MONTGOMERY COUNTY NY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Meeting Notice

TO: **Board Members**

FROM: **Andrew Santillo**

DATE: **April 11, 2024**

RE: **Planning Board Meeting**

The regular meeting of the Montgomery County Planning Board is scheduled for Monday, April 15, 2024 at 6:30 p.m. at the Montgomery County Business Development Center, 113 Park Drive, Fultonville, NY.

Please call Karl at (518) 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any questions.

cc: The Recorder
Montgomery Co. Legislature
DPW
The Leader Herald
Daily Gazette

MONTGOMERY COUNTY NY
BUSINESS DEVELOPMENT CENTER
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MONTGOMERY COUNTY PLANNING BOARD MEETING

Monday, April 15, 2024

6:30 PM – Montgomery County Business Development Center

I. Pledge of Allegiance

II. Role Call

III. Adoption of Agenda

IV. Approval of previous meeting minutes

V. Public comments on agenda items (3 minute limit per person)

VI. Town of Mohawk — Site Plan Review

VII. Any other business

Department of Economic Development and Planning,
Industrial Development Agency & Capital Resource Corporation
113 Park Drive, P.O. Box 277, Fultonville, NY 12072 p: 518.853.8334
www.montgomerycountyworks.com

Montgomery County Planning Board
Meeting Minutes
March 11th, 2024
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:
Mark Hoffman, Chairman
David Wiener, Vice Chairman
Irene Collins, Member
Angela Frederick, Member
Frank Szykowski, Member
Erin Covey, Member
Peter Lydon, Member
Frank Maphia, Member
Betty Sanders, Alternate

STAFF MEMBERS PRESENT:
Alex Kuttesch, Senior Planner
Karl Gustafson Jr., Grant Assistant
Andrew Santillo, Staff Assistant

ABSENT:
Wayne DeMallie, Alternate

OTHERS PRESENT:

I. Call to Order

The meeting was called to order by Chairman Mark Hoffman at 6:31 p.m.

II. Roll Call

The roll call of board members was done by Chairman Hoffman.

III. Adoption of the Agenda

Frank Szykowski made a motion to adopt the agenda, Irene Collins seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

David Wiener made a motion to accept previous meeting minutes, Frank Szykowski seconded the motion. The previous minutes were approved.

V. Public Comment

There was no public comment.

VI. Town of Amsterdam- Site Plan Review

Alex Kuttesch stated the referral is a site plan review for a housing development with two commercial buildings. The two commercial buildings are located in a B-1 District and as you

head west on the property, there will be five buildings with eight apartment units in each building, which are in the R-2 zone.

Mark Hoffman asked if there will be a road created for the project. Alex stated that there will be a driveway into the site that loops around the entire site and has separate driveways into each living complex. Irene Collins asked where the tenants will be parking. Parking is located on each side of the living complex for each of the five buildings. Irene also asked if it will be City water and sewer. The project will be utilizing City water and sewer. Irene Collins also asked about safety vehicles being able to fit into the site. The project developer engaged with DOT about the entrance and the driveway around the property.

Erin Covey made the motion to approve the referral, seconded by Angela Frederick. All members were in favor.

The referral was approved.

VII. Town of Canajoharie- Local Law Amendment

Alex Kuttesch explained that this referral is a local law amendment to their solar law. The Town added a tier 4 to their solar law language. This is for utility scale solar projects.

Angela Frederick made a motion to approve, seconded by Frank Szykowski. All were in favor.

The referral was approved.

VIII. Town of Florida- Zoning Change

Alex Kuttesch stated that this referral is a zoning change in the Town of Florida. The property is next to Vida Blend on a 4 acre parcel. The property is currently zoned C-1 and the applicant is requesting it to be changed to C-2 so the business can expand in the future. The current building will be utilized for the business but in the future the business plans to expand with a smaller warehouse possible behind the building that currently sits there.

David Wiener made the motion to approve the referral, seconded by Mark Hoffman. All were in favor.

The referral was approved.

IX. Town of Minden- Site Plan Review & Special Use Permit

Alex Kuttesch explained that this referral is a site plan review and special use permit for the Town of Minden garage. The location is in the same location as the previous garage and offices.

David Wiener asked if the 40,000 gallon tank will be one single tank or multiple. It will be one single tank.

Frank Szykowski made the motion to approve the referral, seconded by Peter Lydon. Angela abstained. Rest of the board was in favor.

The referral was approved.

X. Town of Palatine- Site Plan Review

Alex Kuttesch stated that the referral for the Town of Palatine is a site plan review for a Dunkin Donuts. Entrance and exits will be on Route 5 and Mary Street. That was one of the concerns brought up at the town level and it was addressed.

The board was concerned with the traffic and request a traffic study to be done.

Angela Frederick made a motion to approve the project with modifications that the Town requests a traffic study, seconded by Irene Collins. Peter Lydon abstained. Rest of the board was in favor.

The referral was approved.

XI. Village of Canajoharie- Special Use Permit

Alex Kuttesch explained that this referral is a special use permit in the Village of Canajoharie. The special use permit is for a citizen that is looking to do short term rentals out of their property. Short term rental is defined as less than 30 days and this allows land lords and realtor agents to extend their laws not only for normal rentals and bed and breakfasts to short term rentals as well.

Erin Covey made the motion to approve the referral, seconded by Irene Collins. All were in favor.

The referral was approved.

XII. Other Business

There was no other business.

XIII. Adjournment

Mark Hoffman made a motion to adjourn the meeting at 7:30 p.m., seconded by Erin Covey. All were in favor.

Respectfully submitted,

_____

Karl Gustafson Jr.
Economic Development Grant Assistant

REFERRAL FORM
MONTGOMERY COUNTY PLANNING BOARD

Referral Number_____
assigned by the MCPB upon acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of Mohawk
Referring Officer: Mark Hoffman
Mail original resolution to: Town of Mohawk
Atten: Town Clerk; Kim Sullivan
PO Box 415, Fonda, New York 12068

1. Applicant: Yellow 23, LLC Cipriani Solar **2. Site Address:** 383 Albany Bush Rd, Johnstown, New York

3. Tax Map Number(s): 21.-2-11.21 **4. Acres:** 58.10

5. Is the site currently serviced by public water? ☐ Yes ☒ No

6. On-site waste water treatment is currently provided by: ☐ Public Sewer or ☐ Septic System

7. Current Zoning: Agricultural **8. Current Land Use**: Agricultural

9. Project Description: The proposed Project consists of a +/-20.8 acre solar farm (5MW-AC) on a 58.10 acre parcel located off of Albany Bush Road in the Town of Mohawk, Montgomery County, New York. The Project will involve the installation of ground mounted photovoltaic panels, as well as an associated access road, electric utility upgrades, power inverters and perimeter fencing for the solar energy system.

10. MCPB Jurisdiction:

☐ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** _____

- ☐ a municipal boundary.
- ☒ a State or County thruway/highway/roadway
- ☐ an existing or proposed State or County park/recreation area
- ☐ an existing or proposed County-owned stream or drainage channel
- ☐ a State or County-owned parcel on which a public building or institution is situated
- ☒ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. PUBLIC HEARING: Date: March 19, 2024 Time: 6 pm Location: TOM Town Hall

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☐ **Amendment** **Referring Board:**

☐ Comprehensive Plan ☐ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☐ **Zone Change** **Referring Board:**

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☐ **Site Plan** ☒ **Project Site Review** **Referring Board:** TOM Planning Board

Proposed Improvements: Construct a Solar Energy Project

Proposed Use: Solar energy production and continued Agricultural

Will the proposed project require a variance? ☐ Yes ☒ No Type: ☐ Area ☐ Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : ☐ State or ☐ County ☒ No

Specify: _____

15. ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. Variance **Referring Board:**

☐ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

_____

SEQR Determination

Action:

- ☒ Type I
- ☐ Type II
- ☐ Unlisted Action
- ☐ Exempt

Finding:

- ☐ Positive Declaration – Draft EIS
- ☐ Conditional Negative Declaration
- ☒ Negative Declaration
- ☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): Town of Mohawk Planning Board **Date**: March 19, 2024

REQUIRED MATERIAL

Send 3 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Stanley F. Waddle; Building and Zoning Code Official; Town of Mohawk — 4/1/2024

Name, Title & Phone Number of Person Completing this Form — Transmittal Date

(518)-774-0420 zoning@townofmohawk.net

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

☐ Approves

☐ Approves (with Modification)

☐ Disapproves:

☐ No significant County-wide or inter-community input

☐ Not subject to Planning Board review

☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

_____
Date

_____
Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning

#1

Application #: 23-11-28#1
Date: 11/28/2023
Project Name: YELLOW 23, LLC

Town of Mohawk
Planning Board
Application to the Planning Board

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: Yellow 23, LLC c/o Dana Pickett
Address: 125 Wolf Road, Suite 312
Albany, NY 12205
Phone: (855) 786-4383 ext. 109
Email: d.pickett@solrealgroup.com
Professional Advisor: Colliers Engineering & Design c/o Evan Comilloni, PE
Address: 18 Corporate Wood Blvd., Suite 400
Albany, NY 12211
Phone: (518) 389-1111
Email: evan.comilloni@collierseng.com

Property Owner: Lyman R. White and Florence L. White
(if different)
Address: 265 Stoner Trail Road
Johnstown, NY 12095
Phone: (518) 762-8772
Email:
Other:
(if appropriate, please specify)
Address:
Phone: ( )
Email:

1) Property Location:
Address: 383 Albany Bush Road, Mohawk, NY 12095
General Location: Northeast Corner of the intersection of Albany Bush Road and Plantz Road.
Zoning District: Agricultural
Tax Parcel ID# (SBL): (Parcel ID: 21.-2-11.21).

2) Type of Application (please check appropriate box(s)):

___ Sketch Presentation	No Charge	
☐ **Major Subdivision/**	**$500**	
☐ **Minor Subdivision**	**$100**	
☒ **Major Site Plan**	**$500**	
☐ **Minor Site Plan**	**$100**	
☒ **Special Permit**	**$100**	
☐ **Lot Line Adjustment**	**$100**	

Project Description: The proposed Project consists of a ±20.8 acre solar farm (5 MW-AC) on a 58.10 acre parcel located off of Albany Bush Road in the Town of Mohawk, Montgomery County, New York (Parcel ID: 21.-2-11.21). The Project will involve the installation of ground-mounted photovoltaic panels, as well as an associated access road, electric utility upgrades, power inverters, and perimeter fencing for the solar energy system.

___ Will Variance(s) be Required? Yes ___ No ___ Don't Know _x_

3) Project Description: See Above

For each type of application a checklist detailing the required information has been attached. These checklists are only intended to be a guide to the applicant, for specifics on submission requirements, procedures, timeframes, etc., the applicant should refer to the applicable Town Ordinance (Zoning, Subdivision, etc.), and or State Law (SEQR, Ag & Markets, etc).

