



## ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202  
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

### **Regular Meeting Agenda March 23, 2023**

8:30 AM Call to Order the Audit Committee  
8:40 AM Call to Order the Annual Meeting of the Agency  
8:45 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: February 9, 2023
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

#### **Action Items:**

**1. Audit from Grossman St. Amour  
Presentation of Audit to the Board**

**Agency Action Requested:**

- a. A resolution of the Board approving the 2022 Audit of the Agency.

**Representative:** Mike Lisson, Auditor, Grossman St. Amour

**2. Cryomech, Inc. (3101-19-02A) Modification Meeting  
Cryomech, Inc. is requesting the Board to consent to the sale of its interest in its  
2019 project facility.**

**Agency Action Requested:**

- a. A resolution of the Board consenting to the sale and assignment of the right, title and interest in a certain project facility by Cryomech, Inc. to Bluefors Cryocooler Technologies Inc.

**Representative:** Rich Dausman, President, Cryomech, Inc.

**3. Cryomech, Inc. (3101-22-08A) Modification Meeting  
Cryomech, Inc. is requesting the Board to consent to the sale of its interest in a  
board-approved project facility (straight-lease transaction not yet closed).**

**Agency Action Requested:**

- b. A resolution of the Board approving the sale and assignment of the right, title and interest in a certain project facility by Cryomech, Inc. to Bluefors Cryocooler Technologies Inc.

**Representative:** Rich Dausman, President, Cryomech, Inc.

**4. RPNY Solar 4, LLC (3101-23-01A) Initial Meeting**

**RPNY Solar 4, LLC is proposing a 2.75MW community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9 acre parcel in the Village of Minoa. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.**

**Agency Action Requested:**

- a. A resolution of the Board authorizing a public hearing.

**Representative:** Anthony Bell, Permitting Manager, RPNY Solar 4, LLC

**5. J. W. Didado Electric, LLC (3101-21-15B) Modification Meeting**

**J.W. Didado is requesting an increase to their sales and use tax from \$323,000 to \$380,000.**

**Agency Action Requested:**

- a. A resolution of the Board authorizing an increase their sales and use exemption.

**Representative:** JoAnne Getman, Project Controls Manager, VIP Structures

**6. Open Meetings Law – Videoconferencing (Second Meeting)**

**Agency Action Requested:**

- a. A resolution authorizing the use of videoconference as permitted by Section 103-a of NYS Open Meetings Law.

**Representative:** Jeff Davis, Legal Counsel, Barclay Damon

**7. Habitat for Humanity**

**Preparation and transmittal of an explanatory statement in connection with property disposition for items of personal property currently on Burnet Road.**

**Agency Action Requested:**

- a. A resolution of the Board authorizing the preparation and transmittal of an explanatory statement with respect to the potential sale of certain property on Burnet Road, White Pine Commercial Park.

**Representative:** Robert Petrovich, Executive Director, OCIDA



**8. Engineering Services - Contract Authorization**

**Agency Action Requested:**

- a. A resolution of the Board authorizing a contract with JMT of New York, Inc. in an amount not to exceed \$4,250,000 for engineering services to provide planning, environmental and engineering support in connection with development of White Pine Commerce Park.

**Representative:** Robert Petrovich, Executive Director, OCIDA

**9. Engineering Services-Contract Authorization**

**Agency Action Requested:**

- a. A resolution of the Board authorizing a contract with Barton and Loguidice in an amount of \$15,000 for engineering services to provide planning, environmental and engineering regarding Caughdenoy Industrial Park.

**Representative:** Robert Petrovich, Executive Director, OCIDA

**11. Public Relations/Marketing Services - Contract Authorization**

**Agency Action Requested:**

- a. A resolution of the Board authorizing a contract with ABC Creative Marketing Group in an amount not to exceed \$75,000 for public relations/marketing services for OCIDA to communicate the Agency's objectives.

**Representative:** Robert Petrovich, Executive Director, OCIDA

**12. Micron Access Agreement**

**Agency Action Requested:**

- a. A resolution of the Board authorizing the execution and delivery of an access agreement with Micron in connection with development of White Pine Commerce Park.

**Representative:** Robert Petrovich, Executive Director, OCIDA

**Adjourn**

DRAFT  
Onondaga County Industrial Development Agency  
Regular Meeting Minutes  
February 9, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, February 9, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room Floor 2M.

Patrick Hogan called the meeting to order at 8:34 am with the following:

PRESENT:

Patrick Hogan  
Janice Herzog  
Susan Stanczyk  
Kevin Ryan

ABSENT:

Victor Ianno  
Steve Morgan  
Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director  
Nate Stevens, Treasurer  
Nancy Lowery, Secretary  
Svetlana Dyer, Assistant Secretary  
Karen Doster, Recording Secretary  
Alexis Rodriguez, Assistant Treasurer  
Len Rauch, Economic Development  
Jeff Davis, Barclay Damon Law Firm  
Melissa Bonnet, Barclay Damon Law Firm  
Matthew Pelligra, Office of Economic Development  
Mitch Latimer, Carpenter's Union  
Anthony Bell, RPNY Solar 4, LLC  
Jake Clay, RPNY Solar 4, LLC  
Christopher Bianchi, Syracuse City School District  
Tom Law

APPROVAL OF REGULAR MEETING MINUTES – JANUARY 19, 2023

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved the regular meeting minutes of January 19, 2023. Motion was carried.

## TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of January 2023.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved the Treasurer's Report for the month of January 2023. Motion was carried.

## PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #478.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #478 for \$92,460.84 and PILOT payments to Onondaga County for \$9,428.91, City of Syracuse for \$8,493.64, Syracuse School District for \$14,547.90, Onondaga County for \$1,114,621.62, City of Syracuse for \$29,804.86, Town of Onondaga for \$3.57, Town of DeWitt for \$95,730.56, Jamesville DeWitt CSD for \$11,477.80, Town of Salina for \$106,084.09, Town of Cicero for \$62,141.18, Town of Lysander for \$53,118.00, Town of Clay for \$68,207.00, Town of Van Buren for \$64,956.00, Town of Elbridge for \$95,989.00, Town of Skaneateles for \$38,867.77, Town of Geddes for \$545.48, Village of North Syracuse for \$15,051.00, Village of Solvay for \$4,339.94, Liverpool School District for \$528,953.00, North Syracuse School District for \$523,979.64, Baldwinsville School District for \$490,155.00, ESM School District for \$494,801.31, Jordan Elbridge Central School District for \$520,703.00, Skaneateles School District for \$214,011.56, Lyncourt Central School District for \$547,551.31, City of Syracuse Central School District for \$52,484.00 Marcellus School District for \$2,798.00 and Solvay Central School District for \$9,123.94. Motion was carried.

## CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

## RPNY SOLAR 4, LLC (3101-23-01A)

Anthony Bell stated this is a 2.75 megawatt AC project that has been approved in the Village of Minoa via a Planned Development District (PDD) within the Village. He stated it is a process that has been going on for a little over a year. He stated they received the final PDD approvals. He stated subsequently they received the PILOT support letters from the four taxing jurisdictions, the Village, the Town, the School District and the County. He stated they have submitted an application and are requesting a PILOT. He thanked Nancy Lowery for helping them get the application in order and submitting comments. He stated their intent is to break ground and start construction around April or May of this year. He stated they recently engaged with their prime engineering procurement construction (EPC) contractor. He stated they kicked off their labor search and materials procurement processes which are underway. He stated they anticipate a 4-5 month construction schedule.

Patrick Hogan asked if RPNY Solar 4 is the same company that withdrew the request for help for a project in Manlius. Nancy Lowery stated that was RPNY Solar 5. Anthony Bell stated yes and the project was permitted in Manlius before he joined the company but the project had an approved PILOT from the Agency. He stated the reason that project did not go forward was due to a combination of things. He stated the project was smaller than the one before the Board today, just north of 1 megawatt AC. He stated the company could not get the construction costs and overall economics to pencil out. He stated that project was pulled because it became a nonviable project economics wise. He stated they resubmitted all the notice letters to the Agency as well as the town. He stated that project is no longer going to be built.

Patrick Hogan stated when applications are accepted there is a lot of work that goes into issuing the benefits. He stated staff spends a lot of time on these and it is disappointing when a company withdraws their application. He stated this is unprecedented about a letter being received regarding the issue with local labor. He stated traditionally we adhere to the local labor policy for Agency projects unless there is some sort of mitigating circumstance where there isn't an expertise in this area for a particular project. He stated RPNY Solar is assuming they cannot find local labor here. He stated at times the Board is contacted by local trade unions regarding the absence of efforts when contemplating projects. He asked who the company has contacted. Anthony Bell stated the origination of the confusion was when the first submitted the original application.

Patrick Hogan stated there was not confusion on the Agency's part and the letter states RPNY wants a waiver before the project even started. Anthony Bell stated the confusion he was alluding to was the waiver amount and was certainly premature on their part. He stated they anticipated needing a waiver based on their experience around the state as well as conversations with the EPC and their experience around the state saying achieving 100% local labor is hard to hit and something they have never have been able to do on other projects around the state. He stated that was said before the local labor search as well as procurement had actually been done in earnest. He stated the intent and hope on their part was to convey that they were anticipating some sort of waiver. He stated they wanted to convey that as soon as possible and not bring it up after the PILOT was approved and reviewed. He stated it was premature to indicate any waiver amount because they had not begun their local labor search. He stated they are in the process now with their EPC. He stated as indicated in the original cover letter and application, they will be able to submit all the necessary documentation and proof to support a waiver request subsequently once they complete their diligence to look for labor and materials procurement.

Kevin Ryan asked who the EPC vendor is that said they had a difficult time finding local labor. Anthony Bell stated United Renewable Energy. He stated the concern they had was the 100% number because based on previous experience with projects done in the state. He stated 100% is a very pure threshold because if you have one person show up and work one hour on the project you are no longer at 100%. He stated they are trying to be cautious and acknowledge the high threshold. He stated this is information relayed from their EPC who has experience in the state along with RPNY. He stated it was an attempt to be upfront and transparent as soon as possible that they were anticipating needing some sort of waiver. He stated if it was premature on their part and caused more confusion than being helpful, they apologize.

Robert Petrovich stated OCIDA has a policy in place that requires 100% local labor and is a requirement when a project comes before the Board for benefits. He stated the Board can only operate based on what RPNY has provided and the company provided a letter saying they are looking for a 50% waiver right out of the box. He stated the project is providing 30 construction jobs and no permanent jobs. He asked if they cannot find 15 people within 10 counties to do this work. He stated he finds himself scratching his head because OCIDA receives feedback from our constituency telling us they absolutely can do this work but no one has contacted them. He stated that is troubling. He stated one of the ways we deal with situations like this where the project does not adhere to the policy is the Agency rescinds the benefits and cancels the PILOT.

Anthony Bell stated the original submittal letter did not indicate a 50% waiver and that was subsequently after a phone call with Nancy Lowery when she asked if RPNY will be able to provide how much of a waiver they were indicating right now. He stated they didn't start their labor search in earnest so they didn't have a number to go off of for the project. He stated when Ms. Lowery asked for the number in order to facilitate the application, 50% was a number that they have had to use in Western New York. He stated having been asked to provide the number right then and there was the only data point they were able to go off. He stated that number was not based on any efforts that had been undertaken in Onondaga County or surrounding counties. He stated the 50% was certainly not based on any work done for the project yet.

Robert Petrovich stated it does not matter if it is 50%, 60% or 70%, the requirement is 100%. He stated waivers have been granted in the past with extenuating circumstances such as specialized equipment and installations that require the manufacturer to install so they don't void any warranties on a particular piece of equipment. He stated the Board is not adverse to granting waivers when they are appropriate and when they are sought in advance but just saying you can't find tradespeople to install solar components doesn't really make sense.

Anthony Bell stated the waiver process allows for if special certifications are needed, lack of labor availability and cost differentials. He stated based on projects built in the state they were anticipating labor availability but also cost differential. Robert Petrovich stated this Board has received labor waiver requests related to cost differentials and it is not because the components or installers can't be found but because it affects project budget. He stated it is appreciated but at the end of the day he does not see how the loop is closed on this conversation.

Patrick Hogan stated with RPNY's history on the previous project and the letter, he would like to table the project and RPNY needs to make every effort to attain assurance that local labor will be used on this project then come back before the Board.

Kevin Ryan stated Mr. Petrovich just gave a good explanation as to the history of the Board granting waivers as to the local labor requirement under certain circumstances. He stated it can be tabled and we can demand assurances they are going to ask for local labor but he is not comfortable voting for an application that includes in the cover letter right off the bat they are preemptively asking for a waiver. He stated he does not want to table the project he wants it

resubmitted with that taken out. He stated he is not going to vote on anything that asks for a waiver of the local labor requirement right off the bat.

The Board agreed to pull the application.

Jeff Davis stated the appropriate resolution before the Board would be “the Agency will not accept the application as submitted and direct the applicant to resubmit.”

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution the OCIDA Board approved a resolution to not accept the RPNY Solar 4 application and direct the applicant to resubmit. Motion was carried.

Anthony Bell asked if when submitting the new application, should the due diligence and backup be prepared and ready. Robert Petrovich stated a case needs to be made. Jeff Davis stated it is unprecedented to grant a local labor waiver in advance of the company making the effort to contact the local labor. He stated he understands they talked to an EPC and maybe they should speak to a different one because he finds it hard to believe they are at 50% local for 30 jobs. He stated it seems the effort is not being made.

Jake Clay stated he spoke with the EPC and the conversations with them was it was likely they would be able to find the electrical subcontractor, a civil contractor, the site work and the fence within the local labor area. He stated the specific labor force they are concerned about is the mechanical installers. He stated that would be the installer pounding the posts, installing the racking and modules. He stated he has called Mitch Latimer and Greg Lancette and will be reaching out to them again. He stated if there are any folks in the area that are qualified to do the work they would be happy to contact them as well.

Robert Petrovich stated the Agency has a great relationship with Mitch Latimer and Greg Lancette who are the labor representatives locally. He stated one of the things that bolsters their position is letters from the trades saying locally there isn't the bandwidth, the capacity etc. and that would be a different conversation than what is happening right now. He stated there is no supporting documentation that gives the Board comfort.

Jake Clay stated he understands and they will do what they can to reach out to the trades. He stated he would like to make the Board aware that the construction timeline is to start work at the end of April and be operational by the end of the year.

Robert Petrovich stated he will caution them that there is a but for provision so if construction starts before they are approved they will not receive benefits. Jake Clay stated he understands.

SEED SYRACUSE, INC. – PURCHASE OF WITH LOVE RESTAURANT, 435 NORTH SALINA STREET.

Robert Petrovich stated a while back the Agency acquired 435 North Salina Street and an adjacent property that was to be retrofitted, renovated and used in conjunction with OCC to provide an incubator space for people to learn how to get into the restaurant business and provide culinary services to potentially open their own restaurant. He stated that mission and the relationship with OCC has changed and morphed into something that is different from what the original mission was. He stated staff has been able to strike a deal with representatives of the Allyn Foundation to take this property and integrate it into their mission as an incubator space, for a lack of a better description, which get people started in this field and then potentially locate them at Salt City Market. He stated negotiations have taken place for a purchase and sale agreement, received an appraised price for the property and we are in a position to sell the property to SEED Syracuse which is an affiliate of the Allyn Foundation.

Patrick Hogan stated this is a great. He stated the Landback was involved in this and sold it to the Agency. He stated the educational aspect went well but selling the property to the Allyn Foundation is the best result.

Robert Petrovich stated we are good at owning real estate that is not developed but this requires a lot of management and not the best use of our skills and talents.

Jeff Davis stated it is an unlisted action and has been reviewed. He stated it is a sale of land and issuing a negative declaration because there is no significant adverse environmental impacts as a result of the sale.



Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing adoption of SEQRA determination. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the sale of 435 North Salina Street, Syracuse, NY to SEED Syracuse, Inc. and the execution of documents in connection therewith, subject to compliance with Public Authorities Law requirements. Motion was carried.

#### OPEN MEETINGS LAW – VIDEOCONFERENCING

Jeff Davis stated the Open Meetings Law – Videoconferencing was discussed at the Governance Committee meeting. He stated the motion and specific action is to vote for a public hearing with regard to allowing participation in voting by members remotely that cannot make a meeting due to extraordinary circumstances as laid in policy required by the Agency. He stated it does still require a quorum in the room. He stated this will be back before the Board for a formal vote.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a public hearing with respect to allowing access to meetings by videoconference as permitted by Section 103-a of NYS Open Meetings Law. Motion was carried.

#### REQUEST FOR PROFESSIONAL SERVICES: OCIDA ENGINEERING SERVICES

Robert Petrovich stated this is consistent with past practice with all the professional providers being it legal, consulting, marketing and public relations. He stated staff has solicited proposals from a stable of firms. He stated we received 6 responses from firms that have elected to submit proposals for the Board. He stated as projects and needs manifest themselves and we need specific skills of a particular firm, we will be able to enter into work orders, scopes of services and budget estimates for work we contemplate and require being done. He stated it will come back before the Board for specific authorization of the monies requested to be spent. He stated this particular action is to authorize the Agency to enter into agreements and using the stable of engineering contractors on a going forward basis.

Jeff Davis stated it establishes the group of engineering firms that the Agency can go to. He stated it was done through an RFP process. He stated the RFP is set up with an initial 3 year term with automatic 1 year extensions subject to termination with 60 days' notice for a total maximum term of not to exceed 6 years. He stated it will be 3 years then 1 year, 1 year and 1 year for maximum of 6 years.

Patrick Hogan stated this allows the Board to be more flexible in addressing issues that come up.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the Executive Director to enter into retainer agreements for professional engineering services with the following companies: Arcadis of NY, Inc.; Barton & Loguidice, D.P.C; C & S Companies; CHA Consulting, Inc.; JMT, Inc. and Ramboll Group for professional engineering services on an as-needed basis. Motion was carried.

#### PUBLIC RELATIONS/MARKETING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated this is a cleanup resolution from last month. He stated there was a subsequent bill that came in and we did not authorize enough funding at the last meeting which was about \$7,500. He stated this authorization for \$3,500 in payment closes out that contract and asking for the Board's permission to effect that outcome.

Upon a motion Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a contract with Eric Mower and Associates in an amount not to exceed \$3,500 for public relations/marketing services in connection with the development of White Pine Commerce Park. Motion was carried.

#### WHITE PINE ENGINEERING CONTRACTS

Robert Petrovich stated this action is being sought because of the relationship that the IDA has had with Ramboll over the last several years, providing support services to us in connection with the development of White Pine Mega Campus. He stated what has transpired over the past couple of months is the desire of Micron to enlist the services of Ramboll on specific project elements and that would create a conflict because they cannot service 2 masters. He stated we

are in a position to release Ramboll from their contract with the IDA. He stated if there are other projects that come forward that Ramboll does not have a conflict on the Agency can use them in that regard. He stated in this particular situation Ramboll and Micron are looking to formalize a business relationship. He stated there is an outstanding item which is the topographic and boundary survey that was completed for the White Pine site that was requested by Micron that Ramboll undertook with a subcontractor. He stated this request and this action is to be able to transfer and sign that contract from Ramboll through Thew over to the IDA such that if there are any adjustments, modifications or changes that might need to be made then we do them.

Jeff Davis stated the \$109,200 on the Agenda is an amount that was previously approved under the Ramboll contract to increase the amount on their contract for the Thew subcontracting. He stated now in essence the Board is not approving an additional amount of money but saying since we are suspending the services of the White Pine contract with Ramboll we need to assume that contract directly with us so the amount will come over under that contract amount of \$109,200.

Robert Petrovich stated instead of paying Ramboll, the Agency will pay Thew.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution suspending the Service Agreement with Ramboll effective January 31, 2023. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the assumption of Ramboll's contract with Thew Associates PE-LS, PLLC in an amount not to exceed \$109,200 for certain survey and topographic work at White Pine Commerce Park. Motion was carried.

#### PROJECT TERMINATION OF RANALLI SUPER DC, LLC (3101-21-10A)

Robert Petrovich stated Ranalli Super DC, LLC project submitted an application for consideration of approval at least 18 months ago and there has been no movement towards closing and getting the project finalized. He stated after several conversations with counsel, the applicants counsel and the applicants engineer, the applicant has decided to withdraw this

application, rethink their project and come back to the Board at a future time with a different project for the site. He stated it is giving them an opportunity to rethink what they want to do.

Patrick Hogan asked if any work has been done at the site. Robert Petrovich stated he does not think so but not 100% sure. He stated anything precludes them from coming to the Board for benefits.

Kevin Ryan asked if this is the warehouse they were going to build. Robert Petrovich stated yes.

Susan Stanczyk stated she had recused from voting at the last vote. Jeff Davis stated this is a vote to terminate versus the vote in the past was to grant benefits so he thinks Ms. Stanczyk is ok to vote.

Kevin Ryan asked if a resolution is needed. Jeff Davis stated typically the Agency does a resolution to terminate so when the ABO does an audit on our open projects it is shown it has been officially terminated. He stated it will show on the website as well.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution acknowledging the withdrawal of the application submitted by Ranalli Super DC, LLC and revoking any and all financial assistance grant to Ranalli Super DC, LLC and United Auto Supply of Syracuse, West, Inc. in connection with the project associated with the project number listed above (3101-21-10A). Motion was carried.

#### APPOINTMENT OF ASSISTANT SECRETARY – SVETLANA DYER

Robert Petrovich stated we have an assistant treasurer that has worked out well for the IDA Board particularly in the absence of the treasurer. He stated to the extent that Nancy Lowery needs assistance, we would like to appoint Svetlana Dyer as assistant secretary to the IDA Board. He stated Lana has only been here for a short time and it has been good.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution appointing Svetlana Dyer as Assistant Secretary to Onondaga County Industrial Development Agency. Motion was carried.

## ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 9:17 am. Motion was carried.

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Nancy Lowery, Secretary



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
 335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202  
 PHONE: 315.435.3770 • FAX: 315.435.3669

February 28, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	615,096	969,768	1,472,880	(503,112)
Administrative Expense	46,703	79,725	816,000	(736,275)
Operating/Program Expense	17,389	183,699	656,880	(473,181)
Net Ordinary Income	551,004	706,344	-	706,344

Current Assets	Current YTD	Prior YTD
Total Cash	4,195,385	3,221,709
Less Pass Through Received	78,135	7,468
Available Cash	4,117,250	3,214,241
Receivables	611,088	466,984
Grant Reimbursements	-	-
Total	4,728,337	3,681,225

Receivables	
0-120 days	611,088
> 120 days	
Total	611,088

# Onondaga County Industrial Development Agency

## Profit and Loss

February 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	12,000.00
2116.3 WPCP Agency Fee	599,087.78
<b>Total 2116 Fees</b>	<b>611,087.78</b>
2410 Lease Income	2,750.00
<b>Total 500 Operating Revenue</b>	<b>613,837.78</b>
501 Non-Operating Revenue	
2401 Interest Income	1,132.49
501.2 Other Non-Operating Revenue	126.00
<b>Total 501 Non-Operating Revenue</b>	<b>1,258.49</b>
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	13,644.50
529 PILOT Income	-5,176.65
<b>Total 534 Pilot &amp; Pass Thru Revenue</b>	<b>8,467.85</b>
550 WPCP Pass Thru Revenue	1,027,561.03
<b>Total Income</b>	<b>\$1,651,125.15</b>
GROSS PROFIT	<b>\$1,651,125.15</b>
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	5,000.00
<b>Total 6406 Other Professional Services</b>	<b>5,000.00</b>
6407 Administrative Expense	46,702.86
6408 Meeting Expenses	250.68
6409 Conference Attendance	2,265.00
6410 Office Expense	1,413.63
<b>Total 6400 Operating Expense</b>	<b>55,632.17</b>
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.5 Insurance	1,707.96
6510.7 WPCP Marketing	6,747.07
<b>Total 6510 White Pine Commerce Park</b>	<b>8,455.03</b>
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	5.00
<b>Total 6520 North Salina Property Acquisition</b>	<b>5.00</b>
<b>Total 6500 Agency Program Expenses</b>	<b>8,460.03</b>

# Onondaga County Industrial Development Agency

## Profit and Loss

February 2023

	TOTAL
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	3,060.17
6606 OHB Redev LLC Funds Pass Thru	13,644.50
<b>Total 6605 Pilot &amp; Pass Thru Expenses</b>	<b>16,704.67</b>
<b>Total 6600 Non-Operating Expenses</b>	<b>16,704.67</b>
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	533,334.00
6610.3 Ramboll	168,616.50
<b>Total 6610 WPCP Pass Thru Expenses</b>	<b>701,950.50</b>
<b>Total Expenses</b>	<b>\$782,747.37</b>
NET OPERATING INCOME	<b>\$868,377.78</b>
NET INCOME	<b>\$868,377.78</b>



# Onondaga County Industrial Development Agency

## Balance Sheet As of February 28, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,311,498.61
200.2 Cash - M & T Money Maker Savings	892,793.90
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
<b>Total 200 Cash</b>	<b>4,195,384.69</b>
<b>Total Bank Accounts</b>	<b>\$4,195,384.69</b>
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	1,861,775.81
<b>Total 380 Accounts Rec.</b>	<b>1,861,775.81</b>
<b>Total Accounts Receivable</b>	<b>\$1,861,775.81</b>
<b>Total Current Assets</b>	<b>\$6,057,160.50</b>
Fixed Assets	
100 Land	
101 White Pines Commerce Park	25,831,128.37
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
<b>Total 101.1 WPCP GEIS</b>	<b>506,689.15</b>
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
<b>Total 101.3 Engineering Services</b>	<b>67,049.42</b>
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
<b>Total 101.5 Land Acquisition Costs</b>	<b>1,163,231.71</b>
101.6 WPCP Marketing	2,954.34
<b>Total 101 White Pines Commerce Park</b>	<b>27,640,827.24</b>
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53

# Onondaga County Industrial Development Agency

## Balance Sheet As of February 28, 2023

	TOTAL
<b>Total 106 North Salina Properties</b>	<b>651,505.08</b>
107 800 Hiawatha	604,840.42
<b>Total 100 Land</b>	<b>28,897,172.74</b>
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
<b>Total 104 Machinery &amp; Equipment</b>	<b>6,018.00</b>
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
<b>Total Fixed Assets</b>	<b>\$34,982,100.74</b>
Other Assets	
240 Blue Sky Redevelopment	1,641.76
<b>Total Other Assets</b>	<b>\$1,641.76</b>
<b>TOTAL ASSETS</b>	<b>\$41,040,903.00</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	901,381.57
<b>Total Accounts Payable</b>	<b>\$901,381.57</b>
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	79,724.86
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	343,417.50
600.205 Exp Pay Prev Period	13,521.03
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	26,088,187.09
600.31 Accrued Interest - OC Note Payable	2,129.00
<b>Total 600.3 Onondaga County Loan</b>	<b>26,090,316.09</b>
<b>Total 600 Accounts Payable</b>	<b>26,594,788.48</b>
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	1.01
<b>Total 601 PILOT and Pass Thru Payable</b>	<b>1.01</b>
631 Due to Other Governments	
631.1 Towns	
631.15 Salina	4,583.19

# Onondaga County Industrial Development Agency

## Balance Sheet As of February 28, 2023

	TOTAL
<b>Total 631.1 Towns</b>	<b>4,583.19</b>
631.2 Villages	
631.235 Liverpool	4,538.00
<b>Total 631.2 Villages</b>	<b>4,538.00</b>
631.3 Schools	
631.335 Liverpool	31,677.00
631.356 Syracuse	13,998.00
<b>Total 631.3 Schools</b>	<b>45,675.00</b>
631.4 Onondaga County	15,864.00
631.5 City of Syracuse	7,475.00
<b>Total 631 Due to Other Governments</b>	<b>78,135.19</b>
<b>Total Other Current Liabilities</b>	<b>\$26,672,924.68</b>
<b>Total Current Liabilities</b>	<b>\$27,574,306.25</b>
<b>Total Liabilities</b>	<b>\$27,574,306.25</b>
Equity	
3900 Equity Unreserved	9,735,808.53
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	1,012,120.59
<b>Total Equity</b>	<b>\$13,466,596.75</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$41,040,903.00</b>

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PAYMENT OF BILLS - SCHEDULE #479**  
**March 23, 2023**

**GENERAL EXPENSES**

1. <u>ONONDAGA COUNTY CLERK*</u>	\$	5.00
Lein Discharge		
2. <u>ONONDAGA COUNTY PLANNING FEDERATION**</u>	\$	150.00
2023 Planning Symposium		
3. <u>NYS ECONOMIC DEVELOPMENT COUNCIL***</u>	\$	2,115.00
2023 EDC Sponsorship		
4. <u>CRYSTAL ROCK****</u>	\$	81.41
Inv#22976721, 2-19-23		
5. <u>DOWNTOWN COMMITTEE OF SYRACUSE*****</u>	\$	1,360.00
Downtown Enthusiast Sponsor 2023		
6. <u>MOHAWK VALLEY EDGE</u>	\$	1,837.50
2021 SEMICON West/NYLN Booth Space		
7. <u>BARCLAY DAMON LLP</u>	\$	63,153.38
IDA, Roth Steel, and WPCP Legal		
8. <u>BARCLAY DAMON LLP</u>	\$	1,867.00
OHB Redev, LLC, Inv#5224872		
9. <u>JMT OF NEW YORK, INC.</u>	\$	3,002.50
Inv#34-103938, Roth Steel		
10. <u>ROBERT PETROVICH</u>	\$	212.33
Meeting Mileage		
11. <u>NATE STEVENS</u>	\$	204.41
Meeting Mileage		
12. <u>NANCY LOWERY</u>	\$	204.41
Meeting Mileage		
13. <u>SVETLANA DYER</u>	\$	204.41
Meeting Mileage		

Schedule #479

page 2

14. <u>MOWER</u>	\$	10,870.00
White Pine, Inv#266033		
15. <u>BROWN &amp; BROWN OF NEW YORK, INC.</u>	\$	6,148.00
Insurance Renewal, Inv#11548286		
16. <u>FEDEX</u>	\$	8.30
Inv#8-044-64580		
<b>TOTAL</b>	<b>\$</b>	<b>91,423.65</b>

\*Ratification of Check dated February 9, 2023

\*\*Ratification of Check dated February 13, 2023

\*\*\*Ratification of Check dated February 16, 2023

\*\*\*\*Ratification of Check dated February 23, 2023

\*\*\*\*\*Ratification of Check dated March 7, 2023

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PAYMENT OF BILLS - SCHEDULE #479**  
**March 23, 2023**

**PILOT Payments**

1.	<u>ONONDAGA COUNTY*</u> Annual 2023 PILOT Payments	\$	116,979.93
2.	<u>VILLAGE OF BALDWINSVILLE*</u> Annual 2023 PILOT Payments	\$	92,618.00
3.	<u>TOWN OF CLAY*</u> Annual 2023 PILOT Payments	\$	4,286.00
4.	<u>TOWN OF VAN BUREN*</u> Annual 2023 PILOT Payments	\$	21,539.00
5.	<u>TOWN OF DEWITT*</u> Annual 2023 PILOT Payments	\$	35,981.62
6.	<u>TOWN OF CICERO*</u> Annual 2023 PILOT Payments	\$	4,227.00
7.	<u>TOWN OF LYSANDER*</u> Annual 2023 PILOT Payments	\$	39,326.00
8.	<u>CITY OF SYRACUSE*</u> Annual 2023 PILOT Payments	\$	2,040.96
9.	<u>SYRACUSE CSD*</u> Annual 2023 PILOT Payments	\$	7,389.73
10.	<u>NORTH SYRACUSE CSD*</u> Annual 2023 PILOT Payments	\$	26,251.00
11.	<u>LIVERPOOL CSD*</u> Annual 2023 PILOT Payments	\$	53,941.00
12.	<u>EAST SYRACUSE MINOA CSD*</u> Annual 2023 PILOT Payments	\$	178,085.53
13.	<u>BALDWINSVILLE CSD*</u> Annual 2023 PILOT Payments	\$	328,643.00

14. <u>TOWN OF LAFAYETTE**</u>	\$	2,908.00
Annual 2023 PILOT Payments		
15. <u>LAFAYETTE CSD**</u>	\$	9,475.00
Annual 2023 PILOT Payments		
16. <u>ONONDAGA COUNTY***</u>	\$	15,864.00
Annual 2023 PILOT Payments		
17. <u>CITY OF SYRACUSE***</u>	\$	7,475.00
Annual 2023 PILOT Payments		
18. <u>CITY OF SYRACUSE CSD***</u>	\$	13,998.00
Annual 2023 PILOT Payments		
19. <u>TOWN OF SALINA***</u>	\$	4,584.00
Annual 2023 PILOT Payments		
20. <u>VILLAGE OF LIVERPOOL***</u>	\$	4,538.00
Annual 2023 PILOT Payments		
21. <u>LIVERPOOL CSD***</u>	\$	31,677.00
Annual 2023 PILOT Payments		
<b>TOTAL</b>	<b>\$</b>	<b>1,001,827.77</b>

\*Ratification of Checks dated February 16, 2023

\*\*Ratification of Checks dated February 23, 2023

\*\*\*Ratification of Checks dated March 10, 2023

# Onondaga County Industrial Development Agency

**Annual Meeting**  
**March 23, 2023**  
**Michael Lisson, CPA, CITP Partner**



# Agenda

- REQUIRED COMMUNICATIONS
- ANNUAL FINANCIAL INFORMATION
  - FINANCIAL STATEMENTS
  - INVESTMENT POLICY COMPLIANCE
  - REPORT ON INTERNAL CONTROL & OTHER COMPLIANCE
- OTHER INFORMATION

# Required Communications

- **Required by Generally Accepted Governmental Auditing Standards (GAGAS)**
- **AU-C Section 260, The Auditor's Communication with Those Charged with Governance**
- **Those Charged with Governance**
  - Responsible for overseeing strategic direction of entity
  - Responsible for obligations related to accountability
  - Oversees the financial reporting process, including internal controls

# Required Communications (continued)

- **Auditor's Responsibilities with Regard to the Financial Statement Audit**

- We form and express **an opinion** on your financial statements. Does not relieve management or the board of their responsibilities
- Further described in the annual engagement letter

- **Planned Scope and Timing of the Audit**

- Communicated on October 6, 2022
  - We carried out our audit consistent with the planned scope and timing previously communicated
- Significant Risks Identified:
  - **Revenue Recognition**
  - **Investment in real property**

A significant risk for our audit purposes are risks relating to amounts or disclosures in the financial statements that require special audit consideration because of the likelihood and magnitude of the potential misstatement. We consider certain factors to determine whether a risk is a significant risk.

# Required Communications (continued)

- **Qualitative aspects of significant accounting practices**
  - The notes to financials describes significant accounting practices
    - Pollution remediation obligations (note 2)
    - Investment in real property - \$29.5m (note 2)
    - Financial assistance program (note 3)
    - Tax abatement programs (note 4)
    - Property leases and bonds payable (conduit debt-\$68.8m) (note 9)
    - Note payable to Onondaga County - \$25.9m (note 12)
  - Significant estimates
    - Depreciable lives (5 to 39 years)
    - Pollution remediation obligations
  - Financials and notes are fairly consistent with prior year and are fairly presented.
- **Difficulties encountered in performing the audit**
  - None. Management is well prepared and was extremely helpful in assisting and preparing information for the audit

# Required Communications

(continued)

- **Uncorrected and corrected misstatements**
  - There were no uncorrected misstatements that were not recorded by management
  - Entries during the course of the audit related to depreciation expense (\$17k), OED expense not required to be funded per Onondaga County (\$699k) and interest on note payable to Onondaga county (\$487k)

# Required Communications (continued)

- **Disagreements with management**
  - None to report
- **Management Representations**
  - Letter dated March 23, 2023
- **Management Consultations with Other Independent Accountants**
  - No consultations have been noted
- **Compliance with All Ethics Requirements regarding independence**
  - Appropriate safeguards applied to eliminate/reduce identified threats to independence, primarily related to non-audit services provided. Non-audit services include:
    - Preparation of the financial statements (deemed a “significant threat”)
- **Other Audit Findings or Issues**
  - None to report

# Annual Financial Information

## Financial Statements

- **Unmodified (“clean”) audit opinion (pgs 1-3)**
  - Change in format and wording of opinion this year
  - Report on required supplementary information (RSI)
  - Other information
- Management’s Discussion and Analysis (pgs 4-7)
- Statements of Net Position (pg 8)
- Statements of Revenues, Expenses & Changes in Net Position (pg 9)
- Statements of Cash Flows (pgs 10-11)
- Notes to financial statements (pgs 12-21)
- **Supplemental Schedule (NYS requirement) (pgs 22-23)**

# Annual Financial Information

## Net Position Summary

	Year Ended December 31,		
	2022	2021	2020
Cash and cash equivalents	\$ 4,051,978	\$ 2,975,229	\$ 5,069,972
Receivables - agency fees	417,245	282,570	269,149
Receivables - White Pines pass through	209,113	-	-
Receivables - PILOT pass through	32,471	32,765	-
Capital assets	4,766,163	4,488,414	4,502,156
Investment in real property	29,508,083	6,180,006	-
Total assets	38,985,053	13,958,984	9,841,277
Current liabilities	624,164	749,875	386,715
Note payable to Onondaga County	25,888,840	1,747,910	-
Total liabilities	26,513,004	2,497,785	386,715
Net position:			
Net investment in capital assets	4,766,163	4,488,414	4,502,156
Unrestricted	7,705,886	6,972,785	4,952,406
Total net position	\$ 12,472,049	\$ 11,461,199	\$ 9,454,562



# Annual Financial Information

## Change in Net Position Summary

	Year Ended December 31,		
	2022	2021	2020
Operating revenues	\$ 2,887,193	\$ 2,334,950	\$ 2,803,839
Operating expenses	1,392,265	326,923	1,951,084
Operating income (loss)	1,494,928	2,008,027	852,755
Other revenues (expenses)	(484,078)	(1,390)	1,577
Change in net position	1,010,850	2,006,637	854,332
Net position - beginning of year	11,461,199	9,454,562	8,600,230
Net position - end of year	<u>\$ 12,472,049</u>	<u>\$ 11,461,199</u>	<u>\$ 9,454,562</u>

# Annual Financial Information

## Financial Highlights

- Operating Revenues **increased \$552,243** in 2022 compared to a **decrease of \$1,079,180** in 2021. This was primarily due to the following:
  - Increase in overall Agency fees received of **\$799,429** compared to 2021. Significant Agency fees included \$570,458 from Baldwinsville Senior Housing Preservation LLC, \$567,500 from LOSO, LLC, \$140,201 from Fayette Manlius LLC and \$126,025 Old Seneca Turnpike LLC;
  - Decrease of **\$828,554** in 2022 for reimbursement of costs related to the White Pine Commerce Park from Onondaga County; and
  - Increase of **\$373,811** for reimbursement of development costs from a utility company for work related to the White Pine Commerce Park.
  - Increase of **\$206,203** of pass-through income related to White Pine Commerce Park.



# Annual Financial Information

## Financial Highlights (continued)

- Operating Expenses increased **\$1,065,342** in 2022. Development costs **increased \$660,933** related to White Pine Commerce Park and pass through expense of \$206,203 increased also related to the White Pine Commerce Park. General and administrative increased \$187,379 primarily due to a cancelled project fee of \$155,000.

# Annual Other Reporting

- Investment Policy Compliance
  - Required by NYS Public Authorities Law section 2925
  - No non-compliance matters noted or identified
- Report on Internal Control over Financial Reporting and on Compliance and Other Matters
  - No material weaknesses or non-compliance matters noted

# CRYOMECH

March 14, 2023

Mr. Robert M. Petrovich  
Executive Director  
Onondaga County Industrial Development Agency  
335 Montgomery Street; 2nd Floor  
Syracuse, New York 13202

Re: Request for Consent to Assignment of OCIDA Project

Dear Mr. Petrovich:

We are writing to notify Onondaga County Industrial Development Agency ("OCIDA") that Cryomech, Inc. ("Cryomech") has agreed to sell its business, and related assets and liabilities, to Bluefors, a manufacturer of cryogenic systems headquartered in Helsinki, Finland. Bluefors has existing facilities in Finland, Germany and The Netherlands. This will be Bluefors' first facility in the United States. Additional information regarding Bluefors is enclosed with this letter.

The sale transaction includes Cryomech's existing land, buildings and equipment located at 6682 Moore Road in the Town of DeWitt, New York (the "Facility"). Bluefors intends to continue operating the Facility under the name Bluefors. Bluefors also intends to complete the pending 34,000 sq. ft. expansion (the "Expansion") of the DeWitt Facility.

Cryomech's existing Facility is covered by a payment-in-lieu-of-tax ("PILOT") agreement with OCIDA dated September 1, 2019 and related OCIDA lease/leaseback agreements. On December 20, 2022, OCIDA approved financial assistance for the Expansion project, including exemptions from sales tax, mortgage tax and real property tax. OCIDA and Cryomech have entered into a Project and Preliminary Sales Tax Exemption Agreement dated February 2, 2023 (the "2023 Project Agreement") for the Expansion, but have not yet entered into lease/leaseback and PILOT agreements for the Expansion.

Cryomech requests that OCIDA consent to (1) the sale of Cryomech's Facility, including the Expansion, to Bluefors, (2) assignment to Bluefors of the lease/leaseback, PILOT and related agreements for the existing Facility, and (3) assignment to Bluefors of the 2023 Project Agreement and related OCIDA financial assistance for the Expansion. In connection with these assignments, Bluefors will assume all of Cryomech's obligations under the OCIDA agreements.


We request that OCIDA consider this request for approval at its meeting on March 23. Please let us know if OCIDA needs further information in order to approve the requested sale and assignments.

6682 Moore Road, Syracuse, NY 13211 USA  
v 315 455 2555 [www.cryomech.com](http://www.cryomech.com)




Very truly yours,

CRYOMECH, INC.

By:   
Daniel Ingersoll  
Chief Business Officer/Treasurer

6682 Moore Road, Syracuse, NY 13211 USA  
v 315 455 2555 [www.cryomech.com](http://www.cryomech.com)

RPNY Solar 4, LLC					
Project Summary Draft			3/20/2023		
1. Project		RPNY Solar 4, LLC		2. Project Number	3101-23-1A
3. Location		5986 Clemons Rd		4. School District	East Syracuse-Minoa Central School District
5. Tax Parcel(s)		005.-10-01.0		6. Project Type	New Construction/Solar
				Village	Village of Minoa
7.Total Project Cost		\$	7,126,990	8. Total Jobs	
Land		\$	-	8A. Job Retention	
Site Work		\$	1,015,340	8B: Job Creation	
Building		\$	2,041,423	(Next 5 Years)	
Furniture & Fixtures		\$	-		
Equipment		\$	2,779,079		
Equipment Subject to NYS Production Exemption		\$	-		
Engineering/Architecture Fees		\$	102,400		
Financial Charges		\$	367,000		
Legal Fees		\$	200,000		
Other- Solar Installation Labor		\$	-		
<b>Cost Benefit Analysis</b>		<b>RPNY Solar 4, LLC</b>		<b>Project Description</b>	
		Fiscal Impact (\$)			
Abatement Cost		\$	462,256		
Sales Tax		\$	222,326		
Mortgage Tax		\$	46,723		
Property Tax Relief (PILOT)		\$	193,206		
New Investment		\$	7,292,876		
PILOT Payments		\$	352,333		
Project Wages (10 years)		\$	-		
Construction Wages		\$	435,300		
Employee Benefits (10 years)		\$	-		
Project Capital Investment		\$	6,505,242		
New Sales Tax Generated		\$	-		
				RPNY Solar 4, LLC is proposing a 2.75 MW Solar energy system farm located on 12.4 acres in the Village of Minoa.	

# RPNY Solar 4, LLC- Draft

3/17/2023

## A) PILOTS Estimate Table Worksheet

Current Revenue Generated by  
Parcel \$ 2,574

Expected Revenue from the Parcel  
if no project occurred \$ 82,436.70

Projected Year 1 Revenue to be  
generated as a result of the project: \$11,000

Total Project Cost \$ 7,126,990.26

OCIDA Estimate of Project Value \$ 694,769.80

Projected MW to be generated 2.75  
**Scheduled PILOT Payments \$ 352,333.30**

Year	Onondaga County	Manlius	East Syracuse-Minoa Central School District	Village of Minoa	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	10.90%	8.42%	57.70%	22.99%	100.00%		
2022-2023	\$ 282.69	\$ 218.38	\$ 1,496.69	\$ 575.95	\$ 2,573.71		
1	\$ 1,198.75	\$ 926.04	\$ 6,346.77	\$ 2,528.44	\$ 11,000.00	\$ 5,041.55	\$ (5,958.45)
2	\$ 1,222.72	\$ 944.57	\$ 6,473.70	\$ 2,579.01	\$ 11,220.00	\$ 5,142.38	\$ (6,077.62)
3	\$ 1,247.18	\$ 963.46	\$ 6,603.18	\$ 2,630.59	\$ 11,444.40	\$ 5,245.23	\$ (6,199.17)
4	\$ 1,272.12	\$ 982.73	\$ 6,735.24	\$ 2,683.20	\$ 11,673.29	\$ 5,350.13	\$ (6,323.16)
5	\$ 1,297.56	\$ 1,002.38	\$ 6,869.95	\$ 2,736.86	\$ 11,906.75	\$ 5,457.14	\$ (6,449.62)
6	\$ 1,323.52	\$ 1,022.43	\$ 7,007.34	\$ 2,791.60	\$ 12,144.89	\$ 5,566.28	\$ (6,578.61)
7	\$ 1,349.99	\$ 1,042.88	\$ 7,147.49	\$ 2,847.43	\$ 12,387.79	\$ 5,677.60	\$ (6,710.18)
8	\$ 1,376.99	\$ 1,063.73	\$ 7,290.44	\$ 2,904.38	\$ 12,635.54	\$ 5,791.16	\$ (6,844.39)
9	\$ 1,404.53	\$ 1,085.01	\$ 7,436.25	\$ 2,962.47	\$ 12,888.25	\$ 5,906.98	\$ (6,981.27)
10	\$ 1,432.62	\$ 1,106.71	\$ 7,584.97	\$ 3,021.72	\$ 13,146.02	\$ 6,025.12	\$ (7,120.90)
11	\$ 1,461.27	\$ 1,128.84	\$ 7,736.67	\$ 3,082.15	\$ 13,408.94	\$ 6,145.62	\$ (7,263.32)
12	\$ 1,490.49	\$ 1,151.42	\$ 7,891.41	\$ 3,143.80	\$ 13,677.12	\$ 6,268.53	\$ (7,408.58)
13	\$ 1,520.30	\$ 1,174.45	\$ 8,049.24	\$ 3,206.67	\$ 13,950.66	\$ 6,393.90	\$ (7,556.76)
14	\$ 1,550.71	\$ 1,197.94	\$ 8,210.22	\$ 3,270.81	\$ 14,229.67	\$ 6,521.78	\$ (7,707.89)
15	\$ 1,581.72	\$ 1,221.90	\$ 8,374.43	\$ 3,336.22	\$ 14,514.27	\$ 6,652.22	\$ (7,862.05)
16	\$ 1,613.36	\$ 1,246.33	\$ 8,541.91	\$ 3,402.95	\$ 14,804.55	\$ 6,783.88	\$ (8,020.67)
17	\$ 1,645.63	\$ 1,271.26	\$ 8,712.75	\$ 3,471.01	\$ 15,100.64	\$ 6,916.07	\$ (8,184.57)
18	\$ 1,678.54	\$ 1,296.69	\$ 8,887.01	\$ 3,540.43	\$ 15,402.66	\$ 7,048.88	\$ (8,353.78)
19	\$ 1,712.11	\$ 1,322.62	\$ 9,064.75	\$ 3,611.23	\$ 15,710.71	\$ 7,182.33	\$ (8,528.38)
20	\$ 1,746.35	\$ 1,349.07	\$ 9,246.04	\$ 3,683.46	\$ 16,024.92	\$ 7,316.68	\$ (8,708.24)
21	\$ 1,781.28	\$ 1,376.05	\$ 9,430.96	\$ 3,757.13	\$ 16,345.42	\$ 7,451.97	\$ (8,893.45)
22	\$ 1,816.90	\$ 1,403.57	\$ 9,619.58	\$ 3,832.27	\$ 16,672.33	\$ 7,588.32	\$ (9,084.01)
23	\$ 1,853.24	\$ 1,431.65	\$ 9,811.97	\$ 3,908.92	\$ 17,005.78	\$ 7,725.75	\$ (9,279.03)
24	\$ 1,890.31	\$ 1,460.28	\$ 10,008.21	\$ 3,987.09	\$ 17,345.89	\$ 7,864.28	\$ (9,479.61)
25	\$ 1,928.11	\$ 1,489.48	\$ 10,208.38	\$ 4,066.84	\$ 17,692.81	\$ 8,003.91	\$ (9,684.90)
	\$ 38,396.28	\$ 29,661.48	\$ 203,288.87	\$ 80,986.67	\$ 352,333.30	\$ 545,539.57	\$ 193,206.27



## Renewable Properties, LLC

879 Sanchez Street  
San Francisco, CA 94114  
www.renewprop.com



2/23/2023

Mr. Robert Petrovich  
Onondaga County IDA 335  
Montgomery Street, 2<sup>nd</sup>  
Floor  
Syracuse, NY 13202

### **RE: RPNY Solar 4 PILOT Application**

Dear Mr. Petrovich,

Renewable Properties is pleased to submit an updated Application for Benefits for our RPNY Solar 4, AKA "Clemons Road," Solar Project for your review and consideration. The Clemons Road Solar Project (Project) is small-scale, 2.75 MWac community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road in the Village of Minoa, NY; (APN 005.-10-01.0). The Project company has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

During the construction period, the Project will create up to 30 full-time construction jobs. We are aware of OCIDA's local labor requirements and are working with our engineering, procurement, and construction (EPC) prime contractor towards the 100% local labor requirement.

