

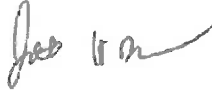
June 1, 2022

Mr. Donald Kasper, Chairperson
Skaneateles Planning Board
Town of Skaneateles
24 Jordan Street
Skaneateles, NY 13152

Dear Chairman Kasper,

On behalf of Skaneateles PV, LLC and pursuant to the Town of Skaneateles Local Law #3 of the year of 2017, we are submitting a Site Plan Review, Major Special Permit, and Common Permit Application for developing a 4,700 kW AC ground-mounted solar photovoltaic farm located on 2825 W Lake Rd, Skaneateles, NY 13152 (Tax parcel ID: 051.-02-17.0). The parcel is owned by Brewster H. and Deann Sears. The project name is Skaneateles Solar PV.

Yours sincerely,



Jonathan Rappe
Authorized Signatory of Skaneateles PV, LLC's sole member
RIC Development, LLC
P: (917) 463-0421 ext. 1001
E: jrappe@ric.energy

Cc: Sheila Ransbottom, P.E., Wendel Engineering

Attachments

- Attachment A: Major Project Special Permit Form and Common Application Forms
- Attachment B: Full Environmental Assessment Form Part 1 and EAF Addendum
- Attachment C: Agency Consultations
- Attachment D: Wetland and Waterbody Delineation Report
- Attachment E: Stormwater Pollution Prevention Plan (SWPPP)
- Attachment F: Civil Engineering Drawings and Landscape Plan
- Attachment G: Manufacturing/ Installation Specifications
- Attachment H: Visual Impact Analysis
- Attachment I: Statement of Compliance
- Attachment J: Utility Notification
- Attachment K: Decommissioning Plan

Figures

Figure 1: Site Location Map

Figure 2: LiDAR – Existing Elevation Map

Figure 3: LiDAR – Existing Slope Map

Figure 4: FEMA Map

Figure 5: Farmland Soils Map

Skaneateles PV Solar Special Permit – Major Site Plan Review Application
Attachment

Project Description

1. Describe the proposal.

Skaneateles PV, LLC is proposing to develop a new 4.7-megawatt (MW) distributed generation (DG) solar facility located at 2825 West Lake Road in the Town of Skaneateles, Onondaga County, New York (Figure 1). The solar facility occupies approximately 28 acres of the 87-acre parcel (Project Area). The Project consists of ground-mounted solar PV panels in a single axis tracking configuration. Construction will involve driving posts into the ground, mounting panels racks to the posts, installing inverters and transformers on concrete pads, and an access road. The Project will connect to the electric power grid via the existing Jewett Road Substation (a 34.5 kV transmission line) located 4.4 miles north of the Project parcel. Access to the site will be a new entrance off West Lake Road. The total planned direct current (DC) capacity of the facility is 6,345 kW. A Coordinated Electric System Interconnection Review (CESIR) study with the utility company National Grid has been completed which confirms the feasibility of the Project. According to § 148-35L of the Town of Skaneateles' Local Law No. 3 of the year 2017, the project is considered a community ground-mounted facility thus requiring a Special Permit and Site Plan Review.

2. Describe the existing conditions on the property.

Land cover on the property consists of northern hardwood forests, northern swamp forests, field crops (hay), row crops (soy), successional old fields and residential buildings. Wetland and waterbody delineations were performed in 2021 that identified 7.09 acres of hardwood and scrub-shrub wetlands and 2.09 acres of ponds (Attachment D: Wetland and Waterbody Delineation). The northern and southern sides of the parcel are bounded by a narrow tree line consisting of a mix of deciduous and coniferous trees. The western edge of the site is bounded by a large, dense wooded and wetland area.

The parcel elevation ranges from 990 above mean sea level (ASML) to 1050 ASML (Figure 2: LiDAR – Existing Elevation Map). Runoff flows from east to west through overland flows and swales toward an eastern drainage area where it continues off site into an unnamed tributary. The soils within the parcel drain moderately well and have a moderate infiltration rate. The existing slopes within the parcel boundary are low to moderate. According to the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey, most of the parcel has slopes ranging between 3 and 12% (79.2 acres). The remainder of the parcel has slopes between 0 and 3% (5.5 acres) and only 1.4 acres 1.7% of the parcel has a slope greater than 20% (Figure 3: LiDAR – Existing Slope Map).

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) the parcel overlaps two panels: 36067C0291F (effective date: 11/4/2016) and 36067C0290F (effective date: 11/4/2016) (Figure 4: FEMA Map). These panels are within Zone X, an area of minimal flood hazard. Zone X denotes areas outside of the 500-year flood and protected by levee from a 100-year flood.

According to the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper (ERM), and the NYSDEC EAF (Environmental Assessment Form) Mapper, there are no records for rare, threatened, or endangered species or critical habitats on site. The United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) lists only the monarch butterfly (*Danaus plexippus*) as a candidate species.

