PLANNING BOARD
Crossroads Commerce & Conference Center
NYS Route 19
Belmont, NY 14813
585-268-7472
www.alleganyco.gov
E-Mail: development@alleganyco.gov

Allegany Planning Board Agenda: June 21, 2023

Present: __ J. Gorton __ C. Jessup __J. Isaman__ J. Ninos __ V. Perkins __ J. Roederer __ J. Stoltzfus __P. VanDyke __K. Williams (2 vacancies)
Absent: _____
Staff: Kier Dirlam- Director of Planning; Michelle Denhoff – Deputy Director
Guests: _____
Location: Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chair will call this meeting to order at _____ PM and welcomes any guests.

II. MINUTES:

A) The meeting minutes from **May 17, 2023** will be reviewed:
On a motion by_____and seconded by _____, the meeting minutes from May 2023 are reviewed and approved.

III. NEW BUSINESS:

A) Town of Willing, Wind Energy Facilities Local Law referral:
a. **On a motion by _____and seconded by _____ the Allegany County Planning Board:**
__approves
__does not approve
__suggests modifications
__has determined there is no significant county-wide or inter-community impacts.
b. **Comments:**

B) Village of Alfred, Amexstra Solar Facility (Rodd Solar) referral:
a. **On a motion by _____and seconded by _____ the Allegany County Planning Board:**
__approves
__does not approve
__suggests modifications
__has determined there is no significant county-wide or inter-community impacts.
b. **Comments:**

C) Village of Alfred, Zoning Map Amendment referral:

a. **On a motion by _____and seconded by _____ the Allegany County Planning Board:**
__approves
__does not approve
__suggests modifications
__has determined there is no significant county-wide or inter-community impacts.

b. **Comments:**

D) Town of Andover, McCormick Solar Facility referral**:

a. **On a motion by _____and seconded by _____ the Allegany County Planning Board:**
__approves
__does not approve
__suggests modifications
__has determined there is no significant county-wide or inter-community impacts.

b. **Comments:**

IV. OLD BUSINESS:

V. CORRESPONDENCE: none

VI. REPORTS:

A) DEC Report – Town of Willing Negative Declarations
B) Intergovernmental Review Projects [IRP's] – none
C) Southern Tier West Report –
D) Community Planning Updates – Highlights
E) Planning & Economic Development Office Report/Updates – Provided in packet

VII. GOOD OF THE ORDER:

VIII. ADJOURNMENT:

The next meeting is scheduled for July 19, 2023 at 7 PM pending receipt of referrals.

On a motion by _____ and seconded by _____, the meeting is adjourned at _____ pm.

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6087 NYS 19 N
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239 (L, M & N) REFERRAL FORM

Allegany County Planning File #_____
Date Received by Allegany County Planning:_____
Date Reviewed by Allegany County Planning Board:_____

MUNICIPAL INFORMATION

Municipality referring project: __Town of Willing_____
Project Title: _2023 Wind Energy Facilities Local Law_____
Board referring project**:** __ Town/Village Board _X_ Planning Board ___ ZBA
Referring Board's next meeting date: ___June 26, 2023_____
Contact Name: _Dale W. Beebee – Chairperson, Planning Board_____
Address: _Town of Willing, 1431 State Route 19 South, Wellsville, NY 14895_____
_____
Phone #'s: __585.808.1197_____
E-Mail: _dale.beebee@gmail.com_____

THIS IS A 2 PAGE FORM. PLEASE FILL OUT EVERY PART OF THE FORM AND SIGN/DATE.

Referral requirements – All items should be included for a complete referral to be reviewed:
This Form *ENCLOSED _X_*
Cover Letter from Municipality stating that they are referring this project: __Email __Paper *ENCLOSED ___*
A copy of the Section of Zoning or other law(s) relevant to this referral is to be enclosed: *ENCLOSED ___*
A copy of all information required by the local law shall be submitted with this referral letter. *ENCLOSED ___*
SEQR forms and related supporting documents: *ENCLOSED _X_*
Project Drawings, Engineering Documents, Etc. *ENCLOSED _X_*

DIRECTIONS:

1) It is highly recommended that the applicant and/or a member of the municipal board attend and present the project to the Allegany County Planning Board so as to minimize the likelihood of having to table the project due to unanswered questions or incomplete information. Municipal Attorneys are also encouraged to attend.
2) The County Planning Board meets the third Wednesday of every month 7 PM unless there is an official holiday and except January, July and August unless a review is required. The deadline for referrals is seven (7) days prior to the monthly meeting. The Planning Board is legally allowed 30 days from the date of receipt of application.
3) **Email all submissions to the 2 contacts below.** Please submit all information electronically to the e-mail below.
4) **If we determine we need paper copies, please plan to supply sufficient paper copies upon request** for a **total of 14 copies**. If you have questions about copies for **large referral packets, please call 585-268-7472**.
5) If you have questions about the referral process or are not sure if a project needs to be referred, please call County Planning at (585) 268-7472.

****Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.**

Send Referrals to: **C/O Kier Dirlam – Director of Planning**
Allegany County Planning Board
Crossroads Center
6087 NYS Route 19 – Suite 100
Belmont, NY 14813
And via e-mail at kier.dirlam@alleganyco.gov and michelle.denhoff@alleganyco.gov

REFERRAL INFORMATION Type of Action:

___ Site Plan Review
___ Special Use Permit
___ Zoning Map Adoption/Amendment
___ Zoning Law Adoption/Amendment
___ Area Variance
___ Use Variance
___ Comprehensive Plan Adoption/Amendment
___ Local Law Change or New Law
___ Moratorium
_X_Solar or Wind or other renewable energy Project
___ Historic Site/District Review
___ Other (please indicate) _____

NYS General Municipal Law, Section 239-m states that projects must be referred to the County Planning Board if the property is within 500 feet of an existing or proposed: (check all that apply)

_X_ NYS Route #(s) __19, 248, 248A_____
_X_County Road #(s) __29, 30, 38, 39_____
_X_ NYS or County Park/recreation area _____
_X_ NYS or County owned land _____
___ County right of way for a stream or drainage channel _____
_X_ Municipal boundary _____
_X_ Farm operation located in an agricultural district. _____

PROJECT INFORMATION

Project Title: _2023 Wind Energy Facilities Local Law_____
Applicant name & address:__N/A_____
Property owner name & address: _____
Tax parcel number (s): _____
Term used by the municipality to define the proposed use or project (i.e., small retail, outdoor recreation, etc.):
__Wind Law_____
Sections of local code(s) that apply to this application: _____
Current zoning of property: _N/A_ Existing land use of property: _N/A__
Private Septic System __ or public sewer __ Private water source___ or Public Water Source ___
Does this action require approval of the Allegany County Health Department? _X_ No ___ YES
Has SEQR been completed on this project? **[Please attach all parts, document, forms]** ___ No _X_ YES

Use additional pages as needed below:

Description of project:

This Wind Law for the Town of Willing is the town's effort to allow the regulation of the siting, construction, operation and decommissioning of wind power. _____
_____
_____

Referring Boards Opinion of the project should be described: _The Town of Willing Planning Board unanimously recommends that the Wind Law, as submitted, should be approved._____
_____

Certification: With the following signature, I certify that this application provides a complete description of the proposed local action and is a "complete application" pursuant to the Allegany County Planning Board By-laws and NYS General Municipal Law, Article 12-B, Section 239-m, part-c.

__Dale W. Beebee – Chairperson, Planning Board_____ ___6.10.2023_____
Signature of Referring Municipal Official **Date**

TOWN OF WILLING, NEW YORK
LOCAL LAW NUMBER 1 OF 2023

WIND ENERGY FACILITIES LOCAL LAW

This Local Law Number _ of 2023, entitled "2023 WIND ENERGY FACILITIES LOCAL LAW," is hereby adopted by Resolution of the Town Board of the Town of Willing Resolution dated ***DATE***, and reads in its entirety as follows:

ARTICLE I – GENERAL STATEMENT AND DEFINITIONS

SECTION 1: TITLE & APPLICATION

This Local Law shall be known as "Local Law Number _ of 2023" (herein, the "Wind Energy Law").

SECTION 2: LEGISLATIVE FINDINGS

The Town Board of the Town of Willing adopts this Wind Energy Law to promote the effective and efficient use of the Town's wind energy resources through Wind Energy Facilities and Wind Turbine Generators, and to regulate the design and placement of such systems so that the public health, safety, and welfare will not be unreasonably jeopardized. Further, the Town Board of the Town of Willing finds and declares that:

A. The New York State Constitution's "Bill of Rights for Local Governments" (Article IX, §2-10) obligates local legislators to protect the health, safety and well-being of their community.

B. While wind energy is a renewable energy resource of electricity generation, and under some circumstances it may reduce the use of nonrenewable energy sources, the possible benefits must always be balanced against potential negative impacts to local citizens, the local economy, and local ecosystems.

C. Regulation of the siting and installation of wind turbines is necessary for protecting the health, safety, and well-being of neighboring property owners, the general public, the local economy and local ecosystems.

D. There can be serious legal and economic detriments for landowners who enter into complicated and often one-sided and/or predatory lease/easement contracts with wind developers.

E. Large-scale multiple-turbine industrial wind energy facilities may present significant potential aesthetic impacts because of their enormous size, lighting, dissimilarity from the natural environment, and possible shadow flicker effects.

F. Large-scale multiple-turbine industrial wind energy facilities may be inconsistent with Willing's 2023 Comprehensive Plan's goals which are to:

a) Preserve and maintain the Town's vital and rural character and support protection of the natural beauty, farmland, forests, environmentally sensitive areas and the vibrant communities that makes up the Town;

b) Preserve and promote the Town's agricultural heritage and economy;

c) Protect the Town's farmland;

d) Protect the Town's important environmental assets for both their ecological and economic value;

e) Support stewardship of the Town's aquifers, wetlands, forests, mineral resources, rivers and other environmental assets;

f) Support public education about how these features contribute to the health of the environment in the Town, the economy, rural character and quality of life of residents in the Town.

g) Protect potential recreational opportunities and associated economic benefits of a Twin Tiers, regional nature. (Appalachian Region)

G. Installation of large-scale multiple-turbine industrial wind energy facilities may create and/or exacerbate drainage problems through erosion and lack of sediment control of facility and access road sites, and harm farmlands and agriculture through construction methods utilized and arable land conversion to industrial purposes.

H. Construction of industrial wind energy facilities may create hazardous traffic problems, dangerous road conditions for local and other automotive travelers and damage local roads.

I. Construction and maintenance of industrial wind energy facilities may create hazardous traffic problems and dangerous road conditions for a unique and valuable population in the Town of Willing – the Amish Community. The Amish Community are particularly vulnerable to construction traffic, and subject to additional hazards with motorized vehicle drivers and drivers who may be unfamiliar with roads in the Town, as they travel by horse and buggy and are slower moving than motorized vehicles, and at times difficult to see. The Amish Community are a valued cultural resource to the community and currently comprise more than twenty percent (20%) of the population of Willing which population is rapidly growing and it is the sense of the Town Board that it desires to make certain that this vulnerable population is protected.

J. Industrial wind energy facilities may reduce property values of nearby property owners.

Said property value reductions could reduce the Town's tax base, resulting in a tax rate increase on all Town property owners.

K. A large-scale industrial wind energy facility may be a significant source of noise and vibration. This can have negative health impacts on residents in neighboring properties, particularly in areas with low ambient noise levels. According to various medical experts, (by way of limited example, the World Health Organization), the infrasound component of such noise can be the most problematic. Furthermore, the New York State Department of Environmental Conservation's Program Policy: "Assessing and Mitigating Noise Impacts" provides that an increase in sound pressure (dB) above the local ambient noise level of 5-10 dB is intrusive; of 10-15 dB is very noticeable; of 15-20 dB is objectionable; and above 20 dB is intolerable. That policy also states: "Most objective attempts to assess nuisance noise adopt the technique of comparing the noise with actual ambient sound levels or with some derived criterion." It also states: "The property line should be the point of reference when adjacent land use is proximal to the property line." A noise study conducted by Cassadaga Wind LLC in April 2016 in the vicinity of the company's wind project in Chautauqua County, New York resulted in daytime ambient noise measurements between 21 and 32 dBA and nighttime ambient noise measurements between 19 and 32 dBA, and found the area measured "is typical of rural use."

L. The Town Board notes that at least two (2) large-scale industrial wind turbine projects sited in Western New York/the Southern Tier have resulted in significant litigation by residents in those communities complaining of excessive and intolerable noise, sleep deprivation and other adverse health impacts, infrasound, property value decline, intolerable shadow flicker and water well compromise among other negative and adverse impacts.

M. In certain circumstances, industrial wind energy facilities can cause electromagnetic interference with some types of communications.

N. Bats killed by industrial wind turbines can result in an appreciable reduction in regional agricultural yields.

O. Industrial wind turbines kill birds including raptors. The Town of Willing is habitat for many species, both year-round and seasonal. Active nesting sites of bald eagles have been located in the town.

P. Industrial wind turbines can have a variety of adverse health effects on other wildlife, livestock and domestic animals, including, among other things, a reduction in dairy milk production or decrease in poultry egg production. Stray voltage from wind facilities has also been known to harm livestock.

Q. According to the New York State Department of Environmental Conservation, loss of suitable habitat is the major cause for declines in species populations. Development, wetland filling, and other activities reduce the total amount of habitat. These activities also fragment remaining forest, grassland, and wetland habitat into patches too small and too isolated to support some animal species. Industrial turbines can contribute to these impacts

and have adverse effects on local hunting and fishing, among other things.

R. The Town of Willing has many scenic view sheds, and some of these may be negatively impacted by industrial wind energy facilities.

S. The Town and its citizens desire to maintain the pastoral, rural nature of the Town. An industrial wind energy facility may be in conflict with the culture and character of this community.

T. In formulating this Wind Energy Law, many studies have been reviewed - and those written by independent experts were given the greatest consideration. Numerous wind energy ordinances throughout the United States have been analyzed. Experiences of other communities with industrial wind energy have been reviewed.

U. Due to consideration of all of the above, the Town Board believes that in the best interest of the health, safety and welfare of the residents of Willing New York, it should exercise the Precautionary Principle with respect to regulating WEF/WTG.

SECTION 3: AUTHORITY

The Town Board of the Town of Willing enacts this Wind Energy Law under the authority granted by: (a) Article IX of the New York State Constitution, §§ 2(c)(6) and 10; (b) the New York Statute of Local Governments, §§ 10(1) and (7); (c) the New York Municipal Home Rule Law, §§ 10(1)(i) and (ii), and §§ 10(1)(a)(6), (11), (12), and (14); (d) the New York Town Law § 130(1) (Building Code), §130(3) (Electrical Code), §130(5) (Fire Prevention), §130(7) (Use of Streets and Highways), §130(7-a) (Location of Driveways), §130(11) (Peace, Good Order and Safety), §130(15) (Promotion of Public Welfare), §130(15-a) (Excavated Lands), §130(16) (Unsafe Buildings), §130(19) (Trespass), and §130(25) (Building Lines); and (e) the New York Town Law § 64(17-a) (Protection of Aesthetic Interests), and §64(23) (General Powers).

SECTION 4: DEFINITIONS

The following terms have the following meaning within and for the purposes of this Wind Energy Law:

Wind Energy Law – Local Law Number __ of 2020, known as the "Wind Energy Facilities Local Law of the Town of Willing."

ACE – The United States Army Corps of Engineers.

AGRICULTURAL OR FARM OPERATIONS – The land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation, and marketing of crops, livestock and livestock products as a commercial enterprise, including a commercial horse boarding operation as defined in the Agriculture and Markets Law. A farm operation may consist of one or more parcels of

owned or rented land, which parcels may be contiguous or noncontiguous to each other.

AIRCRAFT DETECTION LIGHTING SYSTEM ("ADLS") – A lighting system on an industrial wind turbine that continuously monitors the airspace surrounding an obstruction or group of obstructions such as industrial wind turbines. When the system detects an aircraft in its airspace the system sends an electronic signal to the lighting control unit which turns on the lights. Once the aircraft clears the obstruction area, and there is no longer a risk of collision, the detection system turns off the lights and the system returns to standby mode.

APPLICANT – Any Person who submits or joins in the submission of any application under this Wind Energy Law.

BLADE GLINT – The intermittent reflection of the sun or moon off the surface of the blades of one or more wind turbines.

CONSERVATION AREAS – Natural areas protected by law, such as wetlands that meet the definition in the Clean Water Act, 33 U.S.C. Sec. 1251 et seq.; New York State Forest, FEMA 100 year floodplains, aquifers, shoreland areas; water bodies; riparian buffers; populations of endangered or threatened species, or habitat for such species; archaeological sites, cemeteries, and burial grounds; important historic sites; other significant natural features and scenic viewsheds; and existing trails or corridors that connect the tract to neighboring areas.

DEC – The New York State Department of Environmental Conservation.

DECOMMISSIONING FUND – A type of security or undertaking, acceptable to and approved by the Town Board, posted or deposited by an Applicant or Operator in favor of the Town, that is designed to provide guaranteed and uncontested access to funding to remove and decommission WTG and Wind Energy Facilities and restore and remediate the Site, in the form of cash or a letter of credit.

DECOMMISSIONING PLAN – A written detailed plan submitted by an Applicant or Operator that shows and verifies continual compliance with the requirements of this Wind Energy Law relative to the removal and decommissioning of large WTGs and Wind Energy Facilities and restoration and remediation of the Site.

DEIS – A Draft Environmental Impact Statement, as defined and construed under SEQRA.

EAF – An Environmental Assessment Form, as defined and construed under SEQRA.

EIS – An Environmental Impact Statement, as defined and construed under SEQRA.

ENFORCEMENT OFFICER – Any Person appointed by the Town Board to (i) review applications, (ii) interpret or enforce this Wind Energy Law, or (iii) take any action or make any determination under this Wind Energy Law. Unless the Town Board resolves

otherwise, the Town's Code Enforcement Officer(s) shall be deemed Enforcement Officers under this Wind Energy Law.

ESCROW ACCOUNT – An escrow account meeting the requirements of Article III, Section 2.B. of this Wind Energy Law.

FAA – The Federal Aviation Administration.

FEIS – A Final Environmental Impact Statement, as defined and construed under SEQRA.

OPERATOR – Any Person who owns, manages, operates, or otherwise exercises decision making authority for any Wind Energy Facility or WTG, but not including such Persons who own, manage or operate Small WTG.

PILOT AGREEMENT – A payment in lieu of taxes agreement pursuant to the New York State General Municipal Law Article 18-A.

LANDOWNER – With respect to parcel of property within the Town, a Person who has entered into a written lease, easement or other agreement to permit the construction and/or operation of a WTG or Wind Energy Facility on such parcel of property owned by such landowner.

LARGE WIND GENERATOR TURBINE or LARGE WTG – Any Wind Generator Turbine/WTG other than a Small Wind Generator Turbine/Small WTG. All Large WTG project proposals are "Type I" actions under SEQRA.

PERSON – Any individual, partnership, limited liability company, corporation, joint venture, business, or other person or entity of whatever kind or nature, but not including the Town, the Town Board, the Planning Board, or any other employee, elected official, or agent of the Town, and not including the State of New York or the Federal Governments and their departments, bureaus, and employees thereof.

PRECAUTIONARY PRINCIPLE – This principle or precautionary approach generally defines actions on issues considered to be uncertain, for instance applied in assessing risk management. The principle is used by policy makers to justify discretionary decisions in situations where there is the possibility of harm from making a certain decision (e.g. taking a particular course of action) where extensive scientific knowledge on the matter is lacking. The Principle implies that there is a social responsibility to protect the public from exposure to harm, when scientific investigation has found plausible risk. These protections can be relaxed only if further scientific findings emerge that provide sound evidence that no harm will result.

RESIDENCE – Any dwelling legally suitable for habitation existing in the Town of Willing on the date the Town Board determines, pursuant to Article III, Section 2.D. of this Wind Energy Law, that a valid, completed application has been received by the Town. A residence may be part of a multi-dwelling or multipurpose building including, but not

limited to, hunting camps, church rectories, bed and breakfast institutions, hotels, hospitals, motels, dormitories, sanitariums and nursing homes.

SENSITIVE RECEPTOR – A Residence, a building where people work including farm buildings, a church, a cemetery or a school.

SEQRA – The New York State Environmental Quality Review Act and its implementing regulations in Title 6 of the New York Codes, Rules and Regulations, Part 617.

SHADOW FLICKER – The visual effect that results when the blades of an operating wind energy turbine pass between direct and indirect light from the sun or moon and an observer, and cast an observable, moving shadow on a person or property in the vicinity.

SITE – One or more parcels of land where a Wind Energy Facility or WTG is actually or proposed to be located. A "Site" may be publicly or privately owned, and may be comprised of multiple parcels owned by one or more Persons. Where a Site is comprised of multiple lots or parcels owned by any one or more Persons, the combined lots or parcels shall be deemed one "Site" for the purposes of applying any setback requirements.

SMALL WIND TURBINE GENERATOR or SMALL WTG – A wind turbine generator or WTG consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a Total Height of not more than one hundred twenty (120) feet and which is primarily intended to reduce consumption of utility power at that location.

SOUND PRESSURE LEVEL – A measurement of noise or sound performed in accordance with the Type 1 or 2 specifications of the latest version of the American National Standards Institute "American Standard Specifications for General Purpose Sound Level Meters" (ANSI/ASA S3/SC1.100-2014/ANSI/ASA S12.100-2014) or the ISO 9613-2:1996.

SEIS – A Supplemental Environmental Impact Statement, as defined and construed under SEQRA.

TOTAL HEIGHT – The height of the tower and the furthest vertical extension of the WTG.

TOWN – The Town of Willing, in Allegany County, New York.

TOWN BOARD – The Town Board of the Town of Willing in Allegany County, New York.

TOWN CLERK – The Town Clerk of the Town of Willing in Allegany County, New York.

VARIANCE – A process by which an Applicant or Operator or permit holder seeks to change or modify a requirement of this Wind Energy Law.

WAIVER – A process by which an Applicant or Operator or permit holder seeks to have a requirement of this Wind Energy Law not apply to a Site, Person, project, or permit.

WIND ENERGY FACILITY or "WEF"– One or more WTGs (other than Small WTGs) and the related Wind Measurement Tower(s), infrastructure, electrical lines, substations, access roads and accessory structures.

WIND ENERGY PERMIT – A permit granted pursuant to this Wind Energy Law granting the holder the right to construct, maintain, and operate a Wind Energy Facility, or pursuant to any state siting program.

WIND MEASUREMENT TOWER or "WMT" – A tower used for the measurement of meteorological data such as temperature, wind speed and wind direction.

WIND TURBINE GENERATOR or "WTG" – A machine or device that converts the kinetic energy of the wind into electricity available for use beyond that used by the machine (also commonly known as a "wind turbine" or "windmill").

ARTICLE II – PERMITS

SECTION 1: APPLICABILITY

A. The requirements of this Wind Energy Law shall apply to (i) all Wind Energy Facilities and Small WTGs proposed, (ii) all Wind Energy Permit applications submitted or issued after the effective date of this Wind Energy Law, and (iii) each and every Person who desires to build, lease, maintain, or operate any Wind Energy Facility, Large WTG, Small WTG, or Wind Measurement Tower. This Wind Energy Law shall apply to all areas of the Town.

B. Applications and permits for Small WTG's applied for and/or issued prior to the date of this Wind Energy Law shall be subject to the laws in effect at the time such application or permit was filed and/or issued.

SECTION 2: PERMITS REQUIRED; TRANSFER; MODIFICATIONS

A. <u>Permit Requirements</u>.

1. No Wind Energy Facility shall be constructed or operated in the Town except pursuant to a Wind Energy Permit approved pursuant to this Wind Energy Law.

2. No Large WTG shall be constructed or operated in the Town except pursuant to a Wind Energy Permit approved pursuant to this Wind Energy Law.

3. No Wind Measurement Tower shall be constructed or operated in the Town except pursuant to a Wind Energy Permit issued pursuant to this Wind Energy Law.

4. No Small WTG shall be constructed or operated in the Town except pursuant to a

Wind Energy Permit issued pursuant to this Wind Energy Law.

B. Agricultural Use Exemption. No permit or other approval shall be required under this Wind Energy Law for a WTG utilized solely for Agricultural operations in a state or county Agricultural district so long as the facility (i) is set back from property lines at least three (3.0) times the Total Height, and (ii) does not exceed one hundred twenty (120) feet in Total Height. Towers over one hundred twenty (120) feet in Total Height utilized solely for Agricultural operations in the state or county agricultural district shall apply for a permit in accordance with this Wind Energy Law, but shall not require a height variance. Prior to the construction of a WTG under this exemption, the property owner or a designated agent shall submit a sketch plan or building permit application to the Town to demonstrate compliance with setback requirements.

C. Transfer. The transfer of any Wind Energy Permit for a WEF to an entity other than the Applicant to whom such permit was issued shall require approval of the Town Board, which approval may be conditioned upon any one or more reasonable factors, including, but not limited to, (i) full compliance with this Wind Energy Law, (ii) a determination by the Town Board that the transferee has the financial wherewithal to own and operate the WEF, (iii) a determination by the Town Board that the transferee has the experience necessary to own and operate the WEF, (iv) the written acceptance by the proposed transferee of all obligations imposed under any permit (including a Wind Energy Permit), Variance, Waiver, this Wind Energy Law, any Developer's Agreement, or any other applicable contract or agreement, and (v) such other terms as shall be reasonably determined by the Town Board. Whenever required by the Town Board, the transferee shall take such actions and submit such documentation as shall allow the issuance of a permit in the name of the proposed transferee. Prior to any transfer requiring the Town Board's consent, the Applicant and/or Operator shall provide the Town Board with the following: (1) a description of the business background and experience of the proposed transferee, (2) a draft copy of the proposed instrument by which the Applicant or Operator proposes to effectuate the transfer, and (3) a current audited financial statement for the proposed transferee. Within sixty (60) days after receiving this information, the Town Board shall notify the Applicant or Operator of its determination. If the Town Board consents to the transfer, the Applicant or Operator shall provide the Town Board with a copy of the executed instrument effectuating the transfer. Should the Town Board wish to withhold its consent, it must state in writing the specific reasons for its determination. Any costs related to the Town Board's review of such transfer shall be paid for by the transferor Applicant.

D. Modification of Application. Unless otherwise specifically waived by the Town Board, any modifications to an application for a Wind Energy Permit for a WEF following the date the Town Board determines, pursuant to Article III, Section 2.D. of this Wind Energy Law, that a valid, completed application has been received by the Town and prior to the date a Wind Energy Permit has been approved pursuant to Article III, Section 3 of this Wind Energy Law shall be considered to be the submission of a new application that is subject to all of the provisions for a new application under this Wind Energy Law.

E. Facility Modifications.

1. Following the date a Wind Energy Permit for a WEF has been approved but prior to the date the WEF is placed into service, no modifications to the design, plans or construction of the related Wind Energy Facility or any component thereof may occur without a determination that the modification(s) comply with this Wind Energy Law. Such determination may be made by the Town Board or other agency with appropriate jurisdiction.

2. Following the date the Wind Energy Facility is placed in service, no modifications to the design of such Wind Energy Facility or any component thereof may occur unless such action is the result of normal maintenance or routine repairs of such WEF or a component thereof. Normal maintenance or routine repair does not include any change, addition, swap-out, exchange or the like that requires or results in changes to or upgrades to the original design of a WTG or substation.

ARTICLE III – PERMITS AND PERMITTING PROCESS

SECTION 1: APPLICATION REQUIREMENTS FOR WIND ENERGY FACILITIES

A. Application Contents. Throughout the Wind Energy Permit process for a WEF, the Applicant shall promptly notify the Town Board of any changes to the information contained in the permit application. Notwithstanding anything to the contrary in this Wind Energy Law, changes that do not materially alter the initial application may be accepted if agreed to by the Town Board. The Wind Energy Permit application for a WEF shall be an electronic digital filing that contains at least the following:

1. Applicant Information. The name, address, e-mail address and phone number of the Applicant. If the Applicant is represented by an agent the application shall include the name, address and telephone number of the agent as well as an original signature of the Applicant authorizing the agent to represent the Applicant;

2. Property Owner Information and Authorization. The name, address, e-mail address and telephone number of the property owner of the proposed Site of any Wind Energy Facility. If the said owner is not the Applicant, the application shall include:

(a) A letter or other written permission signed by such property owner that (a) confirms that the property owner is familiar with the proposed application(s), (b) confirms that the property owner is familiar with this Wind Energy Law and (c) authorizes the submission of the application; and

(b) Fully executed copies of all pages of any leases, easements and any other related agreements for the WEF (not simply memorandums). The application shall be updated periodically for any amendments to any such leases, easements or for any new leases, easements or other related

agreements.

3. Adjacent Owners. A list of each property owner, together with their respective residence, telephone numbers e-mail address and mailing addresses, located within one (1) mile of the boundaries of the proposed Site;

4. Parcel Information. The address or other property identification information, and the tax parcel number (tax map section, block and lot number) of each proposed WTG location, appurtenant structure, and any other related facilities;

5. Project Description. A reasonably detailed description of the project including, but not limited to, the total number of proposed WTGs and the maximum rated capacity of each WTG;

6. Plot Plans. A set of plot and/or site plans containing sufficient detail to clearly describe and show the following:

   (a) Property lines and physical dimensions of the Site and of any property within one (1) mile of the Site boundaries;

   (b) Locations of all proposed facilities and improvements, including, but not limited to, the WTG, access roads, turnout locations, electrical lines, substations, storage or maintenance units, gates or fencing and any permanent meteorological towers or WMT;

   (c) Location of all Residences and other existing structures on the Site and within one (1) mile of the Site boundaries;

   (d) Locations and all uses of parcels adjoining the Site;

   (e) Locations of public roads on or adjacent to the Site;

   (f) Locations of all above and below ground utility lines and/or easements upon or affecting the Site;

   (g) To demonstrate compliance with the setback requirements of this Article, a diagram for each proposed WTG and substation location indicating how such structure conforms to the setback requirements under this Wind Energy Law; and

   (h) Any Conservation Areas within the Site boundaries or within one (1) mile of the Site boundaries.

   (i) All wells, private and public, within the Site and within one mile of the Site.

7. Wind Turbine Information. One drawing or other set of information may be

submitted for each WTG of the same type and Total Height. For each such type of WTG proposed, the application shall include:

(a) A vertical drawing of the WTG showing Total Height, turbine dimensions, tower and turbine colors, distance between ground and lowest point of any blade, location of climbing pegs, and access door(s);

(b) Make, model, picture, and manufacturer's specifications, including information on the noise levels created during WTG operation, subject to any appropriate confidentiality agreement upon request;

(c) Manufacturer's Material Safety Data Sheet documentation for the type and quality of all materials used in the operation of all equipment including, but not limited to, all lubricants and coolants, subject to any appropriate confidentiality agreement upon request;

8. Landscaping Plan. A written plan depicting existing vegetation and describing any areas to be cleared and the specimens proposed to be added to provide landscaping or screening;

9. Lighting Plan. A written plan demonstrating that all wind turbines will have installed FAA ADLS;

10. Stand Down Plan. A written plan outlining the stand down requirements for high wind conditions, ice conditions, or other health or safety issues (e.g., unusual levels of noise due to malfunctions, etc.) during the operation of the WEF;

11. Decommissioning Plan. The Applicant shall submit a written decommissioning plan that shall conform to the provisions of Article VI, Section 2 of this Wind Energy Law;

12. Fire Protection and Emergency Response Plan. A fire protection and emergency response plan that (i) complies with the Allegany County Multi-Jurisdictional Hazard Mitigation Plan, and (ii) is created in consultation with the fire department(s) having jurisdiction over the proposed Site. The plan shall address all activities at the WEF from the start of construction through the end of power generation and the final removal and restoration of the site and shall describe a response plan to address all identified potential fire, rescue and hazardous materials scenarios. The Applicant/operator shall ensure that the WEF complies with the following control and prevention measures and assumes responsibility for all associated incremental costs:

a) Use of fire-proof or fire-resistant building materials and buffers or fire-retardant landscaping around WTGs and WEFs as appropriate.

b) Incorporation of a self-contained fire protection system to address nacelle

fires or a written explanation of why this standard would create an undue hardship.

c) Maintenance of firebreak areas as appropriate, cleared of vegetation maintained as a fire/fuel break as long as the WTG is in operation.

d) All private road access to the WEF shall be brought up to the Town's road standards to accommodate fire and rescue vehicles and paid for by the Applicant/operator.

e) Provision for any additional firefighting or rescue personnel, overtime costs, services, training, materials, incremental fire emergency equipment and/or vehicles as may be required to address any emergency related to the WEF that is beyond the current capabilities and duties of the local fire department, as determined in the sole and exclusive discretion of the Town's Fire Department.

f) Each WTG shall be equipped with an AED.

13. Noise Monitoring Plan. Applicant will provide a post-construction noise monitoring plan which shall, at a minimum, provide verification from a qualified party, reasonably acceptable to the Town Board, and using the Noise Measurement Standards and Procedures outlined in Appendix A hereto, that WEF noise does not exceed the sound levels set forth in Article IV of Section 17.A. of this Wind Energy Law. The plan shall provide that a full electronic version of the noise measurements, inputs, assumptions and data shall be provided to the Town in usable form that will allow the Town's consultants to verify the measurements.

14. Environmental Monitoring Plan. The Applicant shall provide an environmental monitoring plan which shall, at a minimum, permit post-construction environmental studies deemed appropriate by the Town Board. This plan will be funded by the Escrow Account. Post-construction field studies will include scientific assessments of regional nesting failures, avian mortality (birds and bats), and territory abandonment of special status species like raptors species, within two (2) miles of the WEF. All studies will conform to applicable state and federal agency guidelines.

15. Construction Information. Information pertaining to the construction/installation of the Wind Energy Facility, including, at a minimum, the following:

(a) A construction plan, blueprints, specifications, and similar construction documents duly sealed by a New York State licensed engineer or architect depicting the sequence, construction methodologies, methods and manners of proposed construction, times of operation, site and access controls, and safety and security plans; and

(b) A construction schedule describing anticipated construction commencement and completion dates; and

(c) A description of the routes to be used by construction and delivery vehicles; and

(d) The gross weights and heights of all loaded delivery and construction vehicles.

16. EAF. A Completed Part 1 of the Full EAF as required by SEQRA, together with visual impact assessment addendums;

17. Maintenance Plan. The Applicant shall provide a maintenance plan that details normal maintenance and storm follow-up and other actions that will be undertaken to keep the WEF operating quietly, efficiently, and not polluting land, air or water or vision. This will include, but not be limited to, the minimization of audible sounds, infrasound, vibrations, Blade Glint, and fluid leaks. The plan shall also provide that: (i) the operator of the WEF shall conduct preventative maintenance inspections at least once every year as well as no later than seven (7) days after any wind event defined as a state declared emergency, tropical storm, Category I or higher hurricane or a high wind storm where wind exceeds 58 mph or hail reaches one inch or larger; (ii) each inspection shall look for such things as metal fatigue, nut loosening, and other potential failures that might impact health and safety; and (iii) shall require that inspection reports be provided to the Town Board within thirty (30) days of such inspection. The time limits in this section may be extended in the Town Board's discretion;

18. Standards and Other Information. The Applicant shall (i) affirmatively show compliance with the standards of Article IV of this Wind Energy Law, and (ii) provide such other information and data as reasonably required by the Town; and

19. Signed Statement. A statement, signed under penalty of perjury, that the information contained in the application is true and accurate.

B. Positive Declaration. If the Town Board determines in writing that the proposed Wind Energy Facility or any WTG therein may have a significant adverse impact on the environment the Town Board may issue a positive declaration of environmental significance.

C. WEF Economic Impact Study. Following the submission of a completed application and as a condition to the issuance of any Wind Energy Permit for a WEF hereunder, a thorough, conservative assessment of the WEF's net economic impact on the community conducted by independent experts selected and hired by the Town and paid for by the Applicant. This will include but not be limited to possible reduced hunting, reduced agricultural yields due to bat takings, property devaluations (and the commensurate loss in tax base), cost to

community due to adverse health effects, higher cost of electricity, among other relevant considerations. This will be compared to any guaranteed incomes from the WEF. The Applicant shall supply the Town Board with any information regarding the WEF necessary to complete such assessment.

D. Road Use and Property Damage Agreement. Following the submission of a completed application and as a condition to the issuance of any Wind Energy Permit for a WEF hereunder, the Applicant/Operator shall enter into a Road Use and Property Damage Agreement, reasonably acceptable to the Town Board, New York State Department of Transportation ("NYSDOT"), the Allegany County Highway Department ("ACHD") (as appropriate) agreeing, to the extent practicable, to repair or replace all real or personal property, public or private, damaged at any time during (a) construction of the WEF or WMT Tower, (b) routine or extraordinary repairs or maintenance of the WEF, and/or (c) during the partial or full decommissioning of the WEF. Such agreement shall, at a minimum, include the following terms:

a) The Applicant shall reimburse NYSDOT, ACHD and/or the Town Board (as appropriate) for any and all repairs and reconstruction to roads that are necessary due to the construction, repairs, maintenance and/or decommissioning of the WEF. A qualified independent third party or other qualified person, agreed to by the NYSDOT, the ACHD and/or the Town Board (as appropriate) and the Applicant/Operator, shall be hired to pre-inspect the roadways to be used during construction, maintenance, repairs and/or decommissioning. This third party shall be hired to evaluate, document, and rate the roads condition prior to construction, repairs, maintenance or decommissioning of the WEF, and again 30 days after the WEF is completed, maintained, repaired or removed. NYSDOT, ACHD and/or the Town Board may waive the requirement to evaluate, document and rate the roadways in those circumstances where the Applicant/Operator can demonstrate to the satisfaction of such agency that any repairs or maintenance are unlikely to cause any material damage to the roadways.

b) Any road damage during construction, repairs, maintenance and/or decommissioning that is done by the Applicant/Operator and/or one or more of its subcontractors that is identified by this third party shall be repaired or reconstructed to the satisfaction and standards of NYSDOT, ACHD, and/or the Town Board (as appropriate and regardless of the initial condition of such roads prior to commencement of any construction or other activities by the Applicant/Operator) at the Applicant's/Operator's expense, prior to the final inspection. In addition, the Applicant/Operator shall pay for all costs related to this third-party pre-inspection work prior to receipt of the final inspection.

c) The surety for removal of a decommissioned WEF shall not be released to the Applicant/Operator until the Town Board and Town Highway Superintendent are satisfied that any road damage that is identified by this third party during and after decommissioning that is done by the Applicant/Operator and/or one or more of its

contractors or subcontractors has been repaired or reconstructed to the satisfaction of the NYSDOT, ACHD and/or the Town Board (as appropriate) at the Applicant's/Operator's expense. In addition, the Applicant/Operator shall pay for all costs related to work of this third party's inspection prior to receipt of the release of the surety.

d) The Road Use and Property Damage Agreement shall include provisions to incorporate the standards for WEFs related to roads and traffic pursuant to Article IV, Section 16 of this Wind Energy Law.

E. Environmental Studies. An Environmental Impact Study ("EIS") will ordinarily be required for Large WTGs in accordance with SEQRA. The study area for the EIS shall include the proposed WEF, as well as the area at least one (1) mile surrounding the proposed WEF.

In addition to any SEQRA requirements, at a minimum the EIS shall include the potential impacts on:

(i) humans (such as audible and inaudible sounds, vibrations, Shadow Flicker, Blade Glint, ice throw, component separation and/or disintegration due to major storms, etc.);
(ii) wildlife, livestock and domestic animal populations, including migratory flyways and corridors (same concerns as with humans);
(iii) land and vegetation (such as Agricultural effects);
(iv) wetlands, water bodies, flowing water sources and groundwater (including aquifer impacts due to turbine foundations, etc.); and
(v) air (such as changes in humidity).

In particular, the following shall apply with respect to the EIS:

1. The Applicant shall provide the location and full description of any Conservation Areas.

2. The Applicant must provide a written report from all appropriate state and federal agencies detailing their evaluation of the proposed WEF.

3. The Applicant must demonstrate, to the satisfaction of the Town, that the proposed WEF will not have undue hydro-geological consequences (e.g. with surface or subterranean water resources, and storm water runoff), or adverse effects on geological stability, the sole source aquifer in the area, rare, threatened, or endangered wildlife, significant wildlife habitat, livestock, threatened or endangered plants, and rare or exemplary natural plant communities and ecosystems.

4. The Applicant must provide a cumulative-impact assessment of their WEF in the context of any other WEFs within twenty-five (25) miles, including

migratory bird, bat and large mammal corridors, and demonstrate that the WEF is not located in an area that will result in degradation of important wildlife corridors or flyways.

5. Pre-construction field studies shall be conducted by the Applicant using the most advanced techniques available. If the preconstruction field studies demonstrate significant adverse effect to birds, bats, game animals, water resources, habitat fragmentation or other ecosystem degradation, the WEF Applicant shall propose a remediation plan for each such issue, subject to the Town Board's approval. If some environmental impacts cannot be satisfactorily mitigated, that will be factored into the Town Board's decision regarding the net benefits of the WEF.

6. In determining the nature and effectiveness of such remediation plans, the Town will be guided by input of its citizens, its own consultants, the appropriate state & federal agencies, and applicable state and federal laws and regulations. The WEF Applicant will be responsible for the full cost of implementing any approved remediation plan, under the supervision of the Town Board and its designated agents.

7. A computer-generated "zone of visibility map" (covering at least a ten (10) mile radius from the proposed WEF) shall be created by the Applicant to illustrate locations from which the proposed installation may be seen, with and without foliage.

8. A visual impact assessment of each proposed WTG shall be prepared by the Applicant. A visual impact assessment shall include a computerized photographic simulation demonstrating any visual impacts from all reasonable strategic vantage points as identified or confirmed by the Town Board. The visual impact assessment shall also include (i) color photographs of the proposed Site from at least two locations accurately depicting the existing property conditions and proposed impacts of each WTG upon visual sight and horizon conditions, and (ii) a map showing the location of each WTG in relation and keyed to the color photographs referenced in item (i) of this paragraph;

9. The Applicant shall prepare a sound pressure study and noise analysis, which at a minimum, provides verification from a qualified party, selected by the Town Board, and using the Noise Measurement Standards and Procedures outlined in Appendix A hereto, that the pressure and noise levels associated with each proposed WTG as well as any substation does not exceed the sound levels set forth in Article IV of Section 17.A. of this Wind Energy Law as measured at various distances out to one (1) mile from each WTG and substation;

10. A study of potential Shadow Flicker and Blade Glint from each WTG shall

be prepared by the Applicant. The study shall identify locations where Shadow Flicker or Blade Glint could be caused by the WTG and the expected durations of the same at these locations. Shadow Flicker and Blade Glint shall be mitigated, and such mitigation approved by the town board if their impact is more than is permissible under this Article, section 17 c. 10. on any property;

11. An assessment of potential interference of each proposed WTG with microwave, radio, television, personal communication and emergency systems and other wireless communications shall be prepared by the Applicant. If reasonably determined necessary by the Town, an EMI (electromagnetic interference) study and the method and manner of mitigation of any EMI impacts shall be supplied;

12. WEF Air Space Impact:

    a) For all portions of the WEF more than 200 feet tall, the Applicant shall provide a copy of a FAA determination as a result of filing the FAA Form 7460-1, "Notice of Proposed Construction or Alteration of an Object that may Affect the Navigable Airspace."

    b) For all WEF more than three hundred feet tall, the Applicant shall install ADLS.

    c) If any portion of a WEF will be located within forty (40) miles of any private or civilian or military airport runway, or heliport, the Applicant shall demonstrate compliance with all local County, State and Federal airport related laws.

    d) The Applicant shall establish to the satisfaction of the Town Board that the WEF will not adversely impact the restricted air space in the area.

    e) The Applicant shall provide a narrative description of all risks to civil air navigation (including civilian radar) and NEXRAD weather radar systems of the WEF.

All costs and expenses incurred related to the environmental tests for the WEF shall be paid for by the Applicant. The Town shall use the Escrow Account funds to hire independent qualified experts, as needed, to do review of any of the studies included in the SEQRA requirements or to comply with Wind Energy Law requirements.

SECTION 2: APPLICATION REVIEW

A. Pre-Application Meeting. Applicants may request a pre-application meeting with the

Town Board or with any consultants retained by the Town Board for application review. Meetings with the Town Board shall be conducted in accordance with the Open Meetings Law. Any such pre-application meeting is not a review of completeness of the application by the Town Board. It is the Applicant's responsibility to assure the completeness of any application.

B. Escrow Agreement. As a condition to submitting an application for a WEF, the Town Board shall require the Applicant to execute an escrow agreement (hereinafter "Escrow Agreement") reasonably acceptable to the Town Board, to establish an escrow account (hereinafter "Escrow Account") that will be used to cover the amount by which the Town's estimated costs and expenses of review, including, but not limited to, reasonable legal, consulting, and engineering fees, exceed (or will exceed) the application fees paid by the Applicant. The Escrow Agreement shall, at a minimum, include the following terms:

1. The Applicant shall reimburse the Town for all oversight expenses incurred relating to the WEF, from application through decommissioning.

2. Large WEF-related oversight expenses include (but are not limited to) amounts required for building permits, licensing, re-licensing, and decommissioning — e.g. administration, engineering, expert health and wildlife evaluations, handling complaints, legal, etc. "Legal" includes reasonable attorney fees for the Town if the Town has to commence any proceeding against the Applicant. It shall also include any oversight expenses related to the transfer of any building permit or license of a WEF.

3. Any interest earned on the Escrow Account shall stay with the account and be considered new principal.

4. This Escrow Account shall be setup by the Applicant at the time of the WEF permit application.

5. This Escrow Account will be at a financial institution approved by the Town Board, solely in the name of the Town, to be managed by the Town Board subject to majority vote. The deposit, execution, or filing with the Town Clerk of cash or a letter of credit shall be in an amount sufficient to ensure the good faith performance of the terms and conditions of the state or local permit and provide for the removal and restorations of the site subsequent to removal. The amount of the letter of credit or cash escrow payment shall be 125% of the cost of removal of the WTG and restoration of the property in accordance with any state or local permit conditions, with an escalator of 3% annually, or by a percentage equal to annual inflation rate as calculated by the Consumer Price Index published by the Labor Department's Bureau of Labor Statistics for the previous calendar year, whichever is greater for the life of the WTG, except in any year where decommissioning cost is recalculated as set forth below.

6. A WEF permit application will not be processed until proof of deposit has been

provided by the Applicant.

7. A WEF permit application determination will not be made until all costs incurred by the Town to date, have been reimbursed by the Applicant.

8. If the WEF application is denied, all Escrow Account funds will be returned to the Applicant, less related expenses incurred by the Town. The money will be returned, along with a statement as to these costs, within 120 days of the Application being formally denied, or receipt of a letter of withdrawal. Permit fees are non-refundable.

9. This Escrow Account will be funded during the life of the WEF by the Applicant/Operator. The Applicant/Operator will replenish any Escrow funds used by the Town within 14 days of being sent written notification (and explanation) of said withdrawals. Failure to maintain the Escrow Account at prescribed amounts for every turbine located within the Town (within 30 days of being given notice) shall be cause for revocation (or denial of extension) of the application and/or revocation of the Wind Energy Permit.

10. During any period in which the Escrow Account is not fully funded pursuant to this Wind Energy Law, all work by the Town Board and its agents on the project shall cease (except to the extent such failure to act would be in violation of any other laws, including SEQRA) until such Escrow Account has been brought back into compliance with this law. Once the Owner believes that they have satisfactorily complied with the decommissioning conditions specified herein, they will send the Town written notification. The Town then has sixty (60) days to verify to their satisfaction that all decommissioning conditions have been complied with. If there is material non-compliance, the Town will so notify the Owner and the process starts over. Otherwise the Town will return all Escrow Account funds to the Owner, less related expenses incurred by the Town, along with an explanatory statement.

C. Application Submittal. The Applicant shall submit seven copies of the fully completed electronic digital application for a WEF each on thumb drives, including all related and ancillary exhibits, studies, and materials other than the required Environmental Impact Study (see Article III, Section 1.E. of this Wind Energy Law), to the Town Clerk, along with any application fees.

D. WEF Application Completeness Review. Within ten (10) calendar days of the submission of an application for a WEF and the related fees to the Town Clerk by the Applicant, the Town Clerk shall transmit the application and related materials to the Town Board. Within ninety (90) days of the transmission of such fully completed application by the Town Clerk to the Town Board, the Town Board shall determine whether all information required under this Article is included in the application. For purposes of such determination, the Town Board may consult with third party consultants, the cost of which shall be reimbursed by the Applicant to the Town through the Escrow Account. Such a determination is not to be construed as an approval of any materials or submissions or a review of their substance. No application shall be considered until determined to be complete. If the application is

deemed incomplete, the Town Board shall provide the Applicant with a written statement listing any incomplete or missing data, forms, or other material or information. The Applicant shall have no longer than thirty (30) days to respond to such notice and to complete the application or the application shall be deemed to be terminated. Notwithstanding anything to the contrary contained herein, any application deemed to be complete that is outstanding for a period of longer than two (2) years following its initial submission shall automatically terminate.

E. Public Hearing. Once the application has been declared complete, the Town Board shall thereafter promptly consider and review the WEF application. This process may take up to one (1) year. In addition, the Town Board shall schedule and conduct at least one public hearing upon the WEF application no earlier than thirty (30) days and no later than one hundred and twenty (120) days after the date the application is determined to be complete. In addition to the types of notices required by the Town Law of the State of New York, notice of such public hearing shall be given by the Town by registered mail to all property owners within 2 miles of the boundary of each parcel of property on which each proposed WTG or Wind Energy Facility is located at least fifteen (15) business days in advance of the public hearing. Persons entitled to notice may be determined by reference to the latest completed official County assessment roll, and any address stated in such assessment roll(s) shall be presumed to be a valid address for delivery of such notice. "Notice" shall be deemed sufficient if such notice is mailed by registered mail, postage prepaid, and deposited into the exclusive care and custody of the United States Postal Service at least fifteen (15) business days before the said Public Hearing. If any hearing is adjourned by the Town Board to hear additional comments, or for any other reason, no further publication or mailing shall be required unless required by the Town Law of the State of New York. All expenses, including postage, for such notices shall be reimbursed by the Applicant.

G. County Planning Board Notice. Notice of the WEF project shall also be given to the Allegany County Planning Board when required by General Municipal Law 239-l, 239-m, and 239-n.

H. SEQRA Review. WEF permit applications shall be deemed Type I projects under SEQRA. However, the Town reserves the right to classify a temporary Wind Measurement Tower as a Type II action pursuant to the current opinion and practice of the New York State Department of Environmental Conservation and 6 NYCRR Part 617.5 subsections (15), (18) and/or (21). Following the determination that the application is complete, the Town Board shall conduct a SEQRA review in conjunction with other agencies, in which case the records of review by such agencies shall become part of the record of the Town's proceedings. In addition to compliance with the rules and regulations of SEQRA, the SEQRA review shall comply with the requirements of Article III, Section 1.E. of this Wind Energy Law. As part of such review, the Town Board shall schedule and conduct at least one public hearing with respect to any Draft EIS as well as with respect to each Supplemental Draft EIS (if any). Notice of any such public hearing(s) shall comply with the requirements of Article III, Section 2.E. of this Wind Energy Law. This public hearing is in addition to any public hearing required in Article III, Section 2. E. of this Wind Energy

Law.

I. SEQRA Findings. If a positive declaration of environmental significance has been issued at the completion of the SEQRA review process and an EIS prepared, the Town shall issue a Statement of Findings with respect to the EIS pursuant to SEQRA.

SECTION 3: ISSUANCE OR DENIAL OF WIND ENERGY PERMITS

A. Upon receipt of a completed WEF application, receipt of the recommendation of the County Planning Board (where applicable), the holding of the public hearing(s), and completion of the SEQRA process, the Town Board shall, upon consideration of the standards contained in this Wind Energy Law, the record of the application and the record of the SEQRA review, issue a statement of findings and a written decision with the reasons for approval, conditional approval, or denial of the WEF application fully stated. The Town Board shall issue such determination within one year after the last to occur of the receipt of a completed application, receipt of the recommendation of the County Planning Board (where applicable), the holding of the public hearing(s), and completion of the SEQRA process. This process of approval, conditional approval, or denial of the application is separate and apart from any approval, conditional approval or denial in the Findings Statement issued as part of the SEQRA review.

B. The Town Board may disapprove a WEF Permit Application based on one or more of the following factors:

1. Conflict with safety and safety-related codes and requirements.

2. The use or construction of a WEF that is contrary to an already-stated purpose of a land use designation.

3. The operation of a WEF would be a net economic liability to the community.

4. The operation of a WEF would create unacceptable health, welfare or safety risks to members of the public.

5. The placement and operation of a WEF that would create an unacceptable risk to wildlife and/or regional ecosystems.

6. The placement and location of a WEF would result in a conflict with, or compromise, or significantly change, the nature or character of the surrounding area.

7. The operation of a WEF would create unacceptable interference with any type of civilian or military radar systems.

C. Due to the unusually broad array of findings, the Town shall adopt the Precautionary Principle as its standard in making any and all determinations under this Wind Energy Law

(i.e., the Town shall be particularly conservative and cautionary in its regulation of industrial development).

D. Approval of any Wind Energy Permit for a WEF hereunder shall be conditioned upon, among other things, ongoing compliance with the landscaping plan, lighting plan, stand down plan, decommissioning plan, fire protection plan, maintenance plan, construction plan, noise monitoring plan, and environmental monitoring plan submitted as part of the final WEF application as well as the terms of any escrow agreement, road use and property damage agreement or any other agreements entered into in connection with the WEF. Failure to maintain such compliance during the operation of the WEF shall subject the WEF and its Operator and/or Landowner to all of the remedies set forth in Article VI of this Wind Energy Law.

E. The approval of the Town Board shall be valid for a period of two (2) years. Prior to the expiration of such approval, the Applicant or the Operator of such WEF may submit no more than one (1) approval extension for up to an additional one (1) year. Such approval extension application shall be accompanied by a second application fee as well as a letter explaining the reasons that would justify such an approval extension. Approval of any such extension shall be in the sole discretion of the Town Board.

F. If approved, the Town Board will direct the Town Clerk to issue a Wind Energy Permit for the WEF upon satisfaction of all conditions for said Permit, and will further direct the building inspector to issue a building permit upon demonstrated compliance with the Uniform Fire Prevention and Building Code, the applicable energy codes, other applicable codes, and other pre-construction conditions of this Wind Energy Law. The decision of the Town Board shall be promptly filed in the Office of the Town Clerk and a copy shall be promptly mailed by the Town Clerk to the Applicant by first class mail.

SECTION 4: APPROVAL LIMITATIONS; EASEMENTS AFFECTING TOWN PROPERTY

A. Wind Flow. Nothing in this Wind Energy Law shall be deemed to give an Applicant the right to cut down surrounding trees and vegetation on any property to reduce turbulence and increase wind flow to the Wind Energy Facility. Nothing in this Wind Energy Law shall be deemed a guarantee against any future construction, or Town approvals of future construction, that may in any way impact the wind flow to any WEF. It shall be the sole responsibility of the Applicant or Operator to acquire any necessary wind flow or turbulence easements or related rights to remove vegetation.

B. Easements on Town Property. Pursuant to the powers granted to the Town to manage its own property, the Town may, in compliance with applicable law, enter into noise, setback, or wind flow easements on such terms as the Town Board deems appropriate.

ARTICLE IV -- STANDARDS FOR WIND ENERGY FACILITIES

SECTION 1: TRANSMISSION LINES

Wherever possible, regardless of cost, power transmission lines from any Large WTG to any building or other structure shall be buried at least thirty-six (36) inches underground using the "double-trench" method.

SECTION 2: ANTENNAE CO-LOCATION

No television, radio, or other communications antennae may be affixed or otherwise made part of any Large WTG, unless a Variance or Waiver is granted under and pursuant to this Wind Energy Law.

SECTION 3: ADVERTISING

No paid advertising signs are allowed on any part of the Wind Energy Facility, including fencing and support structures.

SECTION 4: WTG LIGHTING

No Large WTG shall be lit except to comply with FAA regulations, to have ADLS or where required by the permit for safety reasons.

SECTION 5: VISUAL IMPACT MITIGATION

Applicants shall use measures to reduce the visual impact of Large WTG to the extent possible, including, at a minimum, the following: (i) Large WTG shall use tubular towers or other certified structures; (ii) Large WTG shall be finished in a single, non-reflective matte finish color; (iii) Large WTGs within a multiple WTG project shall be constructed using WTGs whose appearance with respect to one another is similar within and throughout the project so as to provide reasonable uniformity in overall size, geometry, and rotational speeds.

SECTION 6: GUY WIRES

The use of guy wires for Large WTG is disallowed.

SECTION 7: SIGNAL INTERFERENCE

No Large WTG shall be installed in any location where its operation is likely to interfere with microwave, radio, television, personal and emergency communication systems, medical devices and other wireless communications unless adequate mitigations are in place and approved by the Town Board.

SECTION 8: WASTE REMOVAL

Solid waste, hazardous waste and construction debris shall be removed from the Site and managed in a manner consistent with all appropriate laws, rules and regulations, including, but not limited to all environmental laws, rules, regulations and orders.

SECTION 9: CLEARING

Wind Energy Facilities shall be designed to minimize erosion, sedimentation and stormwater impacts of soil disturbances, land clearing and the project. Land protected by conservation easements shall be avoided when feasible. The use of previously developed areas will be given priority wherever possible.

SECTION 10: WILDLIFE

Wind Energy Facilities shall be located in a manner that minimizes significant negative impacts, if any, upon rare animal species in the vicinity, particularly bird and bat species. All WTG shall be setback one mile from all known bland and/or golden eagle nests, osprey nests or the nesting or habitat location of any endangered species.

SECTION 11: WETLANDS

Wind Energy Facilities shall be located in a manner consistent with all applicable state and federal wetlands laws and regulations and any issued wetland permits.

SECTION 12: STORMWATER
Stormwater run-off and erosion controls shall be managed in a manner consistent with all applicable local, state and federal laws and regulations.

SECTION 13: CONSTRUCTION TIMES

Construction of the Wind Energy Facilities shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday and not on any federal holidays, except for certain activities that (i) require otherwise, due to temperature or other engineering circumstances, and (ii) are so approved in writing by the Town Board in their sole and exclusive discretion.

SECTION 14: WATER SUPPLY

Construction of Wind Energy Facilities shall be constructed and managed in a manner that does not adversely impact aquifers and private and public water supplies and which complies in all respects with any water protection plans or laws which may be adopted by the Town.

SECTION 15: REQUIRED SAFTEY MEASURES

The following safety measures shall be complied with:

A. Controls. Each Large WTG shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor;

B. Minimum Blade Height. The minimum distance between the ground and any part of rotor

or blade system shall be thirty (30) feet.

C. Signs. Appropriate warning signs shall be posted. At least one sign shall be posted at the base of the tower warning of electrical shock or high voltage. The fencing surrounding the Large WTG shall contain signage identification of the WTG site number, GPS coordinates, and other appropriate locational information with a contact telephone number in the case of an emergency. The Town may require additional signage;

D. Climbing Pegs. No climbing pegs or tower ladders shall be located within twelve (12) feet of ground level, as measured from the base of the structure;

E. Access Control. Large WTGs shall be designed to prevent unauthorized access to electrical and mechanical components, and shall have access doors that are kept securely locked at all times. Large WTGs shall be enclosed in a secure chain link fenced in area that is at least the diameter of one turbine blade from the center of the turbine, with locking gate. The height of such chain link fencing shall be eight (8) feet.

SECTION 16: ROADS AND TRAFFIC

The following traffic and road requirements shall be complied with:

A. Traffic Routes. Construction and delivery vehicles for Large WTG and Wind Energy Facilities shall only use traffic routes established as part of the application review process. Factors in establishing such corridors shall include:

1. Minimizing traffic impacts from construction and delivery vehicles;

2. Minimizing WTG traffic during times of school bus activity or Amish school buggy travel and Amish child school walking activity;

3. Minimizing wear and tear on local roads;

4. Minimizing impacts on local business operations.

B. Traffic Controls. Wind Energy Permit conditions shall require the Applicant to provide a written plan for disseminating traffic route information to the public.

C. Road and Construction Damage Remediation. The Applicant shall be responsible for the remediation and repair of damaged real or personal property, public or private, as well as Town roads and highways damaged during the construction or decommissioning of a WEF. A public improvement letter of credit, or other security as determined by the Town Board in its sole discretion, shall be posted prior to the issuance of any building permit in an amount, as determined by the Town Board, sufficient to compensate the Town for any estimated loss or expense and to effect repair and remediation of Town property, roads and highways, and their related appurtenances.

SECTION 17: SOUND LEVELS AND LARGE WTG SETBACKS

Subject to the provisions of Article IV, Section 18 below, the following shall apply to each Large WTG or Wind Energy Facility:

Sound Level Design. The most stringent of the following standards shall apply:

A. Wind turbine sound shall not exceed 10 dB(A) over ambient (L90) outside any residence or property line of a landowner during nighttime using a 10-minute Leq metric.

B. WTG or Wind Energy Facility must be designed to limit environmental noise including project noise at all Sensitive Receptors to no more than 45 dBA(dn) at the outside of any habitable building, and 42 dBA(Leq-1 hr.) at the boundary of each Sensitive Receptor's parcel of property. The descriptor "dn" refers to a weighted average sound level over a representative 24-hour period where 10 dB is added to nighttime project sound levels, defined to be 10 p.m. to 7 a.m. The descriptor "Leq" refers to the statistically equivalent sound level of fluctuating sound levels anticipated over a designated time period, here one hour. Compliance with this standard may require distance setbacks greater than the minimums provided in Section B. Sound level modeling and measurement methods and procedures that must be used are contained in Appendix A.

C. Setbacks. Each Large WTG shall be located with the following minimum setbacks, as measured from the center of the WTG plus the radius of the blade:

1. Residences, Property Line. Three thousand (3,000) feet from any Residence or property line; and

2. Roads and WTG. Two Thousand (2,000) feet from any road (whether seasonal, regular or limited use), or other WTG (as measured horizontally from the center-point of the proposed WTG to the center-point of any existing WTG); and

3. Conservation Areas, Wetlands, Public Utilities. One mile from any Conservation Areas, mapped or jurisdictional wetlands, dams, except where wetlands fill or construction permits have been issued by the DEC or ACE, as applicable or any public utilities; and

4. Churches, Schools, Cemeteries. One mile from the property line of any property containing a Church (all buildings on Amish owned land capable of permitting a gathering of the local Amish church district for worship or other religious services shall be considered a Church for the purpose of this standard), School (including Amish schools and home schools) or Cemetery; and

5. Electric Transmission Lines and Buried Gas Lines. 2.0 x tip height or 1000 feet, whichever is more.

6. Bat Roosts, Maternity Roosts, or Hibernacula. 1.5 miles/7920' turbine setbacks. Bats are incredibly important to the Town's farming communities and to decreasing insect populations thus reducing impacts to crops and diseases and costs to farmers, along with reducing the use of pesticides and protecting the Town's water supply from chemical runoff.

7. FEMA 100-year floodplain. One thousand feet from any FEMA 100-year floodplain.

8. Private or public wells. Three thousand (3,000) feet from any private, or public well.

9. Regulated Dams. 1.5 miles from any regulated dam.

10. Property Lines. The setbacks of industrial wind turbines shall be sufficient such that shadow flicker (whether falling on a structure or land) shall be limited to eight (8) hours per year and one (1) hour per month.

C. Substation. Any substation shall be located a minimum of three thousand (3,000) feet from any Residence or property line.

D. Infrastructure, Electrical Lines, Access Roads and Accessory Structures. Any related infrastructure, electrical lines, access roads and/or accessory structures of a Wind Energy Facility shall be located a minimum of two thousand (2000) feet from any Residence or property line.

E. Height Restriction. No WTG shall exceed a Total Height of 455 feet.

SECTION 18: RESERVED FOR FUTURE USE.

SECTION 19: PROJECT MANAGEMENT AND OVERSIGHT

A. Upon approval by the Town Board of a Wind Energy Permit application, and as a condition to the issuance of a Wind Energy Permit, the Applicant shall designate a field representative and Site manager who will be responsible for overseeing compliance with the conditions of the Wind Energy Permit. Such representative and Site manager shall be in place for as long as the WEF is in place and will interact directly with the Town Board, the project monitor hired by the Town and the designated engineering firm representative. This person will have the authority to make management and technical decisions as situations demand. The Applicant and/or Operator shall provide and update, at all times, the names, addresses, e-mails and daytime telephone numbers and emergency telephone numbers of field representative and site manager to the Town Board. The applicant shall also provide contact information for all entities providing operation, maintenance and monitoring services.

B. The Town Board will make the e-mail addresses and telephone numbers of the field

representative or site manager available to local residents and officials upon request.

C. As a condition to the issuance of a Wind Energy Permit, the services of an independent engineering firm and an independent full-time on-site monitor shall be retained by the Town during the construction phase of the WEF project. The Applicant/Operator shall assume all costs associated with the hiring and managing of these two positions who will report directly to the Town Board.

D. The engineering firm shall have prior experience in commercial wind development, construction, and operation. Documentation and references will be required.

E. The engineering firm will oversee all aspects of construction and will be included in all design, construction, and planning meetings. Both the engineering firm and the Town Board shall be provided with all technical information, specification and drawings. A representative of the engineering firm shall be on-site at all times during the construction phase.

F. The engineering firm duties shall include code enforcement and project specification compliance and they will be responsible for confirming that all project specifications are implemented. The firm's representative and the independent monitor will have the authority to issue a "stop work order" for issues including but not limited to: (a) safety, (b) developer compliance issues, and (c) insufficient project documentation.

G. The Applicant shall file daily, weekly and monthly construction plans and will follow the planned work schedule as much as possible. When daily, weekly, or monthly schedules are not completed as planned, updated schedules shall be developed and given to the Town Board monitor and the engineering firm representative.

H. Any design changes during construction must be pre-approved by the engineering firm and the Town Board. The Applicant/Operator shall provide the Town Board and the engineering firm representative with "As Built" Drawings within one (1) week of completion of each portion of the construction phase or as requested by the Town Board monitor or engineering firm representative.

I. All up-grades or changes to the WEF project, as permitted, shall be reviewed and approved by the engineering firm and the Town Board monitor prior to the implementation of such upgrades or changes.

SECTION 20: PROPERTY VALUE GUARANTEE

A. An Applicant or Operator must offer a property value guarantee to any property owner who requests one pursuant to the standards provided in Appendix B.

ARTICLE V – WAIVERS, VARIANCES, AND APPEALS

SECTION 1: WAIVERS

Where the Town Board finds that, due to the special circumstances of a particular case, a waiver of certain requirements is justified, a Waiver may be granted upon the following terms and conditions:

A. The Town Board calls and conducts a public hearing upon such Waiver request, whereas the impact of the Waiver on the neighborhood, the potential detriment to nearby properties, the benefit to the Applicant, feasible alternatives, and the scope of the Waiver request shall be duly considered;

B. The Town Board may attach such conditions as it deems appropriate to any Waiver approvals to minimize the impact of the Waiver, including conditions precedent to the effectiveness or validity of the Waiver;

C. In all cases, no Waiver shall be granted unless the Town Board finds and records in its minutes that: (1) granting the Waiver would be keeping with the intent and spirit of this Wind Energy Law and is in the best interests of the community; (2) there is no adverse effect upon the welfare of the neighborhood; (3) there are special circumstances involved in the particular case; (4) denying the Waiver would result in undue hardship to the Applicant or Operator, provided that such hardship has not been self-imposed; and (5) the Waiver is necessary or required due to any rational factor, including, but not limited to, limitations due to topography, the state of scientific knowledge or the limits of material sciences, or the nature of the Site.

D. The Enforcement Officer may revoke any Waiver for reasonable cause should the Applicant or Operator fail to comply with any non-waived provision of this Wind Energy Law, or fail to comply with the terms and conditions stated in any granted Waiver.

SECTION 2: VARIANCES

Where the Town Board finds that, due to the special circumstances of a particular case, a Variance or modification of certain requirements is justified, such Variance may be granted upon the following terms and conditions:

A. The Town Board finds and the Town Clerk records in the minutes that: (1) granting the Variance would be keeping with the intent and spirit of this Wind Energy Law, and is in the best interests of the community; (2) there is no adverse effect upon the welfare of the neighborhood; (3) there are special circumstances involved in the particular case; (4) denying the Variance would result in undue hardship to the Applicant or Operator, provided that such hardship has not been self-imposed; and (5) the Variance is the minimum necessary degree of variation from the requirements of this Wind Energy Law.

B. The Town Board may attach such conditions as it deems appropriate to Variance approvals to minimize the impact of the Variance, including conditions precedent to the effectiveness or validity of the Variance.

C. The Enforcement Officer may revoke any Variance for reasonable cause should the Applicant or Operator fail to comply with any non-waived provision of this Wind Energy

Law, or fail to comply with the terms and conditions stated in any granted Variance. If the Applicant or Operator believes the revocation was improper an administrative appeal may be filed in accord with this Wind Energy Law.

SECTION 3: APPEALS

Any Person(s) aggrieved by the failure to issue or renew any Variance, Waiver, or permit, by any determination, interpretation, or decision of the Town, the Town Board, the Planning Board, or the Enforcement Officer, including by any conditions attached to any permit, Variance or Waiver, or the revocation or suspension of any permit Variance or Waiver, shall have a right to appeal such matter pursuant to a court proceeding under Article 78 of New York's Civil Practice Law and Rules.

ARTICLE VI – OPERATION, PERMIT REVOCATION, ABATEMENT, VIOLATIONS

SECTION 1: OPERATION, PERMIT REVOCATION, AND ABATEMENT

A. Operation. Each Large WTG and each Wind Energy Facility shall be maintained in operational condition at all times, subject to reasonable maintenance and repair outages. Operational condition includes meeting all noise requirements and other permit conditions.

B. Violations of Permit Conditions or Wind Energy Law. Should the operation of any Large WTG or Wind Energy Facility, or any Applicant or Operator, violate any Wind Energy Permit condition(s) or any requirements of this Wind Energy Law, the Applicant or Operator shall remedy each such violation or situation of non-compliance described below in paragraph C.4. of the Complaint Resolution Process in the manner described below or, with respect to any other violation or situation of non-compliance, within ninety (90) days after the delivery of written notice from the Town Board, unless, for good cause shown, the Town Board grants an extension to such 90-day compliance period. The Town Board may grant or deny any request for an extension in its own and sole discretion, without recourse, and for any or no reason.

C. Complaint Resolution Process.

1. Any property owner or resident within the Town of Willing may register a complaint with the Enforcement Officer that a Wind Energy Facility is being operated in violation of the Wind Energy Permit or otherwise in violation of the criteria set forth in this Wind Energy Law. Additionally, due to the Amish community's inability to travel far distances by horse and buggy and their inability to engage in telecommunications due to their religious restrictions, the Applicant shall be required to maintain a field office in the Town which shall be staffed during the hours of construction. Both Amish and non-Amish may make complaints to the field office. Such complaints may include, but will not be limited to: noise, flicker or shadow effect, change in water quantity or quality, loss of or diminished telephone, television, or radio reception, interference with a medical device, or the

new presence of radon gas. The Enforcement Officer shall inform the Town Board of such complaint within three (3) business days and the Town Board shall investigate (or cause to be investigated) the complaint in accordance with this Article VI and, where necessary, may engage the services of an expert to assist in such investigation. The cost for such expert services shall be paid from the Escrow Account. In the event that the Town Board determines that the complaint is valid, and that the Wind Energy Facility is being operated in violation of its Wind Energy Permit or otherwise in violation of the criteria as set forth in this Wind Energy Law, the Town Board shall issue written notice to remedy such violation to the Applicant and/or Operator of the Wind Energy Facility, which notice shall specify the actions required to be taken by the Applicant/Operator of the Wind Energy Facility in order to cure the violation, and the time period within such action must be taken.

2. In the event that the Applicant/Operator of the Wind Energy Facility fails to comply with such notice to remedy, the Enforcement Officer shall report such failure to the Town Board with a recommendation that the Town Board proceed with the enforcement provisions contained in Articles VI and IX of this Wind Energy Law.

3. If the Town Board determines that the Wind Energy Facility is not being operated in violation of the Wind Energy Permit or otherwise in violation of the criteria set forth in this Wind Energy Law, the Town Board shall set forth its findings which shall be filed with the Town Clerk and forwarded by registered mail to the complaining party. The complaining party shall have a right to challenge such determination in a proceeding commenced pursuant to the provisions of Article 78 of New York's Civil Practice Law and Rules.

4. The following criteria/process for WEFs shall apply to the specific areas of complaints as identified below, and where the complaint falls outside of the specific areas outlined is this paragraph C.4., the general provisions in this Article VI shall apply:

   (a) Shadow flicker: Upon the receipt of a written complaint of disturbance due to shadow flicker filed by a resident together with a video thereof identifying the particular Large WTG(s) by number within the Wind Energy Facility, or other comparable corroborating evidence, the Town Board shall notify the Applicant/Operator of the Wind Energy Facility that such complaint has been received, and that the Town Board shall meet at a date and time certain, in a public hearing, to review the complaint. The Applicant/Operator of the WEF may present evidence to the Town Board to contradict the evidence presented by the complaining party. The Town Board shall hold a public hearing at the date and time stated in the notice to review the complaint and the evidence provided therewith, together with any evidence provided by the Applicant/Operator of the WEF, and shall make a determination as to the validity of the complaint. In the event the Town Board determines that the complaint is valid, it will notify the Applicant/Operator of the WEF and order that the disturbance be mitigated

within 48 hours. Mitigation may be accomplished by ceasing operation of the identified WTG during flicker hours or in another manner acceptable to the Town Board as proposed by the Applicant/Operator of the Facility. In the event that the Applicant/Operator of the Facility fails to provide the required mitigation as indicated in the order issued by the Town Board, the Enforcement Officer shall render a written report to the Town Board, which shall also be filed with the Town Clerk, with the recommendation that the Town Board commence enforcement proceedings pursuant to Article IX of this Wind Energy Law.