Applicant Signature: Dana Pickett **Date:** 10/06/23

Property Owner's Signature: Lyman R. White **Date:** 10/6/23

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Albany Bush Solar Project		
Project Location (describe, and attach a general location map): The property (Tax # 21.-2-11.21) is located northeast of the intersection of Plantz Road and Albany Bush Road, Town of Mohawk, Montgomery County, NY.		
Brief Description of Proposed Action (include purpose or need): The proposed Project consists of a ±21.0 acre solar farm (5 MW-AC) on a ±58.10 acre parcel located off of Albany Bush Road in the Town of Mohawk, Montgomery County, New York (Parcel ID: 21.-2-11.21). The Project will involve the installation of ground-mounted photovoltaic panels, as well as an associated access road, electric utility upgrades, power inverters, perimeter fencing for the solar energy system, and stormwater management features.		
Name of Applicant/Sponsor: Yellow 23, LLC c/o Dana Pickett	Telephone: 855-786-4383 EXT 109 E-Mail: d.pickett@solrealgroup.com	
Address: 125 Wolf Road, Suite 312		
City/PO: Colonie	State: NY	Zip Code: 12205
Project Contact (if not same as sponsor; give name and title/role): Colliers Engineering & Design c/o Evan Comilloni, PE	Telephone: 518-389-1111 E-Mail: evan.comilloni@collierseng.com	
Address: 18 Corporate Woods Boulevard, 4th Floor		
City/PO: Albany	State: NY	Zip Code: 12211
Property Owner (if not same as sponsor): Lyman & Florence White	Telephone: N/A E-Mail: N/A	
Address: 265 Stoner Trail Road		
City/PO: Johnstown	State: NY	Zip Code: 12095

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan Review, Special Use Permit	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Montgomery County 239 Referral	
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	SHPO Sign off, NYSERDA, NYSDAM Ag NOI, NYSDEC SPDES General Permit GP-0-20-001	
h. Federal agencies ☑Yes☐No	USFWS - Section 7 Consultation	

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Agricultural (A)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Fonda-Fultonville

b. What police or other public protection forces serve the project site?
Montgomery County Sheriff, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Town of Mohawk Fire Department

d. What parks serve the project site?
Pecks Hill State Forest

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Solar farm

b. a. Total acreage of the site of the proposed action? 58.1 acres
b. Total acreage to be physically disturbed? 29.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 58.10 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes, Solar farm
i. Total number of structures N/A
ii. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; and N/A length
iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
iii. If other than water, identify the type of impounded/contained liquids and their source. _____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe: _____

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

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

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

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No
If Yes:

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

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

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

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

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

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.5 acres (impervious surface)

_____ Square feet or 58.10 acres (parcel size)

ii. Describe types of new point sources. None

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will flow to stormwater management features on-site

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 AM - 6 PM
- Saturday: 8 AM - 6 PM
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise levels will increase during construction due to construction equipment during the hours of 8 AM - 6 PM Monday - Saturday. Noise will be negligible following construction once the solar facility is in operation.

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

Describe: Existing vegetation will remain to the maximum extent practicable and only minor grading will occur.

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

Adjoining the property is a mix of rural (vacant farm land), agricultural and a solar farm to the south.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.5	+0.5
• Forested	9.6	8.2	-1.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	32.0	46.7	+14.2
• Agricultural (includes active orchards, field, greenhouse etc.)	13.5	0	-13.5
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.2	0.2	0.0
• Wetlands (freshwater or tidal)	2.8	2.8	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Limited Use Previous Access Road	0.0	0.2	+.2

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ±6.5 feet

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

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

Churchville silty clay loam, 0 to 3% slopes (Cha)	17.7 %
Darien silt loam, 3 to 8% slopes (DaB)	65.7 %
Lansing silt loam, 3 to 8% slopes (LaB)	16.6 %

d. What is the average depth to the water table on the project site? Average: >2.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 16.6 % of site
☐ Moderately Well Drained: ____ % of site
☑ Poorly Drained 83.4 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland Approximate Size Wetland continues beyond the property boundary
- Wetland No. (if regulated by DEC) TH-5

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

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

Raccoons	Gray Squirrels	Migratory Birds
White-tailed deer	Rabbits	Eastern chipmunk

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

If Yes:

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

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

iii. Extent of community/habitat:

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

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

If Yes:

i. Species and listing (endangered or threatened): Northern Long-eared Bat (*Myotis septentrionalis*) listed as federally endangered.

According to the USFWS iPaC Report there may be potential for the Northern Long-eared Bat to occur in the vicinity of the project area. Therefore, tree clearing will be completed between November 1st to March 31st.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

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

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

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

If Yes, provide county plus district name/number: MONT002

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

i. If Yes: acreage(s) on project site? ±9.6 acres

ii. Source(s) of soil rating(s): NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Evan Comilloni, PE as Agent for Yellow 23, LLC Date 03/08/23

Signature Evan Comilloni Title Project Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, September 20, 2023 1:09 PM

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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):40.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-5
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	MONT002

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

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.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	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.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☑	☐

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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater
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. ☑ NO ☐ 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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. ☑ NO ☐ 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.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	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_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	☐	☐
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.	E2o	☐	☐
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	☐	☐
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.	E2p	☐	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☑
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☑	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☑	☐
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	☑	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☑	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☑	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☑	☐
h. Other impacts: _____		☑	☐

9. Impact on Aesthetic Resources

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.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
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	 ☑ ☑	 ☐ ☐
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	 ☑ ☑	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☑
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☐	☐
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.	E3f	☐	☐
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	☐	☐

d. Other impacts: _____		☐	☐
e. 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:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

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.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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	☐	☐
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	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	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.	D2m	☐	☐
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	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health

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.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

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.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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: Albany Bush Solar Project

Name of Lead Agency: Town of Mohawk Planning Board

Name of Responsible Officer in Lead Agency: Mark Hoffman

Title of Responsible Officer: Acting Planning Board Chairman

X Signature of Responsible Officer in Lead Agency: Mark Hoffman X Date: 4/1/24

Signature of Preparer (if different from Responsible Officer) Stanley F. Waddle Date: 3/31/2024

For Further Information:

Contact Person: Stanley F. Waddle

Address: PO Box 415, Fonda, New York 12068

Telephone Number: (518)-774-0420

E-mail: zoning@townofmohawk.net

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

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: December 01, 2023
Project code: 2023-0109797
Project Name: ALBANY BUSH SOLAR PROJECT

Federal Nexus: yes
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Record of project representative's no effect determination for 'ALBANY BUSH SOLAR PROJECT'

Dear Stephanie Parsons:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on December 01, 2023, for 'ALBANY BUSH SOLAR PROJECT' (here forward, Project). This project has been assigned Project Code 2023-0109797 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project has reached the determination of "No Effect" on the northern long-eared bat. To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed

action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

Based upon your IPaC submission, your project has reached the determination of “No Effect” on the northern long-eared bat. If there are no updates on listed species, no further consultation/ coordination for this project is required with respect to the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New York Ecological Services Field Office and reference Project Code 2023-0109797 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

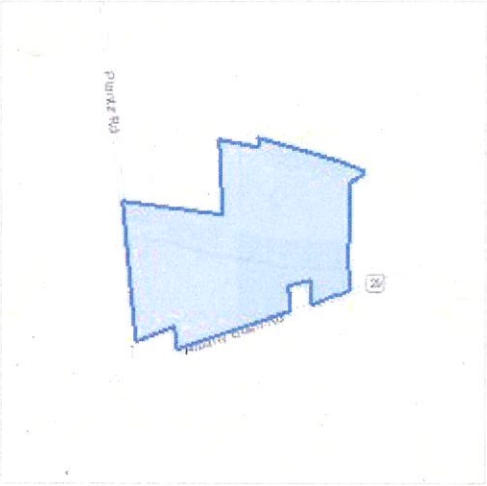
ALBANY BUSH SOLAR PROJECT

2. Description

The following description was provided for the project 'ALBANY BUSH SOLAR PROJECT':

> Proposed solar development located in the Town of Mohawk, Montgomery County, New York.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.97512915,-74.32657465609041,14z



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the Endangered northern long-eared bat (Myotis septentrionalis). Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. The proposed action does not intersect an area where the northern long-eared bat is likely to occur, based on the information available to U.S. Fish and Wildlife Service as of the most recent update of this key. If you have data that indicates that northern long-eared bats are likely to be present in the action area, answer "NO" and continue through the key.

   Do you want to make a no effect determination?

   No

3. The action area does not overlap with an area for which U.S. Fish and Wildlife Service currently has data to support the presumption that the northern long-eared bat is present. Are you aware of other data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

   Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed NLEB acoustic detections. Data on captures, roost tree use, and acoustic detections should post-date the year when white-nose syndrome was detected in the relevant state. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

   No

4. Does any component of the action involve construction or operation of wind turbines?

   Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

   No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

   Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

   No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

   No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

   No

10. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the effects of any activities that would not occur but for the proposed action.

    If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer "No" below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project's action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a "no effect" determination for the northern long-eared bat.

    Note: Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer "No" and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of Effects of the Action can be found here: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    Yes

PROJECT QUESTIONNAIRE

Will all project activities by completed by April 1, 2024?

No

IPAC USER CONTACT INFORMATION

Agency: Bergmann
Name: Stephanie Parsons
Address: 280 East Broad Street, Suite 200
City: Rochester
State: NY
Zip: 14604
Email sparsons@bergmannpc.com
Phone: 5854987930

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

Agricultural Integration and Grazing Management Plan

Albany Bush Solar Project

Prepared for:

Yellow 23 LLC

Prepared by:

Kristian M. Woodall & Caleb Scott

United Agrivoltaics North America, LLC.

March 2024

BIO: Caleb Scott

Owner: United Agrivoltaics

Founding Member: American Solar Grazing Association

As Vice President of the American Solar Grazing Association and owner of United Agrivoltaics, Caleb and his team are helping pave the way for the development of industry standards and best practices in the solar energy industry for agrivoltaics based project designs. Being one of the nation's first solar grazing contractors, Caleb has seen the industry grow from infancy. Caleb works with a large network of farm partners and solar developers to graze sheep on photovoltaic (PV) arrays, as well as develop and implement full scope agrivoltaics plans. Having helped numerous communities and asset owners across New York since 2015, he and his team understand the benefits and importance of using an agrivoltaics approach on local solar projects.

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1.0 Introduction

In coordination with the developers of Albany Bush solar project ("Albany Bush"), United Agrivoltaics North America LLC has prepared this Agricultural Integration and Grazing Management Plan for Yellow 23 LLC's proposed solar energy Project, ("Site", "Project" or "Solar Facility"). Based in central New York, United Agrivoltaics North America LLC ("United Agrivoltaics") is owned and operated by sheep farmers with direct experience and of the agrivoltaics industry. United Agrivoltaics manages grazing operations at 97 agrivoltaics projects across the United States, 38 of which are in New York State.

