



TOWN OF HENRIETTA  
County of Monroe  
State of New York

475 Calkins Road, Rochester, NY 14623  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

TOWN OF HENRIETTA  
APPLICATION TO TOWN BOARD  
- SPECIAL USE PERMIT -

Appeal No. SP2024-029  
Date 7/29/24

Applicant: NY CDG Monroe 3 LLC

Name

Email

69 State Street, 13th Floor, Albany, NY 12207

No. & Street

City

State

Zip Code

Phone Number

Business Owner: N/A

Name

Email

No. & Street

City

State

Zip Code

Phone Number

Business Name: BW Solar Holding Inc.

Business Address: 69 State Street, 13th Floor, Albany, NY 12207

No. & Street

City

State

Zip Code

Property Owner: Jack Finnigan

Name

Email

175 Tobin Road, Henrietta, NY 14467

No. & Street

City

State

Zip Code

Phone Number

Architect/Engineer: Tetra Tech (Alex Caven)

Name

Email

No. & Street

City

State

Zip Code

Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

175 Tobin Road, Henrietta, NY 14467

No. & Street

City

State

Zip Code

190.02-1-47.11

Tax Map No.

Rural Residential (RR-2)

Zoning District

If property is under a purchase option, indicate date option expires: \_\_\_\_\_

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: XVI Section: 295 Subsection: 73 Paragraph: \_\_\_\_\_ of the Zoning Ordinance.

Description of Proposal: Ground mounted photovoltaic (PV) solar energy generating facility

of 4.4 megawatts (MW) alternating current (AC)

Multiple Dwelling Applications – Dwelling Units per Acre: N/A

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b)  Yes

Yes

No

Printed Name: Daniel Huntington

Signature: Daniel Huntington

*Daniel Huntington*

T Wenzel

Received By

September 11, 2024

Date of Meeting\*

(unless rescheduled)

6:00 pm

Time

\*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**Statement of Applicant and Owner with Respect to Reimbursement  
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: NY CDG Monroe 3 LLC

By: Dan Huntington

Title: Senior Project Developer

Dated: July 15, 2024

Signed: Daniel Huntington 

Owner: Jack Finnigan

By: Jack Finnigan

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

Dated: 7/15/2024

Signed: 



July 25, 2024

Mr. Stephen Shultz  
Town Supervisor, Town Board  
Town of Henrietta  
475 Calkins Road  
Rochester, NY 14623

Re: **NY CDG Monroe 3 LLC Solar Project- 175 Tobin Road, Henrietta, NY 14467**

Dear Mr. Shultz and Town Board:

BW Solar Holding Inc. (BW Solar, the “Applicant”) is seeking Site Plan approval for the construction of the NY CDG Monroe 3 LLC Solar Project, a 4.4-megawatt (MW) alternating current (AC) Photovoltaic (PV) Array located at 175 Tobin Road, in the Town of Henrietta, Monroe County, New York (hereafter referred to as the “Site” or “Facility”). The Applicant proposes the development of up to approximately 24.84 acres of a larger 113.6-acre parcel of private land in the Town of Henrietta into a ground-mounted PV solar energy generating facility. Additional land, outside of the solar array fence, will be utilized for ancillary services to the project such as a gravel road, Point of Interconnection (POI), drainage, and visual screening. The ancillary land use is estimated to encompass a total of 5.96 acres, bringing the total projected disturbed land to 30.8 acres.

The Facility is located approximately 5 miles south of the Town of Henrietta town center at 175 Tobin Road, Henrietta, Monroe County, New York, on a 113.6-acre parcel assigned Tax Map Parcel Number 190.02-1-47.11. According to the Town of Henrietta Zoning Map, the parcel is located within the Rural Residential (RR) zoning district, in an area characterized by agricultural and rural residential development.

The Site includes agricultural and wooded land. The Site is bounded by agricultural, wooded land, and rural residential properties followed by Tobin Road to the north, agricultural land and Tobin Road to the east, agricultural land to the south, agricultural land and wooded land to the west.

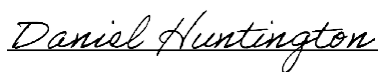
The federal, state, and local permits, approvals, and agency consultations that have been identified as potentially being required for the construction and operation of the Project are shown in Table 1 below.