(b) Setbacks: Upon receipt of a written complaint filed by a resident that a setback requirement for a WEF or any component of a WEF imposed under the provisions of this Wind Energy Law, or specified in the Wind Energy Permit has been violated, the Town Board shall investigate such complaint (or cause such complaint to be investigated) and shall meet, in a public hearing, to review the results of such investigation. In the event a setback violation is confirmed, the Town Board shall notify the Applicant/Operator of the WEF in writing by personal service or registered mail of such violation. The notification shall include an order to remedy which shall set forth the particular method by which such violation may be cured and the time period within which the same shall be completed. Failure to comply with the notice to remedy may result in enforcement pursuant to Article IX of this Wind Energy Law, which may include, but is not limited to, the revocation of the Wind Energy Permit.

(c) Noise/sleep interference: Upon receipt of a written complaint filed by a resident that a noise disturbance related to a WEF in violation of the provisions of this Wind Energy Law and/or the Wind Energy Permit issued thereunder is occurring, together with a documented noise log of the specific Large WTG alleged to be in violation, the Town Board shall conduct an investigation and may, in its discretion, retain an independent acoustic investigator to investigate the complaint. The fees for such services shall be paid from the Escrow Account. The Town Board shall prepare a written acoustical investigation report, which shall include the results of any third party reports provided to the Town Board as part of the investigation. Copies of the acoustical investigation report shall be supplied to the complaining party, the Applicant/Operator of the WEF, and the Town Board. The Town Board shall meet, in a public hearing, to review the results of the written acoustical investigation report, and in the event that the investigation confirms a violation of the noise requirements, the Town Board shall issue a notice which shall require the WTG causing the noise violation to be shut down until such WTG can be brought into compliance with the provisions of this Wind Energy Law and/or the Wind Energy Permit. Failure to comply with the notice to remedy may result in enforcement pursuant to Article IX of this Wind Energy Law, which may include, but is not limited to, the revocation of the Wind Energy Permit.

(d) Electromagnetic-stray voltage: Upon receipt of a written complaint from a resident of electromagnetic interference or stray voltage by a WEF, the Town Board shall conduct an investigation and may, in its discretion, retain the services of an electrical engineer to conduct a stray voltage or electromagnetic interference investigation with the cost of such services to be paid from the Escrow Account. The Town Board shall prepare a written investigation report, which shall include the results of any third party reports provided to the Town Board as part of the investigation. Copies of the investigation report shall be supplied to the complaining party, the Applicant/Operator of the WEF, and the Town Board. The Town Board shall meet, in a public hearing, to review the results of the written investigation report and, in the event that the complaint is determined to be valid, the Town Board shall issue a notice to the Applicant/Operator of the WEF to cure the violation within a period of one (1) week from the date of such notice. Failure to comply with the notice to remedy may result in enforcement pursuant to Article IX of this Wind Energy Law, which may include, but is not limited to, the revocation of the Wind Energy Permit.

(e) Contamination of aquifers, ground water, or wells: Upon receipt of a complaint, written or oral, from a resident that an aquifer, ground water, or well water has been disturbed by the Wind Energy Facility, the Town Board shall immediately notify the Applicant/Operator of the WEF that such complaint has been received, and the Applicant/Operator shall have seventy-two hours (72) hours from receipt of such notice to determine whether the complaint is due to development impact from the WEF. If the Applicant/Operator of the WEF determines that the disturbance is not related to the development and notifies the Town Board thereof, the Town Board may undertake its own investigation and may, in its discretion, engage the services of a professional engineer to conduct appropriate and necessary tests and to render a report as to the causation of the disturbance. The expense for such services shall be paid from the Escrow Account. If the Town Board's investigation establishes that the WEF development is the cause of such impact, the Town Board may order the Applicant/Operator of the WEF to provide potable water to the affected residents and to file with the Town Board an action report of the proposed resolution of the disturbance. In the event of verification of toxic contamination to a well, ground water or aquifer, the Applicant/Operator of the WEF and/or the Town Board shall notify the DEC. In the event the incident falls under the jurisdiction of the DEC, the Town shall defer to the DEC for remediation/action in connection therewith. In the event the incident is not within the jurisdiction of the DEC, but disturbance or contamination is found, the Applicant/Operator of the WEF shall have five (5) days from receipt of such findings to correct the disturbance/contamination in a manner satisfactory to the Town Board.

Failure to comply with an order of the Town Board issued hereunder shall subject the Applicant/Operator of the Facility to the enforcement pursuant to Article IX of this Wind Energy Law, which may include, but is not limited to, the revocation of the Wind Energy Permit.

D. Hearing. If the violation(s) and/or incidents of non-compliance (other than those outlined in Article VI, Section 1.C.4. above) related to a WEF, are not cured within such 90-day period and no extension to such 90-day period has been granted, the Town Board may, after a public meeting at which the Applicant or Operator shall be given opportunity to be heard and present evidence and/or a plan to come into compliance: (i) order remedial action within a particular time frame, or (ii) order revocation of the Wind Energy Permit and require the removal and decommissioning of the WEF and/or Large WTG and restoration of the Site within ninety (90) days. If the ordered removal, decommissioning and restoration are not completed within said ninety (90) days, the Town shall have the right to remove the WEF and/or Large WTG at the Applicant's or Operator's expense, and the Town may use any security posted as part of the Decommissioning Fund to pay the costs and expenses of such removal, decommissioning and restoration, or undertake any other action permitted by this Wind Energy Law.

E. Inoperative WTG. If any Large WTG or Wind Energy Facility remains non-functional or inoperative for any continuous period of twelve (12) months the said WTG or Wind Energy Facility shall be removed, decommissioned, and the Site restored. This requirement may be suspended for one or more consecutive six (6) month periods, but not to exceed eighteen (18) months, if either (i) the Operator or Applicant demonstrates to the Town Board that it has been making good faith efforts to restore the Large WTG or the Wind Energy Facility to an operable condition, but despite such good faith efforts, whether due to a shortage of materials, labor, Acts of God, moratorium or prohibition, or other cause outside the reasonable control of the Operator or Applicant, such restoration to operable condition is not possible and/or feasible, or (ii) the Town issues a remedial action plan, which plan shall recommend to the Operator or Applicant the means, manners, and timeframes in or by which the Large WTG or Wind Energy Facility shall be brought into compliance with this Wind Energy Law and placed into operable condition. The lack of function or operation of any Large WTG or Wind Energy Facility may be conclusively proven by reference to reports to or from the Public Service Commission, NYSERDA, a New York Independent System Operator, or by the lack of income and/or electrical power generation. Upon request of the Town or the Enforcement Officer, the Operator or Applicant shall make available to the Town Board all reports to and from the purchaser(s) of energy from any individual Large WTG necessary to prove the WTG is functioning, which reports may be redacted as necessary to protect any proprietary information.

F. Removal and Remediation. Large WTG and Wind Energy Facility removal shall comply with the provisions of Section 2.D. of this Article VI outlined below.

SECTION 2: ABANDONMENT AND DECOMMISSIONING

A. Applicability and Purpose. This section governing abandonment and decommissioning shall apply to all WEFs. It is the purpose of this section to provide for the safety, health, protection and general welfare of persons and property in the Town of Willing, by the Town requiring abandoned Large WEFs to be removed pursuant to a decommissioning plan. Abandoned commercial systems may become unsafe by reason of their energy-producing capabilities, serve as an attractive nuisance and/or may create an environmental hazard.

B. Abandonment. A Large WTG or WEF shall be deemed abandoned if the WTG or WEF system fails to generate and transmit electricity over a continuous period of one year at a rate of at least 25% of its projected production based on the application approved by the Town Board for the project. A WEF also shall be deemed abandoned if following site plan approval construction of the system is not completed within eighteen (18) months of issuance of the first building permit for the project.

1. Extension of Time. The time at which a Large WTG or WEF shall be deemed abandoned may be extended by the Town Board for an additional period of up to one (1) year, provided the system owner presents to the Town Board a viable plan, reasonably acceptable to the Town Board, outlining the steps and schedules for placing the WTG or WEF system in service or back in service within the time period of the extension. An application for an extension of time shall be made to the Town Board by the Applicant and/or Operator prior to abandonment as defined herein. Extenuating circumstances as to why the Large WTG or WEF has not been operating or why construction has not been completed may be considered by the Town Board in determining whether to grant an extension.

C. Removal Required. A Large WTG or WEF which has been abandoned shall be decommissioned and removed. The Applicant/Operator and/or Landowner(s) of the land upon which the Large WTG or WEF system is located shall be held responsible to physically remove all components of the Large WTG or WEF system within one (1) year of abandonment. Removal of the Large WTG or WEF shall be in accordance with a decommissioning plan approved by the Town Board.

D. Decommissioning and Removal.

1. Decommissioning and removal of a Large WTG and/or WEF shall consist of:

(a) Physical removal of all above ground equipment and structures and removal of all below ground equipment, buried wires, conduits and foundations, including but not limited to all infrastructure, concrete, steel rebar substations, accessory buildings, security barriers, fences, electric transmission lines and components, roadways and other physical improvements to the site related to the Large WEF;

(b) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations;

(c) Restoration of the ground surface and soil;

(d) Stabilization and revegetation of the site with native seed mixes and/or plant species (excluding invasive species) to minimize erosion.

2. Upon petition to the Town Board, the Town Board shall permit the Operator and/or Landowner to leave certain underground or above ground improvements in place, provided such abandonment in place is not detrimental to redevelopment of the site, and does not adversely affect community character or the environment.

E. Wind Energy Permit Decommission Conditions. The following conditions shall apply to all Wind Energy Permits issued for a WEF. No Wind Energy Permit for a WEF shall be issued unless the Town Board finds that the conditions have been or will be met.

1. Decommissioning Plan. All applications for a WEF shall be accompanied by a decommissioning plan to be implemented upon abandonment and/or in conjunction with removal of the system. The decommissioning plan shall address those items listed in the above section and include:

a) An estimate of the anticipated operational life of the system;

b) Identification of the party responsible for decommissioning;

c) Description of any agreement with the Landowner regarding decommissioning;

d) A schedule showing the time frame over which decommissioning will occur and for completion of Site restoration work;

e) A certified and sealed cost estimate prepared by a qualified structural engineer or professional engineer, who shall be reasonably acceptable to the Town Board, estimating the full cost of decommissioning and removal of the WEF, including, but not limited to, the cost of solid waste disposal and the cost to clean-up any hazardous waste leakage on the property. For purposes of calculating such estimate, the decommissioning and removal cost for each Large WTG shall be the greater of Two Hundred and Twenty-Five Thousand Dollars ($225,000) or the amount determined pursuant to such certified and sealed cost estimate. The Town Board shall have the sole discretion to require a structural engineer or a professional engineer and regardless of which type of engineer is chosen, such engineer shall be licensed by the State of New York. The Town Board shall have the right, in its sole discretion, to have this estimate reviewed by an independent structural engineer at the Operator's expense. No salvage value shall be taken into account in determining the decommissioning and removal costs;

f) A financial plan to ensure that financial resources will be available to fully decommission the site.

2. Financial Surety. Prior to any authorization to construct a WEF and every two (2) years thereafter, the Applicant and/or Operator of a WEF shall provide an irrevocable letter of credit or cash security held by the Town Board in the amount of one hundred twenty-five percent (125%) of the full cost of decommissioning and removal of the WEF, which amount shall automatically be increased by two percent (2%) the following year, in the event the system is not removed by the WEF Operator and/or Landowner. Evidence of financial security shall be in effect throughout the life of the system and shall be, in the sole discretion of the Town Board, either in the form of an irrevocable letter of credit or cash security acceptable to the Town Board. The irrevocable letter of credit shall include an auto extension provision if possible, to be issued by an A-rated institution solely for the benefit of the Town and for the benefit of the Landowner if the land is leased to the operator of the system. The Town shall be entitled to draw on the letter of credit or cash security in the event that the Operator and/or Landowner is unable or unwilling to commence decommissioning activities within the time periods specified herein. In the event a demand for decommissioning is made by the Town to a Landowner that leases his or her property to the Operator of the WEF, such Landowner may also be entitled to draw on such letter of credit if the Operator of such WEF is unable or unwilling to commence decommissioning activities within the time periods specified herein. No other parties, including the Operator shall have the ability to demand payment under the letter of credit. Upon completion of decommissioning, the Operator and/or Landowner may petition the Town to terminate the letter of credit or cash security. In the event ownership of the WEF is transferred to another party, the new owner (transferee) shall file evidence of financial security with the Town at the time of transfer, and every two (2) years thereafter, as provided herein. Failure to keep a surety in place as required by this law shall result in the revocation of the Wind Energy Permit and the termination of the project unless and until such surety is restored; provided, however, that any lapse of a surety in excess of one hundred eighty (180) days shall be deemed an abandonment of the project pursuant to Section 2.F. herein and subject to complete decommissioning in accordance with this Wind Energy Law.

3. Amount. The amount of the surety shall be determined by the Town Board based upon a current estimate of decommissioning and removal costs as provided in the decommissioning plan and subsequent bi-annual reports required pursuant to paragraph 4 below. The amount for decommissioning contained in the Escrow Account can be deducted from the estimate. For purposes of this determination, the bi-annual decommissioning report shall be required to meet the same requirements set forth in Article VI Section 2.E.1.e. as the original decommissioning cost estimate. The amount of the surety shall be adjusted by the Town Board as appropriate upon receipt of a bi-annual report containing an updated cost estimate for decommissioning and removal.

4. Annual Report. The WEF Operator shall, on a yearly basis, provide the Town Clerk a report showing the rated capacity of the system and the amount of

electricity that was generated by the system and transmitted to the grid over the most recent twelve-month period compared to the amount of energy that was projected to be generated in the application approved by the Town Board. The Town Clerk shall forward such report to the Town Board and the Enforcement Officer within two (2) business days of receipt of the report. The report shall also identify any change in ownership of the WEF and/or the land upon which the system is located and shall identify any change in the party responsible for decommissioning and removal of the system upon its abandonment. The annual report shall be submitted no later than forty-five (45) calendar days after the end of the calendar year. Every second year, to coincide with the filing of evidence of financial security, such report shall also include a recalculation of the estimated full cost of decommissioning and removal of the WEF in accordance with the provisions of this law. The Town shall require an adjustment, as appropriate, in the amount of the surety to reflect any changes in the estimated cost of decommissioning and removal; provided, however, that the cost to decommission and remove the Large WTGs shall not be less than Two Hundred and Twenty-Five Thousand Dollars ($225,000) per Large WTG. Failure to submit a report as required herein shall be considered a violation of this Wind Energy Law.

F. Decommissioning and Removal by Town. If the WEF Operator and/or Landowner fails to decommission and remove an abandoned Large WTG or WEF in accordance with the requirements of this section, the Town may enter upon the property to decommission and remove the system.

1. Procedure.

a) Upon a determination by the Town Board that a Large WTG or WEF has been abandoned, the Enforcement Officer shall notify the Operator and Landowner by certified mail: (a) in the case of a facility under construction, to complete construction and installation of the facility within one hundred eighty (180) calendar days; or (b) in the case of a fully constructed WEF that is operating at a rate of less than 25% of its projected production level as outlined in the application approved by the Town Board, to restore operation of the facility to no less than 80% of rated capacity within one hundred eighty (180) calendar days, or the Town Board will deem the system abandoned and commence action to revoke the Wind Energy Permit and require removal of the system.

b) Being so notified, if the WEF Operator and/or Landowner fails to perform as directed by the Enforcement Officer within the one hundred eighty (180) day period, the Enforcement Officer shall notify the WEF Operator and Landowner, by certified mail, that the Large WTG or WEF has been deemed abandoned and the Town intends to revoke the Wind Energy Permit for such Large WTG or WEF, as the case may be, within sixty (60) calendar days of mailing said notice. The notice shall also state that the Applicant and/or Operator is entitled to appeal the determination pursuant to Article 78 of the New York Civil Practice Laws and Rules.

c) Upon a determination by the Town Board that a Wind Energy Permit has been revoked, the decommissioning plan must be implemented and the Large WTG or WEF removed within one (1) year of having been deemed abandoned or the Town may cause the removal at the Operator's and/or Landowner's expense. If the Operator and/or Landowner fails to fully implement the decommissioning plan within one year of abandonment, the Town may collect the required surety and use said funds to implement the decommissioning plan.

d) Removal by Town and reimbursement of Town expenses. Any costs and expenses incurred by the Town in connection with any proceeding or work performed by the Town or its representatives to decommission and remove a Large WTG or WEF, including legal costs and expenses, shall be reimbursed either from the financial surety posted by the Operator or Landowner as provided in Section 2.D. of this Article VI and/or by the Landowner. Any costs incurred by the Town for decommissioning and removal that are not paid for or covered by the required surety, including legal costs, shall be assessed against the property, shall become a lien and tax upon said property, shall be added to and become part of the taxes to be levied and assessed thereon, and shall be enforced and collected, with interest, by the same officer and in the same manner, by the same proceedings, at the same time and under the same penalties as are provided by law for the collection and enforcement of real property taxes in the Town.

ARTICLE VII – WIND MEASUREMENT TOWERS

SECTION 1: WIND SITE ASSESSMENT

The Town acknowledges that prior to construction of a Large WTG a wind site assessment is usually conducted to determine the wind speeds and the feasibility of using particular Sites. Installation of Wind Measurement Towers, also known as meteorological or MET towers, shall be permitted only pursuant to the issuance of a Wind Energy Permit in accordance with this Article.

SECTION 2: APPLICATIONS FOR WIND MEASUREMENT TOWERS

A. Applications. An application for a Wind Measurement Tower shall include:

1. Applicant Information. The name, address, e-mail and phone number of Applicant. If the Applicant is represented by an agent the application shall include the name, address, e-mail and telephone number of the agent as well as an original signature of the Applicant authorizing the agent to represent the Applicant;

2. Property Owner Information and Authorization. The name, address, e-mail and telephone number of the property owner of the proposed Site of any Wind

Measurement Tower(s). If the said owner is not the Applicant, the application shall include (i) a letter or other written permission signed by such property owner that (i) confirms that the property owner is familiar with the proposed application(s) and (ii) authorizes the submission of the application, or (ii) an easement, lease, or other agreement of such owner relative to the siting of the Wind Measurement Tower;

3. Site Information. The address of each proposed tower location including the tax map section, block and lot number;

4. Map. A map showing proposed location of the Wind Measurement Tower and any roads, parcel boundaries or structures within a radius of the Total Height of the Wind Measurement Tower.

SECTION 3: STANDARDS FOR WIND MEASUREMENT TOWERS

A. Setback. The distance between a Wind Measurement Tower and a property line shall be at least equal to the height of the Wind Measurement Tower times three (3). Sites for a Wind Measurement Tower can include more than one lot or parcel of property, and if so, then the requirements shall apply to the combined properties. Property line setback exceptions for neighboring properties are also allowed with the consent of those neighboring property owners.

B. Permit Duration. Wind Energy Permits for Wind Measurement Towers may be issued for a period of up to two (2) years. Permits may be renewable in the Town Board's discretion upon application to the Town Board.

C. Decommissioning. Wind Measurement Towers utilized for WEFs are project components subject to the decommissioning provisions of this Law.

ARTICLE VIII - SMALL WTG

SECTION 1: PURPOSE AND INTENT

The purpose of this Article is to provide standards for Small WTG that are: (i) designed for home, farm, and small commercial uses; (ii) wholly located upon the same parcel or lot of land; and (ii) primarily used to reduce consumption of utility power at that location. The intent of this Article is to encourage the development of small wind energy systems and to protect the public health, safety, and community welfare.

SECTION 2: APPLICATIONS

Applications for Small WTG Wind Energy Permits shall be submitted to the Enforcement Officer and shall include:

A. Applicant Information. The name, address, and phone number of Applicant. If the Applicant is represented by an agent the application shall include the name, address and

telephone number of the agent as well as an original signature of the Applicant authorizing the agent to represent the Applicant;

B. Property Owner Information and Authorization. The name, address, and telephone number of the property owner of the proposed Site of any Small WTG. If the said owner is not the Applicant, the application shall include (i) a letter or other written permission signed by such property owner that (a) confirms that the property owner is familiar with the proposed application(s), (b) authorizes the submission of the application, and (c) confirms that the property owner is familiar with this Wind Energy Law, and (ii) the submission of fully executed copies of all pages of any easement, lease, or other agreement of such owner relative to the siting of the Small WTG (not simply memorandums). It shall also include a list of each adjacent property owner, together with their respective residence and mailing addresses.

C. Site Information. The address of each proposed tower location including the tax map section, block and lot number;

D. Height Information. Evidence that the proposed tower height does not exceed the lesser of one hundred twenty (120) feet or the height recommended by the manufacturer or distributor of the system;

E. Electrical Drawing. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the Uniform Fire Prevention and Building Code and other applicable codes and requirements;

F. Electric Use. Sufficient information demonstrating that the system will be used primarily to reduce consumption of electricity at that location;

G. Utility Notice. Written evidence that the electric utility service provider that serves the proposed Site has been informed of the Applicant's intent to install an interconnected customer-owned electricity generator, unless the Applicant does not plan, and so states so in the application, to connect the system to the electricity grid;

H. Visual Analysis. A visual analysis of the Small WTG as installed, which may include a computerized photographic simulation, demonstrating the visual impacts from nearby strategic vantage points. The visual analysis shall also indicate the color treatment of the system's components and any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

SECTION 3: DEVELOPMENT STANDARDS

All Small WTG shall comply with the following standards. Additionally, such systems shall also comply with all the requirements established by other sections of this Article that are not in conflict with the requirements in this section:

A. Lot Size. A Small WTG shall be located on a lot with a minimum size of one acre;

however, this requirement can be met by multiple owners submitting a joint application or by the Applicant obtaining a lease, easement, or other consent from applicable neighboring Landowners;

B. Number. Only one Small WTG per acre and/or per lot shall be allowed. Multiple Applicants' joint lots shall be treated as one lot for purposes of this Article;

C. Use. Small WTGs shall be used primarily to reduce the on-site consumption of electricity;

D. Color. The WTG's tower and blades shall be (i) painted a non-reflective, unobtrusive color that blends the system and its components into the surrounding landscape to the greatest extent possible, and (ii) incorporates non-reflective surfaces to minimize any visual disruption;

E. Visual Impact. The Small WTG shall be designed and located in such a manner to minimize adverse visual impacts from public viewing areas;

F. Lighting. Exterior lighting on any structure associated with the system shall not be allowed except when otherwise required by the FAA;

G. Electric Lines. All on-site electrical wires associated with the system shall be installed underground except for the "tie-ins" to a public utility company and public utility company transmission poles, towers and lines. This standard may be modified by the Town Board if the project terrain is determined to be unsuitable due to reasons of excessive grade, biological impacts, or similar factors.

H. Electromagnetic Interference. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system;

I. Signs. At least one sign shall be posted on the tower at a height of five (5) feet warning of electrical shock or high voltage and harm from revolving machinery. No brand names, logo or advertising shall be placed or painted on the tower, rotor, generator or tail vane where it would be visible from the ground, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner;

J. Access Control. Towers shall be constructed to provide one of the following means of access control, or other appropriate method of access control(s): (i) Tower-climbing apparatus located no closer than twelve (12) feet from the ground; (ii) a locked anti-climb device installed on the tower; and/or (iii) a locked protective fence at least six (6) feet in height that encloses the tower;

K. Anchors. Anchor points for any guy wires shall be located within the property boundaries where the Small WTG is located and shall not cross any above-ground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a six

(6) foot fence, sheathed in a non-removable covering from ground level to a height of eight (8) feet above ground level, or similarly protected as directed by the Town;

L. Access Roads. Construction of on-site access roadways shall be minimized. Temporary access roads utilized for initial installation shall be re-graded and re-vegetated to the pre-existing natural conditions after completion of installation if requested by the landowner;

M. Code Compliance. All Small WTGs shall be designed and constructed to be in compliance with pertinent provisions of the Uniform Fire Prevention and Building Code and other applicable codes and requirements;

N. Controls. All Small WTGs shall be equipped with manual and automatic over-speed controls. The conformance of rotor and over-speed control design and fabrication with good engineering practices shall be certified by the manufacturer.

SECTION 4: STANDARDS

All Small WTGs shall comply with the following standards:

A. Setbacks. A Small WTG shall not be located closer to a property line than two (2) times the Total Height of the Small WTG;

C. Noise. Except during short-term events including utility outages and severe wind storms, a Small WTG shall be designed, installed, and operated so that the Sound Pressure Level generated by a Small WTG, as measured at any point on or beyond the of the boundary of each parcel of property on which each proposed Small WTG is located shall not exceed:

1. 40 dBA Fast Lmax between 9 a.m. and 9 p.m.;

2. 35 dBA Fast Lmax between 9 p.m. and 9 a.m.;

3. 50 dBC Fast Lmax between 9 a.m. and 9 p.m.; and

4. 45 dBC Fast Lmax between 9 p.m. and 9 a.m..

Noise measurement standards and procedures that must be used are contained in Appendix A.

SECTION 5: PERMIT REVIEW AND PROCESS

A. The Enforcement Officer shall conduct an on-site inspection and collect any fees associated with the application for a Small WTG.

B. The Town Clerk shall notify all adjacent Landowners of such application by certified mail, at the Applicant's expense, within ten (10) business days of the submission of the Small WTG application.

C. The Enforcement Officer shall notify the Applicant within thirty (30) days from the date of submission whether the application is complete. If the application is deemed to be incomplete, the Enforcement Officer shall indicate the additional information needed. The application shall be deemed to be abandoned unless the Applicant provides the information requested, or submits in writing the reason for any delay, within thirty (30) days from the date of such notice. The Enforcement Officer may, in his or her discretion, grant an extension of time not to exceed sixty (60) days.

D. A decision to approve or reject the Small WTG application or to approve the Small WTG application with conditions shall be made by the Enforcement Officer within thirty (30) days from the date of completion of the application. The Enforcement Officer's decision must be based on whether the application complies with the requirements of this Wind Energy Law.

E. No public hearing is required for a Small WTG application but adjacent landowners may request a meeting with the Enforcement Officer to review compliance with the applicable standards under this Wind Energy Law. Any information provided to the Enforcement Officer shall be shared with the Applicant to allow a response before a final determination is made regarding the Wind Energy Permit.

SECTION 6: ABATEMENT

A. Operation. All Small WTG shall be maintained in good condition and in accordance with all requirements of this Article.

B. Removal. Small WTGs which are not used for a continuous period of five (5) years shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner. Failure to abide by and faithfully comply with this requirement, or with any and all conditions that may be attached to the granting of any permit, shall constitute grounds for the revocation of the permit. Notwithstanding the foregoing, the property owner shall have the right to appeal such removal to the Town Board.

C. Complaint Process.

1. Any property owner or resident within the Town of Willing may register a complaint with the Enforcement Officer that a Small WTG is being operated in violation of the Wind Energy Permit or otherwise in violation of the criteria set forth in this Wind Energy Law. The Enforcement Officer shall investigate (or cause to be investigated) the complaint and, where necessary, may engage the services of an expert to assist in such investigation. The cost for such expert services shall be paid by the Landowner operating the Small WTG in the event that the Enforcement Officer determines that the complaint is valid, and that the Wind Energy Facility is being operated in violation of its Wind Energy Permit or otherwise in violation of

the criteria as set forth in this Wind Energy Law. If the Enforcement Officer determines that the complaint is valid, and that the Wind Energy Facility is being operated in violation of its Wind Energy Permit or otherwise in violation of the criteria as set forth in this Wind Energy Law, the Enforcement Officer shall issue written notice to remedy such violation to the owner of the Small WTG, which notice shall specify the actions required to be taken by the owner in order to cure the violation, and the time period within such action must be taken.

2. In the event that the owner of the Small WTG fails to comply with such notice to remedy, the Enforcement Officer shall report such failure to the Town Board and proceed with the enforcement provisions contained in Article IX of this Wind Energy Law.

3. If the Enforcement Officer determines that the Small WTG is not being operated in violation of the Wind Energy Permit or otherwise in violation of the criteria set forth in this Wind Energy Law, he or she shall set forth its findings which shall be filed with the Town Clerk and forwarded by registered mail to the complaining party. The complaining party shall have a right to challenge such determination in a proceeding commenced pursuant to the provisions of Article 78 of New York's Civil Practice Law and Rules.

ARTICLE IX – GENERAL AND MISCELLANEOUS PROVISIONS

SECTION 1: PERMITS, FEES AND AGREEMENTS

A. Wind Energy Permits. An application fee, as determined by the Town Board, shall accompany the application for a Wind Energy Permit. The amount of such required fees may be revised from time to time by the Town Board by resolution. No application fees may be refunded for any reason, and no additional application fees shall be required for supplemental submissions unless the project materially changes or the number of proposed WTGs is increased. In the event an application is deemed to be terminated under this Wind Energy Law, any submission of a new application shall require the filing of new application fees.

B. Building Permits. The review of building and permit applications and renewals, and the inspection of such facilities, requires specific expertise. Accordingly, the permit fees for such facilities shall be $25 per permit request for administrative costs, plus the amount charged to the Town by any outside consultant hired by the Town to review the applications, plans, construction, or conduct the inspections. In the alternative, the Town and the Applicant may enter into an agreement for an inspection or certification procedure for these unique facilities. In such cases, the Town and the Applicant may agree to a fee and escrow agreement to pay for the costs of inspections, the review of plans, test results and certifications, and such other reviews and services as may be reasonably needed in connection with any matter pertaining to permits or this Wind Energy Law.

C. Host Community and PILOT Agreements. Nothing in this Wind Energy Law shall be read as limiting the ability of the Town to enter into host community or PILOT agreements with any Applicant to compensate the Town for expenses or impacts on the community.

SECTION 2: VIOLATION AND ENFORCEMENT

A. Penalties. Any Person that (i) violates or fails to comply with this Wind Energy Law or the terms and condition of any Waiver, Variance or Permit, or (ii) fails to obey the lawful order or direction of the Enforcement Officer, or (iii) who assists, aides, or abets any such violation, non-compliance or lack of adherence to a lawful order, shall be guilty of an offense and (i) subject to prosecution civilly or criminally, and (ii) subject to the fines and penalties as set forth below:

1. First Violation: Any Person that violates Wind Energy Law shall be (1) guilty of a criminal offense and subject to a fine of not more than $350.00 per violation per day, or (2) subject to a civil penalty of not more than $350.00 per violation per day to be recovered by the Town in a civil action. Every such Person shall be deemed guilty of a separate offense for each day that such violation, disobedience, omission, neglect or refusal shall continue. Similarly, a separate civil penalty shall apply and/or be assessable for each day that such violation, disobedience, omission, neglect or refusal shall continue.

2. Second Violation: Any violation that is found to have occurred within two (2) years of any prior civil or criminal determination of any other violation of this Wind Energy Law shall be deemed a second violation. Any Person that commits any second violation shall be (1) guilty of an offense and subject to a fine of not more than $500.00 per violation per day, or (2) subject to a civil penalty of not more than $500.00 to be recovered by the Town in a civil action. Every such Person shall be deemed guilty of a separate offense for each day that such violation, disobedience, omission, neglect, or refusal shall continue. Similarly, a separate civil penalty shall apply and/or be assessable for each day that such violation, disobedience, omission, neglect, or refusal shall continue.

3. Third and Subsequent Violations: Any violation that is found to have occurred within two (2) years of any prior civil or criminal determination of any second violation of this Wind Energy Law shall be deemed a third or subsequent violation, as applicable. Any Person who commits a third or subsequent violation of this Wind Energy Law shall be (1) guilty of an unclassified misdemeanor and subject to a fine not more than $1,000.00 per violation per day, or (2) subject to a civil penalty of not more than $1,000.00 per violation per day to be recovered by the Town in a civil action. Every such Person shall be deemed guilty of a separate unclassified misdemeanor for each day that such violation, disobedience, omission, neglect or refusal shall continue. Similarly, a separate civil penalty shall apply and/or be assessable for each day that such violation, disobedience, omission, neglect, or refusal shall continue.

B. Other Remedies. The Town shall have the following additional rights or remedies:

1. The Enforcement Officer, upon observation of any violation or non-compliance with this Wind Energy Law or the terms and conditions of any Waiver, Variance or permit issued hereunder, shall be empowered to issue a stop work order. Any Person receiving a stop work order shall immediately cease and desist from all further construction or operation of any Wind Energy Facility or WTG and/or shall cease all acts, or failures to act, that are in violation of or non-compliance with this Wind Energy Law or the order of the Enforcement Officer. No actions, work or operations shall be continued or re-commenced until the stop work order is lifted by the Enforcement Officer.

2. In the event of any violation or threatened violation of any of the provisions of this Wind Energy Law, including the terms and conditions imposed by any Variance, Waiver or permit issued pursuant to this Wind Energy Law, in addition to other remedies and penalties herein provided, the Town may institute any appropriate action or proceeding to prevent such actual or threatened violation. In the event the Town seeks any equitable order or relief, the Town shall not be required to prove that there exists, or is likely to exist, an imminent threat of irreparable harm, and under no circumstances shall the Town be required to post any bond or undertaking.

3. In the event of any violation or non-compliance with this Wind Energy Law, or the terms and conditions of any Variance, Waiver or permit issued hereunder, the Town and/or the Enforcement Officer may withhold any application extensions, permits, permit renewals, certificates of compliance, certificates of occupancy, approvals, and the like, and any applications upon the same, until such time as such violation or non-compliance is cured.

4. In the event of any violation or non-compliance with this Wind Energy Law, or the terms and conditions of any Variance, Waiver or permit issued hereunder, the Town and/or the Enforcement Officer may revoke any Variance, Waiver, certificate or permit by providing to the Person in violation or non-compliance a written Noncompliance Notice that specifies (i) the nature of the violation, non-compliance or other problem, (ii) the name and address of the issuing Officer and the Town, (iii) the actions necessary, or the actions that must be ceased or stopped, to cause compliance, and (iv) a date by which compliance is required, which date may not be longer than ninety (90) days from the date of the Noncompliance Notice. If such Person has not caused, or come into, compliance with the requirements of this Wind Energy Law or the terms and conditions of any Variance, Waiver, certificate or permit, or the order of any Enforcement Officer, then the Enforcement Officer may suspend or revoke any such Variance, Waiver, certificate, or permit. Such determination and the issuance of a Noncompliance Notice may be appealed through the Administrative Appeal process set forth in this Wind Energy Law. If any court proceedings are brought concerning any Variance, Waiver, certificate, or permit suspension or revocation and there is an adjudication in favor of the Appellant, Applicant, Operator, or Person holding a permit, Variance, or Waiver

pertaining to (i) the alleged violation of this Wind Energy Law, or (ii) any Variance, Waiver, certificate, or permit issued hereunder, then the Variance, Waiver, certificate, or permit shall be reinstated by the Enforcement Officer with the same effect as if (1) no Noncompliance Notice had ever been issued, and (2) no suspension or revocation had occurred.

5. To condemn and order removal of any structure that is an unsafe building or structure under the Uniform Fire Prevention and Building Code, or other applicable laws and regulations.

6. To order cleanup, remediation, removal, and the decommissioning of Wind Energy Facilities, and failing compliance with such order, the Town may recover its expenses pursuant to the following procedures. The Enforcement Officer may order any Person to (i) cleanup, remediate, and restore any Site to its condition prior to its use as a Wind Energy Facility or to its natural condition, and/or (ii) remove any Wind Energy Facility when authorized or required under this Wind Energy Law. Such Person shall then have a period of no more than ninety (90) days in which to remove facilities, cleanup, remediate, and restore the Site(s). Upon notification given by the Enforcement Officer to the Town Board that the Owner has failed or refuses to remove facilities, cleanup, remediate, and/or restore the Site within that 90-day period, the Town Board may, but is not required to, cause the Town to commence or contract-out the removal, cleanup, remediation, and restoration of such Site(s). After the work has been completed the Enforcement Officer shall file in the office of the Town Clerk a verified statement (herein, the "Verified Statement") of all the direct costs of the removal, cleanup, remediation or restoration of the Site(s), together with a 50% surcharge as compensation to the Town for administering, supervising and handling said work in accord with the provisions of this Wind Energy Law. Such Verified Statement shall be served by certified mail upon the Person so ordered to cleanup, remediation, removal, and decommissioning any Wind Energy Facilities and any other responsible party. Upon such filing and service, each such Person shall, within thirty (30) days, pay the amount(s) indicated as due to the Town under such Verified Statement. Absent payment within the said thirty (30) days, (i) the Town may enter a civil judgment in the amount of any Verified Statement through the Town Court, or any other court of competent jurisdiction, and enforce the same in accord with law, and/or (ii) the Town Clerk may, where such Person owns the land upon which is situate the affected Site, enter the same in the records of the Town Clerk as a lien against the affected properties, shall add the same to the next assessment roll of general Town taxes, and collect and enforce the assessment in the same manner, by the same proceedings, at the same time, and under the same penalties as the general Town tax, and as a part thereof. The making and filing of a Verified Statement is subject to the filing of an Administrative Appeal as set forth in this Wind Energy Law, and the amount claimed as due in such Verified Statement is also subject to such appeal and review. The amount of the Verified Statement may, but is not required to be, offset by any amounts actually recovered by the Town from any Decommissioning Fund. Similarly, the Town need not apply to any surety or other holder of

Decommissioning Funds prior to effecting cleanup, remediation, removal, and decommissioning, issuing any Verified Statement, or seeking to collect such amounts due, whether judicially or administratively through tax assessment(s) or otherwise.

C. Each and all remedies and rights of the Town under this Article shall be cumulative. The Town's pursuit of any one right or remedy does not effect a waiver or an election of remedies, and the Town may thereafter pursue or continue to pursue any other right or remedy it may have in law, equity, or in admiralty. The rights and remedies herein stated are not the exclusive rights and remedies of the Town.

SECTION 3: SEVERABILITY

If any provision of this Wind Energy Law shall be adjudged by any court or other tribunal of competent jurisdiction to be invalid or unenforceable, such determination or judgment shall not affect, impair, or invalidate the remainder of this Wind Energy Law, which shall remain valid and enforceable. Any found invalidity or unenforceability shall be confined in its operation only to (i) the jurisdiction where such invalidity or unenforceability was determined, and (ii) the provision directly involved in the controversy in which such determination or judgment shall have been rendered, and (iii) the parties, facts, and circumstances involved in the particular controversy reviewed, and such determination or judgment shall not apply to other parties, facts, or circumstances.

SECTION 4: INDEMNITY AND LIMITATION UPON TOWN LIABILITY

The granting of the Town's WEF Permit shall contain an indemnification provision. This clause shall require the Applicant to at all times defend, indemnify, protect, save, hold harmless, and exempt the Town (and affected municipalities), and its officers, councils, employees, committee members, attorneys, agents, insurers, residents and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by delivery, construction, erection, modification, location, equipment's performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said Large WEF, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the gross negligence or intentional acts or omissions of the Town, or its employees or agents. With respect to the penalties, damages, or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the Town.

SECTION 5: LIABILITY INSURANCE

The Applicant and/or Operator for any WEF other than a Small WEF shall agree to secure and maintain for the duration of the Wind Energy Permit public liability insurance, as follows:

A. Commercial general liability covering personal injuries, death and property damage in the following amounts:

   a. $10,000,000 per occurrence ($20,000,000 aggregate), which shall specifically include the Town and its officers, councils, employees, committee members, attorneys, agents and consultants as additional named insureds.
   b. Umbrella coverage: $50,000,000.

B. The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in New York State and with at least a rating of "A" from AM Best.

C. The insurance policies shall contain an endorsement obligating the insurance company to furnish the Town with at least thirty (30) days prior written notice in advance of a cancellation.

D. Renewal or replacement policies shall be delivered to the Town at least fifteen (15) days before the expiration of the insurance that such policies are to renew or replace.

E. No more than fifteen (15) days after the grant of the Wind Energy Permit and before construction is initiated, the permit holder shall deliver to the Town a copy of each of the policies or certificates representing the insurance in the required amounts.

F. A certificate of insurance that states that it is for informational purposes only and does not confer sufficient rights upon the Town, shall not be deemed to comply with this Wind Energy Law.

G. At any time the Applicant/Owner shall fail to provide evidence of such required insurance or lapse of the same, upon ten (10) days written notice by the Town Board to the Applicant/Owner, the WEF shall be shut down until such time as the Applicant/Owner comes into compliance with all insurance requirements as stated herein.

SECTION 6: CONSTRUCTION

Section and paragraph headings are for convenience only and do not limit or define the contents of such paragraph or section. Words in the singular or plural shall be construed in the singular or plural as the context thereof so requires or admits. Words in the masculine, feminine or neuter gender shall be construed as in such gender the context thereof so requires or admits.

SECTION 7: EFFECTIVE DATE AND FILING

This Wind Energy Law shall be and become effective immediately upon filing with the Secretary of State in accordance with Municipal Home Rule Law. In addition, this Wind Energy Law shall be filed with the Allegany County Office of Real Property, the New York State Board of Real Property Services, and the Office of the President of the New York State Energy Research and

Development Authority.

Appendix A – Noise Measurement Standards and Procedures

1. A qualified independent acoustical consultant shall conduct all noise studies. The acoustical consultant shall be hired by and report to the Town Board. All measurements and modeling of sound levels shall conform to all applicable American National Standards Institute (ANSI), American Society of Acoustics (ASA) and International Standards Organization (ISO) standards, including those identified in this Appendix.

2. Sound level meters and calibration equipment must comply with the Type 1 or 2 specifications of the latest version of ANSI "American Standard Specifications for General Purpose Sound Level Meters" ANSI S1.4-1983(R2006)/ANSI S1.4a-1985 (R2006)) or the Class 1 or 2 specifications of the most recent IEC 61672-1 International Standard and shall have been calibrated at a recognized laboratory within one month prior to the initiation of the study.

3. Except as specifically noted otherwise, measurements shall be conducted in compliance with ANSI S12.18-1994 "Outdoor Measurements of Sound Pressure".

4. Prior to approval, a pre-construction ambient noise level study shall be conducted in compliance with ANSI-ASA S12.100-2014 "Methods to Define and Measure the Residual Sound in Protected Natural and Quiet Residential Areas". The study shall measure in accordance with the standard at least six locations representative of areas used for residential amenities within 2 miles of any proposed Wind Turbine. The locations for measurement must be approved by the Town. r

5. Measurements shall be conducted using both an A-weighting scale (dBA) and a C-weighting scale (dBC).

6. Measurements shall be reflective of seasonal changes to vegetation and atmospheric conditions. At a minimum one set of measurements should be performed during periods in which leaves are both on and off the trees.

7. All measuring points shall be located in consultation with the property owners and such that no significant obstruction blocks noise and vibration to the site.

8. Outdoor noise level measurements must be taken at 4 meters above the ground and at least 15 feet from any reflective surface.

9. Duration of measurements shall be a minimum of ten continuous minutes for each criterion at each location.

10. Measurements must be made when the wind levels are less than 4.5 mph and with appropriate wind screening for the recording device.

11. Measurements should be obtained during representative weather conditions when the WTG noise is most noticeable, including periods of temperature inversion and stable ground-level atmosphere most commonly occurring at night.

12. Measurements shall be taken at each of the following three time periods:
- Day (10 a.m. – 2p.m.)
- Evening (7p.m. -11 p.m.)
- Night (12 midnight – 4 a.m.)

13. Each measurement shall be replicated during the same time period over three different days within the same period for a total of 9 measurements per location per period (i.e., three daytime measurements in the winter, three evening measurements in the winter, three nighttime measurements in the winter). The lowest of the three measurements per time period, per period of the year, will be used to determine the pre-construction ambient noise for that time period and period of the year.

14. Each measurement shall record dBA and dBC metrics.

15. A study predicting WEF sound levels at distance shall be conducted in accordance with ISO 9613-2 (1996), "Attenuation of sound during propagation outdoors" or any more recent update. A 5 dBA penalty shall be applied for short duration repetitive noise or repetitive impulse noise. This is a characteristic "thumping" or "whooshing" sometimes exhibited by larger WTGs. A 5 dBA penalty shall be applied for tonal noise. This is a single or limited frequency noise (vs. broad band noise) associated with mechanical noise artifacts (i.e. high pitched whining, screeching, buzzing).

16. The results of the predictive sound level study shall include aerial maps providing parcel ownership information over which are overlain sound level contours around each WEF site in increments of five decibels, including dBA and dBC.

17. For sites being measured with existing WTGs two sets of measurements are required: 1) one set with the WTG(s) off and; 2) one set with the WTG(s) running.

18. For nuisance complaints after the WTGs are operational, the measurement points, season, time, and duration of measurements shall be selected in consultation with the affected property owner. If requested by the property owner, continuous measurements may be taken for longer periods of time to capture intermittent nuisance noise patterns.

19. When conducting their pre-construction noise prediction analysis, the Applicant shall make specific reference to: 1) the unique aspect of the mountainous contours and terrain of the area and its effect on noise predictability and 2) line source noise predictions (emanating from a line of WTGs) in addition to the traditional single point source predictions.

20. Any noise level falling between two (2) whole decibels shall be deemed the higher of the two.

Appendix B – Property Value Guarantee

The Applicant guarantees that there will be no loss in real property value within two miles of the WEF, due to the WEF. Any real property owner(s) included in that area ("Property Owner") who believe(s) that their property may have been devalued due to the WEF, may elect to exercise the following option:

1. All appraiser costs are paid by the Applicant, from the Escrow Account. Applicant and the Property Owner shall each select a licensed appraiser. Each appraiser shall provide a detailed written explanation of the reduction, if any, in value to the real property ("Diminution Value"), caused by the proximity to the WEF. This shall be determined by calculating the difference between the current Fair Market Value ("FMV") of the real property and what the FMV would have been at the time of exercising this option, assuming no WEF was proposed or constructed.

If the higher of the Diminution Valuations submitted is equal to or less than 25% more than the other, the two values shall be averaged ("Average Diminution Value"' or "ADV").

If the higher of the Diminution Valuations submitted is more than 25% higher than the other, then the two appraisers will select a third licensed appraiser, who shall present to Applicant and Property Owner a written appraisal report as to the Diminution Value for the real property.

The parties agree that the resulting average of the two highest Diminution Valuations shall constitute the ADV.

In either case, the Property Owner may elect to receive payment from Applicant of the ADV. Applicant is required to make this payment within 60 days of receiving said written election from Property Owner. The Town Assessor shall receive copies of all correspondence and written documentation regarding real property values in a timely manner. A copy of any appraisal shall be provided to the Town assessor within thirty (30) days of completion.

2. Other Agreement Conditions:

   A. If a Property Owner wants to exercise this option, they must do so within ten (10) years of the WEF receiving final approval from the Town.

   B. A Property Owner may elect to exercise this option only once.

   C. The Applicant and the Property Owner may accept mutually agreeable modifications of this Agreement, although the Applicant is not allowed to put other conditions on a financial settlement (e.g. confidentiality). If the Property Owner accepts some payment for property value loss based on an alternative method, that acceptance and payment shall be considered an exercise of this option.

D. This Agreement applies to the Property Owner of record as of the date of the WEF approval and is not transferrable to subsequent owners.

E. The Property Owner identified under subsection D above must reasonably maintain the property from that time, until they choose to elect this option.

F. The Property Owner must permit full access to the property by the appraisers, as needed to perform the appraisals.

G. The Property Owner must inform the appraisers of all known defects of the property as may be required by law, as well as all consequential modifications or changes to the property subsequent to the date of the WEF application.

H. This Agreement will be guaranteed by the Applicant (and all its successors and assigns), for 10 years following the WEF receiving final approval from the Town Board, by providing a bond (or other surety) to the Town, in an amount determined to be acceptable by the Town Board. This surety account will ensure execution of all aspects of this Agreement (including compensation of eligible Property Owners in the case of default by Applicant). Failure to maintain this surety account shall be cause for denial of the application or any extension thereof and/or revocation of the WEF Permit.

I. Payment by the Applicant not made within sixty (60) days will accrue an interest penalty. This will be twelve percent (12%) annually, from the date of the written election from Property Owner.

J. For any legal proceeding in any tribunal regarding this Agreement, all reasonable legal fees and costs (court and otherwise) will be paid by the Applicant.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 2023 Wind Energy Facilities Local Law		
Project Location (describe, and attach a general location map): Town of Willing		
Brief Description of Proposed Action (include purpose or need): The 2023 Wind Energy Facilities Local Law of the Town of Willing, New York provides for the Town of Willing to permit the construction of Wind Energy facilities in the Town of Willing in a manner that advances and protects the public health, safety and welfare of the Town of Willing while facilitating the production of renewable energy.		
Name of Applicant/Sponsor: Town of Willing Planning Board - Dale W. Beebee, Chairperson	Telephone: 585.808.1197 E-Mail: dale.beebee@gmail.com	
Address: 1431 State Route 19 South		
City/PO: Wellsville	State: NY	Zip Code: 14895
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Willing Town Board	June 12, 2023
b. City, Town or Village Planning Board or Commission ☐Yes ☐No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Allegany County Planning Board	June 14, 2023
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **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. ☐ Yes ☑ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Not applicable - no zoning

b. Is the use permitted or allowed by a special or conditional use permit? N/A ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
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? Wellsville CSD, Whitesville CSD

b. What police or other public protection forces serve the project site?
Willing Town Police, Allegany County Sheriff and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Whitesville and Willing Fire Departments, Independence Rescue, Wellsville Ambulance

d. What parks serve the project site?
Wag Trail, Genesee River Wildlife Management, Genesee River Wilds Access Sites

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)?
_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ 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? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No
If Yes, show numbers of units proposed.

	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)? ☐Yes ☐No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No
If Yes,
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): _____
_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

  _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☐No

If Yes:

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

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

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

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

If Yes:

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

  _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

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? ☐ Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

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

  _____

  _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of 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)?

_____

_____

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

  _____

  _____
- 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)

_____

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_2O)
- _____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 Hydroflourocarbons (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 _____

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

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

_____

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

_____

_____

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 or 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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

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

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? ☐ Yes ☐ No

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? ☐ Yes ☐ No

- 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 ☐ No

☐ 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? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 821-473, 821-7, 821-474, 821-475, 821-473.1, 82... Classification C(TS), C(T), A(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) WS-7, WS-3, WS-2, WS-1, WS-...

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? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Bald Eagle

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? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No

If Yes, provide county plus district name/number: ALLE004

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ 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: Eligible property:STRUCTURE 6; SHONGO METHODIST CHURCH

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

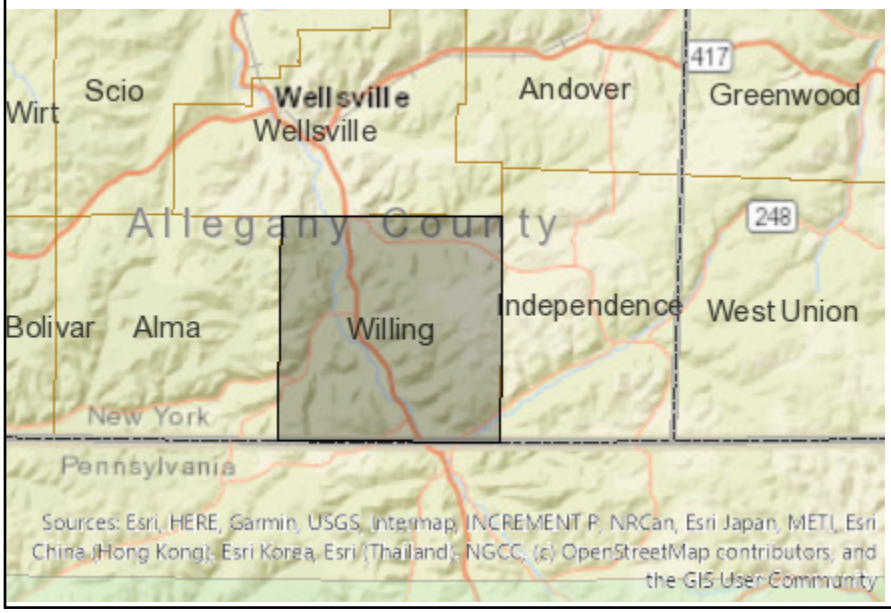
Applicant/Sponsor Name Town of WIlling Planning Board Date 6.8.2023

Signature Dale W. Beebee Title Planning Board - Chairperson

PRINT FORM

EAF Mapper Summary Report

Monday, June 5, 2023 10:31 AM



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.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	821-473, 821-7, 821-474, 821-475, 821-473.1, 821-467, 821-466, 821-471, 821-472, 821-465, 821-6, 821-453, 821-456, 821-454, 821-464, 821-452, 821-463, 821-477, 821-457, 821-459
E.2.h.iv [Surface Water Features - Stream Classification]	C(TS), C(T), A(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):68.1, NYS Wetland (in acres):70.9, NYS Wetland (in acres):45.7, NYS Wetland (in acres):21.9, NYS Wetland (in acres):93.0, NYS Wetland (in acres):71.9, NYS Wetland (in acres):16.3, NYS Wetland (in acres):31.0, NYS Wetland (in acres):60.3, NYS Wetland (in acres):16.5, NYS Wetland (in acres):17.8, NYS Wetland (in acres):34.5, NYS Wetland (in acres):15.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WS-7, WS-3, WS-2, WS-1, WS-6, WS-4, WS-5, WH-6, WH-7, WH-1, WH-8, WS-9, WS-10
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ALLE004
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:STRUCTURE 6; SHONGO METHODIST CHURCH
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

From: June 6, 2023
Pat LaCourse
Village of Alfred
Planning Board Chair

To:
Allegany Country Planning Board

Re:
Referral Form
Site Plan (Preliminary) #23-015
Jason Rodd
Solar Field at 37 Hillcrest Dr.
Alfred, NY

Please find enclosed the County Referral Form, Rodd application, Section 200: R-1 District of the Zoning Code, and SEQR Part 1. There is not section of the zoning code that address solar panels directly. Hopefully, you will be able to make a recommendation by our next meeting 6/29/23. Mr Rodd is working toward grant deadlines.

Thank you for your consideration,
Pat LaCourse

Allegany COUNTY New York

239 (L, M & N) REFERRAL FORM

PLANNING BOARD
Crossroads Center
6087 NYS 19 N
Belmont, New York 14813
Phone (585) 268-7472
Fax (585) 268-7473
www.alleganyco.com
E-Mail: dirlamhk@alleganyco.com

*Allegany County Planning File #*_____
*Date Received by Allegany County Planning:*_____
*Date Reviewed by Allegany County Planning Board:*_____

MUNICIPAL INFORMATION

Municipality referring project: Village of ALFRED
Project Title: PRELIMINARY SITE PLAN, SOLAR FIELD
Board referring project: __ Town/Village Board X Planning Board __ ZBA
Referring Board's next meeting date: JUNE 29, 2023
Contact Name: PAT LACOURSE
Address: 45 PINE HILL DR
ALFRED, NY 14802
Phone #: 585 466 6413
E-Mail: pblacourse@~~alfredn~~@ alfredny.org

Certification: With the following signature, I certify that this application provides a complete description of the proposed local action and is a "complete application" pursuant to the Allegany County Planning Board By-laws and NYS General Municipal Law, Article 12-B, Section 239-m, part-c.

Pat LaCourse — 6/6/23
Signature of Referring Municipal Official — **Date**

REFERRAL INFORMATION

Type of Action:
- __ Site Plan Review
- __ Special Use Permit
- __ Zoning Map Adoption/Amendment
- __ Zoning Law Adoption/Amendment
- __ Area Variance
- __ Use Variance
- __ Comprehensive Plan Adoption/Amendment
- __ Local Law Change or New Law
- __ Moratorium
- X Solar or Wind or other renewable energy Project
- __ Historic Site/District Review
- __ Other (please indicate) _____

NYS General Municipal Law, Section 239-m states that projects must be referred to the County Planning Board if the property is within 500 feet of an existing or proposed: (check all that apply)

- __ NYS Route # _____
- __ County Road # _____
- __ NYS or County park/recreation area
- __ NYS or County owned land
- __ County right of way for a stream or drainage channel
- X Municipal boundary
- __ Farm operation located in an agricultural district.

PROJECT INFORMATION

Project Title: PRELIMINARY SITE PLAN - SOLAR Field

Applicant name & address: JASON RODD

Property owner name & address: 37 HILLCREST DR, ALFRED

Tax parcel number (s): _____

Term used by the municipality to define the proposed use or project (i.e., small retail, outdoor recreation, etc.): SOLAR FIELD

Sections of local code(s) that apply to this application: R-1

Current zoning of property: R-1 Existing land use of property: Scrub woods

Private Septic System __ or public sewer X Private water source___ or Public Water Source X

Does this action require approval of the Allegany County Health Department? X No ___ YES

Has SEQR been completed on this project? **[Please attach all parts, document, forms]** ___ No X YES

Use additional pages as needed below:

Description of project:

SOLAR PANELS WITH PLANNED CAPACITY 450 - 500KW applicant leasing to his company for furnace use approximately 2.5 acres

Referring Boards Opinion of the project should be described:

Board reviewed briefly, some concern with commercial use from a residential area but understand that state encourages increase in solar use.

Referral requirements: This Form *ENCLOSED* ✓

Cover Letter from Municipality stating that they are referring this project: *ENCLOSED* ✓

Section of Zoning or other law relevant to this referral is to be enclosed: *ENCLOSED* ✓

A copy of all information required by the local law shall be submitted with this referral letter. *ENCLOSED* ✓

SEQR forms and related documents: *ENCLOSED* ✓

Project Drawings, Engineering Documents, Etc. *ENCLOSED* ✓

1) It is generally recommended that the applicant and/or a member of the municipal board attend and present the project to the Allegany County Planning Board so as to minimize the likelihood of having to table the project due to unanswered questions.
2) The County Planning Board meets the third Wednesday of every month 7 PM unless there is an official holiday and except January, July and August unless a review is required. The deadline for referrals is seven (7) days prior to the monthly meeting. The Planning Board is legally allowed 30 days from the date of receipt of application.
3) **Please plan to supply sufficient paper copies upon referral.** The County Planning Board has 11 members and the County Planning Department requires 3 copies of documents for a **total of 14 copies.** If you have questions about copies for **large referral packets please call 585-268-7472.**
4) Please **ALSO** submit all information electronically to the e-mail below.
5) If you have questions about the referral process or are not sure if a projects needs to be referred, please call County Planning at (585) 268-7472.

****Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.**

Send Referrals to:

C/O Kier Dirlam – Director of Planning
Allegany County Planning Board
Crossroads Commerce & Conference Center
6087 NYS Route 19
Belmont, NY 14813
And via e-mail at dirlamhk@alleganyco.com

Village of Alfred, New York
General Permit Application

THIS SECTION FOR OFFICE USE ONLY
Application Number_____ Zoning District_____ Date of Application_____
Application requires Planning Board approval [ ] yes [ ] no
Application for: X Preliminary Site Development Plan Approval → No Fee
_____Final Site Development Plan Approval → $45.00
_____Zoning Compliance Permit → $45.00
_____Special Use Permit → $45.00
_____Demolition Permit → $45.00

Check whether the current or last previous use is listed in the Zoning Law.
[ ] Permitted Use [ ] Prohibited Use
[ ] Special Permit Use [X] Not Listed (may be non-conforming use)
[ ] Permit Granted for Use by Action of the ZBA

[ ] Check if application requires approval from Allegany County Planning Board

Instructions:

- All information must be typewritten or printed in black ink.
- This form with **any** attachments is to be submitted with the required fee to the VILLAGE CLERK. ***Incomplete applications will not be considered.***
- A detailed scale drawing must be included.

1. Applicant's Name Jason Rodd Phone 585-610-6629
   Mailing Address PO Box 1212
2. Owner's Name Jason Rodd Phone 585-610-6629
   Mailing Address PO Box 1212
3. Location of project property 37 Hillcrest Dr.
4. If you are not the owner, in what capacity do you represent the owner?_____
5. Current use of project space Scrub woods
6. Estimated cost of proposed project 1 → 1.4 million
7. Estimated time for completion following issuance of permit 10 – 14 months
8. Anticipated increase in number of residents, shoppers, employees, etc. (if applicable to project). No impact on community traffic.

9. Proposed project dimensions-please provide measurements in feet.

Proposed	Measurements
Setback from front property lines	
Setback from side property lines	
Setback from rear property	
Percentage of total lot area now occupied by all buildings	
Percentage of total lot area proposed to be occupied by all buildings	
Area of proposed new structure or addition in square feet.	
Height of proposed new structure in feet	

Village of Alfred, New York
General Permit Application

10. Provide a detailed written description of the proposed project including materials, parking spaces, dimensions, dwelling units, office space, etc. as appropriate. Use additional sheets as necessary.

Small solar field with planned capacity in the 450 to 500 kW range.

11. Provide a detailed scale drawing of the project. The drawing *must* include the following: map scale, an arrow indicating north, dimensions of the lot, all streets that border property and their names, abutting properties labeled with names of owners, distinctive physical features of the terrain, and location and dimensions of all existing and proposed buildings and other structures (including distances from the property lines and from each other). NOTE: signs, fences, walls, porches, tool sheds, and other accessory structures must be shown on scale drawing

See attached preliminary drawing provided by Buffalo Solar.

Village of Alfred, New York
General Permit Application

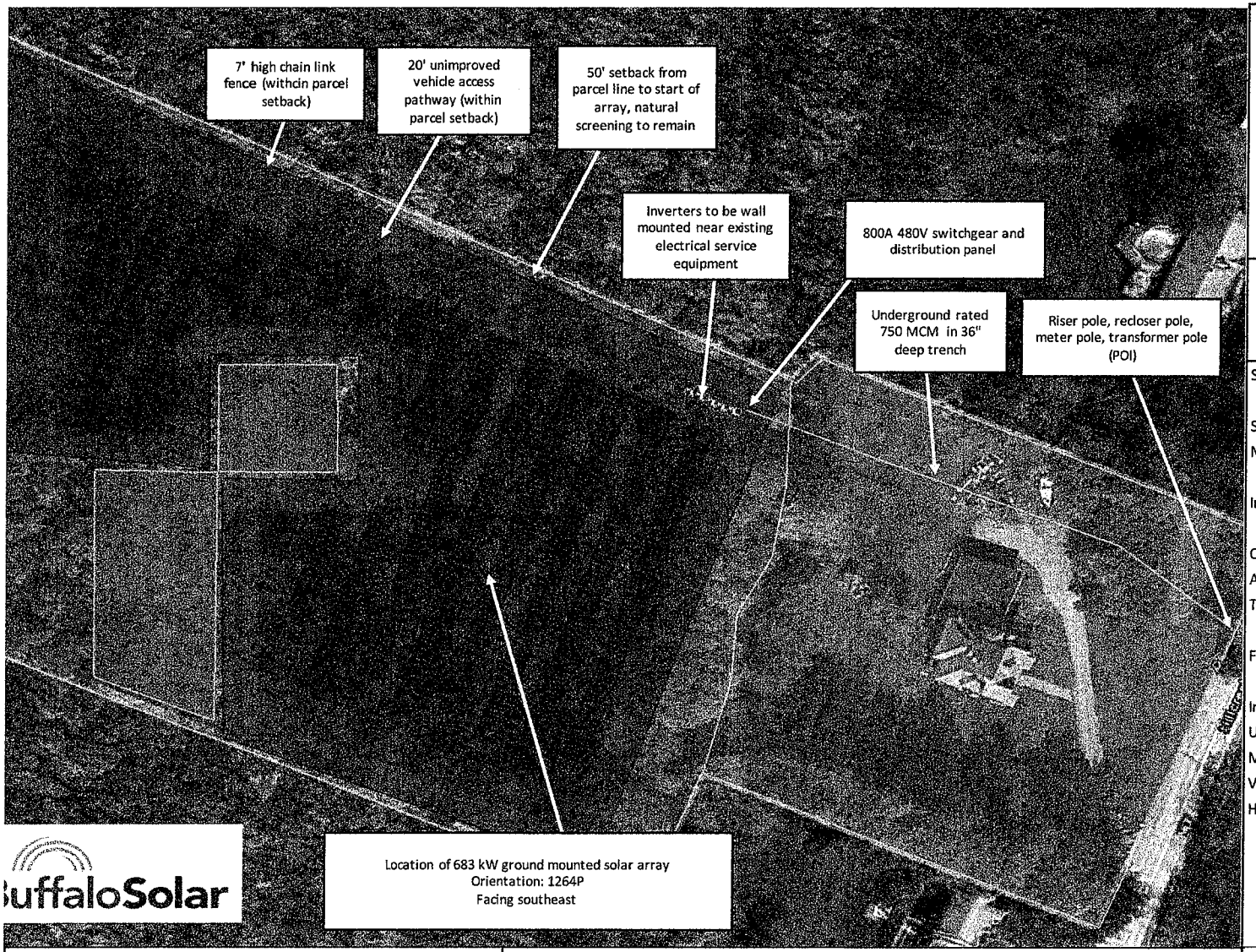
I, the undersigned, hereby apply for approval or permit as checked on page one, for the purposes and on the site described herein, and agree that such purposes shall be undertaken in accordance with all the applicable laws and regulations of the Village of Alfred and the State of New York. I understand that any permit or approval issued pursuant to this application shall expire if the project or action or use has not commenced within one year from the time of issuance. I further declare that all the statements contained in this application and in any accompanying plans and specifications are true to the best of my knowledge and belief and that the work or action to be performed and/or the use of property will be in conformity with the data in this application.

The owner or a representative of the project must be present at the planning board meeting if the application requires planning board approval.

Signature of Applicant Jason Rudd **Date** 5/27/23

FOR OFFICE USE ONLY

Fee of $_____ received by _____Village Clerk, Date_____
Application received by _____Zoning Enforcement Officer, Date_____
Application received by_____Planning Board Representative, Date_____
Action by Planning Board [ ] approved [ ] denied Date_____
Justification for denial_____
_____
Variance required: [ ] yes [ ] no
Action by Allegany County Planning Board_____



Solar Photovoltaic Installation

System Size: 682.6 kW
Modules: (1264) ZXM7-SHLDD144-540/
Inverters: (5) SCH 125 KTL-DO/US (600)

Orientation: P = Portrait, L = Landscape
Azimuth: 109°
Tilt: 25°

Foundation: Ground -mounted array

Interconnection:
Utility: NYS Electric and Gas
MSP: 800 amp
Voltage: 480 V
Hertz: 60 Hz

Buffalo Solar Solutions, Inc.
3279 Walden Ave,
Depew, NY 14043
P: (716) 800-7775 | F: (716) 313-2160
www.buffalosolar.com

Site Plan

Amexstra RC Project
37 Hillcrest Drive, Alfred, NY 14802

Installer: Peter Castronovo
NYS MEL: 11-561082
Contractor: Buffalo Solar Solutions, Inc.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Amexstra, Inc. - Jason and Christel Rodd - Solar Farm		
Project Location (describe, and attach a general location map): Back hill portion of property of 37 Hillcrest Drive, Alfred, New York.		
Brief Description of Proposed Action (include purpose or need): Installation of small solar farm of approximately 1.4 acres to produce and estimated 495 kW of power to be used by the sponsor/ land owner for their activities. This solar farm will produce clean and cost effective power for the activities of the owner. The project seeks to help achived the goals of state and federal government for a carbon free future. The small size of this farm is considered a Distributed Energy Resource by NY state. DER projects include community solar, residential/commercial rooftop solar or small ground mounted solar. DER's must have an off-taker to purchase the electricity. The upper limit for a DER is 5 MW. Our micro farm is less than 1/10th of this size. The amount of actual disturbed land is planned to be under 1 acre upon final design.		
Name of Applicant/Sponsor: Amexstra, Inc. / Christel and Jason Rodd	Telephone: 585-610-6629 E-Mail: rodd.alfred@gmail.com	
Address: 37 Hillcrest Drive		
City/PO: Alfred	State: New York	Zip Code: 14802
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of Alfred - Site Plan Approval	6-29-23
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	PILOT program will be applied for	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSERDA grants will be applied for	
h. Federal agencies ☑Yes ☐No	REAP grant will be applied for	9-1-23

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? ☐Yes ☑No

- **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):

NYS Major Basins:Upper Susquehanna

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. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-1 Single Family Residential

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? ☐ Yes ☑ No
If Yes,
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? Alfred Almond Central School District

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

c. Which fire protection and emergency medical services serve the project site?
A. E. Crandall Hook and Ladder Company

d. What parks serve the project site?
NA

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)? Farming activity

b. a. Total acreage of the site of the proposed action? 6.2 acres
b. Total acreage to be physically disturbed? 2.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.2 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ 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? ☐ Yes ☑ No
i. If No, anticipated period of construction: 2 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	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)? ☑Yes ☐No

If Yes,

i. Total number of structures NA - Sol Farm

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

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): _____

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

  _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

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

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

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

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

If Yes:

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

  _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

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? ☐ Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

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

  _____

  _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of 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)?

_____

_____

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

  _____

  _____
- 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)

_____

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_2O)
- _____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 Hydroflourocarbons (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 _____

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

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

vi. Are public/private transportation service(s) or facilities available within ½ 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: 7am - 5 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: When sun is present
- Saturday: When sun is present
- Sunday: When sun is present
- Holidays: When sun is present

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:

The majoirty of this project's time is in planning. Work will occur approved village times for noise. It is foreseen there will be 2-3 weeks of site prep. An estimated 2 weeks of rack installation. The panel install should be achieved in 1 week. Medium equipment and saws will be used in Steps 1,2

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: There will remain sizeable wood buffers when project is complete. Solar farms are not a noise generating operation.

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 or 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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.2	0.2	0
• Forested	4	2.6	-1.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2	3.4	1.4
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Alfred State College, Alfred University

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? ☐ Yes ☐ No

- 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 ☐ No

☐ 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? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? est 2.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Ischua Channery Silt Loam _____%
_____%
_____%

d. What is the average depth to the water table on the project site? Average: 1.5 to 2 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% 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? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

Deer _____ Birds _____ _____

Squirrels _____ _____ _____

Raccoons

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

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? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ 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: Alfred Village Historic District

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Phillips Creek State Forest

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Forest

iii. Distance between project and resource: 3.6 miles.

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

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

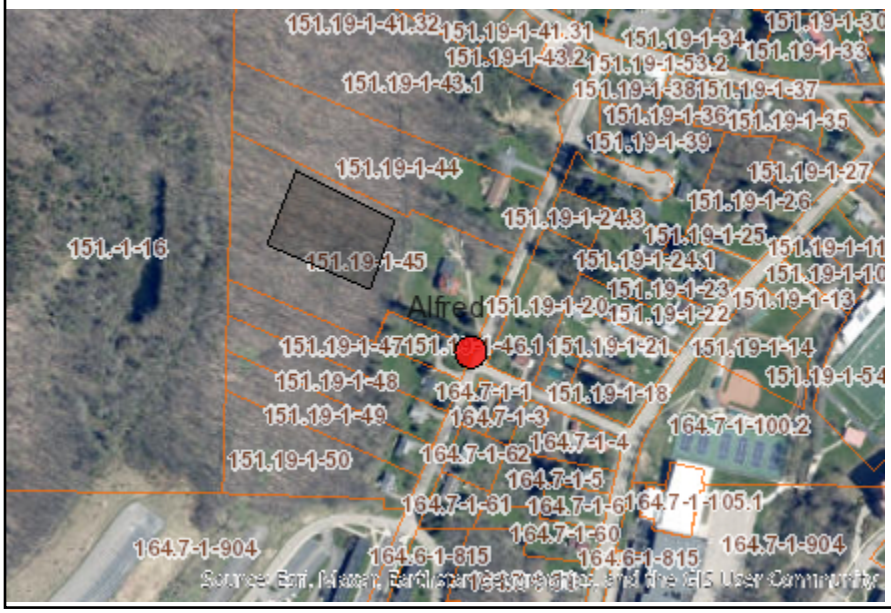
Applicant/Sponsor Name Amexstra Inc / Jason & Christel Rodd Date 6/8/23

Signature Jason Rodd Title President / Land Owner

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 6, 2023 9:35 AM



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.

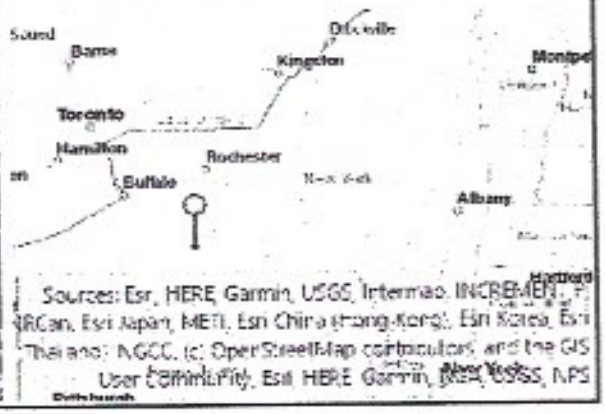
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Alfred Village Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EAF Mapper Summary Report

Wednesday, May 31, 2023 9:09 AM

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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

ARTICLE TWO
District Regulations; Any Use Not Specifically Permitted is Prohibited

Any use not specifically set forth as a permitted use (as of right, accessory, or upon special permit, as the context may admit) in any zoning district shall be expressly prohibited in that district. A use specifically set forth as a permitted use in one district shall not be permitted in another district unless it is specifically set forth as a permitted use in said other district.

Section 200.00 R-1 One-Family Residence District

A. Permitted Uses

1. One-family dwellings, occupied by one family.
2. Churches or similar places of worship, and parish houses.
3. Public parks, playgrounds and recreational areas.

B. Permitted Accessory Uses

1. Home Occupations (Minor).
2. Private garages.
3. Domestic pet shelters.
4. Residential storage structures.
5. Sale of farm, garden or wood lot produce raised by the seller on the premises, providing there is no display or advertising on the premises, and providing that no tents or stands shall be erected from which such produce is sold.

C. Special Permit Uses

1. Private swimming pools. (see section 302 B)
2. Nonprofit public or private schools.
3. Home Occupations (Major).
4. Bed and Breakfast or Tourist Home.
5. Large Dwelling Re-use.

D. Prohibited Uses

Any use not specifically set forth above in this Section 200.00 as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within R-1 One-Family Residence Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses, boarding or rooming houses, manufactured homes, tiny homes, fraternities, sororities, and chapter or membership association houses, and social clubs and lodges shall be prohibited within R-1 One-Family Residence Districts.

