

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will continue the Public Hearing on the Application of Stauffer Management Company LLC/SUNN 1017 LLC.

The proposal is to construct two 5MW ground mount community solar array systems.

The involved Sections of the Skaneateles Town Code are Section 148-5-8-C.1 Off Site Community Solar Array Rear Yard Setback, and Section 148-5-8-C.1 Off Site Community Solar Array Maximum Percentage of Total Lot Coverage.

An Offsite Community Solar System has a required 100 foot rear yard setback, whereas the site plan reflects two community solar array systems closer than 100 feet to the rear property line.

An Offsite Community Solar System has a maximum lot area coverage of 25%, whereas the site plan reflects two community solar array systems with greater than 25% total lot area coverage.

The property in question is located at **Jordan Road** in the Town of Skaneateles, New York, and bears Tax Map ID #018.-04-31.1 and #018.-04-29.1.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be held on ***Tuesday, August 5, 2025, at 7:25 p.m.*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: July 3, 2025

Jordan Road Solar Energy System - Project Narrative, Resubmittal dated March 3, 2025

The Applicant (SUNN 1017 LLC) for the proposed Solar Energy Project at 4500 Jordan Road presented the initial project submittal including preliminary site layout plan at a Planning Board meeting (on 12/17/24) and ZBA meetings (on 11/12/24 and 12/03/24). In this resubmittal, the Applicant has addressed all comments received to date from the Town of Skaneateles Planning Board and ZBA, as well as additional comments received from the Town Planner at pre-application meetings (on 1/23/25 and 02/10/25).

The most significant change to the proposed site plan is the removal of Project #3 (corresponding to a reduction in capacity for the facility of 1.6-MWac). The revised project now includes the installation of two 5.0-MWac arrays (Projects #1 and #2) with a total project capacity of 10.0-MWac, utilizing approximately 36-acres of the 117.4 acre site (corresponding to a reduction of approximately 11 acres). The enclosed resubmittal includes the following documents:

1. Jordan Road Solar Energy System Site Plan Drawings (Revised March 2025)
2. Full Environmental Assessment Form (FEAF) Part 1 (Revised 02/21/25)
3. Property Owner Authorization
4. Town of Skaneateles Common Application Form (Revised 02/03/25)
5. Town of Skaneateles Subdivision of Land Insert (Revised 02/03/25)
6. Town of Skaneateles Major Special Permit – Major Site Plan Review Insert (Revised 02/03/25)
7. Visual Impact Assessment – Adjacent Roadway Photo Log
8. Visual Impact Assessment – Impacted View Renderings
9. Project Examples - Solar Power Brownfield Portfolio
10. Coordinated Electric System Interconnect Review (CESIR)
11. Inverter Specification Sheet
12. PV Module Specification Sheet
13. NYSDEC Division of Environmental Remediation Correspondence
14. Wetland Delineation Report
15. NYSDEC Submission of Parcel Jurisdictional Determination Confirmation
16. Mottville Fire Company Correspondence
17. Preliminary Operations and Maintenance Plan
18. Preliminary Decommissioning Narrative
19. Preliminary Stormwater Pollution Prevention Plan (SWPPP)
20. Site Management Plan and Final Engineering Report (submitted electronically only)

Submission Requirements for Special Permits and Major Site Plans (§ 148-10-8)

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

See attached Site Plan Drawings (Sheets G001, C001 & C101).

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

See attached Site Plan Drawings (Sheet G001) and Part 1 of the Full Environmental Assessment Form (FEAF).

3. A vicinity map drawn at scale of 2,000 feet to the inch that shows the relationship of the proposal to existing community facilities which affect or serve, 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 State Geological Survey map of the area.

See attached Site Plan Drawings (Sheets 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 ½ 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.

See attached Site Plan Drawings (Sheets C001 & C101). The proposed project includes a lot line adjustment to create a distinct lot for each of the two solar projects.

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.

Not applicable.

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.

See attached Site Plan Drawings (Sheets C001 & C101).

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 know.

Not applicable.

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

See attached Site Plan Drawings (Sheets C502 & C503).

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; and (d) Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, detention ponds and drainage swales.

See attached Site Plan Drawings (Sheets C001 & C101).

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.

See attached Site Plan Drawings (Sheet C003).

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 filing is required, showing the approximate volume in cubic yards.

See attached Site Plan Drawings (Sheets C001 & C101).

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 areas 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.

See attached Site Plan Drawings (Sheets C101 & C103).

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.

See attached Site Plan Drawings (Sheet C004).

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.

See attached Site Plan Drawings (Sheet C101).

15. For new construction or alterations to any structure, a table containing the following information shall be included: (a) Estimated areas 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; and (d) Number of parking spaces existing and required for the intended use.

Not applicable.

16. Elevations at scale of ¼ 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.

Not applicable.

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

Acknowledged.

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

See attached Part 1 of the Full Environmental Assessment Form (FEAF).

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

This project is not within an agricultural district but it is within 500 feet of a farm operation located in an agricultural district. Refer to the Common Application Form.

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

See attached Part 1 of the FEAF.

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.

Acknowledged.

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

See attached Site Plan Drawings (Sheet C004). A lot line adjustment is required to accommodate two solar projects, one on each parcel.

23. For an application for a special use 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.

See attached Narrative Report.

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

Acknowledged.

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

Acknowledged. The projects have been submitted in compliance with the New York State Standardized Interconnection Requirements (NYSSIR) for projects 5MW and below. NYSSIR is developed and maintained by the NYS PSC to ensure alignment with state goals for distributed energy resources. As of the time of submission, both projects have secured interconnection queue positions and received positive Coordinated Electric System Interconnection Reviews (CESIRs),

demonstrating project viability as determined by the technical review conducted by National Grid. The projects are eligible for the Value of Distributed Energy Resources (VDER) compensation mechanism and are eligible to enroll in community solar program participation through NYSERDA's NY-Sun program. NY-Sun eligibility is confirmed after major permits are awarded.

