

**Tax Map ID#018.-04-31.1 & 018.-04-29.1**

**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-4, 148-5, 148-10, and 131-1 of the Zoning Law of the Town of Skaneateles and Section 276-279 Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a **Public Hearing** on the application of SUNN 1017LLC on property owned by Stauffer Management Company LLC, for the proposed two 5MW ground mount solar array systems.

The parcels involved with the application are located at Jordan Road and Vinegar Hill Road bearing Tax Parcels ID #018.-04-31.1 and 018.-04-29.1. A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said informational meeting will be held on ***Tuesday, May 20, 2025 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: May 7, 2025

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

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

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

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

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

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

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

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

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

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

*See attached Site Plan Drawings (Sheets G001).*

4. A site plan drawn at a scale of 40 feet to the inch or such other scale as the Board may deem appropriate, on standard sheets 22 inches by 34 inches, with continuation on sheets 8 ½ by 11 inches as necessary for written information, showing, in addition to the site, all properties, subdivisions, streets and easements within 200 feet of the property boundaries.

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

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

*Not applicable.*

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

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

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

*Not applicable.*

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

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

9. The location of all present and proposed utility systems including: (a) Sewage or septic system; (b) Water supply system; (c) Telephone, cable and electrical systems; and (d) Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, detention ponds and drainage swales.

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

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

*See attached Site Plan Drawings (Sheet C003).*

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

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

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

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

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

*See attached Site Plan Drawings (Sheet C004).*

14. Traffic flow patterns within the site, entrances and exits and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site.

*See attached Site Plan Drawings (Sheet C101).*

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

*Not applicable.*

16. Elevations at scale of ¼ inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used.

*Not applicable.*

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

*Acknowledged.*

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

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

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

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

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

*See attached Part 1 of the FEAF.*

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

*Acknowledged.*

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

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

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

*See attached Narrative Report.*

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

*Acknowledged.*

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

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

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

**Narrative Report (per § 148-10-7)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Wetlands and Surface Waters

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

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

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

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

#### Threatened and Endangered Species

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

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

#### Cultural and Historic Resources

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

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

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

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

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

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

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

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

12. The project will comply with relevant site plan review standards of § 148-10-6 and The Rural Siting Principles in Town Policy and Guideline Book shall be taken into consideration.

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

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

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

# SUNN 1017 LLC

## JORDAN ROAD SOLAR ENERGY SYSTEM

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



**MARCH 2025**  
**SITE PLAN DRAWINGS**

DRAWING INDEX	
SHEET NO.	SHEET TITLE
G001	COVER
G002	GENERAL NOTES AND LEGEND
C001	EXISTING CONDITIONS PLAN
C002	ENVIRONMENTAL CONDITIONS PLAN
C003	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
C004	LOT LINE ADJUSTMENT PLAN
C101	PRELIMINARY CIVIL SITE PLAN
C102	SITE SLOPES PLAN
C103	PRELIMINARY PLANTING PLAN
C301	EROSION AND SEDIMENT CONTROL DETAILS
C302	SITE DETAILS - FENCING
C303	SITE DETAILS - FENCING
C304	SITE DETAILS - ACCESS ROAD
C305	SITE DETAILS - EQUIPMENT PADS AND PANELS
C306	SITE DETAILS - UTILITIES