Section 201.00 R-2 Two-Family Residence District

A. Permitted Uses

1. Any use permitted in the R-1 District.
2. Two-family dwellings, each dwelling unit occupied by one family.

COUNSEL
DAVID P. RICHARDSON (1908-1990)
DAVID T. PULLEN
RICHARD M. BUCK, JR. (NY, NJ & PA)
SETH D. PULLEN (NY & PA)

ATTORNEYS AT LAW
RICHARDSON, PULLEN & BUCK, P.C.
21 MINARD STREET, P.O. BOX 182, FILLMORE, NY 14735-0182
PHONE: 585-567-2222 FAX: 585-567-2221
E-MAIL: info@rppclaw.com
Fax and E-mail Not for Service of Process

PARALEGALS
JOHN W. WOODARD
LINDA H. HOLMES
HEATHER TRASK

June 14, 2023

Kier Dirlam, Director
Allegany County Planning Board
6087 NYS Route 19 – Suite 100
Belmont, NY 14813
VIA EMAIL ONLY-- kier.dirlam@alleganyco.gov

RE: SUBJECT -- Village of Alfred Zoning Map Amendment
FILE NO. 8500-024

Dear Kier:

Attached please find the application submitted in support of the Villager of Alfred's proposal to amend their zoning map. The purpose and reason for this amendment is set forth in detail in the village resolution included in the packet. The County Planning Board previously reviewed a nearly identical application at its May meeting, wherein it was suggested by the County to extend E-1 all the way to North Main rather than moving E-1 towards North Main to capture the Alfred University's proposed new motor pool building, which would replace the existing motor pool which is a pre-existing non-conforming use. This application seeks to include that option for the Board of Trustees to consider and vote upon after the public hearing scheduled for July 11 at 6:30 p.m.

I have also included a copy of the most recent documents sent to me by Alfred University's Counsel with a cover letter dated May 16, 2023. It is the motor pool project that serves as the predicate for this proposed zoning map amendment.

Those documents address the dual-purpose building at 148/150 North Broad Street Alfred University has proposed constructing. The front of the building will be professional offices, permitted in the R-2 district. The rear of the building will be an expanded and modernized motor pool garage. Both tax parcels are currently zoned R-2 AND E-1. The proposed amendment seeks to move the boundary of E-1 from the creek closer toward North Main Street. The new E-1 boundary line will either be located either immediately in front of the building (to maintain an R-2 "bridge" parcel between the building and North Main Street), 20 feet in front of the building (to avoid the necessity of an area variance) or extend all the way to North Main Street.

As you are aware from a previous application submitted by AU, the motor pool property has been used as a motor pool for 50 years. It is a non-conforming use. Absent this zoning

change, the modernized, more energy efficient and I am advised environmentally-friendly structure could not be build without the zoning change. The criteria for a use variance cannot be satisfied in my opinion. The reason that the Village is submitting the application is because it was the Village's idea to change the zoning map in order to address that barrier to the project moving forward. The adjoining neighbors support the project after AU made revisions to the building architecture, greenery and moved additional parking to the rear of the building.

The previous motor pool application the County Board analyzed identified two matters to address. AU's engineer addressed one of those concerns in its letter dated May 15, 2023 to the Village of Alfred Planning Board. That letter is included as part of the aforementioned document packet submitted by AU's counsel under letter dated May 16, 2023. It is my understanding that Village will be submitting a revised application for the motor pool project after the Village Board of Trustees makes a decision on whether to amend the zoning map.

The Zoning Law requires the Village Planning Board to review the proposed zoning map amendment. The Zoning Law makes it clear that this is only a courtesy review and that the Board of Trustees may accept or reject any recommendations the Village Planning Board makes, if they make any. The Village Planning Board reviewed four proposals at its June 1 meeting. After listening to public response, which favored retaining some level of an R-2 "bridge," that is what they recommended, though indicated they would support whatever the Board of Trustees ultimately decided.

Once again, I will address spot zoning. At the April county planning board meeting, at least one board member expressed concern that this constituted impermissible spot zoning. Non-attorneys usually have the belief that because a parcel or part of a parcel is being rezoned for the benefit of a single person or entity, that constitutes spot zoning per se. That is an incorrect application of the law. I will explain.

Spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of said property to the detriment of other owners." Matter of Rotterdam Ventures, Inc. v Town Bd. of the Town of Rotterdam. On its face, under that test, this proposed amendment is not spot zoning. The classification is historically consistent with the land use and classification of the surrounding area for the past 50 years. In fact, it is identical. What is being proposed is moving a zoning district boundary northwest of two tax parcels that have historically been split into two zoning districts. The new proposed boundary line is a line that permits a historic non-conforming use to continue as a permitted use. Whether the line retains an R-2 bridge or whether the Trustees decide to extend the E-1 to North Main Street, the spot zoning rule is not violated in this particular circumstance. There is no detriment to other owners. The adjacent owners have said in public meetings that this project, with the changes AU made from its initial proposal, will make the area more aesthetically attractive and will not result in any significant change because the motor pool has been operating at this location for so long.

Moreover, courts are permitted to consider several factors, including: "whether the rezoning is consistent with a comprehensive land use plan, whether it is compatible with surrounding uses, the likelihood of harm to surrounding properties, the availability and suitability

of other parcels, and the recommendations of professional planning staff." Id.

Here, the zoning is consistent with the comprehensive land use plan, compatible with surrounding uses (the motor pool has been operating for 50 years and the professional offices portion is a permitted use), and there will be no harm to surrounding parcels--the facilities are more modern and thus require compliance with more rigorous building code standards, the mitigating landscaping will improve the aesthetics of the area and are welcomed by the adjoining property owners, and the delivery traffic is already driving by surrounding parcels.

If you have any questions, please do not hesitate to contact me.

Thank you in advance for your courtesies. If you have any questions or concerns, please call me at the number above or email me at rbuck@rppclaw.com.

Sincerely,

RICHARDSON, PULLEN & BUCK, P.C.

s/Richard M. Buck, Jr.
By: Richard M. Buck, Jr., Esq.

Allegany COUNTY New York

Allegany County Planning Board "Volunteers Working For Tomorrow"

239 (L, M & N) REFERRAL FORM

PLANNING BOARD
Crossroads Center
6087 NYS 19 N
Belmont, New York 14813
Phone (585) 268-7472
Fax (585) 268-7473
www.alleganyco.gov
E-Mail: kier.dirlam@alleganyco.gov

Allegany County Planning File # _____
Date Received by Allegany County Planning: _____
Date Reviewed by Allegany County Planning Board: _____

MUNICIPAL INFORMATION

Municipality referring project: Village of Alfred
Project Title: Amend Zonining Map
Board referring project: x Town/Village Board ___ Planning Board ___ ZBA
Referring Board's next meeting date: Special meeting date unknown
Contact Name: Richard M. Buck
Address: 21 Minard Street Fillmore NY 14735

Phone #'s: 585-567-2222
E-Mail: rbuck@rppclaw.com

THIS IS A 2 PAGE FORM. PLEASE FILL OUT EVERY PART OF THE FORM AND SIGN/DATE.

Referral requirements – All items should be included for a complete referral to be reviewed:

This Form *ENCLOSED* x

Cover Letter from Municipality stating that they are referring this project: x Email __ Paper *ENCLOSED* x

A copy of the Section of Zoning or other law(s) relevant to this referral is to be enclosed: *ENCLOSED* x

A copy of all information required by the local law shall be submitted with this referral letter. *ENCLOSED* x

SEQR forms and related supporting documents: *ENCLOSED* x

Project Drawings, Engineering Documents, Etc. *ENCLOSED* x

DIRECTIONS:

1) It is highly recommended that the applicant and/or a member of the municipal board attend and present the project to the Allegany County Planning Board so as to minimize the likelihood of having to table the project due to unanswered questions or incomplete information. Municipal Attorneys are also encouraged to attend.
2) The County Planning Board meets the third Wednesday of every month 7 PM unless there is an official holiday and except January, July and August unless a review is required. The deadline for referrals is seven (7) days prior to the monthly meeting. The Planning Board is legally allowed 30 days from the date of receipt of application.
3) **Email all submissions to the 2 contacts below.** Please submit all information electronically to the e-mail below.
4) **If we determine we need paper copies, please plan to supply sufficient paper copies upon request** for a **total of 14 copies**. If you have questions about copies for **large referral packets, please call 585-268-7472.**
5) If you have questions about the referral process or are not sure if a project needs to be referred, please call County Planning at (585) 268-7472.

****Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.**

Send Referrals to:

C/O Kier Dirlam – Director of Planning
Allegany County Planning Board
Crossroads Center
6087 NYS Route 19 – Suite 100
Belmont, NY 14813
And via e-mail at kier.dirlam@alleganyco.gov and michelle.denhoff@alleganyco.gov

REFERRAL INFORMATION Type of Action:

___ Site Plan Review
___ Special Use Permit
x Zoning Map Adoption/Amendment
___ Zoning Law Adoption/Amendment
___ Area Variance
___ Use Variance
___ Comprehensive Plan Adoption/Amendment
___ Local Law Change or New Law
___ Moratorium
___ Solar or Wind or other renewable energy Project
___ Historic Site/District Review
___ Other (please indicate) _____

NYS General Municipal Law, Section 239-m states that projects must be referred to the County Planning Board if the property is within 500 feet of an existing or proposed: (check all that apply)

x NYS Route #(s) 244
___ County Road #(s) _____
___ NYS or County park/recreation area _____
___ NYS or County owned land _____
___ County right of way for a stream or drainage channel _____
___ Municipal boundary _____
___ Farm operation located in an agricultural district. _____

PROJECT INFORMATION

Project Title: Amendment of zoning map
Applicant name & address: Village of Alfred 7 West University Street Alfred NY
Property owner name & address: Alfred University Housing Corp 1 Saxon Drive Alfred, NY
Tax parcel number (s): a portion or all of 151.19-1-8 and a portion or all of 151.19-1-9.1
Term used by the municipality to define the proposed use or project (i.e., small retail, outdoor recreation, etc.): Zoning Map amendment in conjunction with construction of a professional office (permitted in R-2 and modernized motor pool garage
Sections of local code(s) that apply to this application: 201(A), 300, 410
Current zoning of property: R-2 & E-1 Existing land use of property: Motor pool
Private Septic System ___ or public sewer ___ Private water source___ or Public Water Source ___
Does this action require approval of the Allegany County Health Department? x No ___ YES
Has SEQR been completed on this project? **[Please attach all parts, document, forms]** ___ No x YES

Use additional pages as needed below:

Description of project:

The Village Board is considering options to rezone the aforementioned parcels so that they are entirely E-1, per the County Planning Board's comments at the May meeting or extend the E-1 zone in both parcels towards North Main Street and retain an R-2 "bridge" parcel betwwen the E-1 and North Main Street.

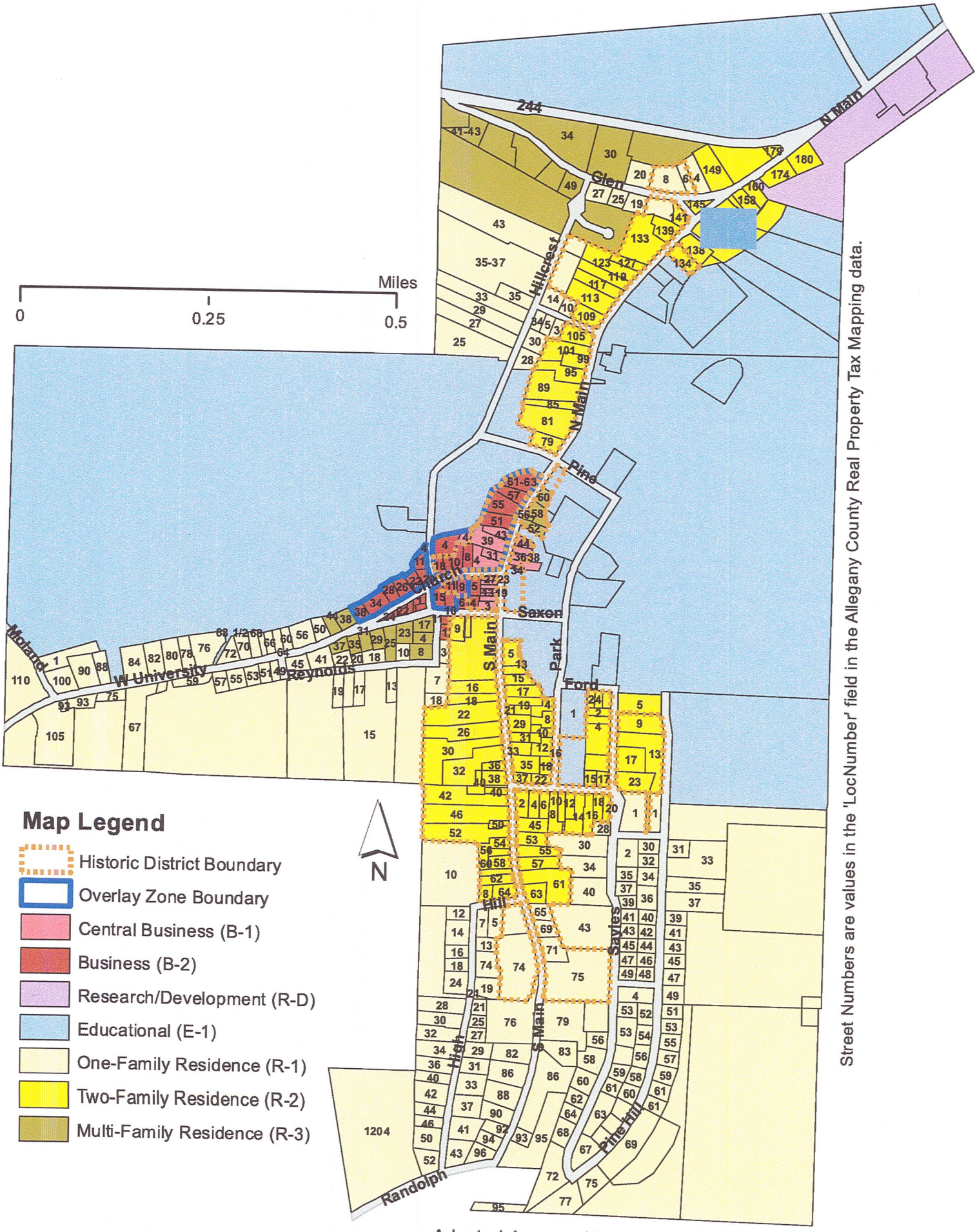
Referring Boards Opinion of the project should be described: Support

Certification: With the following signature, I certify that this application provides a complete description of the proposed local action and is a "complete application" pursuant to the Allegany County Planning Board By-laws and NYS General Municipal Law, Article 12-B, Section 239-m, part-c.

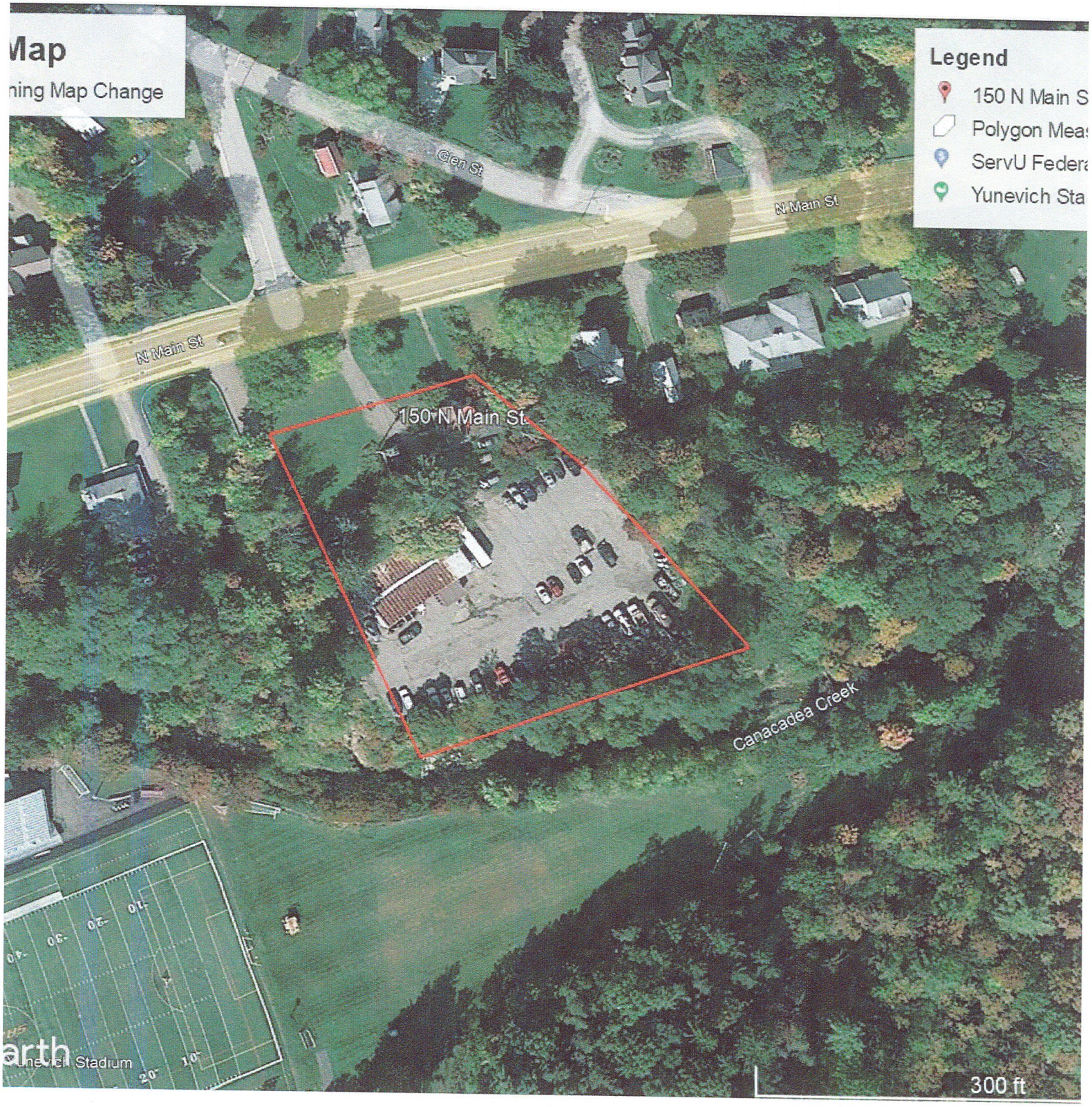
_____ _____

Signature of Referring Municipal Official **Date**

Village of Alfred, NY Zoning Map



Adopted January 13, 2015; Revised November 10, 2015.


Map
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Yunevich Sta
Glen St
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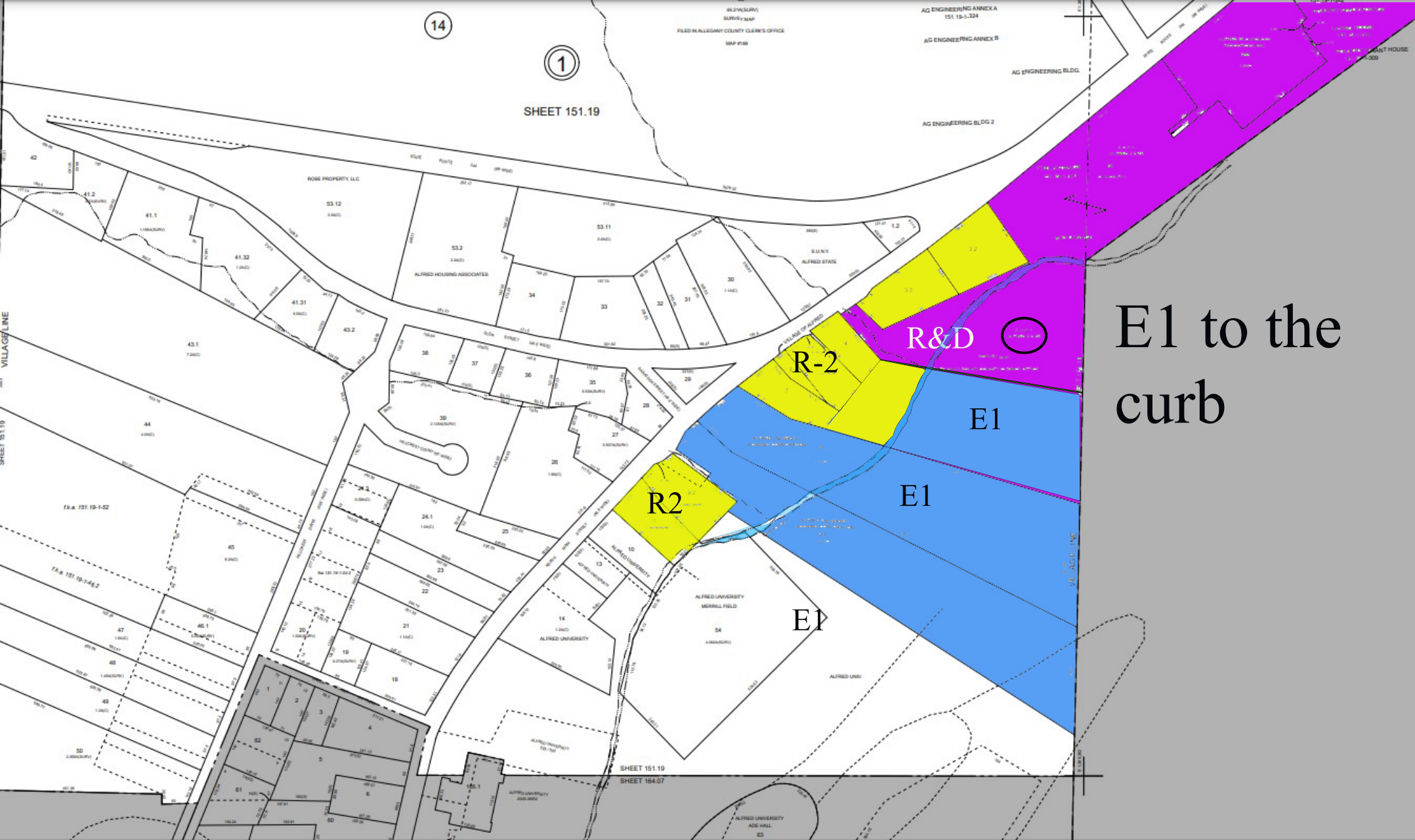
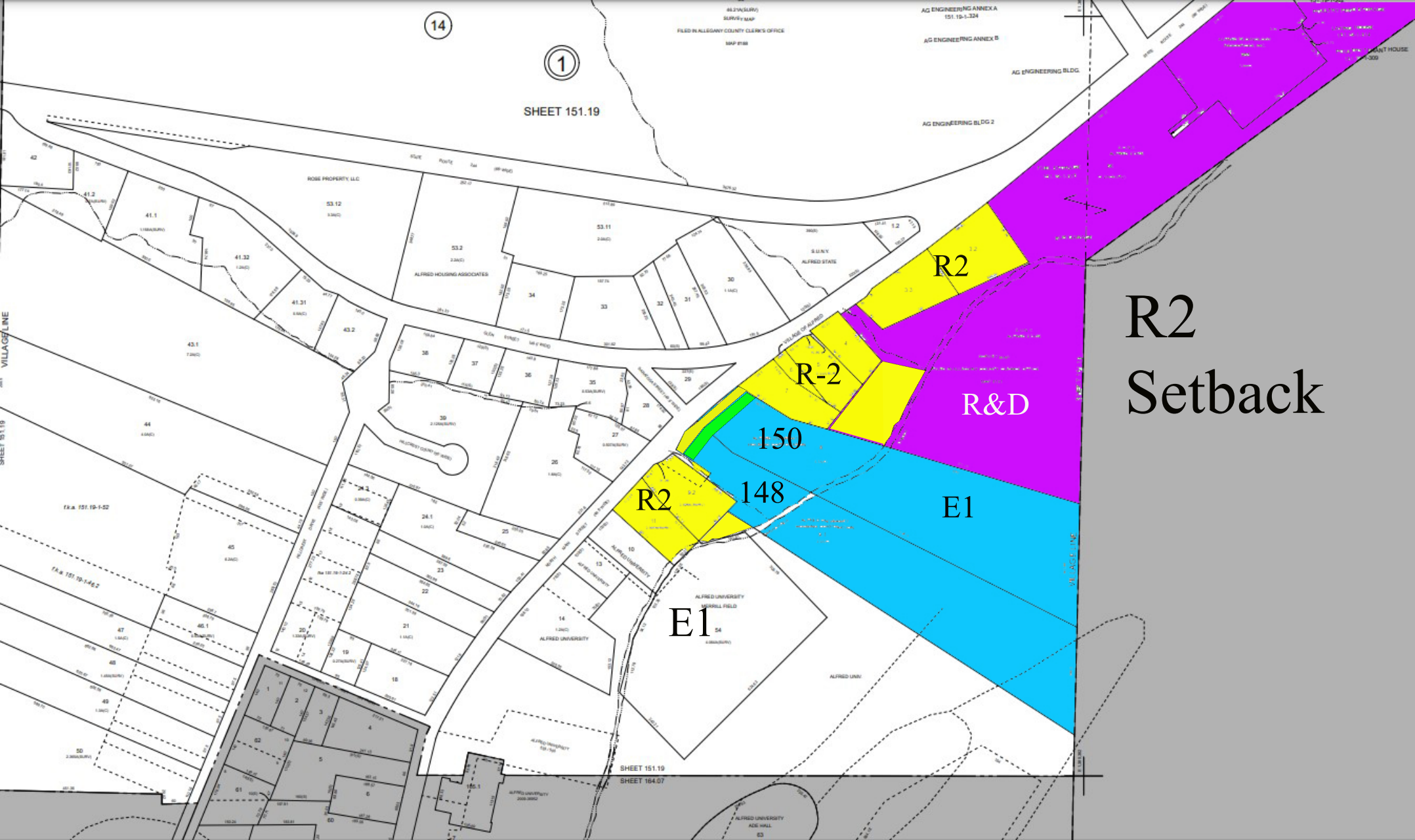
N Main St
150 N Main St
Canacadea Creek
Stadium
300 ft

line Parcel Search
Glen St
N Main St
Saratoga St
State St
Pine Hi
(1 of 3)
151.19-1-8 - Alfred University Housing Corp,
Type 1
Parcel_ID 15101900010080000000
Area_in_Ac 5.09
Jurisdicti ALFRED
Jurisdic_1 VILLAGE
Current_Ow Alfred University Housing Corporation
Owner_Main 10/20/2011, 8:00 PM
Spatial_Ma 10/20/2011, 8:00 PM
Original_S
Parcel_Loc
Survey_Ref
Zoom to


SHEET 151.19
R&D
R-2
E1
E1
R2
E1
E1 to the curb


R2
R-2
R&D
150
148
R2
E1
E1
R2
Setback
SHEET 151.19
SHEET 151.19
SHEET 164.07
VILLAGE LINE
ROSE PROPERTY, LLC
ALFRED HOUSING ASSOCIATES
S.U.N.Y. ALFRED STATE
ALFRED UNIVERSITY
ALFRED UNIV.
AG ENGINEERING BLDG.
AG ENGINEERING BLDG 2

At a regular meeting of the Village Board of the Village of Alfred, County of Allegany, State of New York, held at the Village Hall, 7 West University Street, Alfred, New York, on June 13, 2023 at _____ P.M. there were

	PRESENT	ABSENT
Jim Ninos, Mayor	x	
Peter McClain, Trustee	x	
Meredith Field, Trustee	x	
Laurette Guild, Trustee	x	
Tim Nichols, Trustee	x	

ALSO PRESENT: Monica Masters, Village Clerk

The Village Board reviewed and discussed amending the Village Zoning map to rezone a portion of tax parcels 151.19-1-8 and 151.19-1-9.1 more commonly known as 150 and 148 North Main Street, from a combination of Two-Family Residential(R-2)/Educational (E-1) to Two-Family Residential(R-2)/Educational (E-1). The Village seeks to move the current E-1 boundary line from Canacadea Creek Northwest either partially towards North Main Street so that a portion remains R-2 as sort of a parcel bridge between E-1 and R-2 or extending E-1 all the way to North Main Street. Approximately 60% of 150 North Main Street is zoned E-1 and approximately 75% of 148 of 148 North Main Street is zoned E-1.

Approximately half of the remaining percentages that lie within R-2 have been used as a motor pool by Alfred University for approximately 50 years. This map amendment is being considered because Alfred University wishes to construct a building housing professional offices in the front building (a permitted use in R-2) and an updated motor pool building with vehicle bays in the rear which is the subject of a separate application reviewed by the Planning Board. The motor pool section of the building will be approximately 35% larger than the current

footprint. The increase in the motor bay building size and change in approximately 75 feet towards North Main Street, the prior non-conforming use status of the existing structure would terminate. However, the remaining motor pool uses—parking lot and fuel tanks—would not. The contemplated change to the zoning map would run either through the center of the building separating the professional offices from the motor pool bays, to the front of the building, to 20 feet in front of the building (to avoid having to obtain an area variance) or extending E-1 all the way to North Main Street. Considering that the current motor pool use will be continued, that the adjacent parcels are both R-2 and E-1, that the project contemplates additional vegetative buffer between the rear area of the parking lot and the creek, that there will be landscape mitigation planted for the benefit of the northern neighbor and the quasi-park like landscaping contemplated for the front yard will not significantly alter community character, even if E-1 is extended the additional approximately 40 feet to North Main Street.

Additionally, the contemplated change reflects the goals and vision of the Village's most recent Comprehensive Plan ("Plan".) The Plan emphasizes the importance of and integral relationship of the Village of Alfred with both Alfred State and Alfred University. The Plan declares: *As Alfred State College and Alfred University have such considerable influence over the community direction, a cooperative working relationship between the municipalities and the institutions should be reinforced.* The Plan states: *Aesthetic issues are real and evoke strong reactions from people. They also deeply affect the way people feel about a place, and affect whether businesses will want to locate within, or people will want to live in, attend school in, and visit, a place.* Finally, the Vision Statement clarifies that the Plan's purpose is to*: [p]romote and implement land use policies that protect Alfred's community character.* And to do that, the Plan's objective is to *align zoning with desired use* by *bringing all zoning ordinances, site plan revisions and subdivision regulations up to date with both current planning practices and community needs and desires.*

The Village Planning Board has publicly reviewed and discussed the proposed project at 148 and 150 North Main Street on at least two occasions in the past three months as well as the proposed zoning map amendments. Alfred University has made significant changes to the original project address their concerns. Immediate neighbors have voiced support for the project at the Planning Board meetings. Whether extending E-1 to a point that permits a portion of R-2

to remain or extending it to North Main Street will have a de minimis impact. The motor pool portion has been used as a motor pool for half a century and the contemplated office portion of the structure is permitted in either an R-2 or an E-1.

Following discussion the following resolution was introduced

by_____, who moved its adoption, and seconded

by_____, to wit:

BE IT RESOLVED AS FOLLOWS:

1. That the Village Board of the Village of Alfred proposes to amend its zoning map to designate a portion of tax parcels 151.19-1-8 and 151.19-1-9.1 from R-2 to E-1 or to designate the entirety of parcels as E-1, following County Planning Board review and a public hearing.

2. That pursuant to Municipal Home Rule Law under which the zoning was adopted and Village Zoning Law Section 410, and General Municipal Law Section 239-m, the proposed map amendment be referred to the Village Planning Board for comment and to the County Planning Board, and thereafter a public hearing be held on at the Village Hall located at 7 West University Street, Alfred, New York on July 11 at _____ P.M. and a vote be held on that date or a date thereafter to approve or disapprove such amendment.

3. That the Village Clerk, with the assistance of the Village Attorney if desired, is directed to prepare the legal notice for the public hearing required to be published and to provide such notice for timely publication in the official newspaper.

4. That a copy of such legal notice be posted upon the Village Clerk's bulletin board and Village website as required by law.

5. That the Village Attorney and Zoning Officer review and prepare any SEQR material for the Village Board to review and ascertain whether any further action is required.

6. That the Village Mayor have prepared a proposed zoning map depicting the changes contemplated by this resolution prior to the public hearing and posted on the Village website and bulletin board.

7. The Village Board of Trustees shall be the lead agency for the purposes of State Environmental Quality Review Act.

Following discussion the foregoing resolution was called to a vote which resulted as follows:

AYES	5
NOES	0
ABSENT	0

The Mayor then declared the resolution to be adopted and directed the Clerk to proceed to contact the Village Attorney and to take those further actions required by law.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information

Village of Alfred Board of Trustees

Name of Action or Project:

Amend Zoning Map

Project Location (describe, and attach a location map):

Tax parcels 151.19-1-8 and 151.19-1-9.1 more commonly known as 150 and 148 North Main Street

Brief Description of Proposed Action:

These tax parcels have split zoning designations, E-1 and R-2. The Village seeks to move the current E-1 boundary line from Canacadea Creek Northwest approximately 200 feet northwest towards North Main Street. Approximately 60% of 150 North Main Street is zoned E-1 and approximately 75% of 148 of 148 North Main Street is zoned E-1. Approximately half of the remaining percentages that lie within R-2 have been used as a motor pool by Alfred University for approximately 50 years. This map amendment is being considered because Alfred University wishes to construct a building housing professional offices in the front building (a permitted use in R-2) and an updated motor pool building with vehicle bays in the rear which is the subject of a separate application reviewed by the Planning Board. The motor pool section of the building will be 5,320 square feet as compared to the existing footprint of 3,200 square feet.

Name of Applicant or Sponsor:	Telephone: 607-587-9188
Village of Alfred	E-Mail: depct@alfredny.org

Address:

7 W University St

City/PO:	State:	Zip Code:
Alfred	NY	14802

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ~~Site plan approval from Village of Alfred Planning Board~~ The zoning map change does not, but the project that inspired the zoning map change does.	☐	☑

3. a. Total acreage of the site of the proposed action? 1 acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10 acres

4. Check all land uses that occur on, **are** adjoining **or** near the proposed action:

5. ☐ **Urban** ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ **Aquatic** ☑ **Other(Specify):**
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	✓
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	✓	☐
c. Are any pedestrian accommodations or bicycle routes available on or near **the** site of the proposed action?	✓	☐
9. Does the proposed action meet or exceed the state energy code requirements? The proposed building will submit a separate SEQRA form. If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☐
10. Will the proposed action connect to an existing public/private water supply? The proposed building that is related to this proposed zoning map change will. If No, describe method for providing potable **water**: _____	☐	☐
11. Will the proposed action connect to existing wastewater utilities? The proposed building that is related to this proposed zoning map change will. If No, describe method for providing wastewater treatment: _____	☐	☐
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	✓
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

	NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☑ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the **100-year** flood plan? It appears that part of it is and part is not. The contemplated related building structure does not appear to be.	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that **would** result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain **the** purpose and size **of the impoundment:**	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been **the** subject of remediation (ongoing **or** completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

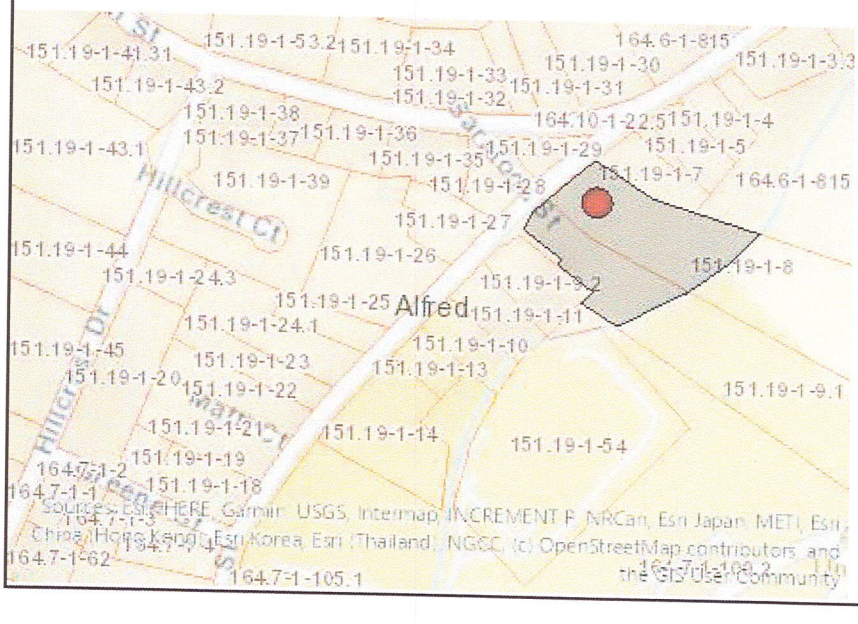
Applicant/sponsor/name: Village of Alfred Date: May 11, 2023

Signature: s/ Richard M. Buck, Jr., Esq. **Title:** Village attorney

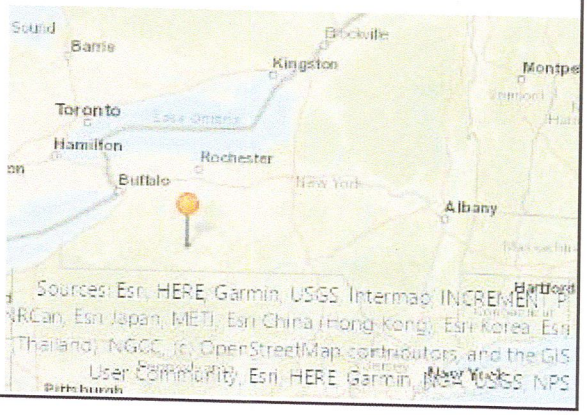
PRINT FORM

EAF Mapper Summary Report

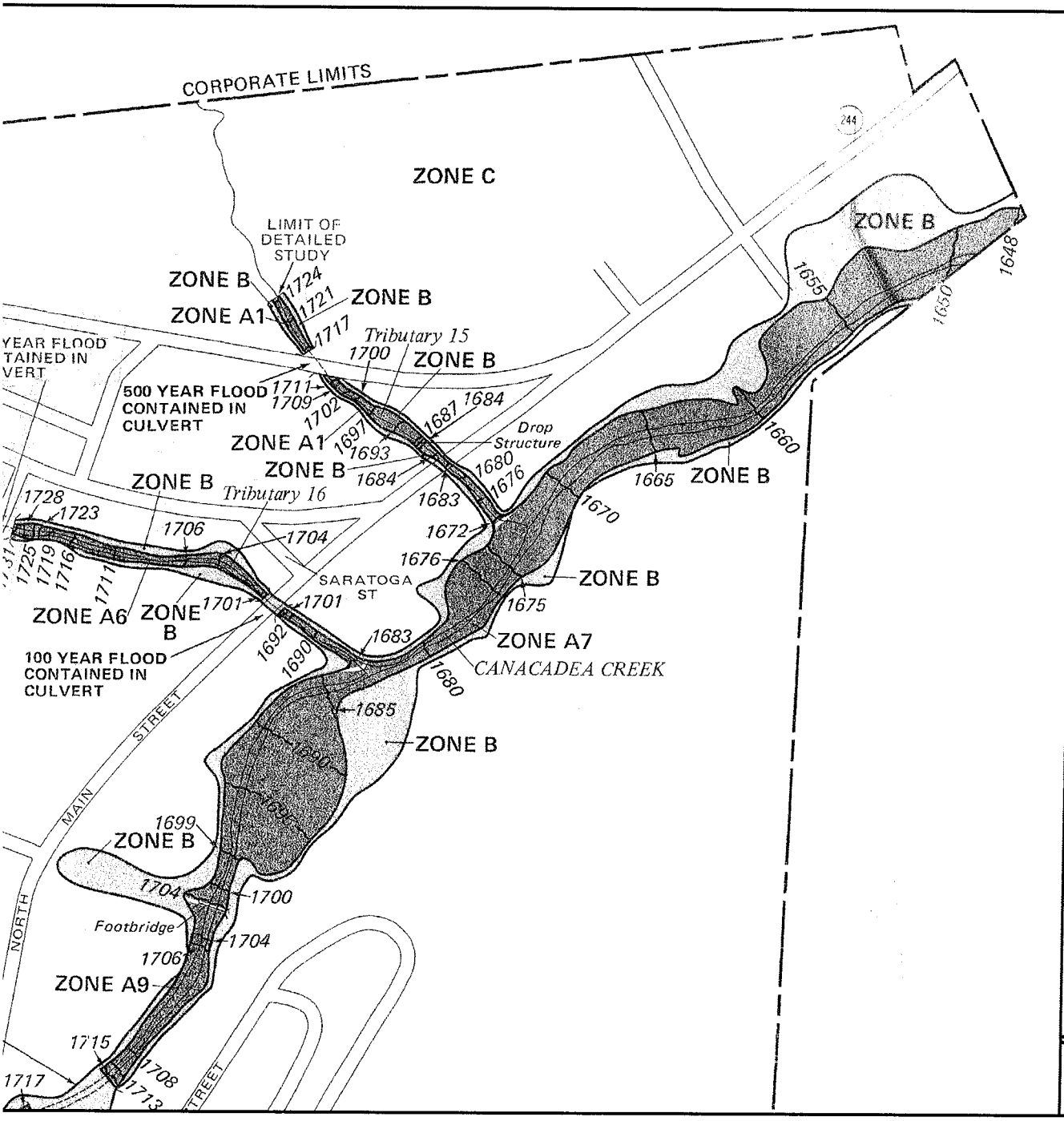
Thursday, May 11, 2023 11:20 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



Program, at (800) 638-6620, or (80

APPROXIMAT

400 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

VILLAGE OF

ALFRED, NEW YORK

ALLEGANY COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
360018 0001 B

EFFECTIVE DATE:
FEBRUARY 15, 1980

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

ARTICLE TWO
District Regulations; Any Use Not Specifically Permitted is Prohibited

Any use not specifically set forth as a permitted use (as of right, accessory, or upon special permit, as the context may admit) in any zoning district shall be expressly prohibited in that district. A use specifically set forth as a permitted use in one district shall not be permitted in another district unless it is specifically set forth as a permitted use in said other district.

Section 200.00 R-1 One-Family Residence District

A. Permitted Uses

1. One-family dwellings, occupied by one family.
2. Churches or similar places of worship, and parish houses.
3. Public parks, playgrounds and recreational areas.

B. Permitted Accessory Uses

1. Home Occupations (Minor).
2. Private garages.
3. Domestic pet shelters.
4. Residential storage structures.
5. Sale of farm, garden or wood lot produce raised by the seller on the premises, providing there is no display or advertising on the premises, and providing that no tents or stands shall be erected from which such produce is sold.

C. Special Permit Uses

1. Private swimming pools. (see section 302 B)
2. Nonprofit public or private schools.
3. Home Occupations (Major).
4. Bed and Breakfast or Tourist Home.
5. Large Dwelling Re-use.

D. Prohibited Uses

Any use not specifically set forth above in this Section 200.00 as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within R-1 One-Family Residence Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses, boarding or rooming houses, manufactured homes, tiny homes, fraternities, sororities, and chapter or membership association houses, and social clubs and lodges shall be prohibited within R-1 One-Family Residence Districts.

Section 201.00 R-2 Two-Family Residence District

A. Permitted Uses

1. Any use permitted in the R-1 District.
2. Two-family dwellings, each dwelling unit occupied by one family.

3. Professional offices or commercial studios for architects, artists, attorneys, certified public accountants, dentists, engineers, musicians, physicians, real estate brokers, and teachers.

B. Permitted Accessory Uses

Any accessory use permitted in the R-1 District.

C. Special Permit Uses

1. Any special permit use permitted in the R-1 District.
2. Any changes from a one-family dwelling unit to a two-family dwelling shall require a zoning compliance permit.
3. Placement and/or construction of a manufactured home or tiny home.

D. Prohibited Uses

Any use not specifically set forth above in this Section 201.00 above as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within R-2 Two-Family Residence Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses, boarding or rooming houses, fraternities, sororities, and chapter or membership association houses, and social clubs and lodges shall be prohibited within R-2 Two-Family Residence Districts.

Section 202.00 R-3 Multi-Family Residence District

A. Permitted Uses

1. Any use permitted in the R-2 District.
2. Multi-family dwellings, each dwelling unit of which is occupied by one family and which comply with the provisions of Section 303.00B.

B. Permitted Accessory Uses

Any accessory use permitted in the R-2 District.

C. Special Permit Uses

1. Any special permit use permitted in the R-2 District.
2. Any changes from a one or two-family dwelling to a multi-family dwelling shall require a zoning compliance permit.

D. Prohibited Uses

Any use not specifically set forth above in this Section 202.00 above as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within R-3 Multi-Family Residence Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses, manufactured homes, tiny homes, fraternities, sororities, and chapter or membership association houses, and social clubs and lodges shall be prohibited within R-3 Multi-Family Residence Districts.

2. If, within the time limit set, there is no reply, but the alleged violation is corrected to the **satisfaction of the enforcement officer, he shall note "Violation Corrected" on his copy of the** notice and shall retain it among his records.

3. If there is no reply within the time limit set (thus establishing admission of a violation of this ordinance) and the alleged violation is not corrected to the satisfaction of the enforcement officer within the time limit set, he shall proceed to take action.

I. Prohibited Uses

Any use not specifically set forth above in this Section 205.00 above as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within Research/Development Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses, bed and breakfasts and tourist homes, large dwelling re-use, fraternities, sororities, chapter or membership association houses, social clubs and lodges, manufactured homes and tiny homes shall be prohibited within Research/Development Districts.

Section 206.00 Educational District E-1

A. Permitted Uses

1. Classrooms, laboratories (when used in conjunction with classrooms), dwellings, libraries, studies, galleries, food service and recreational facilities for students enrolled in scheduled educational sessions of a New York State licensed educational institution, and for employees of such institutions.

2. Utility buildings (such as power plants, heat plants, garages) for campus use.

3. Offices for employees of the educational institution.

4. Facilities for student extracurricular activities.

5. Social clubs and lodges, fraternities, sororities, and chapter or membership association houses.

B. Special Permit Uses

1. Separate research, production, and laboratory facilities for employees of, and students enrolled in, the educational institution.

2. These facilities shall meet the standards of section 205.00.

3. Bed and Breakfast or Tourist Home.

4. Placement and/or construction of a manufactured home or tiny home.

C. District Regulations

The zoning limitation of one principal building per lot (see definitions in Article 7 for definition of **"lot") does not apply in this district.**

D. Prohibited Uses

Any use not specifically set forth above in this Section 206.00 above as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within E-1 Educational Districts. Without limiting the generality of the foregoing, Explicitly Prohibited Uses and large dwelling re-use shall be prohibited within E-1 Educational Districts.

Section 207.00 Overlay Zone

A. Permitted Uses

1. Rooming, Boarding, Fraternity, Sorority, Chapter, or Membership Houses: This village zone includes portions of two pre-existing zones: B-1 and B-2. Its boundary was defined in accordance with the following considerations:
   a. Relative proximity to Alfred University and Alfred State College campus property;
   b. Consistent with existing zones of high use-intensity;
   c. Having no adjacent borders with R-1 zones or single-family structures;
   d. Preserving neighborhood character by controlling the extent of parking and traffic congestion, population numbers, noise, and disturbance.

2. Occupancy Levels shall be determined proportional to th**e structure's size as follows and must be approved by the village's Code Enforcement Officer:**
   a. 1800 to 2500 square feet, up to seven (7) residents
   b. 2501 to 3000 square feet, up to eight (8) residents
   c. 3001 to 3500 square feet, up to nine (9) residents
   d. 3501 to 4000 square feet, up to ten (10) residents
   e. Over 4001 square feet, up to twelve (12) residents

B. Prohibited Uses

1. Any use not specifically set forth above in this Section 207.00 above as a permitted use (as of right, accessory, or upon special permit, as the context may admit), shall be prohibited within the Overlay Zone. Without limiting the generality of the foregoing, Explicitly Prohibited Uses shall be prohibited within the Overlay Zone.

ARTICLE THREE
Supplementary Regulations

Section 300.00 Nonconforming Uses, Structures; Pre-Existing, Legal Nonconforming Natural Gas and/or Petroleum Extraction Activities

A. Continuance. Subject always to subsection 300.00 E hereof

1. The lawful use of land or buildings existing at the date of adoption of this local law which does not conform to the regulations specified by this local law for the district in which the land or building is located may continue provided that:

   a. No nonconforming lot shall be further reduced in size.

   b. No nonconforming building or use shall be enlarged, extended, or increased unless such enlargement reduces the degree of nonconformance.

2. Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification or whenever the text of this local law shall be changed with respect to the uses permitted in a district, the foregoing provisions shall apply to any nonconforming use therein.

B. Discontinuance. Subject always to subsection 300.00 E hereof

1. In any district, whenever a nonconforming use of land, premises, building or structure, or any part or portion thereof has been discontinued for a period of six (6) months, the nonconforming use shall not thereafter be reestablished, and all future uses shall be in conformity with the provisions of this local law. Discontinuance of nonconforming use for a period of six (6) months is construed to be an abandonment of the nonconforming use, regardless of any intent not to abandon or to resume active operation. If abandonment is evident by the removal of buildings, structures, machinery, equipment, or other evidences of the nonconforming use of the land and premises, the abandonment shall be considered to be completed and all rights to reestablish such nonconforming use shall terminate.

C. Nonconforming Structures. Subject always to subsection 300.00 E hereof

1. No building damaged by fire or other cause to the extent of more than seventy-five (75) percent of its true value shall be repaired or rebuilt except in conformity with the regulations of this local law.

2. A nonconforming building may not be externally reconstructed or structurally altered during its life to an extent exceeding in aggregate cost fifty (50) percent of the true value of the building unless the building is changed to conform to the requirements of this local law.

3. Unsafe structures, or any structure or portion of that structure declared unsafe by a proper authority, but not ordered to be demolished, may be restored to a safe condition.

4. Any building which is nonconforming according to the regulations in the Schedule of this local law may be altered or changed within the existing frame of the said building, but any additions shall conform to the regulations in the Schedule of this local law.

D. Nonconforming Uses. Subject always to subsection 300.00 E hereof

1. A nonconforming use shall not be extended, but the extension of a lawful use to any portion of a nonconforming building which existed prior to the enactment of this local law shall not be deemed the extension of such nonconforming use.

2. Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use. A nonconforming use may be changed to a use of more restrictive classification; if changed, such use may not revert to a less restrictive classification.

E. Pre-existing, legal nonconforming Natural Gas and/or Petroleum Extraction Activities

1.

a. If, as of the effective date of Local Law [ ] of 2015 substantive Natural Gas and/or Petroleum Extraction Activities are occurring in the Village, and those activities are in all respects being conducted in accordance with all applicable laws and regulations, including without limitation the possession of valid, non-revoked permits for all matters for which permits are required, and including compliance with each, any, and all permit conditions, as are or may be required by the New York State Department of Environmental Conservation (**"DEC") and/or all other regulating local, state, and federal** governments, bureaus, or agencies, then and only then such Activity by or on behalf of the holder of the permit(s) shall be considered a pre-existing, nonconforming use and shall be allowed to continue, subject, however, to the provisions of Clauses 2. and 3. of this subsection 300.00 E.

b. Natural Gas and/or Petroleum Extraction Activities that are being conducted in the Village as of the effective date of Local Law [ ] of 2015 and which do not qualify for treatment under the preceding clause 1.a. of this subsection 300.00 E. shall not be grandfathered (or be permitted to continue or deemed lawful pre-existing uses).

2. Upon the depletion, closing, or reclamation of any well which is allowed to remain in operation after the effective date of this Local Law by virtue of Clause 1.a. of this subsection 300.00 E. or upon any other substantive cessation of Natural Gas and/or Petroleum Extraction Activities for a period of more than twelve (12) months, then and in either of such events the pre-**existing and/or nonconforming use status (and any related 'grandfathering rights') of or relating to such Activity shall terminate.**

3. Notwithstanding any provision hereof to the contrary, the pre-existing, nonconforming status conferred and recognized by Clause 1 a. of this subsection 300.00 E.is not intended, and shall not be construed, to authorize or grandfather any Natural Gas and/or Petroleum Extraction Activities extending beyond whatever well bore is authorized in any DEC permit in existence as of the effective date of this Local Law. Any expansion or attempted or purported expansion of such well, whether as to its production, depth, horizon(s) or otherwise, shall not be grandfathered under Clause 1.a. of this subsection 300.00 E.

Section 410.00 Amendments

The Board of Trustees may from time to time on its own motion or on petition or on recommendation from the Planning Board, amend, supplement, or repeal any of the regulations, provisions or sections of this local law after proper and legal requirements have been met. The Village Board shall refer proposed zoning code amendments to the Planning Board, in order that the Planning Board will have an opportunity to review the proposed amendment and make a non-binding recommendation regarding the same to the Village Board; provided, however, that no failure of the Planning Board to make such non-binding recommendation shall invalidate or otherwise affect any action the Village Board may take with regard to the proposed amendment. The Village Board, by resolution adopted at a stated meeting, shall fix the time and place of the public hearing on the proposed amendments and cause notice to be given according to law.

NIXON PEABODY

Nixon Peabody LLP
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Rochester, NY 14604-1792

Attorneys at Law
nixonpeabody.com
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Robert W. Burgdorf
Partner

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rburgdorf@nixonpeabody.com

May 16, 2023

Alfred Village Planning Board
Village of Alfred
7 West University Street
Alfred, NY 14802

RE: Alfred University's ("AU") application for rezoning to permit construction and operation of its facilities/administration building on property located at 148 and 150 North Main Street, tax map no. 151.19-1-9.1 and 151.19-1-8 (the "Parcel").

Dear Members of the Alfred Planning Board:

Alfred University currently houses and operates a facilities/maintenance building on the above-referenced parcel, and has done so for 39 years. The building is outdated and AU desires to raze the current building, and replace it with a modern building for its facilities/maintenance operations, as well as administrative offices for the facilities staff.

The new building would be a dual-purpose building. The front of the building will be professional offices. The rear of the building will be an expanded and modernized motor pool garage. The new building will be more energy efficient and environmentally sound.

The new building design is shown on the elevations attached as Exhibit A, and would blend in with the residential neighborhood. Parking and vehicular access would be to the rear. No tractor trailers or other large trucks would access the property, except perhaps once or twice a week, and only then during business hours and not on the weekends. The building would have extensive landscaping as discussed with the Village, and described in Exhibit C.

As concern was raised by the County with respect to potential run-off so close to a creek, AU notes that all operations would be conducted consistent with applicable laws and regulations, as further discussed in the engineering letter from Fagan Engineers dated May 3, 2023 and attached as Exhibit B (and the third paragraph of the letter in Exhibit C).

The existing building and the current operations are conducted pursuant to status as a preexisting nonconforming use. The Parcel is currently located in an R-2 district, abutting the E-1 district where AU has many of its other operations. While E-1 zoning districts permit the Project as of right, R-2 districts do not permit the facilities/maintenance operations (but R-2 districts do permit the administrative offices).

The Village has proposed a rezoning to convert the relevant portion of the subject property to E-1, which would reflect its historic use. The Village is reviewing whether such rezoning would be appropriate and consistent with the Village's Comprehensive Plan. Given certain time concerns with financing, grants, and construction windows, AU makes this application for site plan approval while the Village Board is considering the rezoning.

Should the Village Board approve the rezoning (anticipated to do so at its May 23rd meeting), AU would like this application to be scheduled for the next Planning Board meeting after May 23rd, which would be June 1st. If the Village Board does not ultimately approve the rezoning, then this application will be withdrawn or modified, but in the interest of time AU wanted the Planning Board to be able to start its review, even informally.

Accordingly, AU seeks site plan approval for the facilities/maintenance portion of the new building, as is required in an E-1 zone. Similarly, AU seeks site plan approval for the administrative offices portion of the new building, as is required in the R-2 zone. The new building, together with the landscaping and other design improvements, would be compatible with the adjacent residential parcels.

Please accept AU's application for site plan approval with this letter and the attached exhibits as follows:

Exhibit A: Elevation drawings;

Exhibit B: Engineer's letter regarding oil separation and compliance with relevant applicable laws;

Exhibit C: Engineers letter regarding landscape and buffer details (and stormwater);

Exhibit D: Interior layout;

Exhibit E: Full EAF; and

Exhibit F: Site plans (including survey map with location of proposed structure).

This Parcel is located within 500 feet of County Route 21, and therefore referral to the Allegany County Planning Board is required under NYS Village Law. An additional set of materials have been supplied for the Village's referral of this application to the County Planning Board, which next meets on May 17, 2023. Please make the referral immediately upon receipt of this package.

Please let me know if any additional application fees are required, or if there is anything else we can provide prior to formal review by the Planning Board.

Sincerely,

Robert W. Burgdorf

RWB/mkv
Enclosures
cc: Tammy Raub, CFO and Vice President for Financial Affairs, Alfred University
Richard Buck, Village Attorney

EXHIBIT A

STOP
REAR PERSPECTIVE
NEW FACILITIES BUILDING
ALFRED UNIVERSITY
MARCH 30, 2023
hbt
ARCHITECTS
A Division of MRB Group

FRONT PERSPECTIVE
NEW FACILITIES BUILDING
ALFRED UNIVERSITY
MARCH 30, 2023
hbt
ARCHITECTS
A Division of MRB Group

EXHIBIT B

FAGAN
ENGINEERS
& LAND SURVEYORS PC

May 3, 2023

Mr. Jamie Babcock, Executive Director
Alfred University – Capital Projects & Facility Ops.
One Saxon Drive
Alfred, New York 14802

RE: Re-zoning Comments
148-150 N. Main Street
Alfred (V), New York
FE Project #2020-035

Dear Jamie:

As per our conversation, Fagan Engineers & Land Surveyors, P.C. (FE) has reviewed the comments received by the Village Planning Board in regard to the proposed re-zoning of 148-150 N. Main Street. The questions pertain mainly to the Site Plan for the site. The following is a list of the comments and our responses:

a. A description of the oil separator inside the building.

Response: A typical oil/water separator will be utilized within the building drainage system to capture oil, floating debris, grit, etc. prior to discharge into the sanitary sewer system. This is an industry standard application and will be coordinated with the Village Sewer/Wastewater Service as part of the building permit phase.

b. An opinion of why we don't need an oil separator outside in the parking lot.

Response: A Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC regulations and the NYS Stormwater Management Design Manual will be prepared as part of the Site Plan phase. The final design will include all required elements for stormwater mitigation. An oil/water separator is not typically utilized in parking lot settings. However, the design will account for the size of the proposed parking area as well as the proximity to the existing waterway.

c. An opinion in general regarding lot/parking lot drainage.

Response: Refer to above. If it is determined that the development disturbs over an acre, a Full SWPPP and NYSDEC SPDES General Construction Permit are required. This is an element of the Site Plan process. We do not foresee any complications/issues with developing the site utilizing typical NYSDEC approved stormwater mitigation.

d. The approximate number of parking spaces and that they will be sized to code.

Response: Zoning requires 10'x20' parking spaces. The actual number of required spaces will be determined during the Site Plan process. Section 304-B-15 of the Village Zoning states that for uses not listed "the requirement for off-street parking spaces for a similar use shall be set forth by the Zoning Enforcement Officer". A portion of the project is office and would require 1 space/200 sf of office floor area. The remaining requirement will need to be discussed with the Planning Board and Zoning Enforcement Officer during the Site Plan process.

The Project Site Plan will be developed in accordance with the Village Zoning and applicable land development requirements, such as NYSDEC stormwater regulations. FE will assist during that process to ensure compliance.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

James B. Gensel, P.E., CPESC
President

L:\PROJECTS\2020\2020-035\Correspondence\Rezoning Comments 05-03-2023.doc

Exhibit C

FAGAN
ENGINEERS
& LAND SURVEYORS PC

May 15, 2023

Alfred Village Planning Board
Village of Alfred
7 West University Street
Alfred, NY 14802

RE: Alfred University – New Facilities Building
Alfred (V), Allegany (Co.), NY
FE Project Number 2020.035-001

Dear Members of the Alfred Planning Board:

Alfred University (the Applicant) is proposing to construct a 10,640 square foot facilities building. The project will consist of a new building, new pavement areas for parking and loading, stormwater facilities, grading, and landscaping. The purpose of this letter is to demonstrate the suitability of the proposed landscaping for compliance with local zoning and planning objectives.

Currently, the site has natural landscape buffers on the southern and eastern (Canacadea Creek) boundary lines. The Applicant has expressed to the design team that these buffers are to be remain natural with no disturbance. These areas are populated with fully grown trees and provide a great buffer between the proposed project and the existing adjacent properties. The northern boundary line vegetation will predominately be undisturbed as well. This landscape buffer is not as full as the other two boundary lines and therefore will be enhanced with the installation of 15 – 20 new arborvitae trees. These new trees will be specified at a minimum of five feet in height prior to them being planted at the project site. This will provide a buffer against any light intrusion from the vehicles on the project site. These trees will be field-sited to optimize the landscape buffer.

The proposed design will also include stormwater management. All proposed stormwater will be collected and treated on site. At the time of this submission, the stormwater management system is conceptual. The proposed collection system will either be a series of catch basins or will be the use of sheet flow across the pavement areas. All runoff will then enter either a detention basin or a bioretention area that will be sized in accordance with the *NYS Stormwater Management Design Manual*. Either practice will introduce new plantings that will help treat and reduce the proposed runoff.

If you have any questions or comments, please feel free to contact me at (607) 734-2165, ext. 237.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

Brian Grose, EIT
Project Manager

Cc: Jamie Babcock, Alfred University

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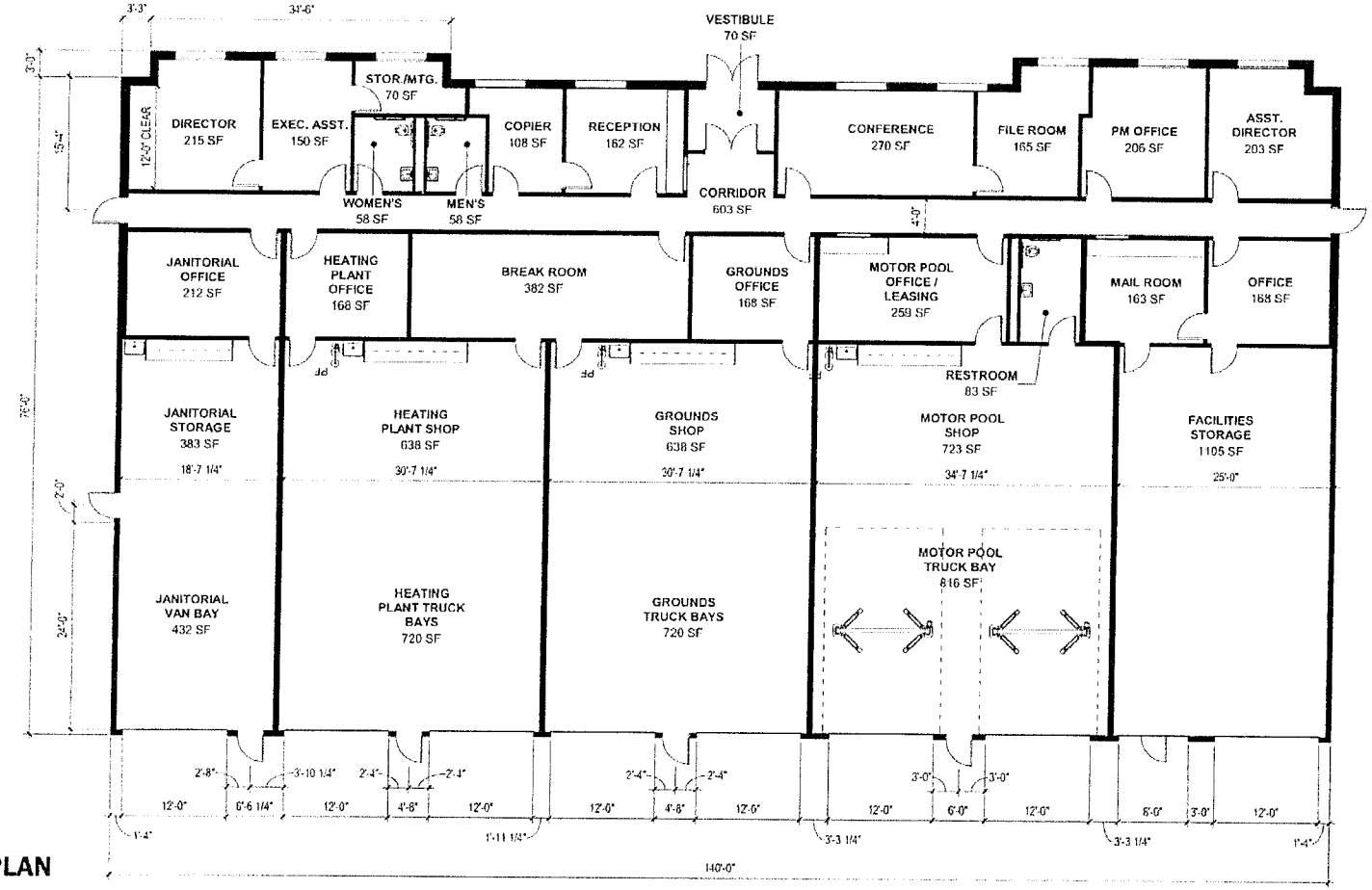
EXHIBIT D



CONCEPT FLOOR PLAN
(Not to scale)

NEW FACILITIES BUILDING
ALFRED UNIVERSITY
MARCH 30, 2023

hbt ARCHITECTS
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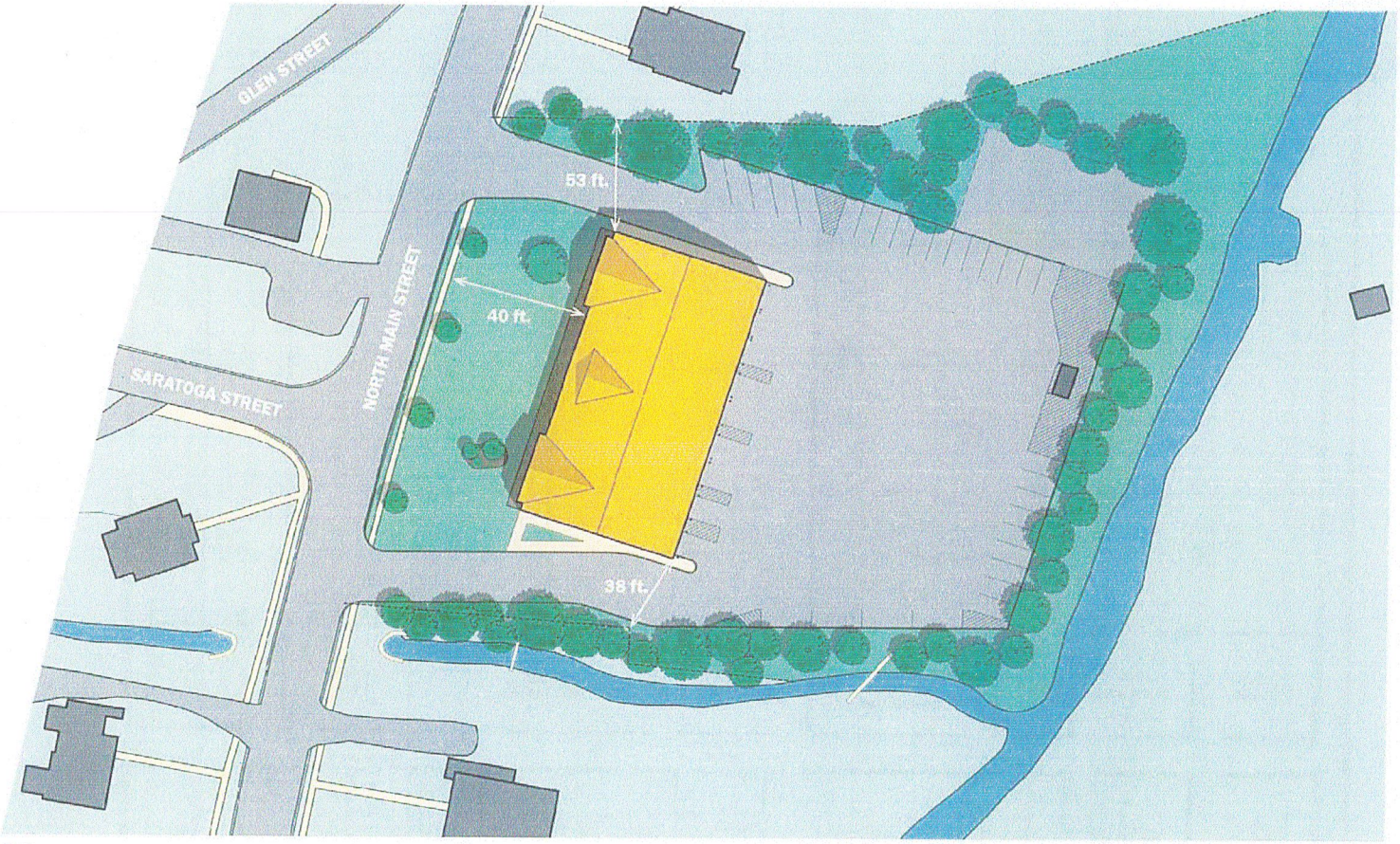

CONCEPT SITE PLAN
(Not to scale)

NEW FACILITIES BUILDING
ALFRED UNIVERSITY
MARCH 30, 2023

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EXHIBIT E

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: Alfred University - New Facilities Building		
Project Location (describe, and attach a general location map): 148-150 North Main Street, Alfred, NY 14802		
Brief Description of Proposed Action (include purpose or need): The project would constitute the complete removal of an existing condemned building (and utilities) and the removal of an existing facilities service building from the existing 148-150 North Main Street lot. There would be a new facilities service building erected to upgrade from the existing building. The new building will have a wood frame structure with Terra Cotta roof and metal siding. The new building will utilize existing sewer and water connections. An upgraded electrical service and natural gas service will be required. The existing paved areas at the rear of the building will remain in place.		
Name of Applicant/Sponsor: Alfred University	Telephone: 607-871-2905 E-Mail: babcock@alfred.edu	
Address: One Saxon Drive		
City/PO: Alfred	State: NY	Zip Code: 14802
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Village of Alfred - Site Plan Approval	6/1/2023
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Allegany County - M-239 Referral	5/17/2023
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - GP-0-20-001 ESD-CFA Grant	7/15/2023 2018
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐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):

NYS Major Basins:Upper Susquehanna

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? Two-Family Residence (R-2)	☑ 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, *i.* What is the proposed new zoning for the site?	☐ Yes ☑ No
C.4. Existing community services.	
a. In what school district is the project site located? Alfred-Almond Central School District	
b. What police or other public protection forces serve the project site? Alfred Police Department	
c. Which fire protection and emergency medical services serve the project site? A.E. Crandall Hook and Ladder Company	
d. What parks serve the project site? Kanakadea Park	

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)? Commercial	
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?	10.07 acres 1.64 acres 10.07 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) *ii.* Is a cluster/conservation layout proposed? *iii.* Number of lots proposed? _____ *iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	☐ Yes ☑ No ☐ Yes ☐ No
e. Will the proposed action be constructed in multiple phases? *i.* If No, anticipated period of construction: *ii.* If Yes: • Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) • Anticipated completion date of final phase • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	☐ Yes ☑ No 6 months _____ _____ month _____ year _____ month _____ year

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	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)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 26 height; 76 width; and 140 length
iii. Approximate extent of building space to be heated or cooled: 10,640 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? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
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):

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

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

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

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 300 gallons/day

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

- Name of district or service area: Village of Alfred Water Departmnet
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

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? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

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

- Name of wastewater treatment plant to be used: Village of Alfred Wastewater Treatment Plant
- Name of district: Village of Alfred Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

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

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 0.98 acres (impervious surface)

_____ Square feet or 10.07 acres (parcel size)

ii. Describe types of new point sources. Building roof leaders and new pavement

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)?

Proposed runoff will be directed to a stormwater basin on-site.

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

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_2O)
- _____ 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 Hydroflourocarbons (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 _____

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

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

vi. Are public/private transportation service(s) or facilities available within ½ 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 - 5 pm
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7 am - 5 pm
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

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:

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:

Typical lighting package. Lighting to be on building and around parking areas. Light poles shall be at max 18' in height and all lights shall be downward facing and dark-sky compliant.

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 or 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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.89	0.98	+.0.09
• Forested	8.37	7.14	-0.23
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.81	1.95	+1.14
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: _____			

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? ☑ Yes ☐ No

If Yes,

i Identify Facilities:

Alfred University and Alfred State University

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? ☐ Yes ☐ No

- 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 ☐ No

☐ 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? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Salamanca Silt Loam	46.9 %
Chenango Channery Silt Loam	17.5 %
Rushford Channery Silt Loam	12.5 %

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:
☑ Well Drained: 17.5 % of site
☑ Moderately Well Drained: 0 % of site
☑ Poorly Drained 82.5 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 27.6 % of site
☑ 10-15%: 0 % of site
☑ 15% or greater: 72.4 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 811-102, 811-105 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... 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? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Squirrel | Deer | Duck
Geese | Birds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

If Yes:

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? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐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: Alfred Village Historic District

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Jamie Babcock Date 05/15/2023

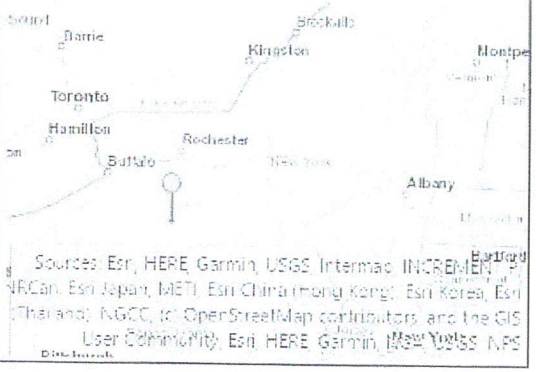
Signature Title Exec. Director Capital Projects & Facility Ops.