Narrative Report (per § 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 goals of the Comprehensive Plan, and with the purposes of this chapter.

The proposed project is an allowable use within the zoning districts. Sheet C004 of the Site Plan Drawings includes a table demonstrating how the proposed project compares with the dimensional requirements of the local law. The Applicant has requested area variances from the Town of Skaneateles Zoning Board of Appeals (ZBA) to increase the maximum lot coverage (proposed lot coverage of 30% and 31% for Lots #1 and #2, respectively, exceeds the required 25% for off-site/community ground mounted solar). Given the large scale of the subject parcels and that the majority of the area will still be left as open space, this increase will not create any substantial negative effects compared to the permitted lot coverage. Additionally, the Applicant has requested area variances for a reduced rear yard setback (from 100-ft to 20-ft). Because these reduced setbacks are internal to the site (required to separate solar array for Project #1 from solar array for Project #2), this reduction will not create any substantial negative impact to the community.

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

The proposed project will not adversely impact surrounding land uses by creating traffic. Construction activities are assumed to last for approximately 9 months and will be restricted to the project site parcel. Proposed access to the site utilizes existing access driveways and trips will be limited to periodic site visits for operation and maintenance of the site. The project will not result in a substantial increase in traffic volumes within the Town of Skaneateles.

The proposed project will not adversely impact surrounding land uses by creating noise. Ambient noise levels will be exceeded temporarily during construction. Excess noise will be limited to daylight hours to minimize adverse impacts to the community and nearby receptors. Construction will be completed during primarily weekday, daytime hours. Elevated noise conditions will be temporary and will end once construction is complete.

The proposed project will not adversely impact surrounding land uses by creating odor. There may be temporary odors and pollution related to construction activities. A Stormwater Pollution Prevention Plan (SWPPP) will be completed that outlines the proper pollution prevention protocol to be followed during construction. The project will require coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. This permit will be obtained by the applicant from the NYSDEC prior to construction.

The proposed project will not adversely impact surrounding land uses by creating glare. The solar modules are designed to reduce glare and increase light absorption with an anti-reflective coating.

Refer to the attached specification cutsheets. Additionally, existing topography and vegetation to remain along the boundary of the site will prevent glare impacts to surrounding properties.

3. The project will not result in release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste or glare.

Additionally, the SWPPP outlines the proper pollution prevention protocol to be followed during construction. Solid waste generated during construction will be disposed of or recycled at a local waste facility. There will be no solid waste generated during the operation of the proposed project. Refer to response #2 above regarding noise, dust, odors, and glare.

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

The majority of the project is located within an existing remediation site and is not suitable for development such as residential projects. The Solar use is an ideal use for this site which is otherwise unsuitable for development. Solar arrays and fencing will be fully ballasted to avoid impacts to the existing soil caps and remediated areas within the site.

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

The proposed project will not create traffic. Refer to response #2 above.

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

The proposed project will not require parking. The site will not be accessible by the public and workers accessing the site during construction and operation will utilize the existing gated entrance and internal access road. National Grid requires a 20-foot-wide access road to all National Grid owned equipment. Refer to the Site Plan Drawings for access road layout and details.

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

The proposed project will not require the use of public water, drainage, or sewer system, or other municipal facility or service.

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

Wetlands and Surface Waters

A field wetland delineation was completed for the project site by Barton and Loguidice, D.P.C. on November 14 and 19, 2024. The resulting wetland and stream boundaries are shown on the Site Plan Drawings. All of the identified wetland and stream resources are assumed to be federally jurisdictional to the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act. A Preliminary Jurisdictional Determination will be requested from the USACE. As of January 1, 2025, NYSDEC jurisdiction is no longer limited to mapped wetland polygons, and must be confirmed by the NYSDEC through a jurisdictional determination process. A Parcel Jurisdictional Determination request

was submitted to the NYSDEC on February 26, 2025. The NYSDEC Central Office will confirm if there are any state-regulated wetlands on the project site within 90 days of this submission. If NYSDEC issues a positive Parcel JD response, a Project Jurisdictional Determination request will be submitted to NYSDEC Region 7 to confirm wetland boundaries and Article 24 permit needs.

No surface water impacts are proposed. The existing access drive crossing over Skaneateles Creek will remain; no changes to the culvert structure are proposed. There is no disturbance proposed within 100' of Skaneateles Creek. Tree clearing and grubbing and solar panel installation are proposed in two of the delineated wetlands on site. The proposed site fence also intersects one of these wetlands. USACE and NYSDEC permit needs will be confirmed based on the final design layout and state and federal jurisdictional determinations. All necessary permits from the NYSDEC and USACE will be secured by the Applicant prior to construction.

The SWPPP will detail suitable erosion control measures for the project including construction methods to avoid discharges to surface waters or wetlands in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (Blue Book). All erosion and sediment control measures will be monitored during construction to prevent erosion-related turbidity increases to surface waters located on or adjacent to the project site.

Threatened and Endangered Species

The U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Conservation (IPaC) system reported the northern long-eared bat (*Myotis septentrionalis*, endangered) and monarch butterfly (*Danaus plexippus*, proposed threatened) for the project site. The NYSDEC Environmental Resource Mapper (ERM) and New York Nature Explorer (NYNE) database did not report any state-protected species or significant natural communities for the project site.