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/use can make that representation. PILOT payments with a 2% contractual escalator will total \$ 11,000/year for base year up to \$17,692 in year 25 for a total of \$352,333 in payment in lieu of taxes.

Letters of support for the proposed PILOT have been obtained from the Village of Minoa, the Town of Manlius, the East Syracuse Minoa Central School District, and the Onondaga County Legislature and have been attached to this application.

## Renewable Properties, LLC

879 Sanchez Street  
San Francisco, CA 94114  
www.renewprop.com



We appreciate the Board's comments at the February 9, 2023 meeting regarding the original application. The Project is committed to using to using local labor and has removed the request for a waiver at this time. We look forward to your review of this application and welcome any comments or questions you may have.

Sincerely,

**RENEWABLE PROPERTIES**

*Anthony Bell*

Anthony Bell  
Permitting Manager

Application Materials Enclosed:

1. OCIDA Benefits Application
2. Project Narrative and Description
3. Approved Project Site Plan
4. Parcel PDD figure
5. FEAF
6. SEQR Determination
7. Village of Minoa Approval Resolutions
8. Taxing Jurisdictions PILOT Letters of Support
9. Lease Agreement
10. Project Decommissioning Plan

Cc:

Robert Panasci, Esq., Young Sommer  
Stephanie Loucas, Renewable Properties  
Nancy Lowery, OCIDA



## ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at [nancylowery@ongov.net](mailto:nancylowery@ongov.net). **An Application will not be considered by the Agency until the Application fee has been received.**
6. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
7. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
8. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.
9. A complete Application consists of the following 9 items:
  - This Application
  - Local Access Agreement
  - Employment Plan

- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

10. This Application was adopted by the OCIDA Board on January 18, 2022.

**It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.**

**Return to:**

Onondaga County Industrial Development Agency  
Attn: Nancy Lowery  
333 W. Washington Street, Suite 130  
Syracuse, NY 13202  
Phone: 315-435-3770 | Fax: 315-435-3669  
[nancylowery@ongov.net](mailto:nancylowery@ongov.net)

## Section I: Applicant Information

Please answer all questions. Use “None”, “Not Applicable” and “See Attached” where necessary.

Submittal Date: \_\_\_\_\_

**A) Applicant/Project Operator information (company receiving benefits):**

Applicant/Project Operator: [Click here to enter text.](#) \_\_\_\_\_

Applicant/ Project Operator Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Website: \_\_\_\_\_ E-mail: \_\_\_\_\_

Federal ID#: \_\_\_\_\_ NAICS: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

Owner (if different from Applicant/Project Operator): \_\_\_\_\_ Owner Address:

Federal ID#: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

List of stockholders, members, or partners of Owner: \_\_\_\_\_

**B) Individual Completing Application:**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**C) Company Contact (if different from individual completing application):**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**D) Company Counsel:**

Name of Attorney: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**E) Business Organization (check appropriate category):**

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): \_\_\_\_\_

Year Established: \_\_\_\_\_

State in which Organization is established: \_\_\_\_\_

**F) List all stockholders, members, or partners with % of ownership greater than 5%:**

Name

% of ownership

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**G) Applicant Business Description:**

Estimated % of sales within Onondaga County: \_\_\_\_\_

Estimated % of sales outside Onondaga County but within New York State: \_\_\_\_\_

Estimated % of sales outside New York State but within the U.S.: \_\_\_\_\_

Estimated % of sales outside the U.S.: \_\_\_\_\_

(\*Percentage to equal 100%)

**H) Applicant History:** If the answer to any of the following is “Yes”, please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☐ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☐ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☐ No

**I)** Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☐ No

## Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: \_\_\_\_\_

Legal Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ Village/Town: \_\_\_\_\_

Zip Code: \_\_\_\_\_ School District: \_\_\_\_\_

Tax Map Parcel ID(s): \_\_\_\_\_

Full Market Value: \_\_\_\_\_ Footage of Existing Building: \_\_\_\_\_

Census Tract: \_\_\_\_\_

B) Type (Check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> New construction                         | <input type="checkbox"/> Purchase of machinery and/or equipment    |
| <input type="checkbox"/> Expansion/Addition to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield          |
| <input type="checkbox"/> Renovation of existing facility          | <input type="checkbox"/> LEED Certification                        |
| <input type="checkbox"/> Housing Project                          | <input type="checkbox"/> Demolition and Construction               |
| <input type="checkbox"/> Renewable Energy Project                 | <input type="checkbox"/> Acquisition of existing facility/property |
| <input type="checkbox"/> Retail                                   | <input type="checkbox"/> Other:                                    |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

\* For a Retail Project (also see page 14)

\* For a Renewable Energy Project (also see page 15)

\* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☐ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (vi) describe your method for site control (Own, lease, other).



E) Select Project type for all end users at Project site (you may check more than one):

**\*\*Please check any and all end users as identified below**

- |  |  |
|--|--|
| <input type="checkbox"/> Industrial                              | <input type="checkbox"/> Bank Office                     |
| <input type="checkbox"/> Acquisition of Existing Facility        | <input type="checkbox"/> Retail ( see page 14)           |
| <input type="checkbox"/> Housing Project ( see page 17 )         | <input type="checkbox"/> Mixed Use                       |
| <input type="checkbox"/> Equipment Purchase                      | <input type="checkbox"/> Facility for Aging              |
| <input type="checkbox"/> Multi-Use Tenant                        | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Renewable Energy Project ( see page 15) | <input type="checkbox"/> Other _____                     |
| <input type="checkbox"/> Commercial                              |  |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

Not Applicable

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?  
☐ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?  
☐ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?  
☐ Yes ☐ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☐ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

See attached project narrative

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☐ Yes. What is the status? ☐ No. When will the plans be submitted?

\_\_\_\_\_

2. Has the project received site plan approval from the town or local planning board?  
☐ Yes      ☐ No
3. If no, what is the anticipated approval date? \_\_\_\_\_
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
  - a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
  - b. Have any environmental issues been identified on the property?  
☐ Yes      ☐ No  
If yes, please attach an explanation.

### Section III: Construction

#### A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment*			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
<b>Total Project Cost</b>			

**Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.**

B) TOTAL Capital Costs \$ \_\_\_\_\_

Project refinancing: estimated amount  
(For refinancing of existing debt only)

\$ \_\_\_\_\_

Sources of Funds for Project Costs:

1. Bank Financing \$ \_\_\_\_\_
2. Equity (excluding equity that is attributed to grants/tax credits) \$ \_\_\_\_\_
3. Tax Exempt Bond Issuance (if applicable) \$ \_\_\_\_\_
4. Taxable Bond Issuance (if applicable) \$ \_\_\_\_\_

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ \_\_\_\_\_

-Identify each state and federal grant/credit:

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

6. Total Sources of Funds for Project Costs \$ \_\_\_\_\_

C) Employment and Payroll Information

\*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?  
☐ Yes ☐ No If yes, provide number of FTE jobs at the facility: \_\_\_\_\_

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): \_\_\_\_\_
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \_\_\_\_\_
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): \_\_\_\_\_
- ☐ Tax Exempt Bond Financing (Amount Requested): \_\_\_\_\_
- ☐ Taxable Bond Financing (Amount Requested): \_\_\_\_\_

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/  
bridge financing): \$ \_\_\_\_\_

Estimated Mortgage Recording Tax Exemption Benefit (product of  
mortgage amount as indicated above, multiplied by .0075): \$ \_\_\_\_\_

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency’s Sales and Use Tax exemption benefit:

\$ \_\_\_\_\_

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ \_\_\_\_\_

## Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

### A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

## SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?  
☐Yes   ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has  
a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.  
☐Yes   ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?  
☐Yes   ☐No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.  
☐Yes   ☐No



## SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
  - ☐ Yes, please provide a copy of the lease
  - ☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
  - ☐ Yes
  - ☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
  - ☐ Yes. Please provide copy.
  - ☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
  - ☐ Yes. Please provide copy.
  - ☐ No
6. Is the entire parcel being used for the solar project?
  - ☐ Yes
  - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: \_\_\_\_\_
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
  - ☐ Yes, explain.
  - ☐ No

*\*PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

### OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

## SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

## Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

**Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor** is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. **Local (General/Sub) Contractor** is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency**.

In consideration of the extension of financial assistance by the Agency RPNY Solar 4, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 1/11/2023 (date).

Company: RPNY Solar 4, LLC

Representative for Contract: Stephanie Loucas

Address: 879 Sanchez St City: San Francisco State: CA Zip: 94114

Phone: (207) 370-1343 Email: stephanie@renewprop.com

Project Address: 5986 Clemons Rd City: Village of Minoa State: NY Zip: 13057

General Contractor: Unted Renewable Energy, LLC

Contact Person: Amber Penland

Address: 410 Peachtree Parkway Ste 4245-67 City: Cumming State: GA Zip: 30041

Phone: 828-707-6056 Email: amber@u-renew.com

Authorized Representative: Amber Penland Title: Executive Vice President Operations

Signature: Amber Penland

Digitally signed by Amber Penland  
Date: 2023.02.08 13:24:20 -05'00'

## Section IX: Agency Fee Schedule

\* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

## Section X: Recapture of Tax Abatement/Exemptions

**Information to be Provided by Companies:** Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

**I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.**

Name of Applicant Company \_\_\_\_\_

Signature of Officer or Authorized Representative: \_\_\_\_\_



Name & Title of Officer or Authorized Representative: \_\_\_\_\_

Date: \_\_\_\_\_

## Section XI: Conflict of Interest

### Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

### Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

### Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company \_\_\_\_\_

Signature of Officer or Authorized Representative: \_\_\_\_\_



Name & Title of Officer or Authorized Representative: \_\_\_\_\_

Date: \_\_\_\_\_



## Section XII: Representations, Certifications, and Indemnification

\_\_\_\_\_ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the \_\_\_\_\_ (title) of \_\_\_\_\_ (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, “Employment Reports”) that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.



- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

RPNY Solar 4, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Aaron Halimi

Date: 1/11/23

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

Aaron Halimi, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of RPNY Solar 4, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 20 day of Jan, 2023

  
(Notary Public)



End of Application

Rev 1.18.22

**Renewable Properties, LLC**

879 Sanchez Street  
San Francisco, CA 94114

[www.renewprop.com](http://www.renewprop.com)



RPNY Solar 4, LLC

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
APPLICATION FOR BENEFITS

ATTACHMENTS

## PROJECT NARRATIVE & DESCRIPTION



**RPNY Solar 4  
Clemons Road Solar Project  
Project Narrative & Description**

**Project Site**

The Clemons Road Solar Project (Project) is small-scale community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road (APN 005.-10-01.0) in the Village of Minoa, NY, and is currently vacant with no active uses. The Project's parent company, Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC (copy of lease agreement attached), which will be transferred to RPNY Solar 4, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

**The Applicant**

RPNY Solar 4, LLC is an affiliate and subsidiary of Wildcat Renewables, LLC, a subsidiary of Renewable Properties, LLC. Renewable Properties is a national developer, financier, owner, and operator of community solar PV and energy storage projects across the country. The company currently has a development pipeline of over 600 megawatts across 12 states, with over a dozen projects in development or operating in New York alone.

**Municipal Approvals**

A full environmental assessment form (FEAF) was completed by the Project team and submitted to the Town of Manlius in December of 2021 (FEAF attached). The Village of Minoa Board of Trustees declared their intent to serve as SEQRA lead agency, classified the Project as an Unlisted Action pursuant to SEQRA and declared to conduct an uncoordinated SEQRA review of the Unlisted Action at their meeting on February 4, 2022. At their September 6, 2022, meeting, the Village of Minoa Board of Trustees issued a Negative Declaration of Significant Adverse Impact as SEQRA lead agency for the proposed Project (a copy is attached). The Project was approved to be rezoned as a Planned Development District (PDD) allowing for solar development on approximately 14.2 acres of the larger, 41.9-acre parcel (PDD graphic included). The Project received Site Plan approval from the Village of Minoa Board of Trustees on October 17, 2022 (approving resolutions attached).

**Project Description**

The Project will interconnect to National Grid's existing electrical distribution system, which is located on site. The power generated from this facility will be sold to consumers via the state's Community Distributed Generation program (commonly called community solar). This program allows customers to directly offset their energy use with local solar power while saving money on their electrical bills. According to National Energy Laboratory, only 27% of all homes in the United States can install solar panels. This statistic indicates 73% of the country's population is denied access to renewable energy. Community solar provides utility savings and renewable energy access to businesses and residents that cannot install solar panels on their building because of a lack of financial means, or because of a physical barrier to installation. Community solar lowers the barriers of access to renewable energy, making it attainable for all local residents. The Project will generate an estimated 4,842,000 kWhrs of pollution-free electricity annually, supplying roughly 432 local residences. Additionally, the Project will generate community solar credits for ninety cents on the dollar which will be credited to residents' utility invoices. Both residential and commercial customers can take advantage of the savings.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to

**Renewable Properties, LLC**

879 Sanchez Street  
San Francisco, CA 94114

[www.renewprop.com](http://www.renewprop.com)



efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

The Project will provide electric utility cost savings for Onondaga County residents and businesses. The Project will also result in increased revenues to the county and local municipal tax base, payments to the local hospitality industry, purchase of local supplies and goods, and lease revenues to the participating landowner.

During the construction period, the Project will create up to 30 full-time construction jobs. We are aware of OCIDA's local labor requirements and are working with our engineering, procurement, and construction (EPC) prime contractor towards the 100% local labor requirement.

**OCIDA Benefits Statement**

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/user can make that representation. PILOT payments with a 2% contractual escalator will total \$ 11,000/year for base year up to \$17,692 in year 25 for a total of \$352,333 in payment in lieu of taxes.

Letters of support for the proposed PILOT have been obtained from the Village of Minoa, the Town of Manlius, the East Syracuse Minoa Central School District, and the Onondaga County Legislature and have been attached to this application.

We are excited to work with the Onondaga County Industrial Development Agency and advance this Project through to commercial operation.

Sincerely,

RENEWABLE PROPERTIES

## PROJECT SITE PLAN





280 East Broad Street // Suite 200 // Rochester, NY 14604  
585.232.5135 / 585.232.4652 fax  
www.bergmannpc.com

OWNER: RC RAIMONDO PROPERTIES, LLC

APPLICANT: RPNY SOLAR 4, LLC



5986 CLEMONS RD  
VILLAGE OF MINOA  
ONONDAGA COUNTY, NY

CLEMONS RD  
SOLAR FARM PROJECT  
FINAL SITE PLAN

PROJECT CONTACT LIST			DRAWING INDEX																		
<div>OWNER: - RC RAIMONDO PROPERTIES, LLC - 46 PIER 7 CHARLESTOWN, MA 02129</div> <div>ARCHITECT: - TBD</div> <div>ELECTRICAL ENGINEER: - TBD</div> <div>APPLICANT: - RENEWABLE PROPERTIES, LLC AND ITS AFFILIATE: RPNY SOLAR 4, LLC - 879 SANCHEZ ST SAN FRANCISCO, CA 94114 - CONTACT: STEPHANIE LOUCAS - PHONE: 415-710-3834</div> <div>MECHANICAL ENGINEER: - TBD</div> <div>CIVIL ENGINEER: - BERGMANN - 280 EAST BROAD STREET SUITE 200 ROCHESTER, NY 14604 - CONTACT: DAVID PLANTE - PHONE: 585.232.5135</div> <div>STRUCTURAL ENGINEER: - TBD</div>			<div>C000COVER SHEET</div> <div>C001GENERAL NOTES</div> <div>C002AREA PARCEL PLAN</div> <div>C003EXISTING CONDITIONS PLAN</div> <div>C004OVERALL SITE PLAN</div> <div>C005SITE PLAN</div> <div>C006EROSION &amp; SEDIMENT CONTROL PLAN</div> <div>C007GRADING PLAN</div> <div>C008 - C011DETAILS I - DETAILS IV</div>		<div><div>APPROVED BY:  OWNER DATE: _____</div><div>APPROVED BY:  VILLAGE MAYOR FOR PUD APPROVAL DATE: _____</div><div>APPROVED BY:  PLANNING BOARD CHAIRMAN DATE: _____</div><div>APPROVED BY:  DIRECTOR OF ENGINEERING AND PLANNING DATE: _____</div><div>APPROVED BY:  DIRECTOR OF BUILDING AND FIRE PREVENTION DATE: _____</div><div>APPROVED BY:  FIRE MARSHAL DATE: _____</div></div> <div><table><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>3/23/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/14/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/22/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>6/2/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>8/30/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>10/13/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr></table><div></div></div>			DATE	DESCRIPTION	3/23/2022	REVISED PER VILLAGE COMMENTS	4/14/2022	REVISED PER VILLAGE COMMENTS	4/22/2022	REVISED PER VILLAGE COMMENTS	6/2/2022	REVISED PER VILLAGE COMMENTS	8/30/2022	REVISED PER VILLAGE COMMENTS	10/13/2022	REVISED PER VILLAGE COMMENTS
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PROJECT LOCATION MAP: 1" - 1000'			PROJECT TOPOGRAPHIC MAP: 1" - 1000'																		

FINAL  
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M:\Renewable Properties, LLC\014019.11 Renewable Properties-RPNY Clemons Rd Sol\4.0 Dwg\4.1 Civil\001-General Notes and Legend.dwg  
10/14/2022 10:20 AM  
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SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL PERIMETER SILT SOCK.
4. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
6. STRIP TOPSOIL ONLY IN AREAS OF EARTHWORK AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
7. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
8. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
9. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
10. INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
11. FINALIZE LIMITED USE GRAVEL ACCESS ROAD ACCORDING TO THE FINAL SITE PLANS.
12. REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. ALL FUELS, OILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 6" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
3. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
5. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
7. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
12. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, THE COUNTY HEALTH DEPARTMENT, AND THE VILLAGE OF MINOA REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
4. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 6" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
5. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS".
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
15. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
16. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENTS MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AND/OR COMPACTED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 6 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE ½" TO ¾". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMP'S UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

CLEMONS RD SOLAR FARM: ENVIRONMENTAL IMPACTS

ENVIRONMENTAL FEATURE	TOTAL AREA	AREA OF IMPACT	
		TEMPORARY	PERMANENT
WETLAND	23.0 AC	0 AC	0 AC
NYSDEC WETLAND 100' BUFFER	5.3 AC	1.3 AC	1.3 AC
FLOODPLAIN	26.2 AC	0 AC	0 AC
STREAM	0 LF	0 LF	0 LF

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD  
VILLAGE OF MINOA



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SAN FRANCISCO, CA 94114



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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

GENERAL NOTES

C001



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PROPERTY ID	OWNER	TAX ID	ADDRESS	MUNICIPALITY	ZONE
1	HOME OWNERS ASSOCIATION	067-04-15.0	CORNFLOWER WAY	TOWN OF MANLIUS	R-3
2	HOME OWNERS ASSOCIATION	067-01-54.1	6007 CLEMONS RD	TOWN OF MANLIUS	R-3
3	EASTMAN, CHRISTOPHER C. & JILLIAN L.	067-01-53.0	7420 RICHMOND RD	TOWN OF MANLIUS	R-A
4	BARTOLO, HOWARD J. & PATRICIA M.	067-01-82.0	423 RICHMOND RD	TOWN OF MANLIUS	R-A
5	RACE IRREVOCABLE TRUST CLARICE MCCARTHY MARY	067-01-83.0	BAIRD ST	TOWN OF MANLIUS	R-A
6	HRYPINCZAK, ERIC M. & CHEN, JOY J.	005-04-03.0	101 FOREST VIEW LN	VILLAGE OF MINOA	R-A
7	CUSHMAN, JORDAN W. & CAPSTRAW, KARA N.	005-02-01.0	100 NORBERT PL	VILLAGE OF MINOA	R-A
8	STAJANO, MARIA A. & RALPH V.	04-07-04.3	527 BAIRD ST	VILLAGE OF MINOA	R-B

