☒ Poorly Drained: 0.5 % of site		
f. Approximate proportion of proposed action site with slopes:		
☒ 0-10%: _____ 100 % of site		
☐ 10-15%: _____ % of site		
☐ 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? If Yes, describe: _____		☐ Yes ☒ No
h. Surface water features.		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?		☐ Yes ☒ No
ii. Do any wetlands or other waterbodies adjoin the project site?		☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?		☒ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		
• Streams: Name _____		Classification _____
• Lakes or Ponds: Name _____		Classification _____
• Wetlands: Name _____		Approximate Size _____
• 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? If Yes:		☒ Yes ☐ No
i. Name of aquifer: Principal Aquifer Baldwinsville Aquifer		

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%;"> <tr> <td style="width: 60%;">White-tailed deer _____</td> <td style="width: 40%;">Various rodents (squirrels, mice, etc...) _____</td> </tr> <tr> <td colspan="2">Various species of birds _____</td> </tr> </table>	White-tailed deer _____	Various rodents (squirrels, mice, etc...) _____	Various species of birds _____		☐ Yes ☒ No
White-tailed deer _____	Various rodents (squirrels, mice, etc...) _____				
Various species of birds _____					
n. Does the project site contain a designated significant natural community? If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <table style="width: 100%;"> <tr> <td style="width: 80%;"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres </td> <td style="width: 20%;"></td> </tr> </table> 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? If Yes: i. Species and listing (endangered or threatened): _____		• Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres			
• Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres					
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? If Yes: i. Species and listing: _____					
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use: _____					
E.3. Designated Public Resources On or Near Project Site a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? If Yes, provide county plus district name/number: _____ b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____ c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____					
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____					

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		☐ Yes ☒ No
If Yes:		
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District		
ii. Name:		
iii. Brief description of attributes on which listing is based:		
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?		☐ Yes ☒ No
If Yes:		
i. Describe possible resource(s):		
ii. Basis for identification:		
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?		☒ Yes ☐ No
If Yes:		
i. Identify resource: Three Rivers Wildlife Management Area; Beaver Lake Nature Center		
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Environmental Conservation site		
iii. Distance between project and resource: Approx. 0.5 miles to closest boundary		
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?		☐ Yes ☒ No
If Yes:		
i. Identify the name of the river and its designation:		
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Lysander III PV, LLC / Jonathan H. Rappe Date March 30, 2023

Signature  Title Sole Signatory, RIC Development, LLC

PRINT FORM



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCBPB Case # Z-23-111



WHEREAS,

the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of **Lysander III PV, LLC** for the property located at **1743 Lamson Road; and**

WHEREAS,

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lamson

Road (Route 29), a county highway; and

WHEREAS,

the applicant is proposing construction of a 2.4 MW ground-mounted solar farm on a 22-acre portion of a 120.89-acre parcel in an Agricultural zoning district; and

WHEREAS,

the Board previously offered Modification on a subdivision referral (S-07-55) on a 2-acre lot with frontage on Dinglehole Road; and

WHEREAS,

the site is in a rural area characterized by vacant wooded land and active farmland; there are federal and NYS wetlands nearby and a NYS DEC 500' wetland check zone crosses into a portion of the western side of the site; and

WHEREAS,

the site is bound on three sides by Rabbit Lane to the north, Dinglehole Road to the east, and Lamson Road to the south; per aerial imagery taken in May 2021, there are two houses on the Lamson Road frontage with the remainder of land appearing to be actively farmed with scattered wooded areas; and

WHEREAS,

per the Onondaga County Ag Mapper, the subject parcel receives a NYS Agricultural property tax exemption, contains large areas of cultivated land, is located within a significant cluster of agricultural lands; nearly the entirety of the parcel contains prime and statewide important agricultural soils; the Ag Mapper includes scoring of agricultural parcels for priority agricultural value and protection, and this parcel scores in the mid-range of the scoring analysis; and

WHEREAS,

per the local application, the applicant is proposing a ground-mounted single-axis tracking system that will consist of approximately 5,096 solar PV modules and 11 inverters connecting to a single transformer; a dry detention pond is depicted on the southern end of the solar array; and

WHEREAS,

per the application and Overall Site Plan (dated 4/3/23), a 20'-wide pervious access road from Lamson Road (a county highway) will be the project's main access, the road travels north to the project from between the two houses on the parcel; per the application, a shorter access road to the utility interconnection poles will be from Dinglehole Road (a local road), this road is not depicted on the Overall Site Plan; the solar project will be situated in the middle of the parcel, set back 687.8' from Lamson Rd, 287' from the western parcel boundary, and 868.1' from a single-family house parcel on Dinglehole Road;

ADVISORY NOTE: The proposed driveway onto Lamson Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS,

the Overall Site Plan depicts some wetland areas scattered across the site, but are shown to be outside of the project area; per GIS imagery (May 2021), there are

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E-mail Address: countyplanning@ongov.ny.us

no federal or NYS wetlands within the site; and
WHEREAS, the site is located over, or immediately adjoining, a primary aquifer (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.
2. This project is located in a potential agricultural priority area in Onondaga County. The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.