Suitable habitat is present at the project site for the northern long-eared bat and monarch butterfly. Clearing of trees that are 3 inches or more in diameter will be completed between November 1 and March 31 to reduce potential adverse impacts to the northern long-eared bat. Open fields containing nectar-producing plants will be disturbed during construction. Temporarily disturbed areas will be permanently re-seeded with a native pollinator seed mix, which will provide habitat for the monarch butterfly on site. No significant adverse impacts to the reported species are anticipated.

Cultural and Historic Resources

The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project. SHPO specifically recommended Phase 1B testing for areas where substantial ground disturbance is proposed that intersect areas of high archaeological sensitivity (these terms are further defined in their response letter). The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources.

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.

Refer to response #1 above. Existing vegetative buffering that surrounds the site will remain and provide buffering/screening from adjacent properties and public roads. The proposed limits of construction consists of primarily Hydrologic Soil Group C soils which are characterized as

moderately well drained. The SWPPP will be followed during construction to minimize stormwater runoff. The SWPPP will address the operation and maintenance of stormwater control measures for the project. There will be no impacts to surrounding properties from changes to existing drainage patterns because the proposed project will not alter the hydrology from pre-to post development conditions. The SWPPP will include a hydrology analysis to demonstrate how that post-construction peak flows are equal to or less than pre-construction peak flows.

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.

The project site is well surrounded on all sides with existing vegetative screening. Tree clearing will be limited to the minimum extent feasible for installation of solar arrays. The project maintains 100' minimum setbacks where the existing vegetative screening will remain along Vinegar Hill Road and Jordan Road. On the northwest corner of the site, where the site is not currently screened by the existing tree line, vegetative screening is proposed as shown on the Landscaping Plan (Sheet C103).

11. The project will be consistent with the community's goal of concentrating retail business in the Village and hamlets and locating nonresidential uses that are incompatible with residential use on well-buffered properties.

Refer response #10. This nonresidential use is located on a suitable site outside of the Village/Hamlet and is well buffered with existing and proposed vegetative screening.

12. The project 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.

Not Applicable. The Rural Siting Principles do not directly relate to this project which is location almost entirely within the Industrial/Office/Research (IRO) District.

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.

Installation of solar panels on well vegetated lands is considered for the purposes of design as pervious land cover by the NYSDEC based on their current solar guidance. This use will have far lesser impact than other permitted uses within the IRO district which would result in far greater impervious land cover and stormwater runoff.

SUNN 1017 LLC (Jordan Road Solar) Area Variance Attachment
February 21, 2025

Variance Narrative

The New York State Standardized Interconnection Requirements (NYS SIR) limits community solar projects to a maximum capacity of 5 MW AC per parcel. In order to complete a viable solar project, a lot line adjustment is required to accommodate each of the proposed 5MW solar projects on separate and distinct parcels. Refer to the attached site layout plan (Sheet C004) for the proposed lot line adjustment.

The table below documents the variances (in bold text) being pursued for the proposed solar projects. Four (4) variances are being sought (two per lot). The sought variances are not substantial and will not produce any undesirable changes to the surrounding area or to the environment. The following variances are required for each lot:

1. It is requested that the 100 FT Rear Minimum Setback be reduced to 20FT for proposed lots 1 and 2. The 100FT setback is only being encroached upon where sections of the solar farm are being divided internally. Because this encroachment is internal, it is not a burden on any surrounding property owners. Furthermore, the variance does not create a lasting burden for future development within the parcels following decommissioning at the end of the solar facility's useful life.
2. It is requested that the 25% Lot Area Maximum for Off-Site/Community Solar be increased in order to create two (2) viable projects within the environmental constraints of the project site. Refer to the bulk regulations tables below showing a Percent Lot Area of 30% and 31% for Lots 1 and 2, respectively. Although the project is subject to the bulk regulations within the solar law, the zoning bulk regulations for the IRO district are included in the tables as a comparative reference. It is noted that the Percent Lot Area proposed for the solar use is less than the Lot Coverage Maximums per the Town Zoning Code (IRO District). Furthermore, the Percent Lot Area difference is not substantial in comparison to the majority of the subject parcels that will remain open space. The solar use is considered to be a good use of this otherwise undevelopable land.



Bulk Regulation Tables

Proposed Project #1 (Lot 1)

Regulation	Zoning Requirement (IRO District)	Solar Law Requirement	Proposed
Lot Size Minimum	2 Acres	10 Acres	60.1 Acres
Lot Frontage Minimum	300 FT	N/A	1,871 FT
Front Yard Minimum	60 FT	100 FT	100 FT
Side Yard Minimum	50 FT	100 FT	100 FT
Rear Yard Minimum	100 FT	100 FT	20 FT
% Lot Area, Max.	N/A	25%	30%
Lot Coverage Maximum	50%	N/A	13%
Impermeable Coverage Maximum	40%	Exempt	2%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

Proposed Project #2 (Lot 2)

Regulation	Zoning Requirement (IRO District Unless Otherwise Specified)	Solar Law Requirement	Proposed
Lot Size Minimum	2 Acres	10 Acres	57.0 Acres
Lot Frontage Minimum	200 FT (RR)	N/A	781 FT
Front Yard Minimum	60 FT (RR)	100 FT	310 FT
Side Yard Minimum	60 FT (RR)	100 FT	115 FT
Rear Yard Minimum	100 FT	100 FT	20 FT
% Lot Area, Max.	N/A	25%	31%
Lot Coverage Maximum	50%	N/A	12%
Impermeable Coverage Maximum	40%	Exempt	1%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