PRINT FORM

EAF Mapper Summary Report

Monday, May 15, 2023 1:17 PM

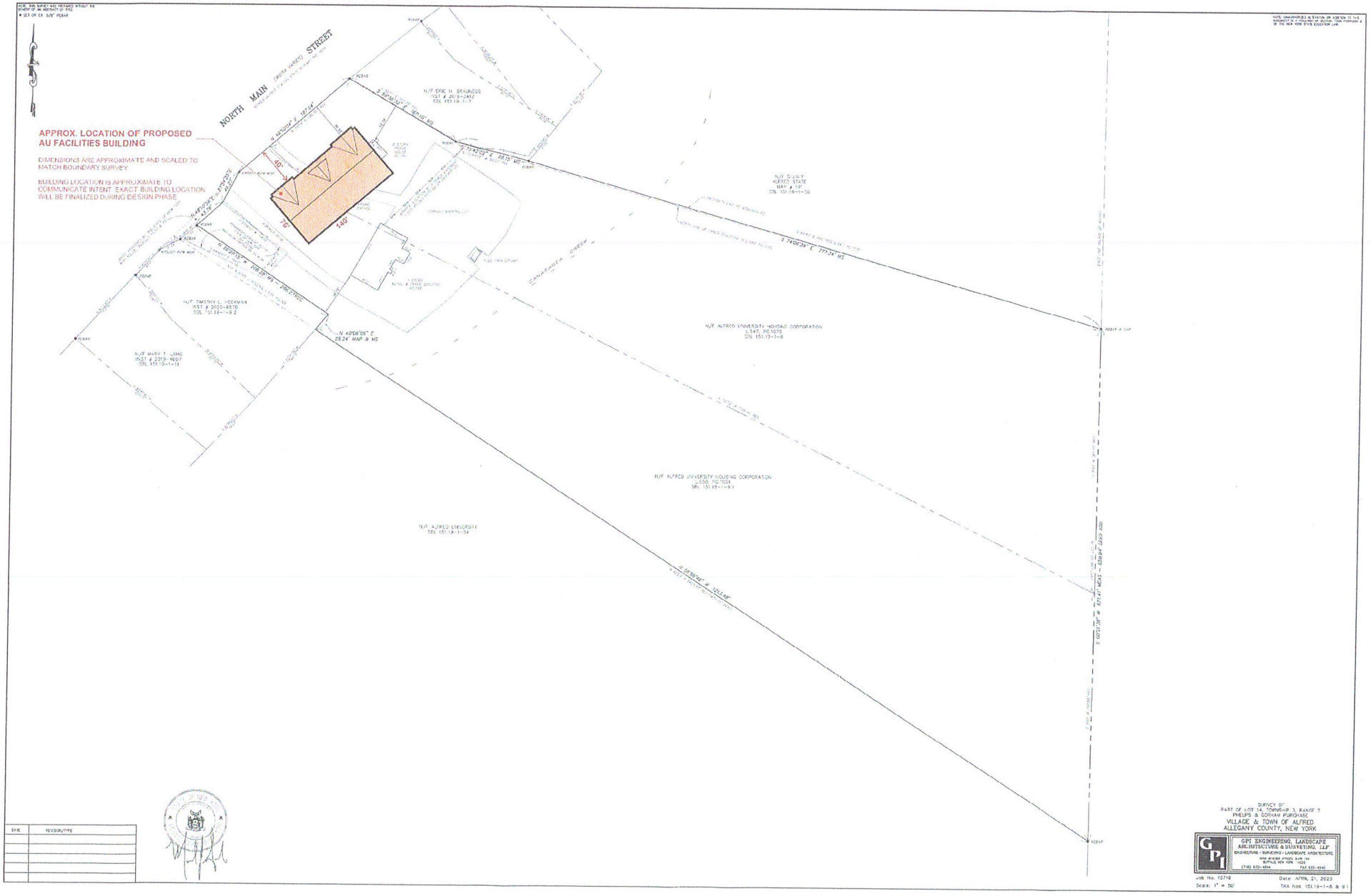
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna
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]	Yes
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.iv [Surface Water Features - Stream Name]	811-102, 811-105
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Alfred Village Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT F



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 14, TOWNSHIP 3, RANGE 7
PHELPS & GORHAM PURCHASE
VILLAGE & TOWN OF ALFRED
ALLEGANY COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
NEW JERSEY STREET SUITE 100
BUFFALO, NEW YORK 14203
(716) 633-4844 FAX 633-4940

Job No. 10716
Scale: 1" = 50'
Date: APRIL 21, 2023
TAX Nos. 151.19-1-8 & 9.1

Allegany COUNTY New York

PLANNING BOARD

Crossroads Center
6087 NYS 19 N
Belmont, New York 14813
Phone (585) 268-7472
Fax (585) 268-7473
www.alleganyco.com
E-Mail: dirlamhk@alleganyco.com

239 (L, M & N) REFERRAL FORM

Allegany County Planning File # _____
Date Received by Allegany County Planning: _____
Date Reviewed by Allegany County Planning Board: _____

MUNICIPAL INFORMATION

Municipality referring project: Town of Andover
Project Title: McCormick Solar
Board referring project: X Town/Village ~~Board~~ ___ Planning Board ___ ZBA
Referring Board's next meeting date: July 11, 2023 6pm
Contact Name: Chuck Cagle
Address:
Phone #: 607-542-2175
E-Mail: Codeoffice.1957@gmail.com @

Certification: With the following signature, I certify that this application provides a complete description of the proposed local action and is a "complete application" pursuant to the Allegany County Planning Board By-laws and NYS General Municipal Law, Article 12-B, Section 239-m, part-c.

Signature of Referring Municipal Official — **Date** June 14, 2023

REFERRAL INFORMATION

Type of Action:
- X Site Plan Review
- ___ Special Use Permit
- ___ Zoning Map Adoption/Amendment
- ___ Zoning Law Adoption/Amendment
- ___ Area Variance
- ___ Use Variance
- ___ Comprehensive Plan Adoption/Amendment
- ___ Local Law Change or New Law
- ___ Moratorium
- X Solar or Wind or other renewable energy Project
- ___ Historic Site/District Review
- ___ Other (please indicate) _____

NYS General Municipal Law, Section 239-m states that projects must be referred to the County Planning Board if the property is within 500 feet of an existing or proposed: (check all that apply)

- X NYS Route # 417
- ___ County Road # _____
- ___ NYS or County park/recreation area
- ___ NYS or County owned land
- ___ County right of way for a stream or drainage channel
- ___ Municipal boundary
- ___ Farm operation located in an agricultural district.

PROJECT INFORMATION

Project Title: McCormick Solar

Applicant name & address: Katelyn Stathers

Property owner name & address: Terrance McCormick

Tax parcel number (s): 216.-1-47 70 Chestnut St Andover

Term used by the municipality to define the proposed use or project (i.e., small retail, outdoor recreation, etc.): Large scale Solar Farm

Sections of local code(s) that apply to this application: N/A

Current zoning of property: N/A Existing land use of property: Farming

Private Septic System X or public sewer __ Private water source X or Public Water Source ___

Does this action require approval of the Allegany County Health Department? X No ___ YES

Has SEQR been completed on this project? **[Please attach all parts, document, forms]** ___ No X YES

Use additional pages as needed below:

Description of project:

Referring Boards Opinion of the project should be described:

The Town of Andover has no opinion on this project

Referral requirements: This Form ***ENCLOSED*** ✓

Cover Letter from Municipality stating that they are referring this project: ***ENCLOSED*** ___

Section of Zoning or other law relevant to this referral is to be enclosed: ***ENCLOSED*** N/A

A copy of all information required by the local law shall be submitted with this referral letter. ***ENCLOSED*** ___

SEQR forms and related documents: ***ENCLOSED*** ___

Project Drawings, Engineering Documents, Etc. ***ENCLOSED*** ___

1) It is generally recommended that the applicant and/or a member of the municipal board attend and present the project to the Allegany County Planning Board so as to minimize the likelihood of having to table the project due to unanswered questions.
2) The County Planning Board meets the third Wednesday of every month 7 PM unless there is an official holiday and except January, July and August unless a review is required. The deadline for referrals is seven (7) days prior to the monthly meeting. The Planning Board is legally allowed 30 days from the date of receipt of application.
3) **Please plan to supply sufficient paper copies upon referral.** The County Planning Board has 11 members and the County Planning Department requires 3 copies of documents for a **total of 14 copies**. If you have questions about copies for **large referral packets please call 585-268-7472**.
4) Please **ALSO** submit all information electronically to the e-mail below.
5) If you have questions about the referral process or are not sure if a projects needs to be referred, please call County Planning at (585) 268-7472.

****Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.**

Send Referrals to:

C/O Kier Dirlam – Director of Planning
Allegany County Planning Board
Crossroads Commerce & Conference Center
6087 NYS Route 19
Belmont, NY 14813
And via e-mail at dirlamhk@alleganyco.com

TOWN OF ANDOVER

22 EAST GREENWOOD STREET,
PO BOX 777,
ANDOVER, NY 14806
Phone: (607) 478-8446
ANDTOWNCLERK@YAHOO.COM

Code Enforcement Officer:
CHUCK CAGLE
Ph: (607) 329-7842

FOR OFFICE USE ONLY:

DATE RECD:_____ RECD BY:_____

FEE PAID:_____ PERMIT #:_____

TOWN BOARD RECD: _____

APPROVED:_____ DENIED:_____

ACTION TAKEN BY CEO:_____

GENERAL BUILDING PERMIT APPLICATION

INTRUCTIONS:

1 PLEASE FILL OUT COMPLETELY; PRINT CLEARLY INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED
2 SUBMIT THIS FORM WITH REQUIRED ATTACHMENTS, ALONG WITH APPLICABLE FEE TO THE TOWN CLERK
3 A DETAILED DRAWING MUST BE INCLUDED

APPLICANTS NAME: Katelyn Stathers PHONE NUMBER: 240-577-3623

MAILING ADDRESS: 4001 Coolidge Ave Baltimore, MD 21229

CONTRACTOR'S NAME: Gordian Energy Systems PHONE NUMBER: 410-242-2449

MAILING ADDRESS: 4001 Coolidge Ave. Baltimore, MD. 21229 COPY OF INSURANCE: (YES) / NO

PROPERTY LOCATION: 1302 State Route 417 Andover, NY 14806 TAX MAP #: Andover

If you are not the owner, in what capacity do you represent the owner? EPC Contractor

Current use of space: Farm land

Estimated cost: $4,814,946 Estimated Completion Date: 1/15/2024

WRITTEN DESCRIPTION OF PROPOSED PROJECT, INCLUDE MATERIALS BEING USED, PARKING SPACES, DIMENTIONS, DWELLING UNITS, OFFICE SPACE, ETC

The installation of a 4.95 MW Ground-Mount PV System.
Materials: modules, inverters, transformers, racking, and DAS controls.

PLEASE PROVIDE A DETAILED DRAWING OF THE PROJECT: INCLUDE ARROW INDICATING NORTH, DIMENSIONS OF LOT, ALL STREETS THAT BORDER PROPERTY, ABUTTING PROPERTIES LABELED WITH NAMEOF OWNERS, DIMENSIONS OF EXISTING AND PROPOSED BUILDINGS AND OTHER STRUCTURES FENCES, SHEDS AND OTHERS ACCESSORY STRUCTURES MUST BE SHOWN ALSO. SET BACK DIMENSIONS FROM ALL PROPERTIES, ROADS, AND OTHER STRUCTURES

Plans for this project will be submitted with the application.

I, the undersigned, hereby apply for approval or permit, for the purposes and on the site described herein, and agree that such purposes shall be undertaken in accordance with all applicable laws and regulations of the Town of Andover and the State of New York. I understand that any permit or approval issued pursuant to this application shall expire if the project or action or use has not commenced within six months from time of issuance. I further declare that all statements contained in this application and in any accompanying plans and specifications are true to the best of my knowledge and belief and that the work or action to be performed and/or the use of the property will be in conformity with the data in this application.

The owner or a representative of the project must be present at the board meeting if the plan requires board approval.

Signature of applicant: _____ **Date:** 4/24/2023

Planning Board Project Review – McCormick CSG Solar Project – McCormick NY CSG LLC

Michelle M. Denhoff
Deputy Director, Planning
County of Allegany
Crossroads Commerce & Conference Center
NYS Route 19
Belmont, NY 14813

Dear Ms. Denhoff:

McCormick NY CSG, LLC, a subsidiary of New Energy Equity is submitting the McCormick CSG Solar Project, previously known as the Shoemaker Solar Project (the "Proposed Project"), to the County Planning Board for review during the June 21st Planning Board Meeting. Below you will find a background on the project, and appendices have been attached with further details.

Permitting and SEQR Background:

- October 2020: Project developer obtained services of a 3rd party environmental and engineering consultant, JHA performed detailed desktop and field investigative studies into potential critical archeological, agricultural, and environmental issues associated with the Proposed Project. Any noted concerns were identified and avoided through a careful screening process, and site plan design along with correspondence with those associated agencies involved in SEQR.

- March 17, 2021: A virtual preapplication meeting was held and attended by the project developer, JHA, Town/Village of Andover Code enforcement officer, and NYSDEC where it was suggested and discussed that the Town would be the lead agency in the SEQR review. During that meeting and subsequent discussions with NYSDEC, the Proposed Project was determined to be a Type 1 action.

- April 7, 2021: The Proposed Project submitted Building Permit Application and SEQR Part 1 of the EAF form to the Town and Village of Andover. In summary, based upon JHA's investigative study, it was determined that the project will result in no significant impacts to any archeological, physical, chemical, or biological features that exist on site pertaining to soil, water, wetlands, land, or critical habitats.

- April 13, 2021: Project developer and JHA attended Town Board and Village Council Meetings where the project was discussed openly with the Board members and the Code Enforcement Officer. During that meeting, the submitted SEQR form was introduced and discussed.

- April 21, 2021: The Allegany County Planning Board met and reviewed the Proposed Project and made a motion to Approve the Proposed project. It was referred because the Proposed Project was within 500' of the boundary of a farm operation in an agricultural district, it is within 500' of a municipal boundary, and it is within 500' of the right of way of a State road.

- May 11, 2021: The Proposed Project continued with outreach to the Town of Andover and Village of

Andover. During the Town Board meeting, the Town declared lead agency and began a coordinated review with all involved named agencies. Subsequently, during the SEQR process, the lead agency received concurrences from SHPO, Soil and Conservation, DEC, DOT and NYSERDA. These concurrences were carefully considered to protect the community and environment. The project applicant worked closely with SHPO and agreed to additional landscape screening and worked closely with NYSDEC on floodplain management design guidelines for solar.

- June 29, 2021: The Proposed Project, in coordination with the Town of Andover, Village of Andover and the Lead Agency, conducted a public hearing to consider project documentation and public comments.

- July 13th, 2021: The Town Board met the procedural and substantive requirements of SEQRA as a Type 1 Action and a SEQR FEAF Negative Declaration was issued by the lead agency, Andover Town Board. Further, the Town of Andover passed a resolution stating that the Proposed Project will not have any significant adverse environmental impacts and that a negative declaration of environmental significance be issued. At that time the Town and Village also signed the NYSERDA Local Land Use Approval Forms indicating that no further land use permits were required.

After extensive discussions, the Project Developer was offered authorization for the building permits. However, upon careful consideration, it was determined that it would be more prudent to hold off on obtaining the building permits until the year of construction. This decision was made to allow us ample time to complete the required engineering work and provide detailed drawings necessary for the building permits.

- Since July 2021, the Proposed Project has successfully secured the required project financing in partnership with New Energy Equity, LLC. Consequently, ownership of the project has been fully transferred to New Energy Equity.
- Significant progress has been made in completing major development and pre-construction milestones, which include, but are not limited to, the following achievements:
- Obtained acceptance into the NYSERDA community solar program.
- Successfully fulfilled all real estate obligations, including clerk office filings, title transfers, and legal requirements.
- Engaged the services of Gordian Energy, an experienced Engineer, Procurement, and Construction Management firm (EPC Firm), to oversee the construction process.
- Completed comprehensive engineering work in the areas of civil, mechanical, electrical, and geotechnical aspects of the project.
- Reached the necessary construction mobilization payment thresholds with National Grid, the utility company, and established a construction schedule for the utility equipment essential to project operations.
- Procured solar modules, which are currently securely warehoused in Horseheads, New York, ready for delivery to the project site.
- Applied for and successfully obtained approval from NYSDEC for SPDES (State Pollutant Discharge Elimination System) compliance, thereby completing the Stormwater Permit.
- Additionally, the project has secured the NYS DOT driveway permit after a successful application process.
- These achievements collectively demonstrate the significant progress made in project development and lay a solid foundation for the forthcoming construction phase.

Construction is scheduled to commence in early Q3; All necessary ministerial permits have been prepared and are readily available for submission to the Town and Village code enforcement officer. The Applicant intends to complete the construction process and achieve mechanical completion by the end of the year.

Respectfully Submitted, Dated this 7th day of June 2023.

Ty M. Baccile II

TY M. BACCILE II

DIRECTOR OF PERMITTING, LAND AND BUSINESS DEVELOPMENT

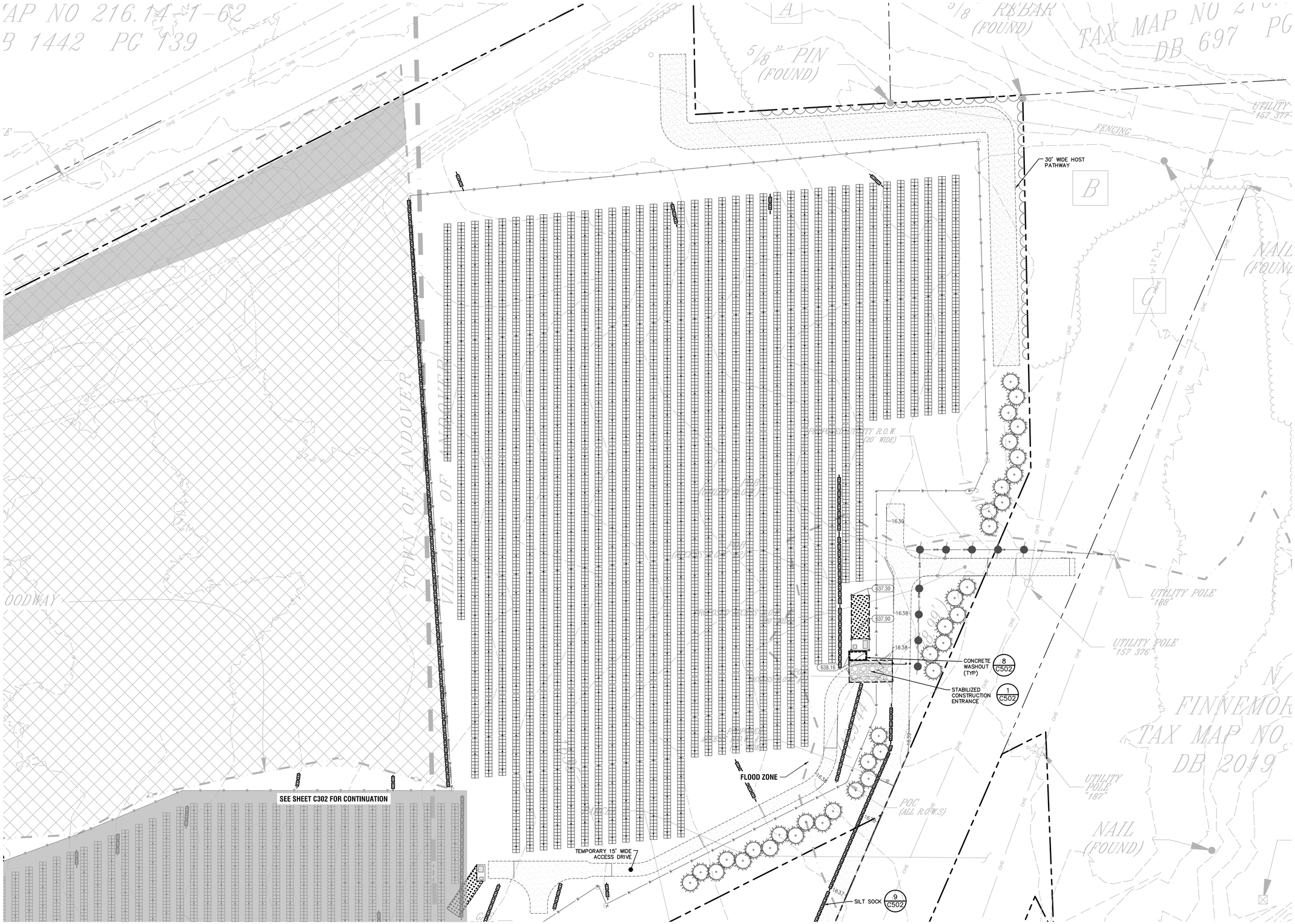
607-742-5134

Development@newenergyequity.com

Enclosures:

Appendix A – Additional 2022 Local Law Documents:

Appendix B – Prior Approval Documents



1 C301 ESC AND GRADING PLAN

SCALE: 1" = 50'

N

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300 State Street, Suite 201
Rochester, NY 14614
585-454-6110

labellapc.com

STATE OF NEW YORK · GORDON E. CHUNG · 84011 · LICENSED PROFESSIONAL ENGINEER

EXP. 11/30/2023

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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GORDIAN ENERGY SYSTEMS, LLC

3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG

70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
6	MAY 4, 2023	PER GES COMMENTS
5	APR 19,2023	STAMPED 90% PLAN SET
4	APR 5, 2023	PER COMMENTS BY GORDIAN
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

DATE: APRIL 21, 2022

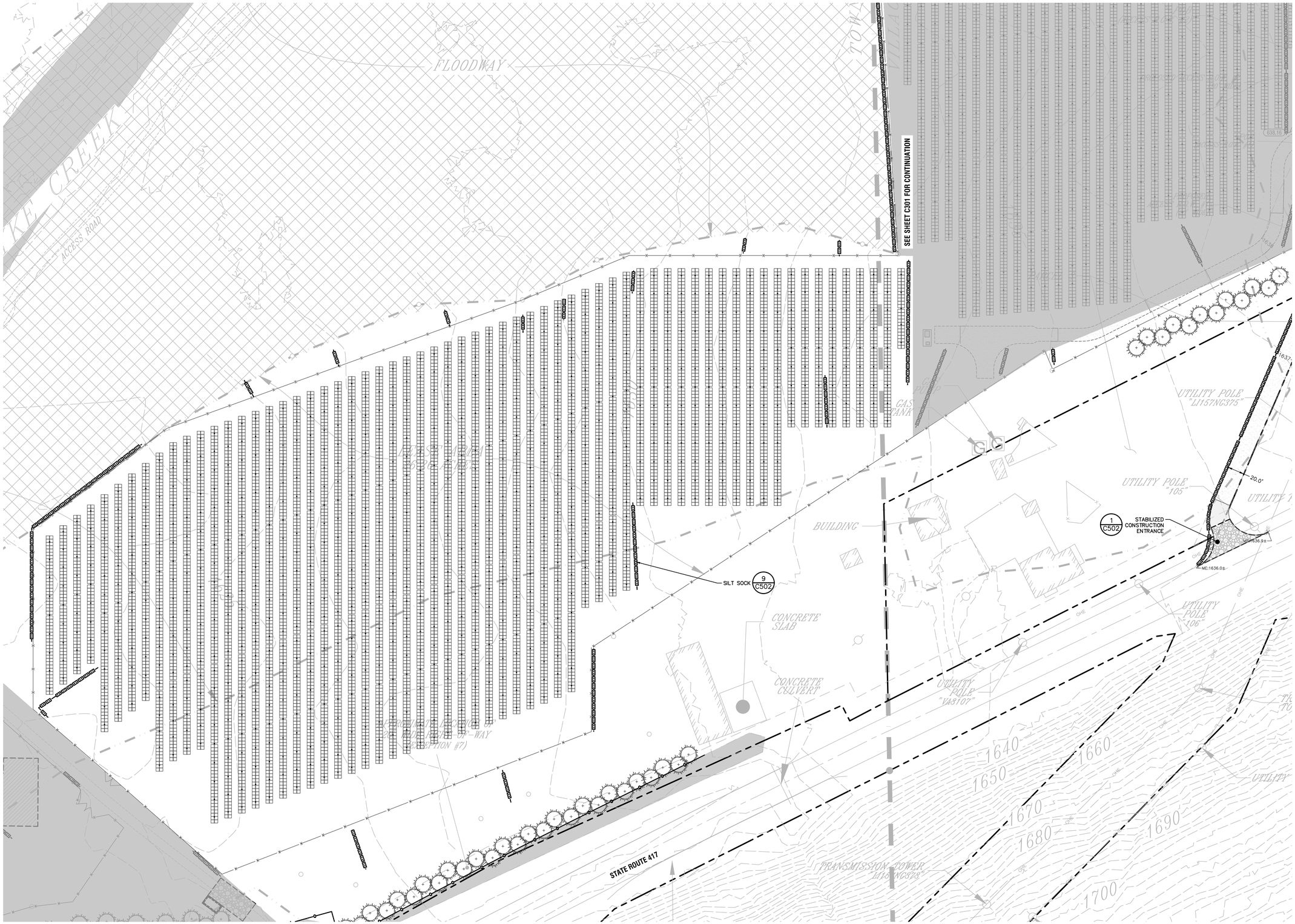
DRAWING NAME:

ESC AND GRADING PLAN

DRAWING NUMBER:

C301

VERSION 19.0
6/3/2019 8:47:56 AM



1 C302 ESC AND GRADING PLAN

SCALE: 1" = 50'

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6/3/2019 8:47:56 AM

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Rochester, NY 14614
585-454-6110

labellapc.com

STATE OF NEW YORK
PAUL R. GORDIAN
084011
LICENSED PROFESSIONAL ENGINEER

EXP. 11/30/2023

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GORDIAN ENERGY SYSTEMS, LLC

3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG

70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
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3	MAR 24, 2023	90% IFC PLAN SET
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1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

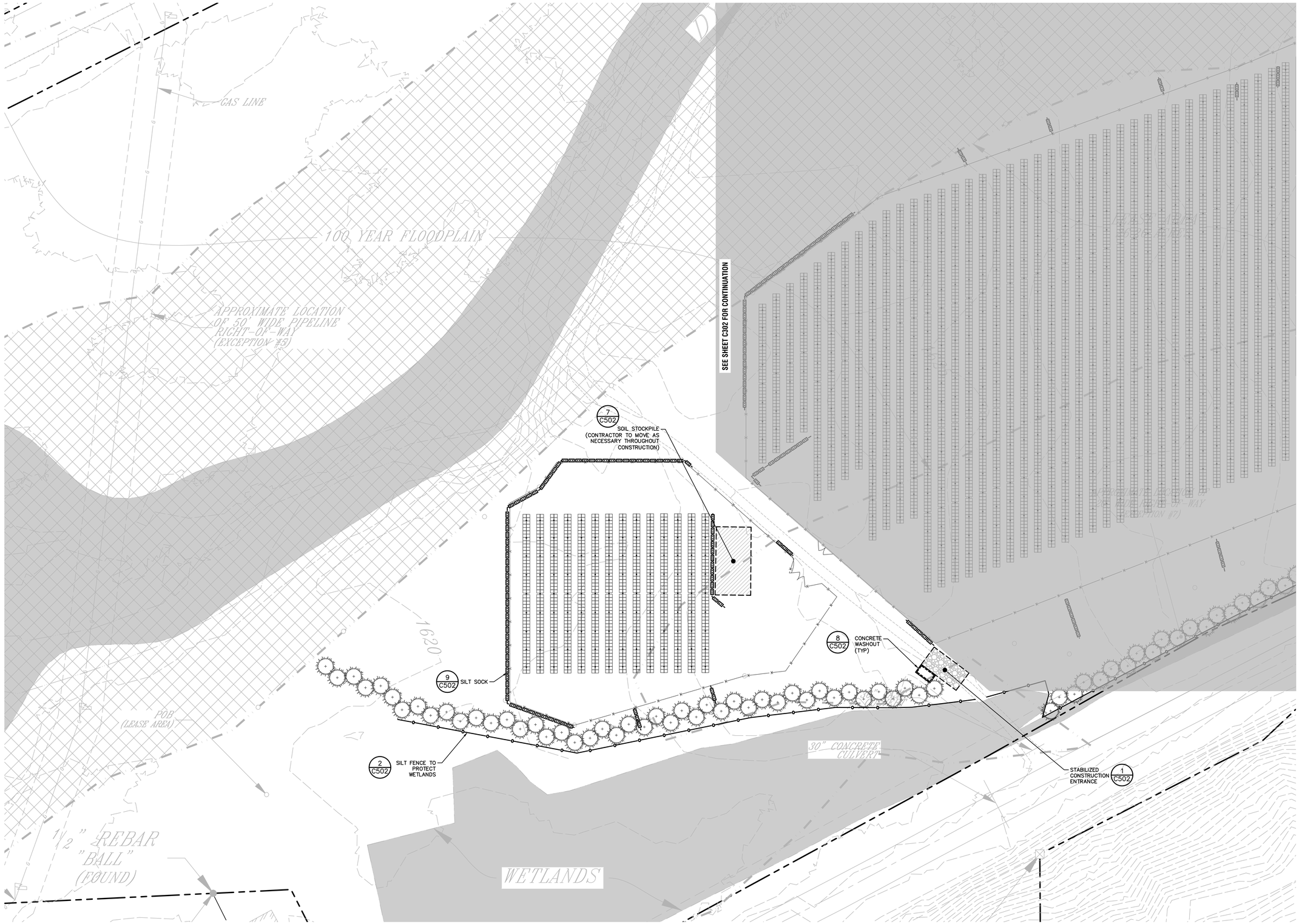
DATE: APRIL 21, 2022

DRAWING NAME:

ESC AND GRADING PLAN

DRAWING NUMBER:

C302



1 C303 ESC AND GRADING PLAN

SCALE: 1" = 50'

VERSION 19.0
6/3/2019 8:47:56 AM

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300 State Street, Suite 201
Rochester, NY 14614
585-454-6110

labellapc.com

STATE OF NEW YORK
CHARLES BRIAN
084011
LICENSED PROFESSIONAL ENGINEER

EXP. 11/30/2023

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3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG

70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
6	MAY 4, 2023	PER GES COMMENTS
5	APR 19,2023	STAMPED 90% PLAN SET
4	APR 5, 2023	PER COMMENTS BY GORDIAN
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

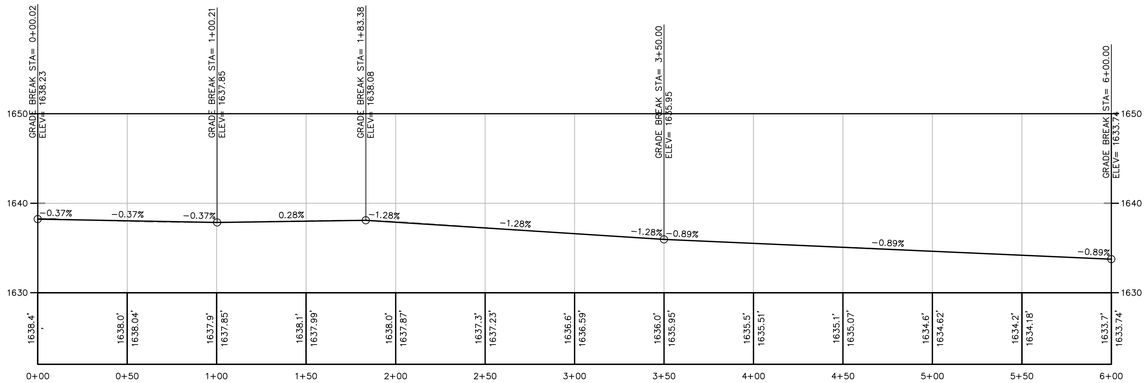
DATE: APRIL 21, 2022

DRAWING NAME:

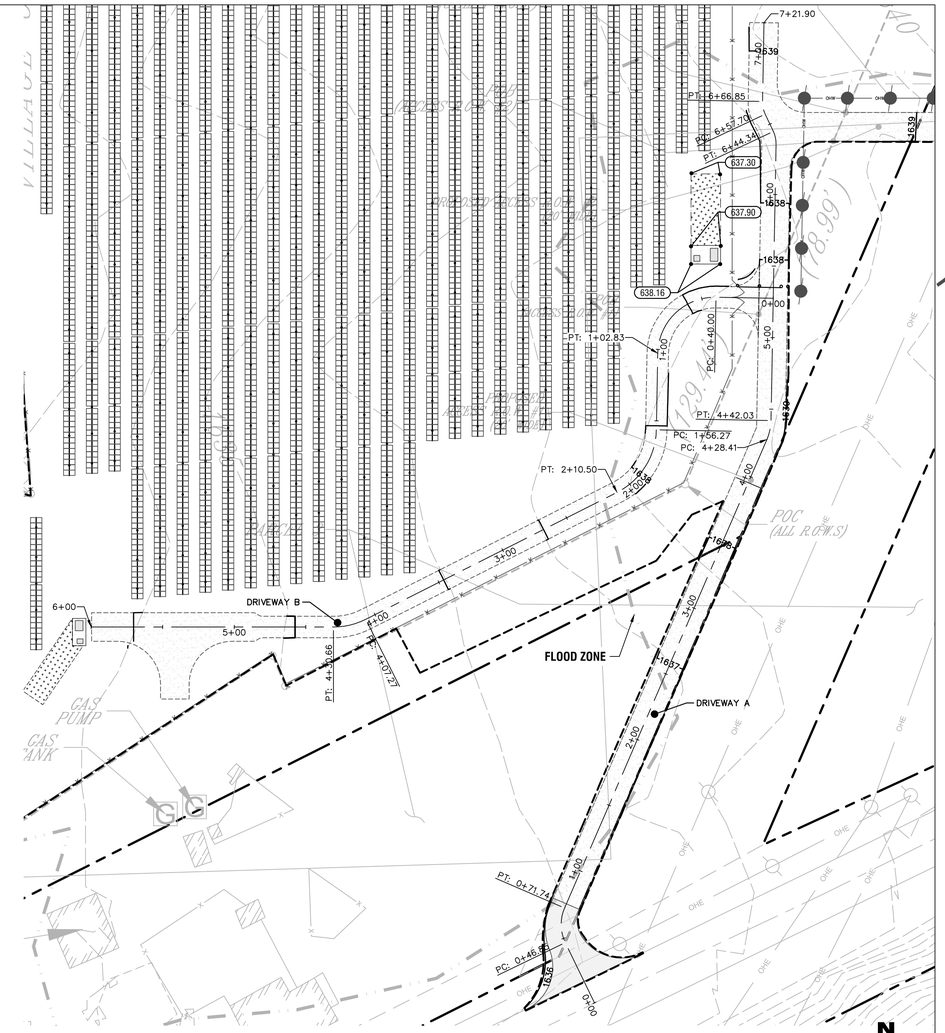
ESC AND GRADING PLAN

DRAWING NUMBER:

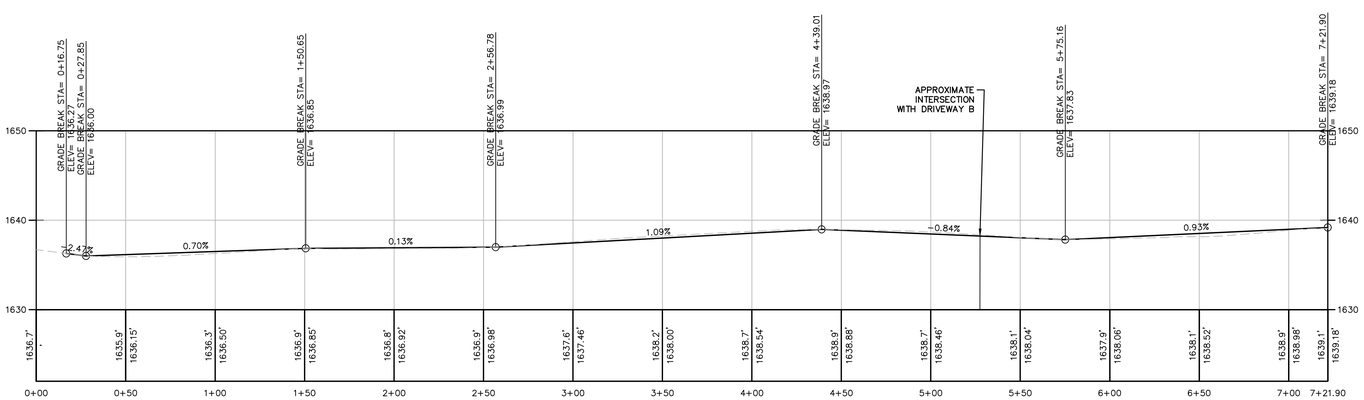
C303



1 C304 **DRIVEWAY B PROFILE STATION 0+00 TO 6+00**
SCALE: 1"=40' 1"=8'



3 C304 **DRIVEWAY A&B PLAN STATION DWY A:0+00 TO 7+20 DWY B: 0+00 TO 6+00**
SCALE: 1"=50'



2 C304 **DRIVEWAY A PROFILE STATION 0+00 TO 7+20**
SCALE: 1"=40' 1"=8'

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EXP. 11/30/2023

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GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG
70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
6	MAY 4, 2023	PER GES COMMENTS
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Revisions

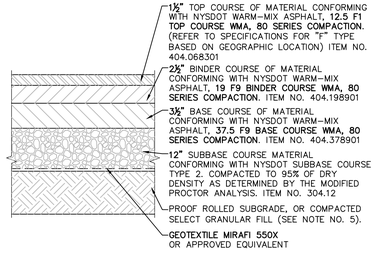
PROJECT NUMBER: 2220520
DRAWN BY: NRJV
REVIEWED BY: CB
ISSUED FOR: CLIENT REVIEW
DATE: APRIL 21, 2022
DRAWING NAME:

ROADWAY PLAN AND PROFILE SHEET

DRAWING NUMBER:

C304

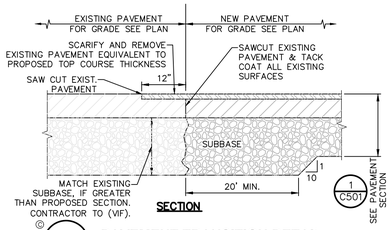
VERSION 19.0
6/3/2019 8:47:56 AM



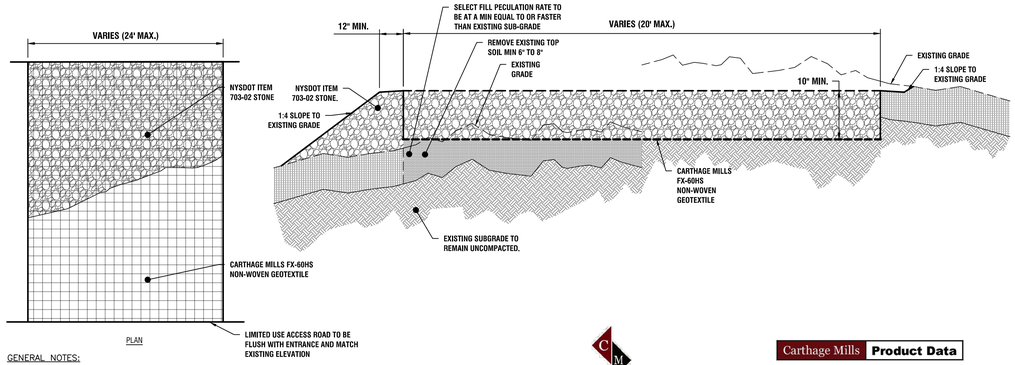
NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. WARM MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE WARM MIX ASPHALT (WMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 404**–ASPHALT PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS BASED ON NYSDOT STANDARDS.

© 1 **NYSDOT PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE



© 2 **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE



GENERAL NOTES:

1. PROVIDE A 4800 LB/FT ENHANCED NON-WOVEN GEOTEXTILE SEPERATION LAYER AND INSTALL PER MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.

PERMEABLE ACCESS ROAD GENERAL NOTES:

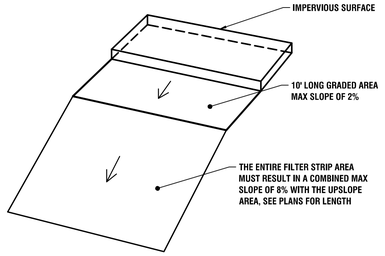
1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS, AND DEBRIS AS NECESSARY. FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE AND STORE TOPSOIL, AS DIRECTED BY ENGINEER.
7. REMOVE REFUSE SOILS, AS DIRECTED BY ENGINEER.
8. THE CROSS SLOPE OF THE ACCESS DRIVE SHALL NOT EXCEED 5%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE, SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.

WOVEN GEOTEXTILE MATERIAL NOTES:

1. GEOTEXTILE MATERIAL TO BE CARTHAGE MILLS FX-60HS OR APPROVED EQUAL.

BASIS OF DESIGN: CARTHAGE MILLS

© 3 **LIMITED USE PERVIOUS HAUL ROAD - 0% TO 5% SLOPE**
SCALE: NOT TO SCALE



NOTES:

1. NO DEVELOPMENT IS ALLOWED ON FILTER STRIP AREA.
2. AREAS TO BE SEEDED USING SPECIFIED SEED MIXTURE ON THE LANDSCAPING PLAN.

© 4 **TYPICAL VEGETATIVE FILTER STRIP**
SCALE: NOT TO SCALE

Carthage Mills **Product Data**

Geotextiles | Erosion Control | Geogrids | Geomembranes

FX®-60HS

Carthage Mills' FX-60HS is a multipurpose nonwoven geotextile made of polypropylene staple fibers which are formed into a random network, needlepunched and heatset for dimensional stability. FX-60HS is part of the Carthage **FX-HS Series** of nonwoven geotextiles, is inert to biological degradation and resistant to naturally encountered chemicals, alkalis, and acids.

AASHTO M 288: FX-60HS exceeds the geotextile requirements for Subsurface Drainage/Class 2 (nonwoven – all soil types), Separation/Class 2 (nonwoven), Stabilization/Class 2 (nonwoven), and Permanent Erosion Control/Class 2 (nonwoven – all soil types / with engineer approval).

PROPERTY	TEST METHOD	DATA	
		METRIC	ENGLISH
☐ **Mechanical**			
Grab Tensile Strength	ASTM D 4632	0.71 kN	160 lbs
Grab Tensile Elongation		50%	
Trapezoidal Tear	ASTM D 4533	0.27 kN	60 lbs
CBR Puncture	ASTM D 6241	1.82 kN	410 lbs
☐ **Endurance**			
UV Resistance	ASTM D 4355	70% @ 500 hrs	
☐ **Hydraulics / Filtration**			
Permittivity [1]	ASTM D 4491	1.50 sec^{-1}	
Water Flow Rate [1]		4278.3 lpm/m^2	110 gpm/ft^2
Apparent Opening Size (AOS) [1]	ASTM D 4751	0.212 mm	70 US Std. Sieve
☐ **Physical**			
Mass Per Unit Area (Typical)	ASTM D 5261	203.4 g/m^2	6.0 oz/yd^2
Standard Roll Sizes / Packaging / Weight	Measured (Typical)	3.81 m x 109.7 m 418 m^2 105 kg	12.5 ft x 360 ft 500 yd^2 231 lbs
		4.57 m x 91.44 m 418 m^2 92 kg	15.0 ft x 300 ft 500 yd^2 203 lbs

NOTES: Mullen Burst Strength ASTM D 3786 is no longer recognized by ASTM D35 on Geosynthetics. Puncture Strength ASTM D 4833 is not recognized by AASHTO M 288 and has been replaced with CBR Puncture ASTM D 6241.

[1] At the time of manufacturing. Handling, storage and shipping may change these properties.
- Unless otherwise stated, all values stated here are Minimum Average Roll Values (MARV).
- The properties reported above are effective 11-01-20 and are subject to change without notice.

» **AASHTO M 288: Geotextile Product Selection Guide**

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EXP. 11/30/2023

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BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG
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NO:	DATE:	DESCRIPTION:
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Revisions

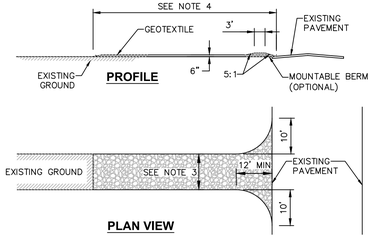
PROJECT NUMBER: 2220520
DRAWN BY: NRJV
REVIEWED BY: CB
ISSUED FOR: CLIENT REVIEW
DATE: APRIL 21, 2022
DRAWING NAME:

CIVIL SITE DETAILS

DRAWING NUMBER:

C501

VERSION 19.0
6/3/2019 8:47:56 AM



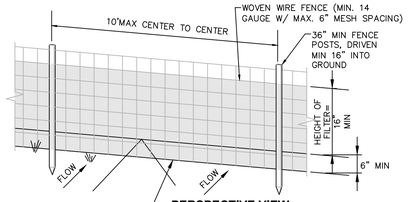
PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

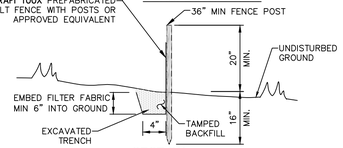
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

© 1 **STABILIZED CONSTRUCTION ACCESS DETAIL**

SCALE: NOT TO SCALE



PERSPECTIVE VIEW



SECTION

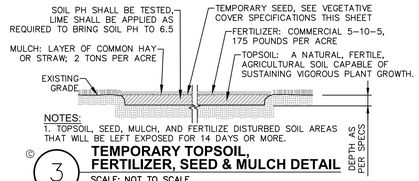
NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

© 2 **SILT FENCE INSTALLATION DETAIL**

SCALE: NOT TO SCALE

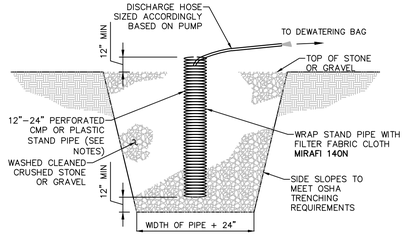


NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

© 3 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**

SCALE: NOT TO SCALE



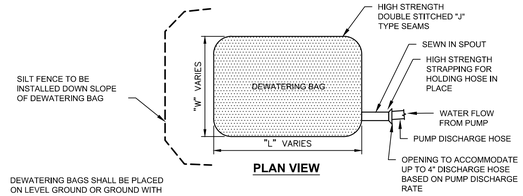
TYPICAL SECTION OF SUMP PIT

NOTES:

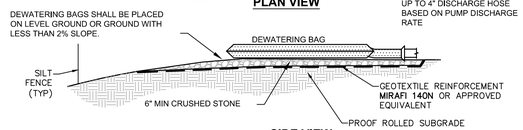
1. SUMP PIT QUANTITY & LOCATION SHALL BE DETERMINED BY CONTRACTOR.
2. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER. PUMP RATE SHALL NOT EXCEED INFLOW RATE INTO STAND PIPE.
3. CRUSHED STONE OR GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUIVALENT AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
4. DISCHARGE SHALL BE THROUGH DEWATERING BAGS, OR AS DIRECTED BY ENGINEER.
5. CONTRACTOR TO SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW & APPROVAL.

© 4 **DEWATERING & SUMP PIT DETAIL**

SCALE: NOT TO SCALE



PLAN VIEW



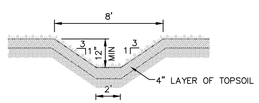
SIDE VIEW

NOTES:

1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL. RICHMOND. VIRGINIA (800–448–3636). OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

© 5 **SEDIMENT COLLECTION DEWATERING BAG DETAIL**

SCALE: NOT TO SCALE



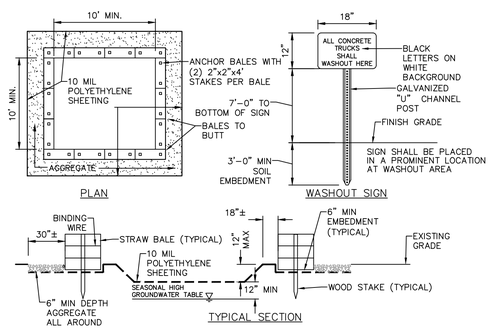
SECTION VIEW

NOTES:

1. MINIMUM DEPTH OF SWALE SHALL BE 12".
2. SWALE SHALL BE AT LEAST 6 FEET WIDE AT TOP.
3. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS. TO 25 LBS. PER 1,000 SF.
4. SLOPE OF SWALE SHALL BE MINIMUM 2%.

© 6 **PERMANENT GRASS LINED DIVERSION SWALE DETAIL**

SCALE: NOT TO SCALE

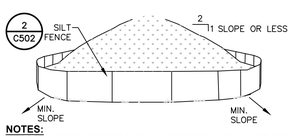


NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

© 8 **CONCRETE WASHOUT AREA DETAIL**

SCALE: NOT TO SCALE

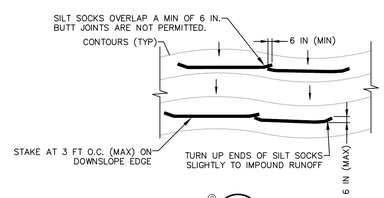


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

© 7 **TEMPORARY SOIL STOCKPILE DETAIL**

SCALE: NOT TO SCALE



© 9 **SILT SOCK DETAIL**

SCALE: NTS

SILT SOCK APPLICATION NOTES:

1. THE PRIMARY PURPOSE OF A SILT SOCK DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. SILT SOCK DIKES CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. SILT SOCK DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM. THE ENDS SHALL CURVE UP SLIGHTLY TO IMPOUND RUNOFF.
4. SILT SOCKS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.
5. SILT SOCKS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE SILT SOCK IN A CONCENTRATED MANNER.

SILT SOCK GENERAL NOTES:

1. SILT SOCK DIKE SHALL BE PLACED A MINIMUM OF 2 FT FROM THE TOE OF SLOPE, (5 FT PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.5 IN X 1.5 IN (MIN) HARDWOOD, OR 1.5 IN X 3.5 IN (MIN) SOFTWOOD. SPACING SHALL BE 3 FT (MAX) BETWEEN STAKES.
3. THE CONTRACTOR SHALL INSPECT MEASURES EVERY SEVEN CALENDAR DAYS AND/OR AFTER EACH RAINFALL EVENT. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100 FT OF SILT SOCK SHALL BE 0.5 AC.
6. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO SILT SOCK MEASURES:

SLOPE	S(FT)
1:2	10
1:2 – 1:4	15
1:4	20

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NO:	DATE:	DESCRIPTION:
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5	APR 19,2023	STAMPED 90% PLAN SET
4	APR 5, 2023	PER COMMENTS BY GORDIAN
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
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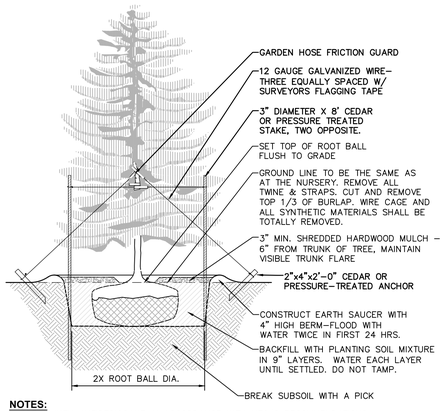
PLANT LIST

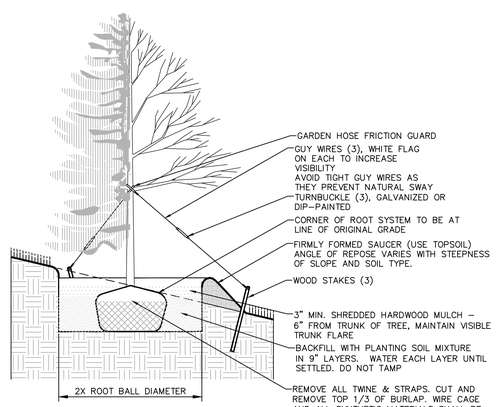
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
40	PG	Picea glauca	White Spruce	8'–10' Ht.	B&B	As Shown	
30	PP	Picea pungens glauca	Colorado Blue Spruce	8'–10' Ht.	B&B	As Shown	
38	WP	Pinus strobus	Eastern White Pine	8'–10' Ht.	B&B	As Shown	

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)



NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

1 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



NOTE:
DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.

2 TREE PLANTING ON SLOPE
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.

5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.

   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.

   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.

7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.

   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.

   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:

      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.

      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.

      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.

      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

      i. LAWN SEED MIX

      SUN AND PARTIAL SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

      *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

      SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

      **SHADE TOLERANT VARIETY

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.

   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).

      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.I) ABOVE.

   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL

      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.

      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.

   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.

   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.

   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA; OR APPROVED EQUIVALENT.

   I. MULCH:
      i. LAWN AREAS
         OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.

      ii. PLANT BED AREAS
         GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.

   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.

   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.

   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.

      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.

   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.

      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.

      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.

      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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NO:	DATE:	DESCRIPTION:
6	MAY 4, 2023	PER GES COMMENTS
5	APR 19,2023	STAMPED 90% PLAN SET
4	APR 5, 2023	PER COMMENTS BY GORDIAN
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
1	APR 21, 2022	60% IFC PLAN SET

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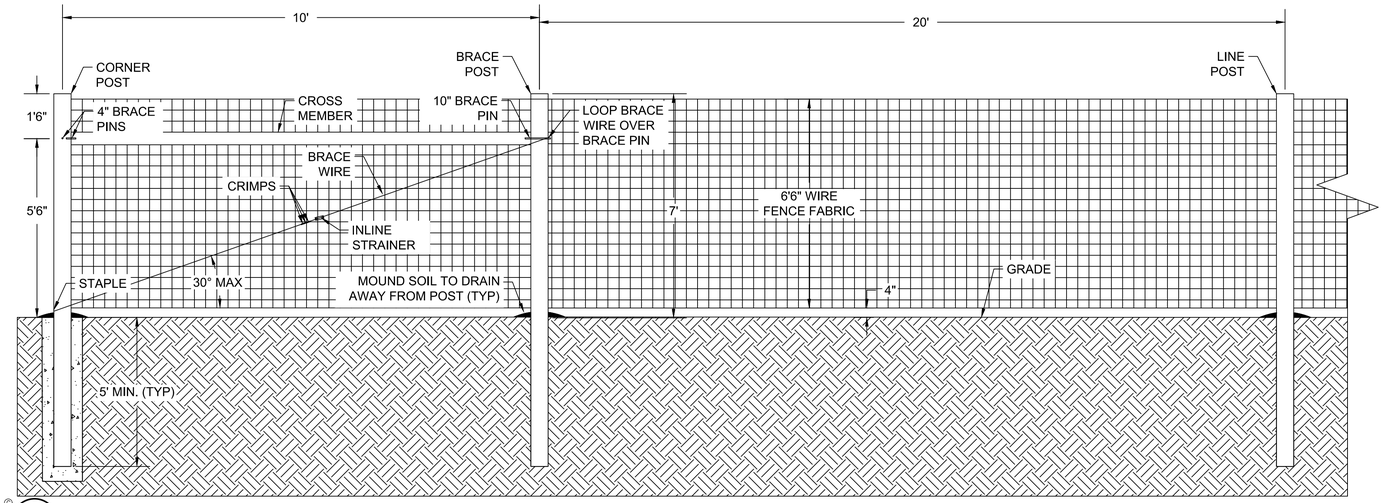
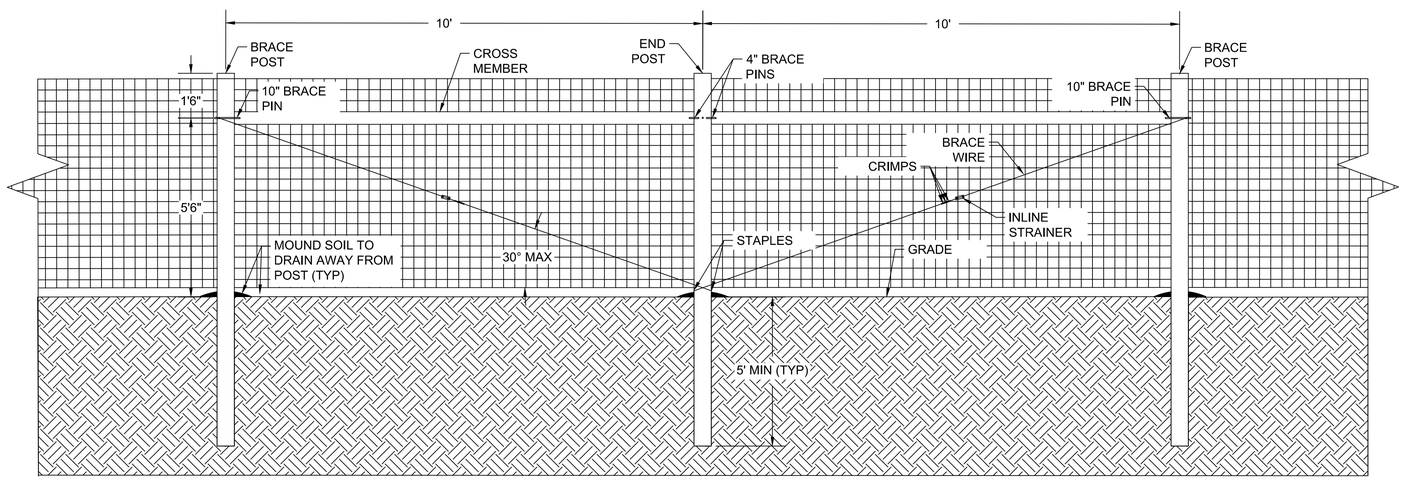
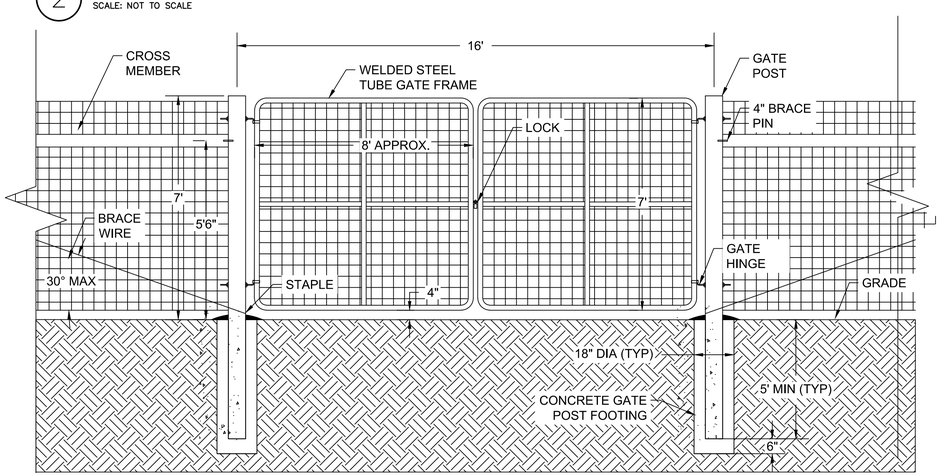


1 **7' PERIMETER "DEER FENCE" WITH CORNER POSTS**
SCALE: NOT TO SCALE



2 **7' PERIMETER "DEER FENCE" BRACE PANEL**
SCALE: NOT TO SCALE



3 **16' WIDE DOUBLE SWING ACCESS GATE**
SCALE: NOT TO SCALE

GAME FENCE AND GATE NOTES:

1. FENCE DESIGN SHALL COMPLY WITH THE SPECIFICATIONS OF SECTION 110.31 "ENCLOSURE FOR ELECTRICAL INSTALLATIONS" FROM THE LATEST VERSION OF THE NATIONAL ELECTRIC CODE.
2. ALL HARDWARE, FENCE FABRIC, AND OTHER METAL COMPONENTS SHALL BE HOT–DIP GALVANIZED IN ACCORDANCE WITH ASTM A123.
3. FENCE FABRIC SHALL BE 12–1/2 GAUGE HIGH TENSILE CLASS 3 WELDED WIRE MESH WITH 4" OPENINGS.
4. SOFTWOOD POSTS SHALL BE PRESSURE TREATED. HARDWOOD POSTS DO NOT REQUIRE TREATMENT.
5. VERTICAL POSTS (CORNER, BRACE, LINE, END, AND GATE) SHALL BE 7" DIAMETER HARDWOOD OR TREATED SOFTWOOD. WOOD POSTS MAY BE SUBSTITUTED FOR 2–3/8" (CORNER, BRACE, LINE, AND END) AND 4" (GATE) SCHEDULE 40 STEEL POSTS.
6. CROSS MEMBERS SHALL BE 5" DIAMETER WOOD POSTS OR 2–3/8" SCHEDULE 40 STEEL POSTS.
7. BRACE PINS SHALL BE 1/2" DIAMETER OR GREATER.
8. BRACE WIRE SHALL BE DOUBLE WRAPPED 12–1/2 GAUGE HI–TENSILE WIRE.
9. STAPLES SHALL BE 1–3/4" DOUBLE BARBED SPACED AT 12" MAX.
10. BRACE SECTIONS SHALL BE USED AT TERMINAL AND ANGLE POINTS AND WHERE THE DISTANCE BETWEEN BRACED SECTIONS EXCEEDS 1320'.
11. GATES ALONG THE PERIMETER SHALL HAVE HEAVY DUTY BOLT–CUTTER RESISTANT PADLOCKS.

NOTES:

1. AT A MINIMUM, SIGNS SHALL BE 10 INCHES WIDE BY 7 INCHES HIGH.
2. TOP OF SIGN SHALL BE PLACED AT 5 FEET HIGH.
3. SIGNS SHALL BE SPACED AT NO MORE THAN 100 FOOT INTERVALS ON THE PERIMETER.
4. SIGNS SHALL BE MOUNTED TO FENCE THROUGH PRE–PUNCHED HOLES USING SUNBLUNDER PV TIES.

4 **FENCE SIGNAGE**
SCALE: NOT TO SCALE

SIGNAGE QUANTITIES

	TOTAL QUANTITY	UNIT
FENCE SIGNAGE (1 PER 100 FEET)	64	EACH

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FENCE DETAILS

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TABLE NY1-A
BARRIER VEHICLE USE REQUIREMENTS(LONG TERM, INTERMEDIATE TERM, AND SHORT TERM STATIONARY CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION [1]	USE REQUIREMENTS [4,5]			
		FREEWAY	NON-FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			≥ 45 MPH	35–40 MPH	≤ 30 MPH
LANE CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED [3]	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]
	NON-TRAVERSABLE HAZARD (IE. EQUIPMENT, MATERIALS,EXCAVATION) ONLY NO WORKERS EXPOSED	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]
SHOULDER CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED [3]	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]
	NON-TRAVERSABLE HAZARD (IE. EQUIPMENT, MATERIALS,EXCAVATION) ONLY NO WORKERS EXPOSED	REQUIRED [3]	OPTIONAL [2]	OPTIONAL [2]	OPTIONAL [2]

1. THE EXPOSURE CONDITIONS DESCRIBED IN TABLE NY1–A ASSUMES THERE IS NO POSITIVE PROTECTION (TEMPORARY TRAFFIC BARRIER) PRESENT. WHERE WORKERS OR HAZARDS ARE PROTECTED BY A TEMPORARY TRAFFIC BARRIER, BARRIER VEHICLES ARE NOT REQUIRED.
2. WHERE THE REQUIREMENT IS "OPTIONAL", EITHER A BARRIER VEHICLE OR THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C–2) SHALL BE PROVIDED.
3. REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE BARRIER VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE BARRIER VEHICLE SHALL BE REPOSITIONED ACCORDINGLY. BARRIER VEHICLES PROTECTING NON–TRANSVERSABLE HAZARDS SHALL REMAIN IN PLACE DURING BOTH WORKING AND NON–WORKING HOURS UNTIL THE HAZARD NO LONGER EXITS. EXCEPTIONS TO THESE REQUIREMENTS MAY BE MADE, AS APPROVED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE WHERE BARRIER VEHICLE PLACEMENT WOULD BE INEFFECTIVE OR WOULD INTERFERE WITH THE SAFE OPERATION OF TRAFFIC.
4. BARRIER VEHICLES ARE NOT REQUIRED FOR MILLING AND/OR PAVING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C–2) SHALL BE PROVIDED.BARRIER VEHICLES ARE NOT REQUIRED FOR FLAGGING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE6C–2) SHALL BE PROVIDED.

TABLE 6H–4 FORMULAS FOR DETERMINING TAPER LENGTHS

SPEED LIMIT (S) (MPH)	TAPER LENGTH (L) (FT.)
(40 MPH) OR LESS	$L = WS^2/60$
(45 MPH) OR MORE	$L = WS$

L = TAPER LENGTH
W = WIDTH OF OFFSET (FT.)
S = PRECONSTRUCTION POSTED SPEED LIMIT (MPH)

STANDARD TAPER LENGTHS

LATERAL SHIFT OF TRAFFIC FLOW PATH	TEMPORARY TRAFFIC CONTROL ZONE POSTED SPEED LIMIT									
	(25 MPH)	(30 MPH)	(35 MPH)	(40 MPH)	(45 MPH)	(50 MPH)	(55 MPH)	(60 MPH)	(65 MPH)	(70 MPH)
4	45	60	85	110	180	200	220	240	260	280
5	55	75	105	135	225	250	275	300	325	350
6	65	90	125	160	270	300	330	360	390	420
7	75	105	145	190	315	350	385	420	455	490
8	85	120	165	215	360	400	440	480	520	560
9	95	135	185	240	405	450	495	540	585	630
10	105	150	205	270	450	500	550	600	650	700
11	115	165	225	295	495	550	605	660	715	770
12	125	180	245	320	540	600	660	720	780	840

TABLE NY2–A
PLACEMENT DISTANCE FOR BARRIER VEHICLES

PRECONSTRUCTION POSTEDSPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) BARRIER VEHICLES*			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	100 FT.	200 FT.	100 FT.	200 FT.
45 – 55	100 FT.	200 FT.	85 FT.	165 FT.
< 45	85 FT.	165 FT.	50 FT.	100 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

BARRIER VEHICLE – VEHICLE USED FOR STATIONARY SHOULDER CLOSURES, LANE CLOSURES, AND OTHER STATIONARY WORK ZONES.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

NOTE:
TABLES, TABLE NOTES & WORK ZONE TRAFFIC CONTROL AREA FROM NYSDOT STANDARD SHEET 619–11 (12/21/22)

TABLE 6C–2
LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTEDSPEED LIMIT (MPH)	DISTANCE
25	155 FT.
30	200 FT.
35	250 FT.
40	305 FT.
45	360 FT.
50	425 FT.
55	495 FT.
60	570 FT.
65	645 FT.

TABLE NY6H–3
ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35–40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
EXPRESSWAY / FREEWAY	1000	1500	2640	1 MILE	1/2 MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

URBAN: (MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA)SIDEWALKS, BICYCLE USAGE, CURBING, CLOSED DRAINAGE SYSTEMS,DRIVEWAY DENSITIES GREATER THAN 24 DRIVEWAYS PER MILE, MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS PER MILE OR GREATER, MAJOR COMMERCIAL DRIVEWAYS, NUMEROUS RIGHT OF WAY CONSTRAINTS, HIGH DENSITY OF CROSS STREETS, 85TH PERCENTILE SPEEDS OF 45 MPH OR LESS.

RURAL: ANY AREA NOT EXHIBITING MORE THAN ONE OF THE ABOVE CHARACTERISTICS.

EXPRESSWAY: DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS.

FREEWAYS/INTERSTATE: LOCAL OR INTER REGIONAL HIGH–SPEED, DIVIDED,HIGH–VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	FLAGGER
	FLAG TREE
	LUMINAIRE
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
	SIGN, TEMPORARY
	TEMPORARY BARRIER
	TEMPORARY BARRIER WITH WARNING LIGHTS
	TRAFFIC OR PEDESTRIAN SIGNAL
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK SPACE
	WORK VEHICLE
	WORK VEHICLE WITH TRUCK MOUNTED ATTENUATOR

WORK ZONE TRAFFIC CONTROL NOTES :

GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK ZONE TRAFFIC CONTROL (WZTC) FOR THE DURATION OF THE CONTRACT. WZTC SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
   A. THE TRAFFIC CONTROL PLAN AND REQUIREMENTS SET FORTH IN THE PLANS AND/OR PROPOSAL OF THIS CONTRACT.
   B. THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   C. NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS – CHAPTER 19 WORK ZONE TRAFFIC CONTROL
   D. NYSDOT STANDARD SHEETS FOR WORK ZONE TRAFFIC CONTROL FOR LONG TERM OPERATION – 619 SERIES FOR LONG TERM OPERATIONS. I.E THE WORK ZONE IS IN EFFECT FOR OVERNIGHT.
   E. NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL FOR SHORT TERM OPERATIONS, I.E THE WORK ZONE IS IN EFFECT ONLY DURING THE DAY AND IS NOT MAINTAINED OVERNIGHT.
2. THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) IS DEFINED AS THE NATIONAL MUTCD FOR STREETS AND HIGHWAYS (US DEPARTMENT OF TRANSPORTATION/FEDERAL HIGHWAY ADMINISTRATION) AS MODIFIED BY THE NEW YORK STATE SUPPLEMENT TO THE NATIONAL MUTCD. WHEN MUTCD IS NOTED IT REFERS TO THE MOST CURRENT EDITION.
3. THE TYPICAL DETAILS PRESENTED IN MUTCD AND NYSDOT STANDARD SHEETS REFLECT MINIMUM REQUIREMENTS. ADDITIONAL DEVICES AND/OR METHODS OF TRAFFIC CONTROL MAY BE ORDERED BY THE ENGINEER TO MEET FIELD CONDITIONS.
4. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL BY THE CONTRACTOR TO THE REGULATORY AGENCY WITH AUTHORITY OVER THE ROADWAY, OR ITS REPRESENTATIVE, I.E. ENGINEER. PROPOSED REVISIONS MUST BE SUBMITTED FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF THE PROPOSED REVISIONS.
5. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH CONTACT INFORMATION FOR STAFF AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE OF NORMAL WORK HOURS. THE CONTACT INFORMATION SHALL INCLUDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS (HOME AND CELL). THE CONTRACTOR SHALL PROVIDE THE CONTACT INFORMATION TO THE APPROPRIATE REGULATORY AGENCIES, LOCAL POLICE AND NEW YORK STATE POLICE, AND THE LOCAL NYSDOT MAINTENANCE RESIDENCY.
6. THE CONTRACTOR SHALL PROVIDE A TENTATIVE SCHEDULE OF OPERATIONS TO THE ENGINEER AND ALL LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TWO WEEKS BEFORE BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE NOTIFICATION TO THE ENGINEER, LOCAL AUTHORITIES, AND EMERGENCY SERVICE PROVIDERS OF CHANGES TO THE PREVIOUS WORK PLAN/WORK LOCATIONS. PROVISIONS SHALL BE MADE AT THE PRE–CONSTRUCTION MEETING OR OTHER MEETING PRIOR TO THE START OF WORK BETWEEN THE CONTRACTOR, LOCAL AUTHORITIES AND EMERGENCY SERVICE PROVIDERS TO ADDRESS A SITUATION WHEN EMERGENCY ACCESS IS NEED THROUGH A CONSTRUCTION OPERATION OF CONTRACT LIMITS.

PUBLIC ACCESS:
1. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS TO EACH ADJACENT PROPERTY DURING ALL CONSTRUCTION OPERATIONS.
2. IF CONDITIONS REQUIRE THAT ACCESS TO A PROPERTY BE TEMPORARILY CLOSED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND OCCUPANT AT LEAST 24 HOURS IN ADVANCE.
3. ALL PROPERTIES SHALL HAVE AT LEAST ONE ACCESS DRIVE OPEN FOR SAFE USE AT THE END OF EACH WORK DAY.
4. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE ACCESS SHALL BE OPEN AT ALL TIMES.
5. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

WORK LOCATIONS:
1. A MINIMUM 500' LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN WORK OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. IF TWO OR MORE WORK AREAS ARE ADJACENT, OVERLAP, OR IN CLOSE PROXIMITY (LESS THAN 500' APART,) THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO CONFLICTING SIGNS OR PAVEMENT MARKINGS, AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

LANE CLOSURES:
1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, IE. PRIOR TO HORIZONTAL CURVES AND VERTICAL CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE CONTRACTOR MAY BE REQUIRED TO RE–OPEN ALL TRAVEL LANES AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES, INCLUDING INCIDENTS OUTSIDE THE CONTRACT LIMITS.
3. LANE CLOSURES MUST CONFORM TO THE TIME REQUIREMENTS OF THE CONTRACT DOCUMENTS AND HIGHWAY WORK PERMITS IF ISSUED.
4. TEMPORARY LANE CLOSURES MAY NOT BE PERMITTED DURING THE PEAK TRAVEL PERIODS OF 7:00 TO 9:00 AM AND 3:30 TO 6:00 PM UNLESS APPROVED BY THE ENGINEER.
5. TEMPORARY LANE CLOSURES MAY NOT BE PERMITTED DURING THE FOLLOWING HOLIDAY PERIODS: EASTER WEEKEND, MEMORIAL DAY WEEKEND, JULY 4TH, COLUMBUS DAY, THANKSGIVING, CHRISTMAS, AND NEW YEAR'S DAY.

WORK ZONE TRAVEL LANES:
1. THE MINIMUM LANE WIDTH FOR WORK ZONE TRAVEL LANES SHALL BE 11' FOR FREEWAYS AND/OR EXPRESSWAYS, AND 10' FOR ALL OTHER TYPES OF ROADWAYS. EXCEPTIONS TO THESE MINIMUM LANES WIDTHS MUST BE AUTHORIZED BY THE ENGINEER.
2. WRITTEN NOTICE SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST 21 DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY. THE CONTRACTOR SHALL NOTIFY THE LOCAL NYSDOT RESIDENCY PERMIT ENGINEER IN A TIMELY MANNER OF THE CONTRACTOR'S NOTICE.