PROJECT LOCATION MAP  
1" = 2000 FEET



REVIEW ONLY - NOT FOR CONSTRUCTION

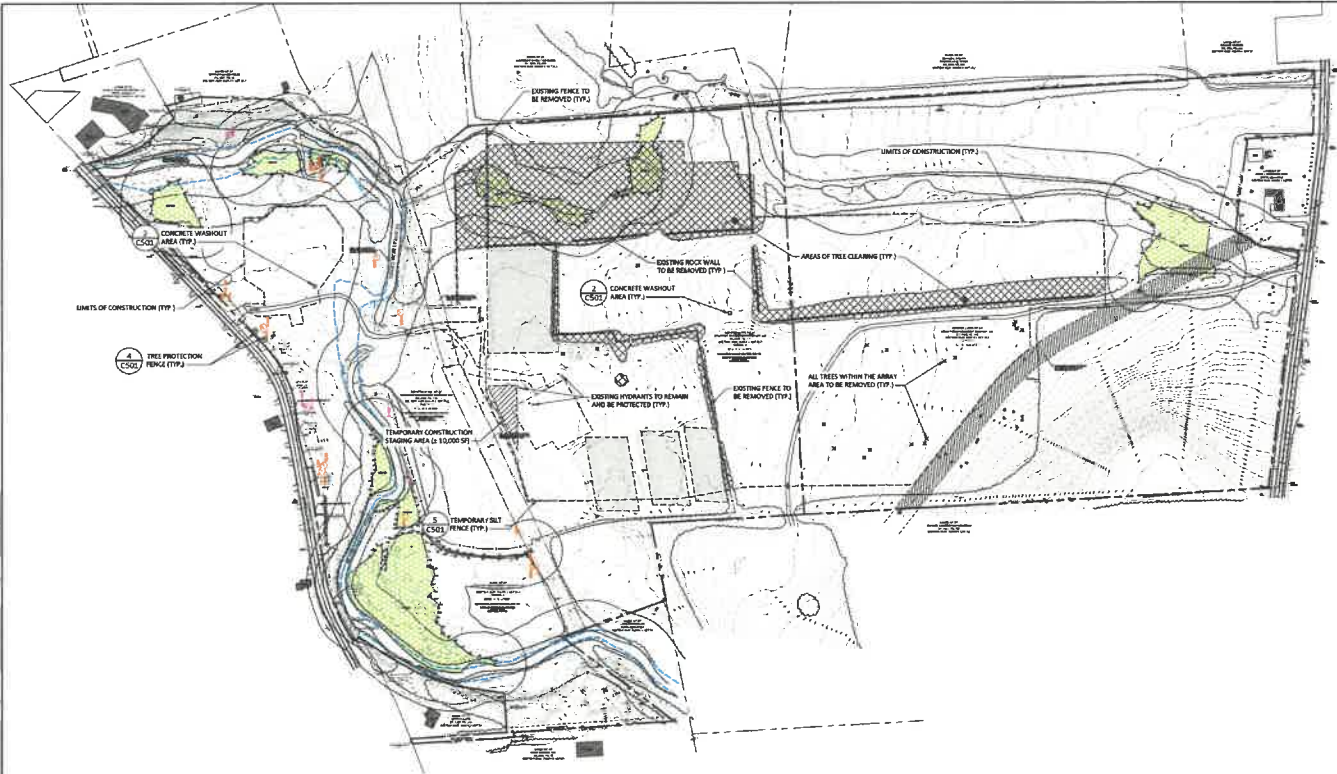
Sheet Number
G001
Project Number
2271.010.001







Project: 22771.010.001 - 22771.010.001  
 Title: DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN  
 Date: 03/20/2025  
 Drawn by: JAC  
 Checked by: JAC