**4516 JORDAN ROAD, TOWN OF SKANEATELES
ONONDAGA COUNTY, NEW YORK**

Barton & Loguidice
NYC CERTIFICATE # 0022642, 0020568, 0083805, 0023900, 0020936

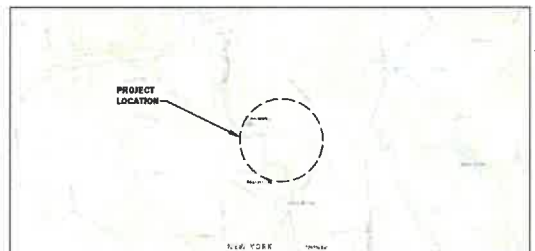
DESIGNED AND APPROVED BY



CHARLES A. WHITE, P.E.
NEW YORK STATE
PROFESSIONAL ENGINEER'S LICENSE NO. 106777

DATE SIGNED: 06/27/2015
081938

DRAWING INDEX	
RHEET	RHEET TITLE
0601	COVER
0602	GENERAL NOTES AND LEGEND
0603	EXISTING CONDITIONS PLAN
0603	ENVIRONMENTAL CONDITIONS PLAN
0609	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
0604	LOT LINE ADJUSTMENT PLAN
C102	PRELIMINARY CIVIL SITE PLAN
C102	SITE SPECIAL PLAN
C103	PRELIMINARY PLANTING PLAN
C501	EROSION AND SEDIMENT CONTROL DETAILS
C502	SITE DETAILS - FENCING
C503	SITE DETAILS - FENCING
C504	SITE DETAILS - ACCESS ROAD
C505	SITE DETAILS - EQUIPMENT PADS AND PANELS
C506	SITE DETAILS - UTILITIES

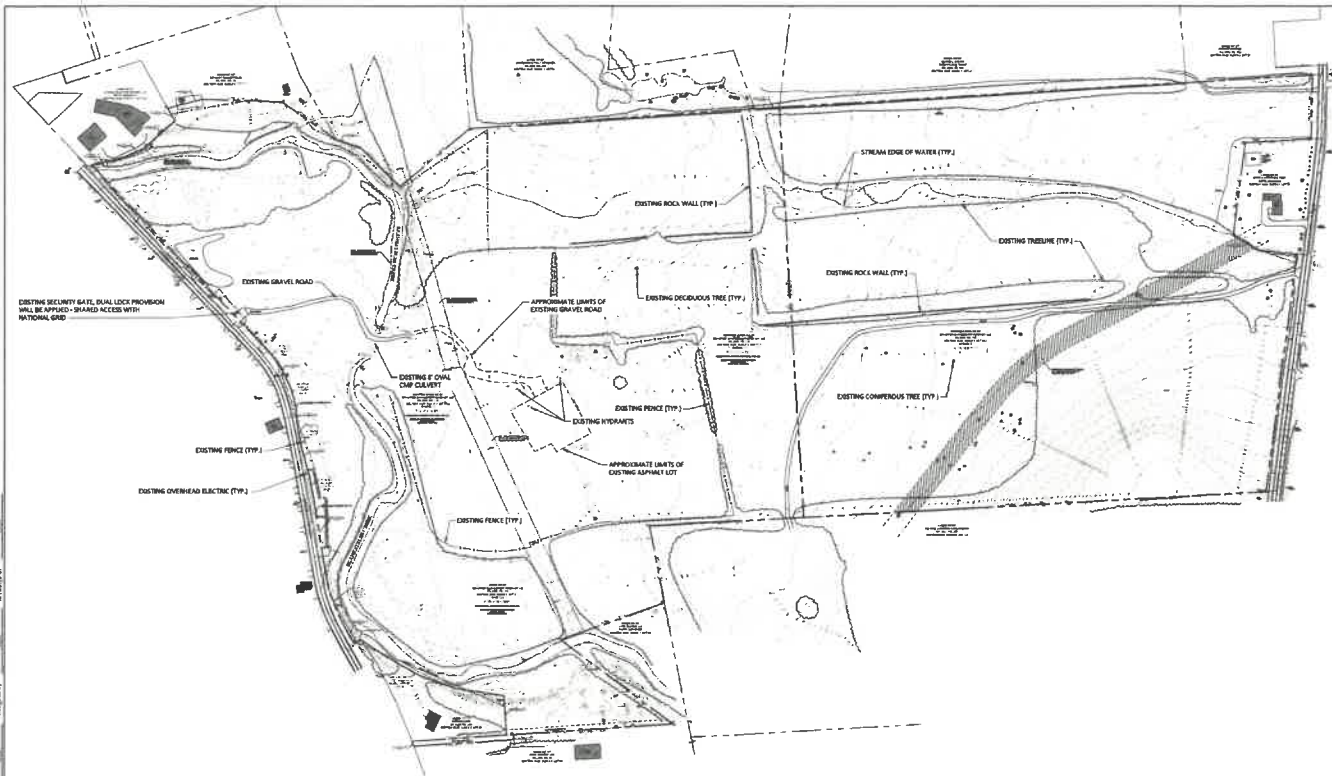


PROJECT LOCATION MAP

REVIEW ONLY - NOT FOR CONSTRUCTION

Project Number	2271.010.001
Issue Number	6001

Package: May 20, 2008 - 4:10pm
 By: mlt
 User: jason@32.71.04.001/32.71.018.001
 Cover: 32.71.018.001