1.1 Background

The proposed 5 MWAC Solar Facility will occupy roughly 22 acres based on preliminary drawings since the IFP drawings were being finalized at the time of this report. The Project is located at 383 Albany Bush Road, in Town of Mohawk NY. The Project is proposed to be split into two partitions: East ("Array # 1) and West (Array # 2) **(Figure 1)**. The system design includes a single-axis tracking racking system with row spacing and system height appropriate for the agricultural activities described below. According to a USDA web soil survey, the soil is composed of 18.5% Churchville silty clay loam (0-3% slopes), 64.8% Darien silt loam (3-8% slopes) and 16.6% Lansing silt loam (3-8" slopes). A total of 16.6% of the soils are classified as prime farmland, the remaining 81.2% are classified as prime farmland is drained. **(Figure 2)**. The property has recently been in hay or corn production. An agrivoltaic approach to land management will ensure this land remains in agricultural use and keeping soils of interest to farmers in production.

1.2 Design Intent

The Solar Facility design accommodates rotational grazing (between array 1 and array 2) and other industry standard grazing methods including mob grazing and sustained rotational grazing. The design can integrate agricultural uses including; a managed grazing system utilizing sheep to control vegetation growth under and around the solar panels, wildlife corridors around the site to maintain migration patterns, pollinator and ground nesting bird habitats, as well as areas for traditional farming methods that complement sheep. Sheep grazing is a method of vegetation control used on solar facilities around the world and is increasingly being implemented in the Northeastern United States. Recent Minnesota research shows that grazing sheep under solar panels improves soil quality (Pickerel 2022). Conversion of unused agricultural land into no-till pastures rebuilds soils naturally, reducing erosion, improving soil structure and nutrient density slowly over time when managed properly.

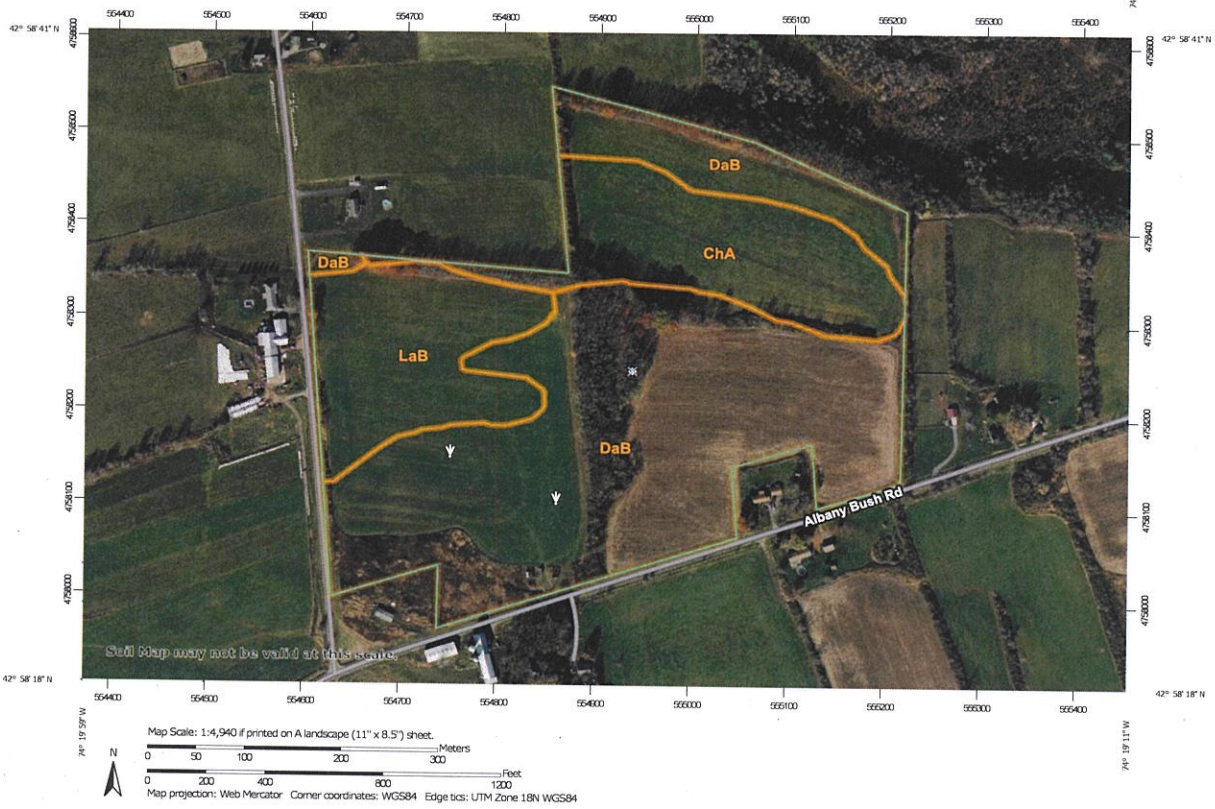
Albany Bush is committed to maintaining agricultural use of the farmland in conjunction with solar energy production. The Project will utilize a low growing pasture seed mix ("Array Mix") suitable for grazing sheep and, a pollinator mix ("Perimeter Mix") in strategic buffer areas that are not wooded or designated for farming. The Solar Facility incorporates 250' setbacks which will greatly benefit the animal species it supports and also preserves areas that will continue to be farmed for hay. There is an existing line of trees and shrubs along the outer project boundaries. Gate signage stating "Sheep Grazing" is proposed and should be considered on all entrances after discussion with local code enforcement. Sample signage is shown **(Figure 3).** Together, these efforts add agricultural output, create economic opportunity for local farmers, and improve the land and soil.

Figure 1

ALBANY BUSH
SOLAR
PROJECT
6.205 MWp (DC)
5.000 MW (AC)
CIPRIANI ENERGY GROUP

Figure 2

Soil Map—Montgomery County, New York
(Albany Bush Solar Project)



Soil Map—Montgomery County, New York
(Albany Bush Solar Project)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Soil Map—Montgomery County, New York | Albany Bush Solar Project

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChA	Churchville silty clay loam, 0 to 3 percent slopes	10.8	18.5%
DaB	Danien silt loam, 3 to 8 percent slopes	37.7	64.8%
LaB	Lansing silt loam, 3 to 8 percent slopes	9.7	16.6%
Totals for Area of Interest		**58.2**	**100.0%**

Figure 3

2.0 Managed Grazing System

Solar facilities in the Northeast require regular vegetation control during the growing season to prevent shading and produce electricity efficiently. A managed grazing system for solar sites efficiently controls vegetation and offers many benefits over traditional means of mechanical mowing and trimming which tend to compact soil, leave ruts that create runoff and offer no regenerative benefits. Grazing is also more beneficial for pollinator friendly habitats when correctly implemented.

2.1 Overview of Vegetation Management Using Sheep

Vegetation that grows underneath panels reaching heights above the leading edge of the panels will cause shading and must be mowed or grazed several times per year. Sheep grazing at an appropriate stocking density are highly effective. Sheep will eat vegetation around and under panel areas that can be hard for mowing equipment to reach, alleviating the need for herbicides required by conventional mowing maintenance.

Sheep are small and agile enough to easily graze underneath panels and racking equipment. Their behavior does not predispose them to standing or jumping on site equipment or chewing on electrical wiring, as goats might be inclined to do. Their size and strength mean that any rubbing on equipment is unlikely to cause damage. The perimeter fences installed as part of the solar project will serve to contain the grazing sheep within the designated grazing area. The sheep farmer (i.e., "Contractor") will be responsible for any damages to personal or public property caused by sheep.

A correctly planned and implemented grazing plan with appropriate animal stocking density will offer vegetation control performance that is comparable or superior to conventionally mowed sites. The implementation of a grazing program requires consideration and evaluation of native forage blends that have the correct nutritional balance for sheep. Fortunately many forage plants add to and diversify the pollinator friendly vegetation.

This plan provided by United Agrivoltaics allows for adaptive management methods to be employed during site maintenance. This ensures strategic decisions can be based on the unique and evolving site-specific conditions. Further, it ensures the Contractor and the owner have the autonomy and are empowered to act in the best interest of the operating efficiency of the project in consideration of the economic viability and the health, safety, welfare of the grazing operation.

2.2 Fencing

Fencing appropriate for sheep is critical to the success of a well managed grazing system. Albany Bush plans to install an 8' agricultural fence, tightly fitted to the ground and positioned with no gaps for predatory animals to pass through. United Agrivoltaics also recommends that 4' fencing be in place around equipment pads when sheep are present to keep equipment pads clear for technicians to work.

2.3 Water Access

Water access is essential for successful agricultural activities such as sheep grazing. If water is not available at the site, shepherd will truck water to storage tanks with watering troughs. On the proposed site 1 watering setup should be installed on the each array of the Project provided and setup by the shepherd or EPC. These watering stations will be sized appropriately and checked by shepherds on a regular basis.

2.4 Seeding

Optimal pasture blends for the Mohawk Valley region include a blend of cool season perennial grasses, legumes and forbs. Cool season grasses are utilized for abundant cover and livestock forage while legumes, fix nitrogen for plant uptake and create habitat for pollinators (Gelley et al 2021).

There are many benefits to agrivoltaic management; we've observed that as paddocks are grazed, sheep will pick up the seeds in their wool and distribute them to other areas within the array. Their hooves push the seeds into the ground as they move throughout the site adding to the regenerative attributes of grazing.

2.4.1 Pasture ("Array") Blend

There will be an "Array" pasture seed blend **(Figure 4)** to create an optimal forage for grazing naturally incorporating pollinator friendly native species. This pasture blend seed mix is required to give the sheep a balance of roughage and protein, including low growing native grasses and forb species. A majority of the selected grasses should be shade tolerant and the included forbs provide late season pollinator forage.

Of the included species perennial rye grass is a fast growing cool season bunching / clumping grass that is good companion for other grasses. Perennial rye is an effective low growing forage grass (typically below 24") must be included at sufficient rate to ensure that is spreads. Bluegrass is a low growing, dense, slower growing grass with moderate forage content and better seasonal tolerance. Fescues are low growing, shade tolerant and highly adaptable grass with very low forage value and palatability until after frost. Dutch white clover grows on average 4-6" tall with moderate growth rate and has many benefits including: erosion control, ground cover, reduced maintenance, nitrogen fixing properties, improves air quality and is excellent forage for sheep.

It can be noted that there are many opportunities within the scope of the agricultural integration for local economies, this will include unique opportunities through strategic partnerships with landowners, farmers and other producers.

Figure 4

The following seed mix revision is recommended to be used in the fenced in arrays (Array 1 and Array 2) on the Albany Bush Agrivoltaic Project.

- 20% Perennial Ryegrass per acre
- 30% Kentucky Bluegrass per acre
- 10% Red Fescue per acre
- 40% White Dutch Clover per acre

Recommended seeding rate TBD by EPC contractor.

2.4.2 *Pollinator ("Perimeter") Blend*

There will be a pollinator friendly "Perimeter" mix seeded outside of the fence line in strategic areas that are not wooded. **(Figure 5)** The pollinator blend will create beneficial blooms and forage for native pollinators throughout the summer and fall attracting song-birds, wild bees, wasps, and beetles.