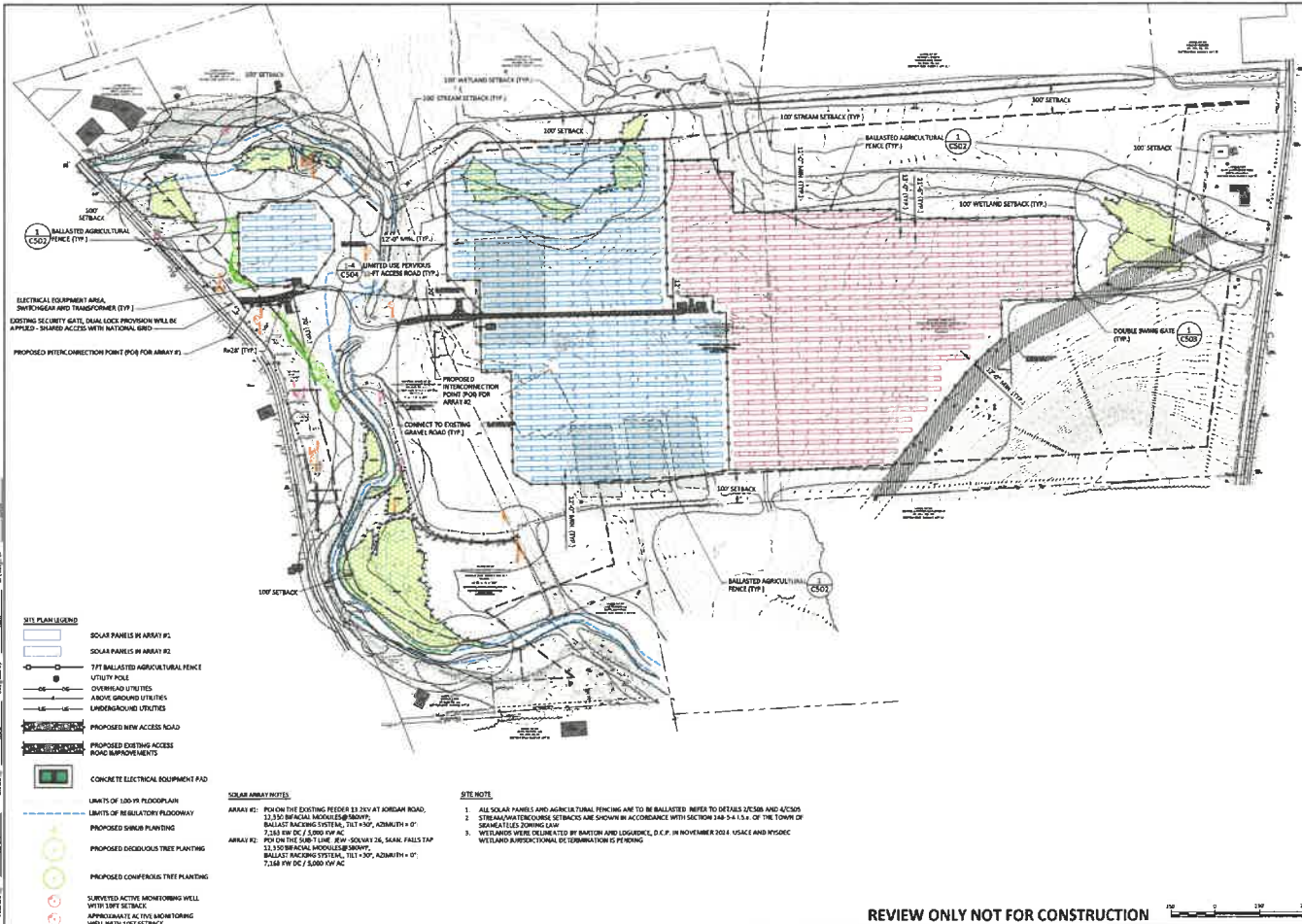


DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN  
 --- SILT FENCE / SILT SOCK  
 □ CONCRETE WASHOUT  
 --- LIMITS OF CONSTRUCTION  
 --- TREE PROTECTION FENCE  
 ▨ STAGING AREA  
 --- LIMITS OF CLEARING  
 --- DEMOLITION OF LINEAR FEATURE

REVIEW ONLY NOT FOR CONSTRUCTION

22771.010.001 - 22771.010.001 DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN JORDAN ROAD SOLAR ENERGY SYSTEM SUNNY LLC TOWN OF SKANEATELES ONONDAGA COUNTY, NEW YORK	
B&L 443 EMBROIDERS PARKWAY LIVERPOOL, NY 13088 Barton & Loguidice, D.P.C.	Date: MARCH 2025 Scale: AS SHOWN Sheet Number: C003 Project Number: 22771.010.001





7. A REVIEWER OF THE SITE PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND THE CONSULTANT. THE REVIEWER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONSULTANT.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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OWNER: SIKS LLC  
JORDAN ROAD SOLAR ENERGY SYSTEM  
**PRELIMINARY CIVIL SITE PLAN**  
CHENANGO COUNTY, NEW YORK