# RPNY SOLAR 4, LLC

## CLEMONS RD SOLAR FARM

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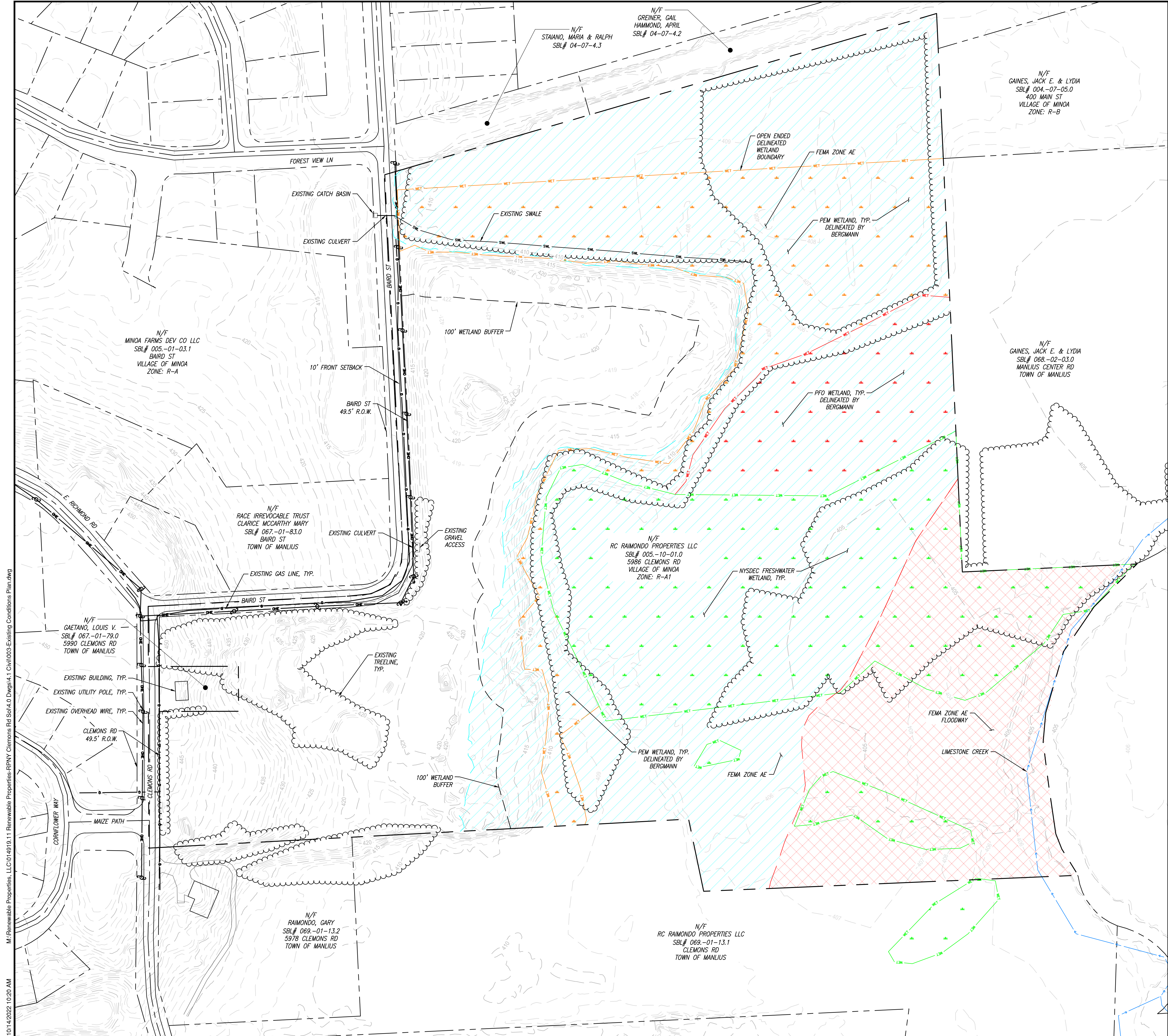
## AREA PARCEL PLAN

Drawing Number:

C002



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LEGEND

- MONUMENT FOUND

REBAR FOUND

PIPE FOUND

ONE POST SIGN

TWO POST SIGN

BOLLARD/POST

DOWNSPOUT

ELECTRICAL BOX

ELECTRIC METER

TRANSFORMER

GAS VALVE

GAS METER

LIGHTPOLE (ONE HEAD)

LIGHT POLE (TWO HEAD)

LIGHT POLE (THREE HEAD)

LIGHT POLE (FOUR HEAD)

LIGHT POLE (PEDESTAL)

WASH LIGHT

TELEPHONE JUNCTION BOX

FIBER OPTIC LINE MARKER

UTILITY POLE

GUY WIRE

SIGNAL POLE

TRAFFIC CONTROL CABINET

RECTANGULAR HANDHOLE

ROUND HANDHOLE

SQUARE HANDHOLE

HYDRANT

WATER VALVE

FIRE DEPARTMENT CONNECTION

CLEAN OUT

CATCH BASIN

INLET DRAINAGE MANHOLE

SANITARY MANHOLE

ELECTRIC MANHOLE
- PROPERTY LINE

ADJOINING PROPERTY LINE

SETBACK LINE

STREAM

OVERHEAD UTILITY WIRE

NATURAL GAS PIPELINE

EDGE OF PAVEMENT

ROAD CENTERLINE

EDGE OF GRAVEL

GUARDRAIL

EXISTING TREELINE

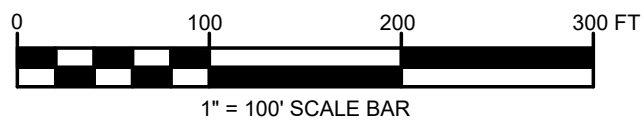
WETLAND - PALUSTRINE EMERGENT

WETLAND - PALUSTRINE FORESTED

WETLAND - NYSDEC FRESHWATER WETLAND MAN-7

FEMA ZONE AE

FEMA ZONE AE FLOODWAY



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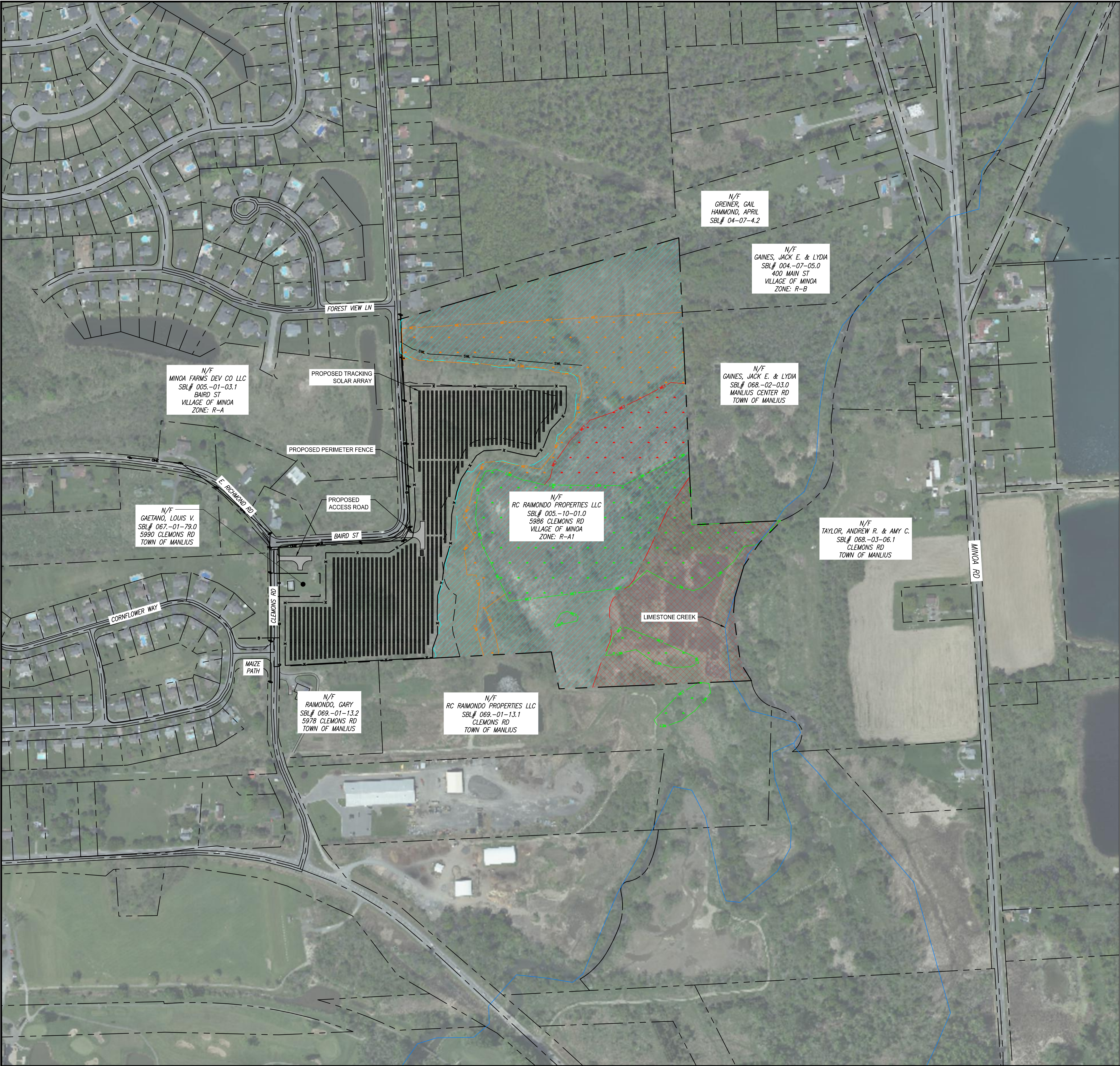
EXISTING  
CONDITIONS PLAN

Drawing Number:

C003



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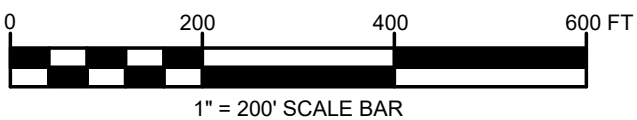
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- WETLAND - PALUSTRINE FORESTED
- WETLAND - NYSDEC FRESHWATER WETLAND MAN-7
- FEMA ZONE AE
- FEMA ZONE AE FLOODWAY

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	3,470.58 KW
MODULE MANUFACTURER	ASTRONERGY SOLAR
MODULE MODEL	CHSM72M(DG)/F-BH
MODULE RATING	540 W
TOTAL MODULE QTY	6427
RACKING	ATI HSAT
INTER-ROW SPACING	11.1'
PITCH	18.5'
GCR	40%
SITE AREA INSIDE FENCE	12.4 AC

SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "PDD" PLANNED DEVELOPMENT DISTRICT	
PROPOSED USE, SOLAR ENERGY SYSTEM	
PARCEL 005-10-01.0	
VILLAGE OF MINOA, COUNTY OF ONONDAGA	
STATE OF NEW YORK	
APPLICANT: RPNY SOLAR 4, LLC 897 SANCHEZ ST SAN FRANCISCO, CA, 94114 STEPHANIE@RENEWPROP.COM	OWNER(S) OF RECORD: RC RAIMONDO PROPERTIES LLC 46 PIER 7 CHARLESTOWN, MA, 02129
PLANS PREPARED BY: BERGMANN 280 EAST BROAD STREET, SUIT 200 ROCHESTER, NY, 14604 (585)498-7877	
DESCRIPTION	PROPOSED
MIN. LOT SIZE	10 ACRES
MIN. FRONT YARD SETBACK	45 FT
MIN. SIDE YARD SETBACK	10 FT
MIN. REAR YARD SETBACK	10 FT
MAX. HEIGHT LIMIT	15 FT
MAX. LOT COVERAGE	35%



RPNY SOLAR 4, LLC

CLEMONS RD  
SOLAR FARM

5986 CLEMONS RD  
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Date Issued:	Project Number:
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OVERALL SITE  
PLAN

Drawing Number:

C004



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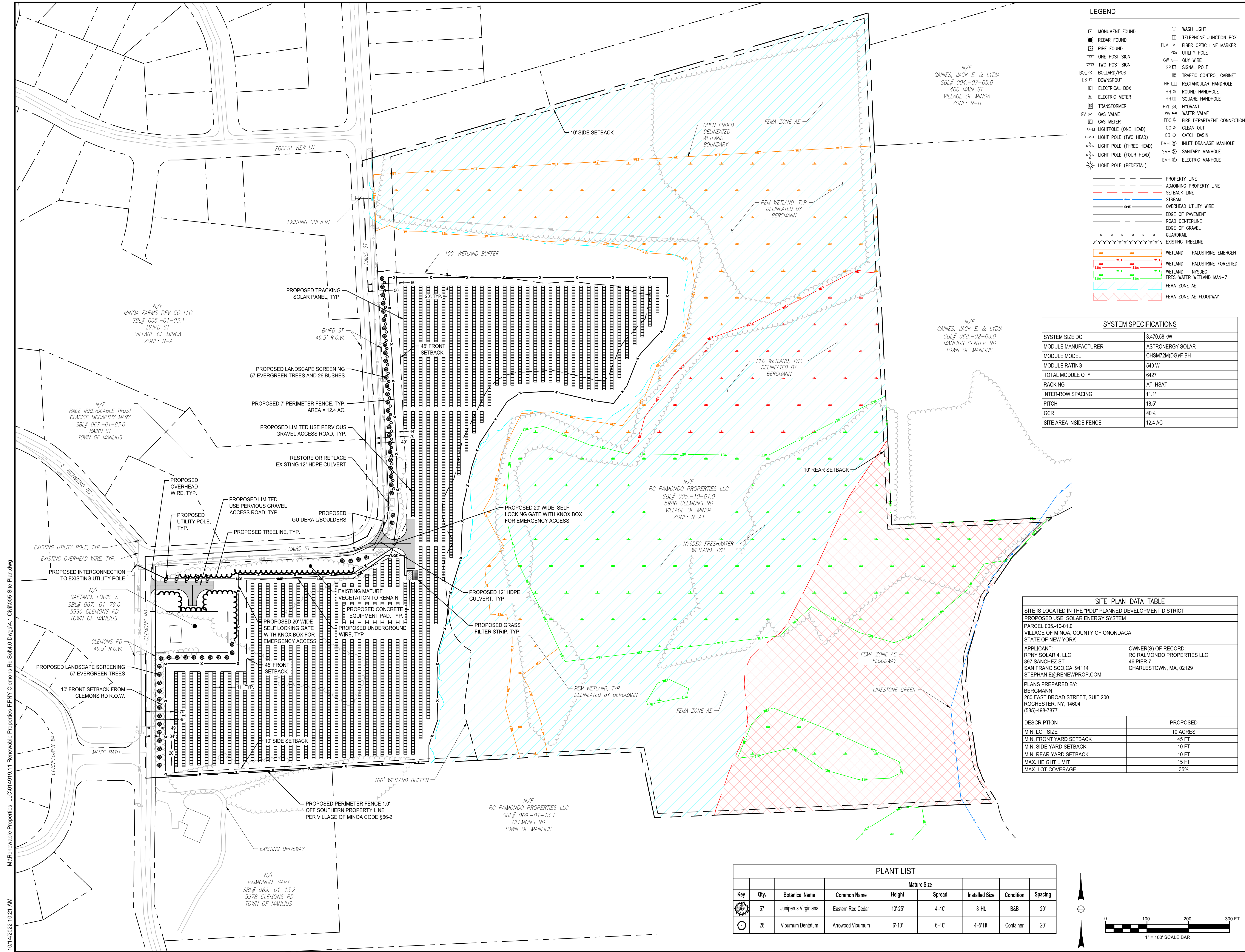
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Designed By: <b>MDP</b>	Drawn By: <b>MDP</b>
Date Issued: <b>1/31/2022</b>	Project Number: <b>14919.11</b>

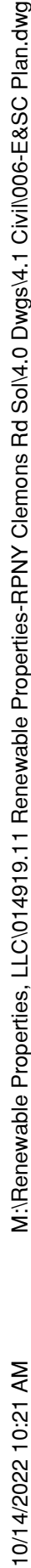
# SITE PLAN

**C005**

6 of 12

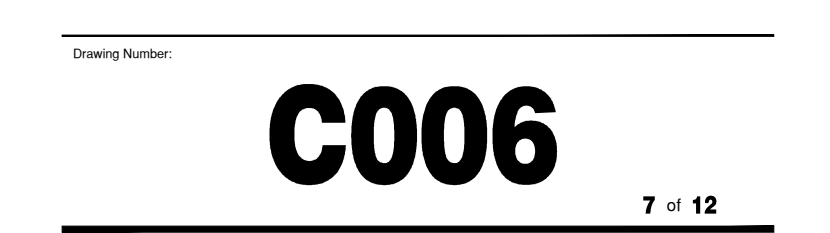






the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent. The number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 800 percent. The number of people 105 years of age or older has increased by 1,600 percent. The number of people 110 years of age or older has increased by 3,200 percent. The number of people 115 years of age or older has increased by 6,400 percent. The number of people 120 years of age or older has increased by 12,800 percent. The number of people 125 years of age or older has increased by 25,600 percent. The number of people 130 years of age or older has increased by 51,200 percent. The number of people 135 years of age or older has increased by 102,400 percent. The number of people 140 years of age or older has increased by 204,800 percent. The number of people 145 years of age or older has increased by 409,600 percent. The number of people 150 years of age or older has increased by 819,200 percent. The number of people 155 years of age or older has increased by 1,638,400 percent. The number of people 160 years of age or older has increased by 3,276,800 percent. The number of people 165 years of age or older has increased by 6,553,600 percent. The number of people 170 years of age or older has increased by 13,107,200 percent. The number of people 175 years of age or older has increased by 26,214,400 percent. The number of people 180 years of age or older has increased by 52,428,800 percent. The number of people 185 years of age or older has increased by 104,857,600 percent. The number of people 190 years of age or older has increased by 209,715,200 percent. The number of people 195 years of age or older has increased by 419,430,400 percent. The number of people 200 years of age or older has increased by 838,860,800 percent. The number of people 205 years of age or older has increased by 1,677,721,600 percent. The number of people 210 years of age or older has increased by 3,355,443,200 percent. The number of people 215 years of age or older has increased by 6,710,886,400 percent. The number of people 220 years of age or older has increased by 13,421,772,800 percent. The number of people 225 years of age or older has increased by 26,843,545,600 percent. The number of people 230 years of age or older has increased by 53,687,091,200 percent. The number of people 235 years of age or older has increased by 107,374,182,400 percent. The number of people 240 years of age or older has increased by 214,748,364,800 percent. The number of people 245 years of age or older has increased by 429,496,729,600 percent. The number of people 250 years of age or older has increased by 858,993,459,200 percent. The number of people 255 years of age or older has increased by 1,717,986,918,400 percent. The number of people 260 years of age or older has increased by 3,435,973,836,800 percent. The number of people 265 years of age or older has increased by 6,871,947,673,600 percent. The number of people 270 years of age or older has increased by 13,743,895,347,200 percent. The number of people 275 years of age or older has increased by 27,487,790,694,400 percent. The number of people 280 years of age or older has increased by 54,975,581,388,800 percent. The number of people 285 years of age or older has increased by 109,951,162,777,600 percent. The number of people 290 years of age or older has increased by 219,902,325,555,200 percent. The number of people 295 years of age or older has increased by 439,804,651,110,400 percent. The number of people 300 years of age or older has increased by 879,609,302,220,800 percent. The number of people 305 years of age or older has increased by 1,759,218,604,441,600 percent. The number of people 310 years of age or older has increased by 3,518,437,208,883,200 percent. The number of people 315 years of age or older has increased by 7,036,874,417,766,400 percent. The number of people 320 years of age or older has increased by 14,073,748,835,532,800 percent. The number of people 325 years of age or older has increased by 28,147,497,671,065,600 percent. The number of people 330 years of age or older has increased by 56,294,995,342,131,200 percent. The number of people 335 years of age or older has increased by 112,589,990,684,262,400 percent. The number of people 340 years of age or older has increased by 225,179,981,368,524,800 percent. The number of people 345 years of age or older has increased by 450,359,962,737,049,600 percent. The number of people 350 years of age or older has increased by 900,719,925,474,099,200 percent. The number of people 355 years of age or older has increased by 1,801,439,850,948,198,400 percent. The number of people 360 years of age or older has increased by 3,602,879,701,896,396,800 percent. The number of people 365 years of age or older has increased by 7,205,759,403,792,793,600 percent. The number of people 370 years of age or older has increased by 14,411,518,807,585,587,200 percent. The number of people 375 years of age or older has increased by 28,823,037,615,171,174,400 percent. The number of people 380 years of age or older has increased by 57,646,075,230,342,348,800 percent. The number of people 385 years of age or older has increased by 115,292,150,460,684,697,600 percent. The number of people 390 years of age or older has increased by 230,584,300,921,369,395,200 percent. The number of people 395 years of age or older has increased by 461,168,601,842,738,790,400 percent. The number of people 400 years of age or older has increased by 922,337,203,685,477,580,800 percent. The number of people 405 years of age or older has increased by 1,844,674,407,370,955,161,600 percent. The number of people 410 years of age or older has increased by 3,689,348,814,741,910,323,200 percent. The number of people 415 years of age or older has increased by 7,378,697,629,483,820,646,400 percent. The number of people 420 years of age or older has increased by 14,757,395,258,967,641,292,800 percent. The number of people 425 years of age or older has increased by 29,514,790,517,935,282,585,600 percent. The number of people 430 years of age or older has increased by 59,029,581,035,870,565,171,200 percent. The number of people 435 years of age or older has increased by 118,059,162,071,741,130,342,400 percent. The number of people 440 years of age or older has increased by 236,118,324,143,482,260,684,800 percent. The number of people 445 years of age or older has increased by 472,236,648,286,964,521,369,600 percent. The number of people 450 years of age or older has increased by 944,473,296,573,929,042,739,200 percent. The number of people 455 years of age or older has increased by 1,888,946,593,147,858,085,478,400 percent. The number of people 460 years of age or older has increased by 3,777,893,186,295,716,170,956,800 percent. The number of people 465 years of age or older has increased by 7,555,786,372,591,432,341,913,600 percent. The number of people 470 years of age or older has increased by 15,111,572,745,182,864,683,827,200 percent. The number of people 475 years of age or older has increased by 30,223,145,490,365,729,367,654,400 percent. The number of people 480 years of age or older has increased by 60,446,290,980,731,458,735,308,800 percent. The number of people 485 years of age or older has increased by 120,892,581,961,462,917,470,617,600 percent. The number of people 490 years of age or older has increased by 241,785,163,922,925,834,941,235,200 percent. The number of people 495 years of age or older has increased by 483,570,327,845,851,669,882,470,400 percent. The number of people 500 years of age or older has increased by 967,140,655,691,703,339,764,940,800 percent. The number of people 505 years of age or older has increased by 1,934,281,311,383,406,679,529,881,600 percent. The number of people 510 years of age or older has increased by 3,868,562,622,766,813,359,059,763,200 percent. The number of people 515 years of age or older has increased by 7,737,125,245,533,626,718,119,526,400 percent. The number of people 520 years of age or older has increased by 15,474,250,491,067,253,436,239,052,800 percent. The number of people 525 years of age or older has increased by 30,948,500,982,134,506,872,478,105,600 percent. The number of people 530 years of age or older has increased by 61,897,001,964,269,013,744,956,211,200 percent. The number of people 535 years of age or older has increased by 123,794,003,928,538,027,489,912,422,400 percent. The number of people 540 years of age or older has increased by 247,588,007,857,076,054,979,824,844,800 percent. The number of people 545 years of age or older has increased by 495,176,015,714,152,109,959,649,689,600 percent. The number of people 550 years of age or older has increased by 990,352,031,428,304,219,919,299,379,200 percent. The number of people 555 years of age or older has increased by 1,980,704,062,856,608,439,838,598,758,400 percent. The number of people 560 years of age or older has increased by 3,961,408,125,713,216,879,677,197,516,800 percent. The number of people 565 years of age or older has increased by 7,922,816,251,426,433,759,354,395,033,600 percent. The number of people 570 years of age or older has increased by 15,845,632,502,852,867,518,708,790,067,200 percent. The number of people 575