Martin E. Voss, Chairman
Onondaga County Planning Board



J Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCBP Case # Z-23-115



WHEREAS,

the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of West Genesee Road Solar 1, LLC for the property located at 1235 West Genesee Road; and

WHEREAS,

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Road (Route 370), a state highway, Fenner Road (Route 193), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS,

the applicant is proposing to construct a 5 MW ground-mounted commercial solar farm on a 17-acre portion of a 30-acre parcel in an Agriculture zoning district; and

WHEREAS,

the Board previously offered No Position with Comment regarding a proposed subdivision (S-19-87) to split a 1.84-acre parcel from a 32-acre lot; and

WHEREAS,

the site is located in a rural area in the Town of Lysander just north of the Seneca River; per aerial imagery (from May 2021) the site and surrounding lands appear to be active farmland and are enrolled in NYS Agricultural District 3; the opposite side of Fenner Road is lined with a few single-family homes; and

WHEREAS,

the site has frontage on West Genesee Road (NYS Route 370) and Fenner Road, a county road; and

WHEREAS,

per the Environmental Assessment Form (dated 3/30/23), the applicant is proposing a large-scale, ground-mounted, solar photovoltaic system consisting of 8,400 panels with 5 MWH AC-capacity battery storage system; the panels will be mounted on a mechanical tracking system with steel posts and ground screws; inverters, transformers, data system and switch gear will be on equipment pads near the panels; per the Layout and Materials Plan (undated) the solar project will be surrounded by an 8' chainlink fence; and

WHEREAS,

access to the solar project will be via a proposed gravel road that will access West Genesee Road, a state highway, near its intersection with Fenner Road; the gravel road will travel north before turning west and providing access to the 4 groupings of solar panels;

ADVISORY NOTE: The proposed driveway onto West Genesee Road requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS,

per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are proposed; and

WHEREAS,

per the Environmental Assessment Form (EAF) dated 3/30/23, 4.2 acres of the site will be disturbed by the proposed project;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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WHEREAS, a letter from LaBella Associates (dated 6/28/22) notes the absence of wetlands or streams, advising no water-related regulatory liabilities or permitting needs for development were found in the project area; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat and bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); a letter from the US Department of the Interior (dated 2/17/22) lists the Indiana Bat and the Monarch Butterfly as species with critical habitat that may be affected by the proposal and recommends a Biological Assessment of the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the NYS Department of Parks, Recreation, and Historic Preservation (dated 3/11/22) states the project has been reviewed by the Technical Services Unit and they have no concerns regarding the proposed work; another letter from the NYS Department of Parks, Recreation, and Historic Preservation (dated 2/22/22) states the project is in an archaeologically sensitive area and recommends a Phase 1A/1B archaeological survey be completed; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.

2. The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

3. The applicant is required to coordinate West Genesee Road access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the

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project plans prior to, or as a condition of, municipal approval.

A handwritten signature in black ink, appearing to read "M. Voss", written in a cursive style.

Martin E. Voss, Chairman
Onondaga County Planning Board

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E-mail Address: countyplanning@ongov.ne

#13

Application to the Planning Board

Makin Farms
Subdivision

For: ☒ Subdivision of Land
Number of Lots 3
☐ Controlled Site Use
☒ Site Plan Approval

Date: 3/29/23
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: 3354 Cold Springs Solar, LLC**Applicant:**

Name 3354 Cold Springs Solar, LLC
Address 55 Technology Dr, suite 102 Lowell, MA

Plans prepared by:

Name New Leaf Energy & Erdman Anthony
Address 22 Century Hill Dr, Suite 303 Latham, NY
145 Culver Road, Suite 200 | Rochester, NY 14620

Telephone: _____

Telephone: (315) 378-9567 / (585) 427-8888, ext. 1012**Owner of record:**

Name Landmark Challenger, LLC
Address 621 Columbia St Cohoes, NY

Ownership intentions:

Name Landmark Challenger, LLC
Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914Telephone: 518-469-1914Proof of ownership attached: XFarm Lot No. Ag District 3

Site Location:

Tax Map No. 064-03-2.1

3400 Cold Springs Road

Current Zoning AR-40, Incentive Overlay

Is site in an Agricultural Tax District?