According to available data from the NYSDEC Site Remediation Database and the DECinfo Locator, there are no reported spills, state brownfield cleanup sites, mines, wells, brownfields, or underground tanks within the parcel.

3. Describe proposed physical or operational changes to the property.

The Skaneateles Solar facility occupies approximately 28 acres of the 87-acre parcel. The Project includes 8,918 solar PV modules, a 7-foot chain link fence around the project perimeter, 2 transformers, underground cables, and 21 Sungrow SG250HX inverters (Attachment E: Manufacturing/ Installation Specifications). Posts will be installed at depths appropriate for frost conditions. Access to the site will be a new 20-foot-wide limited use pervious gravel access road constructed per NYSDEC Guidance on Limited Use Pervious Access Road Section.

Most of the utilities on-site will be installed underground with only a section of the generator-tie line being overhead line (per National Grid's standard interconnection design requirements). There will be 1.43 acres of vegetative clearing proposed throughout the Project Area to accommodate the solar facility, access road, and to prevent shading. The wetlands and ponds are outside the limits of disturbance. The topography of the Project Area is relatively flat so grading will be minimal. A Stormwater Pollution and Prevention Plan (SWPPP) will be in place prior to construction to ensure the project is constructed and maintained with the appropriate erosion and sediment controls (Attachment E: SWPPP). The Town's policy for small-scale stormwater management was considered in the stormwater management design. All temporary structures will be removed at the end of construction and the site will be stabilized with an appropriate pollinator seed mix. Landscaping plantings will be installed to screen the visibility of the Project (Attachment F: Civil Engineering Drawings and Landscape Plan).

Site Plan Review Standards § 148-10-6

The Skaneateles Solar PV has been designed in accordance with the Site Plan Review standards. Please see Attachment F: Civil Engineering Drawings and Landscape Plan.

Special Permit Review Criteria pursuant to § 148-10-7

1. *The Project will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter.*

Response: The Skaneateles Solar facility complies with all provisions and requirements detailed in § 148-10-7. It meets the requirements of the Rural and Farming – RF district in which it is located solar energy systems are an allowed accessory use within the RF District and as such, this project complies with § 148-5-8 that details setbacks, lot coverages, impermeable surface coverages, safety, maintenance and inspections, visual protection, decommissioning, and required application procedures.

The Town's 2015 Joint Comprehensive Plan does not have goals or recommendations regarding renewable energy; however, it does recommend protection of the water quality of Skaneateles Lake and of wetlands and watercourses. As previously mentioned, the Project will avoid all onsite wetlands and watercourses, and by converting the existing cropland into meadow, the amount of fertilizer applied to the land will be reduced, thereby reducing the amount of phosphorus leaving the site. Furthermore, no pesticides or herbicides will be applied to the vegetation within the solar array. It also recommends protecting lake and rural landscape views from roadways and other public places. Based on the existing topography and vegetation and proposed landscape screening, the Project will not be visible from roadways or other public places.

2. *The Project will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.*

Response:

During construction, there will be an increase in traffic and noise for the delivery of materials and labor associated with building the solar facility. It is anticipated that mobilization and construction work will commence between 2 to 4 weeks after the building permit is approved. Construction of the facility will take approximately 18-20 weeks. Excessive dust, pollution, odors, or other nuisances will not be created during construction. The implementation of the SWPPP will mitigate the possibility of these issues. Post construction, the Project Area will be stabilized with grasses and vegetation.

During operation of the Skaneateles Solar PV facility, there will not be excessive traffic, noise, dust, odors, glare, pollution, or other nuisances. Traffic conditions will be comparable to pre-construction conditions. The Project will generate very minimal traffic. It is fully automated and remotely monitored 24/7 through an electronic system. As such, it does not require constant on-site supervision or manual operation. Facility and equipment inspections will be conducted twice a year, with maintenance performed as necessary, with grass mowing performed a minimum of twice a year, or more if needed. Noise produced by the facility's components will not exceed ambient noise of the surrounding community. Solar energy systems do not produce or release any odors. They are designed to capture light energy and the panels are treated with anti-reflective measures thus creating less glare than standard home glass windows. Despite this and to mitigate for any potential issues associated with glare, a landscaping/ screening plan will be implemented (Attachment F: Civil Engineering Drawings and Landscape Plan).

3. *The Project will not result in the release of harmful substances or any other nuisances, or cause excessive noise, dust, odors, solid waste or glare.*

Response: The proposed Project is a clean renewable energy source that will not release harmful substances or cause any nuisances in the form of noise, dust, odor, solid waste, or glare. Solar panels are largely made of glass, aluminum frames, crystalline silicon wafers, along with other commonly used plastic and wires. Furthermore, the cells on solar panels that are used to capture sunlight are made of silicon, which is a naturally occurring element. The most common type of PV panel is made of tempered glass, which is very strong. They pass hail tests and are regularly installed in Arctic and Antarctic conditions. Because PV panel materials are enclosed, and do not mix with water, there is little to no risk of chemical releases to the environment during normal use. The photovoltaic solar panels are designed to operate for decades without corrosion and have been operating as such around the world for decades. If a solar panel does crack, it is designed so that it will not shatter and scatter into debris but will remain in one piece, much like a cracked windshield. In the rare instance that a panel does become cracked, it will be replaced immediately.