Additional Benefits for Wildlife Corridors:

The pollinator friendly "Perimeter" mix will complement and enhance the existing wooded areas creating bedding zones, feeding areas and safety corridors increasing and enhancing the habitat where deer spend most of their time. Furthermore the pollinator habitat mix has highly nutritious, palatable, high protein forage for deer and wildlife. Pollinator habitat seeding will be in transitional zones next to fields making additional low maintenance migration corridors for deer and other wildlife providing valuable nesting areas for birds, ground nesting birds, mammals and other beneficial native wildlife. These areas will be mowed once per year in the fall after the seeding has establishment, this will allow deer and other wildlife access to new growth and tender forage in the fall in close proximity to their bedding areas.

Figure 5

ERNST SEEDS

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

Date: February 13, 2024

Fuzz & Buzz Mix - Premium - ERNMX-147

	Botanical Name	Common Name	Price/Lb
21.40 %	*Lolium perenne, 'Mercedes', Tetraploid*	Perennial Ryegrass, 'Mercedes', Tetraploid	3.60
17.00 %	*Dactylis glomerata, Potomac*	Orchardgrass, Potomac	3.60
15.00 %	*Poa pratensis, 'Ginger'*	Kentucky Bluegrass, 'Ginger' (pasture type)	4.20
12.00 %	*Bromus biebersteinii, 'Fleet'*	Meadow Brome, 'Fleet'	6.24
5.40 %	*Trifolium hybridum*	Alsike Clover	4.50
5.00 %	*Agropyron trachycaulum*	Slender Wheatgrass	8.40
5.00 %	*Festuca elatior x Lolium perenne, Duo*	Festulolium, 'Duo'	3.60
4.90 %	*Trifolium incarnatum, Variety Not Stated*	Crimson Clover, Variety Not Stated	4.08
4.50 %	*Trifolium pratense, Medium, Variety Not Stated*	Red Clover, Medium, Variety Not Stated	6.00
2.50 %	*Bouteloua curtipendula, Butte*	Sideoats Grama, Butte	24.81
2.00 %	*Lotus corniculatus, 'Leo'*	Bird's Foot Trefoil, 'Leo'	10.80
1.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	28.80
1.00 %	*Linum perenne*	Perennial Blue Flax	48.00
0.80 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	12.00
0.70 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	264.00
0.50 %	*Aster oblongifolius, PA Ecotype*	Aromatic Aster, PA Ecotype	336.00
0.50 %	*Chrysanthemum leucanthemum*	Oxeye Daisy	40.80
0.40 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype	72.00
0.30 %	*Aster prenanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype	432.00
0.10 %	*Asclepias syriaca, PA Ecotype*	Common Milkweed, PA Ecotype	96.00
100.00 %		**Mix Price/Lb Bulk:**	**$11.19**

Seeding Rate: Expect to apply about 42 lbs per acre with a cover crop of annual ryegrass at 12 lbs/acre.

Forage & Pasture Sites; Forage & Pasture Sites - Herbaceous Perennial; Solar Sites

The Fuzz & Buzz Premium seed mix was developed to address the unique nutritional needs of sheep, while providing a low-growing, easily maintained and sustainable vegetation solution for solar installations. The plant species chosen with guidance from the American Solar Grazing Association (ASGA). The wildflowers in this mix support pollinators to a greater degree than ERNMX-146 (The Fuzz and Buzz Mix-Standard).

3.0 Ecosystem and Economic Benefits

Sheep grazing has an important role in maintaining the agricultural production value of the Project site – but this Project design feature will also provide ancillary benefits to the local ecosystem and economy as outlined in the subsections below.

3.1 Preserving Farmland

Counties in the Mohawk Valley rank in the top 10 statewide for livestock such as sheep horses and also honey production (OSC NY 2019) however due to the ever increasing demands for housing loss of farmland to housing developments is one of the largest threats to farmland. According to the American Farmland trust more than 31 million acres have been irrevocably lost to urban expansion since 1982. By keeping farmland in agricultural production through partnerships between solar asset owners, landowners and farmers, these same lands can be preserved for agricultural production over the lifespan of the project. These partnerships not only have potential to preserve the land-use but they also create frameworks to maintain and improve the land as well.

The Albany Bush project with 250' property setbacks allows for roughly 19 acres of the non project acreage to remain farmland and to stay in production of hay or corn at the discretion of the landowners. **(Figure 6)** The hay that is produced can potentially provide winter late fall and early winter forage for the flock of sheep and could provide revenue and unique partnerships to emerge. Through these types of strategic partnerships in Montgomery county there is opportunity for hay production, corn production while adding in more profitable sheep production when paired with a solar grazing contract.

3.2 Opportunities for Young Farmers

It is widely known that the average age of farmers is increasing. In the 2017 Census of Agriculture the average age of all farmers was 57.5 continuing it's uptrend since the mid 20th century. Aging of American farmers combined with the difficulty younger, aspiring farmers have acquiring land due to higher interest rates, increasing costs of farmland, equipment and raw materials creates an opportunity. Solar developers who need land to create a renewable energy grid can partner together with farmers, paying them for the use the land and making a solar generation system that is compatible with crops working to compliment them and creating an improved land that is healthier and more productive. When a farmer can be paid for his or her land and use that income to produce crops such as lamb, chickens and pasture pigs, the economics start to work. By leasing farmland to developing solar projects and maintaining agricultural land this often gives the farmers an opportunity to keep the land for generations as we've seen on other installations of all sizes including community solar. Furthermore new economic opportunities are created (e.g. grazing contracts) allowing families to bring the younger generations into the business and even expand operations, adding family members and other varieties of animals into their existing operations.

Figure 6

Illustration of farmland that can remain in use on the non project acreage. The hay and corn that is produced here could potentially be sold or traded for services with the sheep farmer creating new partner ships.

3.3 Agricultural Economics and Crops

The grazing commitment for the Project creates opportunity and offers the following benefits for the Contractor and long-term productivity of the land:

- Access to securely fenced grazing can provide a resource base for a sheep flock that produces feeder or market lambs.
- The grazing area within the Project provides a feed stock resource that the farmer would, traditionally, need to pay rent to use.
- Farmers can use their animals, time and expertise and gain an additional income stream from a vegetation maintenance contract with the Solar Facility owner.
- The income from the grazing contract provides meaningful revenue and can improve farm viability for both new and established farm operations.

On average a field will produce 100 bales of hay per acre, with 22 acres we can estimate the amount of consumed forage based on 15 sheep eating 1 bale of hay on average. The sheep for Albany Bush will consume approximately 4.6 bales (or equivalent forage) per day. Meanwhile the 22 acres that are being hayed can produce approximately 2,231 bales at a price of $5 per bale, producing an estimated $11,155 in total forage asset value saving the farmer significant cost in feed ($23 per day x 240 grazing days = $5,520 in feed value). By adding grazing sheep as the new farming alternative we can see 70# of gain per lamb for a total of $10,780.00 of gain at an average of $2.60 per pound live weight. The farm should produce a gross increase farm production value of $28,028. The net increase in farm production is $16,873 over the solar lease.

3.4 Soil and Ecological Benefits of Grazing

Grazing is a type of regenerative agriculture that creates a healthy, nutrient dense, runoff resistant soil for the future. Sustainable agriculture is one in which natural resources are protected or improved for the next generation of farmers or landowners. Many issues floodplain farmers face now were caused by historic practices which did not conserve natural resources or protect them for future generations. (Anderson et al 2008)

Rebuilding and restoring the soil under solar facilities by using grazing, has been shown to be beneficial to the ecosystem and can actually improve the ecosystem (Waltson 2021). There are many factors that go into creating healthy pasture and healthy soil. Grazing relies on healthy soils and healthy soils can further improve the land use potential for food or energy production. According to Ohio State University soil scientist Rafiq Islam; plowing fields before planting or after a harvest harms the health of the soil and reduces its ability to spur growth and resist erosion. Soil that is repeatedly plowed before planting or after a harvest is exposed to large amounts of oxygen that spurs microbes to feed on carbon and evaporating as CO2. (CFAES, 2017)

When soil is left undisturbed, as with pasture that is created and maintained under a solar array using an Agrivoltaic approach, it can sustain or improve carbon while reducing erosion and run-off. (Hernandez-Santana 2013) Direct fertilization of the soil biota within the project area contributes to healthy soil ecology. Proper grazing and rest periods encourage and protect plant root development vital to a healthy erosion resistant soil.

3.5 Contracts

A contract should ideally provide for mowing in the circumstance where the sheep grazing does not sufficiently reduce the vegetation to allow for effective operation of the system. No more than eight sheep per acre will be applied at the Project site at a time dependent on grazing model used (rotational, sustained or mob grazing). The specific number of sheep is the Contractor's discretion and will fluctuate depending on the changing carrying capacity of the site. The Contractor may add or take sheep away from herd as the land, weather, and management objectives require with the primary objective remaining maintenance of vegetation to ensure the Solar Facility operates efficiently and vegetation is kept to an acceptable height. These animals may be contracted from one or more farms and provide a significant contribution to the local agricultural economy.

4.0 Conclusion

Yellow 23 LLC's 5 MWAC Solar Facility has been designed to integrate agricultural uses, optimizing a balance of electricity generation and agricultural production through the incorporation of a managed grazing system for vegetative management, as well as lamb and corn and hay crops. The solar Project is designed to properly address integration of grazing and also incorporates pollinator habitats and wildlife migration areas outside of the fence. Proper grazing management is facilitated through the creation of paddocked areas of the two main arrays. Agricultural use of the land is maintained through the production of sheep / grazing of sheep and integration of pollinator friendly array / buffer seed mixes, and agrivoltaic strategies. Farming revenue is created through the production and grazing of livestock. Agricultural integrations are designed from an engineering standpoint to improve the land for agriculture using managed grazing to facilitate restoration of the land and by creating a system layout that accommodates other types of agricultural use in the future beyond livestock production and grazing.