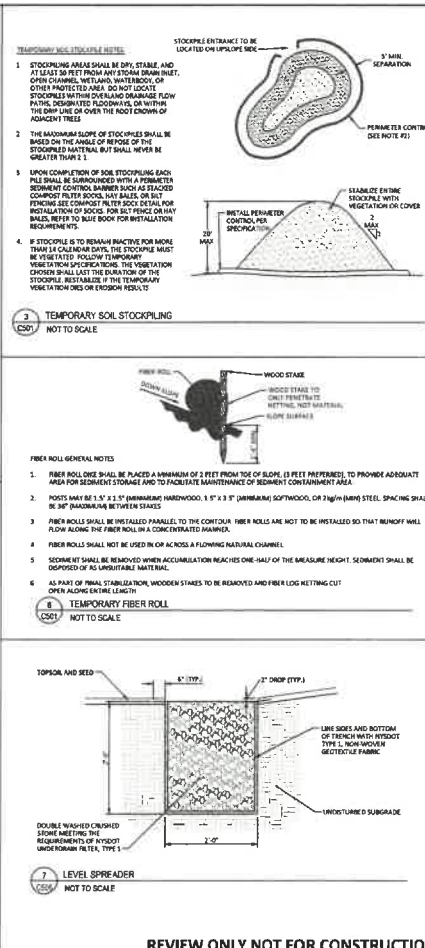
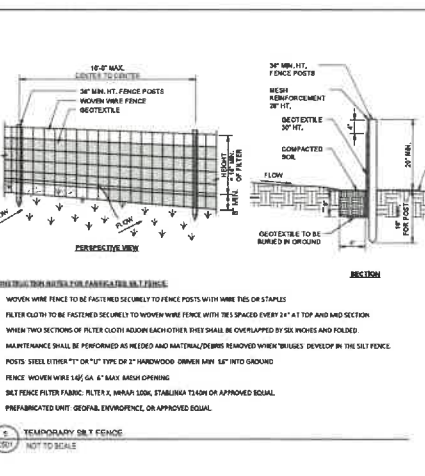
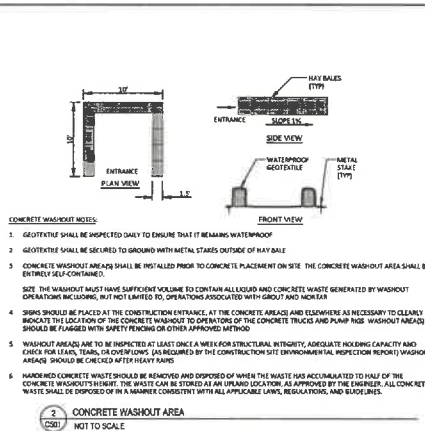
643 Electronics Parkway  
Liverpool, NY 13088  
**B&L**  
Barton & Loggia, LLC

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

REVIEW ONLY NOT FOR CONSTRUCTION

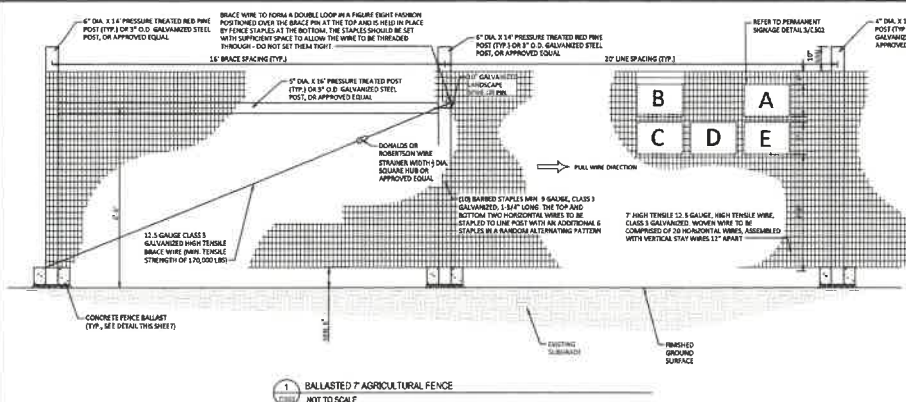


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		443 Electronics Parkway Liverpool, NY 13088		SUNW LLC JORDAN ROAD SOLAR ENERGY SYSTEM	
Date: MARCH 2025		Site: AS SHOWN		Sheet Number: C501	
Project Number: 2271.01.001		EROSION AND SEDIMENT CONTROL DETAILS			
TOWN OF SHARPTON		CHONDAGUA COUNTY, NEW YORK			
Barton & Logsdon, D.P.C.					

