

**Tax Map ID#051.-02-17.0**

**NOTICE OF PUBLIC INFORMATION HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a, 274-b and Section 278 of the Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a **Public Information Meeting** on the application of Brewster & DeAnn Sears for the proposal to construct a 4.7 Mw ground-mount solar array with associated equipment and access road on 28 acres of the 87 acre parcel.

The parcel involved with the application is located at 2825 West Lake Road bearing Tax Parcel ID # 051.-02-17.0.

Said informational meeting will be held on ***Tuesday, August 16, 2022 at 6:30 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair  
Planning Board-Town of Skaneateles  
Dated: August 3, 2022

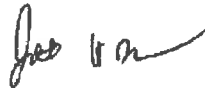
June 1, 2022

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

Dear Chairman Kasper,

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

Yours sincerely,



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

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

**Attachments**

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

**Figures**

Figure 1: Site Location Map

Figure 2: LiDAR – Existing Elevation Map

Figure 3: LiDAR – Existing Slope Map

Figure 4: FEMA Map

Figure 5: Farmland Soils Map

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

**Project Description**

**1. Describe the proposal.**

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

**2. Describe the existing conditions on the property.**

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

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

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

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

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

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

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

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

### **Site Plan Review Standards § 148-10-6**

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

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

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

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

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

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

Response:

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

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

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

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

Solar energy systems do not produce any solid waste or odors. Best management practices detailed in the SWPPP will be employed during construction to reduce any impacts associated with dust on dry days and the use of diesel- and gasoline-powered equipment and vehicles. Solar facilities have the potential to improve overall public health and safety through the reduction of CO<sub>2</sub> emissions.

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: See Sheet C001.

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

Response: See Sheet C001.

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

Response: See Sheet C001.

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

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

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

Response: See Sheet C201.

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

Response: See Sheet C201 and C401.

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

Response: The Project does not include any exterior lighting.

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

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

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

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

Response: See Sheets C102, C201, and C202.

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

Response: See Attachment E: SWPPP

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

Response: See Sheet C301.

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

Response: See Sheets

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

Response: See Sheet C101.

- 14. Traffic flow patterns within the site, entrances and exits and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas, which shall include:*
- a. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour (and peak season) traffic levels.*
  - b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site.*

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

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

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

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

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

Response: See Sheet C501.

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

Response: Comment noted.

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

Response: See Attachment E: SWPPP

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

Response: See Attachment A: Agricultural Data Statement Form

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

Response: See Attachment B: Full Environmental Assessment Form

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

Response: Comment noted.

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

Response: See Sheet C201.

**Table 1: Rural Farming Zoning District Dimensional Requirements**

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

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

Response: See pages 8 thru 13 of this application.

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

Response: An escrow deposit will be made if required.

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

Response: Comment noted.

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

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

Response: See Attachment I: Statement of Compliance.

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

Response: See Attachment J: Utility Notification.

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

Response: See Attachment K: Manufacturer/ Installation Specifications.

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

Response: See Attachment H: Visual Impact Analysis.

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

Response: See Attachment F: Landscaping Plan.



# RIC ENERGY

## SKANEATELES SOLAR

2825 WEST LAKE ROAD  
SKANEATELES, NY 13152

### SITE PLAN APPROVAL DOCUMENTS JUNE 2022



PROJECT LOCATION MAP



PROJECT LOCATION MAP



Centerpoint Corporate Park  
375 Oakley Point, Suite 250  
Windsor, NY 14221  
www.wendelcompanies.com  
p718.695.6700 c718.625.8525

Wendel Project No. 007115

CONTRACTS SCHEDULE	
CONTRACT NUMBER	CONTRACT TITLE
001	DESIGN
002	PERMITS
003	CONSTRUCTION
004	OPERATION & MAINTENANCE
005	DEVELOPMENT
006	LANDSCAPE ARCHITECTURE
007	LANDSCAPE ARCHITECTURE
008	LANDSCAPE ARCHITECTURE
009	LANDSCAPE ARCHITECTURE
010	LANDSCAPE ARCHITECTURE