Solar energy systems do not produce any solid waste or odors. Best management practices detailed in the SWPPP will be employed during construction to reduce any impacts associated with dust on dry days and the use of diesel- and gasoline-powered equipment and vehicles. Solar facilities have the potential to improve overall public health and safety through the reduction of CO₂ emissions.

4. *The Project will not adversely affect the general availability of affordable housing in the Town.*

Response: Because the Project is a renewable energy project and not a residential development project, it will not affect the availability of affordable housing in the Town.

5. *The Project will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.*

Response: Skaneateles Solar will not increase traffic congestion, impair pedestrian safety, or overload existing roads. Post construction, site visits will be infrequent and solely for required maintenance of the facility. It is fully automated and remotely monitored 24/7 through an electronic system. As such, it does not require constant on-site supervision or manual operation. Facility and equipment inspections will be conducted twice a year, with maintenance performed as necessary, with grass mowing performed a minimum of twice a year, or more if needed.

6. *The Project will have appropriate parking and be accessible to fire, police and other emergency vehicles.*

Response: The Project does not have a parking lot as it is not needed for the facility. The proposed access road has been designed to safely accommodate emergency vehicles and the applicant is coordinating with the Town of Skaneateles Fire Department to solicit their input on the design of the Project.

7. *The Project will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools.*

Response: The Project will not utilize or adversely impact public water, drainage, sewer systems, or any other municipal facilities or services and will not generate any school children.

8. *The Project will not degrade any natural resource, ecosystem or historic resource, including Skaneateles Lake or Owasco Lake.*

Response: Skaneateles Solar will not degrade any natural resources, ecosystems, or historic resources. There are no documented significant natural communities within the parcel (Attachment C: Agency Consultations). Skaneateles Solar has been designed to avoid all impacts to wetlands, streams, and waterbodies and as such it will not degrade any environmental resources, including Skaneateles and Owasco Lake. Solar energy systems do not produce any toxic chemicals. Furthermore, most of project parcel is currently row crops/agriculture which averages approximately 0.70 (lbs./ac./yr.) phosphorus export. Agriculture/row crops generate a higher pollutant loading due to fertilizing practices throughout a season. By converting the existing agricultural use into a grass/meadow which averages 0.10 (lbs./ac./yr.) phosphorus export the overall pollutant

loading from the project site will be significantly reduced thereby reducing existing potential impacts to Skaneateles Lake. A SWPPP will be followed during the construction, maintenance, and operation of the site to minimize the risk of polluting water sources and degrading natural resources and ecosystems (Attachment E: SWPPP).

Formal consultation with the New York State Historic Preservation Office NYSHPO was initiated to determine if the project would have adverse impacts to archaeological, cultural, historic, or architectural resources. NYSHPO requested photographs of three nearby properties (Attachment C: Agency Consultations). Due to topography and existing and proposed vegetation, the Project will not be visible from any of the three properties. Photographs of the properties were submitted to SHPO on May 12, 2022 and an Agency response is pending.

9. *The Project will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.*

Response: Extensive research was done to select the location of the Skaneateles solar facility. The parcel was selected because of its proximity to the existing point of interconnection and substation and the site is large enough to site a 4.7 MW project without negatively impacting natural resources. The soils are moderately well drained and have a depth to bedrock greater than 6.6 feet which is ideal for solar development. The relatively flat topography is also ideal for siting a solar energy system. The Project Area was carefully selected to avoid the steeper slopes within the parcel (Figures 2-3).

The Applicant focused on siting panels on land already disturbed by agricultural activities to minimize fragmentation of habitats and the various land use types. Not all of the agricultural lands within the fence line will be physically disturbed (i.e., areas under panels are not disturbed). Ground disturbance for the life of the facility will be limited to the installation of posts for the racking systems, footings for equipment in the collection substation, and construction of the access road. The project will not impede adjacent agricultural land uses.

Solar energy systems can be viewed as a form of a preservation of agricultural lands when compared to other more permanent types of development, such as residential subdivisions. Allowing land to remain fallow will replenish soil nutrients that are leached from constant agricultural use and regular irrigation. Other benefits of fallowing the soil are that it raises levels of carbon, nitrogen, and organic matter, improves moisture holding capacity, and increases the quantity and diversity of beneficial microorganisms in the soil. Studies have shown that fields that

have been allowed to lie fallow for just a year produce a higher crop yield when it is replanted. It also saves money on fertilizers and irrigation. The Applicant is exploring options to integrate agrivoltaic practices which combines solar with agricultural activities (i.e., crop production, animal grazing, pasturing lands, pollinator habitats, or even apiaries). Solar energy systems are compatible with agricultural practices.