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AGRIVOLTAICS

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PRELIMINARY DEVELOPMENY PLANS

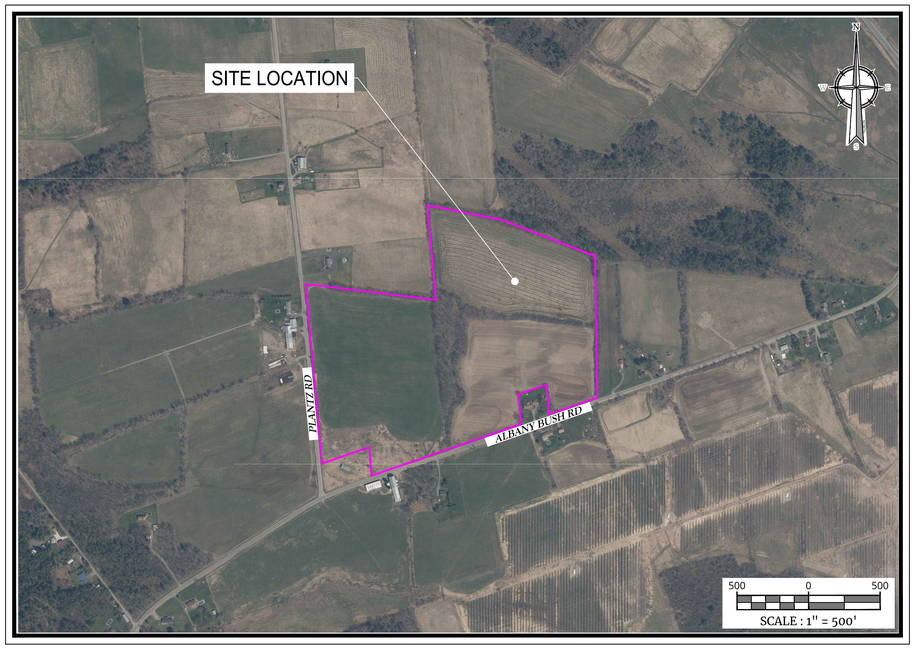
FOR

ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.: 21.-2-11.21

TOWN OF MOHAWK

MONTGOMERY COUNTY NEW YORK



SITE LOCATION MAP

SOURCE: New York Statewide Digital Orthoimagery Program (NYSDOP)

OWNER/APPLICANT: YELLOW 23 LLC
ADDRESS:125 WOLF RD SUITE 312, COLONIE, NY 12205
PHONE: 1-855-Sun-4-Ever(786-4383) Ext. 112
NAME: DANA PICKETT, CEO

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER	
2	GENERAL NOTES	
3	EXISTING CONDITIONS PLAN	
4	OVERALL SITE PLAN	
5	SITE PLAN	
6	OVERALL GRADING & ESC	
7	DETAILS I	
8	DETAILS II	
9	DETAILS III	
10	LANDSCAPE PLAN I	
11	LANDSCAPE PLAN II	
12	DETAILS IV	

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STATE OF NEW YORK · EVAN WILLIAM CONKLIN · 106582 · LICENSED PROFESSIONAL ENGINEER

3/8/2024

DEVELOPMENT PLANS

FOR

ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.:
21.-2-11.21
383 ALBANY BUSH RD
TOWN OF MOHAWK
MONTGOMERY COUNTY
NEW YORK 12095

Colliers Engineering & Design

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2023	AWG	EWC
PROJECT NUMBER: 23010288A	DRAWING NAME: C000		REVIEWED BY: EWC

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, DESIGN ENGINEER, TOWN REPRESENTATIVE, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL SEDIMENT BARRIER AS SHOWN & NOTED.
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. CONSTRUCT TEMPORARY GRAVEL DRIVEWAY TO BE USED DURING CONSTRUCTION.
7. STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SEDIMENT BARRIER. 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.
8. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED 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.
9. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 14 DAYS.
10. INSTALL PERIMETER FENCE, SOLAR PANELS, UTILITIES, AND APPURTENANCES. 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./10000 SF.
11. ONCE THE UNDERGROUND ELECTRICAL CONDUIT IS INSTALLED, THE NECESSARY INTERCONNECTION LINE WILL BE MADE TO THE EXISTING ELECTRICAL GRID.
12. REMOVE TEMPORARY CONSTRUCTION ROAD, INSTALL CULVERT AT SITE ENTRY POINT FROM ALBANY BUSH ROAD, AND CONSTRUCT THE PROPOSED GRAVEL DRIVEWAY.
13. REMOVE TEMPORARY CONSTRUCTION ENTRANCE/EXIT AND PERIMETER SEDIMENT BARRIER ONCE SITE HAS ACHIEVED 80% UNIFORM STABILITY.

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. 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.
3. 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.
4. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED 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.
5. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 4 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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. SEE EROSION CONTROL MAT DETAIL.
11. 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.
12. 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.
13. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMPS 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.

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 TOWN OF CANTON REQUIREMENTS.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" 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 SLOPES 1 ON 3 OR GREATER IF APPLICABLE AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
15. 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.
16. 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.

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 THE ACCURACY OF 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 "DIG SAFELY NEW YORK" AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES.
2. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
4. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
5. ANY DISCREPANCIES BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
6. 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 AS NEEDED.
7. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP 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.
8. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
9. 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.
10. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) RIGHT OF WAY SHALL CONFORM TO THE NYDOT STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.
11. AREAS USED AS FOR PARKING DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, REGRADING, LOAMING AND SEEDING. IN NO CASE SHALL PARKING AREAS, LAYDOWN AREAS, CONSTRUCTION TRAILERS, AND PORTABLE TOILETS BE LOCATED WITHIN A WETLAND RESOURCE AREA AND/OR ANY BUFFER ZONES.
12. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE ELECTRIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
13. THE CONTRACTOR SHALL HAVE PERIMETER FENCE, ELECTRICAL TRENCHES, AND RACKING STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY INSTALLATION OF RACKING OR TRENCHES.
14. EXCESS TRENCH MATERIAL SHALL BE PLACED ON THE SIDES OF THE TRENCH AND PLACED AT OR NEAR THE SAME LOCATION AS WHERE EXCAVATED. AFTER TRENCH HAS BEEN BACKFILLED TOPSOIL REMOVED SHALL BE PLACED ON TOP AND LIGHTLY COMPACTED.
15. WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT OF WAYS.
16. REFER TO THE GEOTECHNICAL REPORT PREPARED BY COLLIERS ENGINEERING & DESIGN, TITLED "XX", LAST DATED X, FOR ADDITIONAL INFORMATION REGARDING SUBSURFACE CONDITIONS, SUBGRADE PREPARATION, BACKFILLING AND COMPACTION.
17. CONTRACTOR TO COMPLETE MINOR GRADING AS NEEDED TO SMOOTH SURFACE UNDULATIONS, INCLUDING REMOVAL OF EXISTING VEGETATION, WITHIN THE RACKING AREAS TO MEET SOLAR RACKING SLOPE REQUIREMENTS.

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.

NYSDEC SOLAR STORMWATER PERMITTING MATRIX

DESIGN CONSIDERATIONS	CRITERIA	CRITERIA MET	DESIGN CONSIDERATION IF NOT MET
1	SOLAR PANELS ARE CONSTRUCTED ON POST OR RACK SYSTEMS AND ELEVATED OFF THE GROUND SURFACE	X	
2	THE SOLAR PANELS ARE SPACED APART SO THAT RAIN WATER CAN FLOW OFF THE DOWN GRADIENT SIDE OF THE PANEL AND CONTINUE TO SHEET FLOW ACROSS THE GROUND SURFACE	X	
3	FOR SOLAR PANELS CONSTRUCTED ON SLOPES, THE INDIVIDUAL ROWS OF SOLAR PANELS ARE GENERALLY INSTALLED ALONG THE CONTOUR SO RAIN WATER SHEET FLOWS DOWN SLOPE	X	
4	THE GROUND SURFACE BELOW THE PANELS CONSIST OF A WELL-ESTABLISHED VEGETATIVE COVER	X	
5	THE PROJECT DOES NOT INCLUDE THE CONSTRUCTION OF ANY TRADITIONAL IMPERVIOUS AREAS (I.E. BUILDINGS, SUBSTATION PADS, GRAVEL ACCESS ROADS OR PARKING AREAS, ETC.)		DRY SWALES AND GRASS FILTER STRIPS
6	CONSTRUCTION OF THE SOLAR PANELS WILL NOT ALTER THE HYDROLOGY FROM PRE TO POST DEVELOPMENT CONDITIONS	X	

DESIGN CONSIDERATIONS:

2. IF SOLAR PANELS ARE NOT SPACED APART SO THAT RAIN WATER CAN FLOW OFF THE DOWN GRADIENT SIDE OF THE PANEL PER THE NYSDEC MEMORANDUM FOR THE SOLAR PANEL CONSTRUCTION STORMWATER PERMITTING /SWPPP GUIDANCE, SOLAR PANEL AREA SHALL BE CONSIDERED AS IMPERVIOUS AND MUST BE TREATED PER THE NYSDEC STORMWATER DESIGN MANUAL.
3. IF PANELS ARE NOT GENERALLY INSTALLED ALONG THE CONTOURS, LEVEL SPREADERS SHALL BE INSTALLED ALONG THE CONTOURS. THE NYSDEC BLUEBOOK SHALL BE FOLLOWED TO DETERMINE THE PROPER INTERVALS FOR THE LEVEL SPREADER.
5. TRADITIONAL IMPERVIOUS AREAS SHALL BE TREATED PER THE NYSDEC STORMWATER DESIGN MANUAL.

NOTES:

1. THE CONTRACTOR SHALL NOT DEVIATE FROM THE CRITERIA ABOVE AFTER PROJECT APPROVAL. CONTRACTOR/CLIENT SHALL CONFER WITH THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION BEFORE DEVIATING FROM CRITERIA. CHANGES IN THE ARRAY DESIGN MAY REQUIRE FURTHER STORMWATER ANALYSIS AND ADDITIONAL STORMWATER BMP'S MAY BE REQUIRED.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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REV	DATE	DRAWN BY	DESCRIPTION
1	3/08/2024	AWG	PER TOWN COMMENTS AND UPDATED LAYOUT

STATE OF NEW YORK · EVAN WILLIAM COMILOW · 106582 · LICENSED PROFESSIONAL ENGINEER
3/8/2024

DEVELOPMENT PLANS
FOR
ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.:
21.-2-11.21
383 ALBANY BUSH RD
TOWN OF MOHAWK
MONTGOMERY COUNTY
NEW YORK 12095

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COLLIERS ENGINEERING & DESIGN CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2023	AWG	EWC
PROJECT NUMBER:	DRAWING NAME:		REVIEWED BY:
23010288A	C001		EWC