Project: 22-01-00000 - A-10000  
P:\Projects\22-01-00000\A-10000\Drawings\22-01-00000-A-10000-01.dwg  
Drawn by: J. Smith  
Checked by: J. Smith  
Date: 03/03/2023  
Scale: 1"=10'-0"



- BRACING NOTES:**
- BRACING IS REQUIRED AT ALL CORNER, END, GATE, AND PULL ASSEMBLIES IN THE FENCE.
  - CORNER BRACING IS REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES. IT REQUIRES ONE MORE THAN 6\"/>
  - END BRACING IS REQUIRED WHERE THE FENCE ENDS AT A BUILDING OR ON EACH SIDE OF A GATE OPENING. TWO 4\"/>
  - PULL ASSEMBLIES ARE REQUIRED IN STRAIGHT SECTIONS OF FENCE SO THAT THE MAXIMUM DISTANCE BETWEEN CORNERS DOES NOT EXCEED 1,320 FEET. TWO 4\"/>
  - DOUBLE BRACES SHOULD BE USED ON EACH END FOR STRAIGHT FENCE LINES EXCEEDING 1,000 FEET. DOUBLE END BRACES REQUIRE THREE 4\"/>

1. ALL BRACING OF THIS TYPE MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES: BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT WEAKEN THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE. BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE. BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE.
REVISIONS

**WARNING**  
THESE FACILITIES ARE MONITORED BY VIDEO & ELECTRONIC SECURITY EQUIPMENT

**NO TRESPASSING**  
PRIVATE PROPERTY. UNAUTHORIZED ENTRY PROHIBITED. VIOLATORS WILL BE PROSECUTED UNDER AUTHORITY OF THE STATE OF NEW YORK. PENAL CODE SECTION 140.10.

**WARNING**  
ANYTIME DAMAGING, VANDALIZING, OR INTERFERING WITH THE OPERATION OF THIS FACILITY IS IN VIOLATION OF TITLE 18, UNITED STATES CODE SECTION 1366 AND PUNISHABLE BY 10 YEARS IMPRISONMENT AND \$250,000 FINE.

**DANGER**  
HIGH VOLTAGE. KEEP OUT

**NOTICE**  
IN CASE OF EMERGENCY CALL ( ) - -

**JORDAN ROAD SOLAR FARM**  
ABUNDANT SOLAR POWER, INC.  
24HR EMERGENCY CONTACT  
XXX (XXX) XXX-XXXX  
700 METRO PARK  
ROCHESTER, NY 14623

- NOTES**
- ALL SIGNS TO BE 18" x 24" IN SIZE.
  - SIGNS SHALL BE UNREMARKABLE AND IN COLOR. SIGN MATERIAL SHALL BE HDPE OR LIGHT GAUGE GALVANIZED STEEL.
  - SIGNS TO BE ATTACHED TO FENCE WITH PERMANENT FASTENERS.
  - SIGNS SHALL BE WEATHERED IN GROUPS EVERY 300'.
  - FINAL SIGN GRAPHICS SHALL BE REVIEWED AND APPROVED BY THE OWNER.
- PERMANENT SIGNAGE**  
NOT TO SCALE

REVIEW ONLY NOT FOR CONSTRUCTION

1. ALL BRACING OF THIS TYPE MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES: BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT WEAKEN THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE. BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE. BRACING MUST BE DONE IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE FENCE OR CAUSE DAMAGE TO THE BUILDING OR OTHER STRUCTURE.
REVISIONS

SKIN LLC JORDAN ROAD SOLAR ENERGY SYSTEM SITE DETAILS - FENCING ONONDAGA COUNTY, NEW YORK
TOWN OF SKANEATELES
<b>B&amp;L</b> B&L ELECTRONICS COMPANY 1442 ELECTRONICS PARKWAY LIVERPOOL, NY 13086 Benton & Loggins, D.P.C.
Date: MARCH 2023 Scale: AS SHOWN Sheet Number: C502 Project Number: 2271.010.001