REVIEW ONLY NOT FOR CONSTRUCTION

B&L

463 Electronics Parkway
Liverpool, NY 13088

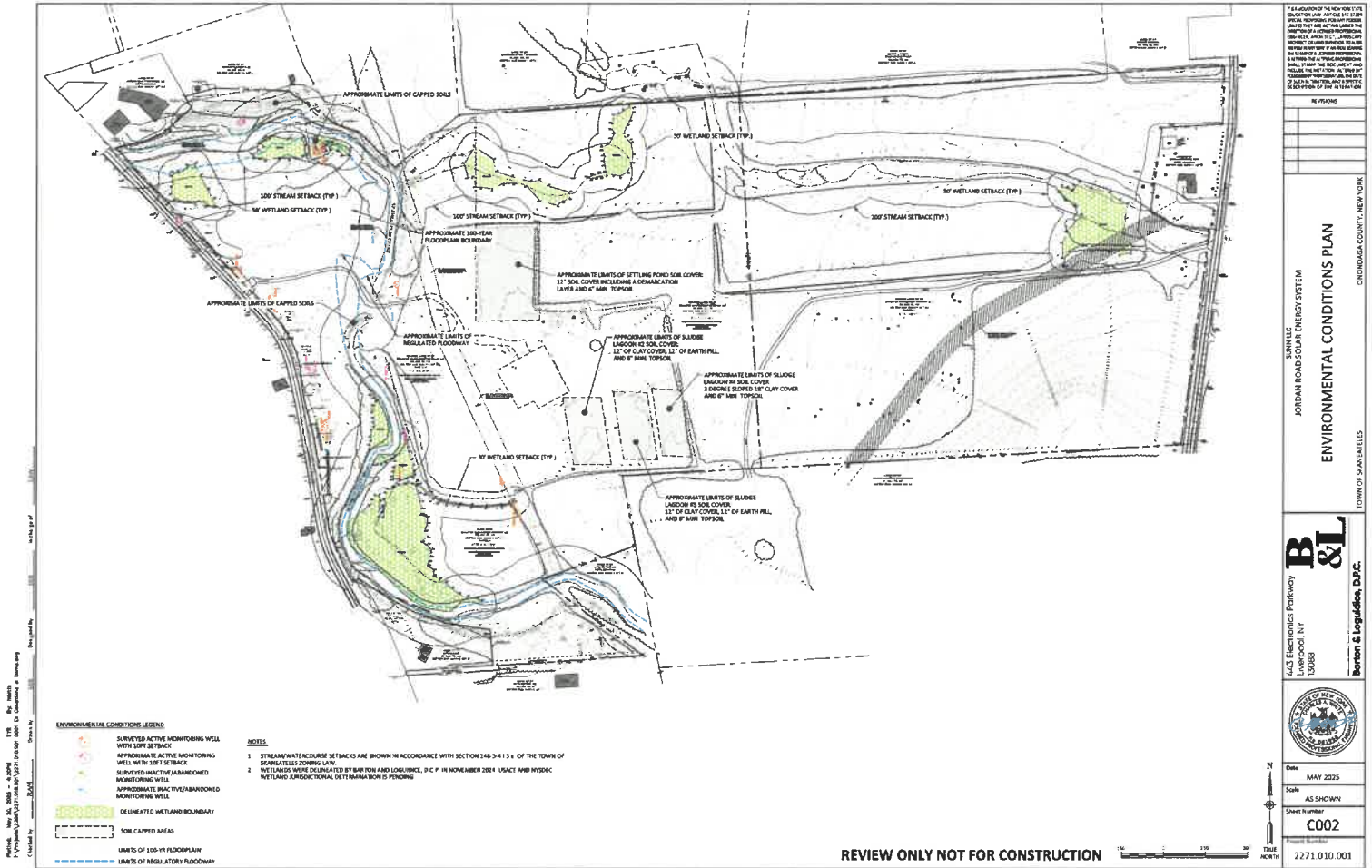
Benton & Lonsdale, D.P.C.

Draws MAY 2025

Scale AS SHOWN

Sheet Number **C001**

Project Number 2271 01 000



7-63-2024-0001 THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL CONSERVATION LAW AND THE TAXATION AND FINANCE LAW. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE REVIEWER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

NEW YORK

JORDAN ROAD SOLAR ENERGY SYSTEM

ENVIRONMENTAL CONDITIONS PLAN

SUNWELL

643 Electronics Parkway
Liverpool, NY 13088

B&L

Barton & Logsdon, D.P.C.

