

TOWN OF LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NY 13027

STATE ENVIRONMENTAL QUALITY REVIEW ACT

NOTICE OF INTENT
ESTABLISHMENT OF SEQRA LEAD AGENCY
TOWN OF LYSANDER PLANNING BOARD

TO: Involved and Interested Agencies (see attached list)

FROM: Town of Lysander Planning Board

DATED: April 17, 2023

THIS NOTICE is issued pursuant to Part 617.6 (b) of the implementing regulations pertaining to Article 9 of the State Environmental Conservation Law (State Environmental Quality Review Act).

PLEASE TAKE NOTICE that the Town of Lysander Planning Board has determined that it is willing to act as the SEQR Lead Agency for environmental review of the proposed action described below and shall coordinate environmental review pursuant to Article 8 of the ECL and the Implementing Regulations (6 NYCRR Part 617).

Name of Action: Proposed Lysander III Solar

SEQR Status: Type I Action

Description of Action: The proposed action is to install a 22 +/- acre Distributed Generation Solar Photovoltaic (PV) Plant on approximately 121 acres. The remnant piece will remain under agriculture.

Location: The parcel affected is located at 1743 Lamson Road, Tax Map No. 017.-04-06.1, Phoenix, New York.

PLEASE TAKE FURTHER NOTICE that unless any involved agency objects to this determination and intent of Lead Agency status within (30) calendar days of the above date, the Town of Lysander Town Board shall be deemed Lead Agency.

If you are in agreement with the proposed SEQRA Lead Agency designation, no response is required. If you object to the proposed designation of the Town of Lysander Planning Board as Lead Agency for this proposed project, please send written notice to the following address within thirty (30) calendar days of the date of this letter to:

John Corey, Chairman, Town of Lysander Planning Board
8220 Loop Road
Baldwinsville, New York 13027

Further, a coordinated review of this application will be held on Wednesday, May 17, 2023 at 10:00 a.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York. Please notify Karen Rice, Clerk to Planning Board, at (315)638-4819 or planning@townoflysander.org by Friday, May 12, 2023 if you will be in attendance.

All questions concerning this notice should be addressed to the undersigned.

Very truly yours,

Karen Rice, Clerk
Lysander Planning Board

Enclosures: Full EAF & Site Plan

Lead Agencies—Long EAF

NYSDEC—Region 7
Division of Environmental Permits
615 Erie Boulevard West
Syracuse, NY 13204

NYS Department of Transportation
333 East Washington Street
Syracuse, NY 13202

Syracuse-Onondaga County Planning Agency
421 Montgomery Street, 11th Floor Civic Center
Syracuse, NY 13202

Onondaga County Department of Transportation
421 Montgomery Street, 11th Floor, Civic Center
Syracuse, NY 13202

NY Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

NYS Canal Corporation
P.O. Box 308
East Syracuse, NY 13057

Department of Army
Buffalo District, Corp of Engineers
1776 Niagara Street
Buffalo, NY 14207-3199

Onondaga County Water Authority
200 Northern Concourse
P.O. Box 9
Syracuse, NY 13211-0009

Onondaga County Health Department
Division of Environmental Health
421 Montgomery Street, 12th Floor Civic Center
Syracuse, NY 13202

Involved/Interested Agencies

Baldwinsville Central School District
Fire Department Servicing Area
Robert Wicks, Supervisor
Anthony Rivizzigno, Town Attorney
Tim Frateschi, Planning Board Attorney
Al Yager, Planning Board Engineer

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: jappe@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		
E-Mail: aweicht@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		
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	Planning Board: Site Plan approval	April 2023
c. City, Town or Village Zoning Board of Appeals		
d. Other local agencies		
e. County agencies	County Planning Board: 239 referral County IDA	April 2023
f. Regional agencies		
g. State agencies	NYS DEC: SWPPP, wetlands, SHPO NYSERDA: funding	April 2023
h. Federal agencies		
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? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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? griculture 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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	 120.89 acres 22.20 acres 120.89 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)? % Units: ☐ 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)		☐ Yes ☒ No
ii. Is a cluster/conservation layout proposed?		☐ Yes ☒ No
iii. Number of lots proposed?		
iv. Minimum and maximum proposed lot sizes? Minimum Maximum		
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: ii. If Yes:		☐ Yes ☒ No
• 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? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
i. What is the purpose of the excavation or dredging? _____				
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____				
• Over what duration of time? _____				
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____				
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____				
v. What is the total area to be dredged or excavated? _____ acres				
vi. What is the maximum area to be worked at any one time? _____ acres				
vii. What would be the maximum depth of excavation or dredging? _____ feet				
viii. Will the excavation require blasting? ☐ Yes ☐ No				
ix. Summarize site reclamation goals and plan: _____				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:				
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____				

iv. 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:

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:

- Does the existing public water supply have capacity to serve the proposal?