Area of land 100.4 acres.**Proposed use (s) of site:**

Solar Farm

Plans for sewer and water connections

No

Current use & condition of site:

Farm, forest, wetlands

Character of surrounding:Rural residential, farm, forest,
wetlands**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

Name of Owner or Representative

Signature

Terrence Nolan, Project Developer

Date: 3/30/2023

#13023-008

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 I 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 3354 Cold Springs - Minor Subdivision			
Project Location (describe, and attach a location map): 3400 Cold Springs Rd., Baldwinsville, NY 13027			
Brief Description of Proposed Action: The existing parcel (Tax ID: 64-03-2-1) is owned by Landmark Challenger, LLC, and will be subdivided into three parcels. Parcel 1 on the west side, will be approximately 14.072 Acres. Parcel 2 on the east side, will be approximately 41.592 Acres. And Parcel 3 in the middle, will be approximately 44.781 Acres.			
Name of Applicant or Sponsor:		Telephone: 908-892-0811	
3353 Cold Springs Solar, LLC in care of New Leaf Energy, INC		E-Mail: indlan@newleafenergy.com	
Address:			
55 Technology Dr., Suite 102			
City/PO: Lowell	State: MA	Zip Code: 01951	NO YES
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.			☒ YES ☐ NO
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO YES
			☒ YES ☐ NO
3. a. Total acreage of the site of the proposed action? <u>100.781</u> acres			
b. Total acreage to be physically disturbed? <u>0</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>294</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,		NO	YES	N/A
a.	A permitted use under the zoning regulations?	☐	☒	☐
b.	Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?				
		NO	YES	YES
		☐	☒	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?				
If Yes, identify: _____		NO	YES	YES
		☒	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?				
		NO	YES	YES
		☒	☐	☐
b. Are public transportation services available at or near the site of the proposed action?				
		☒	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?				
		☒	☐	☐
9. Does the proposed action meet or exceed the state energy code requirements?				
If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	YES
		☒	☐	☐
10. Will the proposed action connect to an existing public/private water supply?				
If No, describe method for providing potable water: _____		NO	YES	YES
		☒	☐	☐
11. Will the proposed action connect to existing wastewater utilities?				
If No, describe method for providing wastewater treatment: _____		NO	YES	YES
		☒	☐	☐
12. a. 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?				
		NO	YES	YES
		☐	☒	☒
b. 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?				
		☐	☒	☒
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?				
		NO	YES	YES
		☐	☒	☒
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?				
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		☒	☐	☐
		☐	☐	☐

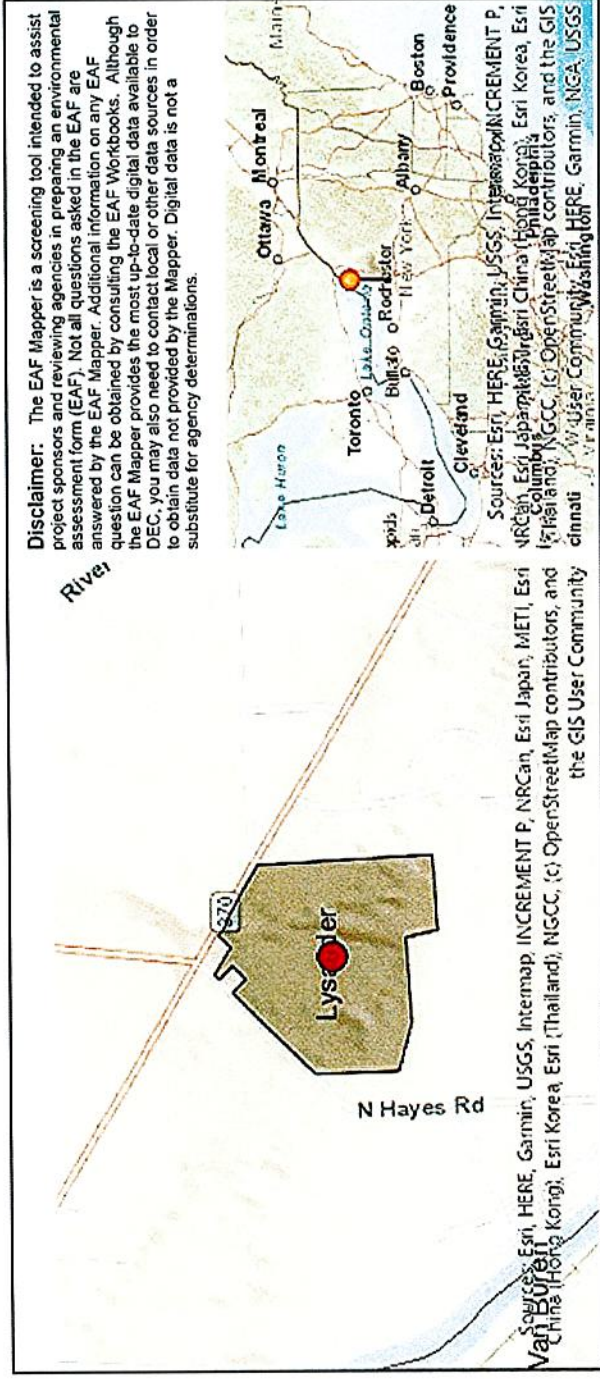
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional		
☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Bald Eagle	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Marc Kenward Date: May 3, 2023		
Signature: <u>Marc Kenward</u> Title: Senior Associate		