CHENANGO COUNTY, NEW YORK

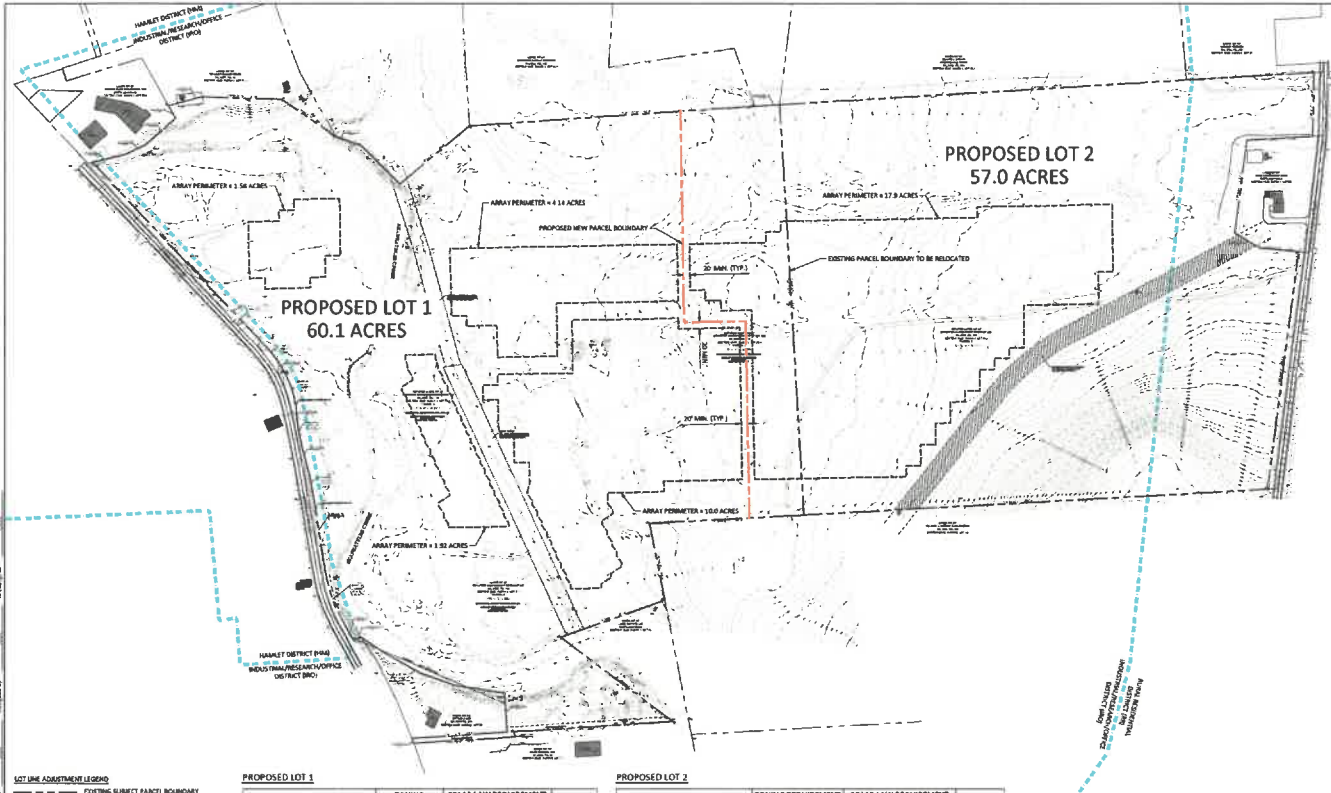
TOWN OF SARATOGA

Date: MAY 2025

Scale: AS SHOWN

Sheet Number: C002

Project Number: 2271.010.001



LOT LINE ADJUSTMENT LEGEND
 --- EXISTING SUBJECT PARCEL BOUNDARY
 --- EXISTING NON PARTICIPATING PARCEL BOUNDARY
 --- PROPOSED PARCEL BOUNDARY
 --- APPROXIMATE ZONING BOUNDARY

PROPOSED LOT 1

REGULATION	ZONING REQUIREMENT (INDISTRICT)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	60.1 ACRES
LOT FRONTAGE MINIMUM	300 FT	N/A	1,875 FT
FRONT YARD MINIMUM	60 FT	100 FT	100 FT
SIDE YARD MINIMUM	50 FT	100 FT	100 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
LOT AREA, MAX	N/A	25%	30%
LOT COVERAGE, MAX	30%	N/A	13%
SURVEYABLE SURFACE COVERAGE MAX	40%	100 FT	7%
PARKING LOCATION	RESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	100,000 SQ FT	N/A	N/A
BUILDING HEIGHT MAXIMUM	33 FT	33 FT	33 FT

PROPOSED LOT 2

REGULATION	ZONING REQUIREMENT (INDISTRICT UNLESS OTHERWISE SPECIFIED)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	57.0 ACRES
LOT FRONTAGE MINIMUM	300 FT (R)	N/A	781 FT
FRONT YARD MINIMUM	60 FT (R)	100 FT	110 FT
SIDE YARD MINIMUM	60 FT (R)	100 FT	110 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
LOT AREA, MAX	N/A	25%	32%
LOT COVERAGE, MAX	30%	N/A	12%
SURVEYABLE SURFACE COVERAGE MAX	40%	100 FT	1%
PARKING LOCATION	RESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	100,000 SQ FT	N/A	N/A
BUILDING HEIGHT MAXIMUM	33 FT	33 FT	33 FT

NOTES
 1. ABRAT PERIMETER IS MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF §248-5.6 (3), "THE BASE OF SQUARE FRONT CORNERS OF THE AREA CONTAINED WITHIN THE ABRAT PERIMETER SHALL BE MEASURED IN SQUARE FEET AND AS A PERCENTAGE OF THE TOTAL LOT AREA".
 2. ZONING REQUIREMENTS ARE PROVIDED FOR REFERENCE ONLY. OFF-SITE / COMMUNITY GROUND MOUNT SOLAR LAW REQUIREMENTS GOVERN. FOUR VARIANCES SOUGHT AS SHOWN IN BOLD.

REVIEW ONLY NOT FOR CONSTRUCTION



THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF ISMAHATILES. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE TOWN OF ISMAHATILES.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/20/2025	ISSUED FOR REVIEW

APPROVED BY:

DATE: MAY 2025

Scale: AS SHOWN

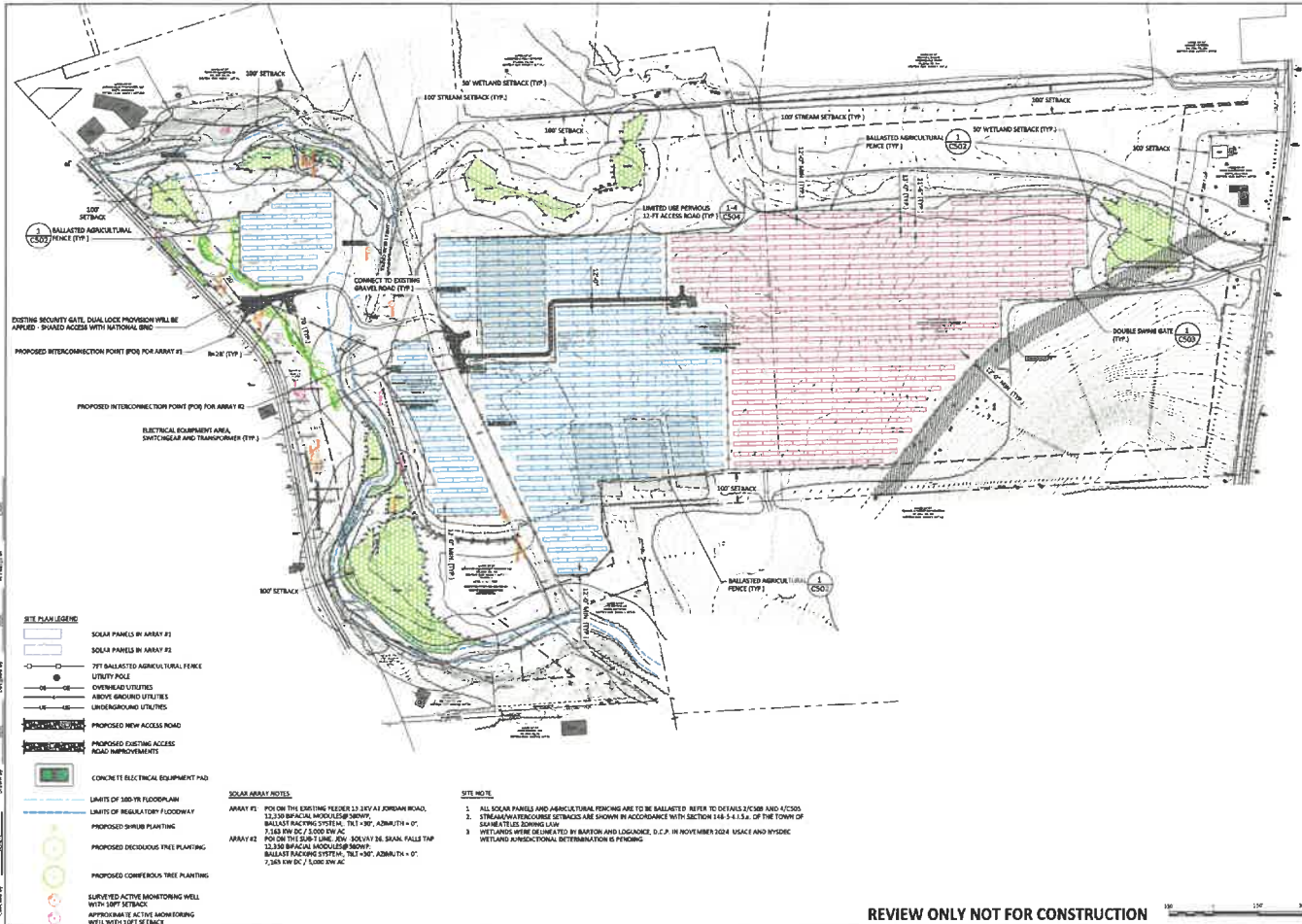
Sheet Number: C004

Project Number: 2271.010.001

PROJECT: JORDAN ROAD SOLAR ENERGY SYSTEM
 LOT LINE ADJUSTMENT PLAN
 TOWN OF ISMAHATILES
 CHENANGO COUNTY, NEW YORK

B&L
 BORTON & LOGGINS, D.P.C.
 130088
 130088
 130088

Project: 2021-010-001
1. Jordan Road Solar Energy System
2. Preliminary Civil Site Plan
3. May 2025



- SITE PLAN LEGEND**
- SOLAR PANELS BY ARRAY #1
 - SOLAR PANELS BY ARRAY #2
 - 7FT BALLASTED AGRICULTURAL FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - ABOVE GROUND UTILITIES
 - UNDERGROUND UTILITIES
 - PROPOSED NEW ACCESS ROAD
 - PROPOSED EXISTING ACCESS ROAD IMPROVEMENTS
 - CONCRETE ELECTRICAL EQUIPMENT PAD
 - LIMITS OF 100-YR FLOODPLAIN
 - LIMITS OF REGULATORY FLOODWAY
 - PROPOSED SHRUB PLANTING
 - PROPOSED DECIDUOUS TREE PLANTING
 - PROPOSED CONIFEROUS TREE PLANTING
 - SURVEYED ACTIVE MONITORING WELL WITH 100' SETBACK
 - APPROXIMATE ACTIVE MONITORING WELL WITH 100' SETBACK

- SOLAR ARRAY NOTES**
- ARRAY #1: POI ON THE EXISTING READER 13 KEY AT JORDAN ROAD, 12,539 SPACIAL MODULUS/ROW, BALLAST RACKING SYSTEM: TLT = 90°, AZIMUTH = 0°, 7,580 KW DC / 2,000 KW AC
- ARRAY #2: POI ON THE SUB 1 LINE, ROW SOLAR 26, SPACIAL FALLS TWP, 12,539 SPACIAL MODULUS/ROW, BALLAST RACKING SYSTEM: TLT = 90°, AZIMUTH = 0°, 7,580 KW DC / 2,000 KW AC

- SITE NOTES**
1. ALL SOLAR PANELS AND AGRICULTURAL FENCING ARE TO BE BALLASTED. REFER TO DETAILS 2/08B AND 4/02D.
 2. STREAM/WATERCOURSE SETBACKS ARE SHOWN IN ACCORDANCE WITH SECTION 144.3-4.1.1.1 OF THE TOWN OF SARATOGA'S ZONING LAW.
 3. WETLANDS WERE DELINEATED BY BAYSON AND LOGAN, D.C.P. IN NOVEMBER 2024. USACE AND NYSDC WETLAND JURISDICTIONAL DETERMINATION IS PENDING.