# GENERAL NOTES

1. USE OF THIS DETAIL/CERTIFICATION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (E.G., PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE, ETC.).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT, MINIMAL MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STAMPS, ROCKS AND DEBRIS AS NECESSARY. FILL HOLES TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DESIRES OF THE NATIVE HOST/US SOIL. DO NOT PLACE IN AN AREA THAT IMPROVES STORMWATER DRAINAGE.
5. GRADES, SLOPES, AND ELEVATIONS SHALL BE DETERMINED BY THE PROJECT ENGINEER. MINIMUM GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE EXISTING SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPROVES STORMWATER DRAINAGE.
7. ROADWAY WIDTHS SHALL BE 12 FEET (SEE SHEETS C503 AND C504).
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHALL NOT EXCEED 10%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION VEHICLES WHOSE SUBJECT THE ACCESS TO PERVIOUS TRACING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPARISON TO PRE-CONSTRUCTION CONDITIONS AND SHOULD BE VERIFIED BY SOIL PNEUMATIC TESTING. THE PNEUMATIC TEST RESULTS SHALL BE COMPAIRED TO THE RESPECTIVE RECORDING READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACED INTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION. A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE DEBRIS FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED BY THE PROJECT ENGINEER'S OFFICE WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF DRAIN TO PERVIOUS ACCESS HAVE BEEN FINAL STABILIZATION.
12. PROJECT ENGINEER'S INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN FORMERLY DRAINAGE AREAS, HOWEVER, IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE PROVEN GEOTEXTILE MATERIAL AS DETAILED IN THE FOLLOWING NOTES.
13. THE CHAIRMAN OF THE BOARD OF THE PROJECT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ROAD. THE INTENTION OF THIS DESIGN IS TO PROVIDE ALTERNATIVE TO HYDROLOGIC, HOWEVER WHEN DEALING WITH 5% SLOPES GRADES NOT PARALLEL TO THE CONTIGUOUS, A ROADSIDE DITCH MAY BE REQUIRED. THE DESIGN STANDARDS AND SPECIFICATIONS FOR PROPOSED AND SEPARATE CONTROL FOR GRADED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR DESIGN AND STABILIZATION. DIMENSIONS FOR THE GRADED WATERWAY SPECIFICATION WOULD BE DETERMINED FOR PROPOSED SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS AND A SEPARATE DETAIL FOR THE PROPOSED GRADED WATERWAY WOULD BE INCLUDED IN THIS PROJECT. RUNOFF CALCULATIONS WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARDS. INCREASED POST-CONSTRUCTION RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO BE DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERMANENT VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (E.G., BURNED, 36 INCHES HIGH AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPTIMIZATION AND MAINTENANCE PRACTICES SHALL MAINTAIN THE VEGETATIVE COVER TO INSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR ASSESSMENT WITH HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY WAS BEING ALTERED FROM PRE-TO POST-DEVELOPMENT CONDITIONS, THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE IMPACTS TO THE DEVELOPMENT CONDITIONS.

## SECOND MATERIAL NOTES

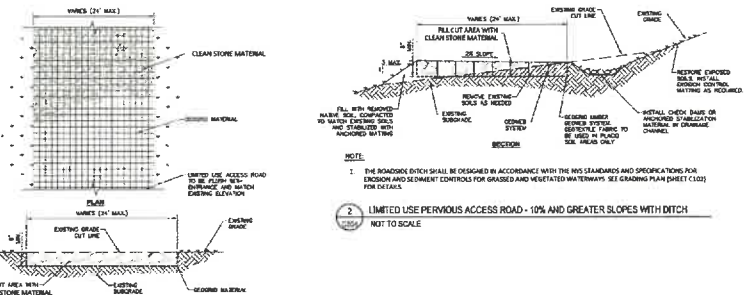
1. THE GEOWEB, OR COMPAIRED PRODUCT, IS DESIGNED FOR USE ON ROAD PROFILES EXCEEDING 10% SLOPES. THE GEOWEB PRODUCT IS INTENDED TO LIMIT UNIFORM STONE MATERIAL DRAINAGE USE.
2. INSTALLATION SHALL BE COMPAIRED TO THE MANUFACTURER'S SPECIFICATIONS.
3. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPES OF 2% NATIVE SOIL SHALL BE COMPAIRED TO THE MANUFACTURER'S SPECIFICATIONS.
4. CLEAN STONE FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 708-4. SIZE DESIGNATION 5-5 OF TABLE 708-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED WHEEL. CLEAN STONE SHALL NOT BE COMPAIRED.
5. GEOWEB SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGNER'S SPECIFICATIONS. GEOWEB SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED ROAD SLOPES.
6. IF MORE THAN ONE SOIL WITH IS REQUIRED, SOILS SHOULD OVERLAY A MINIMUM OF SIX INCHES.
7. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYPING AND CONNECTIONS.
8. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 708-2 SPECIFICATIONS.