Erdman Anthony Consulting Engineers
145 Culver Road, Suite 200
Rochester, NY 14620
Phone: (585) 427 - 8888
Email: KenwardMD@erdmananthony.com

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EAF Mapper Summary Report

Wednesday, May 3, 2023 10:56 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: 3354 Cold Springs Solar, LLC in care of New Leaf Energy, Inc.

Mailing address: 55 Technology Dr, suite 102

Lowell, MA 01851

B. Description of the proposed project: Installation of a large scale, ground mounted, solar photovoltaic system. A subdivision of the existing property is proposed, with a resulting solar parcel area of 47 AC±

The project will consist of a 5 MW AC system with 11,928 ± panels

C. Project location: 3400 Cold Springs Rd, Baldwinsville, NY 13027

D. Tax Map number: 64-03-2.1

E. Number of acres involved with project: 100 +/-

F: Is project with Agricultural District? Yes ☒ No ☐

Is project within 500 feet of an Agricultural District? Yes ☒ No ☐

G. Is any portion of the project site currently being farmed?

Yes ☒ If so, how much? +/- 40 Acres
No ☐

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

See attached

I. Please indicate what the intentions are for use of the remainder of the project site:

The subject parcel will be subdivided. The largest parcel will be used for a solar farm, the subject of this application.

The remaining parcels will be used for future development.

J. Who will maintain the remainder of the property not being used for this development?

The landowner will maintain any of the property outside the solar farm lease area

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

The existing land is mainly used for farming, with portions being wooded and wetland. The wooded and wetland areas will be minimally disturbed. Storm water drainage currently sheet flows to the onsite wetlands. Drainage patterns will be maintained to the extent feasible.

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: Existing farm primarily used for row crops, esp. corn

FARM NOTE

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.

Terrence Nolan, Project Developer

3/30/2023

Name and Title of Person Competing Form

Date

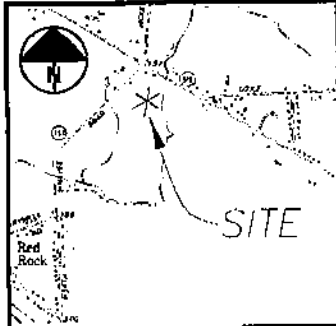
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes No

If yes, please give date of referral:

If yes, please give County Referral Number:

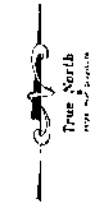
If no, please state reason:



THIS MAP WAS PREPARED BY THE
LAWSON SURVEYING & MAPPING, INC.
ON BEHALF OF LANDMARK CHALLENGER, LLC.
FOR THE PURPOSES OF THE
SUBDIVISION OF LAND.