The Applicant has conducted a viewshed analysis from various locations at least one mile away to ensure the project will not visually impact the surrounding properties and public roads (Attachment J: Visual Impact Analysis). The analysis included a careful look at the Town's Comprehensive Plan for the listed significant viewsheds. The Project is not located within these viewsheds. The Viewshed Analysis concluded, that with the proposed landscaping plan, the project will not adversely visually impact the surrounding neighbors, public roads, historic properties, or views from or across from and across Skaneateles Lake.

The hydrologic conditions on or off site will not be adversely impacted by the siting of the facility. There are no water wells within five miles of the Project Area. Solar energy systems do not utilize water to generate power. Impacts to groundwater quality or quantity are not anticipated from the construction, operation, or decommissioning of the facility. To ensure this, a SWPPP will be followed to minimize the potential for offsite turbidity or discharges (Attachment E: SWPPP). The Project has been sited outside of any wetlands and waterbodies. This application has been forwarded to the City of Syracuse Water Department for their review.

10. *The Project will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town.*

Response: The Applicant has conducted a visual impact analysis (Attachment H) which informed the Landscaping Plan (Attachment F) to ensure the project is sufficiently screened and buffered so that it remains compatible with surrounding uses and to protect the important natural, historic, and scenic resources of the Town.

11. *The Project will be consistent with the community's goal of concentrating retail uses in the village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well buffered properties.*

Response: As mentioned previously, due to the Project's location, topography, and existing and proposed vegetation and landscaping, the project is well screened and will not have an adverse visual impact on the surrounding residential uses.

12. *The Project will be able to comply with the rural siting principles in the Town Policy & guidebook, if applicable, and with the site planning standards of § 148-10-8 copy of text in code. Will comply with relevant site plan review standards of § 148-10-6 and the Rural Siting Principles in Town Policy and Guideline Book shall be taken into consideration.*

Response: The project will comply with the Rural Siting Principles in § 148-25. The Project proposes the construction of a new access road to comply with the setback requirements of the Town and will avoid water features on site. The Applicant consulted with the NYS Department of Transportation (DOT) to ensure the road will be constructed in compliance with state regulations. The NYSDOT Regional Permit Engineer concluded that he did not see any issues with the proposed location or the intended use of the facility. A formal driveway permit application will be submitted to the NYSDOT and forwarded to the Town for review.

There are no stone walls within the Project Area. The proposed project will not impact any hedgerows. The Landscaping Plan keeps existing tree lines and aims to add additional plantings to visually screen the property and ensure the views of the lake are not impacted by the solar facility. Buildings will not be constructed on site and the solar facility will not be sited on steep slopes.

The proposed project will also comply with the site planning standards of § 148-10-6 and § 148-10-8.

13. *The Project will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right. This criterion shall not apply in the HC district.*

Response: The proposed Project will not have a greater impact on the site and its surroundings than would the full development of the property permitted by right.

Requirements for Special Permit and Major Site Plan Approval pursuant to § 148-10-8

1. *Name of the project, boundaries, date, North arrow and scale of the plan.*

Response: See Sheet G001.

2. *Name and address of the owner of record, developer and seal of the engineer, architect or landscape architect.*

Response: See Sheet G001.

3. *A vicinity map drawn at the scale of 2,000 feet to the inch that shows the relationship of the proposal to existing community facilities which affect or serve it, such as roads, shopping areas, schools, etc. The map shall also show all streets within 2,000 feet of the property. Such a sketch may be superimposed on a United States Geological Survey map of the area.*

Response: See Sheet G001.

4. *A site plan drawn at a scale of 40 feet to the inch or such other scale as the Board may deem appropriate, on standard sheets 22 inches by 34 inches, with continuation on sheets 8 1/2 by 11 inches as necessary for written information, showing, in addition to the site, all properties, subdivisions, streets and easements within 200 feet of the property boundaries.*

Response: The site plan is drawn at a scale of 1 inch equals 120 feet to allow for the entire project to fit on one sheet. Enlarged detailed views are provided where applicable. See Sheet C201.

5. *The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances and all anticipated future additions and alterations.*

Response: See Sheet C201.

6. *The location of all present and proposed public and private ways, off street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls and fences. Location, type and screening details for all waste disposal containers shall also be shown.*

Response: See Sheet C201 and C401.

7. *The location, height, intensity and bulb type (sodium, incandescent, LED, Compact Fluorescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.*

Response: The Project does not include any exterior lighting.

8. *The location, height, size, materials and design of all proposed signs.*

Response: Signs will be limited to warning signs and will not exceed sixteen square feet per the Town's regulations for Zone RF. See Sheet C501.

9. *The location of all present and proposed utility systems including:*
 - a. *Sewage or septic system.*
 - b. *Water supply system.*
 - c. *Telephone, cable and electrical systems.*

d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, detention ponds and drainage swales.