**RIC ENERGY**  
2825 WEST LAKE ROAD  
SKANEATELES, NY 13152

SKANEATELES SOLAR  
2825 WEST LAKE ROAD  
SKANEATELES, NY 13152

SITE PLAN APPROVAL



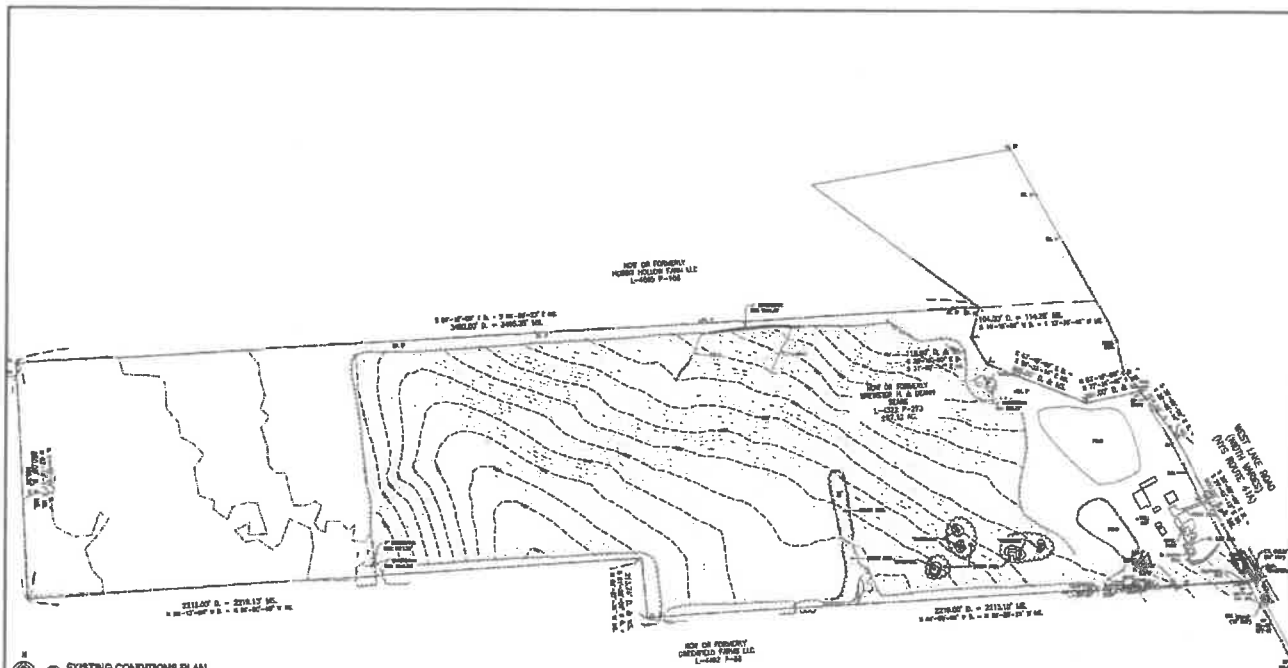
SEAL OF THE TOWN OF SKANEATELES  
TOWN OF SKANEATELES  
JUNE 2022

DATE	DESCRIPTION
06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING
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06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING

COVER SHEET

DATE	DESCRIPTION
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06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING
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06/01/2022	ISSUED FOR PERMITTING
06/01/2022	ISSUED FOR PERMITTING

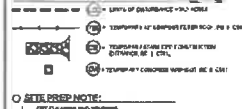
G001



**ORIGINAL ARTICLES**


**SITE PREPARATION AND EROSION AND SEDIMENT CONTROL PLAN**

### SYMBOL LEGEND



**SEQUENCE OF CONSTRUCTION:**

- [illegible]

**BEST MANAGEMENT PRACTICE MAINTENANCE:**

- THE BEST MANAGEMENT PRACTICES SHOULD BE IDENTIFIED, IMPLEMENTED AND MAINTAINED TO PROTECT THE PUBLIC FROM THE RISK OF EXPOSURE TO HAZARDOUS WASTE. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE MANAGEMENT OF HAZARDOUS WASTE. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE MANAGEMENT OF HAZARDOUS WASTE. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE MANAGEMENT OF HAZARDOUS WASTE.
1. ALL HAZARDOUS WASTE SHOULD BE IDENTIFIED AND Labeled WITH A HAZARD LABEL AND A HAZARD SYMBOL. THE LABEL SHOULD BE PLACED ON THE WASTE CONTAINER.
  2. ALL HAZARDOUS WASTE SHOULD BE STORED IN A SECURE AND PROTECTED AREA. THE WASTE SHOULD BE STORED IN A SECURE AND PROTECTED AREA. THE WASTE SHOULD BE STORED IN A SECURE AND PROTECTED AREA.
  3. THE CONTAINERIZATION OF HAZARDOUS WASTE SHOULD BE DONE IN A SECURE AND PROTECTED AREA. THE CONTAINERIZATION OF HAZARDOUS WASTE SHOULD BE DONE IN A SECURE AND PROTECTED AREA. THE CONTAINERIZATION OF HAZARDOUS WASTE SHOULD BE DONE IN A SECURE AND PROTECTED AREA.
  4. HAZARDOUS WASTE SHOULD BE HANDLED AND TRANSPORTED IN A SECURE AND PROTECTED AREA. HAZARDOUS WASTE SHOULD BE HANDLED AND TRANSPORTED IN A SECURE AND PROTECTED AREA. HAZARDOUS WASTE SHOULD BE HANDLED AND TRANSPORTED IN A SECURE AND PROTECTED AREA.