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: 2 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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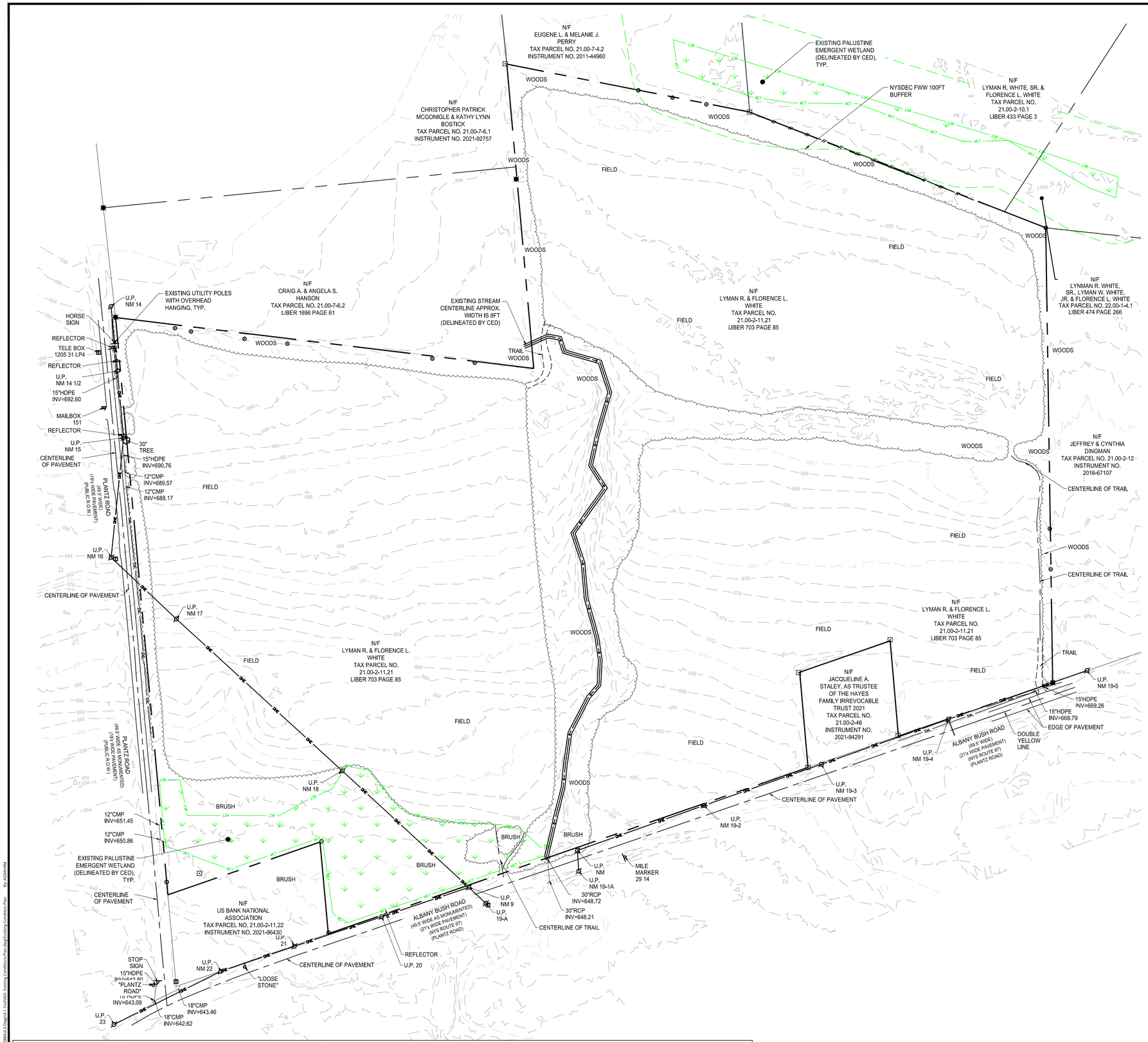
2:21 PM



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- OVERHEAD WIRE
- STREAM CENTERLINE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- EDGE OF ASPHALT
- EXISTING TREELINE
- PALUSTRINE EMERGENT (PEM)
- NYSDEC FWW 100 FT BUFFER AREA
- UTILITY POLE
- EXISTING SIGN
- EXISTING DOUBLE SIGN
- EXISTING TREE

PARENT PARCEL DESCRIPTION

ALL THAT CERTAIN, PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWN OF MOHAWK. COUNTY OF MONTGOMERY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE WEST BY THE HIGHWAY COMMONLY KNOWN AS PLANTZ ROAD, ON THE SOUTH BY THE HIGHWAY COMMONLY KNOWN AS THE ALBANY BUSH ROAD, ON THE EAST BY LANDS NOW OR FORMERLY OF HIRAM LAKE AND ON THE NORTH BY A LINE WHERE A CERTAIN FENCE IS NOW LOCATED EXTENDING EAST AND WEST FROM THE LANDS OF SAID LAKE TO SAID PLANTZ ROAD AND CONTAINING SOME 20 TO 25 ACRES OF LAND.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES A PARCEL OF LAND CONVEYED BY GARRET S. PLANTZ AND OTHERS
TO CAYADUTTA ELECTRIC RAILROAD COMPANY BY WARRANTY DEED DATED OCTOBER I1, 1901 AND RECORDED IN MONTGOMERY COUNTY CLERK'S OFFICE OCTOBER 12, 1901 IN BOOK 144 OF DEEDS AT PAGE 402;

FURTHER EXCEPTING AND RESERVING PREMISES CONVEYED BY IRA PLANTZ AND OTHERS TO THE COUNTY OF MONTGOMERY FOR HIGHWAY
PURPOSES BY WARRANTY DEED DATED SEPTEMBER 26, 1949 AND RECORDED IN MONTGOMERY COUNTY CLERK'S OFFICE SEPTEMBER 29, 1949 IN BOOK 277 OF DEEDS AT PAGE 25.

ALSO ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF MOHAWK, COUNTY OF MONTGOMERY, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OF ROY P. RUNKIE AND THE LANDS FORMERLY OF JOHN PUTNAM, DECEASED; ON THE EAST BY LANDS NOW OR FORMERLY OF ALBERT HILBERT; ON THE SOUTH BY THE HIGHWAY COMMONLY KNOWN AS THE ALBANY BUSH ROAD; AND ON THE WEST BY THE LANDS FORMERLY OWNED BY PETER PLANTZ, CONTAINING 32 ACRES OF LAND, MORE OR LESS.

EXCEPTING AND RESERVING PREMISES CONVEYED BY IRA PLANTZ TO THE COUNTY OF MONTGOMERY FOR HIGHWAY PURPOSES BY WARRANTY DEED DATED SEPTEMBER 26, 1949 AND RECORDED IN THE MONTGOMERY COUNTY CLERK'S OFFICE SEPTEMBER 29, 1949 IN BOOK 277 OF DEEDS AT PAGE 24.

EXCEPTING AND RESERVING FROM THE PREMISES HEREINABOVE CONVEYED:

ALL THAT CERTAIN PIECE, PARCEL, 0R TRACT OF LAND. SITUATE. LYING AND BEING IN THE TOWN OF MOHAWK, COUNTY OF MONTGOMERY, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTH BOUNDARY OF THE ALBANY BUSH ROAD, WHICH STAKE IS LOCATED 355 FEET WEST OF THE WEST BOUNDARY OF LANDS NOW OR FORMERLY OF FRANK ALLEN AND RUNNING THENCE NORTHERLY THROUGH LANDS NOW OR FORMERLY OF EDWARD SANDSMARK AND BETTY LOU SANDSMARK, HIS WIFE, 2028 FEET TO A STAKE, RUNNING THENCE WESTERLY THROUGH SAID LANDS OF SANDSMARK ON A LINE PARALLEL TO THE NORTH BOUNDARY OF THE ALBANY BUSH ROAD AND 208 FEET DISTANT NORTHERLY
THEREFROM 208 FEET TO A STAKE; RUNNING THENCE SOUTHERLY THROUGH LANDS NOW OR FORMERLY OF EDWARD SANDSMARK AND BETTY LOU SANDSMARK, HIS WIFE, ON A LINE PARALLEL TO THE FIRST COURSE HEREIN DESCRIBED AND 208 FEET DISTANT WESTERLY THEREFROM 208 FEET TO THE NORTHERLY BOUNDARY OF THE ALBANY BUSH ROAD; RUNNING THENCE EASTERLY ALONG THE NORTH BOUNDARY OF ALBANY BUSH ROAD 208 FEET TO A STAKE LOCATED 355 FEET WEST BOUNDARY OF LANDS NOW OR FORMERLY OF FRANK ALLEN, THE POINT AND PLACE OF BEGINNING. BEING A PARCEL OF LAND 208 FEET WIDE IN FRONT ON SAID HIGHWAY
AND IN THE REAR AND 208 FEET DEEP. CONTAINING I ACRE LAND, MORE OR LESS.

BEING A PORTION OF THE SOME PREMISES CONVEYED BY ROLAND H. VINEYARD AND JANET F. VINEYARD. HIS WIFE, TO LEO KOSTELNIK AND MEGAN MATSON BY DEED DATED AUGUST 23RD, 1999 AND RECORDED IN THE MONTGOMERY COUNTY CLERK'S OFFICE ON
AUGUST 23RD, 1999 IN BOOK 657 OF DEEDS AT PAGE 90.

NOTES

1. PROPERTY IS LOCATED IN ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MOHAWK, COUNTY OF MONTGOMERY, STATE OF NEW YORK, COMMUNITY PANEL NUMBER 36057C0180E. EFFECTIVE DATE JANUARY 19, 2018.
2. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AN INSTRUMENT LOCATION OF THE ABOVE GROUND FEATURES (MANHOLES, VALVES, HYDRANTS, ETC.) ALONG WITH RECORD UTILITY PLANS AND STAKEOUT IN THE FIELD BY THEIR RESPECTIVE COMPANIES. UNDERGROUND UTILITIES ARE NOT CERTIFIED TO THEIR LOCATION OR COMPLETENESS.
3. THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) THROUGH GPS OBSERVATIONS.
4. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THROUGH GPS OBSERVATIONS.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE PROPOSED LEASE AREA DEPICTED IN THE PROCESS OF CONDUCTING THE SURVEY ON AUGUST 21, 2023.
6. THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ON MARCH MARCH 20, 2023.
7. THE INSURED PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT IS THE SAME AS THE PROPERTY SHOWN HEREON.
8. THERE ARE NO DESIGNATED PARKING SPACES ON THE SITE.
9. THERE ARE NO BUILDINGS ON THIS PROPERTY.
10. THERE WERE NO OBSERVED ENCROACHMENTS AT THE TIME OF THE SURVEY.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
12. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
13. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
14. THERE ARE POINTS OF ACCESS TO THE SITE FROM THE ADJOINING ROADS ALBANY BUSH ROAD AND PLANTZ ROAD.