Agency	Approval/Coordination	Application Timeline
New York State Department of Environmental Conservation (NYSDEC)	State Environmental Quality Review Act (SEQR)	Concurrent with Site Plan/ Permitting
	State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Discharges	Prior to commencement of construction activity
New York State Department of Agriculture and Markets (NYS Ag & Markets)	Submit a Notice of Intent to ensure Compliance with Agricultural District Laws	Concurrent with Site Plan/ Permitting
New York State Office of Parks, Recreation, and Historic Preservation (OPRHP)	Involvement in SEQR for potential impacts to historic or archeological resources	Concurrent with Site Plan/ Permitting
New York State Department of Transportation (NYSDOT)	Divisible Load Overweight Permits or Highway Work Permits	Prior to commencement of construction activity
Town of Henrietta Planning Board	Site Plan Review	Prior to commencement of construction activity

We look forward to the presentation of this project at the July 31, 2024 Town Board meeting. If you have any questions or require any additional information, please do not hesitate to contact me at (585) 727-9918.

Respectfully submitted,

BW Solar Holding Inc.



Daniel Huntington

BW Solar Holding Inc. | Senior Project Developer



Wednesday, August 7,  
2024

Letter of Authorization

Jack Finnigan  
175 Tobin Road  
Henrietta, NY

I, JACK FINNIGAN hereby provide proof of authorization for NY CDG Monroe 3 LLC, a subsidiary of BW Solar Holding Inc (company), to conduct the necessary studies, surveys, and due diligence on my property for the purpose of obtaining a Special User Permit from the Town of Henrietta for a solar project.

I have entered an Option to Lease Agreement with the company, with the intention to have the construction and operation of a 4.4MW solar project on my property located at 175 Tobin Road, Henrietta, NY.

My signature on the Special Use Permit and documents submitted to the town, along with this letter, shall serve as my authorization for this project.

Sincerely,



Jack Finnigan

C: [REDACTED]

E: [REDACTED]



August 7, 2024

Mr. Stephen Shultz  
Town Supervisor, Town Board  
Town of Henrietta  
475 Calkins Road  
Rochester, NY 14623

Re: **NY CDG Monroe 3 LLC Solar Project- 175 Tobin Road, Henrietta, NY 14467**

Dear Mr. Shultz and Town Board:

BW Solar Holding Inc. (BW Solar, the "Applicant") is seeking Site Plan approval for the construction of the NY CDG Monroe 3 LLC Solar Project, a 4.4-megawatt (MW) alternating current (AC) Photovoltaic (PV) Array located at 175 Tobin Road, in the Town of Henrietta, Monroe County, New York (hereafter referred to as the "Site" or "Facility").

NY CDG Monroe 3 LLC is a wholly owned subsidiary of BW Solar Holding Inc and as such, Daniel Huntington will be representing the interests of both entities.

Additionally, BW Solar Holding Inc. is submitting formal authorization for the representatives of Tetra Tech to support and represent us in the pursuit of a Special Use Permit in the Town of Henrietta, for the Facility.

Respectfully submitted,

BW Solar Holding Inc.

*Daniel Huntington*

Daniel Huntington

BW Solar Holding Inc. | Senior Project Developer

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: NY CDG Monroe 3 LLC Solar		
Project Location (describe, and attach a general location map): 175 Tobin Road, Henrietta, NY 14467 (Tax Parcel #: 190.02-1-47.11)		
Brief Description of Proposed Action (include purpose or need): The NY CDG Monroe 3 LLC Solar Project (the Project) is a proposed, ground mounted photovoltaic (PV) solar energy generation facility of 4.4 megawatts (MW) alternating current (AC), located at 175 Tobin Road (also known as County Road 90), Henrietta, Monroe County, NY (Tax Parcel #: 190.02-1-47.11). The proposed Project Site is an approximately 31-acre area of a larger approximately 113.6-acre parcel of private land. The Project is located approximately 5 miles from Henrietta, NY.  The PV panels proposed for this project are a single axis tracker system that would be placed on a racking system that is pile-driven into the ground surface. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to AC power and modified as necessary to connect to the local electrical power supply. The Project will be surrounded by an agricultural security fence with wood posts.		
Name of Applicant/Sponsor: BW Solar Holding Inc.	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 69 State Street, 13th Floor		
City/PO: Albany	State: NY	Zip Code: 12207
Project Contact (if not same as sponsor; give name and title/role): Alex Caven	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 3136 Winton Rd. S.		
City/PO: Rochester	State: NY	Zip Code: 14623
Property Owner (if not same as sponsor): Jack Finnigan	Telephone: [REDACTED]	E-Mail:
Address: 175 Tobin Road		
City/PO: Henrietta	State: NY	Zip Code: 14467