- Is the project site in the existing district?

- Is expansion of the district needed?

- Do existing lines serve the project site?

iii. Will line 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:

- 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: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

If Yes:

☐ Yes ☒ No

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:

☐ Yes ☒ No

- Name of wastewater treatment plant to be used:

- Name of district:

- Does the existing wastewater treatment plant have capacity to serve the project?

- Is the project site in the existing district?

- 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 ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	☐ Yes ☒ No
If Yes:	
- Applicant/sponsor for new district. - Date application submitted or anticipated. - What is the receiving water for the wastewater discharge?	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans).	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste.	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	☒ Yes ☐ No
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or 0.008 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 (CO ₂)	
• Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
• Tons/year (short tons) of Perfluorocarbons (PFCs)	
• Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
• Tons/year (short tons) of Carbon Dioxide equivalent of 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?		
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	Dawn to Dusk
• Saturday:	7 AM - 7 PM (if necessary)	Dawn to Dusk
• Sunday:	None	Dawn to Dusk
• Holidays:	None	Dawn to Dusk
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 recycles or reused.		
• Operation: N/A		

c. Is the project site presently used by members of the community for public recreation?		☐ Yes ☒ No
i. If Yes: explain:		
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?		
If Yes,		
i. Identify Facilities:		
e. Does the project site contain an existing dam?		☐ Yes ☒ No
If Yes:		
i. Dimensions of the dam and impoundment:		
• Dam height:		feet
• Dam length:		feet
• Surface area:		acres
• Volume impounded:		gallons OR acre-feet
ii. Dam's existing hazard classification:		
iii. Provide date and summarize results of last inspection:		
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?		☐ Yes ☒ No
If Yes:		
i. Has the facility been formally closed?		
• If yes, cite sources/documentation:		
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:		
iii. Describe any development constraints due to the prior solid waste activities:		
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?		☐ Yes ☒ No
If Yes:		
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:		
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?		☐ Yes ☒ No
If Yes:		
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:		
☐ Yes - Spills Incidents database		Provide DEC ID number(s):
☐ Yes - Environmental Site Remediation database		Provide DEC ID number(s):
☐ Neither database		
ii. If site has been subject of RCRA corrective activities, describe control measures:		
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):		☐ Yes ☒ No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):		

1. 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 %
NaA 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 feet		
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? If Yes to either i or ii, continue. If No, skip to E.2.i.		☒ Yes ☐ No
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:		Various species of birds
White-tailed deer		
n. Does the project site contain a designated significant natural community?		
If Yes: ☐ Yes ☒ No		
i. Describe the habitat/community (composition, function, and basis for designation):		
ii. Source(s) of description or evaluation:		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		
If Yes:		
i. Species and listing (endangered or threatened):		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?		
☐ Yes ☒ No		
If Yes:		
i. Species and listing:		
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?		
☐ Yes ☒ No		
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? _____ ☐ Yes ☐ No		
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?		
☐ Yes ☒ No		
If Yes:		
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?		
☐ Yes ☒ No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		☐ Yes ☒ No
If Yes:		
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District		
ii. Name: _____		
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.