CHANNELIZING DEVICES:
1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

SIGNS:
1. ALL SIGNS SHALL BE LOCATED AS SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLANS OR AS SPECIFIED BY THE CURRENT MUTCD, NYSDOT STANDARD SHEETS, OR NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL. SIGNS GENERALLY SHALL BE LOCATED ALONG THE RIGHT SIDE OF THE ROADWAY FACING ONCOMING TRAFFIC AT RIGHT ANGLES.
2. THE LOCATIONS OF SIGNS MAY BE ADJUSTED FROM THAT SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLANS BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO THE ENGINEER'S APPROVAL.
3. EXISTING SIGNS THAT CONFLICT IN MESSAGE OR VISIBILITY WITH THE SIGNS REQUIRED BY THE WORK ZONE TRAFFIC CONTROL PLAN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS REPLACED UNDER THIS CONTRACT.
4. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
5. WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI–LANE DIVIDED HIGHWAYS, MULTI–LANE RAMPS, AND ONE WAY STREETS. IF LANE RESTRICTIONS REDUCE THE TRAVEL WAY TO ONE LANE, SIGNS SHALL BE PLACED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD AND OTHER DOCUMENTS NOTED IN "GENERAL NOTES 1". ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE ENGINEER.
7. SIGN INSTALLATION NOTES:
   A. SIGN SUPPORT – THE CONTRACTOR SHALL SUPPLY ADEQUATE SUPPORTS SO THAT THE SIGNS ARE IN PROPER POSITION AND ALIGNMENT AS SHOWN IN THE WORK ZONE TRAFFIC CONTROL PLAN, AND OTHER WZTC REQUIREMENT DOCUMENTATION. ALL WOOD SUPPORTS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   B. SIGN PANELS MAY BE MADE OF ALUMINUM, STEEL OR PLYWOOD. THE BACKS OF ALL PLYWOOD PANELS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
   C. SIGN LEGEND – SIGN LEGEND, BORDERS AND MARGINS SHALL BE IN ACCORDANCE WITH THE MUTCD.
   D. SIGN COLOR – THE COLOR OF THE SIGN BACKGROUND AND LEGEND SHALL BE AS SPECIFIED IN THE MUTCD. THE MARGIN SHALL BE THE SAME COLOR SPECIFIED FOR THE BACKGROUND, AND THE BORDER SHALL BE THE SAME COLOR SPECIFIED FOR THE LEGEND.
   E. SIGN SHAPE – THE SHAPE OF ALL SIGNS SHALL BE AS SPECIFIED IN THE MUTCD. CORNERS OF SIGNS SHALL BE ROUNDED.
   F. REFLECTORIZATION – ALL SIGNS SHALL BE REFLECTIVE USING HIGH INTENSITY REFLECTORIZED TAPE OR PAINT. ALL SIGNS SHALL BE REVIEWED AT NIGHT AFTER ERECTION FOR VISIBILITY AND REFLECTORIZATION. ANY SIGNS NOT MEETING PROPER REFLECTION REQUIREMENTS SHALL BE REPLACED.
8. THE CONTRACTOR SHALL KEEP SIGNS CLEANED AND CLEARED AT ALL TIMES. ALL SIGNS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONTRACT. ALL SIGNS SHALL BE REMOVED FROM THE WORK SITE WHEN THE CONTRACT WORK IS ACCEPTED.

PAVEMENT MARKINGS:
1. ALL TEMPORARY PAVEMENT MARKINGS SHALL BE PLACED (LOCATED) IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE MUTCD.
2. ALL TEMPORARY PAVEMENT MARKINGS SHALL CONFORM TO THE MATERIAL AND PLACEMENT REQUIREMENTS OF THE CONTRACT DOCUMENTS, MUTCD, AND NYSDOT STANDARD SPECIFICATIONS.
3. IF REQUIRED TEMPORARY PAVEMENT MARKINGS CONFLICT IN MESSAGE OR LOCATION WITH EXISTING PAVEMENT MARKINGS, THE EXISTING PAVEMENT MARKINGS WILL BE REMOVED OR COVERED FOR THE DURATION OF THE USE OF THE TEMPORARY MARKINGS AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING MARKINGS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS REPLACED UNDER THIS CONTRACT.
4. CONTRACTOR WILL BE REQUIRED TO PROVIDE PAVEMENT MARKINGS AT ALL TIME

WORK DURATION

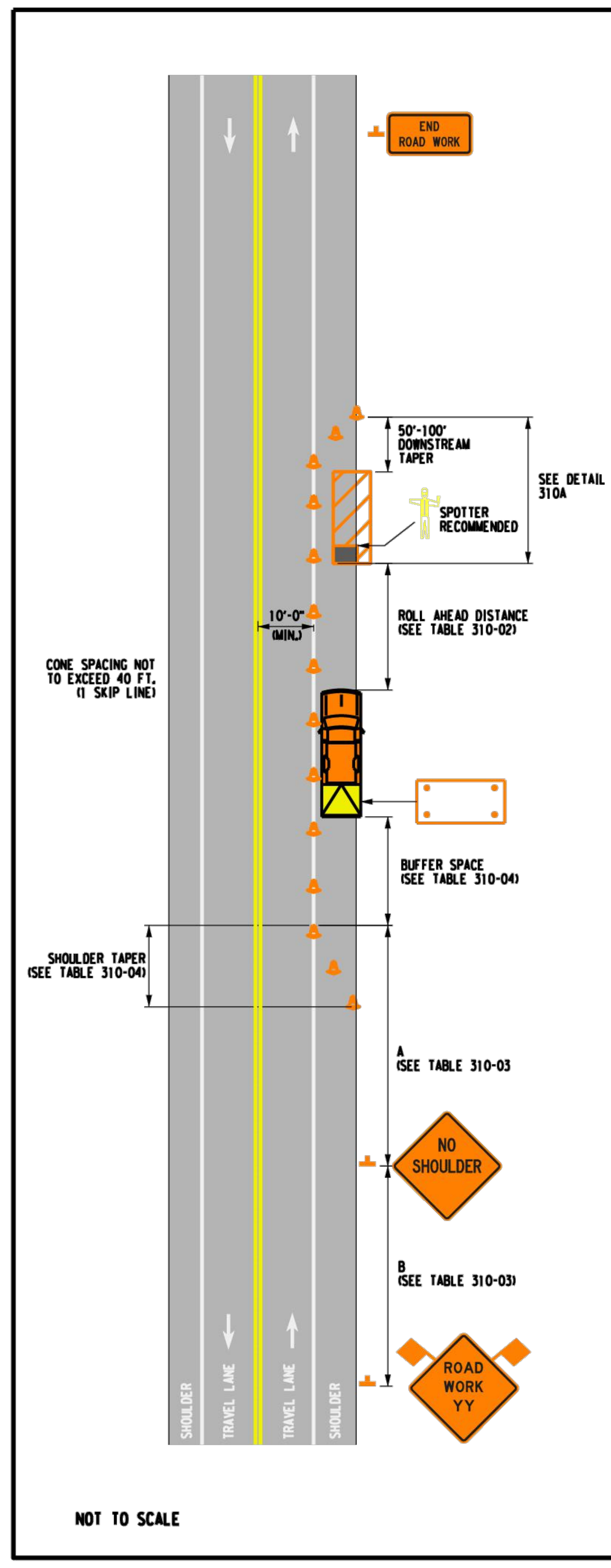
WORK DURATION DIRECTLY INFLUENCES THE REQUIREMENTS FOR WORK ZONE TRAFFIC CONTROL. TO FACILITATE THE UNDERSTANDING OF THE INFORMATION PRESENTED IN THE CONTRACT PLANS AND DOCUMENTS, ESPECIALLY THE NYSDOT DOCUMENTS REFERENCED IN THE WZTC GENERAL NOTES, THE FOLLOWING DEFINITIONS ARE PRESENTED.

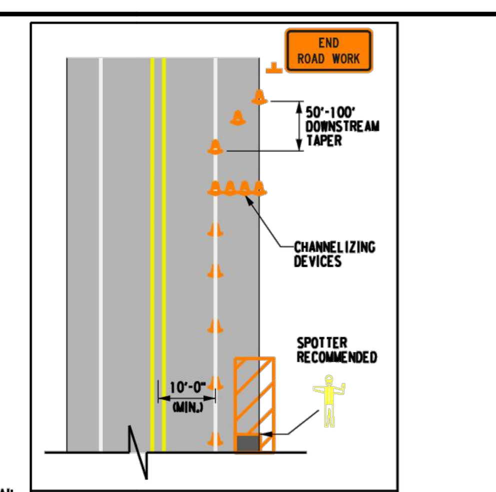
1. LONG TERM STATIONARY WORK – WORK THAT OCCUPIES A LOCATION MORE THAN THREE CONSECUTIVE DAYS. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
2. INTERMEDIATE–TERM STATIONARY WORK – WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO THREE CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN ONE HOUR. TYPICALLY THE WORK AREA IS OCCUPIED BY EXCAVATIONS, MATERIALS, AND/OR EQUIPMENT AT TIMES WHEN WORKERS ARE NOT PRESENT.
3. SHORT–TERM STATIONARY WORK – DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN ONE HOUR WITHIN A SINGLE DAYLIGHT PERIOD. EXAMPLES ARE GUIDERAIL REPAIR, DITCH MAINTENANCE, AND BRIDGE INSPECTION.
4. SHORT DURATION WORK – WORK THAT OCCUPIES A LOCATION UP TO ONE HOUR. EXAMPLES ARE POT HOLE REPAIR, MINOR GUIDERAIL REPAIR, AND SIGN REPAIR.
5. MOBILE WORK – WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY. EXAMPLES ARE PAINT STRIPING OPERATIONS, SWEEPING OPERATIONS, AND HERBICIDE SPRAYING

THE ABOVE DEFINITIONS ARE ON PER NYSDOT STANDARD SHEET 619–11, EFFECTIVE DATE 12/21/22, AND THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.

LONG–TERM AND INTERMEDIATE–TERM WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE 619 SERIES OF THE NYSDOT STANDARD SHEETS.

SHORT–TERM, SHORT DURATION, AND MOBILE WORK ZONE TRAFFIC CONTROL REQUIREMENTS ARE COVERED BY THE NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL.





DETAIL 310A: SEE NOTE 6

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
2. THE PROTECTIVE VEHICLE(S) SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPING.
3. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
4. XX IS THE EXPECTED OVERALL LENGTH OF THE OPERATION TO BE COMPLETED WITHIN THE WORK DAY. A SUPPLEMENTAL DISTANCE PLAQUE W7-3a SHALL BE USED WITH SIGN W20-1 WHEN THE DISTANCE BETWEEN THE ADVANCE WARNING SIGNS AND WORK MAY BECOME GREATER THAN 2 MILES AS A RESULT OF THE FOLLOWING SITUATIONS:
   •MULTIPLE WORK LOCATIONS ARE ANTICIPATED WITHIN XX MILES FROM THE W20-1 SIGN
   •WORK AREA WILL BE RELOCATED DURING THE DURATION OF THE WORK WITHIN XX MILES FROM THE W20-1 SIGN.
   THE SUPPLEMENT SIGN W7-3a SHALL INDICATE THE MAXIMUM ANTICIPATED DISTANCE BETWEEN THE W20-1 SIGN AND THE FARTHEST WORK LOCATION.
5. WHEN MULTIPLE WORK LOCATIONS EXIST WITHIN XX MILES FROM THE W20-1 SIGN, A G20-1 SIGN SHALL BE PLACED EVERY TWO MILES INDICATING THE DISTANCE FROM THE SIGN TO THE FARTHEST WORK LOCATION.
6. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
7. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.

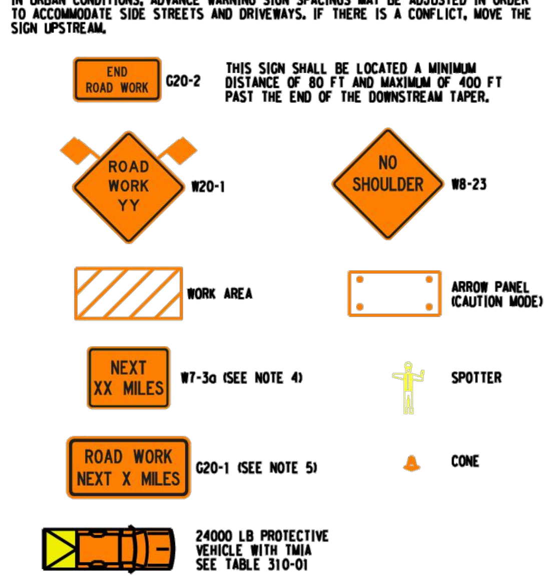


TABLE 310-05: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-1	36x18	48x24
G20-2	36x18	48x24
W7-3a	24x18	36x30
W8-23	36x36	48x48
W20-1	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 310-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS [1]			
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMIA	P, TMIA	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMIA	P	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMIA	P	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMIA	P	SEE NOTE 2

LEGEND

P: PROTECTIVE VEHICLE REQUIRED FOR EACH CLOSED LANE & EACH CLOSED PAVED SHOULDER 8' OR WIDER. IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE PROTECTIVE VEHICLE SHALL BE REPOSITIONED ACCORDINGLY

TMIA: TMIA REQUIRED

NOTES:
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT
2. EITHER A PROTECTIVE VEHICLE OR THE STANDARD BUFFER SPACE SHALL BE PROVIDED

TABLE 310-02: ROLL AHEAD DISTANCE

ROLL AHEAD DISTANCE (FT.)/# OF SKIP LINES FOR VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	STATIONARY OPERATION	
	MIN	MAX
≥ 55	120/3	200/5
45 - 50	80/2	160/4
≤ 40	40/1	120/3

TABLE 310-03: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS		SIGN LEGEND	
	A (FT.)	B (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	1000 FT.	AHEAD
RURAL	500	500	1500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 310-04: LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ # OF SKIP LINES	TAPER LENGTH: L (FT.)/ # OF SKIP LINES/ # OF CHANNELIZING DEVICES			SHOULDER TAPER LENGTH: L/3 (FT.)/ # OF SKIP LINES/ # OF CHANNELIZING DEVICES		
		FOR LANE WIDTH IN FT. (LATERAL SHIFT OF TRAFFIC FLOW PATH)			FOR SHOULDER WIDTH		
		10	11	12	≤ 4 FT.	5 - 7 FT.	≥ 8 FT.
25	155/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2
30	200/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2
35	250/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3
40	305/8	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3
45	360/9	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4
50	425/11	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5
55	495/13	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
NON-FREEWAY
SHOULDER CLOSURE
SHORT TERM OPERATION

APPROVED DECEMBER 2, 2021
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

ISSUED UNDER EI 21-028

619-310

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ISSUED WITH EB 22-050

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6/3/2010 8:47:56 AM

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON A ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLORESCENT YELLOWGREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

TABLE 6C–3
TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE–LANE, TWO–WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT. PER LANE

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EXP. 11/30/2023

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NO:	DATE:	DESCRIPTION:
Revisions		

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ISSUED FOR: CLIENT REVIEW
DATE: MARCH 20, 2023
DRAWING NAME:

WORK ZONE TRAFFIC CONTROL DETAILS & NOTES

DRAWING NUMBER:

C590

GENERAL NOTES

1. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
2. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
4. THE SIZES AND MATERIAL OF CONSTRUCTION OF STORM SEWERS ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
6. UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
7. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
8. ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
9. DIGGING OR ALTERATIONS TO THE STATE RIGHT-OF-WAY MAY BE REQUIRED. THE PERMITTEE ACCEPTS THE R.O.W. OF THE STATE HIGHWAY IN "AS-IS" CONDITION. THE NYSDOT MAKES NO REPRESENTATION AS TO THE ABSENCE OF UNDERGROUND STORAGE TANKS, CONTAMINATION, STRUCTURES, FEATURES, OR SIMILAR IMPEDIMENTS. SHOULD THE PERMITTEE FIND SOME PREVIOUSLY UNKNOWN AIRSPACE OR UNDERGROUND IMPEDIMENTS TO ITS WORK, NYSDOT SHALL HAVE NO OBLIGATION TO REMOVE, REMEDY, OR OTHERWISE DEAL WITH SUCH IMPEDIMENTS. NYSDOT WILL ALLOW THE PERMITTEE TO REMOVE, MODIFY, OR OTHERWISE DEAL WITH SUCH IMPEDIMENTS, IF SUCH IS DONE IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICES, AND IS PRE-APPROVED BY NYSDOT THROUGH ISSUANCE OF A HIGHWAY WORK PERMIT. SHOULD THE PERMITTEE DETERMINE THAT SUCH UNFORESEEN AIRSPACE OR UNDERGROUND IMPEDIMENTS RENDER THE PERMITTEE'S WORK, AS AUTHORIZED BY THE PERMIT UNFEASIBLE, THE PERMITTEE SHALL RESTORE THE R.O.W. TO ITS PRE-PERMIT CONDITION BEFORE THE PERMIT IS TERMINATED.
10. ALL EARTHWORK RECOMMENDATIONS ARE BASED ON A GEOTECHNICAL ENGINEERING REPORT PREPARED BY GTA ENGINEERING SERVICES OF NEW YORK, P.C., DATED AUGUST 30, 2021.

SURVEY NOTES

1. ALL EXISTING CONDITIONS, INCLUDING PLANIMETRICS, BOUNDARY, AND TOPOGRAPHIC INFORMATION, COME FROM A SURVEY TITLED "ALTA/NSPS LAND TITLE SURVEY FOR CLEAN CHOICE ENERGY" PREPARED BY JHA COMPANIES, DATED AUGUST 26, 2021, LAST REVISED SEPTEMBER 29, 2021.
2. HORIZONTAL DATUM BASED OFF NAD83-W.
3. ELEVATIONS BASED ON NGVD'88 DATUM US FT.
4. FLOODWAY AND FLOODPLAIN MAPPING, AS WELL AS BASE FLOOD ELEVATION (BFE) ARE AS PROVIDED BY JHA COMPANIES.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
7. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.

SITE NOTES

1. WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
2. ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
3. IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.
4. ANY PROOF-ROLLING OF EXPOSED SUBBASE BY A MINIMUM 10 TON SMOOTH DRUM ROLLER SHALL BE DONE UNDER THE GUIDANCE OF, AND OBSERVED BY, QUALIFIED ENGINEERING PERSONNEL PRIOR TO PLACEMENT OF SUBBASE MATERIAL. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE AND COMPLETE AT LEAST TWO (2) PASSES OVER THE EXPOSED SUBGRADES.

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK AT 811 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
3. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
4. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
6. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
7. CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
8. ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
10. COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY STONE STAGING AREA WITH OWNER

GRADING NOTES

1. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
2. SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION. PRIOR TO RESTORATION ROUGH/JAGGED EDGES SHALL BE SAW CUT TO PROVIDE A CONSISTENT EDGE.
4. VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS, IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
5. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
6. THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING.

SPDES GENERAL PERMIT GP 0-20-001 COMPLIANCE NOTES

1. THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "**SWPPP McCormick Andover PW**" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.
2. THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM NYSDEC ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. THEREFORE, IF THE CONTRACTOR'S CONSTRUCTION SEQUENCE REQUIRES THE DISTURBANCE OF MORE THAN FIVE ACRES AT ANY ONE TIME, WRITTEN APPROVAL MUST BE OBTAINED FROM NYSDEC PRIOR TO EXCEEDING THE 5 ACRE LIMIT.

CONSTRUCTION SEQUENCING NOTES

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
4. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
5. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
6. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
7. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
8. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:
(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

TOPSOIL SPECIFICATIONS

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:
1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:
1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
   B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

APPLICATION AND GRADING:
1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 6" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):
1. SITE PREPARATION
   (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)
   AMOUNT BY: MINIMUM %

WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

3. SEEDING
   (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):
1. SITE PREPARATION
   A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 6" OF TOPSOIL IS REQUIRED.
   B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   D. LIME TO PH OF 6.5.
   E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE:
   PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

   ERNST SOLAR FARM SEED MIX: (ITEM #: ERNMX-186, APPLY AT RATE OF 6 LBS PER 1000 SF. PROVIDE 2' CLEARANCE BETWEEN THE GROUND AND THE SOLAR PANELS.)

   AMOUNT BY:

WEIGHT	SPECIES OR VARIETY
35%	FESTUCA RUBRA (CREEPING RED FESCUE)
35.0%	FESTUCA RUBRA SSP. COMMUTATA (CHEWINGS FESCUE)
10.0%	FESTUCA BREVIPILA, 'BEACON' (HARD FESCUE, 'BEACON')
10.0%	FESTUCA OVINA VAR. DURIUSCULA (F. LONGIFOLIA), 'JETTY' (HARD FESCUE, 'JETTY')
5.0%	POA PRATENSIS, 'CORSAIR' (KENTUCKY BLUEGRASS, 'CORSAIR')
5.0%	POA PRATENSIS, 'SHAMROCK' (KENTUCKY BLUEGRASS, 'SHAMROCK')

3. SEEDING
   A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
   B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
   C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.
4. ALL DISTURBED LAWN AREAS WITHIN THE NYSDOT R.O.W. SHALL BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS (OR EQUAL) AND COMPLY WITH NYSDOT STANDARD SPECIFICATION SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 TEST FOR EACH 300 FT OR LESS OF TRENCH LENGTH.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 TEST FOR EACH 300 FT OR LESS OF TRENCH LENGTH.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 300 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WETLAND
		DECIDUOUS TREE
		CONIFEROUS TREE
		ASPHALT PAVEMENT
		LIMITED USE HAUL ROAD
		PERIMETER FENCE
		TREE LINE
		PROPERTY LINE
		LEASE AREA
		RIGHT-OF-WAY/EASEMENT
		UTILITY POLE
OHW	OHW	OVERHEAD ELECTRIC
510	510	MAJOR CONTOUR
509	509	MINOR CONTOUR
		SILT FENCE
		CONSTRUCTION FENCE
		CONCRETE WASHOUT
		STABILIZED CONSTRUCTION ENTRANCE (TEMPORARY)
		TOPSOIL STOCKPILES
		SILT SOCK
		WORK LIMITS
		FLOODPLAIN BOUNDARY
		ACCESS ROAD

CIVIL DRAWING INDEX

C010 NOTES & LEGEND
C100 EXISTING CONDITIONS PLAN
C110 DEMOLITION & SITE PREP PLAN
C200 OVERALL SITE & UTILITY PLAN
C201 SITE & UTILITY PLAN
C202 SITE & UTILITY PLAN
C203 SITE & UTILITY PLAN
C204 DOT ACCESS PLAN
C300 OVERALL ESC & DRAINAGE PLAN
C301 ESC & DRAINAGE PLAN
C302 ESC & DRAINAGE PLAN
C303 ESC & DRAINAGE PLAN
C304 ROADWAY PLAN & PROFILE SHEET
C501 CIVIL SITE DETAILS
C502 EROSION & SEDIMENT CONTROL DETAILS
C503 LANDSCAPING DETAILS
C504 FENCE DETAILS
C590 WORK ZONE TRAFFIC CONTROL DETAILS & NOTES

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3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG
70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
6	MAY 4, 2023	PER GES COMMENTS
5	APR 19,2023	STAMPED 90% PLAN SET
4	APR 5, 2023	PER COMMENTS BY GORDIAN
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
1	APR 21, 2022	60% IFC PLAN SET

Revisions

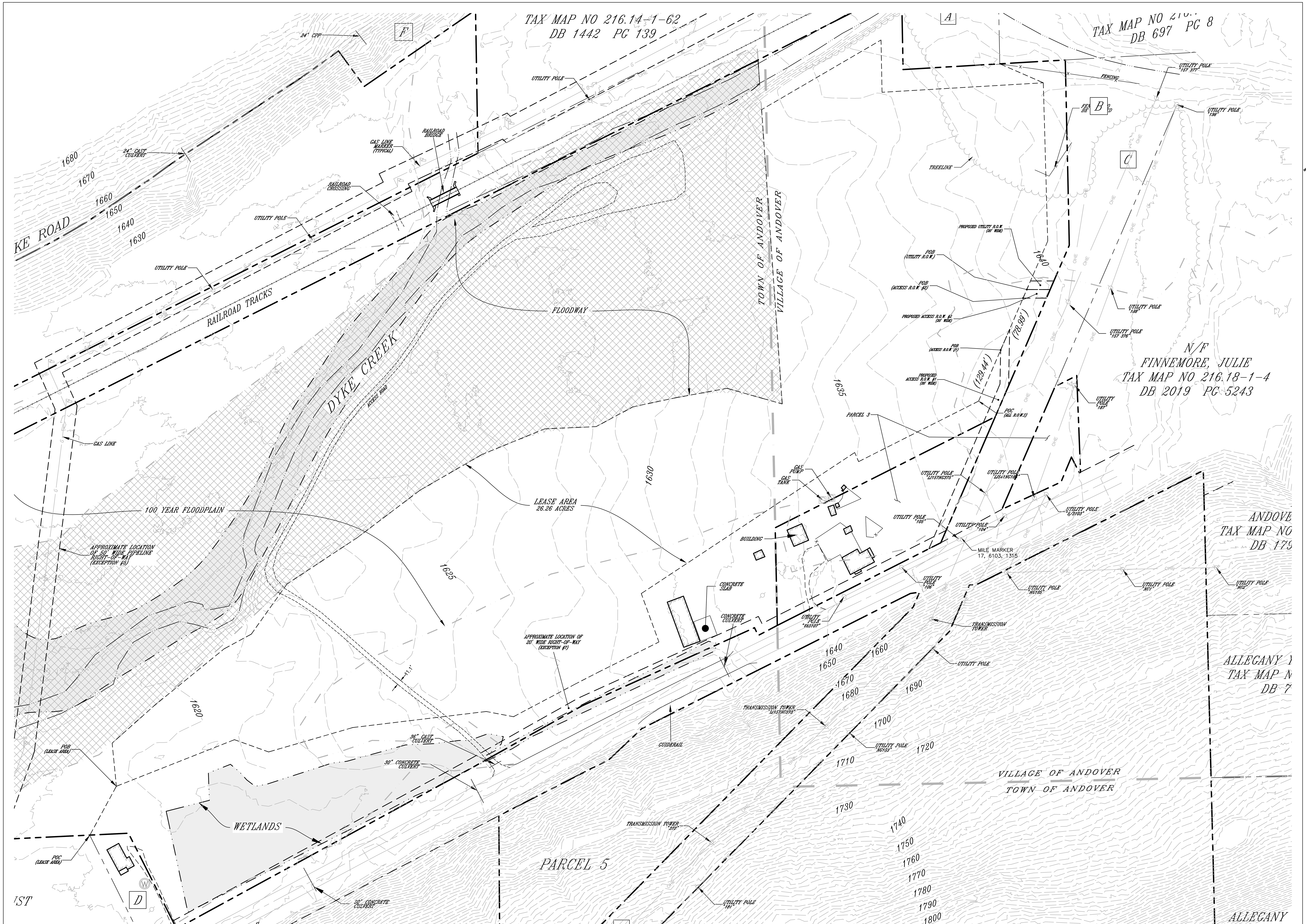
PROJECT NUMBER: 2220520
DRAWN BY: NRJV
REVIEWED BY: CB
ISSUED FOR: CLIENT REVIEW
DATE: APRIL 21, 2022
DRAWING NAME:

NOTES & LEGENDS

DRAWING NUMBER:

C010

VERSION 19.0
6/3/2019 8:47:56 AM



1 C100 EXISTING CONDITIONS PLAN
SCALE: 1" = 100'

N

MAP REFERENCE:
ALL EXISTING CONDITIONS, INCLUDING PLANIMETRICS, BOUNDARY, AND TOPOGRAPHIC INFORMATION, COME FROM A SURVEY TITLED "ALTA/NSPS LAND TITLE SURVEY FOR CLEAN CHOICE ENERGY" PREPARED BY JHA COMPANIES, DATED AUGUST 26, 2021, LAST REVISED SEPTEMBER 29, 2021.

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EXISTING CONDITIONS PLAN

DRAWING NUMBER:

C100

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1 C110 DEMOLITION & SITE PREP PLAN

SCALE: 1" = 100'

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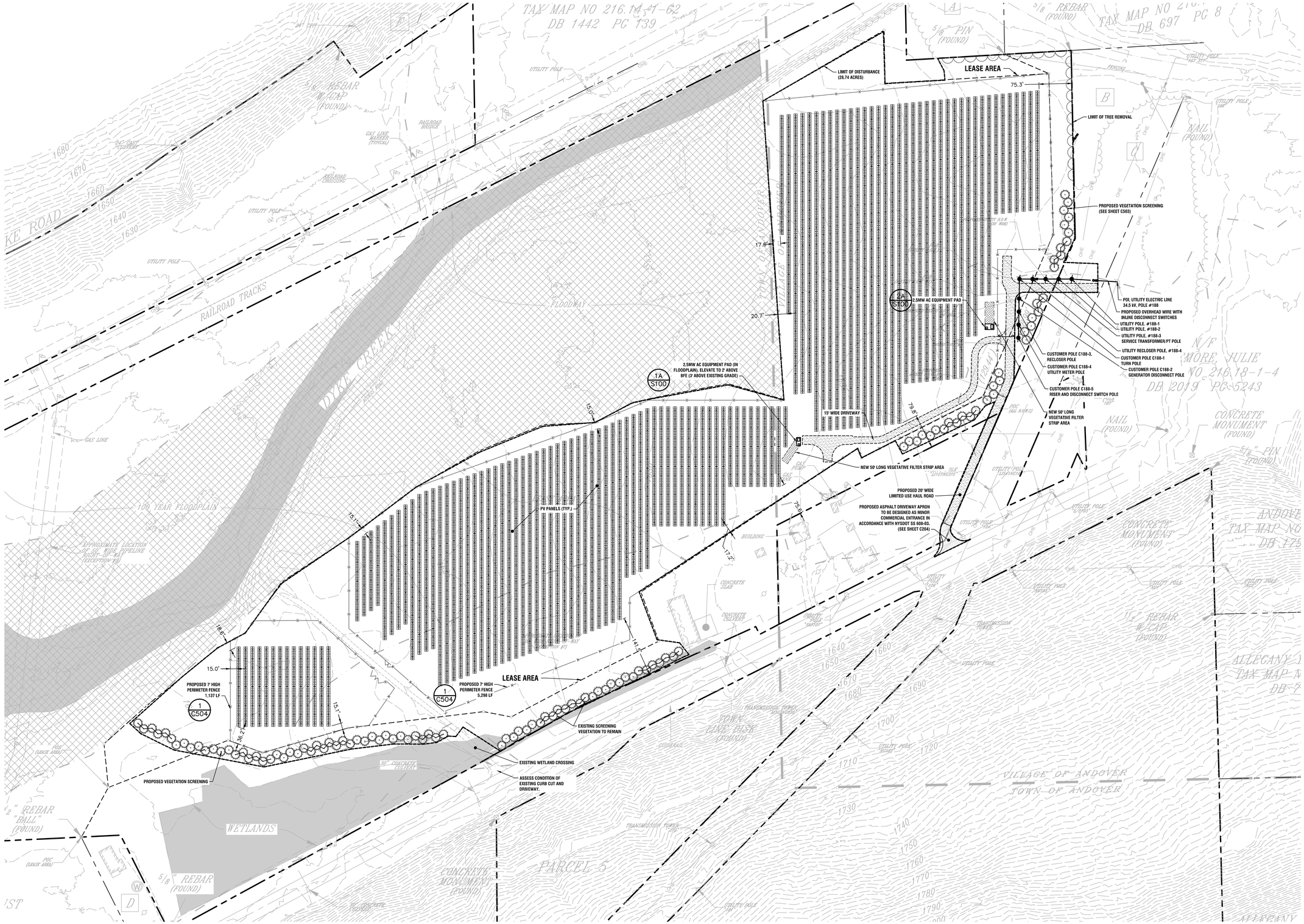
DEMOLITION & SITE PREP PLAN

DRAWING NUMBER:

C110



1 C200 OVERALL SITE & UTILITY PLAN

SCALE: 1" = 100'

N

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Revisions

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REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

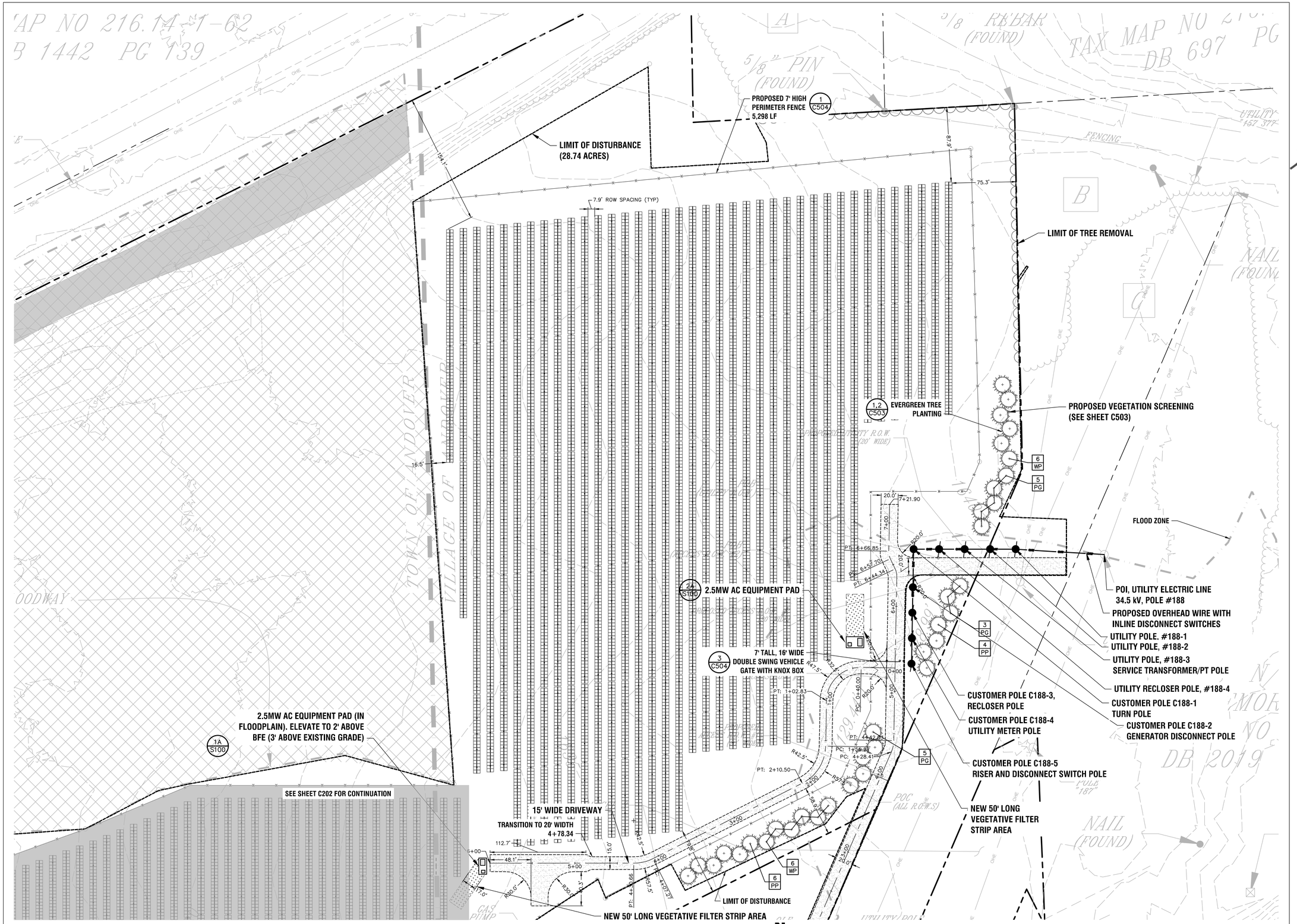
DATE: APRIL 21, 2022

DRAWING NAME:

OVERALL SITE & UTILITY PLAN

DRAWING NUMBER:

C200



1 C201 SITE & UTILITY PLAN

SCALE: 1" = 50'

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Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

DATE: APRIL 21, 2022

DRAWING NAME:

SITE & UTILITY PLAN

DRAWING NUMBER:

C201

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1 C202 SITE & UTILITY PLAN

SCALE: 1" = 50'

N

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REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

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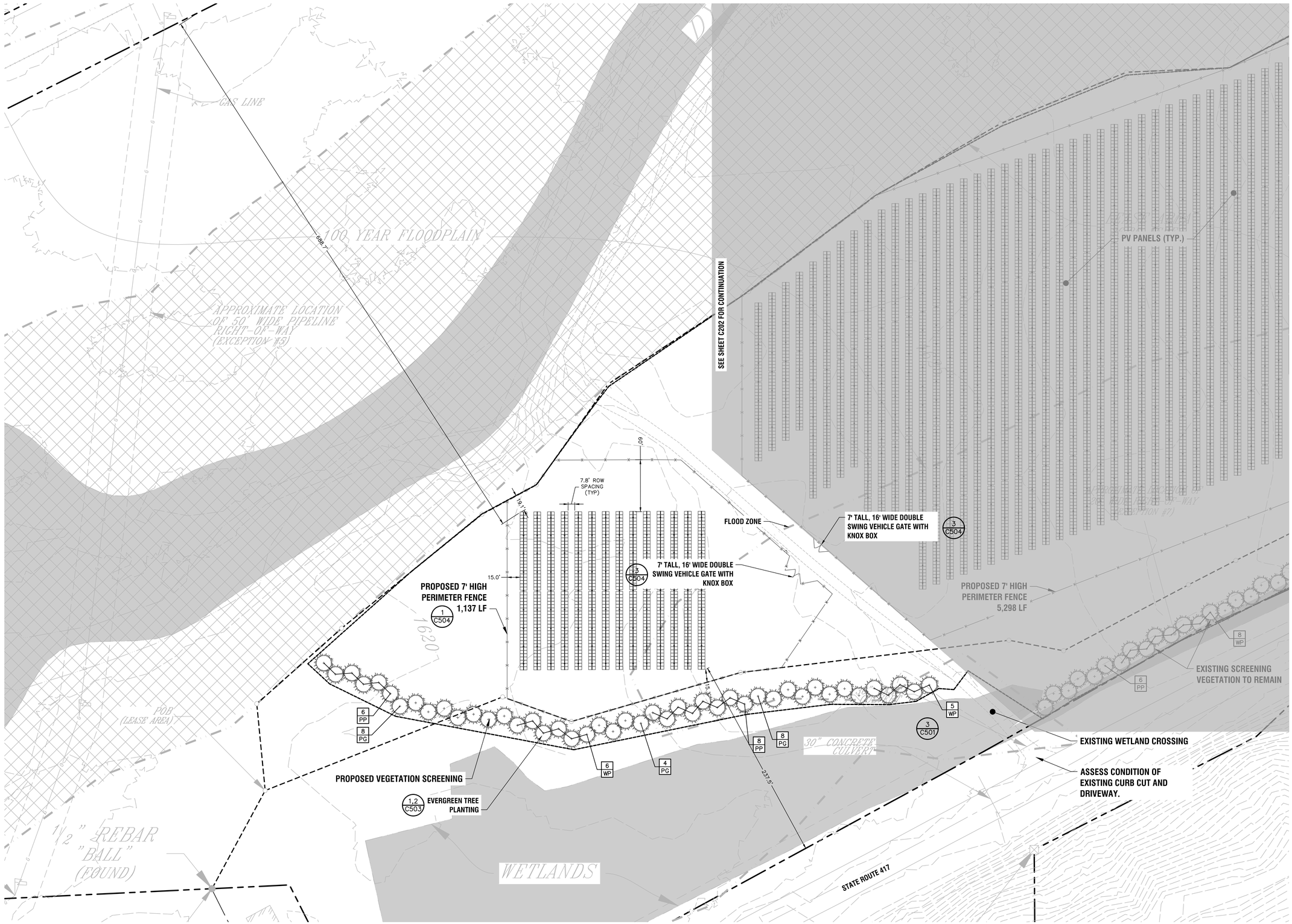
DRAWING NAME:

SITE & UTILITY PLAN

DRAWING NUMBER:

C202



1 C203 GRADING & DRAINAGE PLAN
SCALE: 1" = 50'

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SITE & UTILITY PLAN

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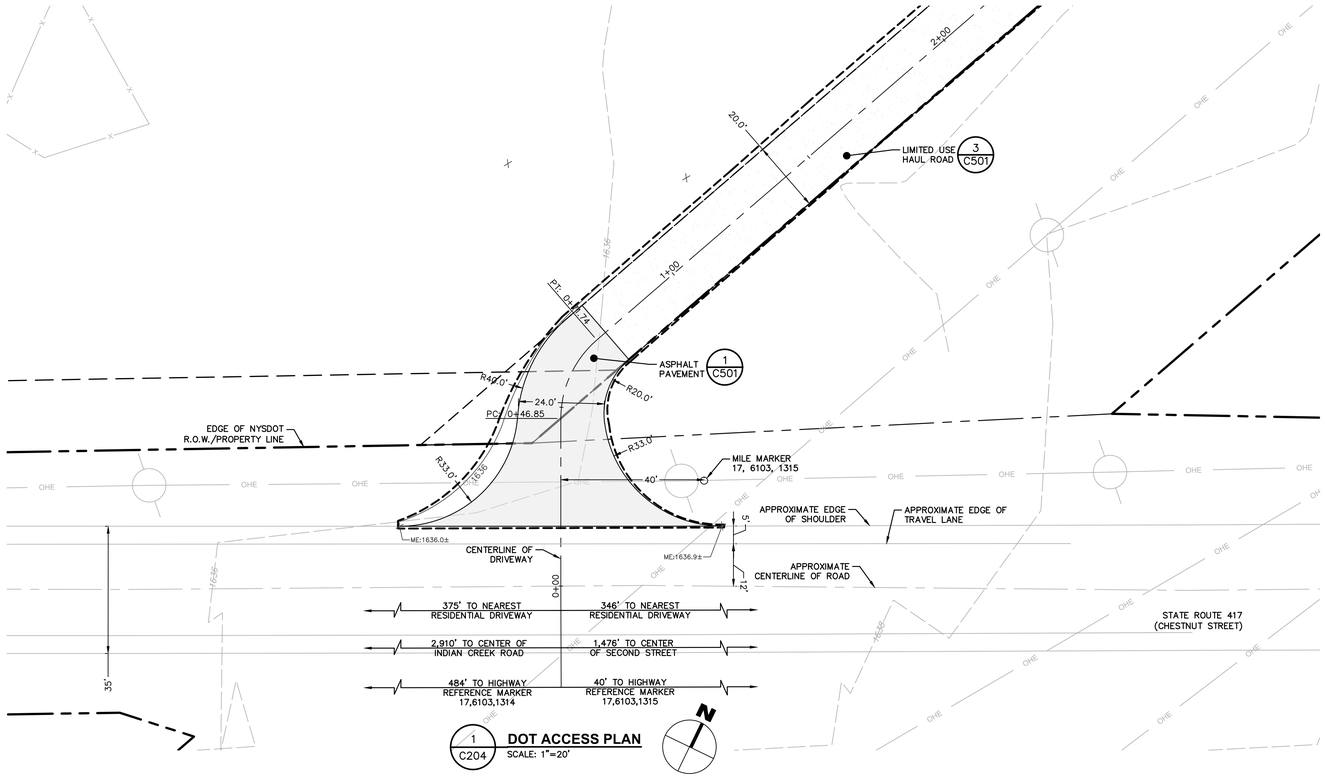
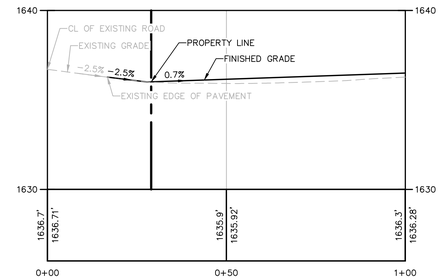
C203



1 C204 **DOT ACCESS PLAN**
SCALE: 1"=20'



2 C204 **DRIVEWAY PROFILE STATION 0+00 TO 1+00**
SCALE: 1"=20'
1"=4'

NOTE:
ALL DESIGN AND CONSTRUCTION MEANS AND METHODS WITHIN THE HIGHWAY RIGHT-OF-WAY TO COMPLY WITH NYSDOT 608-03 STANDARD SHEETS.

SIGHT DISTANCE TABLE

	DECISION SIGHT DISTANCE		STOPPING SIGHT DISTANCE	
REQUIRED*	330'		680'	620'
PROPOSED	LEFT	RIGHT	LEFT	RIGHT
	1,080'	2,455'	910'	2,450'

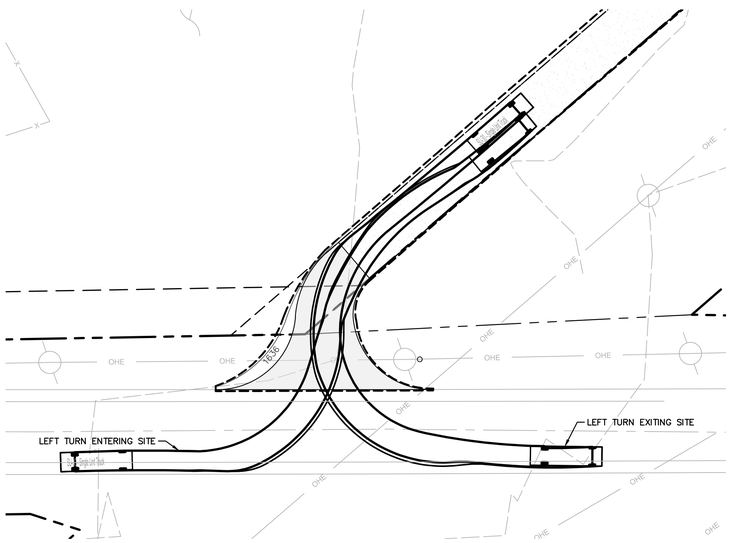
*REQUIRED SIGHT DISTANCES ARE BASED NYSDOT HIGHWAY DESIGN MANUAL AND A DESIGN SPEED OF 40 MPH.

SITE LEGEND:

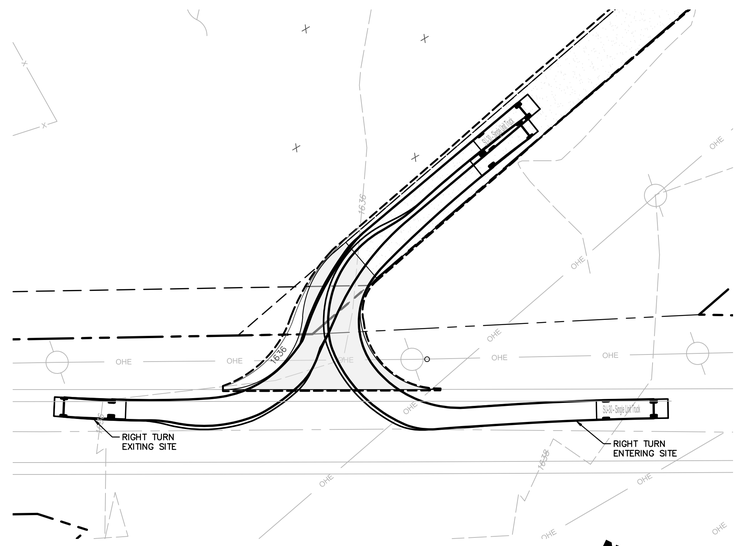
- PROPERTY LINE
- SETBACK LINE
- PAVEMENT
- ROAD CENTER LINE
- GRAVEL DRIVEWAY
- WORK LIMITS
- GRAVEL SURFACE
- XXX — 10 FT CONTOUR
- XXX — 2 FT CONTOUR
- XXX.X — SPOT GRADE

ABBREVIATIONS:

TF	TOP OF FRAME
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB
INV	INVERT



3 C204 **LEFT TURNING RADIUS PLAN SU-30**
SCALE: 1"=30'



4 C204 **RIGHT TURNING RADIUS PLAN SU-30**
SCALE: 1"=30'

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DOT ACCESS PLAN

DRAWING NUMBER:

C204

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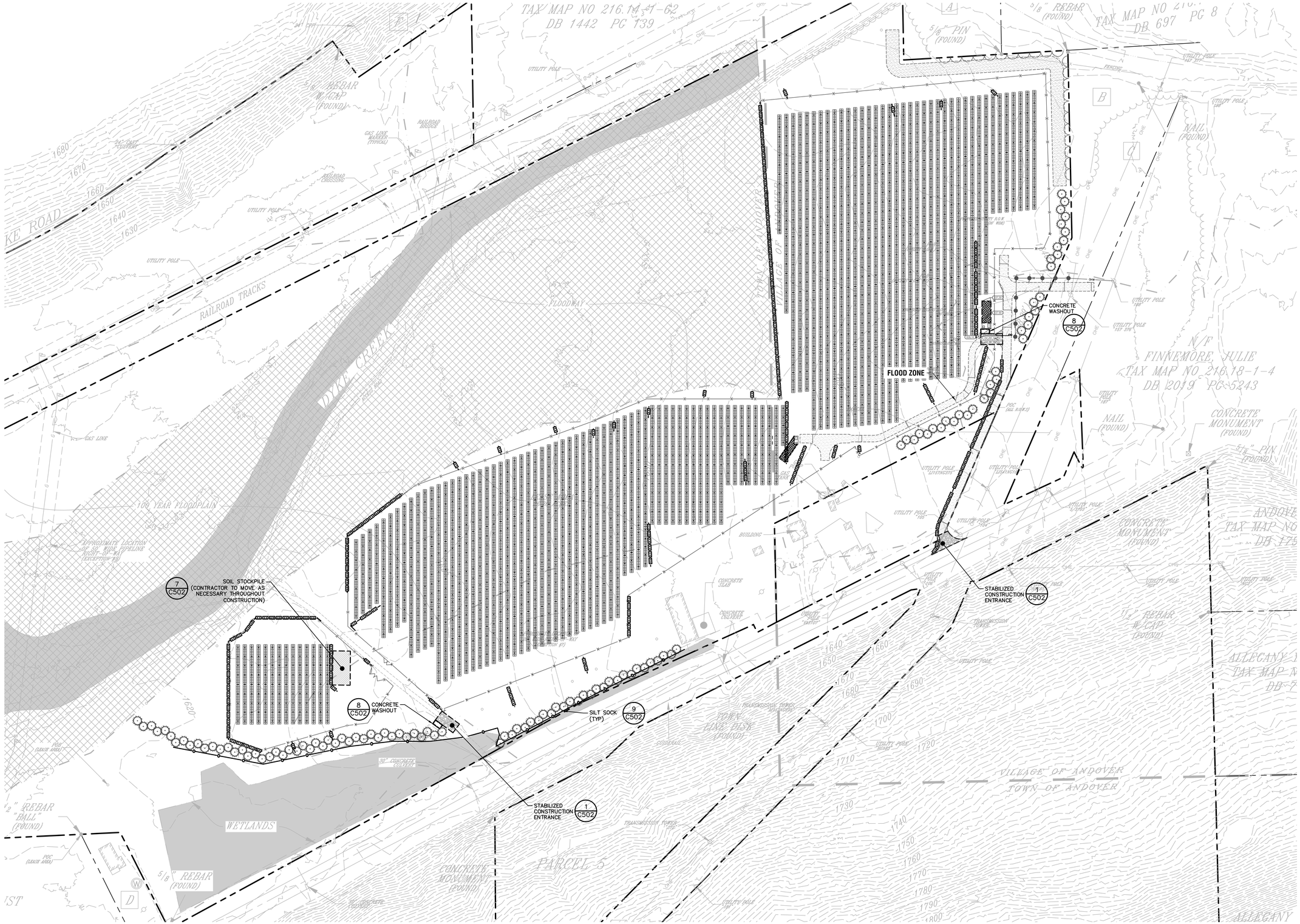

1 C300 OVERALL ESC & GRADING PLAN

SCALE: 1" = 100'

N

VERSION 19.0
6/3/2010 8:47:56 AM

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OVERALL ESC & GRADING PLAN

DRAWING NUMBER:

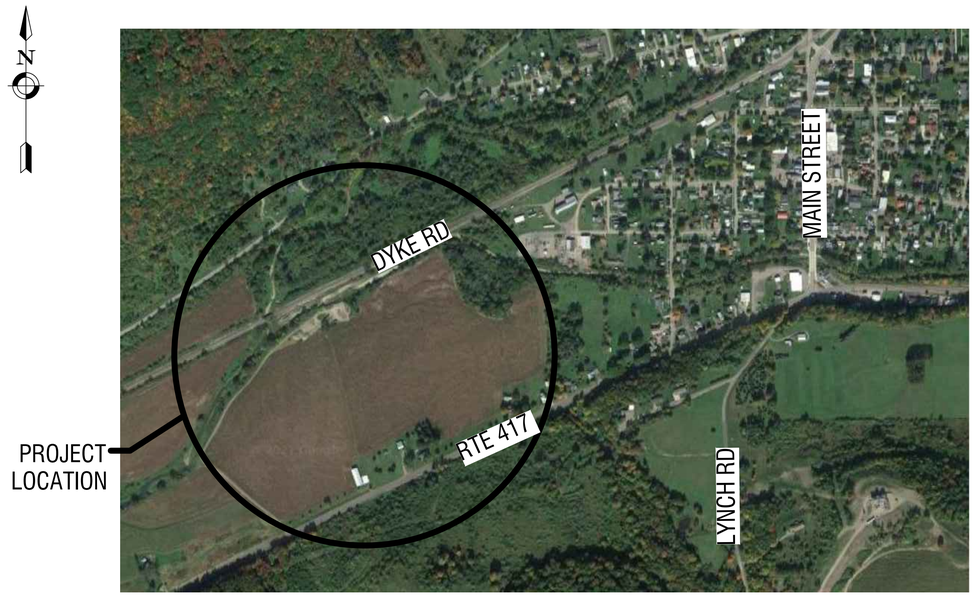
C300

McCORMICK NY CSG LLC
SOLAR PROJECT
4.95 MWAC ARRAY

SITE COORDINATES:

42.15° N, -77.81° W

Town of Andover, Allegany County



PROJECT LOCATION MAP

CODES AND REGULATIONS

IEEE C2 NATIONAL ELECTRICAL SAFETY CODE

NFPA 70, NATIONAL ELECTRICAL CODE - 2017 EDITION

NATIONAL GRID INTERCONNECTION REGULATIONS

PROJECT TEAM CONTACT INFORMATION

CONSTRUCTION

MANAGEMENT
MICHAEL BUFALINI
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LCOSH@LABELLAPC.COM

STAKEHOLDER CONTACT INFORMATION

EPC	DEVELOPER	UTILITY
GORDIAN ENERGY SYSTEMS	NEW ENERGY EQUITY	NATIONAL GRID

GORDIAN ENERGY SYSTEMS

4.95MW GROUND-MOUNT PV DESIGN

70 CHESTNUT ST

ANDOVER, NY 14806

PROJECT NO: 2220520

MARCH 2023

CIVIL DRAWING INDEX

C010	NOTES AND LEGEND
C100	EXISTING CONDITIONS PLAN
C110	DEMOLITION AND SITE PREP PLAN
C200	OVERALL SITE AND UTILITIES PLAN
C201	SITE AND UTILITIES PLAN
C202	SITE AND UTILITIES PLAN
C203	SITE AND UTILITIES PLAN
C204	DOT ACCESS PLAN
C300	OVERALL ESC AND DRAINAGE PLAN
C301	ESC AND DRAINAGE PLAN
C302	ESC AND DRAINAGE PLAN
C303	ESC AND DRAINAGE PLAN
C304	ROADWAY PLAN AND PROFILE SHEET
C501	SITE DETAILS
C502	EROSION AND SEDIMENT CONTROL DETAILS
C503	LANDSCAPING DETAILS
C590	WORK ZONE TRAFFIC CONTROL DETAILS AND NOTES

ELECTRICAL DRAWING INDEX

E050	ELECTRICAL NOTES
E101	ELECTRICAL SITE PLAN
E501	EQUIPMENT PAD DETAILS
E505	CABLING DETAILS
E506	RACKING DETAILS
E507	MV POLE DETAILS
E601	DC CABLE SCHEDULE
E602	DC CABLE SCHEDULES
E603	AC CABLE SCHEDULES
E701	THREE LINE DIAGRAM
E702	THREE LINE DIAGRAM
E703	GROUNDING DIAGRAM
E801	SYSTEM LABELS
E802	SYSTEM LABELS

STRUCTURAL DRAWING INDEX

S001	NOTES & DESIGN CRITERIA
S002	NOTES & DESIGN CRITERIA
S100	EQUIPMENT PAD PLANS

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ELECTRICAL 90% SUBMISSION

McCORMICK SOLAR PROJECT
PROJECT NO: 2220520

PHOTOVOLTAIC PLANT

GENERAL ELECTRICAL NOTES

1. THE INVERTER FOR THE PROPOSED SOLAR ELECTRIC SYSTEM MUST BE IDENTIFIED AND LISTED FOR USE IN SOLAR PHOTOVOLTAIC SYSTEMS. ALL SOURCE CIRCUITS MUST HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION FOR TESTING (SUCH AS AN ACCESSIBLE TERMINAL BLOCK OR DISCONNECT) AND ISOLATION.
2. INVERTERS MUST BE EQUIPPED WITH DC GROUND FAULT PROTECTION TO REDUCE FIRE HAZARDS.
3. ALL DISCONNECTING COMBINERS, PULL/SPLICE BOXES, AND ENCLOSURES MUST BE LISTED AND LABELED FOR ITS PURPOSE.
4. ALL METALLIC CONDUIT FITTINGS MUST INCLUDE INTERNAL OR EXTERNAL BONDING TO ENSURE CONTINUITY, INCLUDING METALLIC EXPANSION FITTINGS.
5. ANY METAL SHAVINGS RESULTING FROM SITE WORK MUST BE CLEANED FROM ENCLOSURE INTERIORS, TOP SURFACES OF ENCLOSURE, ROOF SURFACE, AND ANY ADDITIONAL AREAS WHERE OXIDATION OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUIT OR OTHER DAMAGE.

WIRING AND WIRING METHODS

1. ALL WIRING METHODS AND INSTALLATION PRACTICES MUST CONFORM TO THE NATIONAL ELECTRIC CODE, LOCAL STATE CODES, AND OTHER APPLICABLE LOCAL CODES.
2. EXPOSED PV SOLAR MODULE WIRING WILL BE 2000 PV WIRE, 90ºC, WET RATED AND UV RESISTANT.
3. ALL FREE-AIR CABLES, SUCH AS MODULE LEADS MUST BE SECURED WITHIN 12" OF CONNECTION POINTS, AND EVERY 24" THEREAFTER, BY A STAINLESS STEEL OR PLASTIC-COATED STAINLESS STEEL CLIP OR TRAY. THE USE OF PLASTIC ZIP TIES IS NOT AN APPROVED METHOD TO SUPPORT OR ATTACH WIRE TO A STRUCTURE. PLASTIC ZIP TIES ARE ONLY PERMITTED FOR SUPPLEMENTAL GROUPING OR BUNDLING OF CONDUCTORS INSIDE OF EQUIPMENT. PV-SPECIFIC STAINLESS STEEL CLIPS AND VINYL JACKETED STEEL CABLE TIES OR AN APPROVED EQUAL ARE ALLOWED FOR USE IN THIS APPLICATION.
4. WIRE COLOR SPECIFICATIONS:
   - A. 120 TO 208VAC WIRING:
     - I. PHASE : (A) BLACK, (B) RED, (C) BLUE
     - II. NEUTRAL: WHITE OR GREY
   - B. 600VAC CLASS WIRING (300 TO 600VAC):
     - I. PHASE: (A) BROWN, (B) ORANGE, (C) YELLOW
     - II. NEUTRAL: WHITE OR GREY
   - C. EXPOSED EXTERIOR DC WIRING, 600VDC TO 1500VDC
     - I. POSITIVE (NON-ISOLATED): BLACK
     - II. NEGATIVE (NON-ISOLATED): BLACK W/ WHITE MARKINGS AT TERMINATIONS
     - III. POSITIVE (ISOLATED): BLACK W/ RED MARKINGS AT TERMINATIONS
     - IV. NEGATIVE (ISOLATED): BLACK
5. COLORED PHASE MARKINGS MUST BE MADE WITH HOT OR COLD SHRINK TUBING, AT LEAST 12" LONG.
6. STRING AND COMBINER CABLE LABELS IN EXTERIOR LOCATIONS MUST BE RATED FOR EXTERIOR USE AND PROTECTED BY SHRINK TUBING.
7. PV STRING HOME RUNS MUST BE LABELED ON BOTH ENDS, AT ARRAY AND AT COMBINER.
8. COMBINER OUTPUT CONDUCTORS MUST BE LABELED AT BOTH ENDS, AT COMBINER AND AT DISCONNECT.
9. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS. SUPPORTS MUST BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 54 INCHES APART (NEC 350.30) MUST BE APPROPRIATELY BONDED.
10. LIQUID TIGHT FLEXIBLE NON-METALLIC IS NOT APPROVED.
11. THE PHOTOVOLTAIC SOURCE CIRCUITS AND PHOTOVOLTAIC OUTPUT CIRCUITS OF THIS PROPOSED SOLAR SYSTEM MUST NOT BE CONTAINED IN THE SAME RACEWAY, CABLE TRAY, CABLE, OUTLET BOX, JUNCTION BOX, OR SIMILAR FITTING AS FEEDERS OR BRANCH CIRCUITS OF OTHER SYSTEMS UNLESS THE CONDUCTORS OF THE DIFFERENT SYSTEMS ARE SEPARATED BY A PARTITION OR ARE CONNECTED TOGETHER.
12. UNLESS MARKED AS UV RESISTANT, PVC IS NOT APPROVED FOR INSTALLATION IN LOCATIONS SUBJECTED TO DIRECT SUNLIGHT.
13. LONG STRAIGHT EXPOSED METAL CONDUIT (RMC, GRC, EMT) RUNS, 100 FEET OR MORE, MUST HAVE EXPANSION FITTINGS INSTALLED PER NEC 300.7(B). EXPANSION FITTINGS MUST ALSO BE USED WHEN CONDUIT SPANS A ROOF EXPANSION JOINT.
14. FUSES AND WIRES SUBJECT TO TRANSFORMER INRUSH CURRENT MUST BE SIZED ACCORDINGLY.
15. RMC, IMC OR EMT CONDUIT, USE 20 MIL PIPE WRAP TAPE HALF-LAPPED FROM 6" PAST TRANSITION POINT ON PVC TO 6" ABOVE GROUND ON METALLIC CONDUIT. AN EXPANSION JOINT MUST BE USED IN THE TRANSITION TO ABOVE GROUND CONDUIT WHEN REQUIRED BY NEC 300.5(J).
16. CONDUITS LONGER THAN 200 FT WITH NEGATIVE SLOPE TOWARD ELECTRICAL EQUIPMENT MUST HAVE A PULL BOX OR VAULT ADJACENT TO THE ENTRY POINT INTO THE ELECTRICAL EQUIPMENT.
17. WHEN TRANSITIONING FROM FREE AIR TO CONDUCTORS IN CONDUIT A LISTED STRAIN RELIEF FITTING MUST BE USED TO SUPPORT CONDUCTORS. CONDUIT DUCT SEAL MAY BE USED TO PREVENT MOISTURE INGRESS. SPRAY FOAM IS NOT AN APPROVED CONDUIT SEALING METHOD.
18. L AND T CONDUIT BODIES ARE NOT APPROVED FOR DC SYSTEMS OR INVERTER OUTPUT CIRCUITS.
19. ALL AC AND DC COPPER TERMINATIONS MUST HAVE AN ANTI-OXIDANT COMPOUND, KOPR-SHIELD OR EQUIVALENT APPLIED.
20. MEGGER TESTING MUST BE PERFORMED AND DOCUMENTED AT 1000 VDC FOR ALL AC CIRCUITS 600V OR BELOW AND DC CIRCUITS 600V OR BELOW. MEGGER TESTING WILL BE PERFORMED AT 1500 VDC FOR DC CIRCUITS IN 1000 VDC SYSTEMS, AND 2500 VDC FOR DC CIRCUITS IN 1500 VDC SYSTEMS. DO NOT MEGGER THE PV MODULES AS HIGH VOLTAGES CAN DAMAGE PV MODULES.
21. CONTINUITY TESTING TO BE PERFORMED AND DOCUMENTED ON ALL INSTALLED DC AND AC POWER CABLES.
22. CONDUIT BENDS MUST NOT DAMAGE THE RACEWAY OR SIGNIFICANTLY CHANGE THE INTERNAL DIAMETER OF RACEWAY PER TABLE 2 OF THE NEC.
23. SUPPORT CONDUCTORS IN VERTICAL CONDUITS IN ACCORDANCE WITH THE REQUIREMENTS OF NEC 300 19.
24. TORQUE ALL ELECTRICAL CONNECTORS PER DEVICE LISTING, OR MANUFACTURERS RECOMMENDATIONS CONNECTORS MUST BE MARKED WITH PERMANENT MARKING PAINT AFTER TORQUEING.
25. ALL BARE CU WIRES MUST BE INSTALLED IN A MANNER THAT PROTECTS THEM FROM CONTACT WITH DISSIMILAR METALS, PARTICULARLY ALUMINUM.
26. SPLICES AND CONNECTORS MUST BE INSULATED AND WILL REQUIRE PROJECT ENGINEER APPROVAL. ELECTRICAL TAPE ALONE IS NOT SUITABLE AS THE ONLY INSULATION MEANS. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION, AND APPLICATION OF INSULATING PRODUCT.
27. SPLICES MUST BE AVOIDED WHEREVER POSSIBLE. WHEN NECESSARY DUE TO SPOOL-LENGTH LIMITATIONS, SPLICES MUST BE MADE IN AN ENCLOSURE, PULL BOX OR HAND-HOLE BOX, AND MUST NOT BE BURIED, MADE INSIDE CONDUIT, OR BE OTHERWISE INACCESSIBLE.
28. ALL LV AC WIRING WILL BE TYPE THWN-2 RATED AT 90ºC. XHHW-2 IS AN APPROVED ALTERNATE. THIS NOTE WILL BE SUPERCEDED BY ANY INVERTER SPECIFICATIONS REQUIRING LV AC WIRE TO MEET HIGHER VOLTAGE OR INSULATION STANDARDS.
29. USE MEYERS-TYPE HUBS LISTED TO PROVIDE MOISTURE PROTECTION FOR CONDUIT ENTRANCES IN ALL APPLICABLE LOCATIONS AS REQUIRED BY NEC 314.15.
30. PROTECT WIRE FROM SHARP EDGES WITH UV RATED SPIRAL WRAP, EDGE-GUARD, OR SPLIT LOOM.
31. MODULE LEAD CONNECTORS MUST BE INSTALLED SUCH THAT THEY ARE EASILY ACCESSIBLE AND PROTECTED FROM EXPOSURE TO DIRECT SUNLIGHT OR RAIN. THEY MUST NOT BE INSTALLED WITHIN TUBING, CONDUIT OR MODULE GAPS, OR IN DIRECT CONTACT WITH THE MODULE BACKSHEET.
32. STRING SOURCE CIRCUIT WIRING MUST BE SUPPORTED ADEQUATELY IN LENGTHS NOT TO EXCEED 24". THE MODULE TO MODULE INTERCONNECTION LEADS MUST BE SUPPORTED AT A MINIMUM OF 12" FROM THE J-BOX AND THE MODULE TO MODULE CONNECTION POINT.
33. MODULE TO SOURCE CIRCUIT CONNECTORS MUST BE OF THE SAME MAKE AND MODEL AS THE MODULE TO MODULE CONNECTORS. THE CONNECTION TO SOURCE CIRCUITS MUST BE PER THE MODULE MANUFACTURER AND CONNECTOR MANUFACTURER INSTRUCTIONS. CONTRACTOR TO VERIFY THAT THE STRING CONDUCTOR DIAMETER IS COMPATIBLE WITH THE STRING CIRCUIT HOME-RUN CONNECTORS.
34. ALL EMT MUST USE LISTED AND APPROVED RAIN TIGHT FITTINGS WHEN INSTALLED OUTDOORS OR IN A WET LOCATION.
35. ALL ABOVE GROUND PVC CONDUIT TO BE SCHEDULE 80. ALL BELOW GROUND PVC CONDUIT TO BE SCHEDULE 40 EXCEPT WHERE PASSING UNDER ROADWAYS, IN WHICH CASES SCHEDULE 80 IS TO BE USED.

ALUMINUM CONDUCTOR INSTALLATION NOTES

1. MINIMUM WIRE SIZE FOR CURRENT CARRYING ALUMINUM CONDUCTORS IS 1/0 STRANDED, COMPACT ELECTRICAL GRADE AA-8000 SERIES ALLOY.
2. ALUMINUM POWER CABLE, WIRE CONNECTORS, AND INSULATING AND CODING TAPE MANUFACTURERS SHALL BE APPROVED BY OWNER PRIOR TO USAGE.
3. WHERE BOLTED CONNECTIONS ARE NOT POSSIBLE, MECHANICAL SCREW STYLE LUGS AND TERMINATIONS ARE APPROVED ONLY WHEN USED IN CONJUNCTION WITH A LISTED COPPER PIGTAIL COMPRESSION ADAPTOR (SOLID CORE PIN ADAPTERS ARE NOT ALLOWE.D).
4. USE OF A "ONE-SHOT" CRIMPER OR "DIE-LESS CRIMPERS" WILL NOT BE ALLOWED.
5. TERMINAL CONNECTIONS TO BE MADE PER GUIDELINES BELOW. CONNECTION HARDWARE SHALL BE RATED FOR, AT A MINIMUM, THE MAXIMUM VOLTAGE OF THE SYSTEM.
   - A. MUST BE PRE-FILLED WITH OXIDE INHIBITOR.
   - B. WIRE STRIPPING AND BRUSHING OF CONDUCTOR IN ACCORDANCE WITH VENDOR SPECS IS REQUIRED IMMEDIATELY PRIOR TO LUG INSTALLATION
   - C. OXIDE INHIBITOR MUST BE APPLIED TO EXPOSED CONDUCTOR IMMEDIATELY AFTER STRIPPING AND BRUSHING AND IMMEDIATELY PRIOR TO INSTALLATION OF THE LUG.
   - D. USE COMPRESSION TOOL LISTED FOR USE WITH SELECTED COMPRESSION CONNECTOR.
   - E. A MINIMUM 9" LENGTH OF COLD OR HEAT SHRINK WITH A VOLTAGE RATING EQUAL TO OR EXCEEDING THE CONDUCTOR RATING MUST BE APPLIED TO COVER THE CONNECTION BETWEEN CRIMP AND THE CONDUCTOR BEGINNING AT THE STRAIGHT SECTION OF THE CRIMP.
   - F. ALL CONNECTORS AND CORRESPONDING CRIMPING TOOLS MUST BE LISTED FOR THE APPLICATION.
6. INSULATING AND COLOR CODING MARKINGS MUST BE HOT OR COLD SHRINK TUBING.
7. FOR ALUMINUM MV CONDUCTORS, WHERE USED, THE GUIDELINES IN THIS SECTION PLUS GENERAL REQUIREMENTS FOR MV CONDUCTOR INSTALLATION APPLY.
8. DIRECT LANDING OF ALUMINUM CONDUCTORS IS ONLY ALLOWED TO BREAKERS WHICH ARE SPECIFICALLY RATED FOR ALUMINUM CONDUCTORS.

GROUNDING NOTES

SEE ELECTRICAL DIAGRAM AND ELECTRICAL DETAILS FOR MORE GROUNDING INFORMATION.

1. GROUND RESISTANCE TESTING TO BE PERORMED AND DOCUMENTED AT ALL EQUIPMENT (INVERTERS, COMBINER BOXES, DISCONNECTS, ETC...) AND AT THE RACKING SYSTEM (MINIMUM OF 10 LOCATIONS PER 5MW SITE, EVENLY DISTRIBUTED THROUGHOUT THE FIELD). MAXIMUM MEASURED RESISTANCE NOT TO EXCEED 0.25 OHMS.
2. EQUIPMENT GROUNDING CONDUCTORS AND SYSTEM GROUNDING CONDUCTORS WILL HAVE AS SHORT A DISTANCE TO GROUND AS POSSIBLE AND A MINIMUM NUMBER OF TURNS.
3. NON-CURRENT CARRYING METAL PARTS WILL BE CHECKED FOR PROPER GROUNDING. NOTE THAT TERMINAL LUGS BOLTED ON A FINISHED ENCLOSURE SURFACE MAY BE INSULATED BECAUSE OF PAINT/FINISH. PAINT/FINISH AT POINT OF CONTACT MUST BE PROPERLY REMOVED.
4. RACKING COMPONENTS AND STRUCTURAL SUPPORTS MUST BE ELECTRICALLY BONDED.
5. MODULES MUST BE GROUNDED WITH EQUIPMENT GROUNDING METHODS APPROVED BY THE MANUFACTURER WITH A MEANS OF BONDING LISTED FOR THIS PURPOSE, INCLUDING THE USE OF UL 2703 LISTED RACKING SYSTEMS.
6. THE CONNECTION TO THE MODULE MUST BE ARRANGED SUCH THAT REMOVAL OF A MODULE OR A PANEL FROM THE PHOTOVOLTAIC SOURCE CIRCUIT DOES NOT INTERRUPT A GROUNDED CONDUCTOR TO ANOTHER PHOTOVOLTAIC SOURCE CIRCUIT.
7. WHERE USED, LAY-IN GROUND LUGS SHALL BE RATED FOR DIRECT BURIAL (DB RATED).
8. ALL METALLIC RACEWAYS AND ENCLOSURES REQUIRE A PHYSICAL CONNECTION TO THE GROUNDING ELECTRODE CONDUCTOR (GEC) CONTAINED WITHIN.