### COLLECTION FREQUENCY

4. AS REQUIRED BY THE FEDERAL BUREAU OF INVESTIGATION, THIS REPORT IS CONTAINING ACTIVITY AND OBSERVATIONS OF THE SUBJECTS OF THIS REPORT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE FBI.

#### NOTES TO THE CONTRACTOR

- [illegible]

**END OF CHAPTER 4 EXERCISES**

- [illegible]

1. A TYPE A, PULSED PLASMA

- FOR THE FIRST TIME IN THE HISTORY OF THE UNITED STATES, A MAJOR LEADERSHIP POSITION IN THE FEDERAL GOVERNMENT WAS HELD BY A WOMAN. SHE WAS THE FIRST WOMAN TO BE NAMED TO THE POSITION OF DEPUTY ATTORNEY GENERAL. SHE WAS THE FIRST WOMAN TO BE NAMED TO THE POSITION OF DEPUTY ATTORNEY GENERAL. SHE WAS THE FIRST WOMAN TO BE NAMED TO THE POSITION OF DEPUTY ATTORNEY GENERAL.

## TEMPORARY VEGETATION SEED NO.

- [illegible]

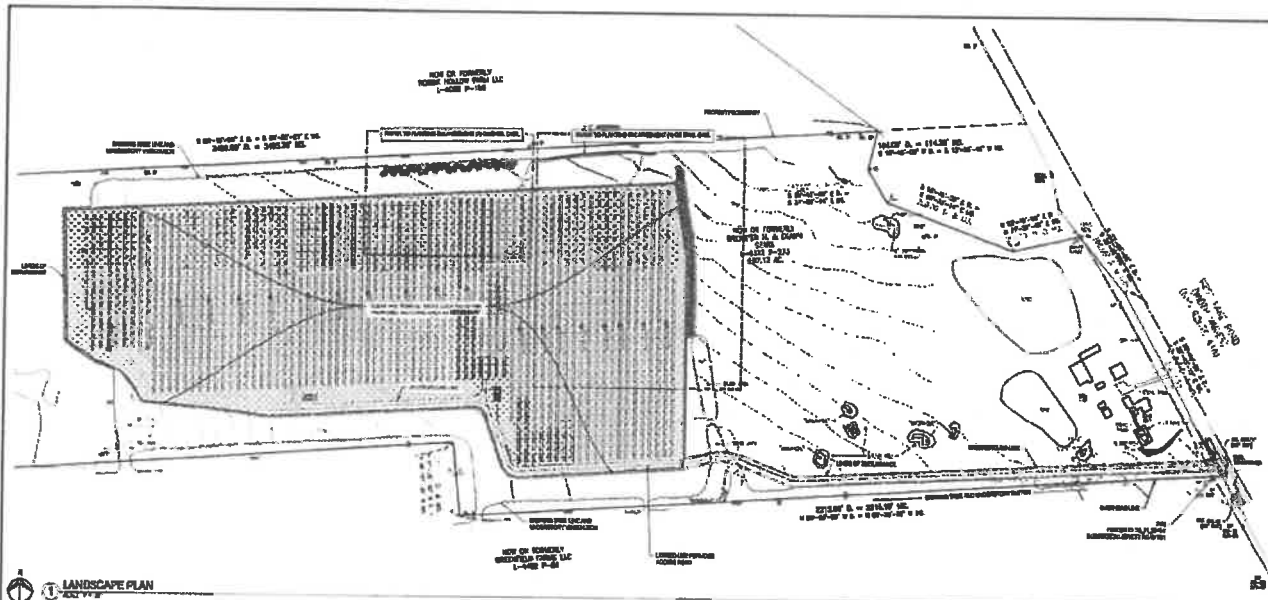
**GENERAL EROSION & SEDIMENT CONTROL NOTES:**

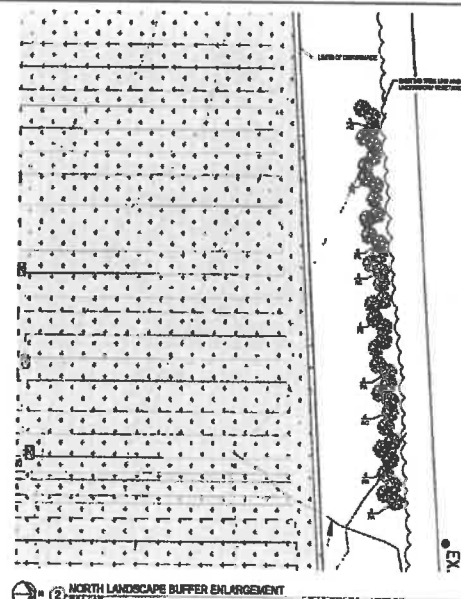
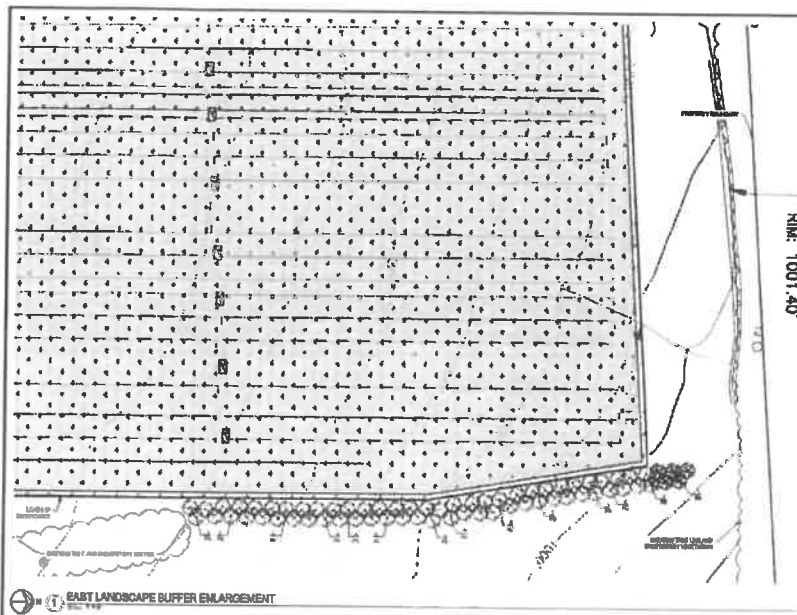
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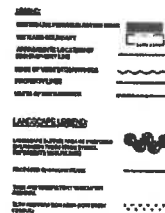
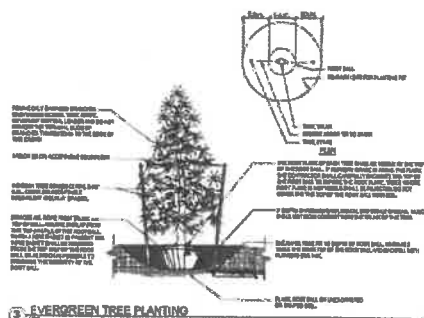






### PLANT SCHEDULE

id	name	email	password	status
1	John Doe	john.doe@gmail.com	12345678	active