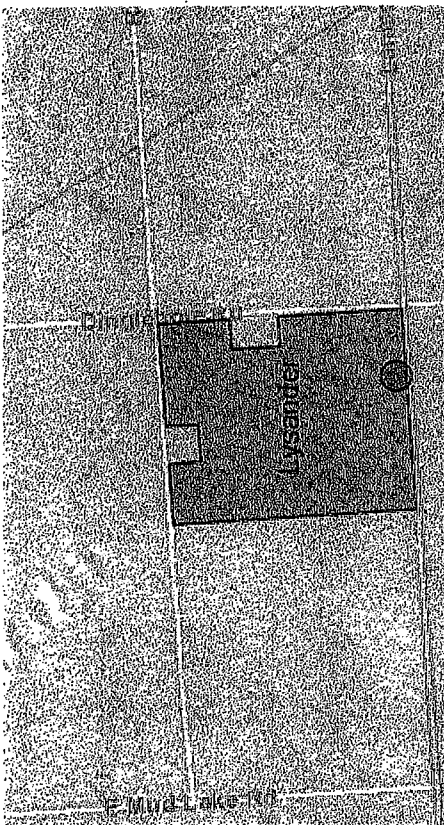
G. Verification

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



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

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Lysander III Solar Project

SEQR: FEAF Additional Information

This addendum to the Full Environmental Assessment Form (FEAF) Part 1 for the Lysander Solar Project provides additional project detail to facilitate a more thorough review in accordance with the State Environmental Quality Review Act (SEQRA).

Project Description and Action

Lysander III PV, LLC is proposing the development of a new 2.4 MW solar photovoltaic (PV) facility located at 1743 Lamson Road, Phoenix, NY 13135 (tax parcel ID: 017-04-06.1). The Project is a ground-mounted single-axis tracking system that will consist of approximately 5,096 solar PV modules and 11 inverters that will connect to a single transformer. A new access to the facility will be from Lamson Road. A second shorter access road will be constructed off Dinglehole Road to the utility interconnection poles on site.

The Project parcel is mostly agricultural lands, but it also contains areas of trees and brushland. The portion of the site allocated for the solar project was row crop in 2022. Minimal tree removal will be needed. To the west and north of the proposed facility, existing tree lines will shield the property from view. The majority of the site will remain undisturbed: total area of disturbance is estimated to be approximately 22.20 acres.

Land

The site is generally flat. Some ground disturbance will be necessary to provide the access road, the concrete pads for the transformers, post foundations for the solar panels, and fence posts. It is estimated this ground disturbance will affect just over two acres of the site. The Project will be subject to a NYSDEC-approved Stormwater Pollution Prevention Plan (SWPPP), which shall implement Best Management Practices to ensure no impacts from erosion. The facility will be located near the interior of the site, further ensuring no off-site erosion or other impacts. When the Project reaches the end of its useful life and is decommissioned, Project components will be removed and the land will be restored to its original condition. At that time the land can be returned to agricultural production or other productive land use. The site is not in a coastal erosion hazard zone. In light of these considerations, no significant impacts to land are anticipated.

Water Resources

There are state-protected wetlands on the Project parcel, but they are located in an area that will remain undisturbed. No state or federally protected wetlands will be affected by the Project. The Project site is not located in a Federal Emergency Management Agency (FEMA) floodplain or a Special Flood Hazard Area (SFHA).

The drainage flow patterns within the site will not be impacted by the Project. The proposed project will be subject to a SWPPP and will be in accordance with a stormwater management system designed to prevent adverse impacts from site grading or the increase in impervious area for both water quantity and quality. The site is generally well drained. It is located adjacent to an aquifer but will have no impacts on the aquifer. There are no hazardous chemicals on site currently, nor will there be as part of the Lysander III Solar Project. Thus soil or groundwater contamination is not a threat. Based on the above, the Project will result in no significant adverse impacts to water resources.

Plants and Animals

Neither the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper (ERM) nor the NYSDEC FEAF mapper identify any rare plants or animals, or any significant natural communities in the vicinity of the Project. The United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) report lists the potential presence of the Indiana bat (endangered). Habitat for these bats is underground hibernacula in the winter, and roost sites in trees in the summer. The proposed project will not significantly affect either type of habitat. Though a small number of trees shall be cleared, this will be done as directed by state and federal protocol, which requires the bat roosting season (of April 1 to October 31) to be avoided when cutting any trees. The IPaC report also notes the potential presence of the monarch butterfly, a candidate species. Pollinator species shall be included within the planting plan to enhance the habitat for this and other pollinator species.

The IPaC identified fifteen migratory bird species within the vicinity, though the site is not listed as an important habitat. The Bald Eagle was referenced as a migratory bird in the vicinity, but is not officially a Bird of Conservation Concern (BCC). It is listed as vulnerable at the federal level and remains protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. It is also protected at the State level. However, the site does not contain habitat for Bald Eagle and this species was not listed as being of concern by the NYSDEC or State Natural Heritage Program. As the majority of the site will remain undisturbed, no significant impacts on migratory birds are anticipated.