DISCONNECTING MEANS NOTES

1. MEANS MUST BE PROVIDED TO DISCONNECT ALL CURRENT CARRYING CONDUCTORS OF THE PHOTOVOLTAIC POWER SOURCE FROM ALL OTHER EXISTING CONDUCTORS.
2. ALL CIRCUIT BREAKERS INSTALLED THAT ARE SUBJECT TO REVERSE POWER FLOW MUST BE LISTED AND LABELED AS BACKFEED COMPATIBLE.
3. THE GROUNDED CONDUCTOR MAY HAVE A BOLTED OR TERMINAL DISCONNECTING MEANS TO ALLOW MAINTENANCE OR TROUBLESHOOTING BY QUALIFIED PERSONNEL.
4. UNLESS A DISCONNECT IS SERVICING A SUPPLY-SIDE CONNECTION, THE DISCONNECTING MEANS IS NOT REQUIRED TO BE SUITABLE AS SERVICE EQUIPMENT AND SHALL BE RATED IN ACCORDANCE WITH NEC 690.17.
5. EQUIPMENT SUCH AS PHOTOVOLTAIC SOURCE CIRCUITS, OVERCURRENT DEVICES, AND BLOCKING DIODES ARE PERMITTED ON THE PHOTOVOLTAIC SIDE OF THE PHOTOVOLTAIC DISCONNECTING MEANS.
6. PROVIDE MEANS TO DISCONNECT EQUIPMENT SUCH AS INVERTERS, BATTERIES, CHARGE CONTROLLERS, AND ANY OTHER ENERGY SOURCES FROM ALL UNGROUNDED CONDUCTORS. IF THE EQUIPMENT IS ENERGIZED FROM MORE THAN ONE SOURCE, THE DISCONNECTING MEANS MUST BE GROUPED AND IDENTIFIED.
7. A SINGLE DISCONNECTING MEANS IS PERMITTED FOR THE COMBINED AC OUTPUT OF ONE OR MORE INVERTERS IN AN INTERACTIVE SYSTEM, PROVIDED EACH INVERTER ASSOCIATED WITH THE DISCONNECT HAS ITS OWN INTERNAL AC DISCONNECT, AND THAT THE COMMON DISCONNECTING MEANS IS READILY ACCESSIBLE FROM THE SAME LOCATION AS THE INVERTERS.
8. PROVIDE MEANS TO DISCONNECT FUSES FROM ALL SOURCES OF SUPPLY IF THE FUSE IS ENERGIZED FROM BOTH DIRECTIONS SUCH A FUSE IN A PHOTOVOLTAIC SOURCE CIRCUIT SHALL BE CAPABLE OF BEING DISCONNECTED INDEPENDENTLY OF FUSES IN OTHER PHOTOVOLTAIC SOURCE CIRCUITS.
9. ALL DISCONNECTS AND COMBINERS MUST BE SECURED FROM UNAUTHORIZED AND UNQUALIFIED PERSONNEL BY EITHER LOCK OR LOCATION.

DAMAGE PROTECTION

1. ENCLOSURES MUST BE SECURED TO EQUIPMENT RACKS IN ACCORDANCE WITH THE DESIGN DOCUMENTS, AND MUST BE SECURED IN SUCH A WAY AS TO PREVENT ENCLOSURE MOVEMENT OR SLIDING.
2. ALL NEMA 4 BOXES MUST BE EQUIPPED WITH LISTED DRAIN PLUGS INSTALLED TO ALLOW WATER TO DRAIN ANY MODIFICATION TO AS-MANUFACTURED EQUIPMENT SHOULD BE DONE IN SUCH A WAY AS TO MAINTAIN ALL LISTED RATINGS.
3. ALL NEMA 3 BOXES MUST BE EQUIPPED WITH A WEEP HOLE OR LISTED DRAIN PLUGS INSTALLED TO ALLOW WATER TO DRAIN.
4. ALL OUTDOOR ENCLOSURES REQUIRE AN APPROVED MEANS OF DRAINAGE AND VENTILATION.
5. ALL ELECTRICAL CONDUIT, EQUIPMENT AND COMPONENTS MUST BE ADEQUATELY PROTECTED FROM DAMAGE AND VANDALISM BY THE USE OF BOLLARDS, SHIELDS, GUARDS OR OTHER ACCEPTABLE MEANS.

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GORDIAN ENERGY SYSTEMS

GORDIAN ENERGY SYSTEMS, LLC
3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

McCORMICK NY CSG LLC
5MW SOLAR ARRAY

70 CHESTNUT ST.
ANDOVER, NY 14806

GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2220520

DRAWN BY: DK

REVIEWED BY: BJB

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

ELECTRICAL NOTES

DRAWING NUMBER:

E050

Date & Time: 3/24/2023 9:27 PM By: Behnke, Brian
Path: I:\Gordian Energy Systems\2220520 - McCormick Andover PV Design\Drawings\MEEP\E050 - Electrical Notes.dwg

1
E-101
ELECTRICAL SITE LAYOUT
100"=1'

GENERAL NOTES:

A. CUSTOMER OWNED OVERHEAD LINE POLES ARE SPACED AT LEAST 35'-0" APART.

B. MAIN DISCONNECT SWITCH SHALL BE LABELED TO NOTE THAT IT IS UTILITY/DUAL LOCKABLE WITH 24-HOUR/7-DAY ACCESS AND CONTROL BY UTILITY, AND CAPABLE OF BEING LOCKED IN THE OPEN POSITION WITH A VISIBLE BREAK. THE MAIN DISCONNECT SWITCH SHALL HAVE PROVISIONS FOR BOTH UTILITY AND CUSTOMER PADLOCKS.

C. UTILITY EQUIPMENT IS SHOWN FOR REFERENCE PURPOSES ONLY, IS NOT FOR CONSTRUCTION, AND MAY BE MODIFIED BY THE UTILITY AT ANY TIME IN THE FUTURE. FINAL LOCATIONS SHALL BE DETERMINED BY THE UTILITY.

SITE DATA

SYSTEM PRODUCTION SUMMARY	
AC PLANT PEAK PRODUCTION:	4.95 MW
DC PLANT PEAK PRODUCTION:	7.11 MW
DC/AC POWER RATIO:	1.43
INTERCONNECTING UTILITY INFORMATION	
UTILITY:	NATIONAL GRID
SUBSTATION:	ANDOVER
CIRCUIT #:	SOUTH WELLSVILLE - ANDOVER #541
LINE VOLTAGE:	34.5 KV
EQUIPMENT SUMMARY	
SOLAR PV MODULE	
MANUFACTURER:	HANWHA
MODEL:	QCELLS QPEAK DUO XL-G11.3 580W
NOMINAL MAX. DC POWER:	580 W
VOLTAGE (STC), VOC, VMPP:	53.56 V, 44.88 V
CURRENT (STC), ISC, IMPP:	13.55 A, 12.92 A
INTER-ROW SPACING (FT):	8
PANEL ORIENTATION:	LANDSCAPE
TILT ANGLE:	30º
STRING SIZE (TYPICAL):	32 MODULES
AZIMUTH:	180º
TOTAL PV MODULE QUANTITY:	12,264
SOLAR INVERTER	
MANUFACTURER:	CHINT POWER SYSTEMS
MODEL:	CPS-SCH275KTL-DO-US-800
NOMINAL MAX. AC POWER:	275 KW / 275 KVA
NOMINAL AC VOLTAGE:	800 V
MAX. AC CURRENT:	198.5 A
TOTAL INVERTER QUANTITY:	18
GENERATOR STEP-UP TRANSFORMER	
MANUFACTURER:	TBD
MODEL:	TBD
TRANSFORMER SIZE:	2.5 MVA
HIGH SIDE:	34.5 KV, GROUNDED WYE
LOW SIDE:	800 V, GROUNDED WYE
TOTAL TRANSFORMER QUANTITY:	2
PV RACKING	
MANUFACTURER:	SOLAR FLEX RACK
MODEL:	SERIES B
MOUNTING:	TRACKER

N
AZIMUTH: 180º

SITE COORDINATES:
42.9041249, -78.714255

GRAPHIC SCALE 1" = 100'
0 20 40 60 80 100 150 200 250 300 350 400

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5MW SOLAR ARRAY

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GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

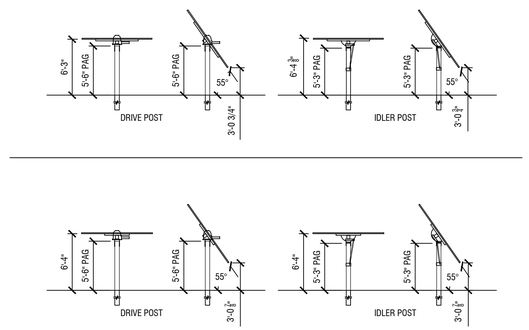
PROJECT NUMBER: 2220520
DRAWN BY: DK
REVIEWED BY: BJB
ISSUED FOR: 90% REVIEW
DATE: MARCH 2023
DRAWING NAME:

SITE LAYOUT

DRAWING NUMBER:

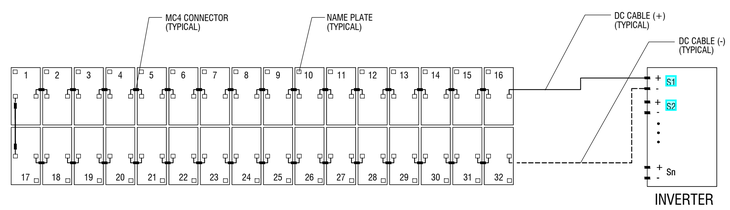
E101

Date & Time: 3/24/2023 2:28 PM By: Kopitonov, Dmitrii
Path: \\Gordian Energy Systems\2220520 - McCormick Andover PV Design\Drawings\MEEP\E101 102 - Site Layout.dwg



1 / E-506 MODULE RACKING ELEVATION

1" = 1' 0"



2 / E-506 TYPICAL STRING WIRING DETAIL

NOT TO SCALE

DETAIL NOTES:

A. MODULES INSTALLED IN TOP AND BOTTOM ROWS TO BE ROTATED 180° FROM EACH OTHER. REFER TO NAMEPLATE LOCATIONS SHOWN ABOVE FOR ORIENTATIONS.

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3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG

70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

DATE: APRIL 21, 2022

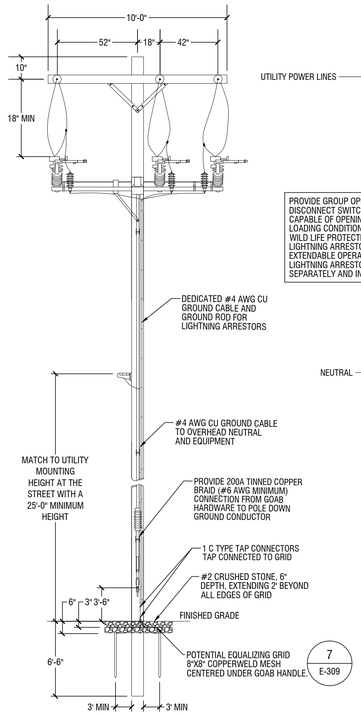
DRAWING NAME:

MODULE RACKING DETAILS

DRAWING NUMBER:

E506

VERSION: 19.0
6/3/2010 8:47:56 AM



1 E-507 CUSTOMER POLE C188-1 GENERATOR DISCONNECT POLE (C511)

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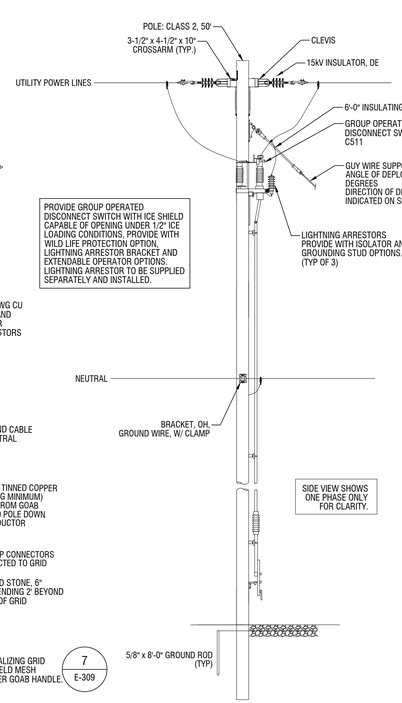

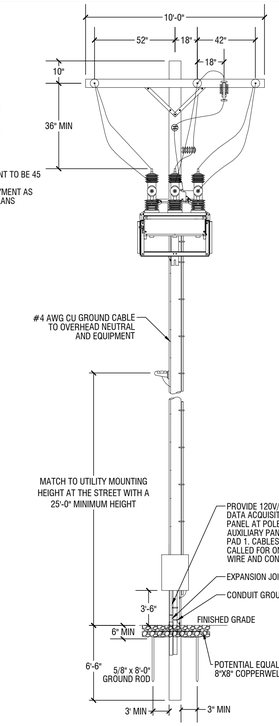

2 E-507 CUSTOMER POLE C188-3 RECLOSER POLE (CR512)

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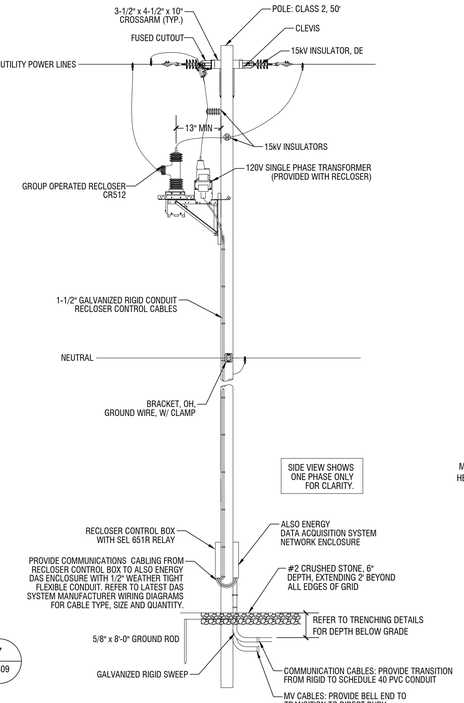

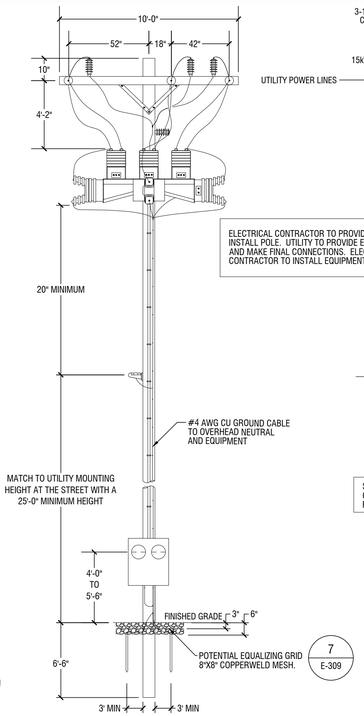

3 E-507 CUSTOMER POLE C188-4 UTILITY METER POLE

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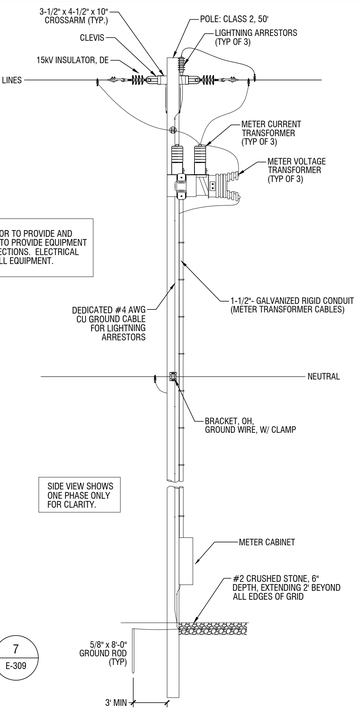

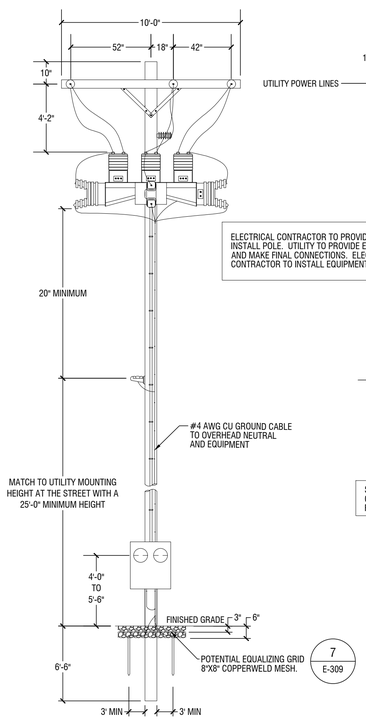

4 E-507 CUSTOMER POLE C188-5 CUSTOMER METER POLE

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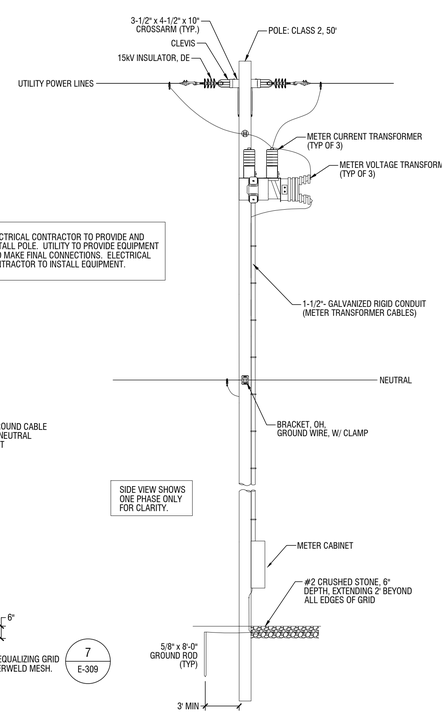

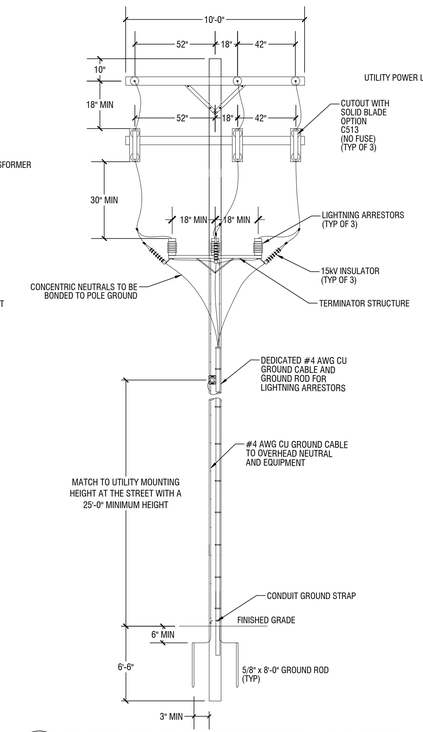

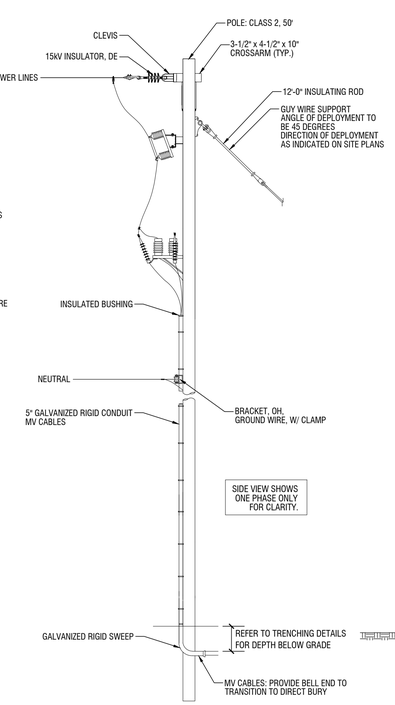

5 E-507 CUSTOMER POLE C188-6 RISER AND DISCONNECT SWITCH POLE (C513)

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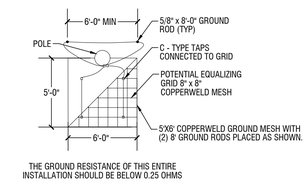
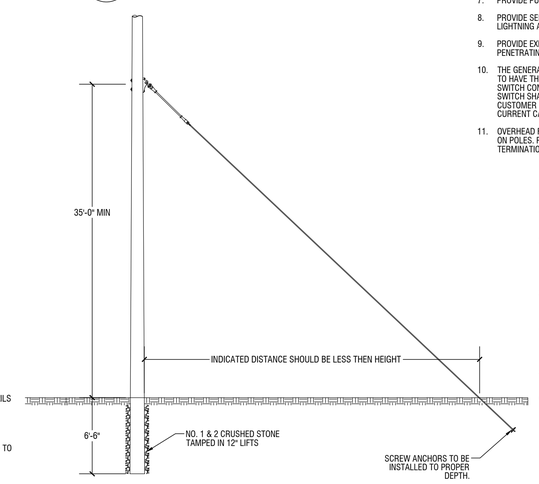


THE GROUND RESISTANCE OF THIS ENTIRE INSTALLATION SHOULD BE BELOW 0.25 OHMS

7 E-507 GROUND MAT - TOP VIEW

N.T.S.



6 E-507 GUY WIRE DETAIL

N.T.S.

GENERAL NOTES

1. CLASS 2, 50'-0" POLES TO BE PROVIDED AT ALL LOCATIONS SUCH THAT 19'-0" CLEARANCE IS MAINTAINED FOR ALL LIVE PARTS. PROVIDE TALLER POLES AS NEEDED TO MEET THIS CLEARANCE REQUIREMENT.
2. DETAILS SHOWN ARE PROVIDED FOR INFORMATION ONLY. EQUIPMENT CLEARANCES AND CONFIGURATION WILL VARY BASED ON EQUIPMENT SELECTION. FINAL DESIGN TO COMPLY WITH NATIONAL ELECTRIC CODE AND NATIONAL ELECTRIC SAFETY CODE. CLEARANCES ARE TO MEET NATIONAL ELECTRIC SAFETY CODE TABLE 232-1.
3. LOCATION OF NEUTRAL CONDUCTOR SHOWN FOR REFERENCE ONLY. MATCH INSTALLATION HEIGHTS EXISTING LINE FOR ANY INSTALLATION OF NEW NEUTRAL CONDUCTOR(S).
4. ALL CABLES AND EQUIPMENT INSTALLED ON POLE TO MEET RATINGS AS CALLED FOR ON 3-LINE DIAGRAM.
5. PROVIDE GROUND CONNECTION FOR POLE MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO: GROUP OPERTATED DISCONNECT SWITCH HARDWARE. METERING TRANSFORMER MOUNTING BRACKET, METER ENCLOSURE AND EXPOSED RIGID METALLIC CONDUITS.
6. RECLOSER TO BE PROVIDED WITH TRANSFORMER OPTION FOR SUPPLY OF 120V SINGLE PHASE POWER TO CONTROL BOX.
7. PROVIDE PULL CORDS IN ALL EMPTY CONDUITS.
8. PROVIDE SEPARATE DOWN GROUND CONNECTION FOR LIGHTNING ARRESTORS. #4 AWG CU.
9. PROVIDE EXPANSION JOINTS FOR ALL PVC CONDUITS PENETRATING GRADE.
10. THE GENERATOR DISCONNECT SWITCH SHALL BE INSTALLED TO HAVE THE LINE CONNECTION (I.E., JAW SIDE) OF THE SWITCH CONNECTED TO THE UTILITY SOURCE. HINGE SIDE OF SWITCH SHALL BE CONNECTED ELECTRICALLY TOWARDS THE CUSTOMER DER. DISCONNECTS WITH MORE THAN ONE CURRENT CARRYING CONDUCTOR SHALL BE GANG OPERATED.
11. OVERHEAD FIBER COMMUNICATIONS CABLE TO BE PROVIDED ON POLES. REFER TO DAS DRAWINGS FOR TYPE AND TERMINATIONS.

DETAIL NOTES

1. GUY WIRES SHALL BE 25' MINIMUM LEAD WITH INSULATOR.
2. GUY WIRES SHALL UTILIZE AN INSULATING ROD THAT IS MINIMUM 54" LONG, BUT LONGER IF THERE IS THE POTENTIAL TO COME INTO CONTACT WITH ENERGIZED EQUIPMENT UPON FAILURE OF THE GUY WIRE ANCHOR.
3. THE SECTION OF THE GUY WIRE BELOW THE INSULATING ROD SHALL BE BONDED TO NEUTRAL.
4. CLEARANCE FROM THE INSULATING ROD TO THE PRIMARY CONDUCTOR SHALL BE A MINIMUM OF 6" FOR DOWN GUYS, OR 11" MINIMUM FOR SPAN GUYS.
5. ANCHOR SHALL BE BURIED 6 FT. IN GROUND MINIMUM.
6. 16M, 7 STRAND, UTILITIES GRADE, CONFORMING TO ANSI C7.46, ASTM A475.

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3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG
70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
3	MAR 24, 2023	90% IFC PLAN SET
2	FEB 14, 2023	UPDATED PANEL LAYOUT
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: NRJV

REVIEWED BY: CB

ISSUED FOR: CLIENT REVIEW

DATE: FEBRUARY 14, 2023

DRAWING NAME:

MV POLE DETAILS

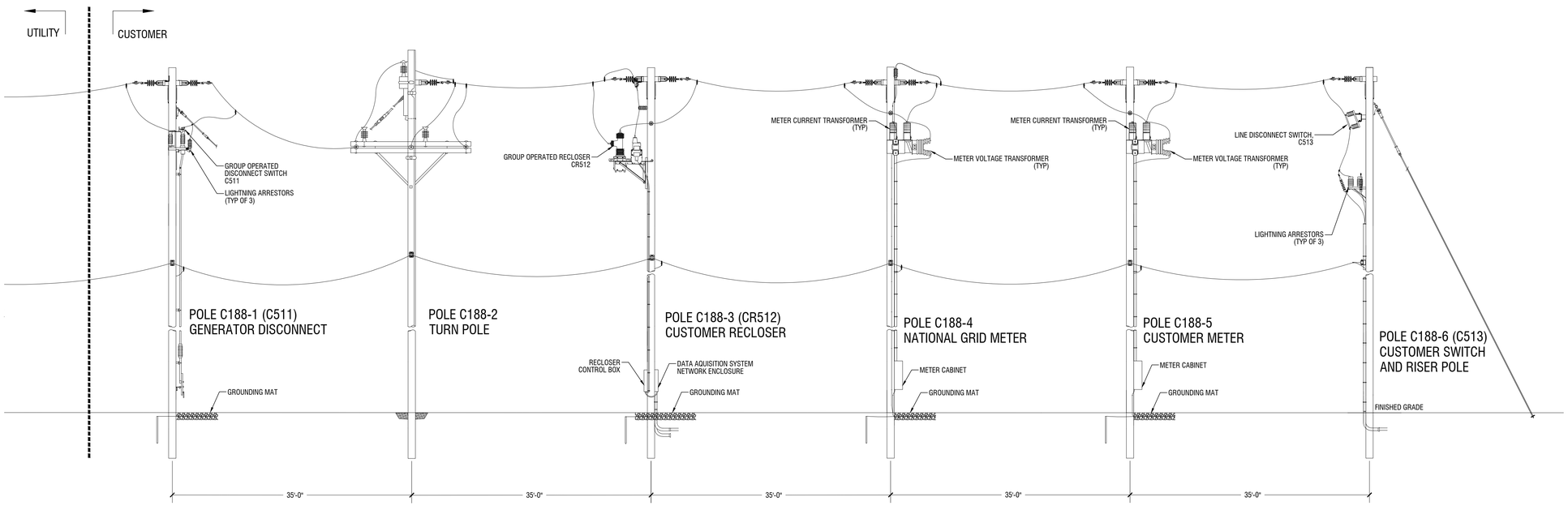
DRAWING NUMBER:

E507

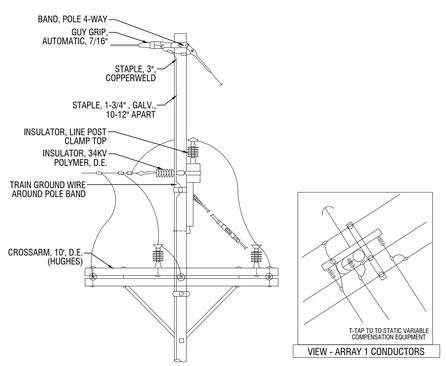
VERSION 19.0
6/3/2018 8:47:56 AM

GENERAL NOTES:

1. POLE ELEVATION SHOWN FOR REFERENCE ONLY. REFER TO SHEET E-508 FOR MV POLE DETAILS.
2. FOR CLARITY ONLY ONE PHASE IS SHOWN.
3. THE GENERATOR DISCONNECT SWITCH SHALL BE INSTALLED TO HAVE THE LINE CONNECTION (I.E., JAW SIDE) OF THE SWITCH CONNECTED TO THE UTILITY SOURCE. HINGE SIDE OF SWITCH SHALL BE CONNECTED ELECTRICALLY TOWARDS THE CUSTOMER DER. DISCONNECTS WITH MORE THAN ONE CURRENT CARRYING CONDUCTOR SHALL BE GANG OPERATED.



1 E-508 INTERCONNECTION POLE LINEUP
N.T.S.



2 E-508 INTERCONNECTION POLE LINEUP
N.T.S.

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McCORMICK NY CSG LLC
5MW SOLAR ARRAY

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ANDOVER, NY 14806

GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2220520
DRAWN BY: DPK
REVIEWED BY: BJB
ISSUED FOR: 90% REVIEW
DATE: MARCH 2023
DRAWING NAME:

MV POLE DETAILS

DRAWING NUMBER:

E-508

Date & Time: 3/24/2023 2:37 PM By: Kapitonov, Dmitrii
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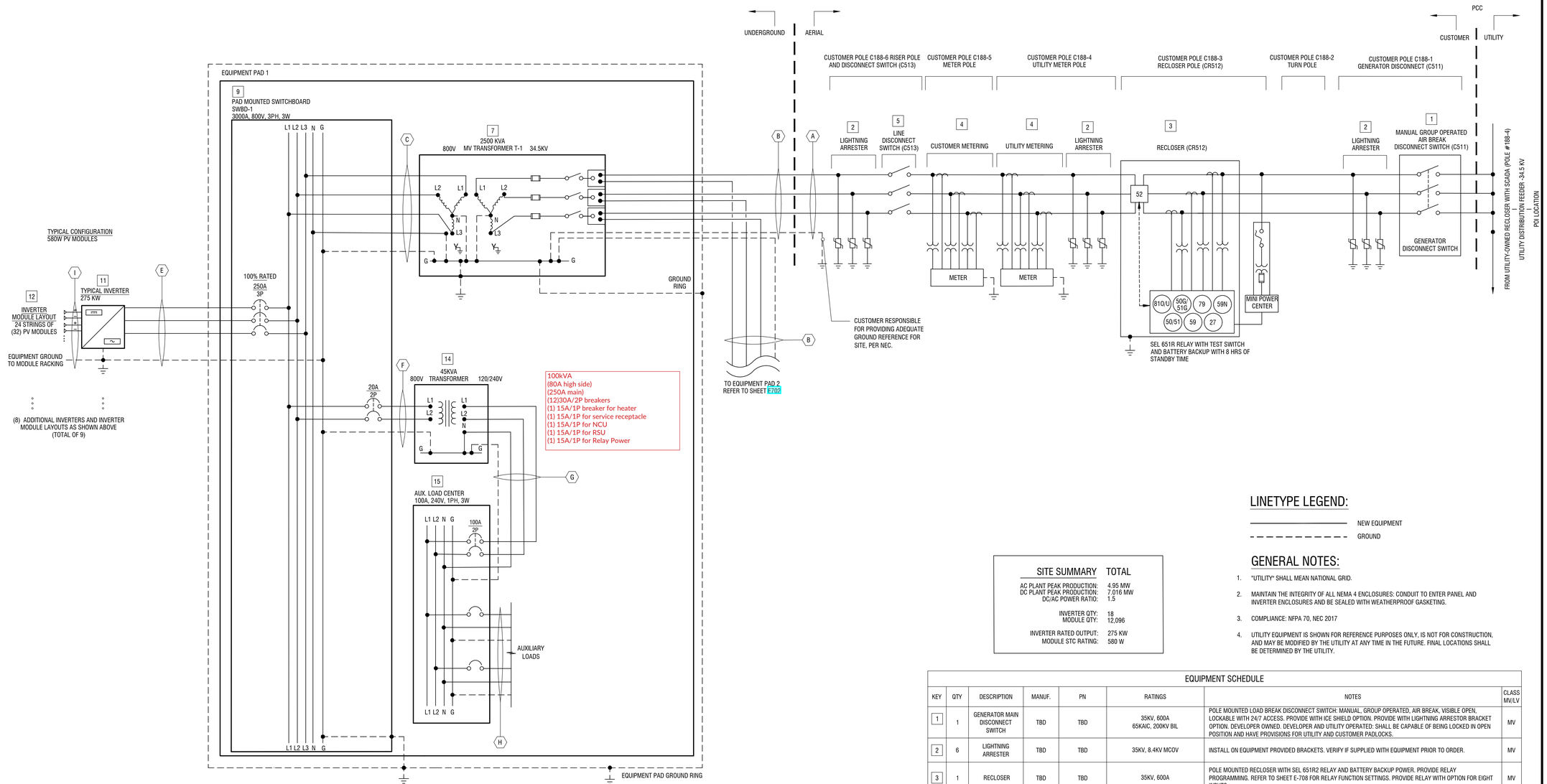

PAD MOUNTED SWITCHBOARD SUMMARY

CIRCUIT BREAKER QTY*:	9
INVERTER QTY:	9

* POWER GENERATION CIRCUITS ONLY

SITE SUMMARY

	TOTAL
AC PLANT PEAK PRODUCTION:	4.95 MW
DC PLANT PEAK PRODUCTION:	7.016 MW
DC/AC POWER RATIO:	1.5
INVERTER QTY:	18
MODULE QTY:	12,096
INVERTER RATED OUTPUT:	275 KW
MODULE STC RATING:	580 W

LINETYPE LEGEND:

NEW EQUIPMENT

GROUND

GENERAL NOTES:

1. "UTILITY" SHALL MEAN NATIONAL GRID.
2. MAINTAIN THE INTEGRITY OF ALL NEMA 4 ENCLOSURES: CONDUIT TO ENTER PANEL AND INVERTER ENCLOSURES AND BE SEALED WITH WEATHERPROOF GASKETING.
3. COMPLIANCE: NFPA 70, NEC 2017
4. UTILITY EQUIPMENT IS SHOWN FOR REFERENCE PURPOSES ONLY, IS NOT FOR CONSTRUCTION, AND MAY BE MODIFIED BY THE UTILITY AT ANY TIME IN THE FUTURE. FINAL LOCATIONS SHALL BE DETERMINED BY THE UTILITY.

AC WIRE AND CONDUIT SCHEDULE

DESIGNATION	CONDUCTORS/ WIRE SCHEDULE (90 DEGREE C RATED)	MINIMUM CONDUCTOR INSULATION	CONDUIT SIZE (PER SET)	90° RATED CABLE
A	(4) #2 AWG (6/1) ASCR AL (SPARROW) + #6/0 AL GROUND	-	IN FREE AIR	-
B	(3) #2 AWG AL 133% MV-105 EPR WITH FULL CONCENTRIC NEUTRAL	35KV	(1) 5"	-
C	7 SETS OF: (3) 750 KCMIL AL THWN-2 + #600 KCMIL AL GROUND	600V	CAB CABLE HANGER	-
D	4 SETS OF (2) 750 KCMIL AL THWN-2 + #3/0 AWG AL GROUND	600V	CAB CABLE HANGER	X
E	(3) 350 KCMIL AL THWN-2 + #2 AWG AL GROUND	1000V	CAB CABLE HANGER	X
F	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
G	(3) #10 AWG CU THWN-2 + #10 AWG CU GROUND	600V	(1) 3/4"	-
H	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
I	(2) #10 AWG CU THWN-2 + #10 AWG CU GROUND	1500V	CAB CABLE HANGER	-

WIRE AND CONDUIT SCHEDULE NOTES:

1. LISTED PIN ADAPTERS OR COMPRESSION LUGS SHALL BE PERMITTED FOR USE WITH ALUMINUM CONDUCTORS. CONDUCTOR SHALL BE PREPARED AND TERMINATED PER MANUFACTURERS GUIDELINES.
2. ELECTRICAL CONTRACTOR SHALL IDENTIFY SOURCE WIRING WITH MARKING TAPE OR OTHER APPROVED METHOD. POSITIVE SHALL BE MARKED RED AND NEGATIVE MARKED BLACK. CONDUCTORS 4 AWG AND LARGER SHALL BE IDENTIFIED AT ALL TERMINATIONS. PROVIDE COMPRESSION LUGS AT BUS TERMINATIONS.
3. ALL PARALLEL CABLE SETS TO BE INSTALLED WITH GROUND CONDUCTORS IN EACH CONDUIT.
4. CABLES NOT SIZED FOR VOLTAGE DROP

EQUIPMENT SCHEDULE

KEY	QTY	DESCRIPTION	MANUF.	PN	RATINGS	NOTES	CLASS MV/LV
1	1	GENERATOR MAIN DISCONNECT SWITCH	TBD	TBD	35KV, 600A 65KAIC, 200KV BIL	POLE MOUNTED LOAD BREAK DISCONNECT SWITCH: MANUAL, GROUP OPERATED, AIR BREAK, VISIBLE OPEN, LOCKABLE WITH 24/7 ACCESS. PROVIDE WITH ICE SHIELD OPTION. PROVIDE WITH LIGHTNING ARRESTOR BRACKET OPTION. DEVELOPER OWNED. DEVELOPER AND UTILITY OPERATED: SHALL BE CAPABLE OF BEING LOCKED IN OPEN POSITION AND HAVE PROVISIONS FOR UTILITY AND CUSTOMER PADLOCKS.	MV
2	6	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	INSTALL ON EQUIPMENT PROVIDED BRACKETS. VERIFY IF SUPPLIED WITH EQUIPMENT PRIOR TO ORDER.	MV
3	1	RECLOSER	TBD	TBD	35KV, 600A	POLE MOUNTED RECLOSER WITH SEL 651R2 RELAY AND BATTERY BACKUP POWER. PROVIDE RELAY PROGRAMMING. REFER TO SHEET E-708 FOR RELAY FUNCTION SETTINGS. PROVIDE RELAY WITH OPTION FOR EIGHT INPUTS.	MV
4	1	CUSTOMER METERING EQUIPMENT	-	-	CT RATING 80:5 PT RATING 34.5KV:208V	POLE MOUNTED METER AND METERING TRANSFORMERS SUPPLIED BY UTILITY AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. UTILITY TO MAKE FINAL CABLE CONNECTIONS. UTILITY OWNED AND OPERATED.	MV
5	3	NON-FUSED LOAD BREAK CUTOUT	TBD	TBD	35KV, 600A	STANDARD POLE MOUNTED FUSED CUTOUT WITH SOLID BLADE OPTION.	
6	1	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	35KV DEADBREAK ARRESTOR ELBOW	MV
7	2	MV TRANSFORMER	TBD	TBD	2.5 MVA %Z: 5.75 X/R: 8 PRI: 34.5KV WYE-GND SEC: 800V WYE-GND	PAD MOUNTED, 3 PHASE, 60 HZ, 65 C RISE, KNAN, NEMA 3R, WITH LOOP FED CONFIGURATION. PROVIDE WITH 2-POSITION LOAD BREAK SWITCHES AND DUAL FUSE PROTECTION WITH BAY-O-NET AND CURRENT LIMITING FUSES. LV TERMINAL SPADES TO HAVE AT A MINIMUM 14 HOLES TO ALLOW FOR 7 PARALLEL TWO HOLE SPADE TERMINAL CONNECTIONS.	MV
8	2	LV SWITCHGEAR	TBD	TBD	3,000A, 800V, 3PH, 3W	SERVICE ENTRANCE SWITCHGEAR, 3,000A RATED BUSBAR, MAIN LUG ONLY. 50KAIC RATED, NEMA 3R.	LV
9	18	PV INVERTER	CHINT POWER SYSTEMS	CPS SCH275KTL-DO/US-800	275 KVA AC: 198.5A, 800V	INVERTERS TO BE SET TO 0.95 LEADING POWER FACTOR. INVERTERS ARE UL1741 LISTED, IEEE1547 COMPLIANT, RATED TO 1500 VDC. THE INVERTERS HAVE INTEGRAL, MANUAL DC DISCONNECTING MEANS. THE INVERTER IS EQUIPPED WITH UL1741 APPROVED GROUND FAULT DETECTION DEVICE THAT MEETS NFPA 70 ARTICLE 250.122 REQUIREMENTS FOR EQUIPMENT GROUNDING.	LV
10	12, 096	SOLAR MODULE	HANWHA	QCELLS QPEAK DUO XL-G11.3 580W	580W Imp 12.92A Vmp 44.88V Isc 13.55A Voc 53.56V	MODULES ARE UL1703 LISTED, RATED TO 1500 VDC. EACH MODULE INCLUDES OUTDOOR RATED QUICK CONNECTS FOR MODULE INTERCONNECTION. DO NOT REMOVE THE QUICK CONNECTS, OTHERWISE THE MODULE WARRANTY AND UL LISTING MAY BE INVALIDATED. QUICK CONNECTS SHALL COMPLY WITH NFPA 70 ARTICLE 690.33(C).	LV
11	1	AUXILIARY TRANSFORMER	TBD	TBD	45 KVA PRI: 800V DELTA SEC: 240V GROUNDED WYE	NEMA 3R RATED.	LV
12	1	AUXILIARY PANEL	TBD	TBD	200A, 240V, 3PH, 3W	200A, 240V, 10 KAIC RATED PANEL BOARD, NEMA 3R.	LV

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GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2220520

DRAWN BY: DK

REVIEWED BY: BJB

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

THREE LINE DIAGRAM

DRAWING NUMBER:

E701

Date & Time: 3/24/2023 2:43 PM By: Kopitonov, Dmitrii
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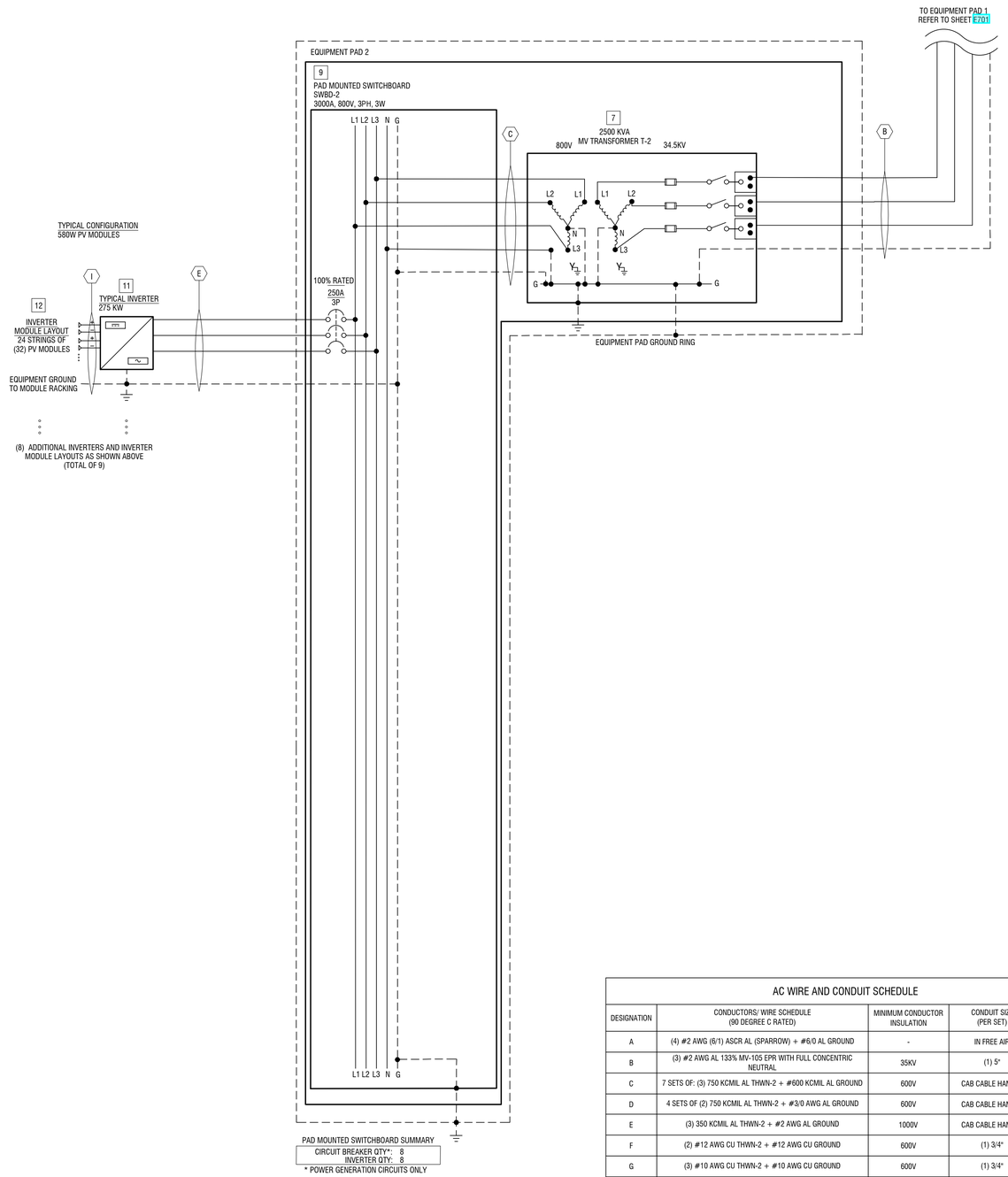

PAD MOUNTED SWITCHBOARD SUMMARY

CIRCUIT BREAKER QTY*:	8
INVERTER QTY:	8

* POWER GENERATION CIRCUITS ONLY

SITE SUMMARY	TOTAL
AC PLANT PEAK PRODUCTION:	4.95 MW
DC PLANT PEAK PRODUCTION:	7.016 MW
DC/AC POWER RATIO:	1.5
INVERTER QTY:	18
MODULE QTY:	12,096
INVERTER RATED OUTPUT:	275 KW
MODULE STC RATING:	580 W

LINETYPE LEGEND:

NEW EQUIPMENT

GROUND

GENERAL NOTES:

1. "UTILITY" SHALL MEAN NATIONAL GRID.
2. MAINTAIN THE INTEGRITY OF ALL NEMA 4 ENCLOSURES: CONDUIT TO ENTER PANEL AND INVERTER ENCLOSURES AND BE SEALED WITH WEATHERPROOF GASKETING.
3. COMPLIANCE: NFPA 70, NEC 2017
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AC WIRE AND CONDUIT SCHEDULE

DESIGNATION	CONDUCTORS/ WIRE SCHEDULE (90 DEGREE C RATED)	MINIMUM CONDUCTOR INSULATION	CONDUIT SIZE (PER SET)	90° RATED CABLE
A	(4) #2 AWG (6/1) ASCR AL (SPARROW) + #6/0 AL GROUND	-	IN FREE AIR	-
B	(3) #2 AWG AL 133% MV-105 EPR WITH FULL CONCENTRIC NEUTRAL	35KV	(1) 5"	-
C	7 SETS OF: (3) 750 KCMIL AL THWN-2 + #600 KCMIL AL GROUND	600V	CAB CABLE HANGER	-
D	4 SETS OF (2) 750 KCMIL AL THWN-2 + #3/0 AWG AL GROUND	600V	CAB CABLE HANGER	X
E	(3) 350 KCMIL AL THWN-2 + #2 AWG AL GROUND	1000V	CAB CABLE HANGER	X
F	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
G	(3) #10 AWG CU THWN-2 + #10 AWG CU GROUND	600V	(1) 3/4"	-
H	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
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WIRE AND CONDUIT SCHEDULE NOTES:

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2	6	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	INSTALL ON EQUIPMENT PROVIDED BRACKETS. VERIFY IF SUPPLIED WITH EQUIPMENT PRIOR TO ORDER.	MV
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7	2	MV TRANSFORMER	TBD	TBD	2.5 MVA %Z: 5.75 X/R: 8 PRI: 34.5KV WYE-GND SEC: 800V WYE-GND	PAD MOUNTED, 3 PHASE, 60 HZ, 65 C RISE, KNAN, NEMA 3R, WITH LOOP FED CONFIGURATION. PROVIDE WITH 2-POSITION LOAD BREAK SWITCHES AND DUAL FUSE PROTECTION WITH BAY-O-NET AND CURRENT LIMITING FUSES. LV TERMINAL SPADES TO HAVE AT A MINIMUM 14 HOLES TO ALLOW FOR 7 PARALLEL TWO HOLE SPADE TERMINAL CONNECTIONS.	MV
8	2	LV SWITCHGEAR	TBD	TBD	3,000A, 800V, 3PH, 3W	SERVICE ENTRANCE SWITCHGEAR, 3,000A RATED BUSBAR, MAIN LUG ONLY. 50KAIC RATED, NEMA 3R.	LV
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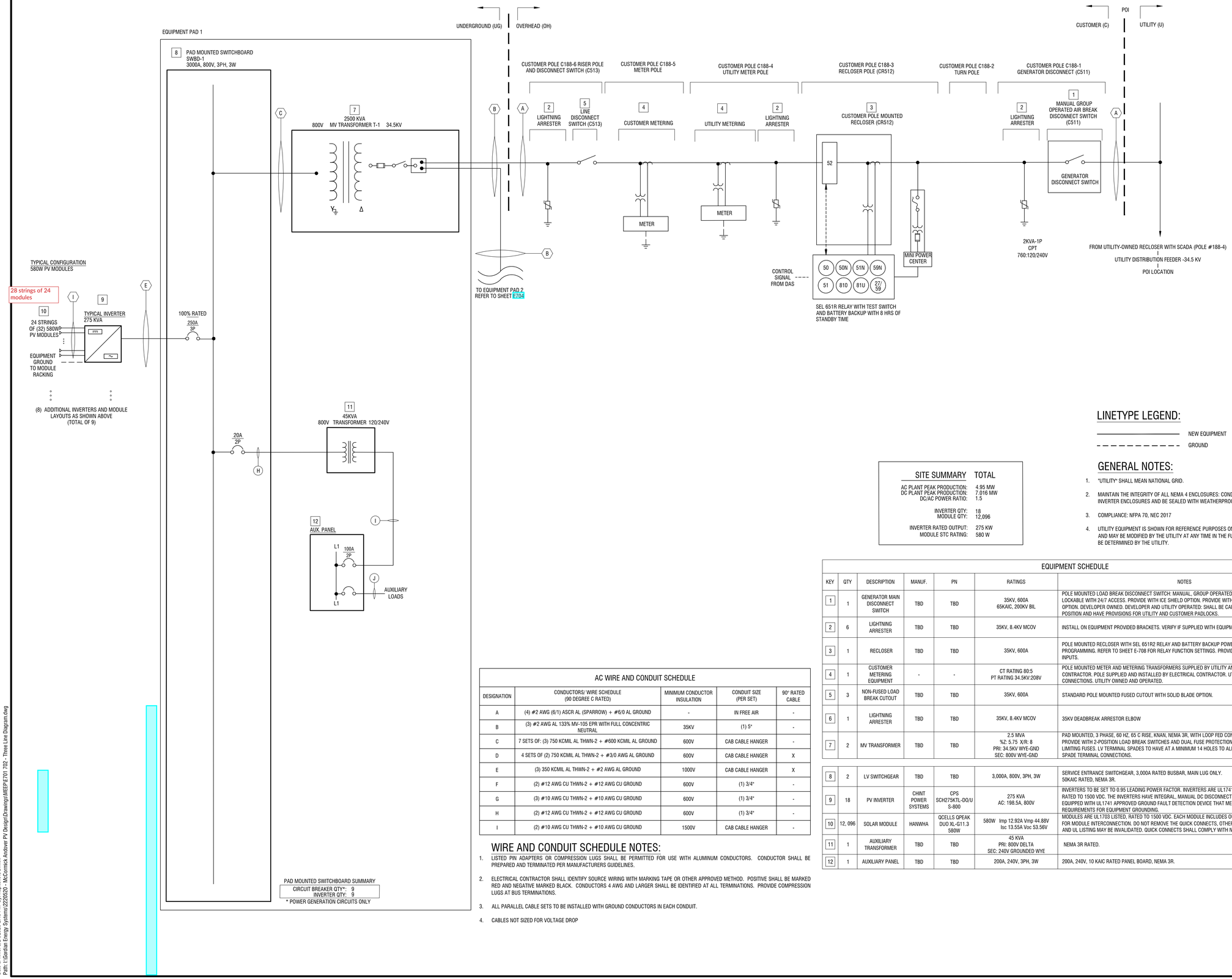
THREE LINE DIAGRAM

DRAWING NUMBER:

E702

Date & Time: 3/24/2023 2:43 PM By: Kojelbovov, Dmitrii
Path: \\Gordian Energy Systems\2220520 - McCormick Andover PV Design\Drawings\MEEP\E701 702 - Three Line Diagram.dwg



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DESIGNATION	CONDUCTORS/ WIRE SCHEDULE (90 DEGREE C RATED)	MINIMUM CONDUCTOR INSULATION	CONDUIT SIZE (PER SET)	90° RATED CABLE
A	(4) #2 AWG (6/1) ASCR AL (SPARROW) + #6/0 AL GROUND	-	IN FREE AIR	-
B	(3) #2 AWG AL 133% MV-105 EPR WITH FULL CONCENTRIC NEUTRAL	35KV	(1) 5"	-
C	7 SETS OF: (3) 750 KCMIL AL THWN-2 + #600 KCMIL AL GROUND	600V	CAB CABLE HANGER	-
D	4 SETS OF (2) 750 KCMIL AL THWN-2 + #3/0 AWG AL GROUND	600V	CAB CABLE HANGER	X
E	(3) 350 KCMIL AL THWN-2 + #2 AWG AL GROUND	1000V	CAB CABLE HANGER	X
F	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
G	(3) #10 AWG CU THWN-2 + #10 AWG CU GROUND	600V	(1) 3/4"	-
H	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
I	(2) #10 AWG CU THWN-2 + #10 AWG CU GROUND	1500V	CAB CABLE HANGER	-

WIRE AND CONDUIT SCHEDULE NOTES:

1. LISTED PIN ADAPTERS OR COMPRESSION LUGS SHALL BE PERMITTED FOR USE WITH ALUMINUM CONDUCTORS. CONDUCTOR SHALL BE PREPARED AND TERMINATED PER MANUFACTURERS GUIDELINES.
2. ELECTRICAL CONTRACTOR SHALL IDENTIFY SOURCE WIRING WITH MARKING TAPE OR OTHER APPROVED METHOD. POSITIVE SHALL BE MARKED RED AND NEGATIVE MARKED BLACK. CONDUCTORS 4 AWG AND LARGER SHALL BE IDENTIFIED AT ALL TERMINATIONS. PROVIDE COMPRESSION LUGS AT BUS TERMINATIONS.
3. ALL PARALLEL CABLE SETS TO BE INSTALLED WITH GROUND CONDUCTORS IN EACH CONDUIT.
4. CABLES NOT SIZED FOR VOLTAGE DROP

EQUIPMENT SCHEDULE

KEY	QTY	DESCRIPTION	MANUF.	PN	RATINGS	NOTES	CLASS MV/LV
1	1	GENERATOR MAIN DISCONNECT SWITCH	TBD	TBD	35KV, 600A 65KAIC, 200KV BIL	POLE MOUNTED LOAD BREAK DISCONNECT SWITCH: MANUAL, GROUP OPERATED, AIR BREAK, VISIBLE OPEN, LOCKABLE WITH 24/7 ACCESS. PROVIDE WITH ICE SHIELD OPTION. PROVIDE WITH LIGHTNING ARRESTOR BRACKET OPTION. DEVELOPER OWNED. DEVELOPER AND UTILITY OPERATED: SHALL BE CAPABLE OF BEINS LOCKED IN OPEN POSITION AND HAVE PROVISIONS FOR UTILITY AND CUSTOMER PADLOCKS.	MV
2	6	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	INSTALL ON EQUIPMENT PROVIDED BRACKETS. VERIFY IF SUPPLIED WITH EQUIPMENT PRIOR TO ORDER.	MV
3	1	RECLOSER	TBD	TBD	35KV, 600A	POLE MOUNTED RECLOSER WITH SEL 651R2 RELAY AND BATTERY BACKUP POWER. PROVIDE RELAY PROGRAMMING. REFER TO SHEET E-708 FOR RELAY FUNCTION SETTINGS. PROVIDE RELAY WITH OPTION FOR EIGHT INPUTS.	MV
4	1	CUSTOMER METERING EQUIPMENT	-	-	CT RATING 80:5 PT RATING 34.5KV:208V	POLE MOUNTED METER AND METERING TRANSFORMERS SUPPLIED BY UTILITY AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. UTILITY TO MAKE FINAL CABLE CONNECTIONS. UTILITY OWNED AND OPERATED.	MV
5	3	NON-FUSED LOAD BREAK CUTOUT	TBD	TBD	35KV, 600A	STANDARD POLE MOUNTED FUSED CUTOUT WITH SOLID BLADE OPTION.	
6	1	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	35KV DEADBREAK ARRESTOR ELBOW	MV
7	2	MV TRANSFORMER	TBD	TBD	2.5 MVA %Z: 5.75 X/R: 8 PRI: 34.5KV WYE-GND SEC: 800V WYE-GND	PAD MOUNTED, 3 PHASE, 60 HZ, 65 C RISE, KNAN, NEMA 3R, WITH LOOP FED CONFIGURATION. PROVIDE WITH 2-POSITION LOAD BREAK SWITCHES AND DUAL FUSE PROTECTION WITH BAY-O-NET AND CURRENT LIMITING FUSES. LV TERMINAL SPADES TO HAVE AT A MINIMUM 14 HOLES TO ALLOW FOR 7 PARALLEL TWO HOLE SPADE TERMINAL CONNECTIONS.	MV
8	2	LV SWITCHGEAR	TBD	TBD	3,000A, 800V, 3PH, 3W	SERVICE ENTRANCE SWITCHGEAR, 3,000A RATED BUSBAR, MAIN LUG ONLY. 50KAIC RATED, NEMA 3R.	LV
9	18	PV INVERTER	CHINT POWER SYSTEMS	CPS SCH275KTL-DO/US-800	275 KVA AC: 198.5A, 800V	INVERTERS TO BE SET TO 0.95 LEADING POWER FACTOR. INVERTERS ARE UL1741 LISTED, IEEE1547 COMPLIANT, RATED TO 1500 VDC. THE INVERTERS HAVE INTEGRAL, MANUAL DC DISCONNECTING MEANS. THE INVERTER IS EQUIPPED WITH UL1741 APPROVED GROUND FAULT DETECTION DEVICE THAT MEETS NFPA 70 ARTICLE 250.122 REQUIREMENTS FOR EQUIPMENT GROUNDING.	LV
10	12, 096	SOLAR MODULE	HANWHA	QCELLS QPEAK DUO XL-G11.3 580W	580W Imp 12.92A Vmp 44.88V Isc 13.55A Voc 53.56V	MODULES ARE UL1703 LISTED, RATED TO 1500 VDC. EACH MODULE INCLUDES OUTDOOR RATED QUICK CONNECTS FOR MODULE INTERCONNECTION. DO NOT REMOVE THE QUICK CONNECTS, OTHERWISE THE MODULE WARRANTY AND UL LISTING MAY BE INVALIDATED. QUICK CONNECTS SHALL COMPLY WITH NFPA 70 ARTICLE 690.33(C).	LV
11	1	AUXILIARY TRANSFORMER	TBD	TBD	45 KVA PRI: 800V DELTA SEC: 240V GROUNDED WYE	NEMA 3R RATED.	LV
12	1	AUXILIARY PANEL	TBD	TBD	200A, 240V, 3PH, 3W	200A, 240V, 10 KAIC RATED PANEL BOARD, NEMA 3R.	LV

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GORDIAN ENERGY SYSTEMS

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3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

McCORMICK NY CSG LLC
5MW SOLAR ARRAY

70 CHESTNUT ST.
ANDOVER, NY 14806

GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:

REVISIONS

PROJECT NUMBER: 2220520

DRAWN BY: DK

REVIEWED BY: BJB

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

SINGLE LINE DIAGRAM

DRAWING NUMBER:

E703

Date & Time: 3/14/2023 2:43 PM By: Kopitonov, Dmitrii
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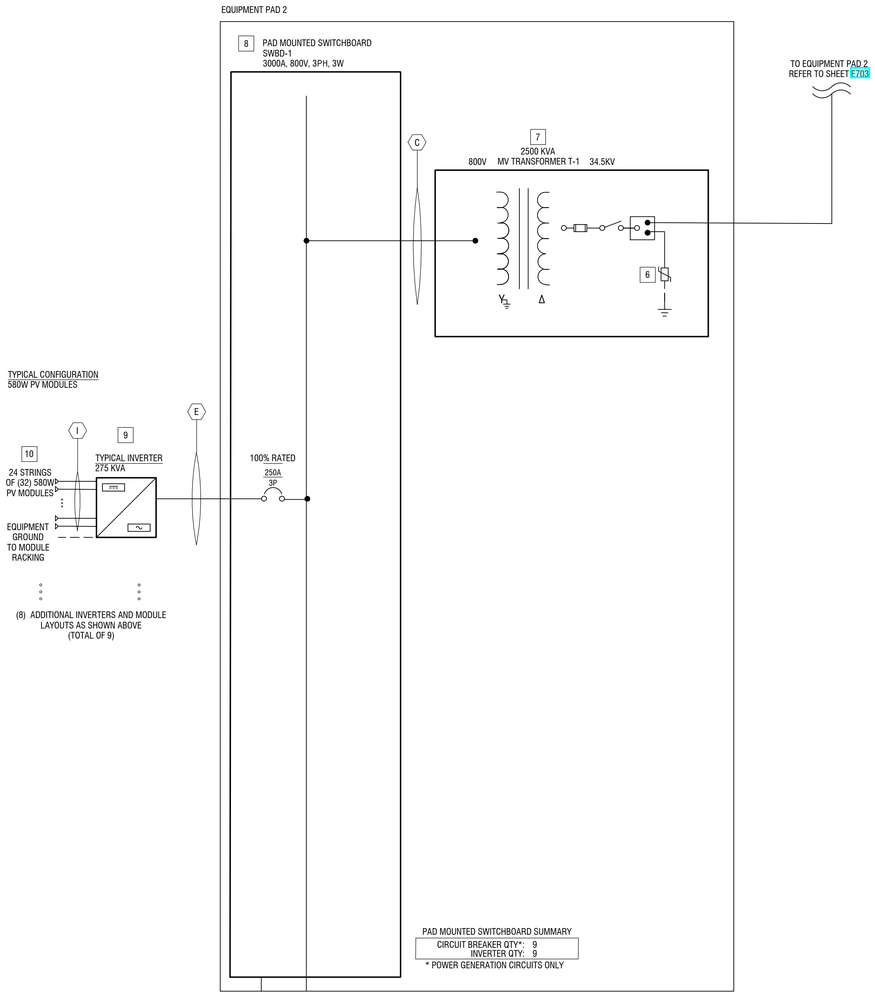

PAD MOUNTED SWITCHBOARD SUMMARY

CIRCUIT BREAKER QTY*:	9
INVERTER QTY:	9

* POWER GENERATION CIRCUITS ONLY

LINETYPE LEGEND:

NEW EQUIPMENT

GROUND

SITE SUMMARY	TOTAL
AC PLANT PEAK PRODUCTION:	4.95 MW
DC PLANT PEAK PRODUCTION:	7.016 MW
DC/AC POWER RATIO:	1.5
INVERTER QTY:	18
MODULE QTY:	12,096
INVERTER RATED OUTPUT:	275 KW
MODULE STC RATING:	580 W

GENERAL NOTES:

1. "UTILITY" SHALL MEAN NATIONAL GRID.
2. MAINTAIN THE INTEGRITY OF ALL NEMA 4 ENCLOSURES: CONDUIT TO ENTER PANEL AND INVERTER ENCLOSURES AND BE SEALED WITH WEATHERPROOF GASKETING.
3. COMPLIANCE: NFPA 70, NEC 2017
4. UTILITY EQUIPMENT IS SHOWN FOR REFERENCE PURPOSES ONLY, IS NOT FOR CONSTRUCTION, AND MAY BE MODIFIED BY THE UTILITY AT ANY TIME IN THE FUTURE. FINAL LOCATIONS SHALL BE DETERMINED BY THE UTILITY.

EQUIPMENT SCHEDULE

KEY	QTY	DESCRIPTION	MANUF.	PN	RATINGS	NOTES	CLASS MV/LV
1	1	GENERATOR MAIN DISCONNECT SWITCH	TBD	TBD	35KV, 600A 65KAIC, 200KV BIL	POLE MOUNTED LOAD BREAK DISCONNECT SWITCH: MANUAL, GROUP OPERATED, AIR BREAK, VISIBLE OPEN, LOCKABLE WITH 24/7 ACCESS. PROVIDE WITH ICE SHIELD OPTION. PROVIDE WITH LIGHTNING ARRESTOR BRACKET OPTION. DEVELOPER OWNED. DEVELOPER AND UTILITY OPERATED: SHALL BE CAPABLE OF BEING LOCKED IN OPEN POSITION AND HAVE PROVISIONS FOR UTILITY AND CUSTOMER PADLOCKS.	MV
2	6	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	INSTALL ON EQUIPMENT PROVIDED BRACKETS. VERIFY IF SUPPLIED WITH EQUIPMENT PRIOR TO ORDER.	MV
3	1	RECLOSER	TBD	TBD	35KV, 600A	POLE MOUNTED RECLOSER WITH SEL 651R2 RELAY AND BATTERY BACKUP POWER. PROVIDE RELAY PROGRAMMING. REFER TO SHEET E-708 FOR RELAY FUNCTION SETTINGS. PROVIDE RELAY WITH OPTION FOR EIGHT INPUTS.	MV
4	1	CUSTOMER METERING EQUIPMENT	-	-	CT RATING 80:5 PT RATING 34.5KV:208V	POLE MOUNTED METER AND METERING TRANSFORMERS SUPPLIED BY UTILITY AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. UTILITY TO MAKE FINAL CABLE CONNECTIONS. UTILITY OWNED AND OPERATED.	MV
5	3	NON-FUSED LOAD BREAK CUTOUT	TBD	TBD	35KV, 600A	STANDARD POLE MOUNTED FUSED CUTOUT WITH SOLID BLADE OPTION.	
6	1	LIGHTNING ARRESTER	TBD	TBD	35KV, 8.4KV MCOV	35KV DEADBREAK ARRESTOR ELBOW	MV
7	2	MV TRANSFORMER	TBD	TBD	2.5 MVA %Z: 5.75 X/R: 8 PRI: 34.5KV WYE-GND SEC: 800V WYE-GND	PAD MOUNTED, 3 PHASE, 60 HZ, 65 C RISE, KNAN, NEMA 3R, WITH LOOP FED CONFIGURATION. PROVIDE WITH 2-POSITION LOAD BREAK SWITCHES AND DUAL FUSE PROTECTION WITH BAY-O-NET AND CURRENT LIMITING FUSES. LV TERMINAL SPADES TO HAVE AT A MINIMUM 14 HOLES TO ALLOW FOR 7 PARALLEL TWO HOLE SPADE TERMINAL CONNECTIONS.	MV
8	2	LV SWITCHGEAR	TBD	TBD	3,000A, 800V, 3PH, 3W	SERVICE ENTRANCE SWITCHGEAR, 3,000A RATED BUSBAR, MAIN LUG ONLY. 50KAIC RATED, NEMA 3R.	LV
9	18	PV INVERTER	CHINT POWER SYSTEMS	CPS SCH275KTL-DO/US-800	275 KVA AC: 198.5A, 800V	INVERTERS TO BE SET TO 0.95 LEADING POWER FACTOR. INVERTERS ARE UL1741 LISTED, IEEE1547 COMPLIANT, RATED TO 1500 VDC. THE INVERTERS HAVE INTEGRAL, MANUAL DC DISCONNECTING MEANS. THE INVERTER IS EQUIPPED WITH UL1741 APPROVED GROUND FAULT DETECTION DEVICE THAT MEETS NFPA 70 ARTICLE 250.122 REQUIREMENTS FOR EQUIPMENT GROUNDING.	LV
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11	1	AUXILIARY TRANSFORMER	TBD	TBD	45 KVA PRI: 800V DELTA SEC: 240V GROUNDED WYE	NEMA 3R RATED.	LV
12	1	AUXILIARY PANEL	TBD	TBD	200A, 240V, 3PH, 3W	200A, 240V, 10 KAIC RATED PANEL BOARD, NEMA 3R.	LV

AC WIRE AND CONDUIT SCHEDULE

DESIGNATION	CONDUCTORS/ WIRE SCHEDULE (90 DEGREE C RATED)	MINIMUM CONDUCTOR INSULATION	CONDUIT SIZE (PER SET)	90° RATED CABLE
A	(4) #2 AWG (6/1) ASCR AL (SPARROW) + #6/0 AL GROUND	-	IN FREE AIR	-
B	(3) #2 AWG AL 133% MV-105 EPR WITH FULL CONCENTRIC NEUTRAL	35KV	(1) 5"	-
C	7 SETS OF: (3) 750 KCMIL AL THWN-2 + #600 KCMIL AL GROUND	600V	CAB CABLE HANGER	-
D	4 SETS OF (2) 750 KCMIL AL THWN-2 + #3/0 AWG AL GROUND	600V	CAB CABLE HANGER	X
E	(3) 350 KCMIL AL THWN-2 + #2 AWG AL GROUND	1000V	CAB CABLE HANGER	X
F	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
G	(3) #10 AWG CU THWN-2 + #10 AWG CU GROUND	600V	(1) 3/4"	-
H	(2) #12 AWG CU THWN-2 + #12 AWG CU GROUND	600V	(1) 3/4"	-
I	(2) #10 AWG CU THWN-2 + #10 AWG CU GROUND	1500V	CAB CABLE HANGER	-

WIRE AND CONDUIT SCHEDULE NOTES:

1. LISTED PIN ADAPTERS OR COMPRESSION LUGS SHALL BE PERMITTED FOR USE WITH ALUMINUM CONDUCTORS. CONDUCTOR SHALL BE PREPARED AND TERMINATED PER MANUFACTURERS GUIDELINES.
2. ELECTRICAL CONTRACTOR SHALL IDENTIFY SOURCE WIRING WITH MARKING TAPE OR OTHER APPROVED METHOD. POSITIVE SHALL BE MARKED RED AND NEGATIVE MARKED BLACK. CONDUCTORS 4 AWG AND LARGER SHALL BE IDENTIFIED AT ALL TERMINATIONS. PROVIDE COMPRESSION LUGS AT BUS TERMINATIONS.
3. ALL PARALLEL CABLE SETS TO BE INSTALLED WITH GROUND CONDUCTORS IN EACH CONDUIT.
4. CABLES NOT SIZED FOR VOLTAGE DROP

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GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2220520

DRAWN BY: DK

REVIEWED BY: BJB

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

SINGLE LINE DIAGRAM

DRAWING NUMBER:

E704

Date & Time: 3/24/2023 2:43 PM By: Kopitonov, Dmitrii
Path: I:\Gordian Energy Systems\2220520 - McCormick Andover PV Design\Drawings\MEEP\E701 702 - Three Line Diagram.dwg

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

CUSTOMER RECLOSER RELAY SETTINGS					
DEVICE	DESCRIPTION	VOLTAGE	HZ	PICKUP SETTING (SEC)	TOTAL CLEARING TIME (SEC)
81U-1	UNDER FREQUENCY	-	≤58.5	299.95	300
81U-2		-	≤56.5	0.11	0.16
81O-1	OVER FREQUENCY	-	61.2≤ F< 62.0	299.95	300
81O-2		-	≥62.0	0.11	0.16
27-1	UNDER VOLTAGE	50% < V≤ 88%	-	1.95	2.0
27-2		≤ 50%	-	1.05	1.1
59-1	OVER VOLTAGE	110% ≤V<120%	-	1.95	2.0
59-2		≥ 120%	-	0.11	0.16
79	AUTO-RECLOSE	*	*	299.95	300

* = REFER TO RETURN TO SERVICE PARAMETERS

1 E-704 RELAY SETTINGS SCHEDULE
N.T.S.

UTILITY INVERTER PROTECTION REQUIREMENTS				
DEVICE	DESCRIPTION	VOLTAGE	HZ	DEFAULT CLEARING TIME (SEC)
81U-1	UNDER FREQUENCY	-	≤ 58.5	300
81U-2		-	≤ 56.5	0.16
81O-1	OVER FREQUENCY	-	61.2≤ F< 62.0	300
81O-2		-	≥62.0	0.16
27-1	UNDER VOLTAGE	50% < V≤ 88%	-	3.0
27-2		≤ 50%	-	1.1
59-1	OVER VOLTAGE	110% ≤V<120%	-	2.0
59-2		≥ 120%	-	0.16

2 E-704 UTILITY INVERTER PROTECTION REQUIREMENTS
N.T.S.

OVER CURRENT RELAY FUNCTION SETTINGS	
RELAY FUNCTIONS	SETTINGS
50P1P	24.5 (1470 A)
50P1D	0.2
51P1P	6.67 (400 A)
51P1C	U3
51P1TD	1.16
50G1P	5.17 (310 A)
50G1D	0.2
51G1P	1.83 (110 A)
51G1C	U3
51G1TD	7

3 E-704 OVERCURRENT RELAY FUNCTION SETTINGS
N.T.S.

RETURN TO SERVICE PARAMETERS	
UTILITY VOLTAGE PARAMETERS	SETTINGS
MINIMUM RETURN TO SERVICE VOLTAGE	0.95 PER UNIT OF NOMINAL VOLTAGE
MAXIMUM RETURN TO SERVICE VOLTAGE	1.05 PER UNIT OF NOMINAL VOLTAGE
MINIMUM RETURN TO SERVICE FREQUENCY	59.5 HZ
MAXIMUM RETURN TO SERVICE FREQUENCY	60.5 HZ

4 E-704 RETURN TO SERVICE PARAMETERS
N.T.S.

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REVIEWED BY: BJB

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

RELAY SETTINGS SCHEDULE

DRAWING NUMBER:

E-706

Date & Time: 3/24/2023 2:43 PM By: Kapitonov, Dmitrii
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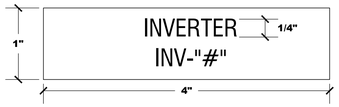

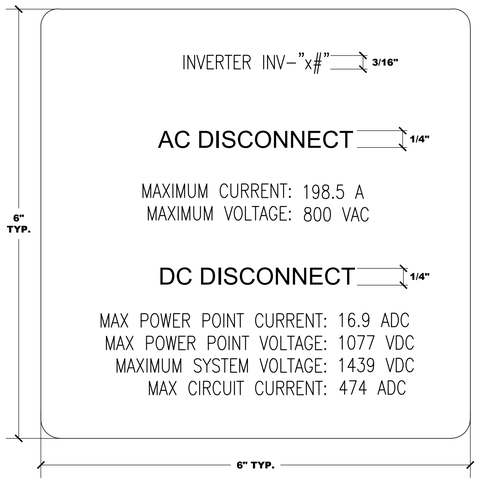

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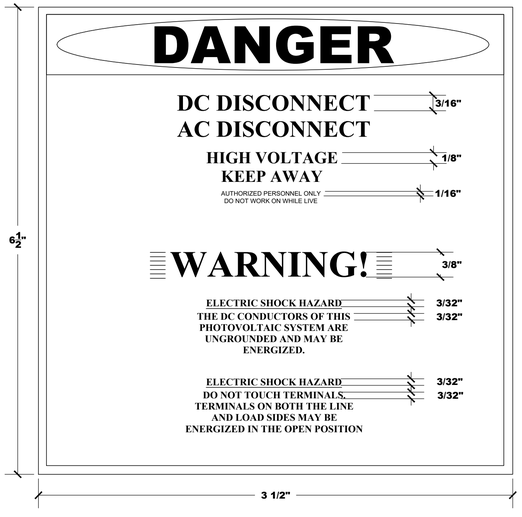

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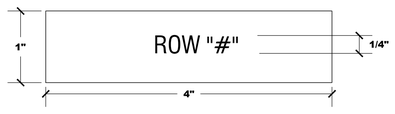

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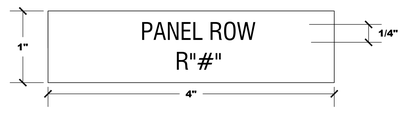

GENERAL NOTES

1. LABELS SHOWN ARE TO BE APPLIED AS A MINIMUM REQUIREMENT. NAMETAGS ARE RECOMMENDED FOR ALL SYSTEM EQUIPMENT.
2. LABELS NEED NOT BE APPLIED FOR CASES WHERE EQUIPMENT IS PROVIDED WITH SIMILAR LABELS AND MARKINGS.
3. TEXT LABELS AND 10"x10" PLACARD TO BE ETCHED WITH WHITE GRAPHICS ONTO 1/16" RED PLASTIC PLACARDS. ATTACH LABEL TO APPROPRIATE COMPONENT ENCLOSURES IN CONSPICUOUS LOCATION USING TWO PART EPOXY.
4. ALL SIGNAGE AND LABELS WILL BE IN COMPLIANCE WITH NFPA 70 - 110.20, ANSI Z535.4 AND UL 969.