REVIEW ONLY NOT FOR CONSTRUCTION

Scale: AS SHOWN
Sheet Number: C101
Project Number: 22/1010.001

SHARPLEY
JORDAN ROAD SOLAR ENERGY SYSTEM
PRELIMINARY CIVIL SITE PLAN

CHANDLER COUNTY, NEW YORK
TOWN OF SHARPLEY

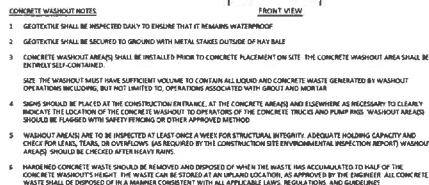
2025
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B&L
B&L ENGINEERING
1405 E. BROADWAY
SUITE 100
TOWN OF SHARPLEY, NY 13153
Barton & Logsdon, D.C.

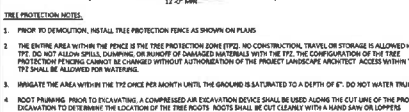




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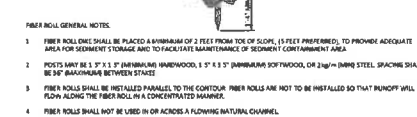


- 4 TREE PROTECTION FENCE
C801 NOT TO SCALE



7. SILT FENCE FILTER FABRIC: FILTER K, MIRAFI 2005, STABURIX T-40M OR APPROVED EQUIV.

- 5 TEMPORARY SILT FENCE
C801 NOT TO SCALE

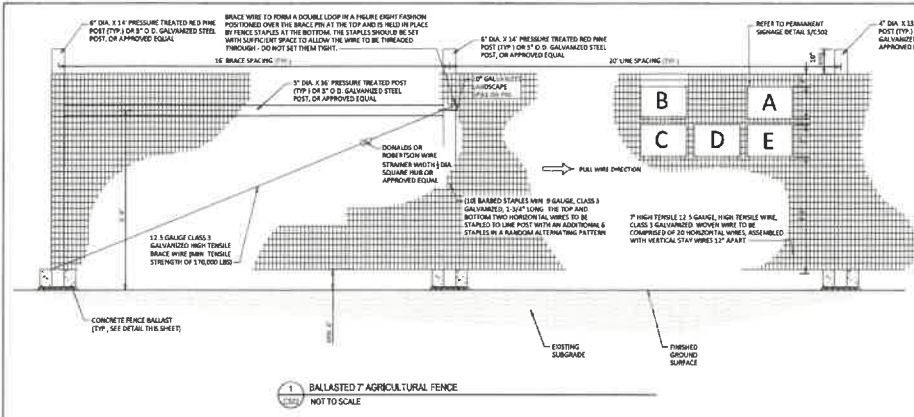


6 AS PART OF FINAL STABILIZATION, WOODEN STAKES TO BE REMOVED AND FIBER LOG NETTING CUT OPEN ALONG ENTIRE LENGTH

-
- Diagram illustrating the cross-section of a temporary fiber roll. The roll is shown with a central core and an outer layer. The top layer is labeled "TOPSON AND SEED". The core is labeled "6\" (TYP)". The outer layer is labeled "3\" DIAP (TYP)". The bottom layer is labeled "UNIL SEEDS AND BOTTOM".



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- BRACING NOTES:**
- BRACING IS REQUIRED AT ALL CORNER, END, GATE, AND PULL ASSEMBLIES IN THE FENCE.
 - CORNER BRACING IS REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES 15 DEGREES OR MORE. THREE 6\"/>

1 BALLASTED 7' AGRICULTURAL FENCE
NOT TO SCALE

<p>A -</p> <p>WARNING</p> <p>THESE FACILITIES ARE MONITORED BY VIDEO & ELECTRONIC SECURITY EQUIPMENT</p>	<p>NO TRESPASSING</p> <p>PRIVATE PROPERTY. UNAUTHORIZED ENTRY PROHIBITED. VIOLATIONS WILL BE PROSECUTED UNDER AUTHORITY OF THE STATE OF NEW YORK PENAL LAW SECTION 140.12</p>
<p>C -</p> <p>WARNING</p> <p>ANYONE DAMAGING, TAMpering, OR INTERFERING WITH THE OPERATION OF THIS FACILITY IS IN VIOLATION OF TITLE 16, UNITED STATES CODE SECTION 1306 AND PUNISHABLE BY 10 YEARS IMPRISONMENT AND \$50,000 FINE.</p>	<p>DANGER</p> <p>HIGH VOLTAGE.</p> <p>KEEP OUT</p>
<p>E -</p> <p>NOTICE</p> <p>IN CASE OF EMERGENCY CALL () - -</p>	<p>JORDAN ROAD SOLAR FARM</p> <p>ABUNDANT SOLAR POWER, INC. 24HR EMERGENCY CONTACT XXX (XXX) XXX-XXXX 700 METRO PARK ROCHESTER, NY 14623</p>

- NOTES:**
- ALL SIGNS TO BE 36" X 24" IN SIZE.
 - SIGNS SHALL BE UV RESISTANT AND IN COLOR. SIGN MATERIAL SHALL BE HOPE OR LIGHT GAUGE GALVANIZED STEEL.
 - SIGNS TO BE ATTACHED TO FENCING WITH PERMANENT FASTENERS.
 - SIGNS SHALL BE INSTALLED IN GROUPS EVERY 300'
 - FINAL SIGN GRAPHICS SHALL BE REVIEWED AND APPROVED BY THE OWNER.

2 PERMANENT SIGNAGE
NOT TO SCALE

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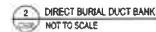
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REVISED:

DATE: MAY 2025
SCALE: AS SHOWN
PROJECT NUMBER: 2271.010.001

B&L ELECTRONICS, INC.
13088 LIVERPOOL, NY 13088
Barton & Logsdon, D.P.C.

JORDAN ROAD SOLAR ENERGY SYSTEM
SITE DETAILS - FENCING
ONEIDA COUNTY, NEW YORK
TOWN OF MANAATIES



C506
Project Number
2271 010.001