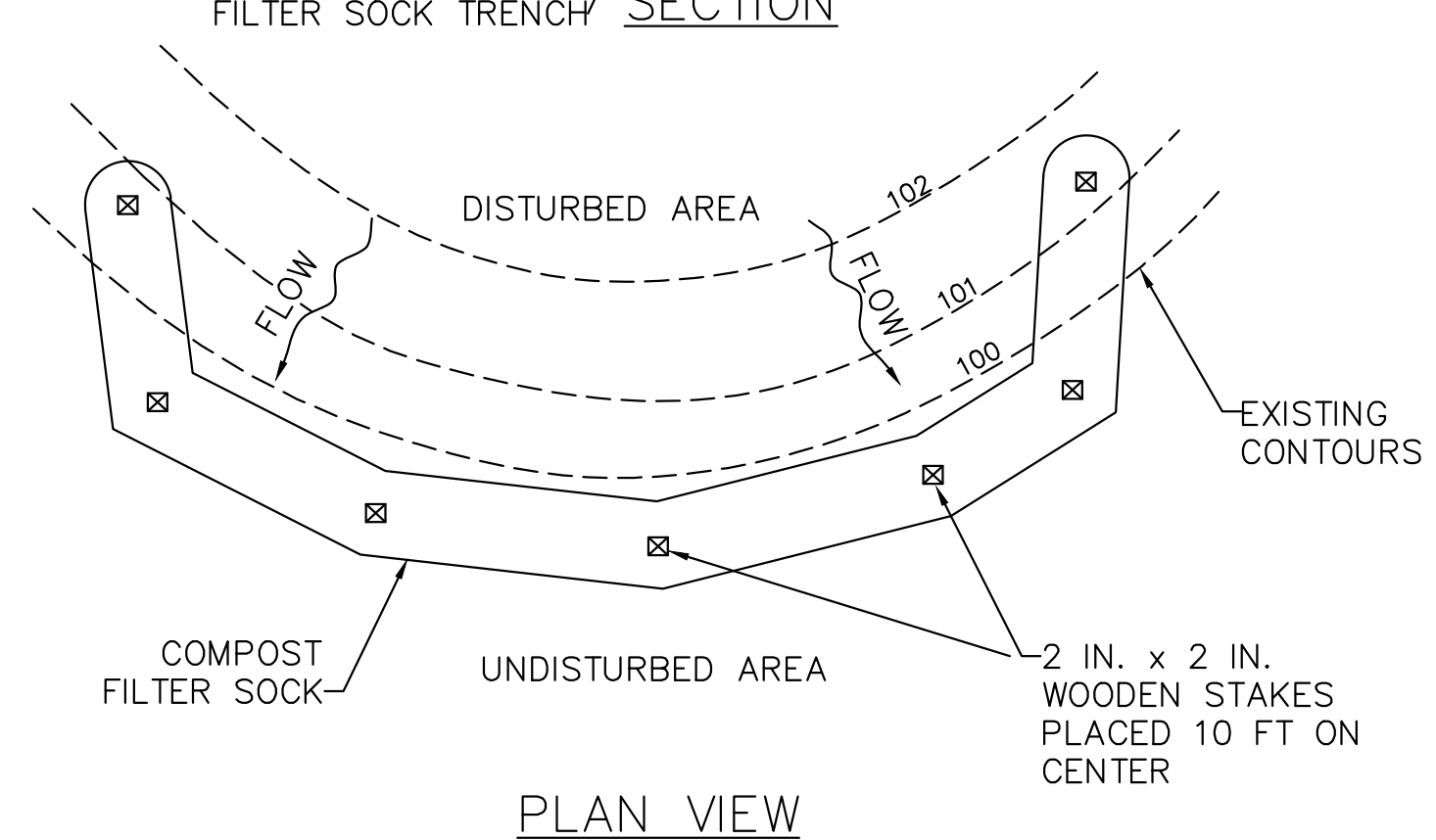
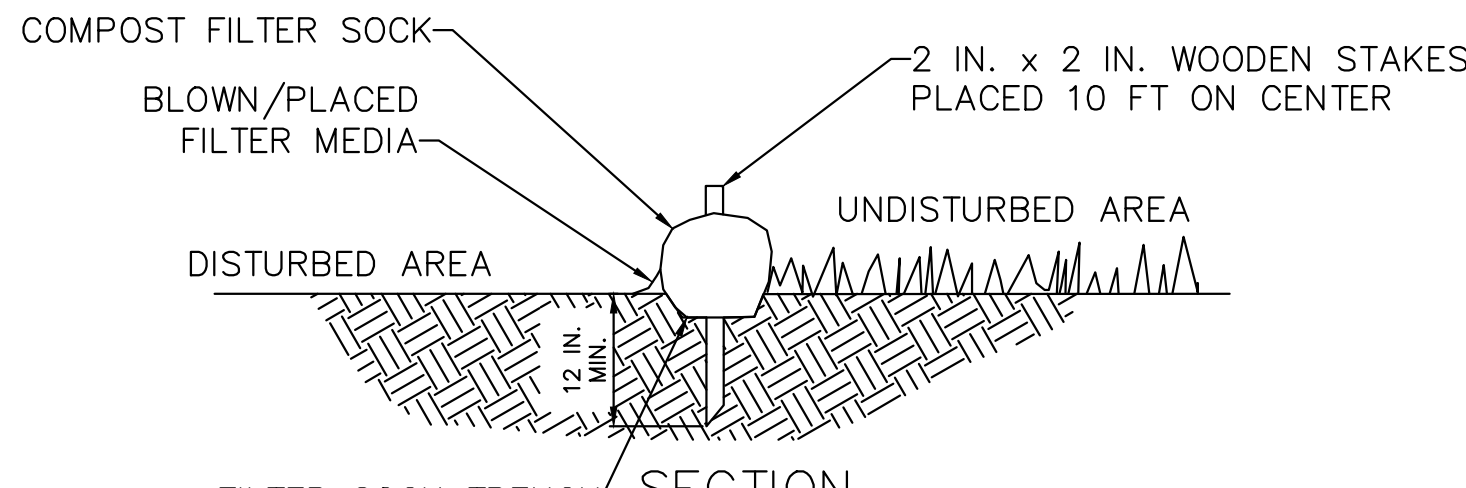
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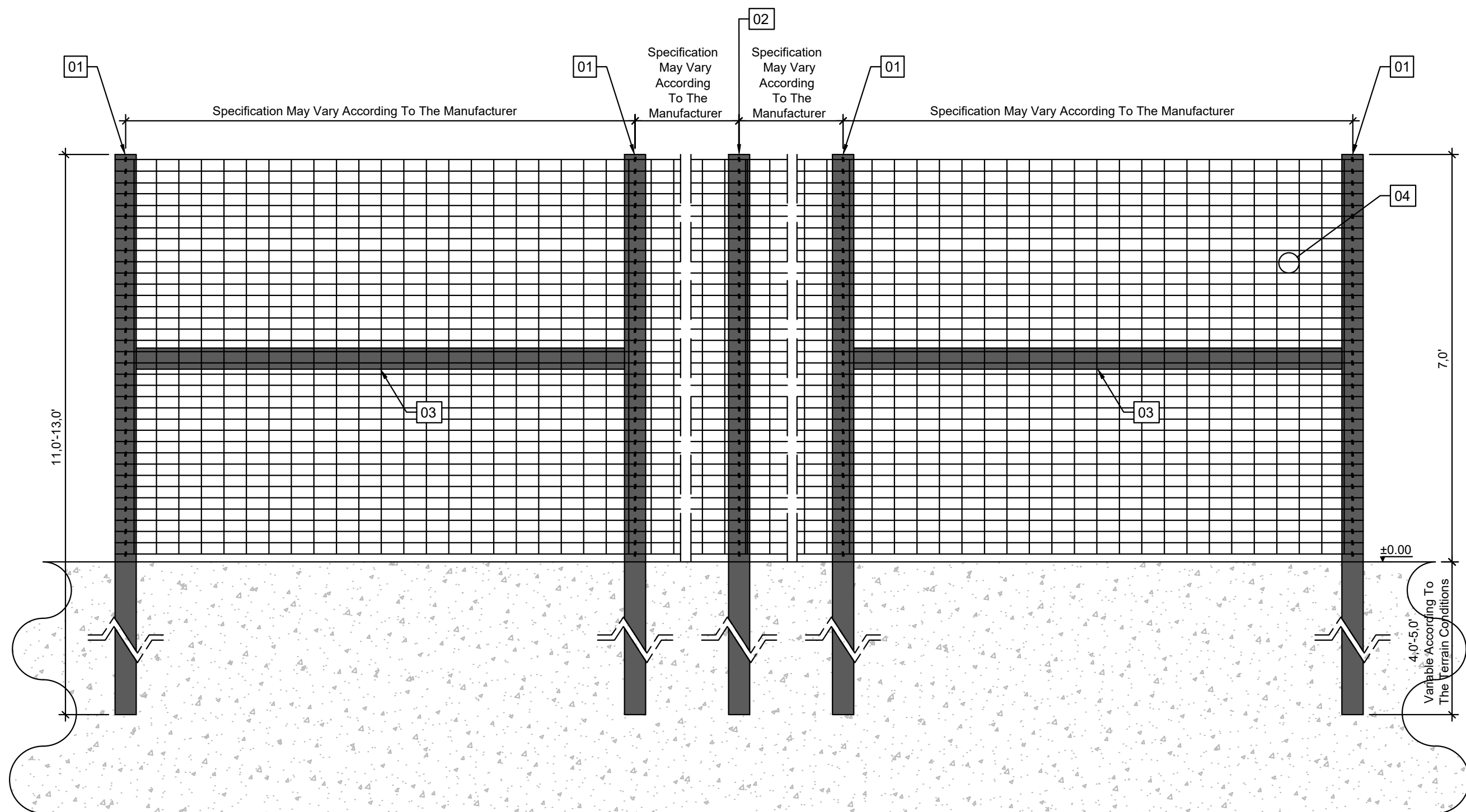


NOTES:

1. SOCK FABRIC AND COMPOST SHALL MEET ALL STATE STANDARDS.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

18" COMPOST FILTER SOCK

NO SCALE



FRONT VIEW

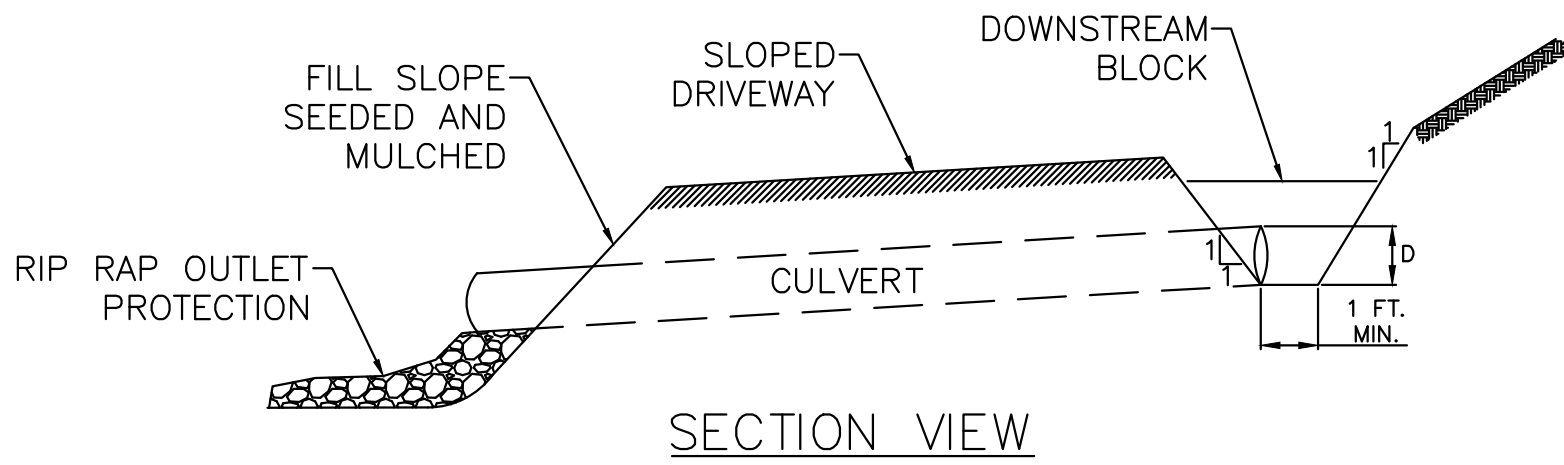
- 01 CORNER POST 5"-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
- 02 LINE POST 5"-6"Ø or 6"-7"Ø
- 03 BRACING CORNER POST 5"-6"Ø or 6"-7"Ø
- 04 FIXED-KNOT WOVEN GALVANIZED WIRE, BLACK, 10-12.5 GA.
- 05 ACCESS GATE
- 06 2" x 2" WOOD STAKES
- 07 FIBER ROLL 9" Ø

NOTES:

1. PER TOWN CODE, A SAFETY SIGN SHALL BE ATTACHED TO THE MAIN GATE THAT CONTAINS A HIGH VOLTAGE WARNING AND THE COUNTY EMERGENCY SERVICES TELEPHONE NUMBER. THIS SIGN SHALL ADHERE TO THE SIGN REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. A SOLAR ENERGY SYSTEM SHALL NOT BE USED TO DISPLAY PERMANENT OR TEMPORARY ADVERTISING.

PERIMETER FENCE DETAIL

NO SCALE

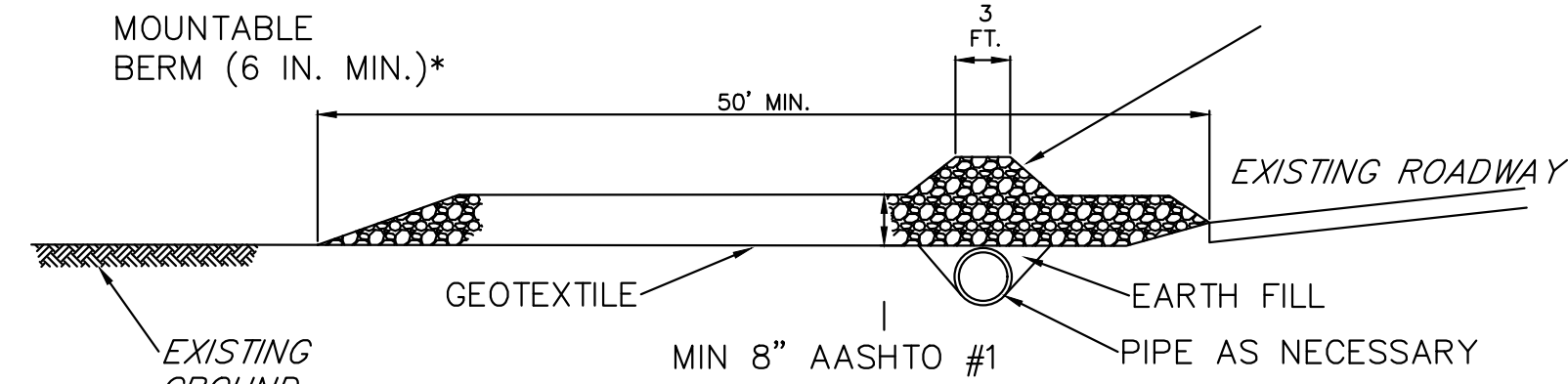


NOTES:

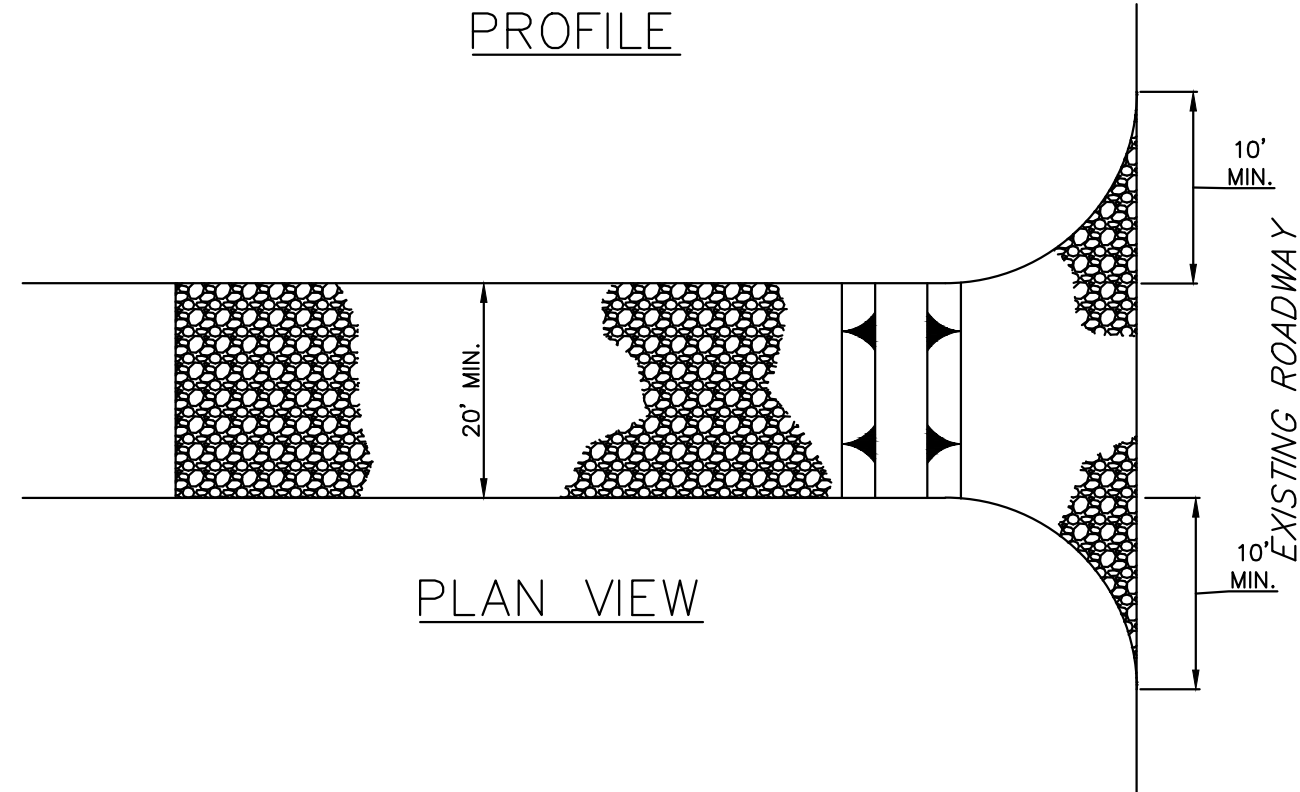
1. CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.
2. A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.
3. DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.
4. DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT

NO SCALE



PROFILE



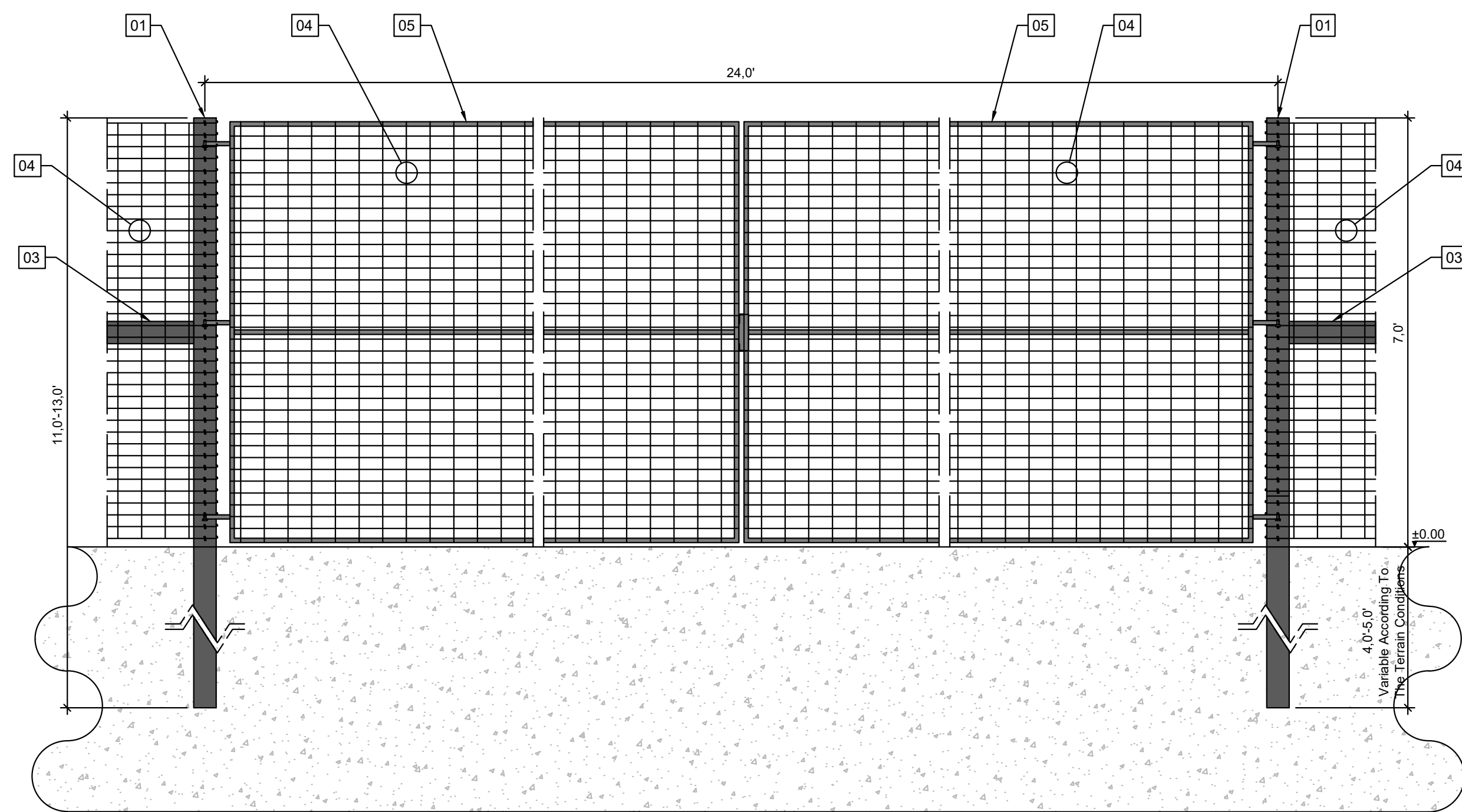
\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



FRONT VIEW

- 01 CORNER POST 5"-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
- 02 LINE POST 5"-6"Ø or 6"-7"Ø
- 03 BRACING CORNER POST 5"-6"Ø or 6"-7"Ø
- 04 FIXED-KNOT WOVEN WIRE
- 05 ACCESS GATE
- 06 2" x 2" WOOD STAKES
- 07 FIBER ROLL 9" Ø

RPNY SOLAR 4, LLC

CLEMONS RD  
SOLAR FARM

5986 CLEMONS RD  
VILLAGE OF MINOA



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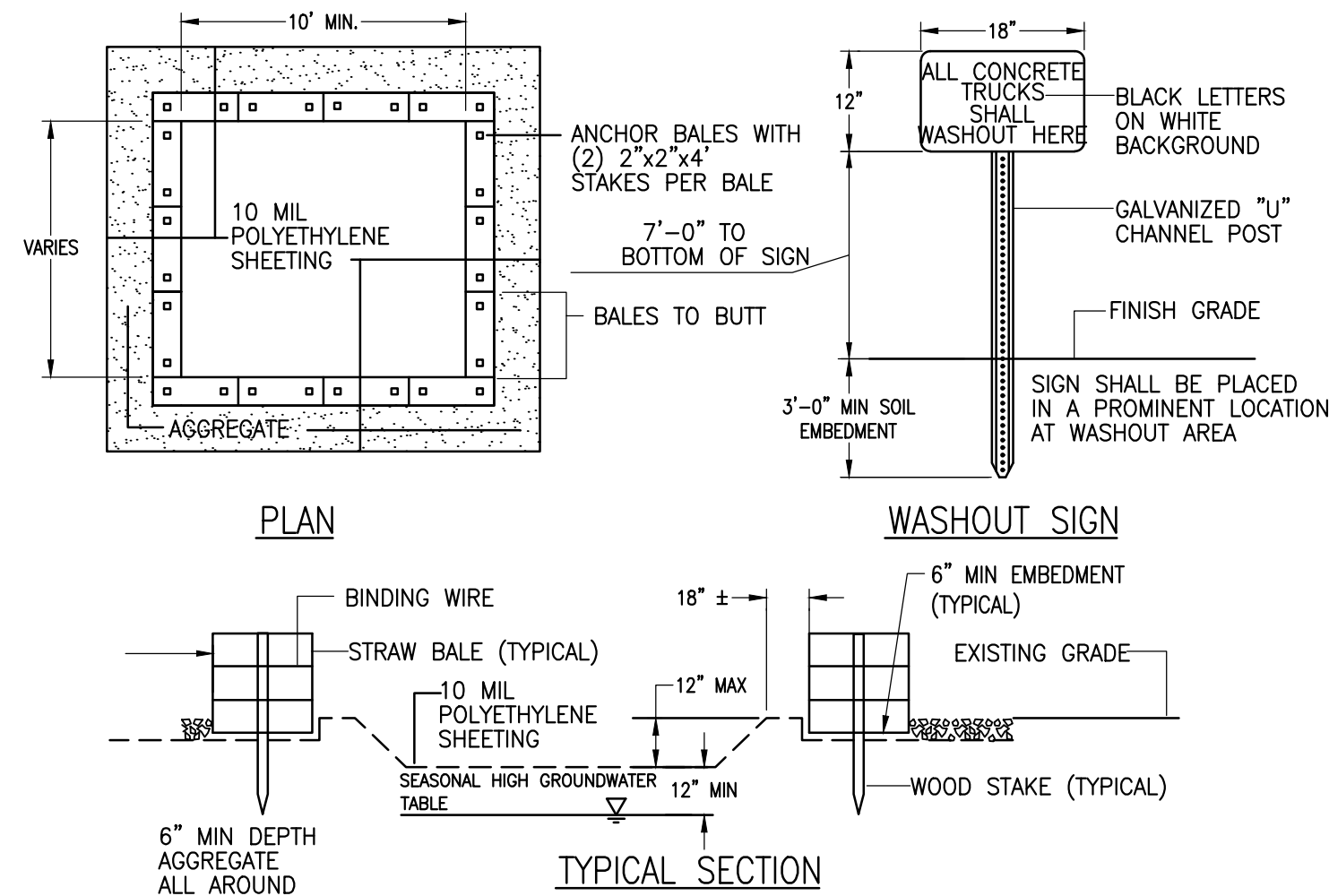
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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