2	Jane Smith	jane.smith@gmail.com	87654321	active
3	Bob Johnson	bob.johnson@gmail.com	112233	active
4	Alice Brown	alice.brown@gmail.com	445566	active
5	Charlie Davis	charlie.davis@gmail.com	778899	active
6	Diana Prince	diana.prince@gmail.com	998877	active
7	Edward Nigma	edward.nigma@gmail.com	223344	active
8	Fiona Glenanne	fiona.glenanne@gmail.com	556677	active
9	George Clooney	george.clooney@gmail.com	889900	active
10	Helen Mirren	helen.mirren@gmail.com	001122	active
11	Idris Elba	idris.elba@gmail.com	334455	active
12	Jennifer Lawrence	jennifer.lawrence@gmail.com	667788	active
13	Keanu Reeves	keanu.reeves@gmail.com	990011	active
14	Liam Neeson	liam.neeson@gmail.com	221100	active
15	Mel Gibson	mel.gibson@gmail.com	554433	active
16	Nicole Kidman	nicole.kidman@gmail.com	887766	active
17	Orlando Bloom	orlando.bloom@gmail.com	110022	active
18	Penelope Cruz	penelope.cruz@gmail.com	443322	active
19	Ryan Murphy	ryan.murphy@gmail.com	776655	active
20	Sandra Bullock	sandra.bullock@gmail.com	009988	active
21	Tom Cruise	tom.cruise@gmail.com	332211	active
22	Uma Thurman	uma.thurman@gmail.com	665544	active
23	Will Smith	will.smith@gmail.com	994433	active
24	Zoe Saldana	zoe.saldana@gmail.com	223344	active