To reduce potential impacts from invasive species, the contractor will follow recommended controls, e.g., inspection and washing of equipment prior to site entrance, and the quick establishment of vegetation in disturbed areas, to reduce potential invasive species entering the site. Based on the above, the Project will not result in any significant adverse impacts to plants and animals.

Agricultural Resources

The site is not located in an Onondaga County State-certified Agricultural District. The Project will not result in increased development pressure or other pressures on agricultural lands. The Project will not reduce the level of agriculture in the Town.

To further minimize adverse impacts to agricultural lands, because the site contains areas classified as Prime Farmland Soil, the Project will comply with NYS Department of Agriculture and Markets guidelines for the protection and restoration of farm soils during construction of the facility and when the panels are removed.

Upon decommissioning, the land will be returned to a condition that can be farmed or otherwise put to productive use compatible with Town zoning. Based on the above, the Project will not result in any significant adverse impacts to agricultural resources.

Historic and Archaeological Resources

There are no archaeological sensitive areas within the Project site. The Project was submitted for review to New York State Historic Preservation Office (SHPO) through the Cultural Resource Information System (CRIS), and SHPO has issued a Letter of No Impact, dated November 17, 2022, stating that no historic properties, including archaeological or historic resources will be affected by the Project.

Transportation

Prior to construction, a driveway permit from the Highway Department will be obtained for Site access off Lamson Road. During construction, the contractor will provide flagmen if deemed appropriate. Parking shall be restricted on-site within designated parking areas. After construction, the Project will generate very little traffic. A few visits per year are expected for maintenance purposes. No impacts to transportation are anticipated.

Noise, Odor, and Light

There will be temporary, minor noise impacts generated during Project installation. Noise associated with inverters during operation does not exceed ambient levels and is not expected to be heard off-site. There will be no on-site lighting and the Project will not generate any odors. No significant impacts from noise, odor or light are anticipated.

Aesthetic Resources

There are no mapped or known federal, state or locally designated scenic or aesthetic resources in the area and no impacts to such resources are anticipated.

Community Character

Solar projects are an allowed use within the Town's Agricultural (A) zoning district. The Project will not replace or eliminate existing facilities, structures, or areas of historic importance to the community. It will not create a demand for additional community services, and it will not displace any affordable housing. The Project will not interfere with the enjoyment of any designated public resource. View of the Project is diminished by screening and distance. The Three Rivers State Wildlife Management Area boundary is located approximately a half mile east of the Project's eastern boundary, but the Project will not have an impact on that facility. Based on the above, the Project will not result in any significant adverse impacts on community character.

Overall Site Plan

RIC ENERGY
Lysander III PV, LLC
85 Broad St, 28th Floor
New York, NY 10004

LYSANDER III SOLAR
1743 Lemon Road
Phoenix, NY 13155

SITE PLAN APPROVAL

wendel
Cortland County Corporate Park
375 E. Main Road, Suite 200
Williamsville, NY 14221
www.wendelcorp.com
p:716.658.0700 f:716.625.6825
Wendel W.D. Architects, Engineering, Surveying and
Landscape Architecture, P.C.

FOR PERMITTING
PURPOSES
04/03/23
NOT FOR CONSTRUCTION

NOTES:
THIS DOCUMENT AND THE SCALE AND DATE ARE INCORPORATED HEREIN AS AN
ATTACHMENT OF THE PROJECT. THE PROJECT IS THE PROPERTY OF THE ARCHITECT
AND NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE
RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