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REVIEWED BY:

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

SYSTEM LABELS

DRAWING NUMBER:

E801

Date & Time: 3/16/2023 2:18 PM By: Behnke, Brian
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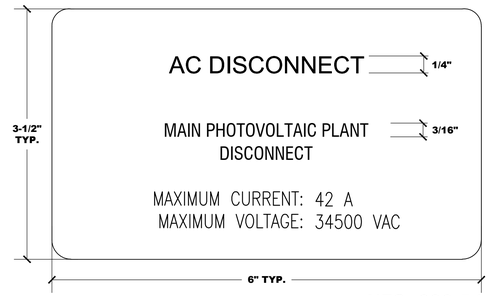

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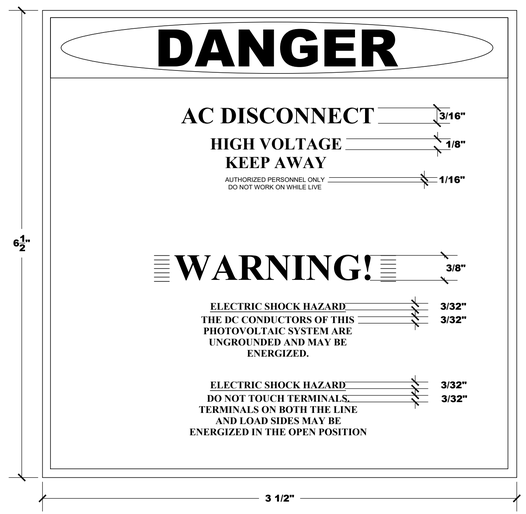

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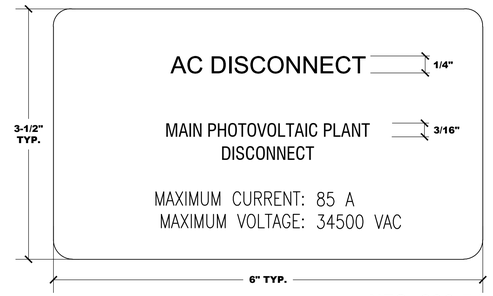
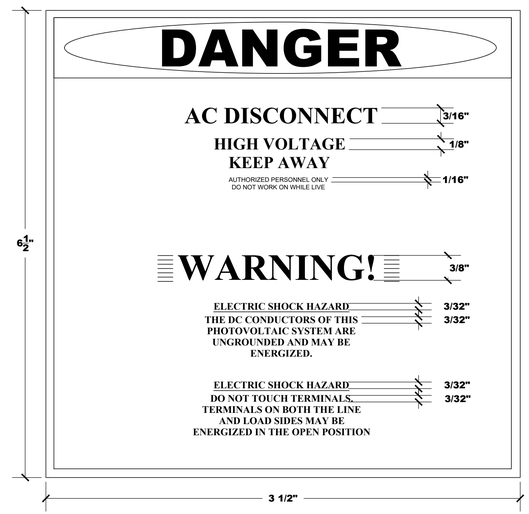
NEC: 690.35 (F)
NEC: 690.17 (E)

LOCATION: GENERATOR
DISCONNECT POLE

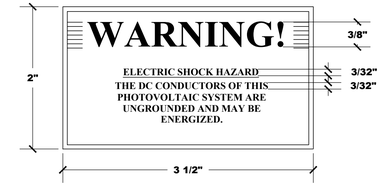


NEC: 690.54



NEC: 690.13 (B)
NEC: 690.35 (F)
NEC: 690.17 (E)

LOCATION: CUSTOMER
METER POLE



NEC: 690.35 (F)

GENERAL NOTES

1. LABELS SHOWN ARE TO BE APPLIED AS A MINIMUM REQUIREMENT. NAMETAGS ARE RECOMMENDED FOR ALL SYSTEM EQUIPMENT.
2. LABELS NEED NOT BE APPLIED FOR CASES WHERE EQUIPMENT IS PROVIDED WITH SIMILAR LABELS AND MARKINGS.
3. TEXT LABELS AND 10"x10" PLACARD TO BE ETCHED WITH WHITE GRAPHICS ONTO 1/16" RED PLASTIC PLACARDS. ATTACH LABEL TO APPROPRIATE COMPONENT ENCLOSURES IN CONSPICUOUS LOCATION USING TWO PART EPOXY.
4. ALL SIGNAGE AND LABELS WILL BE IN COMPLIANCE WITH NFPA 70 - 110.20, ANSI Z535.4 AND UL 969.

LaBella
Powered by partnership.

300 State Street, Suite 201
Rochester, NY 14614
585-454-6110

labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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GORDIAN ENERGY SYSTEMS

GORDIAN ENERGY SYSTEMS, LLC
3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

McCORMICK NY CSG LLC
5MW SOLAR ARRAY

70 CHESTNUT ST.
ANDOVER, NY 14806

GPS COORDINATES:
42.15, -77.81

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2220520

DRAWN BY:

REVIEWED BY:

ISSUED FOR: 90% REVIEW

DATE: MARCH 2023

DRAWING NAME:

SYSTEM LABELS

DRAWING NUMBER:

E802

Date & Time: 3/16/2023 2:17 PM, By: Bernice, Brian
Path: \\Gordian Energy Systems\22030303 - McCormick Andover PV Design\Drawings\MEEP\E801 E802 E803 - System Labeling.dwg

PROPOSED SOLAR POWER SITE:

NY MCCORMICK SOLAR PROJECT
70 CHESTNUT ST.
ANDOVER, NY 14806

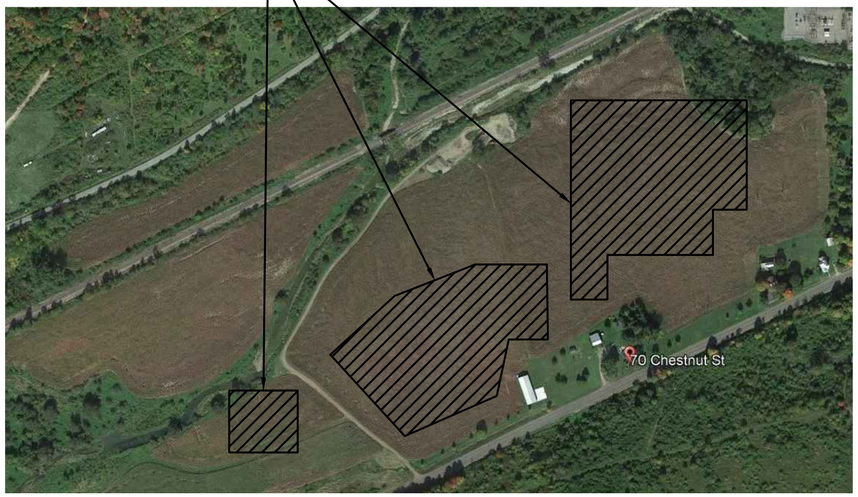
PREPARED FOR:

GORDIAN ENERGY SYSTEMS
3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

PREPARED BY:

SOLAR FLEXRACK
A DIVISION OF NORTHERN STATES METALS
3207 INNOVATION PLACE
YOUNGSTOWN, OHIO 44509
PHONE: 1-888-380-8138

ARRAY LOCATIONS



PROJECT SITE

NORTH

GENERAL NOTES:

1. CODES AND STANDARDS:

IBC 2018
NEC 2017
AISC 360-16
AISI S100-16
ASCE 7-16

2. WIND DESIGN PARAMETERS:

ULTIMATE DESIGN WIND SPEED, V – **101** MPH
RISK CATEGORY – I
WIND EXPOSURE CATEGORY C, K_z – 0.85
TOPOGRAPHICAL FACTOR, K_{zt} – 1.00
WIND DIRECTIONALITY FACTOR, K_d – 0.85
GUST FACTOR & NET PRESSURE COEFFICIENT, GCN
–GCN COEFFICIENTS DETERMINED BASED ON CPP WIND TUNNEL TESTING (CPP PROJECT NO. 14093)
–SEE SFR STRUCTURAL REPORT FOR PROJECT SPECIFIC GCN COEFFICIENTS.

3. SNOW DESIGN PARAMETERS:

GROUND SNOW LOAD – **52** PSF
EXPOSURE CATEGORY, Ce – 0.90
SNOW THERMAL FACTOR, Ct – 1.20
SNOW IMPORTANCE FACTOR, I – **0.80**
SNOW REDUCTION FACTOR SLIPPERY SURFACES, Cs

TILT ANGLE	Cs VALUE
0°–15°	1.00
20°	0.91
25°	0.82
30°	0.73
35°	0.64
40°	0.55
45°	0.46
50°	0.37
55°	0.28

4. EARTHQUAKE DESIGN PARAMETERS – EQUIVALENT LATERAL FORCE:

RISK CATEGORY – I
SITE CLASS – D
SEISMIC IMPORTANCE FACTOR, Ie – **1.0**
RESPONSE MODIFICATION COEFFICIENT, R – 2
SPECTRAL RESPONSE ACCELERATION PARAMETERS

MAPPED	DESIGN
S_S – 0.122g	S_{DS} – 0.130g
S_1 – 0.042g	S_{D1} – 0.067g

SEISMIC DESIGN CATEGORY – **B**
SEISMIC RESPONSE COEFFICIENT, Cs – **0.065**

5. FOUNDATIONS:

FOUNDATION DESIGN DERIVED FROM LOAD TEST AND GEOTECHNICAL REPORT PROVIDED BY GTA ENGINEERING SERVICES OF NEW YORK, P.C. DATED AUG. 30, 2021

6. APPLICABLE INSTALLATION TOLERANCES (PER SINGLE TRACKER):

N-S POST SPACING: ±1 ½"
N-S SLOPE: 5%
E-W POST ALIGNMENT: ±¾"
IDLER POST HEIGHT OUT OF STRING-LINE: ±1"
POST PLUMB: ±1°
POST TWIST: ±3°
TUBE TWIST: ±2°

POST TOLERANCES ARE REFERENCED AT TOP-OF-POST LOCATION.
DRIVE POST HEIGHT ABOVE GRADE IS 3" ABOVE IDLER POSTS
MINIMUM RECOMMENDED CLEARANCE BETWEEN TRACKERS NO LESS THAN 12".

POST EMBEDMENT AND ABOVE GRADE TOLERANCES ARE SHOWN ON S2-S4.
S2-S4 TOLERANCES GIVEN TO ASSIST WITH VARIATIONS IN GRADE.

7. CONNECTIONS:

A. SNUG TIGHT: ALL CONNECTIONS TO BE SNUG TIGHT PER THE RESEARCH COUNCIL OF STRUCTURAL CONNECTIONS (AISC RCSC) UNLESS OTHERWISE NOTED PERFORM VISUAL INSPECTION TO ENSURE PLIES IN THE CONNECTION HAVE BEEN PULLED INTO FIRM CONTACT

B. TURN-OF-NUT: SOME ASTM F3125 GRADE A325 BOLTS MUST BE FASTENED BY TURN OF THE NUT METHOD PER THE RESEARCH COUNCIL OF STRUCTURAL CONNECTIONS (AISC RCSC). FIRST ENSURE FASTENER IS SNUG TIGHT. THEN TURN NUT TO ANGLE BEYOND INITIAL TORQUE MARK AS CALLED OUT IN RESPECTIVE CONNECTION DETAIL(S).

DESIGN ACCOUNTS FOR COMPLETE INSTALLATION PRIOR TO A CLIMATIC OR DESIGN EVENT PER CONTRACT DOCUMENTS. MEANS AND METHODS FALL UNDER THE RESPONSIBILITY OF THE CONTRACTOR.

8. PV MODULE INFORMATION:

NAME/MODEL: Q.PEAK DUO XL-G11.3/BFG 580W
DIMENSIONS: 95.118" LONG X 44.646" WIDE X 1.378" TALL
WEIGHT: 75.8 LBS
VERSION: Q.PEAK DUO XL-G11.3_BFG_QD_570-580_2021-12_Rev01_AU

9. MATERIALS AND COATINGS:

A. PILES:
I. W-SECTIONS: A992 STEEL HOT DIPPED GALVANIZED PER ASTM A123.
B. HARDWARE:
I. ¾"ø TO BE F3125 GRADE A325 HOT DIPPED GALVANIZED PER ASTM A153.
II. ⅝"ø TO BE F3125 GRADE A325 HOT DIPPED GALVANIZED PER ASTM A153.
III. ½"ø TO BE F3125 GRADE A325 HOT DIPPED GALVANIZED PER ASTM A153.
IV. ⅜"ø TO BE A449 MECHANICAL GALVANIZED PER MAGNI 560.
V. 5/16"ø TO BE A449 MECHANICAL GALVANIZED PER MAGNI 560 OR STAINLESS STEEL.
VI. ¼"ø TO BE A449 MECHANICAL GALVANIZED PER MAGNI 560 OR STAINLESS STEEL.
C. COLD FORMED STEEL:
I. ALL COLD FORM STEEL TO BE PRE GALVANIZED PER A653 UNLESS OTHERWISE NOTED.

10. SPECIAL INSPECTIONS:

THE FOLLOWING SPECIAL INSPECTIONS MAY BE REQUIRED PER IBC CHAPTER 17.
CHECK WITH LOCAL BUILDING OFFICIAL FOR APPLICABILITY.
DRIVEN PILES.....(CONTINUOUS)
–SEE **IBC 2018**, TABLE 1705.7, ITEMS 1-5
ASTM A325 BOLTS AND FASTENERS.....(PERIODIC)
–SEE **AISC 360-16**, SECTION N5.6
ASTM A307 BOLTS AND FASTENERS
–NOT REQUIRED

ABBREVIATIONS

MIN	MINIMUM	BC	BEARING CRADLE
MAX	MAXIMUM	C-C	CENTER TO CENTER
OH	OVERHANG	CD	CRITICAL DIMENSION
PAG	POST ABOVE GRADE	CTA	CENTRAL TUBE AXIS
REF	REFERENCE	DIM	DIMENSION
DIA	DIAMETER	EOP	END OF PANEL
TYP	TYPICAL	HORIZ	HORIZONTAL
VERT	VERTICAL	HDG	HOT DIPPED GALVANIZED
STD	STANDARD	PLN	PLAIN
RV	RECEIVER	SWG	SWAGED
CP	CLAMP	EOT	END OF TUBE
S/C	STOCK CODE		

SHEET INDEX: FLEXTRACK S-SERIES

S1	PV MODULE SPECIFICATION SHEETS	●			
S2	**1X72** RACK PLAN VIEW, ELEVATION, & NOTES	●			
S3	**1X48** RACK PLAN VIEW, ELEVATION, & NOTES	●			
S4	**1X24** RACK PLAN VIEW, ELEVATION, & NOTES	●			
S5	ISO VIEW, BILL OF MATERIAL, & HARDWARE DETAILS	○			
S6	TRACKER CONNECTIONS – DRIVE POST & SPLICE CONNECTION DETAILS	○			
S7	TRACKER CONNECTIONS – IDLER POST & VERTICAL RAIL CONNECTION DETAILS	○			
S8	TRACKER CONNECTIONS – DAMPER & PANEL CONNECTION DETAILS	○			
		SIGN-OFF APR 06, 2023			
		ISSUANCE/REVISION			

LEGEND:
● ISSUED
○ REVISED, BUT NOT ISSUED

CUSTOMER APPROVAL

TILT ANGLE	TRACKER CONFIGURATIONS	SOLAR MODULE SPECIFICATION	GENERAL NOTES	SITE LOCATION	STATUS
					APPROVED
					APPROVED AS NOTED, RESUBMISSION NOT REQUIRED
					APPROVED AS NOTED, RESUBMISSION REQUIRED
					NOT APPROVED, CORRECT AND RESUBMIT

COMMENTS:

COMPLETED BY: MICHAEL BUFALINI DATE: 04/07/2023

NOTE: APPROVALS ARE SUBJECT TO COMPLY WITH CONTRACT REQUIREMENTS. CUSTOMER SHALL VERIFY ALL DIMENSIONS AND CONFIGURATION AND RETURN WITH DATED SIGNATURE PRIOR TO PROCUREMENT (IF APPLICABLE) AND FINAL DRAWINGS BEING SUBMITTED.

CUSTOMER: GORDIAN ENERGY SYSTEMS
NY MCCORMICK SOLAR PROJECT
ANDOVER, NY 14806

DATE: 04/06/2023 | JOB #: 17331 | Sheet: S0
DRAWN BY: DH | CHECK BY: JRD | PAGE: S0 of S8

COVER SHEET

SOLAR FLEXRACK A Division of Northern States Metals
3207 Innovation Place
Youngstown, OH 44509-4023
Phone (888) 380-8138

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REV | DESCRIPTION | CKD. BY | DATE

powered by Q.ANTUM DUO Z

Q.PEAK DUO XL-G11.3 / BFG
570-580

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

EUPD RESEARCH TOP BRAND PV MODULES EUROPE 2021

Q CELLS Yield Security

BIFACIAL ENERGY YIELD GAIN OF UP TO 20%
Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.

LOW ELECTRICITY GENERATION COSTS
Q.ANTUM DUO Z combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 21.4%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID, Hot-Spot Protect and Traceable Quality Tra.Q™.

FRAME FOR VERSATILE MOUNTING OPTIONS
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).

A RELIABLE INVESTMENT
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[1].

[1] See data sheet on rear for further information

THE IDEAL SOLUTION FOR:

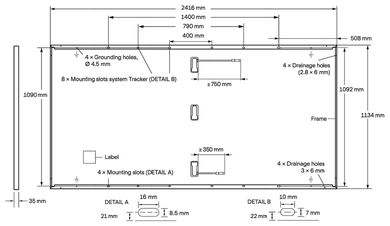
Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	2416 mm × 1134 mm × 35 mm (including frame)
Weight	34.4 kg
Front Cover	2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	2 mm semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥750 mm, (–) ≥350 mm
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4; IP68



ELECTRICAL CHARACTERISTICS

POWER CLASS				570		575		580	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] AND BSTC[1] (POWER TOLERANCE +5 W / –0 W)									
					BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[1]	P_{MPP}	[W]	570	623.5	575	629.0	580	634.4
	Short Circuit Current[1]	I_{SC}	[A]	13.50	14.77	13.52	14.80	13.55	14.83
	Open Circuit Voltage[1]	V_{OC}	[V]	53.50	53.69	53.53	53.72	53.56	53.75
	Current at MPP	I_{MPP}	[A]	12.83	14.03	12.87	14.09	12.92	14.14
	Voltage at MPP	V_{MPP}	[V]	44.44	44.43	44.66	44.65	44.88	44.87
	Efficiency[1]	η	[%]	≥20.8	≥22.8	≥21.0	≥23.0	≥21.2	≥23.2

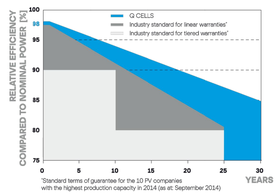
Bifaciality of P_{MPP} and I_{SC} 70% ± 5% • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}, V_{OC} ±5% at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70% ± 5%, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]						
Minimum	Power at MPP	P_{MPP}	[W]	429.1	432.9	436.6
	Short Circuit Current	I_{SC}	[A]	10.87	10.89	10.91
	Open Circuit Voltage	V_{OC}	[V]	50.60	50.63	50.66
	Current at MPP	I_{MPP}	[A]	10.09	10.14	10.18
	Voltage at MPP	V_{MPP}	[V]	42.51	42.71	42.89

[2] 800 W/m², NMOT, spectrum AM 1.5

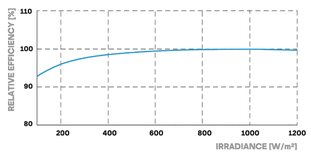
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 94% of nominal power up to 10 years. At least 85% of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	–0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	–0.34	Nominal Module Operating Temperature	NMOT	[°C]	42 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 29[3]
Max. Design Load, Push / Pull		[Pa]	3600 / 1600	Permitted Module Temperature on Continuous Duty	–40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 2400	[3] New Type is similar to Type 3 but with metallic frame	

QUALIFICATIONS AND CERTIFICATES

IEC 61215:2016,
IEC 61730:2016.
This data sheet complies with DIN EN 50380.

TÜVRheinland CERTIFIED
www.tuv.com
ID 111120077

CE

PACKAGING INFORMATION

Vertical packaging	2458 mm	1134 mm	1270 mm	1114.5 kg	20 pallets	16 pallets	31 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Made in China

Hanwha Q CELLS Australia Pty Ltd
Suite 1, Level 1, 15 Blue Street, North Sydney, NSW 2060, Australia | **TEL** +61 (0)2 9016 3033 | **FAX** +61 (0)2 9016 3032 | **EMAIL** q-cells-australia@q-cells.com | **WEB** www.q-cells.com/au

Specifications subject to technical changes **© Q CELLS** Q.PEAK DUO XL-G11.3_BFG_QD_570-580_2021-12_Rev01_AU

Engineered in Germany

Q CELLS

CUSTOMER: GORDIAN ENERGY SYSTEMS
NY MCCORMICK SOLAR PROJECT
ANDOVER, NY 14806

DATE: 04/06/2023 | DRAWN BY: DH | JOB #: 17331 | CHECK BY: JRD | PAGE: S1 of S8 | Sheet: S1

PV MODULE SPECIFICATION SHEETS

SOLAR FLEXRACK A Division of Northern States Metals
3207 Innovation Place
Youngstown, OH 44509-4023
Phone (888) 380-8138

REV	DESCRIPTION	CHK. BY	DATE

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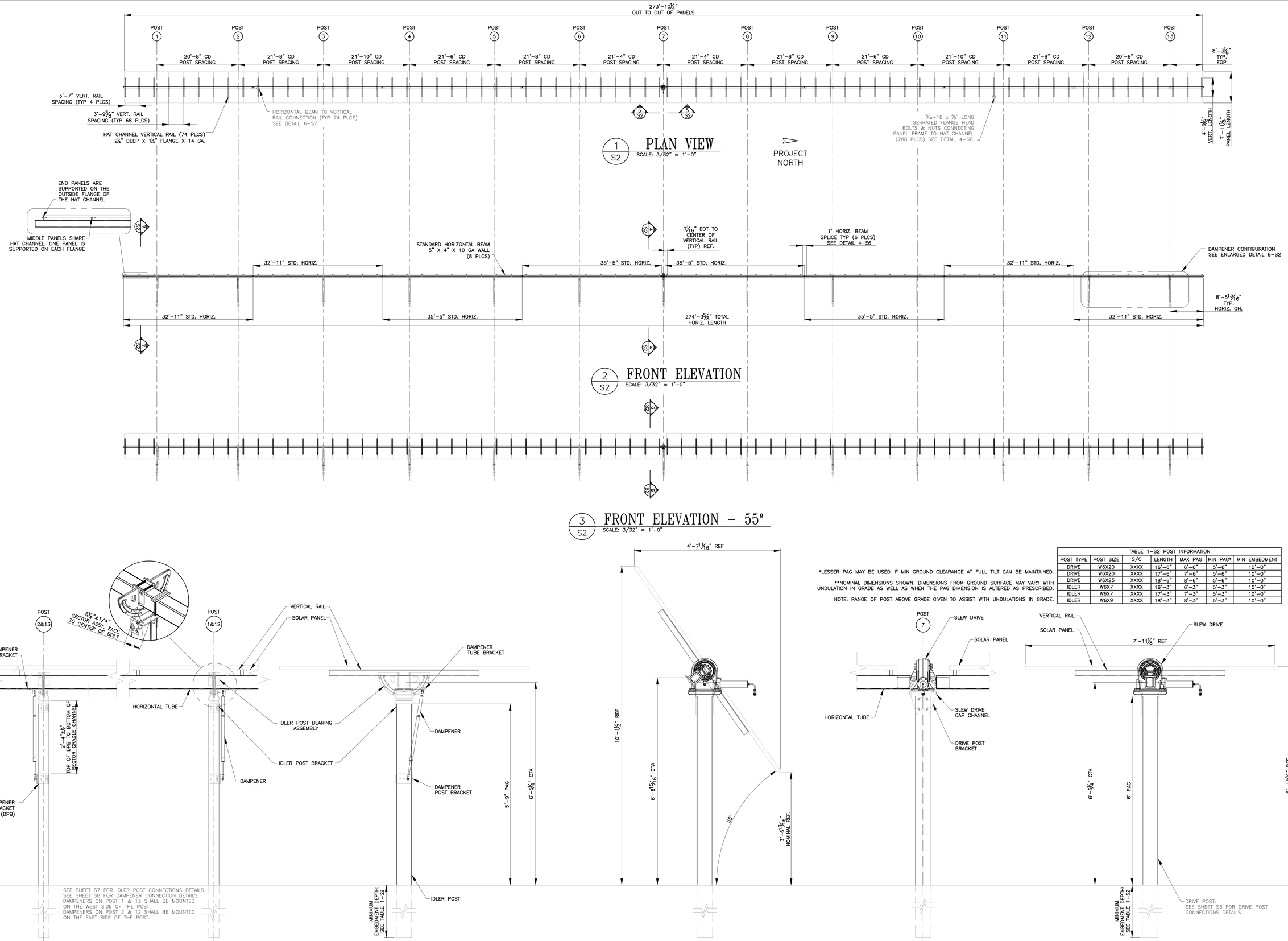

TABLE 1-S2 POST INFORMATION						
POST TYPE	POST SIZE	S/C	LENGTH	MAX PAG	MIN PAG*	MIN EMBEDMENT
DRIVE	W6X20	XXXX	16'-6"	6'-6"	5'-6"	10'-0"
DRIVE	W6X20	XXXX	17'-6"	7'-6"	5'-6"	10'-0"
DRIVE	W6X25	XXXX	18'-6"	8'-6"	5'-6"	10'-0"
IDLER	W6X7	XXXX	16'-3"	6'-3"	5'-3"	10'-0"
IDLER	W6X7	XXXX	17'-3"	7'-3"	5'-3"	10'-0"
IDLER	W6X9	XXXX	18'-3"	8'-3"	5'-3"	10'-0"

*LESSER PAG MAY BE USED IF MIN GROUND CLEARANCE AT FULL TILT CAN BE MAINTAINED.

**NOMINAL DIMENSIONS SHOWN. DIMENSIONS FROM GROUND SURFACE MAY VARY WITH UNDULATION IN GRADE AS WELL AS WHEN THE PAG DIMENSION IS ALTERED AS PRESCRIBED.

NOTE: RANGE OF POST ABOVE GRADE GIVEN TO ASSIST WITH UNDULATIONS IN GRADE.

CUSTOMER: GORDIAN ENERGY SYSTEMS
NY MCCORMICK SOLAR PROJECT
ANDOVER, NY 14806

DATE: 04/06/2023 | JOB #: 17331 | Sheet: S2
DRAWN BY: DH | CHECK BY: JRD | PAGE: S2 of S8

Q.PEAK DUO XL-G11.3/BFG 580W
1X72 FLEXTRACK S-SERIES
TRACKER QUANTITY: 115

SOLAR FLEXRACK
A Division of Northern States Metals
3207 Innovation Place
Youngstown, OH 44509-4023
Phone (888) 380-8138

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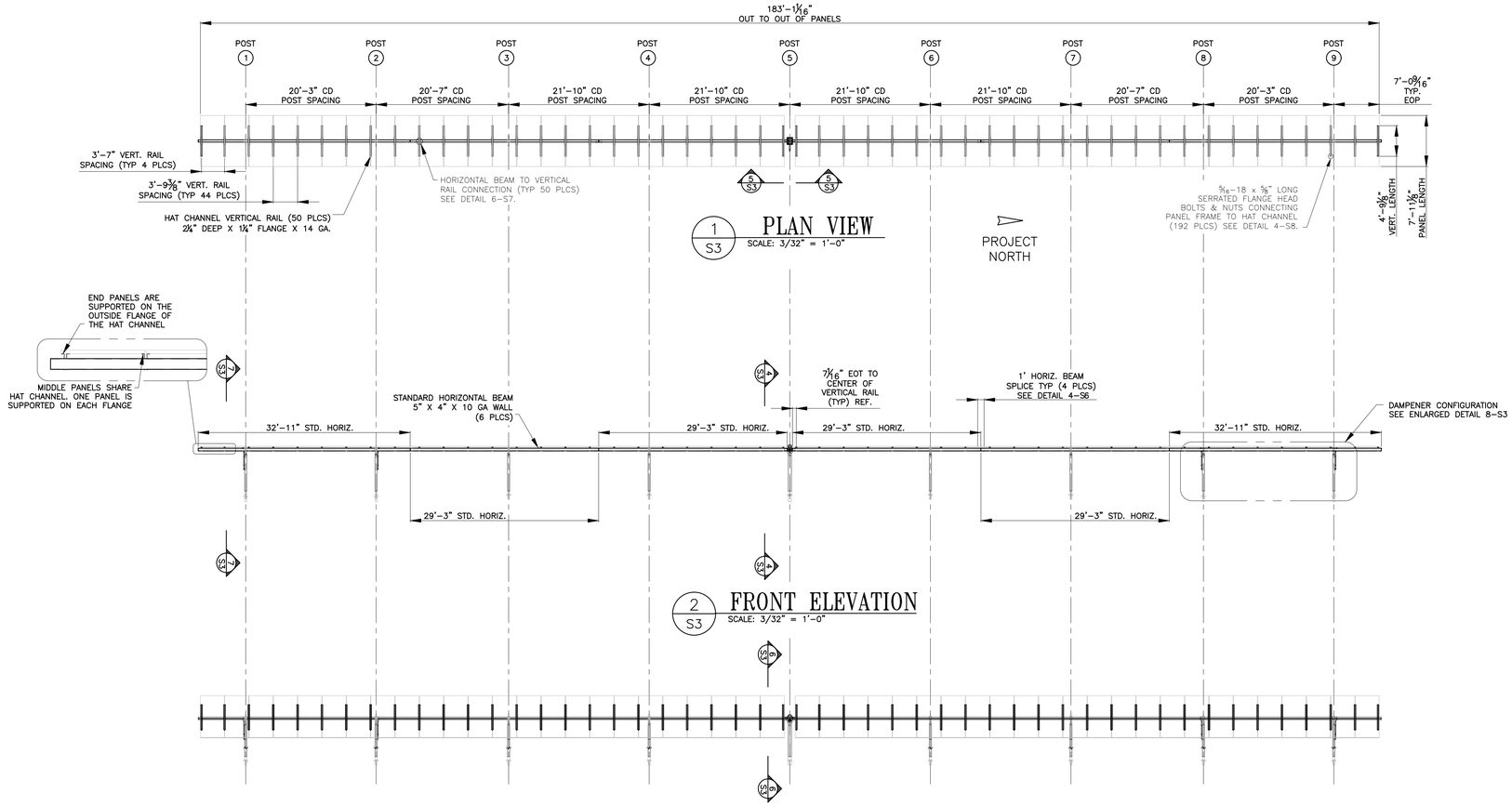
REV	DESCRIPTION	ORG. BY	DATE



1 S3 PLAN VIEW
SCALE: 3/32" = 1'-0"

2 S3 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

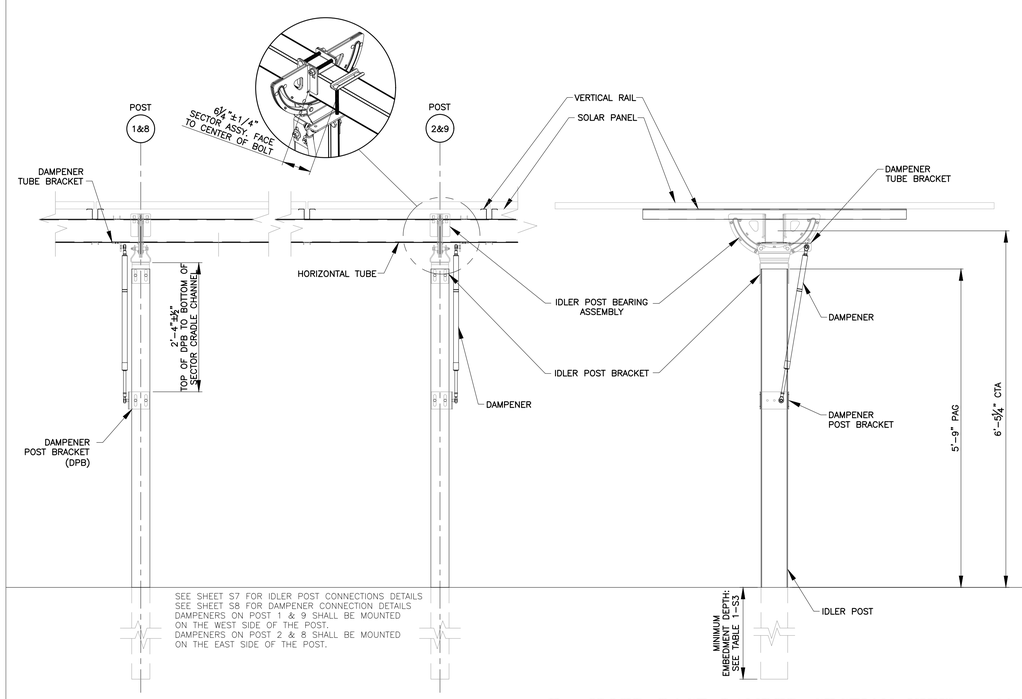
3 S3 FRONT ELEVATION - 55°
SCALE: 3/32" = 1'-0"

TABLE 1-S3 POST INFORMATION						
POST TYPE	POST SIZE	S/C	LENGTH	MAX PAG	MIN PAG*	MIN EMBEDMENT
DRIVE	W6X20	XXXX	16'-6"	6'-6"	5'-6"	10'-0"
DRIVE	W6X20	XXXX	17'-6"	7'-6"	5'-6"	10'-0"
DRIVE	W6X25	XXXX	18'-6"	8'-6"	5'-6"	10'-0"
IDLER	W6X7	XXXX	16'-3"	6'-3"	5'-3"	10'-0"
IDLER	W6X7	XXXX	17'-3"	7'-3"	5'-3"	10'-0"
IDLER	W6X9	XXXX	18'-3"	8'-3"	5'-3"	10'-0"

*LESSER PAG MAY BE USED IF MIN GROUND CLEARANCE AT FULL TILT CAN BE MAINTAINED.

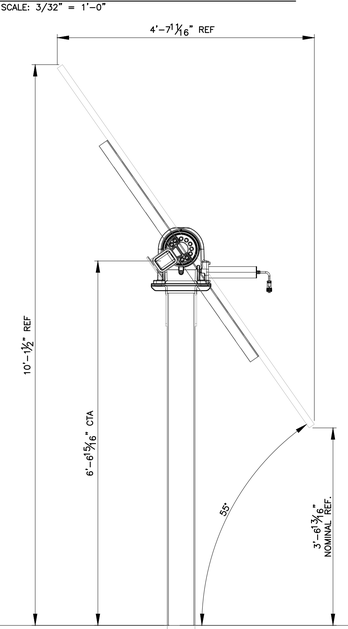
**NOMINAL DIMENSIONS SHOWN. DIMENSIONS FROM GROUND SURFACE MAY VARY WITH UNDULATION IN GRADE AS WELL AS WHEN THE PAG DIMENSION IS ALTERED AS PRESCRIBED.

NOTE: RANGE OF POST ABOVE GRADE GIVEN TO ASSIST WITH UNDULATIONS IN GRADE.

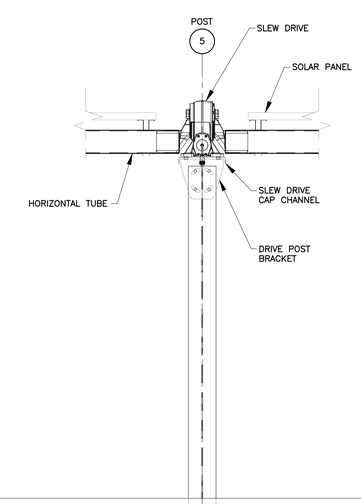


8 S3 DAMPER FRONT ELEVATION DETAIL
SCALE: 3/4" = 1'-0"

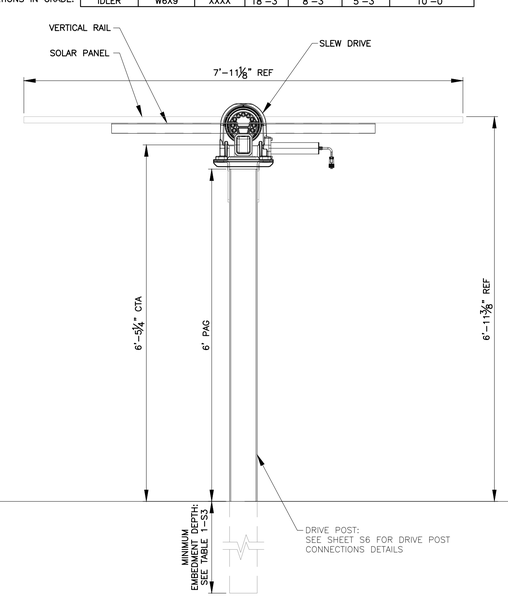
7 S3 IDLER POST DAMPER SECTION VIEW - 0°
SCALE: 3/4" = 1'-0"



6 S3 DRIVE POST SECTION VIEW - 55°
SCALE: 3/4" = 1'-0"



5 S3 DRIVE POST FRONT ELEVATION VIEW
SCALE: 3/4" = 1'-0"



4 S3 DRIVE POST SECTION VIEW - 0°
SCALE: 3/4" = 1'-0"

CUSTOMER: GORDIAN ENERGY SYSTEMS
NY MCCORMICK SOLAR PROJECT
ANDOVER, NY 14806

DATE: 04/06/2023 | JOB #: 17331 | Sheet: S3
DRAWN BY: DH | CHECK BY: JRD | PAGE: S3 of S8

Q.PEAK DUO XL-G11.3/BFG 580W
1X48 FLEXTRACK S-SERIES
TRACKER QUANTITY: 69

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Youngstown, OH 44509-4023
Phone (888) 380-8138

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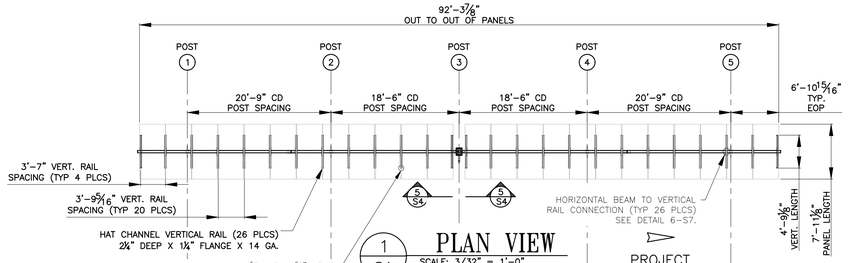
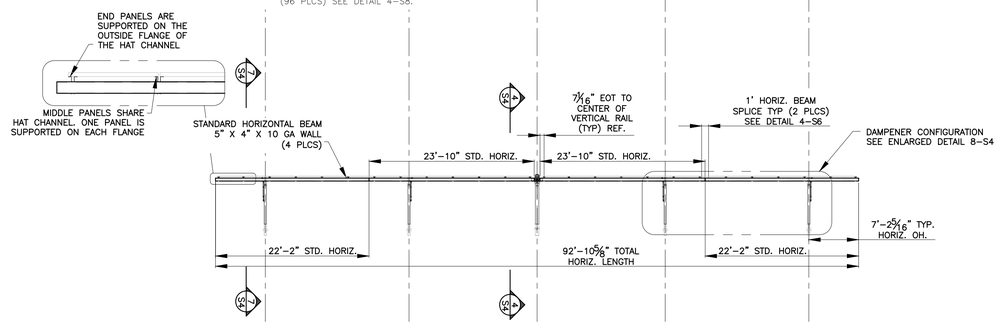
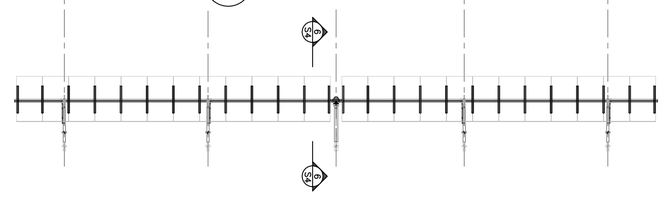


1 S4 PLAN VIEW
SCALE: 3/32" = 1'-0"



2 S4 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



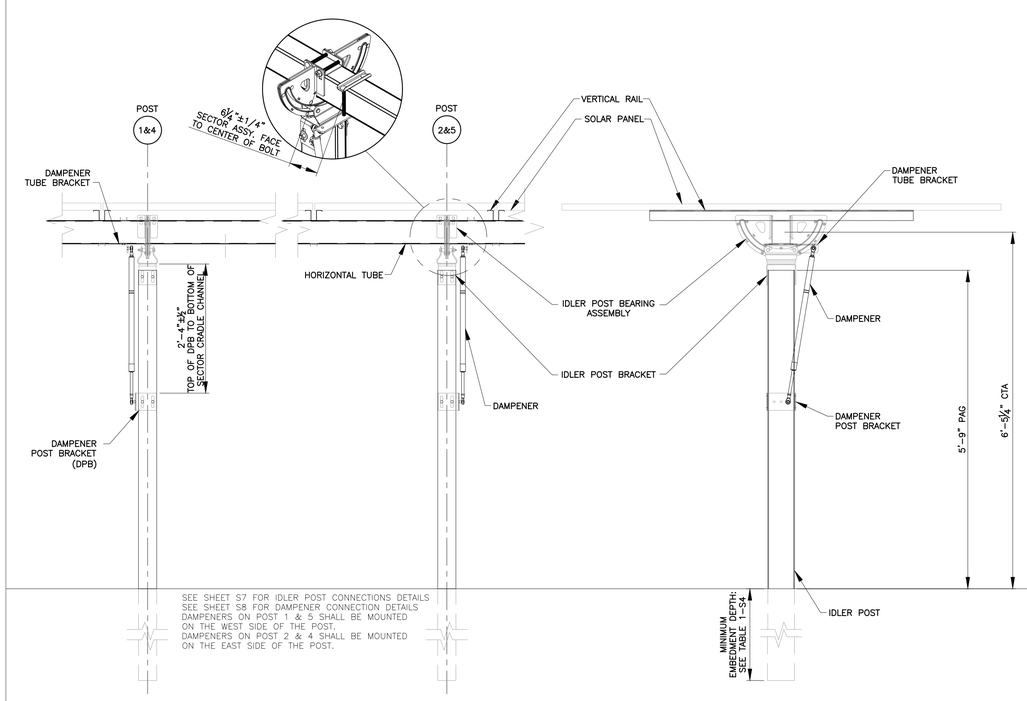
3 S4 FRONT ELEVATION - 55°
SCALE: 3/32" = 1'-0"

TABLE 1-S4 POST INFORMATION						
POST TYPE	POST SIZE	S/C	LENGTH	MAX PAG	MIN PAG*	MIN EMBEDMENT
DRIVE	W6X20	XXXX	16'-6"	6'-6"	5'-6"	10'-0"
DRIVE	W6X20	XXXX	17'-6"	7'-6"	5'-6"	10'-0"
DRIVE	W6X25	XXXX	18'-6"	8'-6"	5'-6"	10'-0"
IDLER	W6X7	XXXX	16'-3"	6'-3"	5'-3"	10'-0"
IDLER	W6X7	XXXX	17'-3"	7'-3"	5'-3"	10'-0"
IDLER	W6X9	XXXX	18'-3"	8'-3"	5'-3"	10'-0"

*LESSER PAG MAY BE USED IF MIN GROUND CLEARANCE AT FULL TILT CAN BE MAINTAINED.

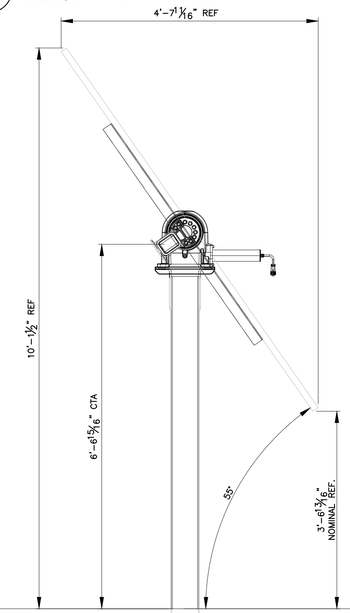
**NOMINAL DIMENSIONS SHOWN. DIMENSIONS FROM GROUND SURFACE MAY VARY WITH UNDULATION IN GRADE AS WELL AS WHEN THE PAG DIMENSION IS ALTERED AS PRESCRIBED.

NOTE: RANGE OF POST ABOVE GRADE GIVEN TO ASSIST WITH UNDULATIONS IN GRADE.

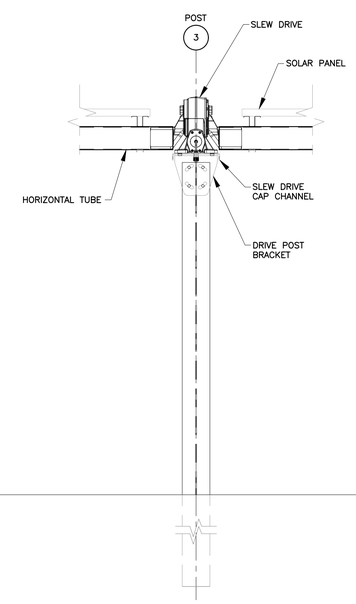


8 S4 DAMPER FRONT ELEVATION DETAIL
SCALE: 3/4" = 1'-0"

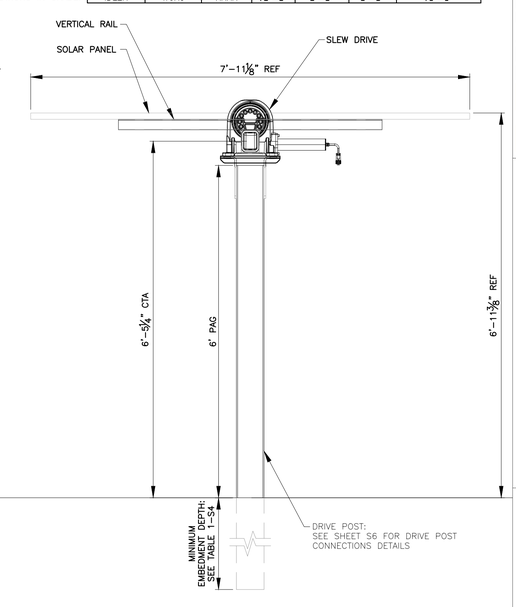
7 S4 IDLER POST DAMPER SECTION VIEW - 0°
SCALE: 3/4" = 1'-0"



6 S4 DRIVE POST SECTION VIEW - 55°
SCALE: 3/4" = 1'-0"



5 S4 DRIVE POST FRONT ELEVATION VIEW
SCALE: 3/4" = 1'-0"



4 S4 DRIVE POST SECTION VIEW - 0°
SCALE: 3/4" = 1'-0"

CUSTOMER: GORDIAN ENERGY SYSTEMS
NY MCCORMICK SOLAR PROJECT
ANDOVER, NY 14806

DATE: 04/06/2023 | JOB #: 17331 | Sheet: S4
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Q.PEAK DUO XL-G11.3/BFG 580W
1X24 FLEXTRACK S-SERIES
TRACKER QUANTITY: 21

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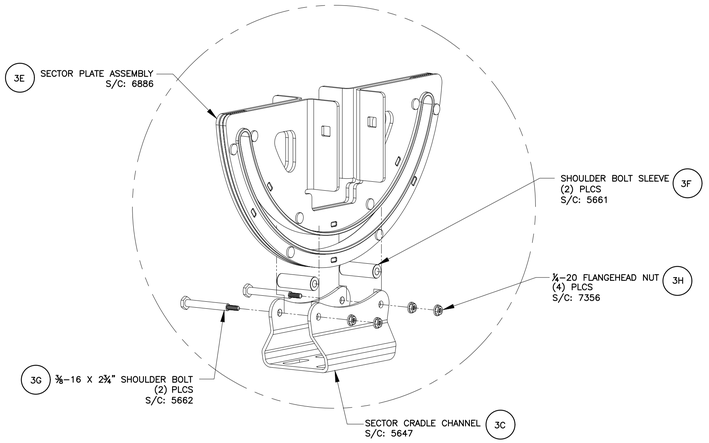
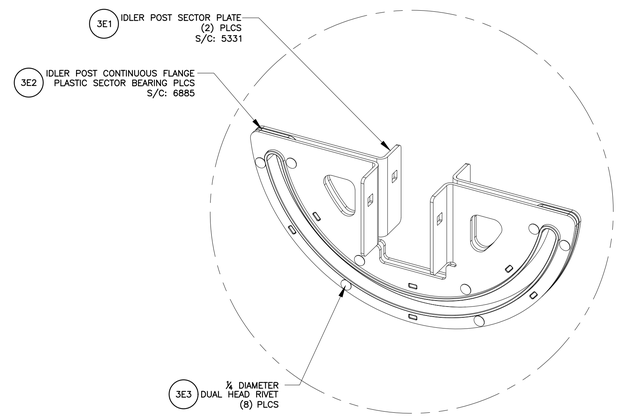


5 / S5 BEARING CRADLE ASSEMBLY EXPLODED

SCALE: 3" = 1'-0"

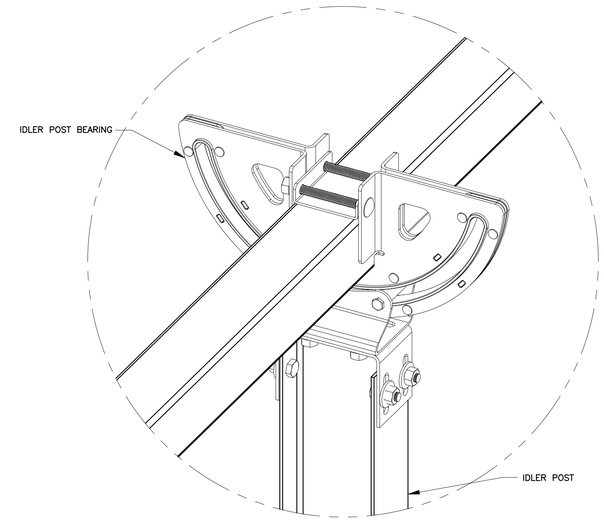
SHOULDER OF BOLT MUST EXTEND THROUGH BOTH FACES OF THE SECTOR CRADLE CHANNEL, SUCH THAT NO FORCE IS BEING EXERTED VERTICALLY ON THE THREADS.



3 / S5 SECTOR PLATE PRE-ASSEMBLY

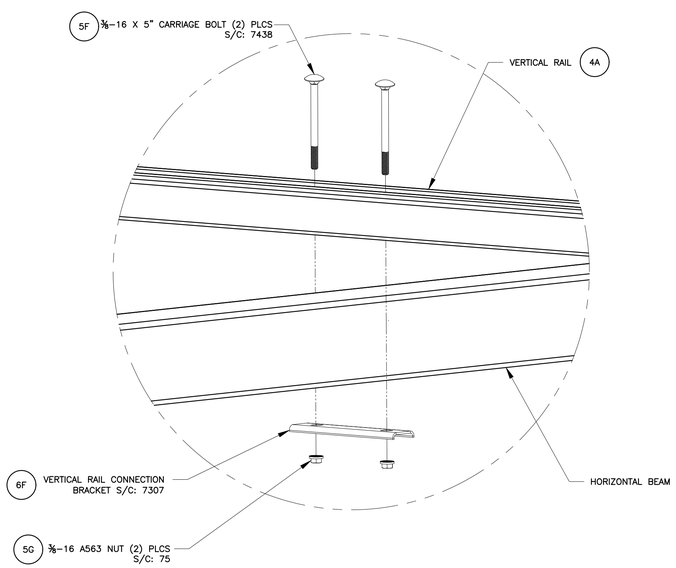
SCALE: 3" = 1'-0"

PRE-ASSEMBLY (S/C: 6886)



1 / S5 IDLER POST ISOMETRIC VIEW

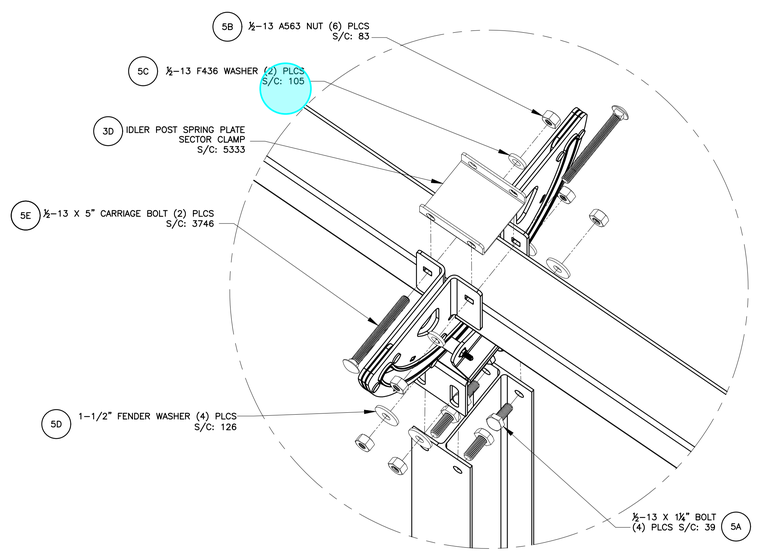
SCALE: NTS



6 / S5 VERT. RAIL TO HORIZ. BEAM EXPLODED

SCALE: NTS

TORQUE VALUE:
20-25 FT-LBS FOR ⅜-16 HARDWARE

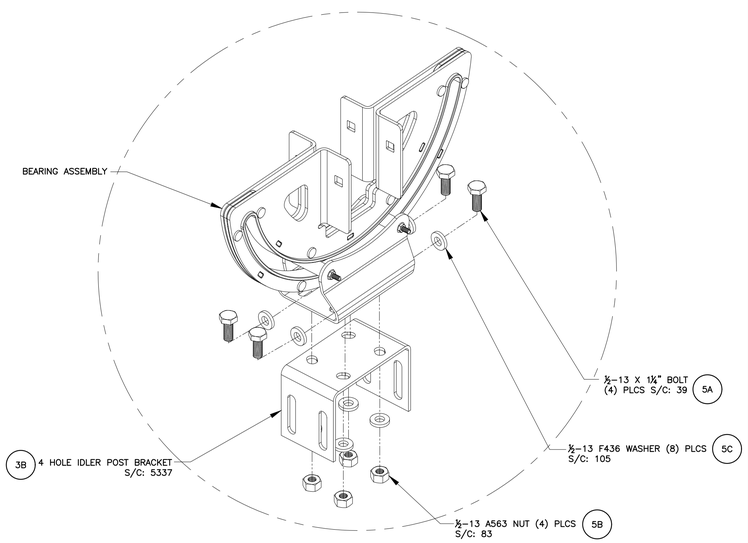


4 / S5 IDLER POST TO BEARING ASSEMBLY EXPLODED

SCALE: 3" = 1'-0"

*½-13 X 1¼" BOLTS CONNECTING POST BRACKET TO POST MUST BE FASTENED BY TURN OF THE NUT METHOD PER THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) (⅓ TURN PAST SNUG TIGHT)

*TIGHTEN ½-13 X 5" CARRAIGE BOLT HARDWARE TO 25-30 FT-LBS



2 / S5 IDLER BEARING ASSEMBLY EXPLODED

SCALE: 3" = 1'-0"

*½-13 X 1¼" BOLTS CONNECTING SECTOR CRADLE CHANNEL TO IDLER POST BRACKET MUST BE TIGHTENED TO TORQUE VALUE: 50-60 FT-LBS

CUSTOMER: GORDIAN ENERGY SOLUTIONS
NY MCCORMICK
ANDOVER, NY 14806

DATE: 04/07/2022 | JOB #: 15548 | Sheet: S5
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IDLER POST & VERTICAL RAIL CONNECTION DETAILS

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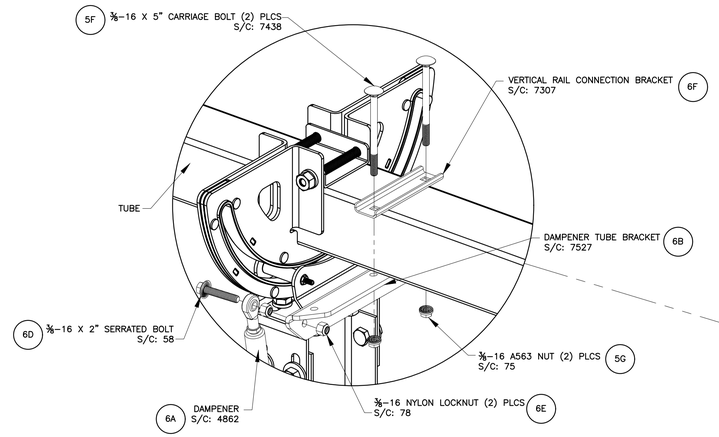
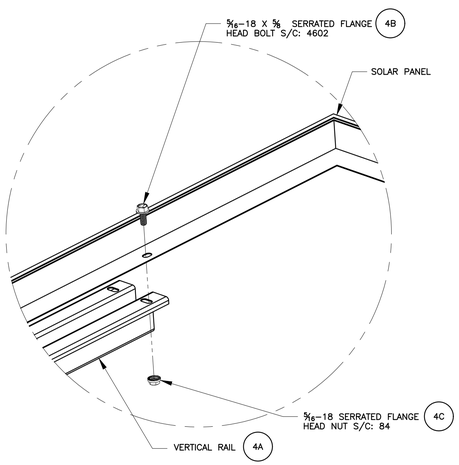
REV	DESCRIPTION	CHG. BY	DATE

STATE OF NEW YORK
GREGORY P. HUZYAK
088212
LICENSED PROFESSIONAL ENGINEER



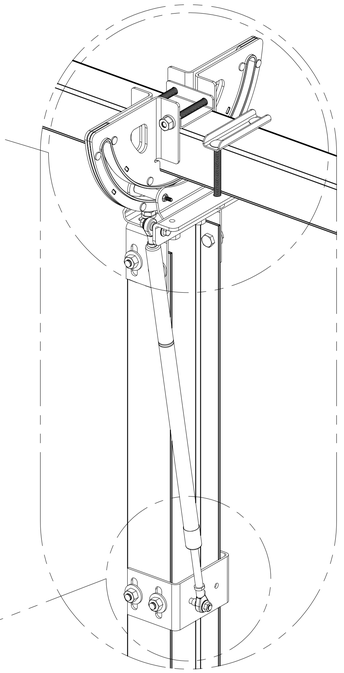
2 / S6 DAMPENER CONNECTION TO TUBE EXPLODED

SCALE: 1-1/2" = 1'-0"
TORQUE VALUE:
-10-12 FT-LBS FOR ⅜-16 SERRATED BOLT
-20-25 FT-LBS FOR ⅜-16 CARRIAGE BOLT



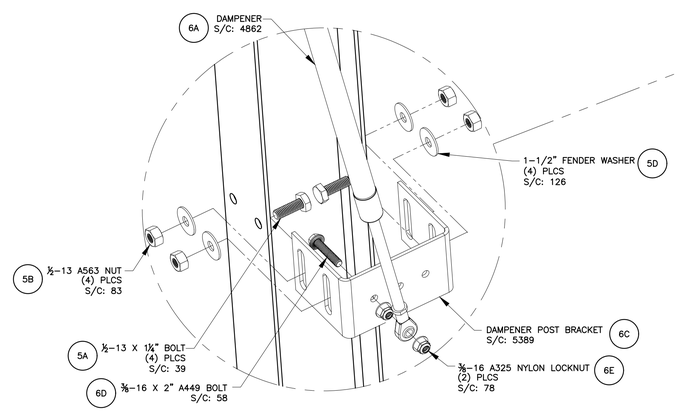
4 / S6 SOLAR PANEL TO VERT. RAIL CONN. EXPLODED

SCALE: 1-1/2" = 1'-0"
TORQUE VALUE: 8-14 FT-LBS



1 / S6 DAMPENER CONNECTION ISOMETRIC VIEW

SCALE: NTS



3 / S6 DAMPENER CONNECTION TO POST EXPLODED

SCALE: 1-1/2" = 1'-0"
*½-13 X 1¼" BOLTS CONNECTING POST BRACKET TO POST MUST BE FASTENED BY TURN OF THE NUT METHOD PER THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) (⅓ TURN PAST SNUG TIGHT)

TORQUE VALUE:
-10-12 FT-LBS FOR ⅜-16 HARDWARE

FIRST ⅜"-16 NYLON LOCK NUT MUST BE TIGHTENED TO SNUG TIGHT PRIOR TO THE INSTALLATION OF THE DAMPENER IN THE POST BRACKET.

CUSTOMER: GORDIAN ENERGY SOLUTIONS
NY MCCORMICK
ANDOVER, NY 14806

DATE: 04/07/2022 | JOB #: 15548 | Sheet: S6
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DAMPENER & PANEL CONNECTION DETAILS

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REV	DESCRIPTION	ORG. BY	DATE

STATE OF NEW YORK
GREGORY P. HUCZAK
089212
LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE RELATED PROVISIONS OF THE 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (UNIFORM CODE) AND STATE ENERGY CONSERVATION CONSTRUCTION CODE (ENERGY CODE) AND STANDARDS INCLUDING ASCE STANDARD (ASCE/SEI 7–16) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

2. REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO: DIMENSIONS, SLOPES, DRAINS, ELECTRICAL UNIT LOCATIONS, AND OTHER NON–STRUCTURAL ITEMS.

3. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF WORK WITH OTHER TRADES; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES, MEANS AND METHODS OF ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER.

4. CONTRACTOR TO BE RESPONSIBLE FOR STRENGTH AND STABILITY OF STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN CONSTRUCTION DOCUMENTS AND REQUIREMENTS FOR EXECUTING IT PROPERLY.

5. MEANS AND METHODS OF CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR INCLUDING BUT NOT LIMITED TO TEMPORARY BRACING/ SHORING, RIGGING, TEMPORARY WORK PLATFORMS, DE–WATERING, CREATING AND MAINTAINING STAGING AND TEMPORARY WORK AREAS ETC. CONTRACTOR SHALL SUBMIT PLANS FOR ALL TEMPORARY EARTH WORK STABILITY INCLUDING BUT NOT LIMITED TO DE–WATERING AND SLOPE/ VERTICAL CUT STABILITY.

6. CONTRACTOR TO HAVE SOLE RESPONSIBILITY TO NOTIFY ENGINEER OF ANY BUILDING SYSTEM, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEM LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (STRUCTURAL OR ELECTRICAL DRAWINGS).

7. IN THE CASE OF DISCREPANCIES BETWEEN GENERAL NOTES, SPECIFICATIONS, PLAN/DETAILS, REFERENCE STANDARDS, OR BETWEEN DISCIPLINES THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

9. CONTRACTOR SHALL DETERMINE THE LOCATION OF ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTHWORK, FOUNDATIONS, SHORING, AND EXCAVATION. UTILITY INFORMATION SHOWN ON DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

10. DETAILS ENTITLED OR NOTED AS "TYPICAL" APPLY NOT ONLY WHERE SPECIFICALLY INDICATED OR REFERENCED, BUT ALSO IN ALL OTHER CASES WHERE THE NATURE OF THE CONSTRUCTION REQUIRES THEIR USE. DETERMINE APPLICABILITY OF TYPICAL DETAILS FROM DESCRIPTIVE TITLES OR FROM THE SIMILARITY OF A CONSTRUCTION CONDITION TO ANOTHER CONDITION WHERE THE DETAIL IS SPECIFICALLY INDICATED OR REFERENCED.

11. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION; DO NOT CAUSE ICING, FLOODING, OR TRANSPORTATION OF POLLUTANTS.

12. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERE TO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE LOCAL SAFETY AND HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF MARYLAND IN ADDITION TO ANY AND ALL "HOUSE RULES" AS REQUIRED BY OWNER.

13. TWO WEEKS PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL SUBMIT A PROPOSED CONSTRUCTION SEQUENCE TO THE ENGINEER OR AS OTHERWISE DIRECTED IN THE PROJECT SPECIFICATIONS FOR APPROVAL.

14. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED AS NEEDED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO WORK IN CONGESTED UTILITY AREAS. ALL TEST PIT LOGS SHALL BE SUBMITTED TO THE ENGINEER WITHIN FOURTEEN (14) DAYS FOLLOWING NOTICE TO PROCEED UNLESS OTHERWISE DIRECTED BY THE SPECIFICATIONS OR ENGINEER.

15. ALL HARDWARE TO BE STAINLESS STEEL.

SOILS AND FOUNDATIONS NOTES:

1. CONFORM TO BUILDING CODE CHAPTER 18 "SOILS AND FOUNDATIONS".

2. RECOMMENDATIONS CONTAINED IN THE REPORT ENTITLED "PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, SHOEMAKER CSG SOLAR", PREPARED BY GTA ENGINEERING SERVICES OF NEW YORK, P.C., DATED AUGUST 30, 2021 WERE USED FOR DESIGN, HEREAFTER REFEREED TO AS "GEOTECHNICAL INVESTIGATION REPORT". FROM THE GEOTECHNICAL INVESTIGATION REPORT AN ALLOWABLE BEARING CAPACITY OF 3000 PSF AT 42" BELOW GRADE OR ON COMPACTED INSITU SOIL AND SEISMIC SITE CLASS D WAS RECOMMENDED FOR THE FOUNDATION DESIGN.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT AND SHALL FOLLOW RECOMMENDATIONS SPECIFIED THEREIN, INCLUDING BUT NOT LIMITED TO SUB–GRADE PREPARATIONS AND GROUNDWATER MANAGEMENT.

4. FOUNDATION DRAWINGS SHALL BE USED IN CONJUNCTION WITH CIVIL, BUILDING SYSTEM, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AND THE GEOTECHNICAL INVESTIGATION REPORT. VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, HOLES, INSERTS, ETC. TO BE INSTALLED IN THE CONCRETE WORK.

5. REFER TO THE DESIGN DOCUMENTS AND SPECIFICATIONS FOR FILL MATERIALS AND REQUIREMENTS.

6. ALL SUB–GRADES AND PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED PER THE SPECIAL INSPECTION REQUIREMENTS PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL AND CONCRETE. INSPECTOR SHALL PROVIDE A LETTER TO THE ENGINEER STATING THAT SOILS ARE ADEQUATE TO SUPPORT "ALLOWABLE FOUNDATION BEARING PRESSURES(S)".

CONCRETE REINFORCEMENT NOTES:

1. CONFORM TO THE FOLLOWING REFERENCE STANDARDS:
   - 1.1. ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS"
   - 1.2. ACI SP–66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
   - 1.3. CRSI MSP–2 "MANUAL OF STANDARD PRACTICE"
   - 1.4. ANSI/AWS D1.4 "STRUCTURAL WELDING CODE – REINFORCING STEEL"
   - 1.5. IBC 2012 CHAPTER 19 – CONCRETE
   - 1.6. ACI 318–14

2. CONFORM TO ACI 301 SECTION 3.1.1 "SUBMITTALS, DATA AND DRAWINGS". SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

3. MATERIALS:
   - A. REINFORCING BARS.....ASTM A 615, GRADE 60, DEFORMED BARS
   - B. BAR SUPPORTS.....CRSI SP–2, CHAPTER 3 – BAR SUPPORTS
   - C. TIE WIRE.....4/0 GAGE OR HEAVIER, BLACK ANNEALED
   - D. WELDED WIRE REINFORCEMENT.....ASTM A185, SHEET TYPE

4. CONFORM TO ACI 301, SECTION 3.2.2 "FABRICATION" AND ACI SP–66 "ACI DETAILING MANUAL".

5. BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301, SECTION 3.2.2.2 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

6. WELDED WIRE REINFORCEMENT SHEET LAPS SHALL BE TIED AND LAPPED ONE FULL MESH SPACING PLUS 2".

7. CONFORM TO ACI 301, SECTION 3.3.2 "PLACEMENT". PLACING TOLERANCES SHALL CONFORM TO SECTION 3.3.2.1 "TOLERANCES".

8. CONFORM TO THE FOLLOWING MINIMUM COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:
   - A. CONCRETE CAST AGAINST EARTH.....3"
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
   - C. SLABS, WALLS AND JOINTS NOT EXPOSED TO WEATHER OR EARTH.....¾"
   - D. BEAMS, COLUMNS NOT EXPOSED TO WEATHER OR EARTH.....1½"

9. CONFORM TO ACI 301 SECTION 3.3.2.8 "FIELD BENDING OR STRAIGHTENING". BAR SIZES 3 THROUGH 5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS. DO NOT BEND BARS TWICE.

CAST-IN-PLACE CONCRETE:

1. CONFORM TO THE FOLLOWING REFERENCE STANDARDS:
   - 1.1. ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   - 1.2. ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
   - 1.3. IBC 2018 CHAPTER 19 – CONCRETE
   - 1.4. ACI 318–14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"

2. CONTRACTOR TO KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP–15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES".

3. CONFORM TO ACI 301 SECTION 4 "CONCRETE MIXTURES".

4. CONFORM TO ACI 301 SECTION 4.2.1 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

5. PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SECTION 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

MIX DESIGN REQUIREMENTS					SURFACE REQUIREMENTS
MEMBER TYPE/LOCATIONS	EXPOSURE CLASS	TEST AGE (DAYS)	STRENGTH (PSI)	AIR CONTENT	FINISHES
FOOTINGS	F0	28	3500	0%	ROUGH FORM FINISH
FROST WALLS	F2	28	4500	6%±1.5%	SMOOTH FORM FINISH
SLABS	F3	28	5000	6%±1.5%	LIGHT TROWEL OR BROOM FINISH

SLUMP NOTES
1. 8" MAXIMUM FOR FLOWABLE CONCRETE. CONCRETE CONTAINING HRWR ADMIXTURE (SUPERPLASTICIZER): 3" MAXIMUM BEFORE ADDITION OF HRWR. PLASTICIZER SHALL BE ADDED AND MIXED ON SITE IF TRAVEL TIME IS GREATER THAN 40 MINUTES.
2. WHERE FIELD CONDITIONS REQUIRE SLUMP TO EXCEED THAT SPECIFIED ABOVE, INCREASED SLUMP SHALL BE OBTAINED BY A SUPERPLASTICIZER ADDED ON SITE IN QUANTITIES SPECIFICALLY NOTED IN THE APPROVED MIX DESIGN.
3. NO WATER SHALL BE ADDED ON SITE EXCEPT IN QUANTITIES SPECIFICALLY NOTED IN THE APPROVED MIX DESIGN.
4. SEE SPECIFICATIONS, FOR SLUMP REQUIREMENTS.

6. MIX DESIGN NOTES:
   - 6.1. MIX DESIGN SUBMITTED SHALL HAVE DOCUMENTATION OF HISTORICAL BREAK STRENGTHS IN ACCORDANCE WITH ACI 318–11 SECTION 5.3.
   - 6.2. WATER–CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
   - 6.3. CEMENTITIOUS CONTENT:
     - 6.3.1. THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SECTION 4.2.2.8.b. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS OTHERWISE REVIEWED AND APPROVED BY ENGINEER.
     - 6.3.2. FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SECTION 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ENGINEER FOR REVIEW AND ACCEPTANCE.
   - 6.4. AIR CONTENT: CONFORM TO ACI 301 SECTION 4.2.2.4. CONCRETE SURFACES IN CONTACT WITH SOIL REQUIRE ENTRAINED AIR. HORIZONTAL AND VERTICAL EXTERIOR SURFACES REQUIRE "SEVERE EXPOSURE". TOLERANCE IS ±1% AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
   - 6.5. SLUMP: CONFORM TO ACI 301 SECTION 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
   - 6.6. NO CHLORIDES SHALL BE USED IN ANY CONCRETE MIX DESIGN. ALL AGGREGATES, CEMENT, WATER AND ADDITIVES SHALL BE CHLORIDE FREE.