SURVEY NOTES

1. THIS MAP WAS PREPARED BY THE
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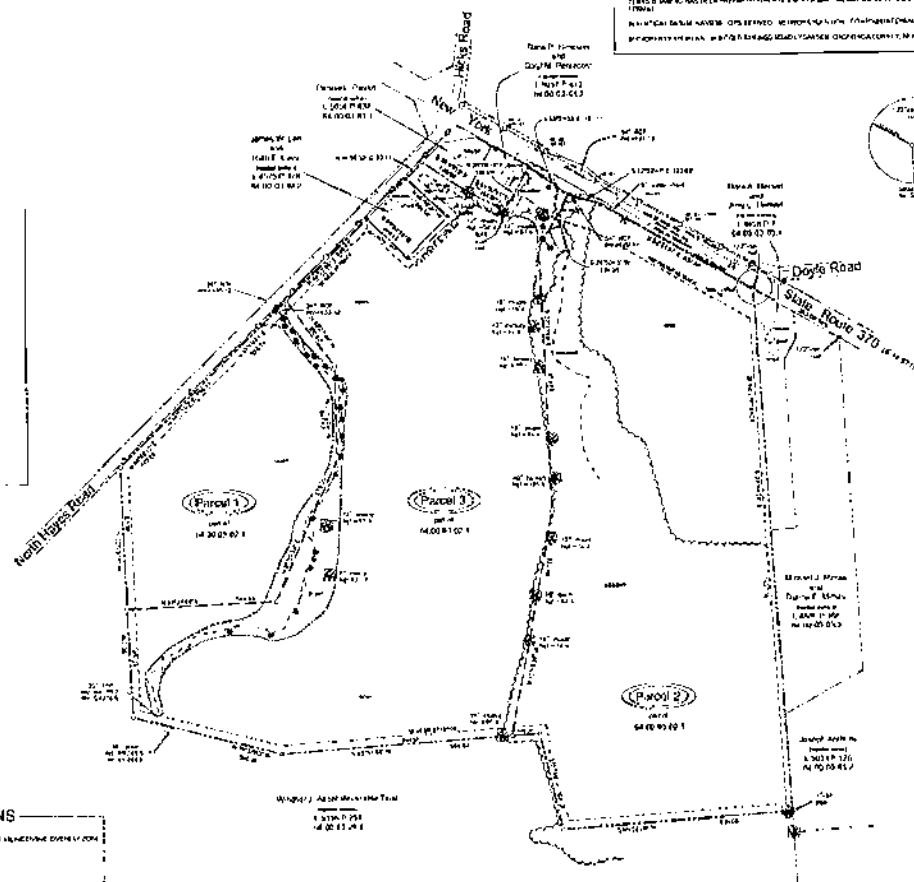


LEGEND

1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section
1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section
1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section
1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section

ZONING REGULATIONS

Area of Survey	100
Area of Survey	100
Area of Survey	100



AREA SUMMARY

Parcel 1	= 14.072 Acres
Parcel 2	= 41.592 Acres
Parcel 3	= 44.781 Acres
Total	= 100.445 Acres

MAP REFERENCES

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Minor Subdivision of
Premises of
Landmark Challenger, LLC
L 4971 P 485
Prepared for
New Leaf Energy
Town of Lyndhurst, County of Onondaga
State of New York

NEW SIGNS

1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section

LAWSON SURVEYING & MAPPING

1000 N. GARDEN STREET, SUITE 100
LYNDHURST, NY 14080
TEL: 607-785-1234
FAX: 607-785-1235
WWW.LAWSON-SURVEYING.COM



NEW SIGNS

1/4 Section	1/4 Section
1/2 Section	1/2 Section
3/4 Section	3/4 Section

44

Application to the Planning Board

Melvin Favors (SOLAR)

For: ☒ Subdivision of Land
Number of Lots 3
☐ Controlled Site Use
☒ Site Plan Approval

Date: 3/29/23
Information Only
Preliminary
Final

Name of proposed development: 3354 Cold Springs Solar, LLC

Applicant:

Plans prepared by:

Name 3354 Cold Springs Solar, LLC
Address 55 Technology Dr, suite 102 Lowell, MA

Name New Leaf Energy & Erdman Anthony
Address 22 Century Hill Dr, Suite 303 Latham, NY
145 Culver Road, Suite 200 | Rochester, NY 14620

Telephone: _____

Telephone: (315) 378-9567 / (585) 427-8888, ext. 1012

Owner of record:

Ownership intentions:

Name Landmark Challenger, LLC
Address 621 Columbia St Cohoes, NY

Name Landmark Challenger, LLC
Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914

Telephone: 518-469-1914

Proof of ownership attached: X

Farm Lot No. Ag District 3

Site Location:

Tax Map No. 064-03-2.1

3400 Cold Springs Road

Current Zoning AR-40, Incentive Overlay

Is site in an Agricultural Tax District?

Area of land 100.4 acres.