N

0 100 200 300 FT
1" = 100' SCALE BAR

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

o:\p\23010288A\4.0 Dwgs\4.1 Civil\20- Existing Conditions Plan.dwg\Existing Condition Plan By: AGRAHAM

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REV	DATE	DRAWN BY	DESCRIPTION
1	3/08/2024	AWG	PER TOWN COMMENTS AND UPDATED LAYOUT

STATE OF NEW YORK · EVAN WILLIAM CONKLIN · 106582 · LICENSED PROFESSIONAL ENGINEER
3/8/2024

DEVELOPMENT PLANS
FOR
ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.:
21.-2-11.21
383 ALBANY BUSH RD
TOWN OF MOHAWK
MONTGOMERY COUNTY
NEW YORK 12095

Colliers Engineering & Design
ALBANY (BA)
18 Corporate Woods
Suite 400
Albany, NY 12211
Phone: 518.862.0325
COLLIERS ENGINEERING & DESIGN CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2023	AWG	EWC
PROJECT NUMBER:	DRAWING NAME:		REVIEWED BY:
23010288A	C002		EWC

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
3 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- EXISTING EDGE OF ASPHALT
- PROPOSED LIMITED USE PERVIOUS ACCESS DRIVEWAY
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PEM)
- NYSDEC FWW 100 FT BUFFER AREA
- PROPOSED SOLAR PANEL
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE

N

0 100 200 300 FT

1" = 100' SCALE BAR

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STATE OF NEW YORK · EVAN WILLIAM COMILLO · 106582 · LICENSED PROFESSIONAL ENGINEER

3/8/2024

DEVELOPMENT PLANS

FOR

ALBANY BUSH SOLAR PROJECT

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AS SHOWN	10/11/2023	AWG	EWC
PROJECT NUMBER:		DRAWING NAME:	REVIEWED BY:
23010288A		C003	EWC

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

4 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

cloud:S3501028BAA10.Dwgs14.1 Civil\C003 - Overall Site Plan.dwg\OVERALL SITE PLAN By: AGRAHAM

SITE PLAN DATA TABLE ALBANY BUSH SOLAR PROJECT	
SITE IS LOCATED IN THE AGRICULTURAL DISTRICT	
PROPOSED USE: SOLAR ENERGY SYSTEM	
PARCEL 21.-2-11.21 TOWN OF MOHAWK, COUNTY OF MONTGOMERY, STATE OF NEW YORK	
APPLICANT: YELLOW 23 LLC 125 WOLF RD SUITE 312 COLONIE, NY 12205 1-855-786-4383 Ext. 112	OWNER(S) OF RECORD: LAYMAN & FLORENCE WHITE 265 STONER TRAIL ROAD JOHNSTOWN, NY 12095
PLANS PREPARED BY: COLLIERS ENGINEERING AND DESIGN (CED) 18 CORPORATE WOODS, SUITE 400 ALBANY, NY 12211 (518) 862-0325	

DESCRIPTION	REQUIRED	PROPOSED
MIN. REAR YARD SETBACK	250 FT	253 ± FT
MIN. FRONT YARD SETBACK	250 FT	251 ± FT
MIN. SIDE YARD SETBACK	250 FT	250.1 ± FT
MAX. AREA IN MSG 1-4	50% (4.81 ACRES)	48% (4.58 ACRES)
MAX. LOT COVERAGE	60%	38%*

*INCLUDES SURFACE AREA COVERED BY PROPOSED SOLAR PANELS, EQUIPMENT PADS, AND ACCESS ROAD.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
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- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPOSED TREELINE
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED LIMITED USE PERVIOUS ACCESS DRIVEWAY
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PEM)
- NYSDEC FWW 100 FT BUFFER AREA
- MSG SOIL
- PROPOSED SOLAR PANEL
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE

ARRAY INFORMATION	
YELLOW 23 LLC	
SYSTEM SIZE	5.0 MW-AC

0 100 200 300 FT
1" = 100' SCALE BAR

N

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cop:23010288A4.0 Dwgs\4.1 Civil\005- Site Plan.dwg\Site Plan By: AGRAHAM

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3/8/2024

DEVELOPMENT PLANS

FOR

ALBANY BUSH SOLAR PROJECT

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PROJECT NUMBER:	DRAWING NAME:	REVIEWED BY:	
23010288A	C004	EWC	

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
5 of 12

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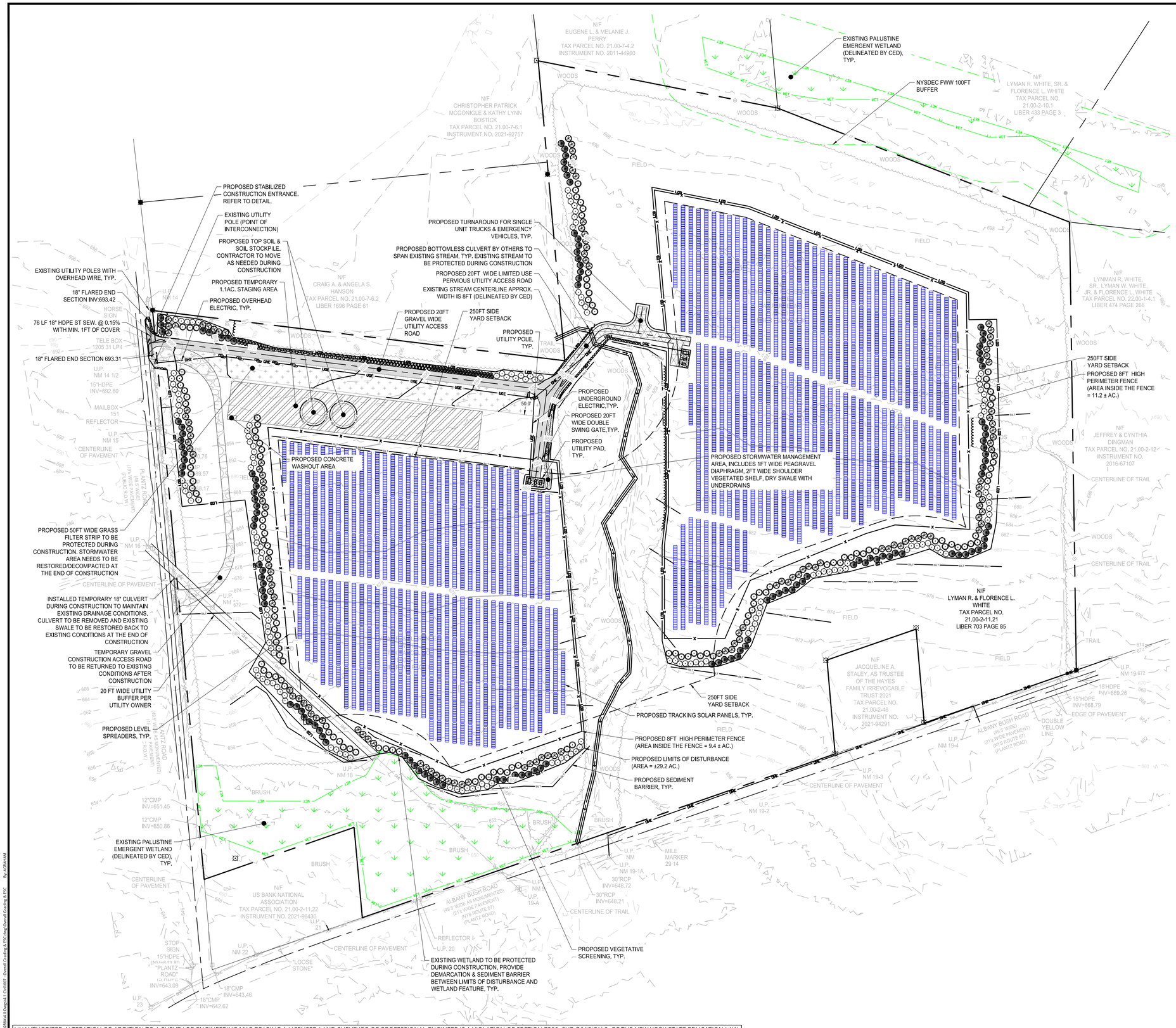

LEGEND

- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- PROPOSED TREELINE
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- PROPOSED SEDIMENT BARRIER
- PROPOSED LIMITED USE PERVIOUS DRIVEWAY
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PEM)
- NYSDEC FWW 100 FT BUFFER AREA
- PROPOSED SOLAR PANEL
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE

GENERAL NOTES

1. CONTRACTOR TO COMPLETE MINOR GRADING AS NEEDED TO SMOOTH SURFACE UNDULATIONS, INCLUDING REMOVAL OF EXISTING VEGETATION, WITHIN THE RACKING AREAS TO MEET SOLAR RACKING SLOPE REQUIREMENTS.

N

0 100 200 300 FT

1" = 100' SCALE BAR

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o:\up\23010288\A.0 Dwgs\A.1 Civil\007 - Overall Grading & ESC dwg\Overall Grading & ESC By: AGRAHAM

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3/8/2024

DEVELOPMENT PLANS

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PROJECT NUMBER:	DRAWING NAME:		REVIEWED BY:
23010288A	C005		EWC

SHEET TITLE:
OVERALL GRADING KEY & EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
6 of 12

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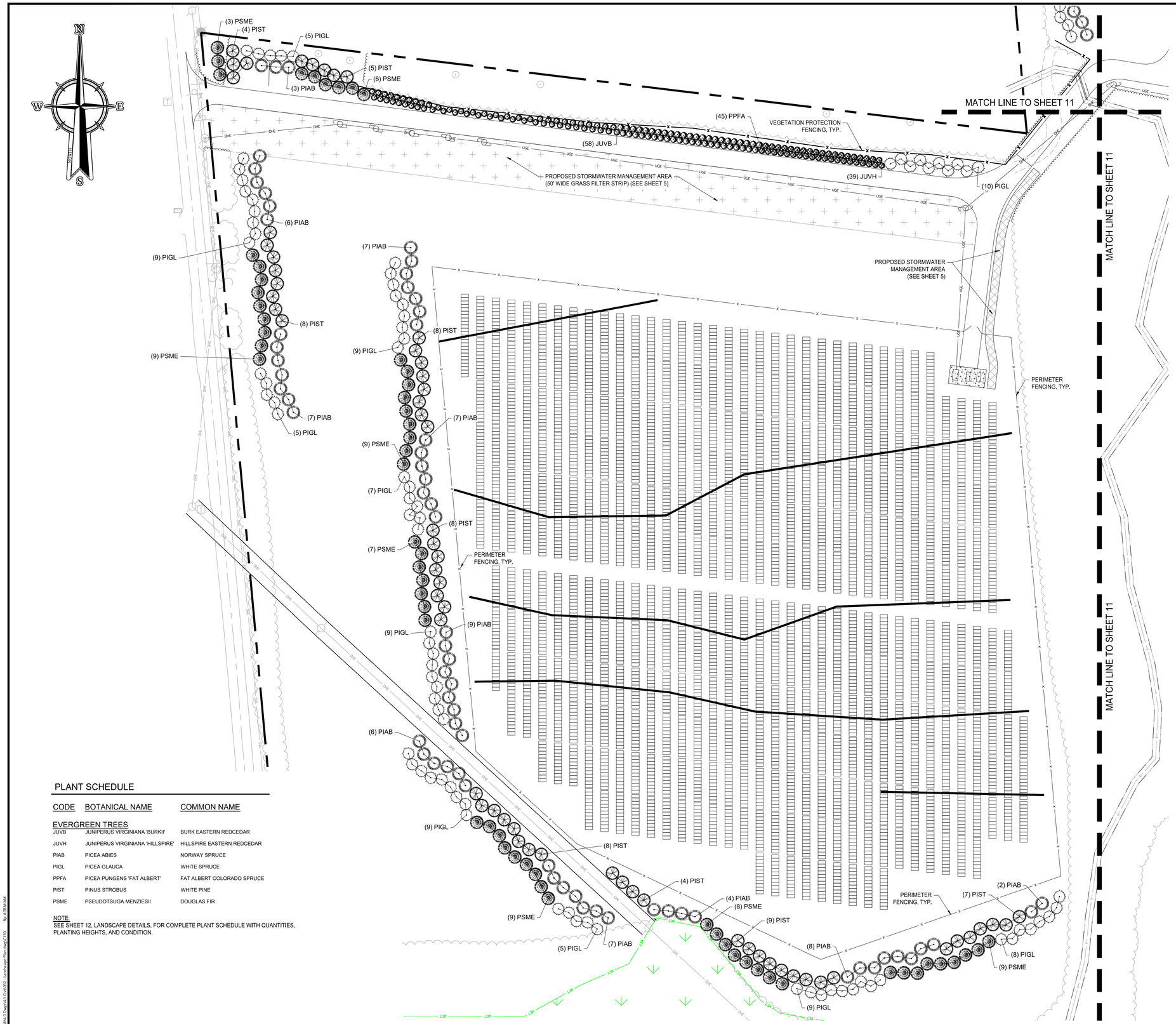

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES		
JUVB	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR
JUVH	JUNIPERUS VIRGINIANA 'HILLSPIRE'	HILLSPIRE EASTERN REDCEDAR
PIAB	PICEA ABIES	NORWAY SPRUCE
PIGL	PICEA GLAUCA	WHITE SPRUCE
PPFA	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE
PIST	PINUS STROBUS	WHITE PINE
PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR

NOTE:
SEE SHEET 12, LANDSCAPE DETAILS, FOR COMPLETE PLANT SCHEDULE WITH QUANTITIES, PLANTING HEIGHTS, AND CONDITION.

LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE GROUND HARDWOOD BARK MULCH. MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS OR PRESSURE TREATED LUMBER AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DYED MULCH WILL BE ACCEPTED. MULCH DEPTH SHALL BE THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
9. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
    a) AN ORGANIC CONTENT OF 6-12%
    b) SOIL ACIDITY RANGE OF pH 5.5 TO pH 7.6
    c) SOLUBLE SALTS OF 1000 PPM OR LESS
    d) MAXIMUM CLAY CONTENT OF 15-20%
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
    a) pH FACTOR.
    b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
    c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
    d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
15. SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS; A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
16. COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
    a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
    b) LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
    c) PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
    d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DS/M), MAXIMUM
    e) pH RANGE OF 5.5-7.6
17. PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS APPROVED IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST.
18. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. SEE SHEET 12 FOR LANDSCAPE DETAILS AND SEED SCHEDULES.
21. AREAS WITHIN THE PERIMETER FENCE THAT HAVE BEEN DISTURBED DURING THE CONSTRUCTION PROCESS SHALL BE RESTORED WITH APPROVED TOPSOIL, COMPACTED, AND SEEDED WITH APPROVED UNITED AGRIVOLTAICS RECOMMENDED MIX - MIX 'A' (SEE SHEET 12).
22. AREAS OUTSIDE THE PERIMETER FENCE THAT HAVE BEEN DISTURBED DURING THE CONSTRUCTION PROCESS SHALL BE RESTORED WITH APPROVED TOPSOIL, COMPACTED, AND SEEDED WITH APPROVED FUZZ & BUZZ MIX - ERNMX-147 - MIX 'B' (SEE SHEET 12).
23. UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
24. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.

50 0 50 100
SCALE : 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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REV	DATE	DRAWN BY	DESCRIPTION
1	3/08/2024	AWG	PER TOWN COMMENTS AND UPDATED LAYOUT

STATE OF NEW YORK · EVAN WILLIAM CONKLIN · 106582 · LICENSED PROFESSIONAL ENGINEER
3/8/2024

DEVELOPMENT PLANS
FOR
ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.:
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MONTGOMERY COUNTY
NEW YORK 12095

Colliers Engineering & Design
ALBANY (BA)
18 Corporate Woods
Suite 400
Albany, NY 12211
Phone: 518.862.0325
COLLIERS ENGINEERING & DESIGN CT, P.C.

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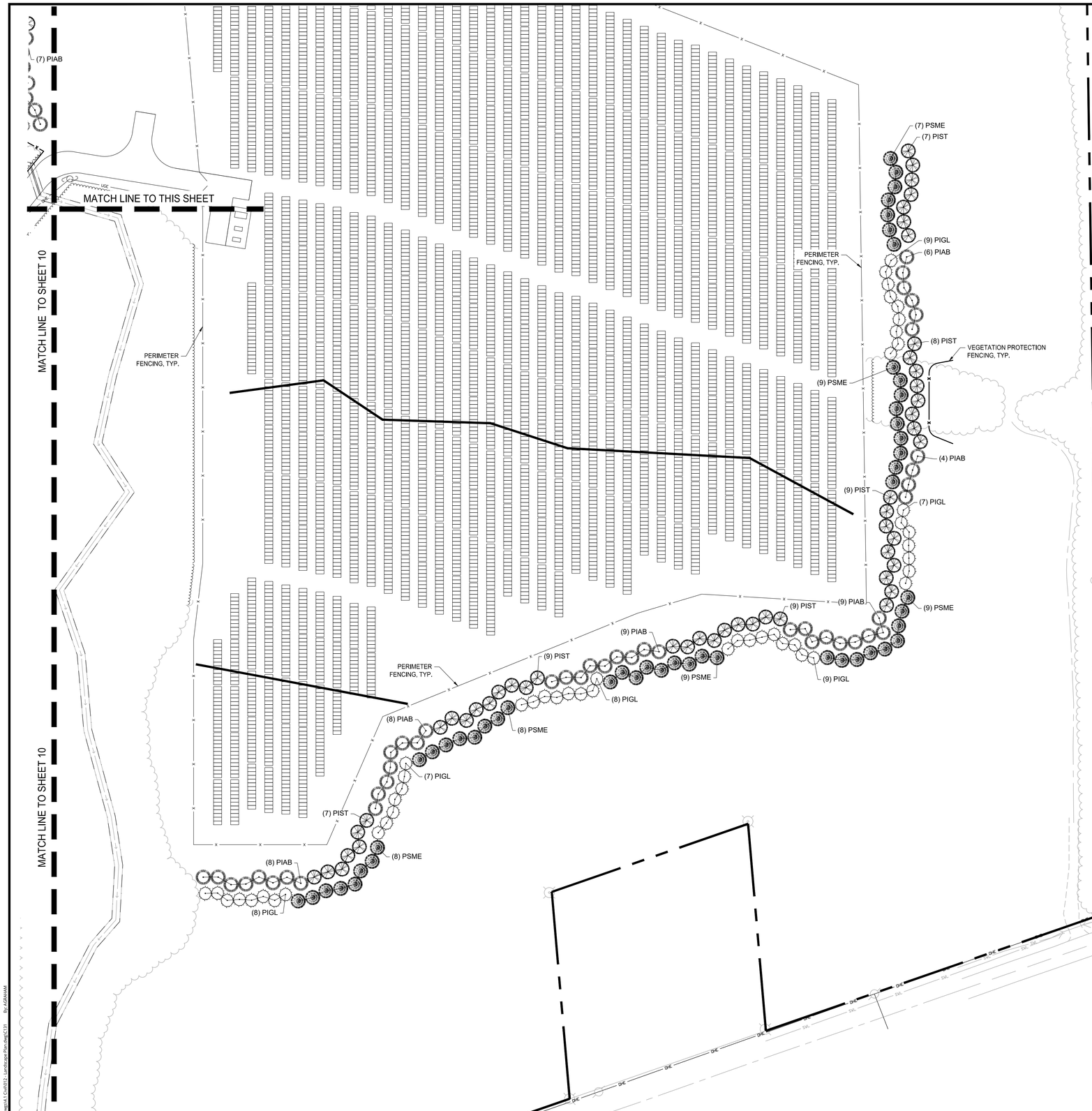
AS SHOWN	10/11/2023	MJS	EJS, RLA
PROJECT NUMBER: 23010288A	DRAWING NAME:		REVIEWED BY: EWC

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 10 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

cogo\23010288A4.0 Dwgs\A.1 Civil\12 - Landscape Plan.dwg\C13D By: AGRAHAM



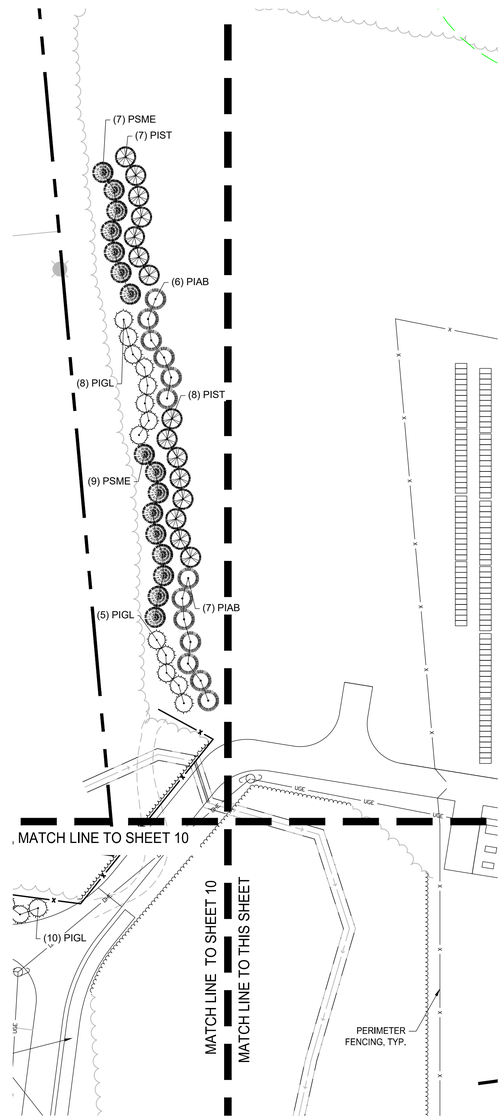
GENERAL NOTES:

1. SEE SHEET 10 FOR LANDSCAPE NOTES.
2. SEE SHEET 12 FOR LANDSCAPE DETAILS AND SEED SCHEDULES.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES		
JUVB	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR
JUVH	JUNIPERUS VIRGINIANA 'HILLSPIRE'	HILLSPIRE EASTERN REDCEDAR
PIAB	PICEA ABIES	NORWAY SPRUCE
PIGL	PICEA GLAUCA	WHITE SPRUCE
PPFA	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE
PIST	PINUS STROBUS	WHITE PINE
PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR

NOTE:
SEE SHEET 12, LANDSCAPE DETAILS, FOR COMPLETE PLANT SCHEDULE WITH QUANTITIES, PLANTING HEIGHTS, AND CONDITION.



SCALE : 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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REV	DATE	DRAWN BY	DESCRIPTION
1	3/08/2024	AWG	PER TOWN COMMENTS AND UPDATED LAYOUT

STATE OF NEW YORK · EVAN WILLIAM CONKLIN · 106582 · LICENSED PROFESSIONAL ENGINEER
3/8/2024

DEVELOPMENT PLANS

FOR

ALBANY BUSH SOLAR PROJECT

TAX MAP PARCEL NO.:
21.-2-11.21
383 ALBANY BUSH RD
TOWN OF MOHAWK
MONTGOMERY COUNTY
NEW YORK 12095

Colliers Engineering & Design
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2023	MJS	EJS, RLA
PROJECT NUMBER:	DRAWING NAME:		REVIEWED BY:
23010288A	C010		EWC

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
11 of 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

cvgrp23010288A-0 Dwg/24.1 Civil/012 - Landscape Plan.dwg(C13) By: AGRAHAM