DETAILS I

C008

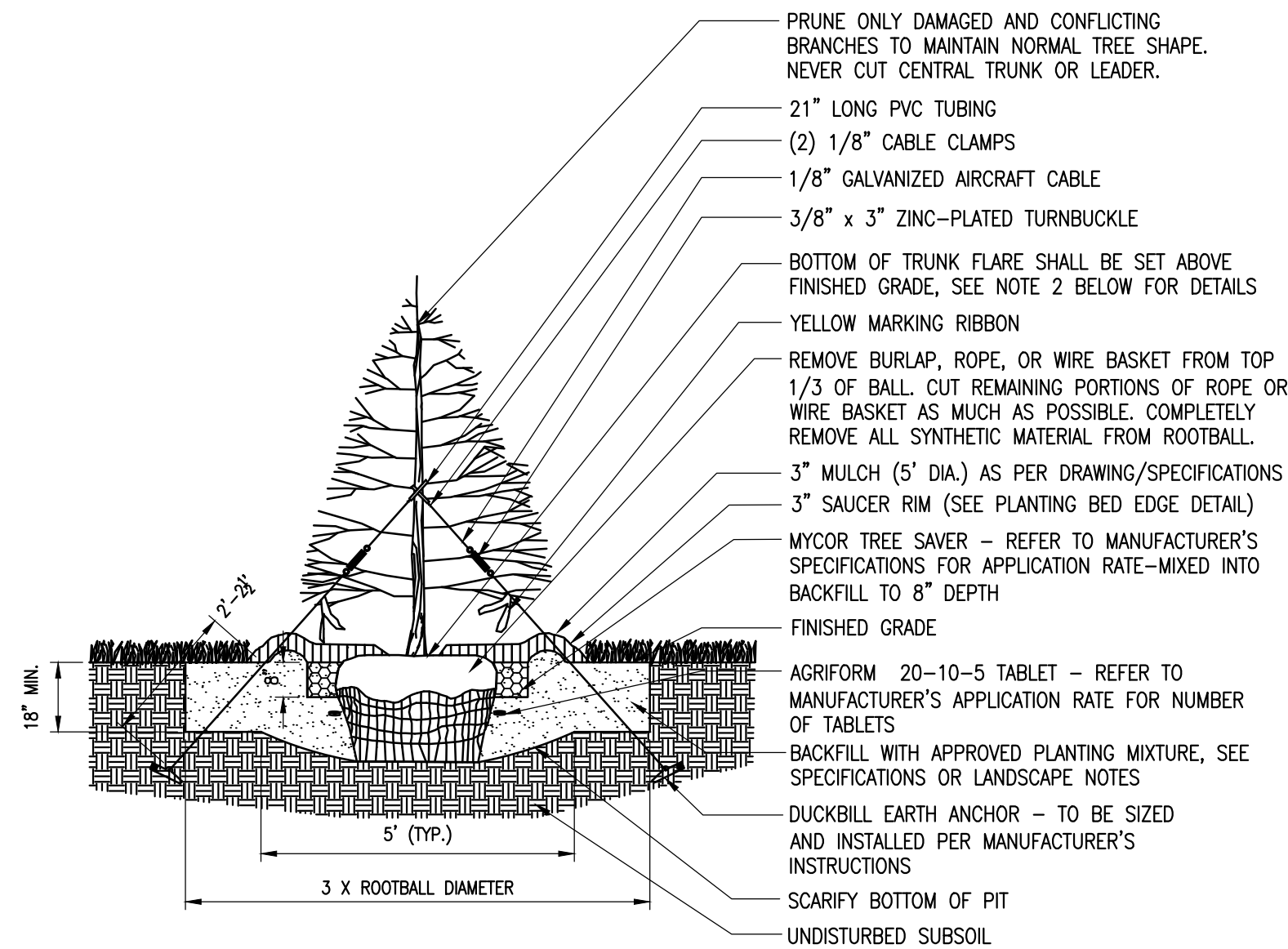




1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
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.

#### CONCRETE WASHOUT

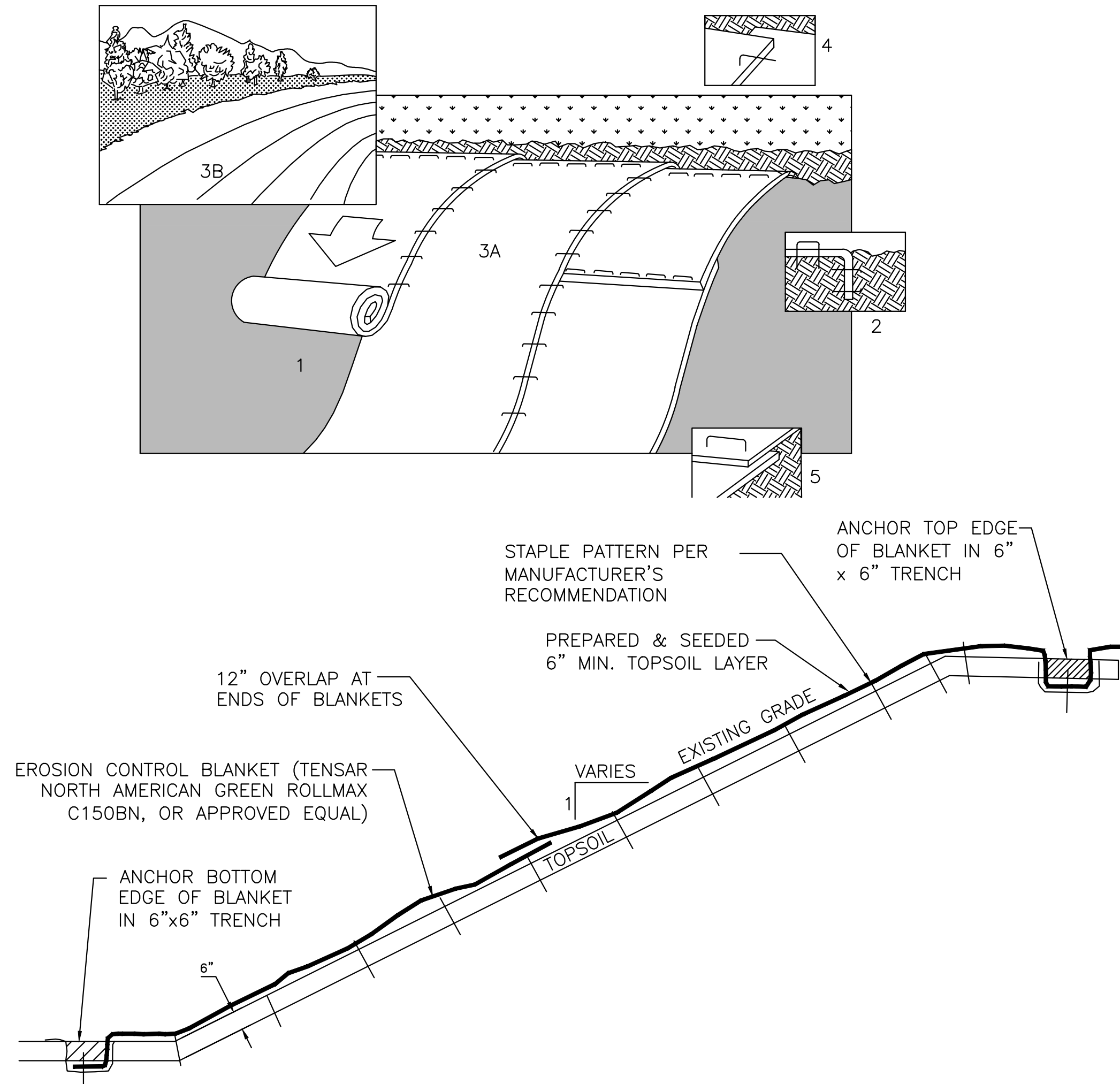
NO SCALE



#### NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:  
 - FOR SANDY OR LOAMY SOILS: 1"  
 - FOR CLAY OR POORLY DRAINED SOILS: 3"  
 THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

#### EVERGREEN PLANTING DETAIL

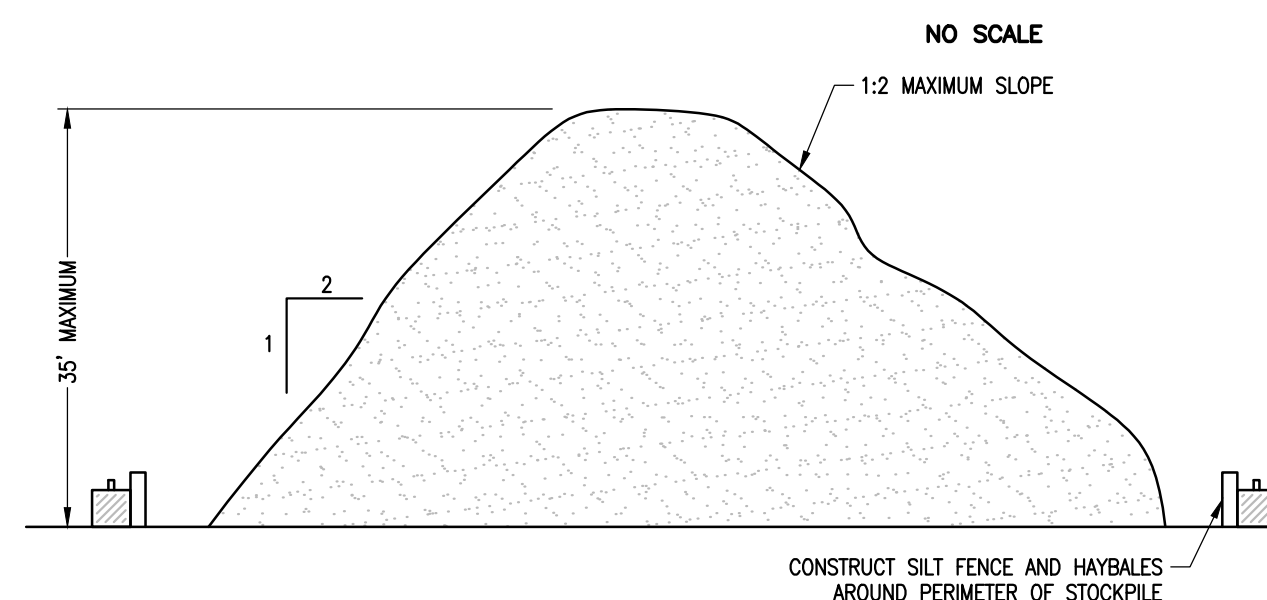


#### NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

#### EROSION CONTROL BLANKET

NO SCALE



#### NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.
5. LOCATION OF THE SOIL STOCKPILE TO BE DETERMINED BY CONSTRUCTION MANAGER ON SITE.

#### STOCK PILE DETAIL

NO SCALE

## RPNY SOLAR 4, LLC

### CLEMONS RD SOLAR FARM

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VILLAGE OF MINOA



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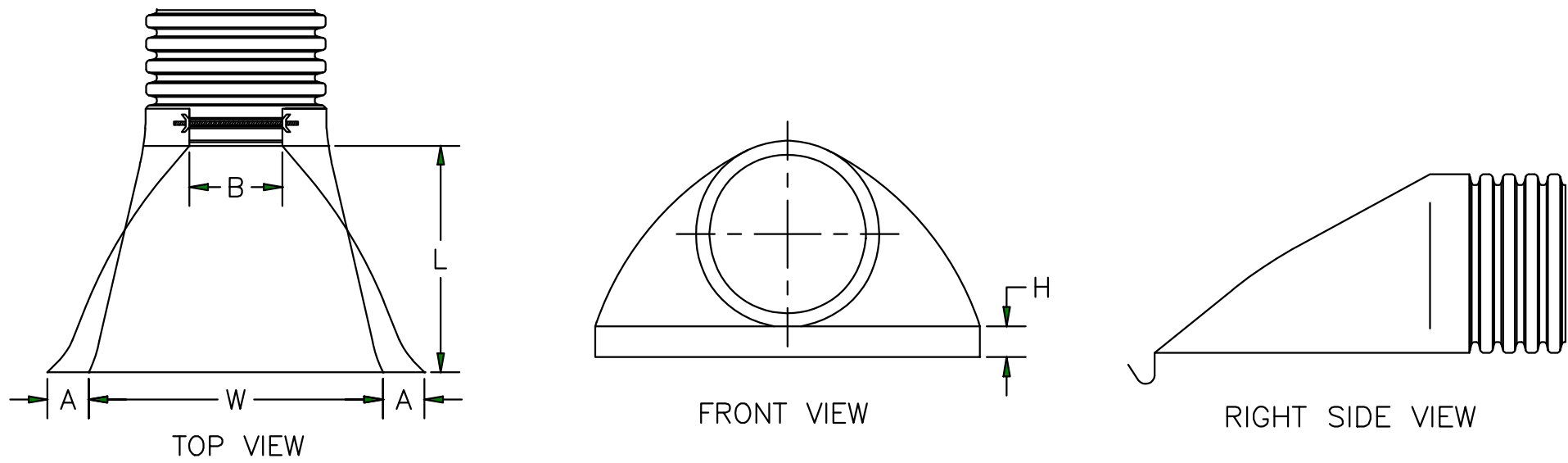
Project Manager: ECR	Checked By: ECR
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#### DETAILS II

C009

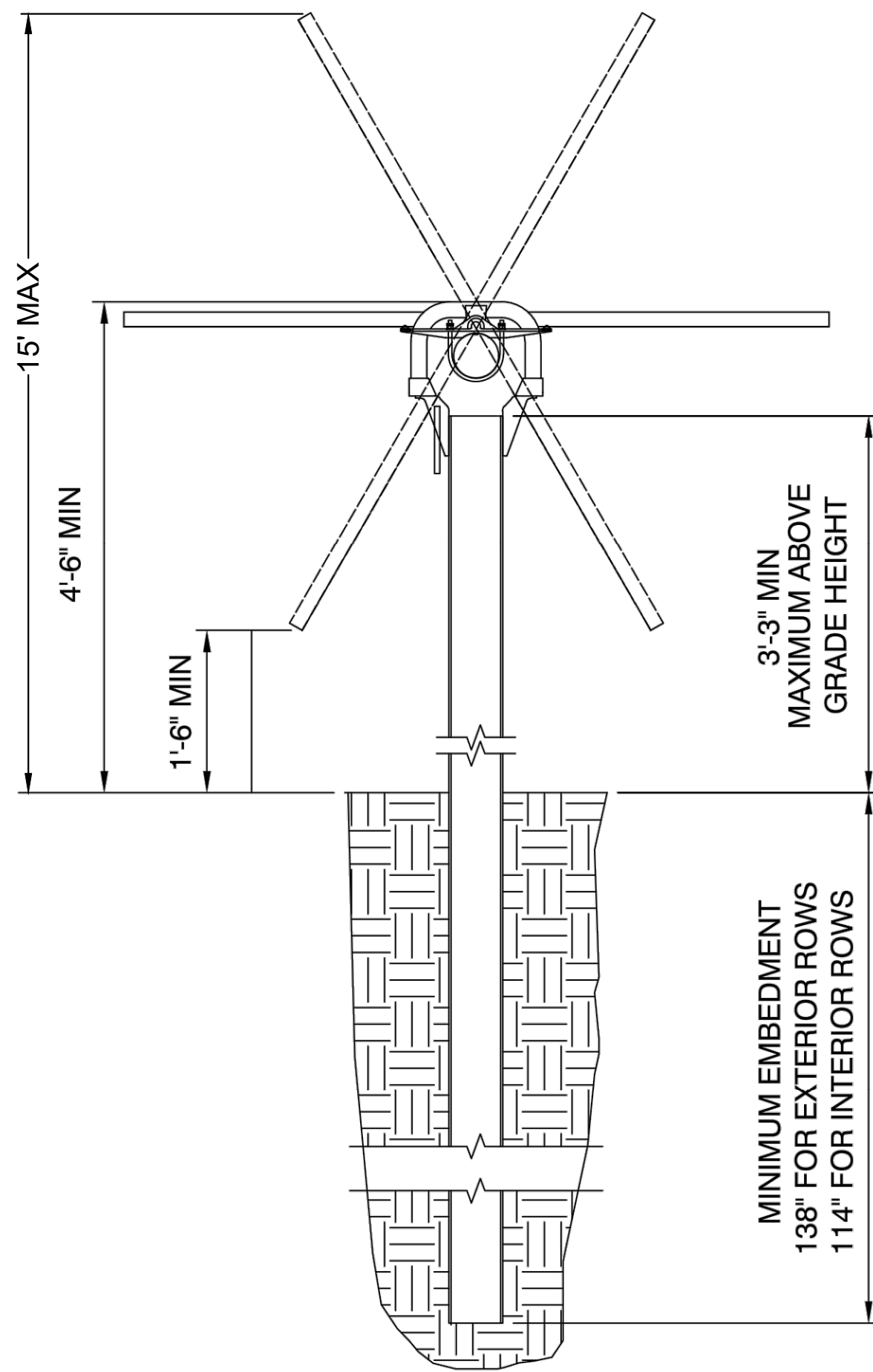


PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

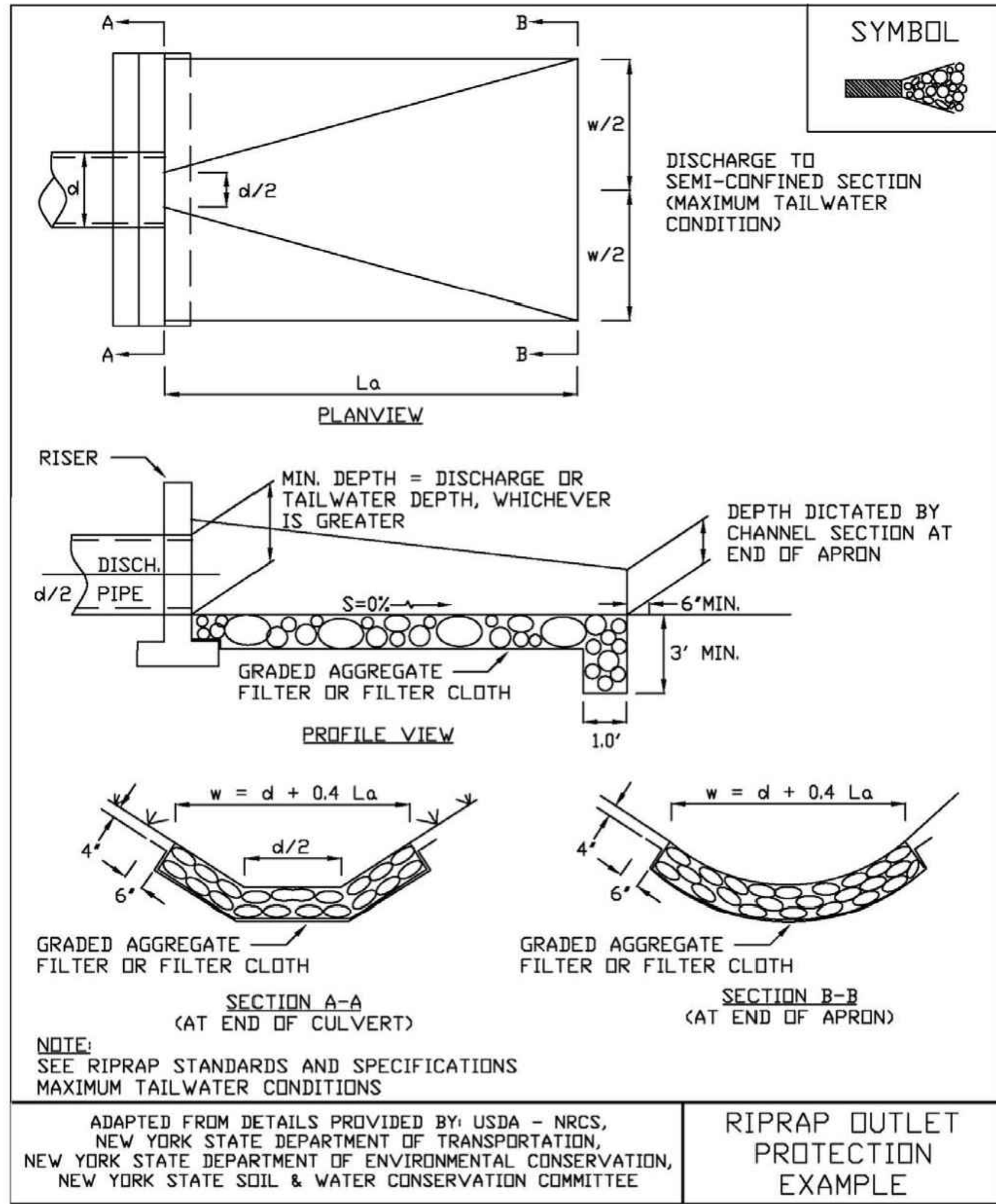


- NOTES:
1. PRODUCT SHOWN FROM ADS, INC. OF HDPE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C
  2. AN ALTERNATIVE SUPPLIER CAN BE USED AS LONG AS MINIMUM SPECIFICATIONS ABOVE ARE MET
  3. WHEN PROVIDED, METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL
  4. INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION

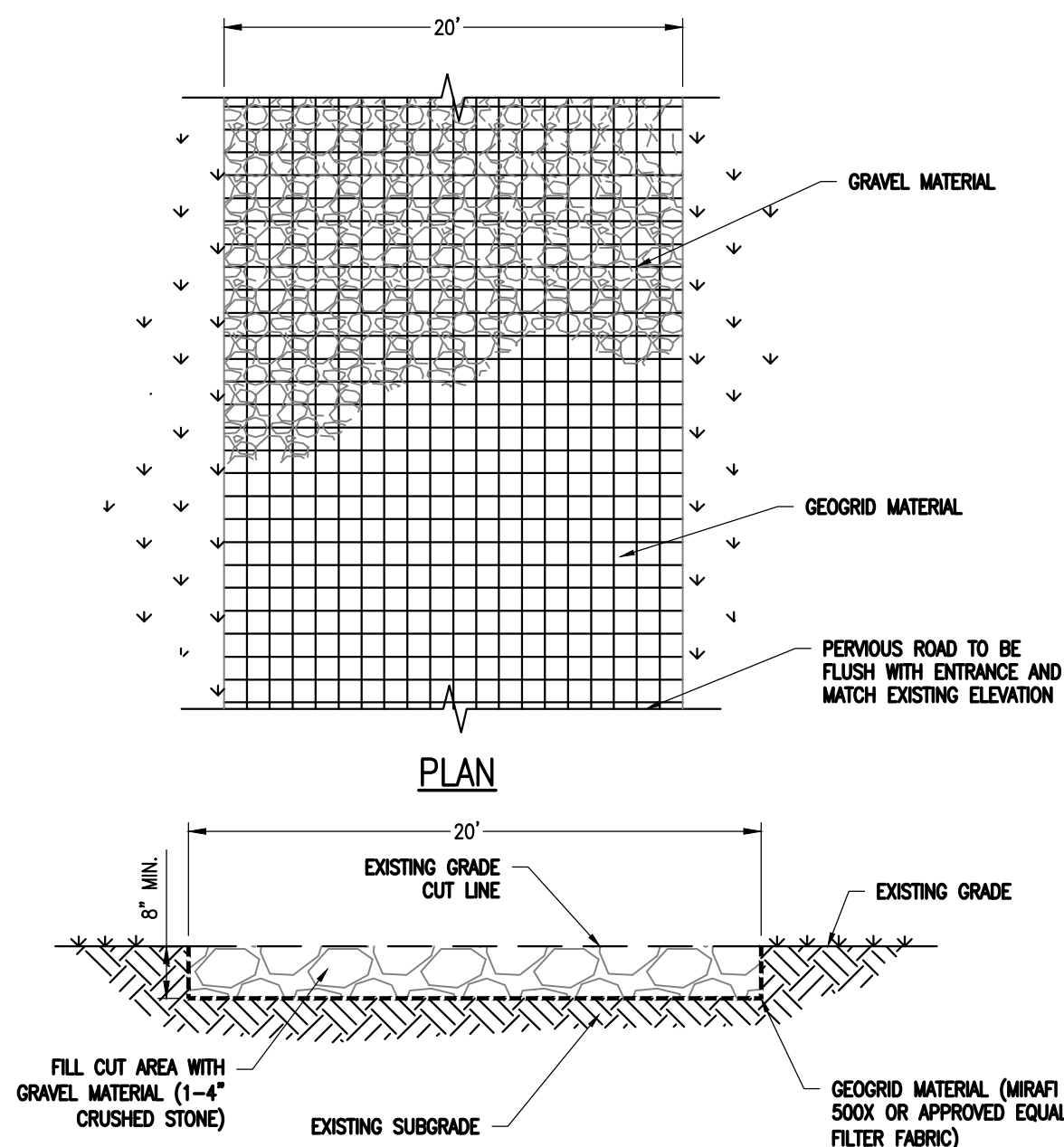
TYPICAL FLARED END SECTION SPECIFICATION  
NO SCALE



TRACKER SOLAR ARRAY DETAIL  
NO SCALE



OUTLET PROTECTION  
NO SCALE



GEOTEXTILE MATERIAL NOTES:

1. THE GEOTEXTILE, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYS DOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOTEXTILE SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOTEXTILE SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYS DOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOTEXTILES; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

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).
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 THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
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. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT 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 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.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED - THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-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 PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF QP-9-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES  
NO SCALE

# RPNY SOLAR 4, LLC

## CLEMONS RD SOLAR FARM

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VILLAGE OF MINOA



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Project Manager:	ECR	Checked By:	ECR
Designed By:	MDP	Drawn By:	MDP
Date Issued:	1/31/2022	Project Number:	14919.11

## DETAILS III

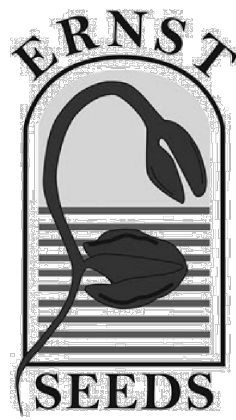
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M:\Renewable Properties\RPNY\Clemons Rd Sol\4.0 Dwg\4.1 Civil\008-Details.dwg 10/14/2022 10:21 AM page 86

Upland Seed Mix		
Low-Growing Wildflower & Grass Mix - ERNMX #156		
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
Festuca ovina	Sheep Fescue, Variety Not Stated	63.60%
Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass	17%
Linum perenne ssp. lewisii	Perennial Blue Flax	8%
Rudbeckia hirta	Blackeyed Susan, Coastal Plain NC Ecotype	2%
Coreopsis lanceolata	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
Chrysanthemum leucanthemum	Oxeye Daisy	2%
Chrysanthemum maximum	Shasta Daisy	1%
Chamaecrista fasciculata (Cassia f.)	Partridge Pea, PA Ecotype	1%
Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix	1%
Achillea millefolium	Common Yarrow	0.5%
Aster oblongifolius (Symphyotrichum oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
Eupatorium coelestinum (Conoclinium c.)	Mistflower, VA Ecotype	0.5%
Monarda punctata, Coastal Plain SC Ecotype	Spotted Beebalm, Coastal Plain SC Ecotype	0.5%
Asclepias tuberosa	Butterfly Milkweed	0.3%
Pycnanthemum tenuifolium	Slender Mountainmint	0.1%
Company Information		
Ernst Conservation Seeds, Inc.		
Address: 8884 Mercer Pike, Meadville, PA 16335		
Phone: (800) 873-3321		
Web: http://www.ernstseed.com		

\*OR APPROVED EQUIVALENT



Date: December 14, 2020

**Ernst Conservation Seeds**  
8884 Mercer Pike  
Meadville, PA 16335  
(800) 873-3321 Fax (814) 336-5191  
[www.ernstseed.com](http://www.ernstseed.com)

**Fuzz & Buzz Mix - Standard - ERNMX-146**

	Botanical Name	Common Name	Price/lb
26.40 %	<i>Lolium perenne</i> , 'Crave', Tetraploid	Perennial Ryegrass, 'Crave', Tetraploid	2.31
25.80 %	<i>Dactylis glomerata</i> , 'Pennlate'	Orchardgrass, 'Pennlate'	2.75
18.90 %	<i>Poa pratensis</i> , 'Troy'	Kentucky Bluegrass, 'Troy' (pasture type)	3.08
12.00 %	<i>Festuca elatior</i> x <i>Lolium perenne</i> , Duo	Festulolium, 'Duo'	1.87
5.70 %	<i>Trifolium hybridum</i>	Alsike Clover	3.58
5.70 %	<i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	2.75
1.30 %	<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	30.80
1.30 %	<i>Cichorium intybus</i>	Blue Chicory	17.60
1.10 %	<i>Lotus corniculatus</i> , 'Leo'	Bird's Foot Trefoil, 'Leo'	5.78
0.90 %	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	26.40
0.90 %	<i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	396.00

**100.00 %** **Mix Price/lb Bulk:** **\$6.98**

**Seeding Rate:** Expect to apply about 26.5 lbs per acre.  
Forage & Pasture Sites; Solar Sites

\*OR APPROVED EQUIVALENT

NOTES:

1. FUZZ & BUZZ MIX TO BE USED INSIDE THE FENCED AREAS. UPLAND SEED MIX TO BE USED OUTSIDE THE FENCE.

POLLINATOR – SEED MIX

NOTES:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON–GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
3. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 6 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
4. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
5. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT		PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
TEMPORARY PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY PERMANENT SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	
COMPOST STANDARDS					
ORGANIC MATTER CONTENT		80% - 100% (DRY WEIGHT BASIS)			
ORGANIC PORTION		FIBROUS AND ELONGATED			
pH		5.5 - 8.0			
MOISTURE CONTENT		35% - 55%			
PARTICLE SIZE		98% PASS THROUGH 1" SCREEN			
SOLUBLE SALT CONCENTRATION		5.0 dS/m (mmhos/cm) MAXIMUM			
MULCH APPLICATION RATES					
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES	
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.		
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN	
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES	
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)	
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY	
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES	

SITE STABILIZATION – SEED MIX

**Vegetative Stabilization - Stream Bank and Wetland Mix**

Seed: ERNMX-128 (or equivalent) <sup>1</sup>			Rate (lbs/acre)
<i>Carex vulpinoidea</i>	Fox Sedge	20%	15
<i>Echinochloa crusgalli</i> var. <i>frumentacea</i>	Japanese Millet	20%	
<i>Elymus virginicus</i>	Virginia Wild Rye	20%	
<i>Polygonum pensylvanicum</i>	Pennsylvania Smartweed	19.5%	
<i>Agrostis scabra</i>	Ticklegrass (Rough Bentgrass)	5%	
<i>Panicum virgatum</i> , <i>Shelter</i>	Shelter Switch Grass	5%	6,000
<i>Carex stipata</i>	Awl Sedge	3%	
<i>Panicum clandestinum</i>	Tioga Deer Tongue	3%	
<i>Carex scoparia</i>	Blunt Broom Sedge	2.5%	
<i>Bidens cernua</i> Mix	Nodding Bur Marigold Mix	1%	
<i>Juncus tenuis</i>	Path Rush	1%	
Mulch: Straw			

<sup>1</sup> ERNMX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix

\*OR APPROVED EQUIVALENT

WETLAND – SEED MIX

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DATE	DESCRIPTION
3/23/2022	REVISED PER VILLAGE COMMENTS
4/14/2022	REVISED PER VILLAGE COMMENTS
4/22/2022	REVISED PER VILLAGE COMMENTS
6/2/2022	REVISED PER VILLAGE COMMENTS
8/30/2022	REVISED PER VILLAGE COMMENTS



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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Issued:	Project Number:
1/31/2022	14919.11

### DETAILS IV

Drawing Number:

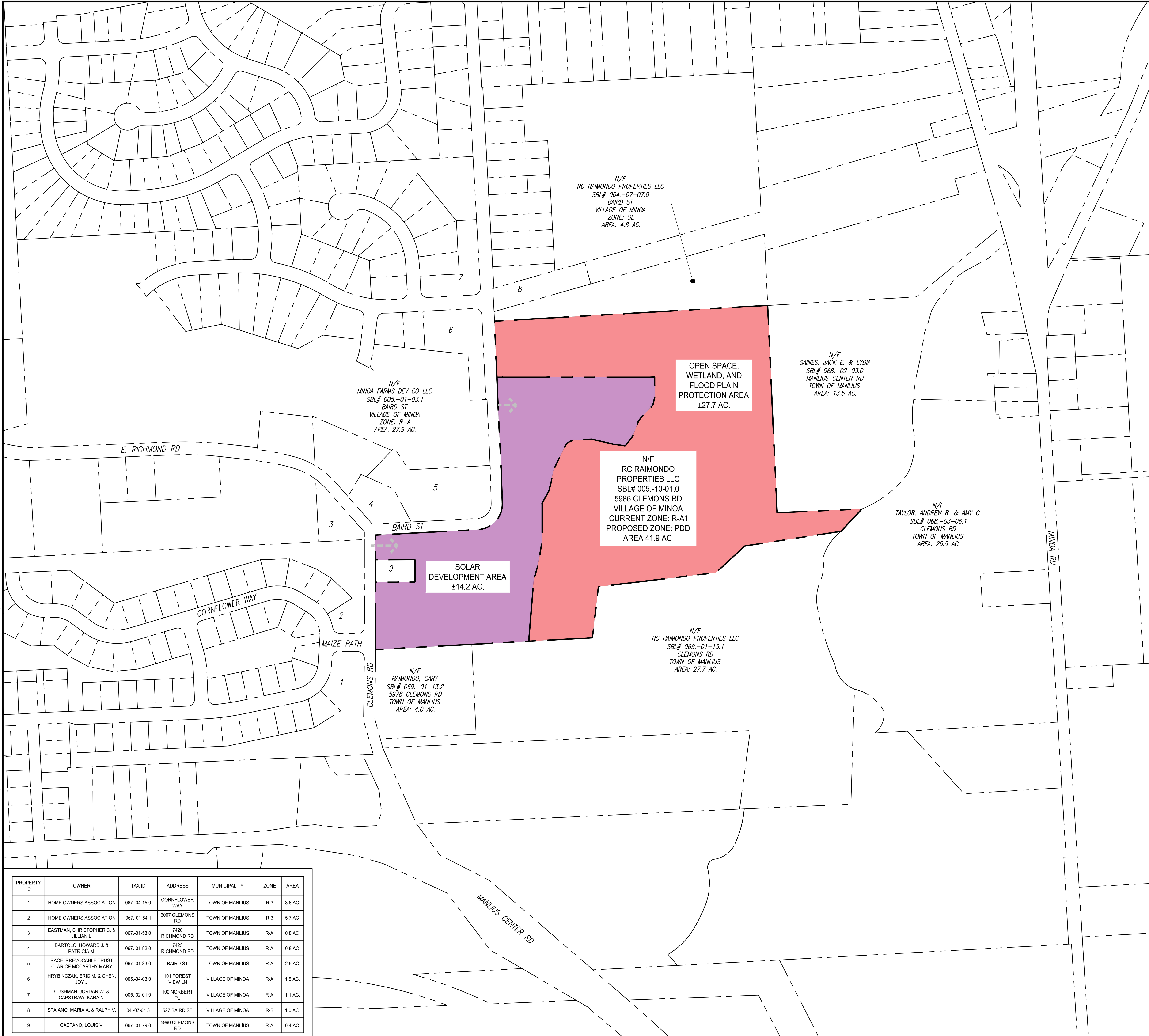
# C011

## PDD FIGURE



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12/29/2021 12:21 PM



PROPERTY ID	OWNER	TAX ID	ADDRESS	MUNICIPALITY	ZONE	AREA
1	HOME OWNERS ASSOCIATION	067-04-15.0	CORNFLOWER WAY	TOWN OF MANLIUS	R-3	3.6 AC.
2	HOME OWNERS ASSOCIATION	067-01-54.1	6007 CLEMONS RD	TOWN OF MANLIUS	R-3	5.7 AC.
3	EASTMAN, CHRISTOPHER C. & JILLIAN L.	067-01-53.0	7420 RICHMOND RD	TOWN OF MANLIUS	R-A	0.8 AC.
4	BARTOLO, HOWARD J. & PATRICIA M.	067-01-82.0	7423 RICHMOND RD	TOWN OF MANLIUS	R-A	0.8 AC.
5	RACE IRREVOCABLE TRUST CLARICE MCCARTHY MARY	067-01-83.0	BAIRD ST	TOWN OF MANLIUS	R-A	2.5 AC.
6	HRZYBINCZAK, ERIC M. & CHEN, JOY J.	005-04-03.0	101 FOREST VIEW LN	VILLAGE OF MINOA	R-A	1.5 AC.
7	CUSHMAN, JORDAN W. & CAPSTRAW, KARA N.	005-02-01.0	100 NORBERT PL	VILLAGE OF MINOA	R-A	1.1 AC.
8	STAIANO, MARIA A. & RALPH V.	04-07-04.3	527 BAIRD ST	VILLAGE OF MINOA	R-B	1.0 AC.
9	GAETANO, LOUIS V.	067-01-79.0	5990 CLEMONS RD	TOWN OF MANLIUS	R-A	0.4 AC.



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DATE	DESCRIPTION
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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Issued:	Project Number:
12/30/2021	14919.11

## CLEMONS SOLAR PDD CONCEPT PLAN

Drawing Number:

# PDD-1

## PROJECT FEAF



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project : \_\_\_\_\_

Date : \_\_\_\_\_

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet. <i>According to the USDA Web Soil Survey online mapper, the depth to water table is 1.5 ft.</i>	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>		



**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. <b>No impacts are proposed to NYSDEC FWW MAN-7.</b>	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>



1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway. <del>No impacts are proposed to the designated floodway.</del>	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain. <del>No impacts are proposed to the designated 100-year floodplain.</del>	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain. <del>No impacts are proposed to the designated 500-year floodplain.</del>	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>



g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. <b>No impacts are proposed to threatened and endangered species. Tree cutting will occur November-April.</b>	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. <b>The Massasauga rattlesnake is found in the Cicero Swamp, located approximately 4.75 miles north of the Project Site and</b>	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**is not anticipated at the Project Site.**



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. <b>6.8 acres of MSG 1-4 soils exist on the Project Site.</b>	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. <b>A Letter of No Effect was received from SHPO.</b>	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property's setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

<p><b>11. Impact on Open Space and Recreation</b></p> <p>The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i></p>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>		
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<p><b>12. Impact on Critical Environmental Areas</b></p> <p>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i></p>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		



<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation. <b>Construction noise may occur within EAF listed work hours only.</b>	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b> The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			



<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

Project :

Date :

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please refer to the attached narrative.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:

☒ Type 1

☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3



Upon review of the information recorded on this EAF, as noted, plus this additional support information  
Refer to the attached narrative document.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Village of Minoa Village Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Clemons Solar PDD Zoning Change and RPNY Solar 4, LLC Clemons Road Solar Project

Name of Lead Agency: Village of Minoa Board of Trustees

Name of Responsible Officer in Lead Agency: William F. Brazill

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:

*William F. Brazill*

Date:

*9/12/2022*

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Lisa DeVona - Village

Address: 240 N. Main Street Minoa, New York 13116

Telephone Number: 315-656-3100

E-mail: ldevona@villageofminoa.com

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**

## SEQR DETERMINATION

**RESOLUTION - DETERMINATION OF A NEGATIVE DECLARATION OF SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT FOR THE PROPOSED CLEMONS SOLAR PLANNED DEVELOPMENT DISTRICT REZONING AND RPNY SOLAR 4, LLC – CLEMONS ROAD COMMUNITY SOLAR PROJECT**

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6<sup>th</sup> day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent: John Champagne Trustee

Also Present: Lisa DeVona, Village Clerk-Treasurer  
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

WHEREAS, RPNY Solar 4, LLC submitted an application for the Clemons Solar Planned Development District (PDD) rezoning to the Village of Minoa Village Board dated December 30, 2021 for the proposed project, and

WHEREAS, RPNY Solar 4, LLC is also proposing a 3± MW community solar project located at 5986 Clemons Road in the Village of Minoa, Onondaga County, New York, and

WHEREAS, the proposed project will also involve the installation of ground mounted photovoltaic panels as well as an associated access road, electric utility upgrades, stormwater conveyance, power inverters, and perimeter fencing for the solar farm once the zoning change is completed, and

WHEREAS, preliminary project design has been developed in conformance with the applicable environmental laws, design standards, and accepted engineering practices, and

WHEREAS, a delineation of Wetlands and other Waters of the U.S. was conducted on September 9 and October 5, 2021 in accordance with the U.S. Army Corps of Engineers 1987 and New York State Department of Environmental Conservation (NYSDEC) Methodology and where NYSDEC reviewed and issued a written confirmation dated March 3, 2022 that the delineated freshwater wetland boundary is accurate and that project plans avoid wetland impacts, and

WHEREAS, an online project review was completed using the United States Fish and Wildlife Service (USFWS) Information for Planning and Consulting (IPaC) tool which determined that the federally-endangered Indiana bat (*Myotis sodalis*), the federally-threatened northern long-eared bat (*Myotis septentrionalis*) and the federally threatened eastern massasauga (*Sistrurus catenatus*) were determined to be in the vicinity of the project site, and



WHEREAS, a consultation was conducted with the NYSDEC New York Natural Heritage Program (NYNHP) resulting in a response received from NYNHP on November 1, 2021 indicated that Indiana bat has been documented within two (2) miles of the project site and northern long-eared bat has been documented within four and one half (4.5) miles of the project site, and

WHEREAS, the Applicant has committed through project design and construction scheduling to only clear trees between November 1 and March 31 of a given year when sensitive bat species are hibernating thereby minimizing impacts to these species and where no potential eastern massasauga habitat was identified during the fall 2021 wetland delineation and threatened/endangered species habitat assessments and as such, it is anticipated that the proposed project will have no significant adverse impact on state and federally listed threatened and endangered species, and

WHEREAS, Correspondence was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the effect of the project on Historical and Cultural Resources and having received written confirmation from OPRHP dated November 19, 2021, confirming the project will have no impacts to cultural and historical resources, and

WHEREAS, a Notice of Intent (NOI) to Undertake an Action Within an Agricultural District will be filed with the New York State Department of Agriculture and Markets (NYSDAM) by the New York State Energy Research and Development Authority and that as a condition of funding the applicant will be required to comply with the NYSDAM "Guidelines for Agricultural Mitigation for Solar Energy Projects," and

WHEREAS, Part 1 of a Full Environmental Assessment Form (EAF) has been completed and reviewed in conjunction within determinations made by other "Involved Agencies" as required pursuant to 6 NYCRR 617.6 of SEQRA to the following Involved Agencies through the SEQRA coordinated review process initiated on February 22, 2022: New York State Department of Environmental Conservation (NYSDEC) Region 7, the New York State Department of Agriculture and Markets (NYSDAM), the New York State Energy Research and Development Authority (NYSERDA), the Onondaga County Planning Board, the Onondaga County Industrial Development Agency, and the East Syracuse-Minoa School District, and said agencies concurring that the Village of Minoa Village Board of Trustees assumes the role of the SEQRA Lead Agency, and

WHEREAS, the proposed project has been reviewed and classified as a "Type I Action" pursuant to 6 NYCRR 617.4(B)(8) of SEQRA.

WHEREAS, the Village of Minoa Village Board of Trustees reaffirms that it will serve as SEQRA lead agency for this application, and

WHEREAS, Part 2 and Part 3 of a Full Environmental Assessment Form (EAF) have been completed and reviewed by the Village Board and the Village Board has determined that no impacts are potentially significant, and

NOW THEREFORE BE IT RESOLVED, that the Village of Minoa Village Board of Trustees hereby issues a "Negative Declaration of Significant Adverse Environmental Impact" in accordance with SEQRA for this project, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board authorizes Bergmann as consultant of the Applicant to publish said Notice of this SEQRA Negative

Declaration of Environmental Impact in the NYSDEC Environmental Notice Bulletin and to notify all SEQRA involved and interested agencies and the applicant of the issuance of this SEQRA Negative Declaration, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board directs the Minoa Clerk to file this SEQRA Negative Declaration of Significant Adverse Environmental Impact in the Village's official files for this project.

The adoption of the foregoing Resolution was moved by Trustee Christensen, seconded by Trustee Schepp, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

**THIS RESOLUTION WAS ADOPTED.**

**I, LISA DEVONA**, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the 6th day of September, 2022; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I FURTHER CERTIFY** that all members of said Board had due Notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed  
The seal of the Village of Minoa, this 12<sup>th</sup> day of September, 2022.



**LISA DEVONA**  
Village Clerk of the Village of Minoa  
Onondaga County, New York

## VILLAGE OF MINOA

### PDD & PROJECT SITE PLAN APPROVAL RESOLUTION



# VILLAGE OF MINOA

240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, *Mayor*  
[wbrazill@villageofminoa.com](mailto:wbrazill@villageofminoa.com)  
Office: (315) 656-3100  
Fax: (315) 656-0825  
[www.villageofminoa.com](http://www.villageofminoa.com)



John H. Champagne, *Deputy Mayor*  
John M. Abbott, *Trustee*  
Eric S. Christensen, *Trustee*  
Bobby Schepp, *Trustee*  
Lisa L. DeVona, *Clerk-Treasurer*  
Law Offices of Courtney M. Hills PC

November 21, 2022

Sent via email: [bmadigan@renewprop.com](mailto:bmadigan@renewprop.com)

RPNY Solar 4, LLC  
c/o Brian Madigan, AICP  
897 Sanchez Street  
San Francisco, CA 94114

Dear Mr. Madigan:

At a meeting held on Monday, October 17, 2022 the Village Board of Trustees approved the following conditions as stated in *September 6, 2022 Resolution to Adopt a Local Law Rezoning Property from Residential A1 to Planned Development District (PDD) and Modifying the Village of Minoa Zoning Map to Reflect the Same*:

- "Landscaping shall be installed and maintained consistent with plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
  - ◆ Village board approved Eastern Red Cedars to be planted the entire length of parcel known as tax map #005.-10-01.0 on east side of Baird Street and Clemons Road
- "Solar site road access shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
  - ◆ Village board approved the access road to be located at the 90 degree corner of Baird Street (east of Clemons and Richmond Road corner) allowing "straight-shot" entry into the solar site.
- "Community Host Agreement to be approved by the Village Board subsequent to 9/6/22 resolution"
  - ◆ Village board approved Host Community Agreement between the Village of Minoa and RPNY Solar 4, LLC relating to the premises located at 5986 Clemons Road (tax Map #005.-10-01.0) in the Village of Minoa and opts for Lump Sum payment in the amount of \$15,000 per MW AC of capacity

Please provide an electronic and hard copy of Final Site Plan reflecting these revisions. As always, if you have any questions, please feel free to contact.