Proposed use (s) of site:

Plans for sewer and water connections

Solar Farm

No

Current use & condition of site:

Character of surrounding:

Farm, forest, wetlands

Rural residential, farm, forest, wetlands

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

Terrence Nolan, Project Developer

Date: 3/30/2023

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: Melvin Farm		Telephone: 518-265-4444	
Project Location (describe, and attach a general location map): No. Hayes Road between Perryville Road and Route 370 in Baldwinsville NY, Town of Lysander		E-Mail: kraymond@CBCPrima.net	
Brief Description of Proposed Action (include purpose or need): The Project Parcels are currently zoned AR-40 and would permit about 172 residential building lots. The Project Parcels are part of the Incentive Zoning Overlay of the Comprehensive Land Use Plan of the Town of Lysander. Applicant seeks incentive zoning of the Project Parcels which will permit multifamily development not exceed 600 residential units as of right.			
Name of Applicant/Sponsor: Landmark Challenger LLC		Telephone: 518-265-4444	
Address: 621 Columbia St, Suite 4		E-Mail: kraymond@CBCPrima.net	
City/PO: Cohoes	State: NY	Zip Code: 12047	
Project Contact (if not same as sponsor, give name and title/role): Mario D'Amico		Telephone: 315-380-4081	
Address: 7513 Morgan Rd		E-Mail: md@darigolew.com	
City/PO: Liverpool	State: NY	Zip Code: 13090	
Property Owner (if not same as sponsor): Sponsor		Telephone:	
Address:		E-Mail:	
City/PO:	State:	Zip Code:	

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, ☒ Yes ☐ No or Village Board of Trustees	Town of Lysander - Incentive Zoning	May 2023
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board - site plan, preliminary Plat approval	May 2023
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County Health Depart., Sanitary sewer/water County DOT - curb cuts	October 2023
f. Regional agencies ☒ Yes ☐ No	SOCPA	October 2023
g. State agencies ☒ Yes ☐ No	NY DOT - Curb cuts DEC	October 2023 October 2023
h. Federal agencies ☒ Yes ☐ No	USACOE	May 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No		
iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? • 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? If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No ☒ 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?) If Yes, identify the plan(s): _____ _____ _____	☐ Yes ☒ No
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? If Yes, identify the plan(s): _____ _____ _____	☐ Yes ☒ No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance, If Yes, what is the zoning classification(s) including any applicable overlay district? R-40; Incentive zoning overlay, environmental conservation district over 15 acres along Route 370	☒ Yes ☐ No
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? If Yes,	☒ Yes ☐ No
f. What is the proposed new zoning for the site? <u>Incentive zoning to permit up to 573 multifamily units and 17 Lots</u>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>Batonsville</u>	
b. What police or other public protection forces serve the project site? <u>Orndorff County Sheriff Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Belgium Cold Springs Fire Department</u>	
d. What parks serve the project site? <u>Town of Lysander parks; County parks</u>	
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)? <u>Multifamily residential; single family lots and solar farm permitted by existing zoning</u>	
b. a. Total acreage of the site of the proposed action?	<u>292</u> acres
b. Total acreage to be physically disturbed?	<u>142</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>292</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <u> </u> Units: <u> </u>	
☐ Yes ☒ No	
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <u>Multifamily residential; single family lots and solar farm permitted by existing zoning</u>	
ii. Is a cluster/conservation layout proposed?	
☒ Yes ☐ No	
iii. Number of lots proposed? <u>24</u>	
iv. Minimum and maximum proposed lot sizes? Minimum <u>1/3 acre</u> Maximum <u>86 acres</u>	
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction:	
ii. If Yes:	
• Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) <u>10</u> month <u>2023</u> year • Anticipated completion date of final phase <u>12</u> month <u>2033</u> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <u>Phases will not be contingent on other phases; multiple phases may proceed at the same time.</u>	
☐ Yes ☐ No	

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				☒ Yes ☐ No
One Family	Two Family	Three Family	Multiple Family (four or more)	
0	0	0	45	
17	0	0	590	

g. Does the proposed action include new non-residential construction (including expansions)? If Yes,		☒ Yes ☐ No
i. Total number of structures <u>solar farm</u>		
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length		
iii. Approximate extent of building space to be heated or cooled: _____ 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? If Yes,		☐ Yes ☒ No
i. Purpose of the impoundment: _____		
ii. If a water impoundment, the principal source of the water: _____ ☐ Ground water ☐ Surface water streams ☐ Other specify: _____		
iii. If other than water, identify the type of impounded/contained liquids and their source. _____		

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:		☐ Yes ☒ No
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? If yes, describe. _____		☐ Yes ☐ No
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? If Yes:		☐ Yes ☒ No
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____		

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?
If Yes, describe: ☐ Yes ☐ No