## GEOWEB MATERIAL NOTES

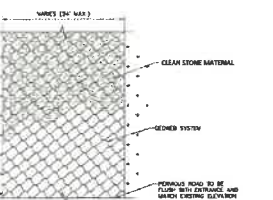
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8. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 708-2 SPECIFICATIONS.
9. THE TOP ENDS OF ALUMINUM CELL WALLS SHALL BE FLUSH WITH EXISTING GROUND SURFACE FOR INTERLAP AND END TO END CONNECTIONS. THE GEOWEB PANELS SHALL BE CONNECTED WITH A RAY AT EACH INTERLAP AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION, TYPING AND CONNECTIONS.

## VOIDS/GEOTEXTILE MATERIAL NOTES

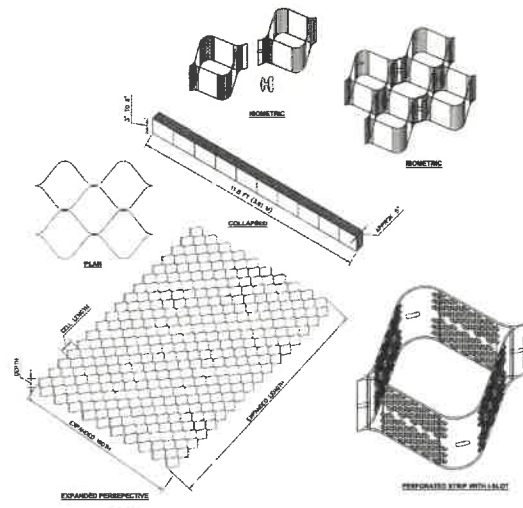
1. SPECIFIC GEOTEXTILE WILL ONLY BE UTILIZED IN PLACED SOILS. PLACED SOIL SHALL CONSIST OF FORMERLY DRAINAGE SOILS COMPOSED OF FINE TEXTURED PARTICLES AND ARE PRONE TO BUTTING. PLACED SOILS ARE TYPICALLY PRESENT IN LOW-IMPACT AREAS WITH HYDROLOGIC SOILS GROUP (C/D) OR, AS SPECIFIED FROM AN ENVIRONMENTAL REVERTED SOILS, DISTRICTS, OR GEOTECHNICAL DATA.
2. THE CONCERN FOR POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN FOR FORMERLY DRAINAGE SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.



1 LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES  
NOT TO SCALE



3 LIMITED USE PERVIOUS ACCESS ROAD - 10% AND GREATER SLOPES  
NOT TO SCALE



4 GEOWEB SYSTEM  
NOT TO SCALE

REVIEW ONLY NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	APP'D

JORDAN ROAD SOLAR ENERGY SYSTEM  
SITE DETAILS - ACCESS ROAD  
ONONDAGA COUNTY, NEW YORK

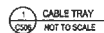
SUN LLC  
JORDAN ROAD SOLAR ENERGY SYSTEM  
SITE DETAILS - ACCESS ROAD  
ONONDAGA COUNTY, NEW YORK

B&L  
L.A.T. Engineering, P.C.  
Liverpool, NY  
13088  
Baron & Loggia, D.P.C.



DATE: MARCH 2025  
SHEET: AS SHOWN  
PROJECT: C504  
PROJECT NUMBER: 2271.010.001





Date	MARCH 2025
Scale	A5 SHOWN
Sheet Number	C506
Project Number	2271.010.001