Response: See Sheets C102, C201, and C202.

10. Erosion and stormwater control measures to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table and flooding of other properties, as applicable. Such measures must comply with §148-5-4.D.

Response: See Attachment E: SWPPP

11. Existing and proposed topography at two-foot contour intervals, or such other contour interval as the Board shall specify. All elevations shall refer to the nearest United States Coastal and Geodetic benchmark. If any portion of the parcel is within the one-hundred-year Flood Hazard Area, the area will be shown, and base flood elevations given. Areas shall be indicated within the proposed site and within 50 feet of the proposed site where soil removal or filling is required, showing the approximate volume in cubic yards.

Response: See Sheet C301.

12. A landscape, planting and grading plan showing all existing natural land features that may influence the design of the proposed use such as rock outcrops, single trees eight or more inches in diameter located within any area where clearing will occur, forest cover and water sources and all proposed changes to these features. Water sources include ponds, lakes, wetlands and watercourses, aquifers, floodplains and drainage retention areas.

Response: See Sheets

13. Zoning district boundaries within 200 feet of the site's perimeter shall be drawn and identified on the site plan, as well as any overlay districts that apply to the property.

Response: See Sheet C101.

14. Traffic flow patterns within the site, entrances and exits and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas, which shall include:

- a. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour (and peak season) traffic levels.*
- b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site.*

- c. *The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels and road capacity levels shall also be given.*

Response: Increased traffic flow to the parcel will be limited to the construction period. The Project will generate very minimal traffic. It is fully automated and remotely monitored 24/7 through an electronic system. As such, it does not require constant on-site supervision or manual operation. Facility and equipment inspections will be conducted twice a year, with maintenance performed as necessary, with grass mowing performed a minimum of twice a year, or more if needed. These site visits will be limited to the standard business hours and for the maintenance of the facility.

15. *For new construction or alterations to any structure, a table containing the following information shall be included:*
- a. *Estimated area of structure intended to be used for particular uses such as retail operation, office, storage, etc.*
 - b. *Estimated maximum number of employees.*
 - c. *Maximum seating capacity, where applicable.*
 - d. *Number of parking spaces existing and required for the intended use.*

Response: Construction of the facility will take approximately 18 – 20 weeks. It will not require full-time employees and the number of employees will vary depending on the construction stage. It is fully automated and remotely monitored 24/7 through an electronic system. As such, it does not require constant on-site supervision or manual operation. Post-construction, the only work needed on site will be for maintenance and repairs. These employees will be part-time and hired as needed.

16. *Elevations at a scale of 1/4 inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used.*

Response: See Sheet C501.

17. *Where appropriate, the Planning Board may request soil logs, percolation test results and storm runoff calculations.*

Response: Comment noted.

18. *Plans for disposal of construction and demolition waste, either on site or at an approved disposal facility.*

Response: See Attachment E: SWPPP

19. *An agricultural data statement as defined in § 148-12-2, if required by § 148-5-4.K.3.*

Response: See Attachment A: Agricultural Data Statement Form

20. *Long-form environmental assessment form or draft environmental impact statement.*

Response: See Attachment B: Full Environmental Assessment Form

21. *Where the Planning Board deems it appropriate, a land suitability analysis as described in §148-6-2, in order to determine if there are important conservation resources on the property that should be preserved in connection with any development approval.*

Response: Comment noted.

22. *A table identifying the zoning district and how the proposed project compares with the dimensional requirements in Article 4.*

Response: See Sheet C201.

Table 1: Rural Farming Zoning District Dimensional Requirements

Zoning District: Rural-Farming (RF)	Zoning Dimensional Requirements	Skaneateles Solar PV Dimensions
Front Yard Setback	100 feet	609 feet
Side Yard Setback	100 feet	103 feet / 134 feet
Rear Yard Setback	100 feet	1,174 feet
Minimum Road Frontage	300 feet	775 feet
Max Height	15 feet	12 feet
Max Lot Area Coverage	25%	25%
Minimum Lot Area	5 acres	87.12
Maximum Impermeable Surface Coverage	Exempt	N/A

23. *For an application for a special permit, a narrative report specifically describing how the proposed use will satisfy the criteria set forth in § 148-10-7, as well as any other applicable requirements relating to the specific use proposed.*

Response: See pages 8 thru 13 of this application.

24. *An escrow deposit for review costs, if required pursuant to § 148-10-14.*

Response: An escrow deposit will be made if required.

25. *Other information as may be deemed necessary by the Planning Board.*

Response: Comment noted.

Supplemental Requirements for Solar Sites pursuant to §148-35 L Section 4

1. *Statement of Compliance: All applications for solar energy systems shall provide documentation of compliance or the status of pending compliance with applicable requirements of NYSERDA, NYS PSC or any other regulatory agency with jurisdiction over the application.*

Response: See Attachment I: Statement of Compliance.