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?
If Yes: ☐ Yes ☐ No

- 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?
If Yes: ☒ Yes ☐ No

i. Total anticipated water usage/demand per day: _____ 186,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?
If Yes: ☒ Yes ☐ No

- Name of district or service area: OCWA
- 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 the extension within an existing district be necessary to supply the project?
If Yes: ☐ Yes ☒ No

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. 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?
If Yes: ☐ Yes ☒ No

- 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: _____ N/A gallons/minute.

d. Will the proposed action generate liquid wastes?
If Yes: ☒ Yes ☐ No

i. Total anticipated liquid waste generation per day: _____ 186,000 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):
sanitary wastewater _____

iii. Will the proposed action use any existing public wastewater treatment facilities?
If Yes: ☒ Yes ☐ No

- Name of wastewater treatment plant to be used: Seneca Knolls Treatment Plant
- 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? • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: Force Mains from SKTP to cross Barbara Lane easterly to the project site and to pump station.	☐ Yes ☒ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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): _____ _____ Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>33</u> acres (impervious surface) _____ Square feet or <u>292</u> acres (parcel size) ii. Describe types of new point sources Storm sewers _____	☒ Yes ☐ No
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)? on-site storm water management facilities/structures _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ N/A	
iv. Will stormwater runoff flow to adjacent properties? f. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? 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? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No ☒ Yes ☐ No ☐ Yes ☒ No
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? 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) ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? 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): _____	☐ Yes ☒ No
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____	☐ Yes ☒ No
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? If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____	☐ Yes ☒ No
iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Are public/private transportation service(s) or facilities available within 1/4 mile of the proposed site? ☐ Yes ☐ No vi. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No vii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No	☐ Yes ☒ No
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? 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): _____	☐ Yes ☒ No
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: _____ 7:00 am to 5:00 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	☐ Yes ☐ No

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: i. Provide details including sources, time of day and duration: _____	☐ Yes ☒ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe: _____	☐ Yes ☐ No
n. Will the proposed action have outdoor lighting? If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: post or wall lighting in front of residential units _____	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe: _____	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	☐ Yes ☒ No
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? If Yes: i. Product(s) to be stored _____ per unit time _____ (e.g., month, year) ii. Volume(s) _____ iii. Generally, describe the proposed storage facilities: _____	☐ Yes ☒ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s): _____ _____ _____	☐ Yes ☒ No
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)? If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation: _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____	☐ Yes ☒ No
iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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): suburban
 II. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	33	15
• Forested	117+/-	117+/-	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	183	15	168
• Surface water features (lakes, ponds, streams, rivers, etc.)	10+/-	10+/-	0
• Wetlands (freshwater or tidal)	25+/-	25+/-	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
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? If Yes, i. Identify Facilities: Palmer Elementary School	☒ Yes ☐ No
e. Does the project site contain an existing dam? 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: _____	☐ Yes ☒ No
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? If Yes: i. Has the facility been formally closed? ☐ 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: _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	☐ Yes ☒ No
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? 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 - 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: _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? • If yes, DEC site ID number: <u>BAL-22, BAL-23</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>Mapped wetlands</u> • Describe any use limitations: <u>Wetlands will not be disturbed; 15-acre parcel along Route 370 subject to conservation easement.</u> • Describe any engineering controls: <u>None</u> • Will the project affect the institutional or engineering controls in place? • Explain:		☒ Yes ☐ No																
E.2. Natural Resources On or Near Project Site																		
a. What is the average depth to bedrock on the project site? _____ >6 ft																		
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		☐ Yes ☒ No																
c. Predominant soil type(s) present on project site: airport collarner lairdsville lockport palmira niagara 20 % 20 % 80 %																		
d. What is the average depth to the water table on the project site? Average: _____ >3 ft																		
e. Drainage status of project site soils: ☒ Well Drained: ☒ Moderately Well Drained: ☒ Poorly Drained 40 % of site 30 % of site 30 % of site																		
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: ☒ 10-15%: ☒ 15% or greater: 60 % of site 30 % of site 10 % of site																		
g. Are there any unique geologic features on the project site? If Yes, describe:		☐ Yes ☒ No																
h. Surface water features.																		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site? If Yes to either i or ii, continue. If No, skip to E.2.i.		☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No																
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Streams:</th> <th>Name</th> <th>897-43</th> <th>Classification</th> </tr> </thead> <tbody> <tr> <td>Lakes or Ponds:</td> <td>Name</td> <td></td> <td></td> </tr> <tr> <td>Wetlands:</td> <td>Name</td> <td>DEC and USACE Wetlands NY Flowage Easement</td> <td>Approximate Size 25+/- acres</td> </tr> <tr> <td>Wetland No. (if regulated by DEC)</td> <td>BAL-22, BAL-23</td> <td></td> <td></td> </tr> </tbody> </table>		Streams:	Name	897-43	Classification	Lakes or Ponds:	Name			Wetlands:	Name	DEC and USACE Wetlands NY Flowage Easement	Approximate Size 25+/- acres	Wetland No. (if regulated by DEC)	BAL-22, BAL-23			☐ Yes ☒ No
Streams:	Name	897-43	Classification															
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Wetland No. (if regulated by DEC)	BAL-22, BAL-23																	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? 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? If Yes:		☒ Yes ☐ No																
i. Name of aquifer: <u>Onondaga Valley - Fill Aquifer</u>																		