Sincerely,  
  
Lisa DeVona  
Clerk-Treasurer

**Resolution to Adopt a Local Law Rezoning Property from Residential A-1 to Planned Development District PDD and Modifying the Village of Minoa Zoning Map to Reflect the Same**

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6<sup>th</sup> day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent:	John Champagne	Trustee
---------	----------------	---------

Also Present: Lisa DeVona, Village Clerk-Treasurer  
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

**WHEREAS**, RPNY Solar 4, LLC (the “Applicant”) requested a zoning change from Residential A-1 to a Planned Development District (“PDD”) for the development of a solar energy generating facility (the “Project”) at 5986 Clemons Road, in the Village of Minoa, in Onondaga County (Tax Map Id: 005.-10-01.0)(the “Site”);

**WHEREAS**, in accordance with Step 1 of the PDD procedures pursuant to Village Code § 160-13.1(D), the Village Board accepted the Applicant’s concept plan and outline for the Project and referred the Project materials to the Village of Minoa Planning Board (the “Planning Board”); and

**WHEREAS**, the Planning Board completed its Step 1 review of the Project application, provided its advisory opinion and written report to the Village Board, and recommended approval of the Applicant’s concept plan and outline; and

**WHEREAS**, at the February 4, 2022 meeting, the Village Board issued a Notice of Intent to act as Lead Agency for purposes of reviewing the Project under the State Environmental Quality Review Act (“SEQRA”); and



**WHEREAS**, pursuant to Village Code § 160-13.1(D), at the May 16, 2022 meeting, the Village Board accepted the concept plan and outline of the Project subject to modification based upon the Planning Board's comments as documented in their advisory opinion to the Village Board. Pursuant to Village Code § 160-13.1(E), the Village Board transferred the Project application to the Planning Board for Step 2 PDD Project Plan review and the Planning Board's recommendation that the revised layout and access road satisfied the safety related and traffic concerns expressed during the course of its review; and

**WHEREAS**, the Planning Board substantively reviewed the modified Site Plan dated June 2, 2022, which resulted in the Applicant moving the primary access point to the Project to the Planning Board's proposed temporary access point, and determined that the June 2, 2022 Site Plan sufficiently addressed the Planning Board's concerns regarding safety and traffic. Pursuant to Village Code § 160-13.1(E), the Planning Board also performed a thorough analysis of the environmental issues related to the Project to advise the Village Board on its SEQRA determination; and

**WHEREAS**, at the June 7, 2022 meeting, the Planning Board approved the Step 2 Project Plan, and recommended that the Village Board, upon its completion of SEQRA review, adopt a negative declaration where the preparation of a draft environmental impact statement would not be necessary; and

**WHEREAS**, pursuant to Village Code § 160-13.1(F) and part of Step 3 PDD adoption, the Village Board thoroughly reviewed and examined the known facts related to the Project and carefully reviewed all potentially adverse environmental impacts, and the entire record and proceedings related to the Project. The Village Board determined that the Project will not have a significant adverse impact on the environment, adopted a negative declaration, and determined that preparation of a draft environmental impact statement is not necessary; and

**WHEREAS**, the Village Board conducted a duly noticed public hearing on the rezoning Local Law and Project Plan of 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 from Residential A-1 to a Planned Development District;

**NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF MINOA BOARD OF TRUSTEES AS FOLLOWS:**

1. The Village of Minoa Board of Trustees ("Village Board") hereby adopts the Planned Development District ("PDD") and makes the following findings:
  - a. This Planned Development District shall be permitted to operate a solar facility (the "Project") subject to the Village approved Project Plan.
  - b. The proposed dimensional controls and performance standards for the Project are accepted and set forth in the Project Plan.

- c. The staging and schedule to implement and construct the Planned Development District are accepted and set forth in the Project Plan.
  - d. The PDD is consistent with the Village of Minoa's (the "Village") comprehensive planning intentions and furthers the Village land development policies and goals. In particular, the PDD furthers the Village's policy goals of increasing renewable energy use and reducing greenhouse gas emissions.
  - e. The PDD project plan, as revised in the Site Plan dated June 2, 2022, is in accordance with and meets the expectations established in the Village Board's accepted and referred concept plan and outline.
2. The Village Board approves the PDD Project Plan subject to the following conditions:
- a. The Applicant shall post a decommissioning security, in accordance with the Project decommissioning plan.
  - b. Landscaping shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
  - c. The guiderail/boulders/bollards shall be installed along Clemons Road during facility construction, as showing on the Project Plan Site Plan Drawings.
  - d. Prior to the start of construction activities, the Village MS4 Stormwater Officer will complete review of the Stormwater Pollution Prevention Plan (SWPPP) and issue an MS4 Acceptance Form to the applicant so that the SPDES General Permit for Construction 0-20-001 Notice of Intent can be filed with NYSDEC for permit coverage and that the coverage acknowledgement letter may be received.
  - e. The Applicant shall obtain an Article 24 Freshwater Wetland Permit from NYSDEC for any impacts to the regulated adjacent area of delineated NYSDEC-jurisdictional wetlands. Any such permit received shall be provided to the Village of Minoa when issued.
  - f. The access road shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
  - g. PILOT Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
  - h. Community Host Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
  - i. The Applicant making a good faith effort to enter into an agreement with the Village's Administrator of its Community Choice Aggregation Program.



3. All materials approved by the Planning Board related to the Planning Development District, or reports, referrals and recommendations developed or received by the Planning Board are hereby incorporated into this resolution.
4. All SEQRA documents are hereby incorporated into this resolution.
5. The Planned Development District shall become effective upon the filing of the local law with the Secretary of State as all appropriate documents and plans related to the rezoning of the Property located at 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 have been filed with the Village, as a supplement to the Zoning map.
6. Pursuant to Village Code § 160-13.1(G)(1)(c), any requirement(s) of subdivision, site plan and special permit is deemed satisfied and no further or separate review(s) or approval(s) are required as the Village Board determines the same were adequately reviewed in the context of project plan review and recommendation of the PDD. As such, the Village Board specifically retains such comprehensive and exclusive approval authority, and notwithstanding any other provisions in the Village Code to the contrary or otherwise. Accordingly, any separate requirement for Planning Board and/or Zoning Board of Appeals review(s), recommendation(s) or approval(s) of a PDD site, or part thereof, shall not be required.
7. This Resolution is effective immediately.

The adoption of the foregoing Resolution was moved by Trustee Eric Christensen, seconded by Trustee John Abbott, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

#### **THIS RESOLUTION WAS ADOPTED.**

**I, LISA DEVONA**, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the **6th day of September, 2022**; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I FURTHER CERTIFY** that all members of said Board had due Notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed  
The seal of the Village of Minoa, this 12<sup>th</sup> day of September, 2022.



---

**LISA DEVONA**

**Village Clerk of the Village of Minoa  
Onondaga County, New York**

## **VILLAGE OF MINOA**

### **Local Law No. 4 of 2022**

#### **A Local Law Rezoning Property in the Village of Minoa from Residential A-1 to PDD and Modifying the Village of Minoa Zoning Map to Reflect the Same.**

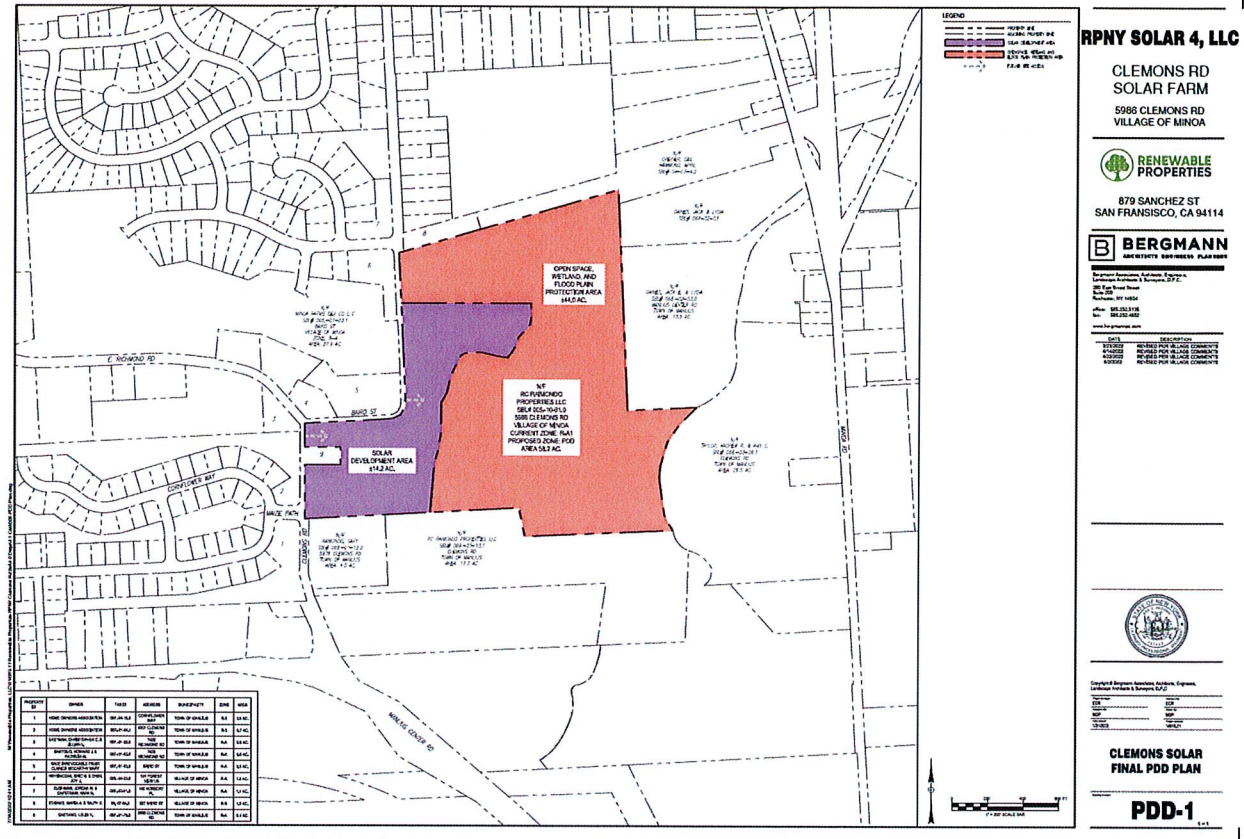
Be it hereby enacted by the Board of Trustees of the Village of Minoa as follows:

**Section 1:** Property located at 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0, as shown on the attached **Schedule A** (the “Property”), is hereby rezoned from Residential A-1 to Planned Development District (PDD). The Project Plan for the Property is hereby approved as set forth in the attached **Schedule B**, which is incorporated herein by reference. The zoning regulations applicable to the Property shall be as set forth in the Project Plan, approved herein.

**Section 2:** This Local Law is effective upon filing with the Secretary of State in accordance with the Municipal Home Rule Law.



# SCHEDULE A



## **SCHEDULE B**

### **Project Plan Approval**

Following Project Plan approval, this Planned Development District shall permit the operation of a solar facility ("Project"), all as shown on the Project Plan Site Plan Drawings, consisting of the following drawings entitled CLEMONS RD SOLAR FARM PROJECT FINAL SITE PLAN prepared by Bergmann Architects Engineers Planners P.C., which are listed below and are incorporated herein by reference:

Drawing Title	Original Date	Last Revised
C000 – Cover Sheet	January 31, 2022	June 2, 2022
C001 – General Notes	January 31, 2022	June 2, 2022
C002 – Area Parcel Plan	January 31, 2022	June 2, 2022
C003 – Existing Conditions Plan	January 31, 2022	June 2, 2022
C004 – Overall Site Plan	January 31, 2022	June 2, 2022
C005 – Site Plan	January 31, 2022	June 2, 2022
C006 – Erosion & Sediment Control Plan	January 31, 2022	June 2, 2022
C007 – Grading Plan	January 31, 2022	June 2, 2022
C008 – Details I	January 31, 2022	June 2, 2022
C009 – Details II	January 31, 2022	June 2, 2022
C010 – Details III	January 31, 2022	June 2, 2022
C011 – Details IV	January 31, 2022	June 2, 2022

The Project Plan, approved herein, shall constitute the zoning regulations for the Property.

Pursuant to Village Code § 160-13.1(G)(1)(c), any requirement(s) of subdivision, site plan and special permit is deemed satisfied and no further or separate review(s) or approval(s) are required as the Village Board determines the same were adequately reviewed in the context of project plan review and recommendation of the PDD. As such, the Village Board specifically retains such comprehensive and exclusive approval authority, and notwithstanding any other provisions in the Village Code to the contrary or otherwise. Accordingly, any separate requirement for Planning Board and/or Zoning Board of Appeals review(s), recommendation(s) or approval(s) of a PDD site, or part thereof, shall not be required.

This Project Plan approval is subject to the following conditions:

1. The Applicant shall post a decommissioning security, in accordance with the Project decommissioning plan.
2. Landscaping shall be installed and maintained consistent with the Project Plan Site Plan Drawings.

3. The guiderail/boulders/bollards shall be installed along Clemons Road during facility construction, as showing on the Project Plan Site Plan Drawings.
4. Prior to the start of construction activities, the Village MS4 Stormwater Officer will complete review of the Stormwater Pollution Prevention Plan (SWPPP) and issue an MS4 Acceptance Form to the applicant so that the SPDES General Permit for Construction 0-20-001 Notice of Intent can be filed with NYSDEC for permit coverage and that the coverage acknowledgement letter may be received.
5. The Applicant shall obtain an Article 24 Freshwater Wetland Permit from NYSDEC for any impacts to the regulated adjacent area of delineated NYSDEC-jurisdictional wetlands. Any such permit received shall be provided to the Village of Minoa when issued.



## TAXING JURISDICTIONS PILOT LETTERS OF SUPPORT

Raquel Parks  
Associate  
Direct Dial: 518.433.2424  
rparks@hodgsonruss.com



October 20, 2022

John Deer, Supervisor  
Town of Manlius  
301 Brooklea Drive  
Fayetteville, NY 13066

Re: RPNY Solar 4, LLC's RPTL §487 PILOT with the Onondaga County  
Industrial Development Agency

Dear Supervisor Deer:

This office represents RPNY Solar 4, LLC ("RPNY Solar"). The Village of Minoa (the "Village") has approved RPNY Solar to build and operate an approximately 3 megawatt solar array in the Village at 5986 Clemons Road, East Syracuse, NY 13057 (Tax Map ID: 005.-10-01.0)(the "Project").

RPNY Solar will enter into a payment in lieu of taxes ("PILOT") agreement with the Onondaga County Industrial Development Agency (the "IDA") to benefit the Onondaga County, East Syracuse Minoa Central School District, Village of Minoa, and your Town (the "Jurisdictions"). One of the IDA's requirements is that RPNY Solar obtains each Jurisdiction's approval of the proposed PILOT structure with the IDA.

RPNY Solar proposes a PILOT amount of \$4,000/MW to be split with each Jurisdiction based upon each Jurisdiction's appropriate tax rate. The PILOT agreement will last for a term of 25 years with an annual escalator of 2%. Enclosed is Mayor Brazill's letter of support for this PILOT structure. If the Town agrees to this PILOT structure, we would appreciate if you sign a copy of this letter where indicated, and return it to the undersigned.

677 Broadway, Suite 401 | Albany, New York 12207 | 518.465.2333 | HodgsonRuss.com

Albany ■ Buffalo ■ New York ■ Palm Beach ■ Saratoga Springs ■ Toronto

16335998v1

John Deer, Supervisor  
Town of Manlius  
October 20, 2022  
Page 2



Please contact me if you would like to discuss the PILOT structure further.

Regards,

A handwritten signature in black ink that reads "Raquel Parks".

Raquel Parks

Enclosure

cc: William F. Brazill, Mayor of Minoa

The undersigned, **Town of Manlius**, is aware that RPNY Solar 4, LLC will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar 4, LLC. The undersigned hereby supports a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

A handwritten signature in black ink that reads "John T. Deer".  
\_\_\_\_\_  
Title: *Town Supervisor*





District Office  
407 Fremont Road  
East Syracuse, NY 13057  
Fax: 315-434-3020  
www.esmschools.org

Dr. Donna J. DeSiato  
Superintendent

Phone: 315-434-3012  
E-mail: ddesiato@esmschools.org

December 15, 2022

Robert M. Petrovich  
Onondaga County Office of Economic Development  
333 W. Washington Street, Suite 130  
Syracuse, New York 13202

**Regarding: RPNY Solar 4, LLC**

Dear Executive Director Petrovich:

I am writing on behalf of the East Syracuse Minoa Central School District. It is our understanding that RPNY Solar 4, LLC has proposed to construct a small-scale commercial solar energy generating facility that will be located in the Village of Minoa at 5986 Clemons Road, Tax Map ID: 005.-10-01.0.

It is the District's understanding that the Company has proposed to enter into a payment in lieu of tax agreement with the Onondaga County IDA under which the Company will pay \$4,000/megawatt each year for a term of 25 years with an escalator of 2%. The School District will receive a pro rata share of such payment based on the real property tax burden.

I am writing to advise that the East Syracuse Minoa School District supports the proposed project based on the terms and information provided to the District.

Please contact me if you require any additional information. Thank you for your ongoing efforts to bring economic growth and development to our community.

Sincerely,

A handwritten signature in blue ink, reading "Donna J. DeSiato".

Dr. Donna J. DeSiato  
Superintendent of Schools

cc: William F. Brazil, Mayor of Minoa

July 5, 2022

Motion Made By Mr. May

RESOLUTION NO. 108

A RESOLUTION INDICATING THE COUNTY OF ONONDAGA'S ONGOING INTENT TO REQUIRE A CONTRACT FOR PAYMENTS IN LIEU OF TAXES FOR SOLAR AND WIND ENERGY SYSTEMS PURSUANT TO REAL PROPERTY TAX LAW SECTION 487(9)(B)

WHEREAS, pursuant to New York Real Property Tax Law § 487, a county may require a solar or wind energy system, as defined therein and meeting the requirements of subdivision four thereof, to enter into a contract for payments in lieu of taxes (PILOT) provided the county notify the owner or developer in writing of its intent to require a PILOT within sixty (60) days of receiving written notification; and

WHEREAS, New York Real Property Tax Law § 487(9)(b) allows for the adoption of a resolution by this Onondaga County Legislature indicating the County's ongoing intent to require PILOTS for such solar and wind energy systems, which resolution shall satisfy the aforesaid sixty (60) day notice requirement to owners or developers and no further action is required on the part of Onondaga County; now, therefore be it

RESOLVED, that this Resolution, effective immediately, shall serve as notice of the County of Onondaga's ongoing intent to enter into PILOT agreements for solar and wind energy systems within the County pursuant to New York Real Property Tax Law § 487(9)(b); and, be it further

RESOLVED, that the County Executive is authorized to execute agreements and such other documents as may be reasonably necessary to implement the intent of this resolution.

ADOPTED 7/5/2022



I hereby certify that the foregoing is a true and exact copy of the legislation duly adopted by the County Legislature of Onondaga County on the 5<sup>th</sup> day of July 2022.

A handwritten signature in blue ink, appearing to be "Jm", is written over a horizontal line.

Clerk, County Legislature

**JULY 5, 2022  
SESSION**

**3**

**LEGISLATORS**

**AYES:**

**NOES:**

**ABSENT:**

**EXCUSED:**

**No. 108**

**8. RYAN**

**1. MAY**

**7. KUHN**

**9. CHASE**

**10. OLSON**

**11. MCBRIDE**

**12. KNAPP**

**13. BUSH**

**14. KELLY**

**15. KINNE**

**16. GARLAND**

**17. ERVIN**

**3. BURTIS**

**4. GUNNIP**

**5. CODY**

**6. ABBOTT**

**2. ROWLEY**

**TOTAL:**

**17**

**0**

**0**

**0**





# **APPENDIX B**

## Photo Documentation of Pre-Construction Conditions



Photo 1: Palustrine emergent wetland (PEM), facing north.



Photo 2: Palustrine emergent wetland (PEM), facing east.







Photo 3: Palustrine emergent wetland (PEM), facing south.



Photo 4: Palustrine emergent wetland (PEM), facing east.







Photo 5: Palustrine forested wetland (PFO), facing east.



Photo 6: Palustrine forested wetland (PFO), facing north.







Photo 7: Representative upland habitat, facing north.



Photo 8: Representative upland habitat, facing east.







Photo 9: Representative upland habitat, facing east.



Photo 10: Representative upland habitat, facing east.





VILLAGE OF MINOA  
240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, *Mayor*  
[wbrazill@villageofminoa.com](mailto:wbrazill@villageofminoa.com)  
Office: (315) 656-3100  
Fax: (315) 656-0825  
[www.villageofminoa.com](http://www.villageofminoa.com)



John H. Champagne, *Deputy Mayor*  
John M. Abbott, *Trustee*  
Eric S. Christensen, *Trustee*  
Bobby Schepp, *Trustee*  
Lisa L. DeVona, *Clerk-Treasurer*  
Law Offices of Courtney M. Hills PC

October 14, 2022

Robert M. Petrovich, Director  
Onondaga County Industrial Development Agency  
333 W. Washington Street, Suite 130  
Syracuse, NY 13202

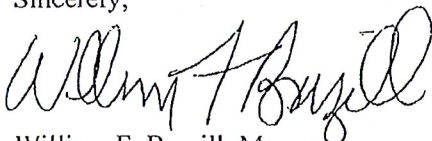
Dear Director Petrovich:

Re: Minoa's support of RPNY Solar 4, LLC Onondaga County IDA PILOT

On September 6, 2022, the Village of Minoa (the "Village") approved RPNY Solar 4, LLC (RPNY Solar) to build and operate an approximately 3 megawatt (MW) solar array in the Village at 5986 Clemons Road, Tax Map ID: 005.-10-01.0. The Village is aware that RPNY Solar will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar. The Village agrees with a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

Please contact my office if you would like to discuss the PILOT structure further.

Sincerely,



William F. Brazill, Mayor



March 20, 2023

Robert Petrovich, Executive Director  
Onondaga County Office of Economic Development  
335 Montgomery Street, 2<sup>nd</sup> Floor  
Syracuse, NY 13202

Re: Increase of Sales and Use Tax Benefits

Dear Mr. Petrovich:

Please accept this as our formal request to increase the OCIDA benefits received for the new JW Didado structure at 7822 Morgan Road, Clay, NY 13090.

Due to the rising cost of materials, we would like to request an increase in our sales and use exemption from \$323,000.00 to \$380,000.00. To date, we have used approximately \$160,000.00 of the current sales and use tax benefit.

We appreciate the assistance that OCIDA has provided and look forward to continuing to work with OCIDA.

Thank you for your consideration of this request.

Dan Sublett  
President  
J.W. Didado Electric