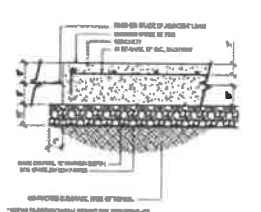




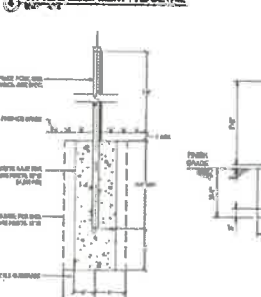


1. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
2. CONCRETE CURB SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
3. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
4. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
5. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
6. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
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8. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
9. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.
10. BARRIER SHALL BE 12" HIGH, 4" WIDE, ON STEEL OR ALUMINUM RAILS.

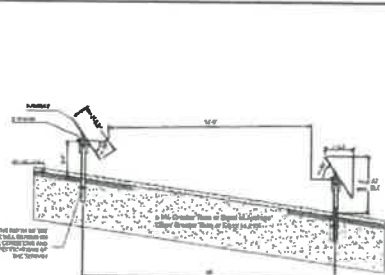
**1. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DETAIL**



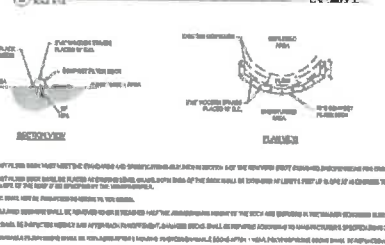
**2. TYPICAL EQUIPMENT PAD DETAIL**



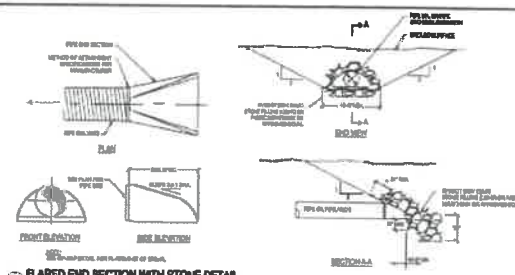
**3. CHAIN LINK FENCE POST DETAIL**



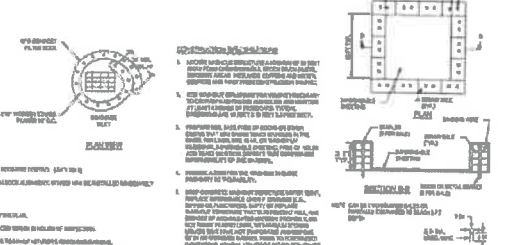
**4. SKEWATELES SOLAR SINGLE-AXIS TRACKER DETAIL**



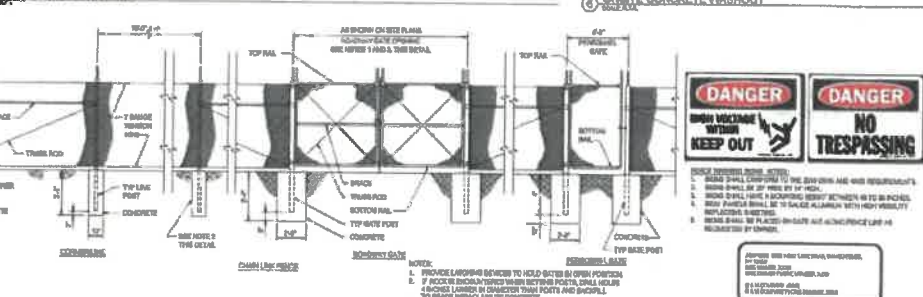
**5. SKEWATELES SOLAR SINGLE-AXIS TRACKER DETAIL**



**6. FLARED END SECTION WITH STONE DETAIL**



**7. ONSITE CONCRETE WASHOUT**



**8. CHAIN LINK FENCE WITH GATES DETAIL**

RIC ENERGY

10000 N. 10th Ave. Suite 100  
Phoenix, AZ 85020

SKWATELES SOLAR

10000 N. 10th Ave. Suite 100  
Phoenix, AZ 85020

Wendel

10000 N. 10th Ave. Suite 100  
Phoenix, AZ 85020

FOR PERMITTING PURPOSES

1. SITE PLAN

2. ELEVATION

3. SECTION

4. DETAIL

5. OTHER

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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