m. Identify the predominant wildlife species that occupy or use the project site: Typical forest and meadow animals _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: _____ l. Describe the habitat/community (composition, function, and basis for designation): _____ _____ _____ h. Source(s) of description or evaluation: _____ h. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: _____ l. Species and listing (endangered or threatened): _____ Possible Indiana bat, northern long eared bat, bog turtle, will be mitigated by not encroaching on any wetlands and leaving forested land undeveloped.	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: _____ l. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No l. If Yes: acreage(s) on project site? 140 +/- _____ h. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: _____ l. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature h. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: _____ l. CEA name: _____ h. Basis for designation: _____ h. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?
☐ Yes ☒ No

If Yes:
 I. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District
 II. Name: _____
 III. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?
☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?
 If Yes: ☐ Yes ☒ No
 I. Describe possible resource(s): _____
 II. 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?
 If Yes: ☐ Yes ☒ No
 I. Identify resource: _____
 II. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 III. Distance between project and resource: _____ miles

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

If Yes:
 I. Identify the name of the river and its designation: _____
 II. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?
☐ Yes ☒ No

F. Additional Information

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

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

G. Verification

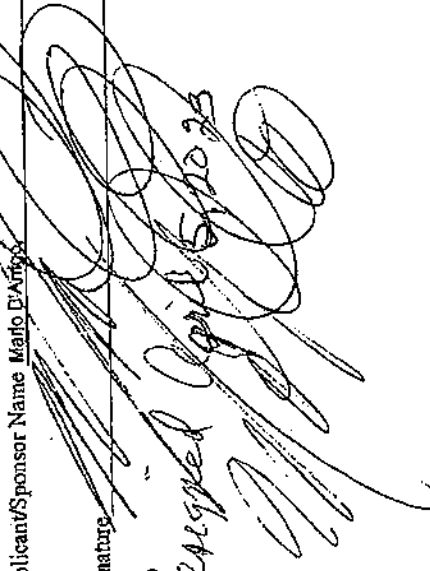
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mario Davila

Date March 30, 2023

Signature

Title Representative

Resigned April 5, 2023


PRINT FORM

#564

Solar Power Network

Application to the Planning Board

For: ☒ Subdivision of Land
Number of Lots 4
☐ Controlled Site Use
☒ Site Plan Approval

Date: 03/31/2023
☒ Information Only
☐ Preliminary
☐ Final

Name of proposed development: Solar Power Network, LLC Community Solar Farm on River Road

Applicant:

Name Jack Goodman, Project Manager
Address 69 State St, 13th Fl
Albany, NY 12207
Telephone: (647) 213 - 1290

Owner of record:

Name See Attached Appendix J & Deeds
Address _____

Telephone: _____

Plans prepared by:

Name Aaron J. Ovios, PE
Address Robert M. Sutherland, PC
11 MacDonough St, Plattsburgh, NY 12901
Telephone: (518) 561 - 6145

Ownership intentions:

Name _____
Address _____

Telephone: _____

Proof of ownership attached: ☒

Site Location:
9141 & 9237 River Road
Lysander, NY 13135

Farm Lot No. _____
Tax Map No. 022-02-19.6 & 27.1

Current Zoning AR-40 Agricultural Residential

Is site in an Agricultural Tax District? No
Area of land 208.98 acres.

Proposed use (s) of site:

Community Solar Farm

Plans for sewer and water connections

N/A

Current use & condition of site:

Lot 27.1 is an undeveloped residential lot
Lot 19.6 is abandoned agricultural
Lot 19.4 is undeveloped residential lot

Character of surrounding:

Residential river front to the north & east.
Forest and agricultural lands south and west.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Aaron Ovios, PE
Name of Owner or Representative

[Signature]
Signature