2. *Utility notification: Applications for solar energy systems that will have a utility connection shall include a signed interconnection agreement or letter of intent with the interconnecting utility company.*

Response: See Attachment J: Utility Notification.

3. *Manufacturer/installation Specifications: Documentation from the manufacturer w/graphics shall be supplied to the town for all solar energy systems.*

Response: See Attachment K: Manufacturer/ Installation Specifications.

4. *View-shed analysis: All off-site/community and utility ground mounted systems shall include a site location map showing the site of the proposed placement of the solar energy system and its relationship to potential views from public access points within 1 mile of the site for each view shed recognized in Town Comprehensive Plan. Photo simulation of the impact of the proposed energy system may be required by the reviewing board.*

Response: See Attachment H: Visual Impact Analysis.

5. *Landscaping plan: All ground-based systems shall include as part of its Site Plan documentation.*

Response: See Attachment F: Landscaping Plan.

RIC ENERGY

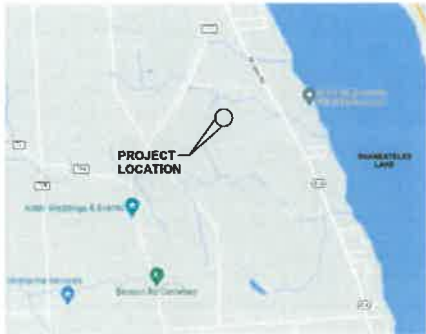
SKANEATELES SOLAR

2825 WEST LAKE ROAD
SKANEATELES, NY 13152

SITE PLAN APPROVAL DOCUMENTS JUNE 2022



1 PROJECT LOCATION MAP



2 PROJECT LOCATION MAP



Centrepointe Corporate Park
575 Elsajoy Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825

Wendel Project No. 867115

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
001	COVER SHEET
C103	EXISTING UTILITIES PLAN
C102	SITE PRELIMINARY AND DRAINAGE AND EROSION CONTROL PLAN
C301	SITE LAYOUT PLAN
C401	HYDROLOGIC DATA AND DRAINAGE DETAIL
C401	DRAINAGE AND DRAINAGE PLAN
G401	LANDSCAPE PLAN
G402	LANDSCAPE BUFFER ELEMENTS
C410&2	SEE DETAILS