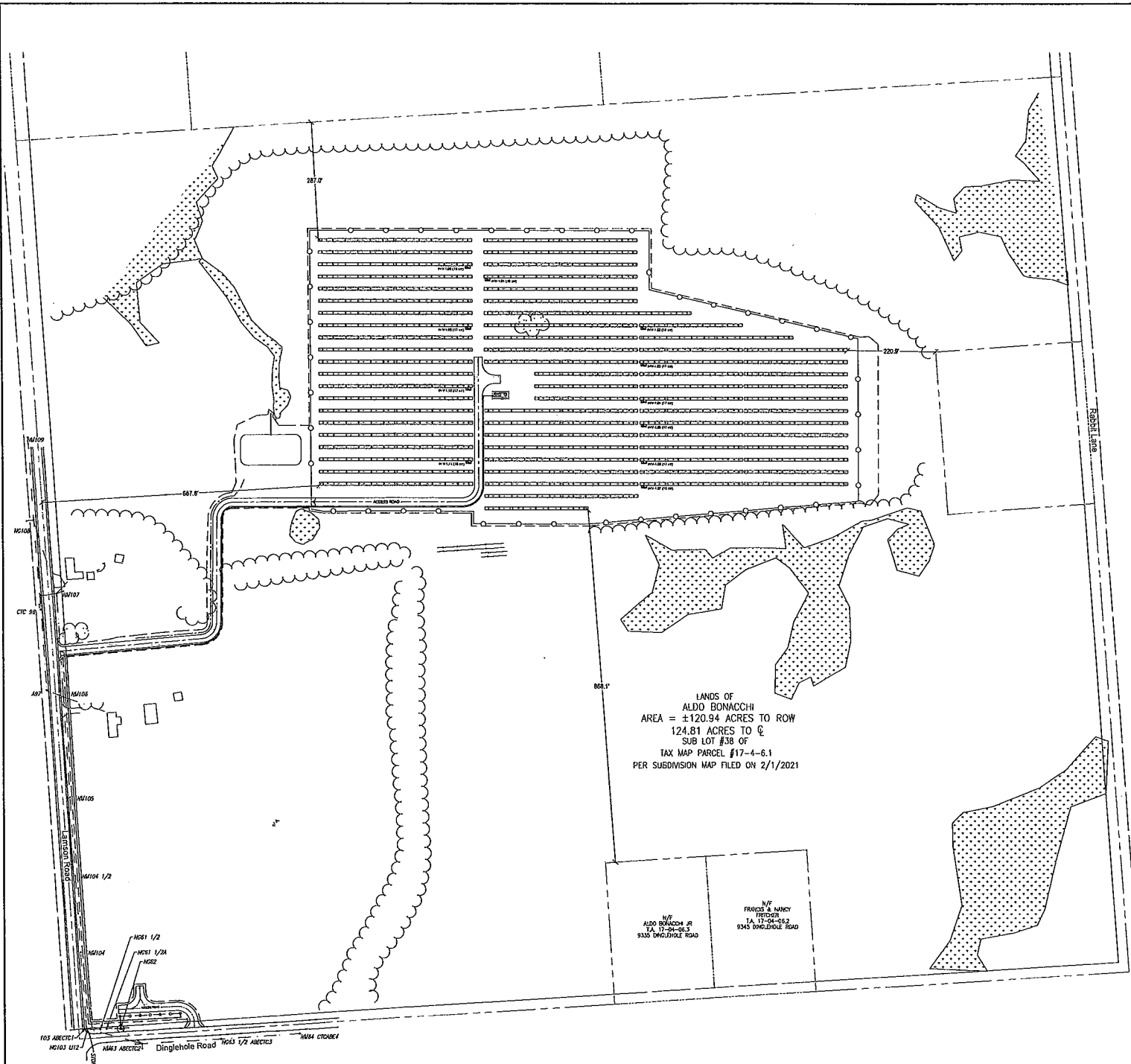
NO.	REVISIONS	DATE
1	SITE PLAN APPROVAL SUBMISSION	04/03/23

OVERALL SITE PLAN

GENERIC SCALE BAR
SCALE BAR IS NOT TO SCALE FOR THE ORIGINAL DRAWING.
IF NOT TWO INCHES IN THE SHEET, AS SHOWN ACCORDINGLY.

DATE: 04/03/2023
SCALE: AS NOTED
DWN: JMK
CHK: CCI
PROJ. NO.: 607122
DWN. NO.:

C200



1 OVERALL SITE PLAN
SCALE: 1" = 120'

GENERAL NOTES:

- THIS DRAWING IS TO SHOW THE ENTIRE PARCEL ON WHICH THE PROJECT SITE IS LOCATED. SEE SHEET C201 AND C202 FOR SITE PLAN DETAILS.

LEGEND:

- LIMITED USE PERVIOUS ACCESS ROAD
- LIMITS OF DISTURBANCE
- PROPOSED CHAIN LINK FENCE
- PROPERTY LINES
- EDGE OF TRAVELWAY
- EDGE OF VEGETATION WOODS
- WETLAND AREA