7. CONCRETE DENSITY SHALL BE NORMAL WEIGHT UNLESS SPECIFICALLY OTHERWISE NOTED.

8. CONCRETE REINFORCING STEEL SHALL BE CONTINUOUS UNLESS OTHERWISE INDICATED. CONTINUOUS REINFORCING STEEL SHALL BE LAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND THE CONCRETE REINFORCEMENT SCHEDULE THIS SHEET.

9. ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE PRIOR TO AND DURING CONCRETE PLACEMENT.

10. NO CONCRETE SHALL BE PLACED UNTIL THE CONTRACTING OFFICER HAS INSPECTED ALL EMBEDDED WORK, INCLUDING REINFORCEMENT.

11. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED ¾" OR AS INDICATED.

12. ALUMINUM SHALL NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM–CONCRETE REACTION AND ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

13. CONFORM TO ACI 301 SECTION 2 "FORMWORK AND FORM ACCESSORIES". REMOVAL OF FORMS SHALL CONFORM TO SECTION 2.3.2 EXCEPT STRENGTH INDICATED IN SECTION 2.3.2.5 SHALL BE 0.75 f'c.

14. MEASURING, MIXING AND DELIVERY SHALL CONFORM TO ACI 301 SECTION 4.3.

15. HANDLING, PLACING, CONSTRUCTING AND CURING SHALL CONFORM TO ACI 301 SECTION 5.

16. PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:
   - 16.1. SPRAY EVAPORATIVE RETARDANTS AS FINISHING AGENT AND TO CONTROL PLASTIC SHRINKAGE.
   - 16.2. APPLY SPECIFIED CURING COMPOUND TO CONCRETE SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE (WITHIN 2 HOURS AND AFTER SURFACE WATER SHEEN HAS DISAPPEARED). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. RECOAT AREAS SUBJECTED TO HEAVY RAINFALL WITHIN 3 HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.
   - 16.3. USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.
   - 16.4. APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR CONFORMANCE TO REQUIREMENTS OF ASTM C 309.
   - 16.5. USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTION SEALER.
   - 16.6. ALL CONCRETE MUST ACHIEVE 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING SUBJECTED TO FREEZING AND THAWING CYCLES.
   - 16.7. APPLY 2 SEPARATE COATS WITH FIRST ALLOWED TO BECOME TACKY BEFORE APPLYING SECOND. DIRECTION OF SECOND APPLICATION SHALL BE AT RIGHT ANGLES TO DIRECTION OF FIRST.

17. CONSTRUCTION JOINTS SHALL CONFORM TO ACI 301 SECTIONS 2.2.2.5, 5.1.2.3a, 5.2.2.1 AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDANT, PORTLAND CEMENT GROUT OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

18. POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON–STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND BUILDING SYSTEMS DRAWINGS AND COORDINATE OTHER EMBEDDED ITEMS.

19. USE 7,000 PSI NON–SHRINK GROUT UNDER COLUMN BASE PLATES, ETC.

20. POST–INSTALLED ANCHORS TO CONCRETE: ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH APPLICABLE ICC EVALUATION SERVICE REPORT (ESR). SPECIAL INSPECTION SHALL BE PER THE TESTS AND INSPECTIONS SECTION.

21. FINISH:
   - 21.1. FLOATED WITH LIGHT STEEL TROWEL AND BROOM FINISH.

22. OWNER SHALL RETAIN AN INDEPENDENT TESTING LAB TO OBTAIN SAMPLES AND CONDUCT TESTS IN ACCORDANCE WITH ACI 301 SECTION 1.6.4.2. ADDITIONAL SAMPLES MAY BE REQUIRED TO OBTAIN CONCRETE STRENGTHS AT ALTERNATE INTERVALS THAN SHOWN BELOW.
   - 22.1. CURE 5 CYLINDERS FOR 28–DAY TEST AGE. TEST 2 CYLINDERS AT 7 DAYS OR AT CONTRACTOR REQUEST, TEST 2 CYLINDERS AT 28 DAYS, AND HOLD 1 CYLINDER IN RESERVE FOR USE AS ENGINEER DIRECTS. AFTER 56 DAYS, UNLESS NOTIFIED BY ENGINEER TO THE CONTRARY, RESERVE CYLINDER MAY BE DISCARDED WITHOUT BEING TESTED FOR SPECIMENS MEETING 28–DAY STRENGTH REQUIREMENTS.
   - 22.2. ACCEPTABLE STRENGTH IS SATISFACTORY WHEN:
     - A. THE AVERAGES OF ALL SETS OF 3 CONSECUTIVE TESTS EQUAL OR EXCEED THE SPECIFIED STRENGTH.
     - B. NO INDIVIDUAL TEST FALLS BELOW THE SPECIFIED STRENGTH BY MORE THAN 500 PSI.
     - C. A "TEST" FOR ACCEPTANCE IS THE AVERAGE STRENGTH OF 2 CYLINDERS TESTED AT THE SPECIFIED TEST AGE.

23. COLD WEATHER CONCRETE PLACEMENT
   - 23.1. PLACE CONCRETE IN ACCORDANCE WITH ACI 306.1 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST FREEZING ACTIONS, OR LOW TEMPERATURES.
   - 23.2. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40°F UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIX TEMPERATURE OF NOT LESS THAN 50°F AND NOT MORE THAN 80° AT POINT OF PLACEMENT.
   - 23.3. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS. DO NOT USE CALCIUM CHLORIDE, SALT OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS, UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIX DESIGNS.

24. HOT WEATHER CONCRETE PLACEMENT SHALL BE IN CONFORMANCE WITH ACI 305R LATEST EDITION "HOT WEATHER CONCRETING".
   - 24.1. CONCRETE SHALL NOT BE PLACED THAT HAS REACHED OR EXCEEDED 90°F.

25. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME UNLESS SPECIFICALLY APPROVED BY ENGINEER. ENGINEER OR INSPECTOR HAS AUTHORITY TO REJECT TRUCKS NOT MEETING PROJECT SPECIFICATIONS AND/ OR TEMPERATURE/ TIME REQUIREMENTS. CONTRACTOR TAKES FULL RESPONSIBILITY FOR ANY REJECTED TRUCKS.

DESIGN CRITERIA:

ALL WORK SHALL COMPLY WITH THE RELATED PROVISIONS OF THE NEW YORK STATE BUILDING CODE AND ITS REFERENCE STANDARDS.

DESIGN BASIS
GOVERNING CODE.....2020 NEW YORK STATE BUILDING CODE

BUILDING INFORMATION
STRUCTURE USE.....EQUIPMENT PAD
RISK CATEGORY.....II

DESIGN CRITERIA
(ALL LOADS PROVIDED BELOW ARE SERVICE–LEVEL LOADS)

DEAD LOADS:
CONCRETE SLAB.....145 PSF
250 KVA TRANSFORMER.....15,507 LBS/EA.

LIVE LOADS:
SLAB.....150 PSF

RAIN LOADS:
15–MINUTE RAINFALL INTENSITY.....5.33 IN./H
60–MINUTE RAINFALL INTENSITY.....2.32 IN./H

SNOW LOADS:
GROUND SNOW LOAD (Pg).....40 PSF
BUILDING EXPOSURE.....FULLY EXPOSED
EXPOSURE FACTOR (Ce).....0.9
THERMAL FACTOR (Ct).....1.2
IMPORTANCE FACTOR (Is).....1.0
FLAT ROOF SNOW LOAD (Pf).....30.2 PSF
SLOPED ROOF SNOW LOAD (Ps).....N/A

WIND LOADS:
RISK CATEGORY.....II
ULTIMATE WIND SPEED (3–SECOND GUST, V_{ULT}).....110 MPH
NOMINAL WIND SPEED (V_{ASD}).....$(0.6)^{1/2}V_{ULT}$
EXPOSURE CATEGORY.....D
INTERNAL PRESSURE COEFFICIENT (GCpi).....±0.00(OPEN)
DESIGN WIND LATERAL PRESSURE.....46 PSF
DESIGN WIND VERTICAL UPLIFT.....36 PSF

EARTHQUAKE DESIGN DATA
RISK CATEGORY.....II
IMPORTANCE FACTOR (Ip).....1.0
MAPPED SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIODS (S_s).....0.122g
MAPPED SPECTRAL RESPONSE ACCELERATION FOR 1–SECOND PERIODS (S_1).....0.042g
SITE CLASS.....D
SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIODS (Sds).....0.130g
SPECTRAL RESPONSE ACCELERATION FOR 1–SECOND PERIODS (Sd1).....0.067g
SEISMIC DESIGN CATEGORY.....D
BASIC SEISMIC FORCE RESISTING SYSTEM.....
GENERATORS, BATTERIES, INVERTERS, MOTORS, TRANSFORMERS, AND OTHER ELECTRICAL COMPONENTS CONSTRUCTED OF HIGH DEFORMABILITY MATERIALS
COMPONENT AMPLIFICATION FACTOR (a_p).....1.0
COMPONENT RESPONSE MODIFICATION FACTOR (R_p).....2.5
DESIGN BASE SHEAR.....0.062W
VERTICAL SEISMIC FORCE.....0.026W
SEISMIC DESIGN OF NON–STRUCTURAL COMPONENTS.....PER ASC7–16 CHAPTER 13

CONRETE REINFORCEMENT SCHEDULES:

TENSION DEVELOPMENT LENGTH / CLASS A SPLICE LENGTH				
	F'c IN PSI @28 DAYS			
BAR SIZE	3,500	4,000	4,500	5,000
#3	20"	19"	18"	17"
#4	27"	25"	24"	23"
#5	33"	31"	30"	28"
#6	40"	37"	35"	34"

NOTES:
1. TABLE BASED ON ASTM A615 GRADE 60 STEEL
2. INCREASE LENGTH BY 30% WHEN MORE THAN 12" OF FRESH CONCRETE ARE PLACED BELOW HORIZONTAL REINFORCEMENT.
3. TABLE BASED ON NORMAL WEIGHT CONCRETE, UNCOATED OR ZINC–COATED REINFORCEMENT.
4. TABLE INDICATES MINIMUM LAP UNLESS NOTED OTHERWISE.
5. INCREASE LENGTH BY 30% WHEN CLASS B SPLICE IS REQUIRED.

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EXP: 10/31/2025

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NO:	DATE:	DESCRIPTION:
2	MAR 24, 2023	90% IFC PLAN SET
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: CAH

REVIEWED BY: LAC

ISSUED FOR: CLIENT REVIEW

DATE: APRIL 21, 2022

DRAWING NAME:

NOTES & DESIGN CRITERIA

DRAWING NUMBER:

S001

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SPECIAL INSPECTION NOTES:

1. THE OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED SPECIAL INSPECTOR FOR THE PROJECT, WHO WILL PROVIDE AND/OR COORDINATE INSPECTION AND TESTING REQUIREMENTS AS NECESSARY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 17 OF THE BUILDING CODE.

2. IN ADDITION TO SPECIAL INSPECTIONS, INSPECTION OF FOUNDATIONS, FOOTINGS, SLABS AND UNDERSLAB SYSTEMS, AND PENETRATIONS, PRELIMINARY AND FINAL INSPECTIONS MAY BE REQUIRED AND/OR PROVIDED BY THE LOCAL BUILDING OFFICIAL PER THE REQUIREMENTS OF THE CA STATE BUILDING CODES. THE LOCAL BUILDING OFFICIAL MAY REQUIRE ADDITIONAL INSPECTIONS TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THE CODE. ALL INSPECTIONS REQUIRED AND/OR PROVIDED BY THE LOCAL BUILDING OFFICIAL SHALL BE AGREED UPON IN WRITING PRIOR TO THE START OF CONSTRUCTION.

3. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS AND THE SCHEDULE OF SPECIAL INSPECTIONS AND SPECIFICATIONS TO BE SUBMITTED WITH THE CONTRACT DOCUMENTS AND THE APPLICATION FOR BUILDING PERMIT TO THE CODE ENFORCEMENT OFFICIAL. LOCAL BUILDING OFFICIALS CANNOT PROVIDE SPECIAL INSPECTIONS.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING INSPECTION AGENCIES WHEN WORK IS READY FOR INSPECTION WITH AT LEAST 48 HOUR NOTICE OR AS AGREED UPON PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS AND MEANS FOR INSPECTION INCLUDING ACCESS TO THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REPLACEMENT OF ANY MATERIALS REQUIRED TO ALLOW INSPECTIONS.

5. REFER TO THE SCHEDULE OF SPECIAL INSPECTIONS AND TO THE SPECIFICATIONS FOR REQUIRED SPECIAL INSPECTIONS AND TESTING. SPECIAL INSPECTIONS AND TESTING SHALL BE CONTINUOUS OR PERIODIC DURING THE PERFORMANCE OF THE WORK, AS NOTED.

6. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, SPECIAL INSPECTOR, TESTING AGENCY, AND AFFECTED SUBCONTRACTORS TO REVIEW THE REQUIRED SPECIAL INSPECTION AND TESTING REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE CONSTRUCTION SCHEDULES TO EACH ATTENDEE. A SEPARATE MEETING WITH THE LOCAL BUILDING OFFICIAL TO REVIEW INSPECTION REQUIREMENTS, AND TO CONFIRM THE ROLES AND RESPONSIBILITIES OF THE TESTING AGENCIES AND BUILDING OFFICIALS.

7. THE SPECIAL INSPECTOR SHALL SUBMIT INTERIM AND FINAL REPORTS AND, AT COMPLETION OF SPECIAL INSPECTIONS, A FINAL STATEMENT OF SPECIAL INSPECTIONS. REPORTS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO CODE ENFORCEMENT OFFICIALS, AND THE THE ENGINEER OF RECORD. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL NOTIFY THE CONTRACTOR IMMEDIATELY OF DISCREPANCIES, SUBSEQUENT REPORTS SHALL NOTE WHEN AND HOW DEFICIENCIES WERE CORRECTED. THE SPECIAL INSPECTOR SHALL NOTIFY THE ENGINEER AND THE CODE ENFORCEMENT OFFICIAL OF DISCREPANCIES WHICH HAVE NOT BEEN CORRECTED.

8. THE SPECIAL INSPECTION PROGRAM SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FROM IMPLEMENTING AN EFFECTIVE QUALITY CONTROL PROGRAM.

9. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND-OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CODE ENFORCEMENT OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT IN ACCORDANCE WITH BUILDING CODE CHAPTER 17 "CONTRACTOR RESPONSIBILITY".

10. SPECIAL INSPECTIONS NOTED ON STRUCTURAL SHEETS ARE FOR STRUCTURAL SYSTEMS ONLY. SPECIAL INSPECTIONS MAY BE REQUIRED FOR NON-STRUCTURAL COMPONENTS SUCH AS SPRAY-ON FIRE RESISTANCE. NON-STRUCTURAL INSPECTIONS ARE BY OTHERS, SEE ARCHITECTURAL AND OTHER TRADES FOR ADDITIONAL INFORMATION.

MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTORS

CATEGORY	MINIMUM QUALIFICATIONS
REINFORCED CONCRETE:	1. CURRENT ICC REINFORCED CONCRETE SPECIAL INSPECTOR OR ACI CONCRETE CONSTRUCTION INSPECTOR. 2. CONCRETE FIELD TESTING CAN BE BY AN ACI CONCRETE FIELD TESTING TECHNICIAN WITH GRADE 1 CERTIFICATION. 3. ENGINEER-IN-TRAINING (EIT) WITH RELEVANT EXPERIENCE. 4. CA STATE LICENCED PROFESSIONAL ENGINEER (P.E) WITH RELEVANT EXPERIENCE.
WELDING	1. CURRENT ICC STRUCTURAL STEEL AND WELDING CERTIFICATE PLUS ONE YEAR OF RELEVANT EXPERIENCE. 2. CURRENT ICC STRUCTURAL STEEL AND WELDING CERTIFICATE PLUS ONE YEAR OF RELEVANT EXPERIENCE. 3. CURRENT LEVEL II CERTIFICATION FROM THE AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING (NDT). 4. CURRENT NDT LEVEL III PROVIDED PREVIOUSLY CERTIFIED AS NDT LEVEL II.
HIGH-STRENGHT BOLTING & STEEL FRAME INSPECTION	1. CURRENT ICC STRUCTURAL STEEL AND WELDING CERTIFICATION AND ONE YEAR OF RELEVANT EXPERIENCE. 2. EIT WITH RELEVANT EXPERIENCE. 3. P.E. WITH RELEVANT EXPERIENCE.
EXCAVATION AND FILLING; VERIFICATION OF SOILS; PILING & DRILLED PIERS; MODULAR RETAINING WALLS	1. CURRENT LEVEL II CERTIFICATION IN GEOTECHNICAL ENGINEERING TECHNOLOGY/ CONSTRUCTION FROM THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET). 2. EIT WITH RELEVANT EXPERIENCE. 3. P.E. WITH RELEVANT EXPERIENCE
SEISMIC RESISTANCE	1. SEE THE APPLICABLE CATEGORIES IN THIS TABLE.

NOTES:
1. INSPECTORS MUST MEET REQUIREMENTS ABOVE OR BE APPROVED BY RDP RESPONSIBLE FOR DESIGN.

SOIL VERIFICATION AND INSPECTION REQUIREMENTS

VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	–	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	–
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE THE SUBGRADE AND VERITY THAT THE SITE HAS BEEN PREPARED PROPERLY.	–	X

CONCRETE CONSTRUCTION VERIFICATION AND INSPECTION REQUIREMENTS

INSPECTION AND TESTING (Continuous & Periodic is as Defined by the 2020 NYSBC)	CONTINUOUS	PERIODIC	REFERENCE STANDARD	2020 NYSBC REFERENCE	CHECK IF REQUIRED
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.		X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4	X
INSPECTION OF REINFORCING STEEL WELDING.			AWS D1.4; ACI 318: 26.6.4		
CAST IN CONCRETE ANCHORAGE.		X	ACI 318: 17.8.2		
POST INSTALLED CONCRETE MEMBERS.		X	ACI 318: 17.8.2.4.		
VERIFY USE OF REQUIRED DESIGN MIX.		X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1 1904.2 1908.2 1908.3	X
SAMPLING FRESH CONCRETE: SLUMP, AIR CONTENT, TEMPERATURE, STRENGTH TEST SPECIMENS.	X		ASTM C 172, C 31; ACI 318: 26.5, 26.12	1908.10	X
INSPECTION OF PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI, 318: 26.5.	1908.6 1908.7 1908.8	X
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI, 318: 26.5.3 – 26.5.5	1908.9	X
INSPECTION OF PRESTRESSED CONCRETE.	X		ACI 318: 26.10		
ERECTION OF PRECAST CONCRETE MEMBERS.		X	ACI 318: CH. 26.9		
VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND SLABS.		X	ACI 318: CH. 26.11.2		
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X	ACI 318: CH. 26.11.1.2(b)		X

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NO:	DATE:	DESCRIPTION:
2	MAR 24, 2023	90% IFC PLAN SET
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: CAH

REVIEWED BY: LAC

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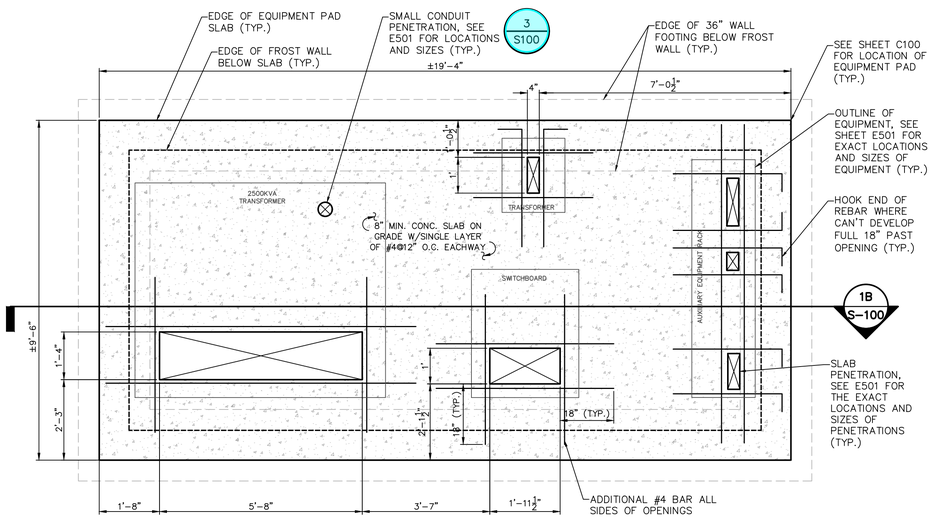
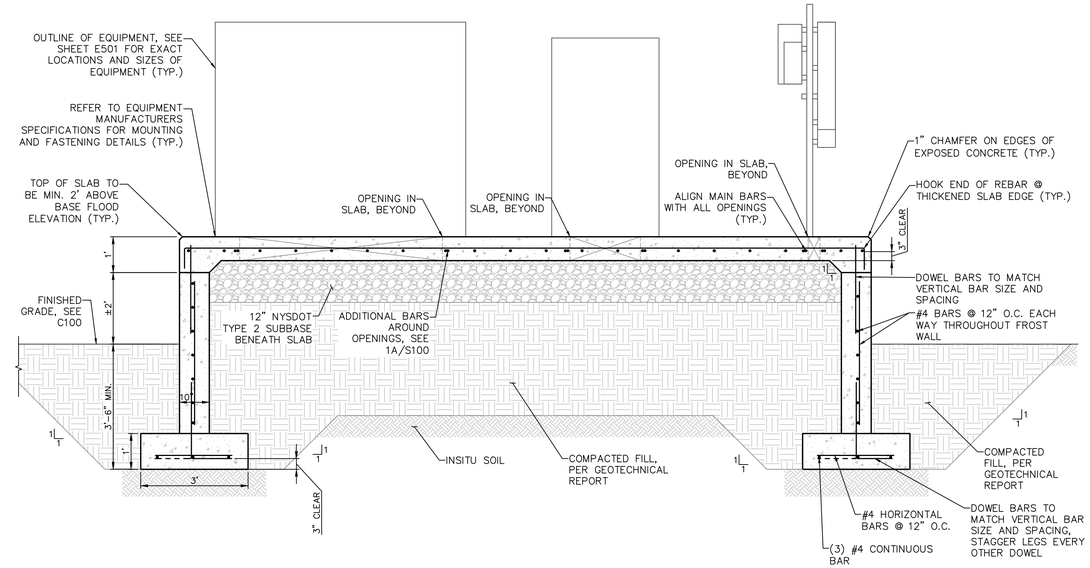
NOTES & DESIGN CRITERIA

DRAWING NUMBER:

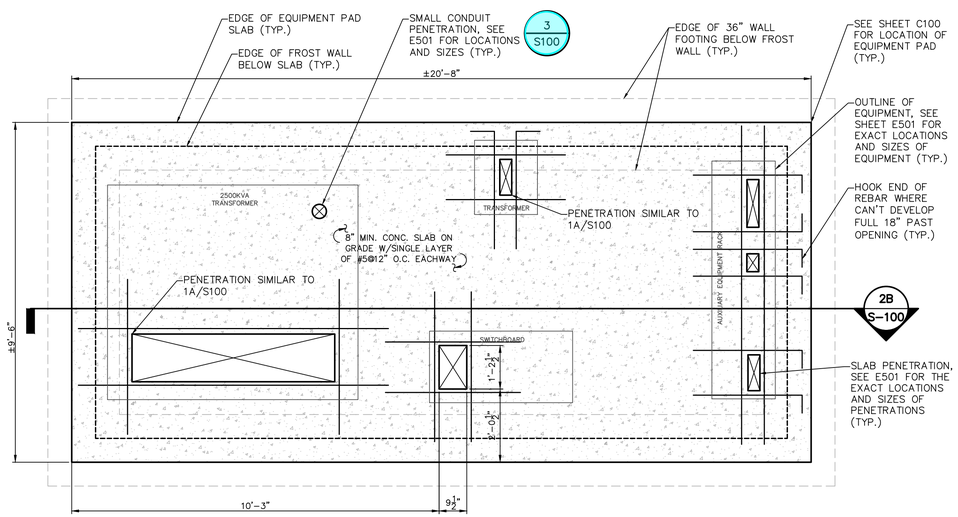
S002



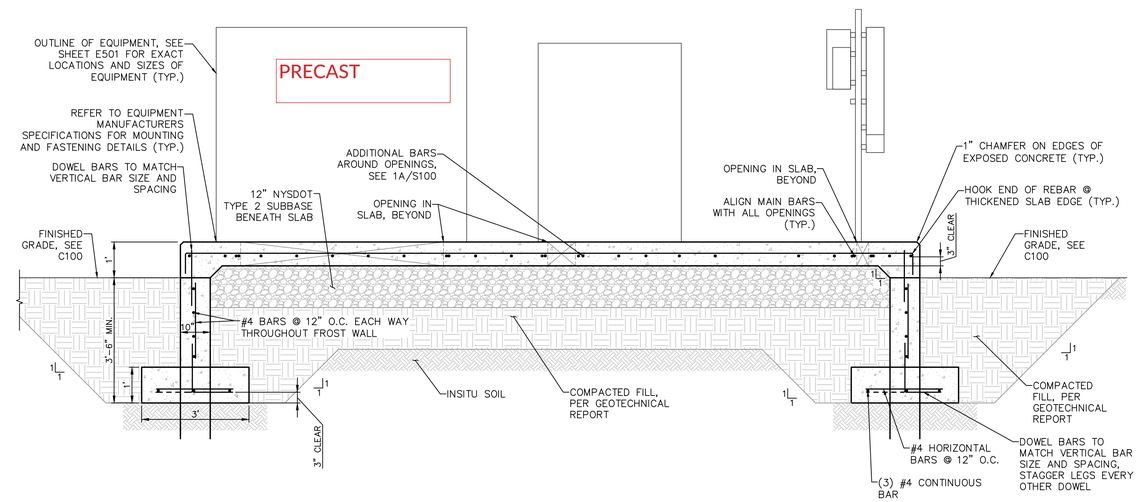
1A **EQUIPMENT PAD 1 FRAMING PLAN**
SCALE: 1/2" = 1'-0"



1B **EQUIPMENT PAD 1 SECTION**
SCALE: 1/2" = 1'-0"



2A **EQUIPMENT PAD 2 FRAMING PLAN**
SCALE: 1/2" = 1'-0"

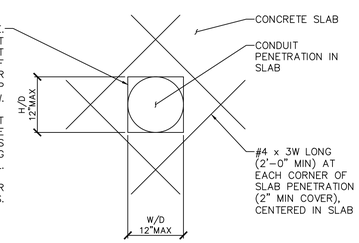


2B **EQUIPMENT PAD 2 SECTION**
SCALE: 1/2" = 1'-0"

12" MAX OPENING SIZE. PENETRATIONS TO HAVE AT LEAST 2W, 2H OR 2D CLEAR TO NEXT PENETRATION PR EDGE OF CONCRETE. PENETRATIONS LARGER THAN 8" SHALL BE SHOWN ON SHOP DRAWINGS FOR REVIEW.

PENETRATIONS THAT CAN FIT BETWEEN SLAB REINFORCING, WHILE PROVIDING MINIMUM COVER, DOES NOT NEED PENETRATION REINFORCING SHOWN ON THIS DETAIL.

DO NOT CUT MAIN BARS FOR PENETRATIONS.



3 **TYPICAL SMALL SLAB PENETRATION DETAIL**
SCALE: 3/4" = 1'-0"

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STATE OF NEW YORK · LANSON A. FISH · 088970 · LICENSED PROFESSIONAL ENGINEER

EXP: 10/31/2025

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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GORDIAN ENERGY SYSTEMS, LLC
3915 COOLIDGE AVENUE
BALTIMORE, MD 21229

GORDIAN ENERGY SYSTEMS

SHOEMAKER CSG
70 CHESTNUT STREET
ANDOVER, NY 14806

NO:	DATE:	DESCRIPTION:
2	MAR 24, 2023	90% IFC PLAN SET
1	APR 21, 2022	60% IFC PLAN SET

Revisions

PROJECT NUMBER: 2220520

DRAWN BY: CAH

REVIEWED BY: LAC

ISSUED FOR: CLIENT REVIEW

DATE: APRIL 21, 2022

DRAWING NAME:

EQUIPMENT PAD PLANS

DRAWING NUMBER:

S100

VERSION 19.0
6/3/2019 8:47:56 AM

Gordian Energy Systems

Printed on Fri Feb 3, 2023 at 11:20 am EST

Job #: P21005U Upperco SRE
15201 Hanover Pike
UpperCO, Maryland 21155

These images are exampled from Gordian's UpperCo project

Description

Taken Date	Uploaded By
06/30/2022 at 12:48 pm	Shawn Ferguson

Upload Date	File Name
06/30/2022 at 12:48 pm	F6174D54-401D-44A9-9321-EEA...

Description

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05/17/2022 at 01:47 pm	Tom Altemus

Upload Date	File Name
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Description

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05/11/2022 at 05:29 pm	James Santay

Upload Date	File Name
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Description

Taken Date	Uploaded By
05/11/2022 at 05:26 pm	James Santay

Upload Date	File Name
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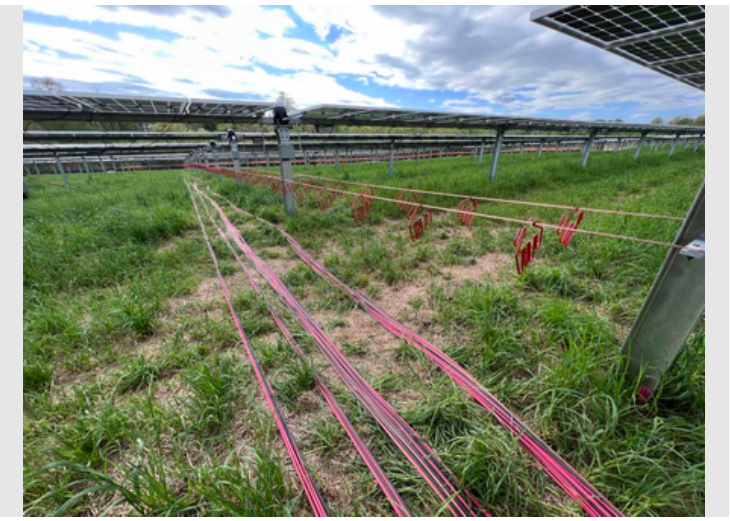
Gordian Energy Systems

Printed on Fri Feb 3, 2023 at 11:20 am EST

Job #: P21005U Upperco SRE
15201 Hanover Pike
UpperCO, Maryland 21155



Description

Taken Date	**Uploaded By**
05/11/2022 at 05:23 pm	James Santay
Upload Date	**File Name**
05/11/2022 at 10:26 pm	1652322404837.494873_tempIm...

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
McGriff Insurance Services, Inc.
P.O. Box 10265
Birmingham, AL 35202

CONTACT NAME: Shanna Sibley
PHONE (A/C, No, Ext): 800 476 2211 FAX (A/C, No):
E-MAIL ADDRESS: ssibley@mcgriff.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Cole Roofing Company, Inc
Gordian Energy Systems, LLC
3915 Coolidge Avenue
Baltimore, MD 21229

COVERAGES CERTIFICATE NUMBER: 568AA2KH REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ZAGLB1022801	05/01/2022	05/01/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PROJECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			ZACAT1042801	05/01/2022	05/01/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			ZAULP1062801	05/01/2022	05/01/2023	EACH OCCURRENCE	$ 2,000,000
	X EXCESS LIAB CLAIMS MADE						AGGREGATE	$ 2,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			ZAWCI1003101	05/01/2022	05/01/2023	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
								$
								$
								$
								$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
REF: McCormick Solar, 1302 State Route 417, Andover, NY 14806
McCormick NY CSG LLC and New Energy Equity LLC are Additional Insured under the General Liability and Auto Liability as required by written contract

CERTIFICATE HOLDER

New Energy Equity LLC
2530 Riva Rd
Annapolis, MD 21401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001
www.dos.ny.gov

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

FILED
STATE RECORDS
SEP 21 2022
DEPARTMENT OF STATE

☐ **County** ☐ **City** ☒ **Town** ☐ **Village**
(Select one:)

of Andover

Local Law No. 2 **of the year 20** 22

A local law This Solar Energy Local Law is adopted pursuant to Sections 261-263 of the Town and section 20 of the Municipal Home Rule Law of the State of New York, which authorize The Town of Andover to adopt zoning provisions that advance and protect the health, safety and welfare of the community.
(Insert Title)

Be it enacted by the Town Board **of the**
(Name of Legislative Body)

☐ **County** ☐ **City** ☒ **Town** ☐ **Village**
(Select one:)

of Andover **as follows:**

1. Authority
This Solar Energy Local Law is adopted pursuant to Sections 261-263 of the Town and section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town of Andover to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, in accordance with the Town law of New York State, "to make provision for, so far as conditions may permit, the accommodation of Solar Energy Systems and equipment and access to sunlight necessary therefor."

2. Statement of Purpose
This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:
1. To take advantage of a safe, abundant, renewable and non-polluting energy resource;
2. To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
3. To increase employment and business development in the Town of Andover, to the extent reasonably practical, by furthering the installation of Solar Energy Systems;
4. To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)
I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2022 of the (County)(City)(**Town**)(Village) of Andover was duly passed by the Town Board on Spetember 13, 2022, in accordance with the applicable
(Name of Legislative Body)
provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)
I hereby certify that the local law annexed hereto, designated as local law No. of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ and was deemed duly adopted
(Elective Chief Executive Officer)*
on _____ 20[ ][ ], in accordance w ith the applicable provisions of law.

3. (Final adoption by referendum.)
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____.
(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____. Such local
(Elective Chief Executive Officer)*
law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)
I hereby certify that the local law annexed hereto, designated as local law No._____ of 20_____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20_____, became operative.

6. (County local law concerning adoption of Charter.)
I hereby certify that the local law annexed hereto, designated as local law No._____ of 20_____ of the County of _____State of New York, having been submitted to the electors at the General Election of November _____ 20_____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)
I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Yasha Rodrucker
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

(Seal)

Date: 9/16/22

Town of Andover – Local Law No. 2-2022

Local Law for Solar Energy System Facility

1. Authority

This Solar Energy Local Law is adopted pursuant to Sections 261-263 of the Town and section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town of Andover to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, in accordance with the Town law of New York State, "to make provision for, so far as conditions may permit, the accommodation of Solar Energy Systems and equipment and access to sunlight necessary therefor."

2. Statement of Purpose

This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:

1. To take advantage of a safe, abundant, renewable and non-polluting energy resource;
2. To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
3. To increase employment and business development in the Town of Andover, to the extent reasonably practical, by furthering the installation of Solar Energy Systems;
4. To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources.

Town of Andover – Local Law No. 2-2022

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4. To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources.

3. Definitions

ACTIVE AGRICULTURAL LAND: Land used for a Farm Operation in accordance with Agriculture and Markets Law § 301 – uses of which include production of crops, livestock, and livestock products – within the past five years.

BATTERY ENERGY STORAGE SYSTEM: One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time (not to include a stand-alone 12-volt car battery or an electric motor vehicle).

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM: A combination of Solar Panels and Solar Energy Equipment integrated into any building envelope system such as vertical facades, semitransparent skylight systems, roofing materials, or shading over windows, which produce electricity for onsite consumption.

FACILITY AREA: The cumulative land area occupied during the commercial operation of the solar energy generating facility. This shall include all areas and equipment within the facility's perimeter boundary – including the solar energy system, onsite interconnection equipment, onsite electrical energy storage equipment, and any other associated equipment – as well as any site improvements beyond the facility's perimeter boundary such as access roads, permanent parking areas, or other permanent improvements. The facility area shall not include site improvements established for impact mitigation purposes, including but not limited to vegetative buffers and landscaping features.

FARM OPERATION: Land and on-farm buildings, equipment, facilities, and practices which contribute to the production, preparation, and marketing of crops, livestock, and livestock products as a commercial enterprise (in accordance with Agriculture & Markets Law § 301[11]).

GLARE: The effect by reflections of light with intensity sufficient as determined in a commercially reasonable manner to cause annoyance, discomfort, or loss in visual performance.

GROUND-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System which is secured to the ground via a pole, ballast system, or other mounting system; is detached from any other structure; and which generates electricity for onsite or offsite consumption.

KILOWATT (kW): A unit of power equal to 1,000 watts. The nameplate capacity of residential and commercial solar energy systems may be described in terms of kW.

MEGAWATT (MW): A unit of power equal to 1,000 kW. The nameplate capacity of larger solar energy systems may be described in terms of MW.

MINERAL SOIL GROUPS 1-4 (MSG 1-4): Soils recognized by the New York State (NYS) Department of Agriculture and Markets as having the highest value based on soil productivity and capability, in accordance with the uniform statewide land classification system developed for the NYS Agricultural Assessment Program.

NAMEPLATE CAPACITY: A solar energy system's maximum electric power output under optimal operating conditions. Nameplate Capacity may be expressed in terms of Alternating Current (AC) or Direct Current (DC).

NATIVE PERENNIAL VEGETATION: Native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for Pollinators and shall not include any prohibited or regulated invasive species as determined by the NYS Department of Environmental Conservation.

ON-FARM SOLAR ENERGY SYSTEM: A Solar Energy System located on a farm which is a "farm operation" (as defined by Article 25-AA of the Agriculture and Markets Law, which may include one or multiple contiguous or non-contiguous parcels) in an agricultural district, which is designed, installed, and operated so that the anticipated annual total amounts of electrical energy generated do not exceed more than 110 percent of the anticipated annual total electrical energy consumed by the farm operation.

POLLINATOR: Bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

ROOF-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System located on the roof of any legally permitted building or structure that produces electricity for onsite or offsite consumption.

SOLAR ACCESS: Space open to the sun and clear of overhangs or shade so as to permit the use of active and/or passive Solar Energy Systems on individual properties.

SOLAR ENERGY EQUIPMENT: Electrical material, hardware, inverters, conduit, energy storage devices, or other electrical and photovoltaic equipment associated with the production and storage of electricity.

SOLAR ENERGY SYSTEM: The components and subsystems required to convert solar energy into electric energy suitable for use. The term includes, but is not limited to, Solar Panels and Solar Energy Equipment

SOLAR PANEL: A photovoltaic device capable of collecting and converting solar energy into electricity.

4. Applicability

A. The requirements of this Local Law shall apply to all Solar Energy Systems permitted, installed, or modified in Town of Andover after the effective date of this Local Law, excluding general maintenance and repair.

B. Solar Energy Systems constructed or installed prior to the effective date of this Local Law shall not be required to meet the requirements of this Local Law.

C. Modifications to an existing Solar Energy System that increase the Facility Area by more than 5% of the original Facility Area (exclusive of moving any fencing) shall be subject to this Local Law.

5. General Requirements

A. A building permit shall be required for the installation of all Solar Energy System Facilities.

B. Solar Energy System Facilities are allowed in the Town of Andover only after the owner(s) of the property where such Facility is to be installed, or his or her representative, first obtains a Solar Energy System Facility Permit in accordance with this Local Law.

C. Issuance of permits and approvals by the Town Board shall include review pursuant to the State Environmental Quality Review Act [ECL Article 8 and its implementing regulations at 6 NYCRR Part 617 ("SEQRA")].

D. All Solar Energy Systems shall be designed, erected, and installed in accordance with all applicable codes, regulations, and industry standards as referenced in the NYS Uniform Fire Prevention and Building Code ("Uniform Code"), the NYS Energy Conservation Code ("Energy Code"), and the Town Code.

6. Residential and/or Commercial Rooftop Solar Collectors

The term "Solar Energy System Facility" shall also not be construed in such a way as to prohibit the installation or mounting of a series of one (1) or more solar collectors upon the roofs of residential and/or commercial structures regardless of whether the said series of one (1) or more solar collectors collectively has a total nameplate generation of a least 200 kilowatts (kW) alternating current (ac) or more when operating at nameplate capacity.

7. Permitting Requirements for Solar Energy Systems

All Solar Energy Systems shall be permitted as accessory structures and shall be subject to site plan approval.

A. Application & Site Plan Review Requirements. Applications for Solar Energy Systems, including materials for site plan review, shall be subject to the following guidelines:

1. Reviewed by the Code Enforcement for completeness. Applicants shall be advised within [30] days of the completeness of their application or any deficiencies that must be addressed prior to substantive review.
2. Subject to a public hearing to hear all comments for and against the application. This hearing shall be in compliance with all existing public hearing requirements established under Town Law.
3. Upon closing of the public hearing, the Town Board shall take action on the application within 60-days of the public hearing, which can include approval, approval with conditions, or denial. The 60-day period may be extended upon consent by both the Town Board and applicant.
4. Referred to the County Planning Department pursuant to General Municipal Law § 239-m if required.

B. Application Requirements. Applications for Solar Energy Systems shall include the following:

1. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the Solar Energy System. Such information of the final system installer shall be submitted prior to the issuance of building permit.
2. Name, address, contact information, and signature of the project applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the Solar Energy System.
3. Nameplate Capacity of the Solar Energy System (as expressed in MW).
4. Blueprints or drawings drawn to scale sized not less than 22" x 34" of the Solar Energy System Facility signed by a licensed Professional Engineer showing the proposed layout of the system and any potential shading from nearby structures.
5. Property lines and physical features, including roads, for the project site.
6. Map(s) of MSG 1-4 soils and Active Agriculture Lands on the parcel(s) comprising the Facility Area and adjacent parcels.
7. Adjacent land uses on contiguous parcels within a certain radius of the site boundary.
8. An Environmental Assessment Form prepared in accordance with the NY State Environmental Quality Review act.
9. Erosion and sediment control and storm water management plans prepared to NYS Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Planning Board.
10. Proposed changes to the landscape of the site, including site grading, vegetation clearing and planting, the removal of any large trees, access roads, exterior lighting, signage, fencing, landscaping, and screening vegetation or structures.
11. A proposal for landscaping and screening including: An assessment of the visual impacts of the Solar Energy System Facility on public roadways and adjacent properties. At a minimum, a line-of-sight profile analysis shall be provided. Depending upon the scope and potential significance of the visual impacts, additional impact analyses, including, for example, a digital viewshed report, may be required. Plans demonstrating that adequate measures are planned to screen the Solar Energy System Facility from view from roadways and neighboring residential properties. The screening and landscaping plan shall specify the locations, elevations, height, plant species, and/or materials that will 6 comprise the structures, landscaping, and/or grading used to screen and/or mitigate any adverse aesthetic effects of the system.
12. Demonstration that the Solar Energy System Facility will be constructed and operated in compliance with all applicable Federal, State, and local standards.

13. A one- or three-line electrical diagram detailing the entire Solar Energy System layout, including the number of Solar Panels in each ground-mount array, solar collector installation, associated components, inverters, electrical interconnection methods, and utility meter, with all National Electrical Code compliant disconnects and over current devices. The diagram should describe the location and layout of all Battery Energy Storage System components if applicable and should include applicable setback and other bulk and area standards.

14. A preliminary equipment specification sheet that documents all proposed Solar Panels, system components, mounting systems, racking system details, and inverters that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.

15. A Property Operation and Maintenance Plan that describes continuing site maintenance, anticipated dual-use, and property upkeep, such as mowing and trimming. The plan should include provisions for emergency inspections and repair after severe weather or natural disasters. The plan shall include list of all chemicals used for maintenance and operation of the Solar Energy System Facility (e.g., pesticides, herbicides, cleaners). This list shall include quantity and frequency of application of each of these chemicals.

16. A detailed preliminary safety plan, developed in consultation with the local fire department and code enforcement officer, specifying the measures that will be used to prevent public access to unsafe areas and to provide for emergency response, including but not limited to the location, height, materials, and colors of fencing and other barriers to access and a safety signage plan that contains the locations, sizes and text of signs that will be used to warn the public away from unsafe areas and that shall include the name and phone number of an official of the owner or operator who can be contacted in the event there is an emergency or any question about safety.

17. Community Engagement Plan detailing the applicant's proposed plans and strategies for ensuring adequate public awareness and encouraging community participation. Applicants are highly encouraged to discuss the contents and details proposed in this plan with the Reviewing Board prior to the submission of a formal application.

18. A Decommissioning Plan signed by the owner and/or operator of the Solar Energy System shall be submitted by the applicant. The decommissioning plan shall include and/or address the following:

    a. Disposal of all solid and hazardous waste in accordance with local, State, and Federal waste disposal regulations.

    b. Physical removal of all ground-mounted Solar Collectors, structures, equipment, security barriers, feeders and branch circuit wiring from the site.

    c. The time required to decommission and remove the Solar Energy System and any ancillary structures.

    d. The time required to repair any damage caused to the property by the installation and removal of the Solar Energy System.

    e. Stabilization or re-vegetation of the site as necessary to minimize erosion.

    f. The provision of a decommissioning security which shall adhere to the following requirements:

        1. The deposit, executions, or filing with the Town Clerk of cash, bond, or other form of security reasonably acceptable to the Town attorney and/or engineer, shall be in an amount sufficient to ensure the good faith performance of the terms and conditions of the permit issued pursuant hereto and to provide for the removal and restorations of the site subsequent to removal. The amount of the bond or security shall be 125% of the cost of removal and site restoration for Solar Energy System and shall be revisited every 5 years and updated as needed to reflect any changes (due to inflation or other cost changes). The decommissioning amount shall be reduced by the amount of the estimated salvage value of the Solar Energy System.

        2. In the event of default upon performance of such conditions, after proper notice and expiration of any cure periods, the cash deposit, bond, or security shall be forfeited to the Town of Andover which shall be entitled to maintain an action thereon. The cash deposit, bond, or security shall remain in full force and effect until restoration of the property as set forth in the decommissioning plan is completed.

        3. The owner or operator shall notify the Town Code Enforcement Officer by certified mail of the proposed date of decommissioning and plans for executing the Decommissioning Plan. Prior to removal of the Solar Energy System Facility,

a permit for removal activities shall be obtained from the Code Enforcement Officer. Notwithstanding the foregoing, projects regulated under Section 94-c of the Executive Law shall be subject to the decommissioning requirements set forth set forth in 19 NYCRR 900-2.24 and 19 NYCRR 900-6.6. For all other Solar Energy System Facilities subject to regulation under this Local Law, the owner, operator, or his/her successors in interest shall remove the Solar Energy System Facility in conformance to the approved Decommissioning Plan. The owner or operator shall execute the Decommissioning Plan no more than one hundred fifty (150) days after the date of discontinued operations.

4. Absent notice of a proposed date of decommissioning and written notice of extenuating circumstances approved by the Town Board, the Solar Energy System Facility shall be considered abandoned when it fails to operate for more than one (1) year ("Abandonment"). If the owner or operator of the Solar Energy System Facilities fails to execute the Decommissioning Plan in accordance with the requirements of this section within one hundred fifty (150) days of Abandonment or the proposed date of decommissioning, the Town may enter the property and implement the Decommissioning Plan. In the event that the owner or operator is diligently implementing the Decommissioning Plan, the Town Board, at its sole discretion, may extend the time to implement the Decommissioning Plan by up to two consecutive extensions each of six (6) months.

5. Costs of Decommissioning/Removal. The operator of an installation and the owner of the real property on which such installation is located shall be jointly and separately liable for all costs and expenses of the Town incurred in implementing the Decommissioning Plan. Notwithstanding the foregoing, the Town shall first attempt to secure payment for such costs and expenses from the operator of the installation; however, in the event the Town is not made whole following reasonable attempts to collect such costs and expenses from the operator of the installation, the Town reserves all rights to pursue payment for such costs and expenses from the owner of the real property on which the installation in question is located.

C. Approval Requirements: The Town Board may issue a permit for a Solar Energy System only after it has found that all the following standards and conditions have been satisfied:

1. Underground Requirements. All utility lines located outside of the Facility Area shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
2. Vehicular Paths. Vehicular paths within the Facility Area shall be designed in compliance with Uniform Code requirements to ensure emergency access, while minimizing the extent of impervious materials and soil compaction.
3. Signage.
   a. No signage or graphic content shall be displayed on the Solar Energy Systems except the manufacturer's name, equipment specification information, safety information, and 24-hour emergency contact information. Said information shall be depicted within an area no more than 8 square feet.
   b. As required by National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
4. Glare. All Solar Panels shall have anti-reflective coating(s).
5. Lighting. Lighting of the Solar Energy Systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
6. The Solar Energy System Facility shall use architectural features, landscaping, or other screening methods to provide year-round screening that will harmonize with the character of the property and surrounding area, so that the views of the solar array and appurtenant structures, including but not limited to equipment shelters, storage facilities, transformers and substations, are minimized to the extent reasonably practicable from public right of ways and neighboring non- 7 participating residential properties. If the buffer utilizes vegetative screening, it shall contain evergreen trees or bushes planted no more than 8 feet apart, or, alternatively, other noninvasive species as recommended by a landscape architect to provide the appropriate level of year-round screening. To the maximum extent practicable, at the time of planting installed vegetation should be a min-

imum four (4) feet tall and shall adequately screening the Solar Energy System Facility within 5 growing seasons. Existing vegetation may be used to satisfy all or a portion of the required landscaped screening.

7. Because of neighborhood characteristics and topography, the Town Board shall examine the proposed location on a case-by-case basis in order to ensure no detrimental impact to Town residents, businesses, or traffic.

8. Multiple lots. At the discretion of the Town Board where a Solar Energy System's Facility Area comprises multiple lots (regardless of ownership by an individual or multiple participating landowners), the combined lots may be treated as a single lot for the purposes of applying specific standards and requirements.

9. Lot size. The property on which the Solar Energy System is placed shall meet the lot size requirements of a minimum of 2 acres.

10. Setbacks. With the exception of designated, seasonal public roads, all Solar Collectors and structures shall have a minimum one hundred (100) foot setback from the centerline of public roads and twenty (20) foot setbacks from the sides and the back unless there exist abutting non-participating residential uses, in which case all such components shall be a minimum two hundred fifty (250) feet from any non-participating principal residential structures. The foregoing side and back setback requirements shall not apply to adjacent participating parcels that share a common boundary line. For designated, seasonal public roads, all solar collectors and structures shall have a minimum twenty-five (25) foot setback in the front from edge of the right of way of the road.

11. Fencing Requirements. All mechanical equipment, including any structure for Battery Energy Storage System components, shall be enclosed by an 8-foot-high fence with a self-locking gate to prevent unauthorized access.

12. Ownership Changes. If the owner or operator of the Solar Energy System changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the decommissioning plan. A new owner or operator of the Solar Energy System shall notify the code enforcement officer of such change in ownership or operator within 30 days of the ownership change.

13. Environmental Resources

    a. Tree-cutting. Removal of existing trees larger than 6 inches in diameter should be minimized to the extent possible.

    b. Solar Energy System owners shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing Native Perennial Vegetation and foraging habitat beneficial to game birds, songbirds, and Pollinators. To the extent practicable, when establishing perennial vegetation and beneficial foraging habitat, the owners shall use native plant species and seed mixes and seed all appropriate areas within the Facility Area. Any project which is designed to incorporate agricultural or farm-related activities or uses within the Facility Area may be excluded from this requirement based on the amount of space actually occupied by the agricultural use(s). This exclusion will only be allowed based on the Town Board determination that these lands are being used for actual agricultural uses.

    c. Use integrated pest management practices to refrain from/limit pesticide use (including herbicides) for long-term operation and site maintenance.

14. Agricultural Resources. Solar Energy Systems for which the Facility Area includes lands consisting of MSG 1-4 shall adhere to the following requirements:

    a. Solar Energy System components, equipment, and associated impervious surfaces shall occupy no more than 50% of the area of MSG 1-4 within the Facility Area.

        1. Solar Energy System may exceed the [50%] MSG 1-4 coverage threshold if it incorporates an onsite activity or program which provides for the use of the land as a Farm Operation. Exceedance beyond the 50% threshold will only be allowed based on the Town Boards determination that the land is being used for a Farm Operation.

        2. Subject to discretion of the Town Board if the landowner demonstrates that – notwithstanding the classification as MSG 1-4 – the land cannot be profitably employed due to excessive wetness, rocky conditions or slopes, the land may be excluded from the calculation required by this section.

    b. To the maximum extent practicable, Solar Energy Systems located on MSG 1-4 shall be constructed, monitored, and decommissioned in accordance with the NYS Department of Agriculture and Markets' "Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands.

D. Waiver of Requirements. The Town Board may waive, when reasonable, any of the approval requirements contained in Sections C(1) through C(14) of this Local Law in the event that any such requirements are found by the Town Board not to be requi-

site in the interest of the public health, safety, or general welfare, or are inappropriate to a particular Solar Energy System Facility Permit.

E. Conditions to Approval. The Solar Energy System Facility Permit approval shall include appropriate conditions to ensure ongoing compliance with the permit standards, including, but not limited to:

1. The Solar Energy System Facility owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local fire chief. The owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the Solar Energy System Facility shall be placed in a location approved by the Fire Chief and clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. A Knox® box shall be required for access by the local fire department.
2. No building permit for a Solar Energy System Facility shall be approved until evidence has been given to the Code Enforcement Officer that the utility company that operates the electrical grid where the installation is to be located has been informed of the Solar Energy System Facility owner's or operator's intent to install an interconnected customer-owned generator.
3. A Solar Energy System Facility owner or operator shall maintain the facility in good condition. Maintenance shall comply with the approved Operations and Maintenance Plan and include, but not be limited to, painting, structural repairs, and integrity of security measures, Site access, including but not limited to snow removal, shall be maintained to a level acceptable to the local fire chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the Solar Energy System Facility and any access road(s), unless accepted as a public way. No vegetation above 24 inches in height inside the solar field.
4. Owners and operators of Solar Energy System Facilities are encouraged to consider secondary use of the real property where such Solar Energy System Facilities are located with respect to grazers and pollinators.
5. Initial and annual site-specific training for the Code Enforcement Officer, Fire Department, Emergency Response, Allegany County Emergency Management System, and Police Department, with expenses for such training covered by the Operator.
6. Releases to soils from damaged solar panels shall be managed as hazardous material spills, including removal of all related soil contamination and confirmatory soil testing.
7. The operator shall identify a responsible person with contact information for public inquiries from the commencement of construction of the Solar Energy System Facility until the completion of the Decommissioning Plan.
8. Prior to obtaining a certificate of completion, the Decommissioning Plan will be updated to reflect as-built conditions and the approved financial security required in Section B be in place.
9. The operator shall notify the Town Code Enforcement Officer at least 24 hours prior to the performance of on-site maintenance of the Solar Energy System Facility.

10. Safety

A. Solar Energy Systems and Solar Energy Equipment shall be certified under the applicable electrical and/or building codes as required.

B. Solar Energy Systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.

C. Where deemed necessary by the Town Board, the Applicant shall ensure emergency access to the Facility Area for local first responders by installing an emergency lock box or similar device, in a location subject to approval by the Fire Chief of Town of Andover Volunteer Fire Department.

11. Permit Timeframe and Abandonment

A. The site plan approval for a Solar Energy System shall be valid for a period of 24 months, provided that construction is commenced. In the event construction is not completed in accordance with the final site plan – as may have been amended and approved – as required by the Town Board within 24 months, the applicant may request to extend the time to complete construction for 12 months. Approval of a request to extend the time to complete construction shall not be unreasonably withheld by the Town of Andover. If the owner and/or operator fails to perform substantial construction within 24 months, the approvals shall expire.

B. Upon cessation of electricity generation of a Solar Energy System on a continuous basis for 12 months, the Town may notify and instruct the owner and/or operator of the Solar Energy System to implement the decommissioning plan. The decommissioning plan must be completed within 12 months of notification.

C. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Town may, at its discretion, utilize the bond and/or security for the removal of the Solar Energy System and restoration of the site in accordance with the decommissioning plan.

12. Enforcement

Any violation of this Solar Energy Law shall be subject to the same enforcement requirements, including the civil and criminal penalties, provided for in the zoning or land use regulations of Town of Andover

13. Severability

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

14. The invalidity of any clause, sentence, paragraph, or provision of this Local Law shall not invalidate any other clause, sentence, paragraph, or part thereof.

15. This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

Appendix 1: Decommissioning Plan

Date:

Decommissioning Plan for [redacted], located at: [redacted]

Prepared and submitted by [redacted], the owner of [redacted]

As required by Town of Andover [redacted] presents this decommissioning plan for [redacted] (the "Facility").

System decommissioning shall be required as a result of any of the following conditions:

1. The land lease – if any – ends, unless the project owner has acquired the land.
2. The Solar Energy System ceases to generate electricity on a continuous basis for [redacted] months.
3. The Solar Energy System is damaged and will not be repaired or replaced by [redacted].

If any of the above conditions are met, and upon notification or instruction by the Town of Andover [redacted] shall implement this decommissioning plan. System decommissioning and removal, as well as all necessary site restoration or remediation activities, shall be completed within [redacted] months.

The owner of the Facility, as provided for in its lease with the landowner, and in accordance with the requirements of the Town of Andover local law, shall restore the property to its condition as it existed before the Facility was installed, pursuant to which shall include the following:

1. Removal of all operator-owned equipment, concrete, conduits, structures, fencing, and foundations located less than 36-inches below the soil surface, and/or less than 48-inches below the soil surface in areas consisting of [Mineral Soil Groups (MSG) 1-4 and/or Active Agricultural Lands].
2. For projects located on areas consisting of [MSG 1-4 and/or Active Agricultural Lands], removal of all operator owned equipment, concrete, conduits, structures, fencing, and foundations in accordance with the decommissioning requirements contained in the NYS Department of Agriculture and Markets' "Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands."
3. Removal of any solid and hazardous waste caused by the Facility in accordance with local, state, and federal waste disposal regulations.
4. Removal of all graveled areas and access roads unless the landowner requests in writing for it to remain.

An appendix is included in this plan to provide a project schedule detailing a breakdown of tasks required for the decommissioning removal of the system, including:

1. Time required to decommission and remove the system and any ancillary structures.
2. Time required to repair any damage caused to the property by the installation and removal of the system.

The cost of system decommissioning and removal, as well as all necessary site remediation and restoration activities, is estimated to be $[redacted] as of the date and time this application is filed. A decommissioning security [redacted] executed in the amount of [redacted]% of the cost of system decommissioning, removal, and site restoration.

This cost estimate and decommissioning surety will be revisited every [redacted] years and updated as needed to account for inflation or other cost changes.

The owner of the Facility, currently [redacted], is responsible for this decommissioning.

Facility Owner Signature: _____ **Date:**_____

ENB Notices 5/17/2023

Negative Declaration

Allegany County - The Town of Willing, as lead agency, has determined that the proposed Solar Energy Facility Law will not have a significant adverse environmental impact. The action involves the adoption of a Solar Energy Facility Law which will provide the Town of Willing to permit the construction of Solar Energy Systems in the Town of Willing in a manner that advances and protects the public health, safety and welfare of the Town of Willing while facilitating the production of renewable energy. The project is located throughout the Town of Willing, New York.

Contact: Ron Wightman, Town of Willing, 1431 NYS Route 19 South, Wellsville, NY 14895, Phone: (585) 593-3210, E-mail: townofwilling@gmail.com.

Allegany County - The Town of Willing, as lead agency, has determined that the proposed 2023 Comprehensive Plan will not have a significant adverse environmental impact. The action involves the adoption of the Town of Willing 2023 Comprehensive Plan which will use the Town Community Plans to remain rural, preserving the agricultural and recreational character of the Town by encouraging and fostering growth that maintains or enhances the rural nature and recreational opportunities within the Town. Any projects described in the plan will need to be reviewed for environmental impact on their own merits and details upon commencing the projects. The project is located throughout the Town of Willing, New York.

Contact: Ron Wightman, Town of Willing, 1431 NYS Route 19 South, Wellsville, NY 14895, Phone: (585) 593-3210, E-mail: townofwilling@gmail.com.

June 13, 2023

Southern Tier West Regional
Planning & Development Board
Center for Regional Excellence
4039 Route 219, Suite 200
Salamanca, New York, 14779
(716) 945-5301 Fax (716) 945-5550

INTERGOVERNMENTAL REVIEW
AREA CLEARINGHOUSE BROADCAST LIST

The Areawide Clearinghouse in accordance with Executive Order 12372 received the attached proposal. Interested agencies or persons are invited to submit their comments in writing within two weeks of the above date to Southern Tier West Regional Planning & Development Board.

Sarah Phearsdorf, Reviewer

STW Designation Number: 15.2023

Program Title: Sewer Overflow and Stormwater Reuse Municipal Grant
Program Sponsor: NYS Environmental Facilities Corporation
Area of Impact: Statewide

Project Description: Address local governments' infrastructure needs for combined sewer overflows, sanitary sewer overflows, and stormwater management.

CFDA Title: Sewer Overflow and Stormwater Reuse Municipal Grant Program

CFDA Number: 66.447

Agency Receiving Request: US EPA

FUNDING

Federal:	$6,208,000.00
TOTAL:	$6,208,000.00

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Sarah Phearsdorf, Reviewer

STW Designation Number: 16.2023

Program Title: Air Pollution Control Program Support
Program Sponsor: NYS Department of Environmental Conservation
Area of Impact: Statewide

Project Description: State administered Section 105 Air Pollution Control Program for FY2023/2024

CFDA Title: EPA Mandatory Grant Programs

CFDA Number: 66.001

Agency Receiving Request: US EPA

FUNDING

Federal:	$9,134,416.00
State:	$7,712,960.00
TOTAL:	$16,847,376.00

June 13, 2023

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INTERGOVERNMENTAL REVIEW
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Sarah Phearsdorf, Reviewer

STW Designation Number: 17.2023

Program Title: Water System Improvement Project
Program Sponsor: Town of Cohocton, NY
Area of Impact: Cohocton, NY, Steuben County

Project Description: Improvement to water system by replacing existing watermains, installing new hydrants, installing main line valves, & servicing the water storage.

CFDA Title: Water and Environmental

CFDA Number: 10.760

Agency Receiving Request: USDA Rural Development

FUNDING
Federal: $3,649,661.00
TOTAL: $3,649,661.00

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INTERGOVERNMENTAL REVIEW
AREA CLEARINGHOUSE BROADCAST LIST

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Sarah Phearsdorf, Reviewer

STW Designation Number: 18.2023

Program Title: Water Treatment Plan, Plan Improvements Project
Program Sponsor: Town of Gorham
Area of Impact: Gorham, NY, Ontario County

Project Description: Enhancements to treat harmful algal blooms (HABs) and emergent contaminants including filtration and carbon filtration, equalization tank, and chemical system improvements.

CFDA Title: Water and Environmental

CFDA Number: 10.760

Agency Receiving Request: USDA Rural Development

FUNDING
Federal: $7,970,000.00
TOTAL: $7,970,000.00

June 13, 2023

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INTERGOVERNMENTAL REVIEW
AREA CLEARINGHOUSE BROADCAST LIST

The Areawide Clearinghouse in accordance with Executive Order 12372 received the attached proposal. Interested agencies or persons are invited to submit their comments in writing within two weeks of the above date to Southern Tier West Regional Planning & Development Board.

Sarah Phearsdorf, Reviewer

STW Designation Number:	19.2023
Program Title:	Hydraulic Model Download Web Application Phase 2 Enhanced, Customized Outreach to Support Disadvantages Communities
Program Sponsor:	NYS Department of Environmental Conservation
Area of Impact:	Statewide
Project Description:	Continued development and population of a NYSDEC Hydraulic Model Down Map Utility, making hydraulic data more available to community officials and extra support such as customized and more frequent management, targeted training at the local level, and technical assistance to help communities use the date to solve problems.
CFDA Title:	Cooperating Technical Partners
CFDA Number:	97.045
Agency Receiving Request:	Federal Emergency Management Agency

FUNDING

Federal:	$250,000.00
TOTAL:	$250,000.00

June 13, 2023

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INTERGOVERNMENTAL REVIEW
AREA CLEARINGHOUSE BROADCAST LIST

The Areawide Clearinghouse in accordance with Executive Order 12372 received the attached proposal. Interested agencies or persons are invited to submit their comments in writing within two weeks of the above date to Southern Tier West Regional Planning & Development Board.

Sarah Phearsdorf, Reviewer

STW Designation Number: 20.2023

Program Title: Pesticides Performance Partnership Grant
Program Sponsor: NYS Department of Environmental Conservation
Area of Impact: Statewide

Project Description: Begin a new 3-year PPG grant cycle FFY2024-2026

CFDA Title: EPA Mandatory Grant Programs

CFDA Number: 66.605

Agency Receiving Request: US Environmental Protection Agency

FUNDING

Federal:	$2,295,000.00
State:	$588,812.00
TOTAL:	$2,883,812.00

STW Program Report June 2023

Local Government Program
The Local Government Conference was held on June 8th. There were about 250 local government officials that attend with 29 exhibitors and 40 classes held.

Staff continues to update municipal websites on a daily basis we are managing around 70 websites while slowly transitions the communities to be more and more involved in their own website maintenance. One of the key benefits of STW creating this program is a consistency of website maintenance and availability between community turnover and transitions.

CEDS
The committee met prior to this meeting.

NYS DEC Climate Smart Communities
The DEC CSC Grants are now open and applications are due by July 28th. The Zero-Emission Vehicle Grants are coming out soon as well. If municipalities need any assistance with these grants, please contact Sarah. There are no new communities registered or certified in the program since our last meeting. Sarah is looking for one community to do a Transportation Listening Session with near December and two communities to do a Climate Adaptation Plan (similar to an HMP) with. These communities do not need to be a part of the program.

Registered municipalities: Village of Sherman, Village of Fredonia, Village of Little Valley, Village of Portville, Town of Allegany, Town of Lyndon, Village of Cuba, Town of Rushford.

NYS DEC Baseline
The Village of Portville's DWSP2 Plan is complete and ready for public review on June 19th at 5:30pm. Once reviewed by the village, it will be sent to DEC for their review which is a 3 month process. Assuming we receive the next 604b grant, Staff will be looking for the next community looking to have a plan to protect their drinking water. Also, the Water Quality Improvement Project (WQIP) Reimbursement Program are accepting applications until July 28th. If municipalities need any assistance with the program, please contact Sarah.

CCCA
At least 7 youth will have paid internships through DIDI and Interfaith Caregivers this summer.
Three schools have expressed interest in planning a Workforce Development Extravaganza in Spring of 2024. We will meet over the summer to arrange that. Salamanca will hold their Workforce Development Extravaganza on October 13, 2023.

STW Affiliations Report May 2023

NYSAWG

- Kristen Tim was hired as CEO and started in the position on June 12, 2023.

- The 6-month interim progress report was submitted on May 31 to the Community Foundation of Greater Buffalo detailing the progress of the funded activities for the Food Future WNY project. Much of the work in the first quarter of the 2-year grant focused on building NYSAWG's internal capacities through 3 new employment positions, training new staff, interviewing equity consultants, and preparing for the relaunch of the Working Groups and Regional Leadership Team in late June.

- Rachel Grandits, Program and Diversity Manager prepared a report summarizing discussions with equity consultants in her work to gain their input toward our preparation of a Scope of Work/RFP.

- Deanna Garwol, Program and Communications Manager, issued a press announcement of the Wilson Foundation's grant to NYSAWG to support the final phase buildout of the Alliance Farm Butchery project. The press announcement is in the packets.

- NYSAWG's first e-newsletter was emailed to over 500 contacts. The STW board members were all added to the distribution list and should have received the newsletter. If not received, please check your spam/junk folders and search from mail from NYSAWG and please mark NYSAWG and any mail from the extension @SustainAgricultureNYS.com as a safe sender. If you haven't received the e-newsletter, it is in your packet.

- A virtual info session for the full front-facing launch of Food Future WNY will take place on Tuesday, June 20 with an option to attend at 11 am or 6 pm. This will be a brief general update session geared to build engagement and motivate commitments for participants of the Regional Leadership Team and the 5 issue-specific Working Groups. Individual Working Group sessions will launch the week of July 10 with all 5 WG's holding individual convenings that week.

STEDO

During May STEDO received no new inquiries. Just over $700,000 is currently available for lending. STEDO is currently working with 2 applications in the amount of $260,000.

STERA

The next meeting is scheduled for October 16th. The June meeting was cancelled due to a lack of quorum.

Allegany COUNTY New York

Office of Planning

Crossroads Center
6087 NYS Route 19N
Belmont, NY 14813
Ph: 585-268-7472
Fax: 585-268-7473

June 2023
Planning & Economic Development Committee Report

General Planning:

- **Community Related:**
  - Continued working with Livingston Energy Group to plan a meeting with local municipalities on electric vehicle charging stations – planned for June 2023.
  - Staff participated in Leadership Allegany Government Day on the panel.
  - Staff met with the Town of Almond regarding their Zoning Law update and zoning map revisions.
  - Met with Town of Belfast representative to prepare for creation of their comprehensive plan committee.
  - Met with Town of Cuba regarding land use regulations, planning boards and related issues.
  - Met with 21st Century Group in Alfred regarding potential projects.
  - Assisted the Town of Wellsville with solar documentation.
  - Participated in Leadership Summit planning meetings in preparation for the Leadership Summit to be held at St. Bonaventure University August 3, 2023.
  - Received LWRP update from Ingalls Planning & Design, discussing outcomes and next steps as the plan enters final phase of completion.
  - Developed preliminary survey regarding Main Street Analysis for several communities with downtowns.
    - Hired an intern for the summer to work on the Main Street Analysis using the STW Community GIS program to capture data.
  - Developed preliminary scope of work for a County-Wide Sewer Study.
  - Assisted Allegany County Landbank with training on Tolemi Building Blocks for use in upcoming housing survey and participated in special meetings throughout the month for additional business transactions.

- **County Planning Board:**
  - Annual Planning Board Dinner was held May 17th with 50 participants, listening to Mr. Rick Hauser speak regarding Perry's Public-Private-People Partnership and how it's shaped the revitalization of Perry, NY.
  - The County Planning Board meeting is scheduled for June 21st at 7 PM at the Crossroads Center in Belmont.

- **GIS:**
  - Provided GIS files to CGR for the Emergency Management Plan.
  - Updated the Genesee River Trail Map (blue way).
  - Reviewed proposals for the GIS Needs Assessment Project.
  - Participated in a meeting with EagleView regarding Change Finder parameters.

- **Hazard Mitigation:**
  - Staff attended the May Highway Superintendent's Association meeting at Muhleisens in Almond to provide updates on hazard mitigation.
  - Met with the Hazard Mitigation Team for a project update.

- Continued updating mitigateny.org website with information received.
- Met with DHSES for monthly update and timeline of completion.

- **Trails and Outdoor Recreation:**
  - GRW Annual Float, scheduled June 10th was cancelled due to low water levels.
  - Met with Barton & Loguidice regarding a trail plan proposal.
  - Prepared a grant proposal to STW-ARC for development of an Allegany County Trail Plan.
  - Met with Pauline Burnes, IMPACT Secretary and Project Coordinator for Trail Towns to discuss various trail projects and available grants/information.
  - Received a draft copy of the IMPACT Master Trail Plan for implementation of projects at the West Almond Trail System in Philips Creek State Forest.
  - Met with Agricultural Society and County staff regarding various Allegany County Fairground projects.

- **Websites:**
  - Participated in bi-weekly conference calls with Mason Digital.
  - General updates as requested to various department pages.
  - Responded to general inquiry emails on Tourism and Development.
  - Posted news links as needed.

Business and Economic Development:

- **Branding and WNY Wilds Campaigns:**
  - Began planning for the 2024 Total Solar Eclipse and discussed campaign "Get Totality Wild in the WNY Wilds"
  - Began researching WNY Wilds branded materials for giveaways at shows and other events.
  - Hearst Media campaign: Brand asset gather and submittal, provided copy and images for social media ads for direction of digital marketing campaign and display ads. Staff participated in an interview for Albany Times Union Community Spotlight Feature - https://www.timesunion.com/marketplace/article/summer-live-deliberately-storied-landscapes-18119402.php, and participated in April monthly reporting call reviewing results of ads.
  - Uploaded tourism video content to YouTube for use on wnywilds webpages.
  - Buffalo Business First ad campaign for the Great Wellsville Balloon Rally (publication in June).

- **Economic Development:**
  - Updated the commercial properties listing on alleganyco.gov.
  - Participated in meetings with Camoin Associates for the Economic Development Strategic Plan.
  - Met with Delta Development Group and STW regarding grant applications.
  - Participated in meetings regarding project development at the Crossroads location.
  - Continued work on WNY Wilds Trademark discussion.

Tourism:

- **Tourism Guides and Brochures:**
  - Processed 68 tour guide requests in May.
  - Refilled the Quicklees tourism materials.
  - Worked on distribution schedule and picked up guides from the warehouse for shipping.
  - Completed the review of the Tourism Sizzle Piece, providing comments for the final version.
  - Provided materials to GRW Board Member to attend an event at RIT on behalf of WNY Wilds.
  - Distributed 1500 tour guides to BCI.

- **WNY Wilds Website:**
  - Updated events calendar as events are confirmed.
  - Continued updating and adding/removing businesses listings, tourism assets, copy, etc. on wnywilds.com
  - Working on a webpage dedicated to the 2024 Total Solar Eclipse

- **Other:**
  - Developed a Tourism spending plan for the remainder of 2023.
  - Picked up and began distribution of the WNY Wilds Summer Events poster.

Meetings:

AC Land Bank - Mth
ACTDC Meetings - Mth
Board of Legislators - biwkly
Co. Planning Board – Mth
Legislative Committees - Mth
Website Project Mtg - Bi-wkly
GRW Mtg – Mth
Leadership Allegany – Mth
LWRP Meeting – Mth
Department Head Meeting – Mth
Age Friendly Meeting - Mth
WNY Digital Equity Meeting – Mth
STW Board Meeting – Mth
NYS County Planning Directors - Mth

Administrative:

- Reviewed audits for Planning and Tourism, as well as Payroll and mileage.
- Continued onboarding and training of staff, participating in webinars related to planning topics.
- Sent out an RFQ for Printing materials to Venders (replies due June 1).
- Completed the Q1 grant report to ESD for the ILOVENY Grant.
- Completed interviews for Planning internship.

Next Month:

- Continue work on technical assistance with various municipalities (Town and Village of Wellsville, Belfast and Hume).
- Continue Tour Guide distribution.
- Continue the updates of the WNY Wilds website.
- Confirmation of attendance at various Tourism shows and Planning conferences.
- Hazard Mitigation Plan Update with consultant.

Sincerely,
H. Kier Dirlam
DIRECTOR - Office of Planning