RIC ENERGY
Skaneateles, NY, LLC
45 South W. Lake Road
Skaneateles, NY 13152

SKANEATELES SOLAR
2825 West Lake Road
Skaneateles, NY 13152

SITE PLAN APPROVAL

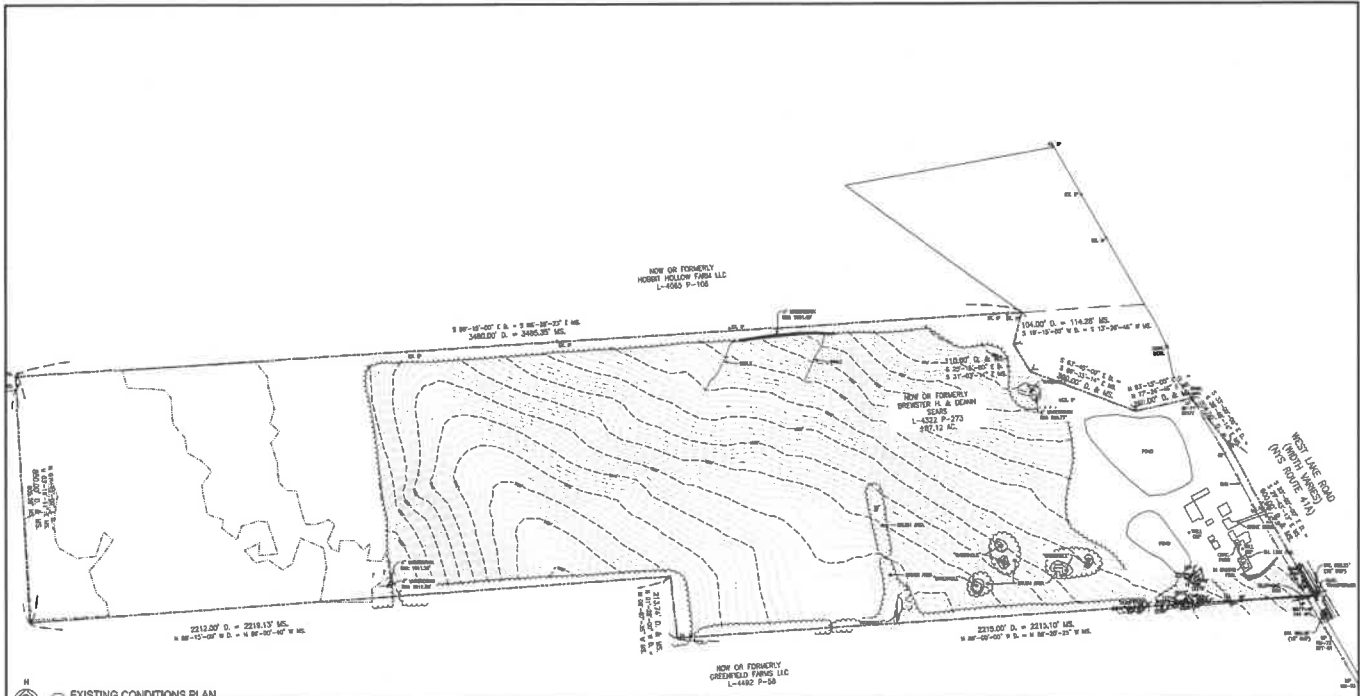


DATE	BY	CHK	DES

COVER SHEET

DATE	BY	CHK	DES
06/20/22	RF	DM	OC

G001



EXISTING CONDITIONS PLAN
SCALE: 1" = 40'

- GENERAL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 MASSACHUSETTS STATE BUILDING CODE.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. THIS PROPERTY IS LOCATED WITHIN THE 100' BUFFER ZONE OF A STATE DESIGNATED "A" WETLAND. THE CLIENT SHALL OBTAIN NECESSARY PERMITS FROM THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS PRIOR TO CONSTRUCTION.
 4. RECORDS ARE CONSIDERED TO BE CORRECT AND TRUE.
 5. CONTACT THE ENGINEER AT 781-333-1000.
 6. SEE SHEET 011 FOR BOUNDARY AND ADJACENT PROPERTY.

Legend:

---	Proposed Boundary
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Accessway
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Fencing
---	Proposed Structure
---	Proposed Utility
---	Proposed Planting
---	Proposed Retention Wall
---	Proposed Stormwater Management
---	Proposed Other

RIC ENERGY
 200 West Main Street
 Boston, MA 02101

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SITE PLAN APPROVAL

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FOR PLANNING PURPOSES ONLY
 NOT FOR CONSTRUCTION



NO. 1	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN

REVISIONS

NO.	DATE	DESCRIPTION

C101

GENERAL NOTES:

1. USE OF THIS DETAIL/SECTION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY FOR PERIODIC ACCESS FOR ROUTINE MAINTENANCE REPAIR OF MAINTENANCE ROAD.
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW SPEED VEHICLES MAINTENANCE ROAD PURPOSES WITH MAXIMUM SPEED LIMITS OF 30 MPH.
3. ROADWAY WIDTHS AND SPACING AS NECESSARY, FILL SOBS TO MATCH EXISTING MATING SOBS AND COMPACTION TYPE.
4. EXISTING TRENCHES MAY BE PRESENT IN ADJACENT AREAS AS SHOWN BY THE PROJECT SURVEY. THESE TRENCHES SHOULD BE MAINTAINED AS SHOWN, DO NOT PLACE IN AN AREA THAT WOULD INTERFERE WITH THEM.
5. ROADWAY WIDTHS MUST BE MAINTAINED TO ALLOW FOR THE SHOWN CLEARANCE WHICH SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE ROAD.
6. PERVIOUS ACCESS ROAD IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT WHICH IS SPECIFICALLY INTENDED FOR.
7. ROADWAY WIDTHS MUST BE MAINTAINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SECTION SHALL BE AS SHOWN WITH NO OTHER CHANGES TO THE ROADWAY WIDTHS.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE USED FOR CONSTRUCTION TRAFFIC AND SHOULD NOT BE USED FOR CONSTRUCTION TRAFFIC. THE ROADWAY IS TO BE DEVELOPED FOR PERVIOUS ACCESS ONLY. ROADWAY WIDTHS SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC. THE ROADWAY IS NOT TO BE USED FOR CONSTRUCTION TRAFFIC.
10. TO ENSURE THAT SOBS IS NOT BRUSHED OVER THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED FOR CONSTRUCTION TRAFFIC. THE ROADWAY IS TO BE DEVELOPED FOR PERVIOUS ACCESS ONLY. ROADWAY WIDTHS SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL NEAR SUBJECT TO RUNOFF FROM THE PERVIOUS ACCESS ROAD IS REMOVED FROM THE PROJECT AREA AND IS STORED IN AN APPROVED LOCATION.
12. PROTECTIVE BARRIERS SHOULD BE INSTALLED AT THE ENDS OF THE PERVIOUS ACCESS ROAD AS SHOWN AND AS NECESSARY AT THE APPROVED LOCATION.
13. THE DRAINAGE SYSTEM IS SHOWN IN THE DETAIL FOR CONSTRUCTION TRAFFIC. THE ROADWAY IS TO BE DEVELOPED FOR PERVIOUS ACCESS ONLY. ROADWAY WIDTHS SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC.
14. IF A ROADWAY WITH AN ADJACENT TRENCH IS TO BE CONSTRUCTED, THE PERVIOUS ACCESS ROAD SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC. THE ROADWAY IS TO BE DEVELOPED FOR PERVIOUS ACCESS ONLY. ROADWAY WIDTHS SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR LIMITED USE PERVIOUS ACCESS ROAD IN ALL ASPECTS OF THE DESIGN AND CONSTRUCTION OF THE ROADWAY. THE ROADWAY IS TO BE DEVELOPED FOR PERVIOUS ACCESS ONLY. ROADWAY WIDTHS SHALL BE MAINTAINED TO ALLOW FOR CONSTRUCTION TRAFFIC.

GEOGRID MATERIAL NOTES:

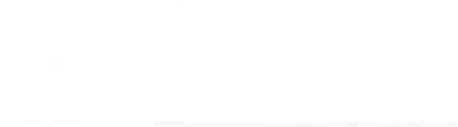
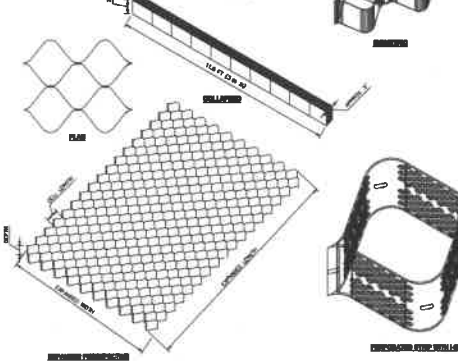
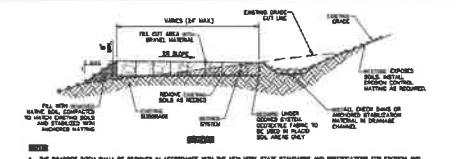
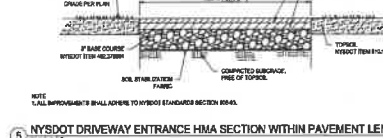
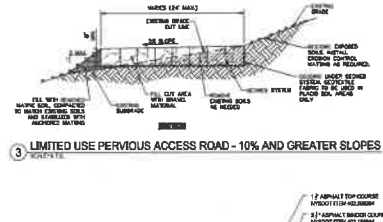
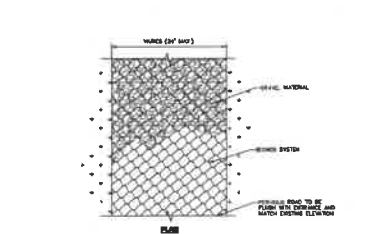
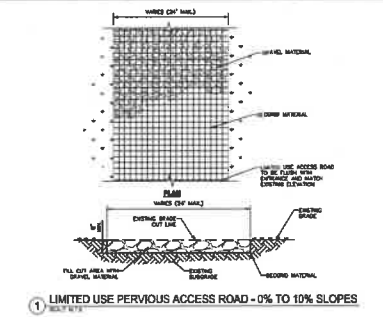
1. THE GEOGRID OR COMPOSITE PRODUCT IS LIMITED TO USE FOR ALL CONDITIONS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.
3. GRAVEL SHALL BE CLEAN AND FREE OF FINE PARTICLES. GRAVEL SHALL BE SCREENED TO REMOVAL OF ALL PARTICLES THAT WILL PASS THROUGH A NO. 40 SIEVE.
4. IF MORE THAN ONE SOBS WIDTH IS REQUIRED, SOBS SHOULD OVERLAP A MINIMUM OF 6" OVERLAP.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TENSILE CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS SHOWN WITH ONLY 1-1/2" (1/4") GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.

GEOWEB MATERIAL NOTES:

1. THE GEOWEB OR COMPOSITE PRODUCT IS LIMITED TO USE FOR ALL CONDITIONS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.
3. GRAVEL SHALL BE CLEAN AND FREE OF FINE PARTICLES. GRAVEL SHALL BE SCREENED TO REMOVAL OF ALL PARTICLES THAT WILL PASS THROUGH A NO. 40 SIEVE.
4. IF MORE THAN ONE SOBS WIDTH IS REQUIRED, SOBS SHOULD OVERLAP A MINIMUM OF 6" OVERLAP.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TENSILE CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS SHOWN WITH ONLY 1-1/2" (1/4") GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.
7. THE TOP SURFACE OF PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS SHOWN WITH ONLY 1-1/2" (1/4") GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.

WOVEN GEOTEXTILE MATERIAL NOTES:

1. PROPER GEOTEXTILES WILL ONLY BE PLACED SOBS. PLACED SOBS SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.
2. THE GEOTEXTILE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS SHOWN WITH ONLY 1-1/2" (1/4") GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.
3. THE GEOTEXTILE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS SHOWN WITH ONLY 1-1/2" (1/4") GRAVEL, FILL MATERIAL SHALL CONSIST OF 1-1/2" (1/4") GRAVEL, BRUSH-HOLES DRAINED FROM THE ROADWAY TO THE UNDERDRAIN OR TO THE DRAINAGE SYSTEM.



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NO.	REVISION	DATE
1	ISSUED	11/15/2024

SITE DETAILS

Project Information

C502