**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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Henrietta Town Board - Site Plan	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Henrietta Planning Board -Site Plan	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Henrietta Zoning Board - Site Plan	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Henrietta Code Enforcement - Building Permit	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY SHPO, NYSDAM, NYSDEC	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE (wetland jurisdictional determination)	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:West Erie Canal 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):

Henrietta Agricultural Development and Farmland Protection Plan, Monroe County Agricultural and Farmland Protection Plan  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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?  
240 - Rural Residential, RR-2 Agricultural District

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? Rush Henrietta Central

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

c. Which fire protection and emergency medical services serve the project site?  
Henrietta Fire District, Henrietta Volunteer Ambulance

d. What parks serve the project site?  
N/A

**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 Energy Generation Facility

b. a. Total acreage of the site of the proposed action? 24.87 acres  
b. Total acreage to be physically disturbed? 30.81 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 113.6 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: 4-6 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.

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

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 9,932

ii. Dimensions (in feet) of largest proposed structure: 12 height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

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

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

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

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

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 0.018 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 113.6 acres (parcel size)  
 ii. Describe types of new point sources. equipment pads and access roads  
 \_\_\_\_\_  
 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 management and erosion and sediment controls will be installed prior to construction. The solar panels are not expected to adversely or significantly affect the stormwater runoff patterns of the Parent or adjoining properties.  
 • 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<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 1/2 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

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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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM-7PM</li> <li>• Saturday: _____ 7 AM-7PM</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ Daylight Hours</li> <li>• Saturday: _____ Daylight Hours</li> <li>• Sunday: _____ Daylight Hours</li> <li>• Holidays: _____ Daylight Hours</li> </ul>
--	---

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:  
 General vehicle/equipment noise during construction. Construction hours will be Monday-Saturday 7am-7pm. There will be no noise disturbance during project operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_

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

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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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):  
 Herbicides will be used as needed to manage the presence of invasive herbaceous species and preserve native pollinator vegetation or vegetation providing visual impact mitigation  
 \_\_\_\_\_

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: \_\_\_\_\_ 2 tons per \_\_\_\_\_ 30 days (unit of time)  
 • Operation : \_\_\_\_\_ none 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: Wood pallets and wire spools will be shipped to their respective manufacturers for reuse. Cardboard, plastic, and metal strappings, extra wire and cable will be shipped to a recycling facility.  
 \_\_\_\_\_  
 • Operation: N/A  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: See above  
 \_\_\_\_\_  
 • Operation: N/A  
 \_\_\_\_\_

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: \_\_\_\_\_

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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	0.342	0.360	+0.018
• Forested	0.453	0.010	-0.443
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.985	27.194	+26.209
• Agricultural (includes active orchards, field, greenhouse etc.)	29.185	1.991	-27.194
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.000	0.000	0.000
• Wetlands (freshwater or tidal)	0.000	0.000	0.000
• Non-vegetated (bare rock, earth or fill)	0.000	0.000	0.000
• Other Describe: <u>ground mounted solar array, equipment pad, and gravel access roads</u>	0.000	0.000	0.000

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? \_\_\_\_\_ greater than 6 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:

Cayuga silt loam (CeB)	_____	43.1 %
Ontario loam (OnB)	_____	23.2 %
Hilton loam (HiB)	_____	12.4 %

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

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 28.6 % of site  
 Moderately Well Drained: \_\_\_\_\_ 55.5 % of site  
 Poorly Drained \_\_\_\_\_ 15.9 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 94.6 % of site  
 10-15%: \_\_\_\_\_ 5.4 % 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 846-58 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size Not Wetlands Impacted
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Squirrels _____</p> <p>Rabbits _____</p> <p>Deer _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: <u>MONRcn6</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? <u>21.5 acres Prime Farmland and 2 acres Farmland of Statewide Importance</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>USDA Web Soil Survey</u></p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: Hansen Nature Center, Mendon Ponds Park, Martin Road Park, Thornell Farm Park	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local parks	
<i>iii.</i> Distance between project and resource: _____ 1-4 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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.

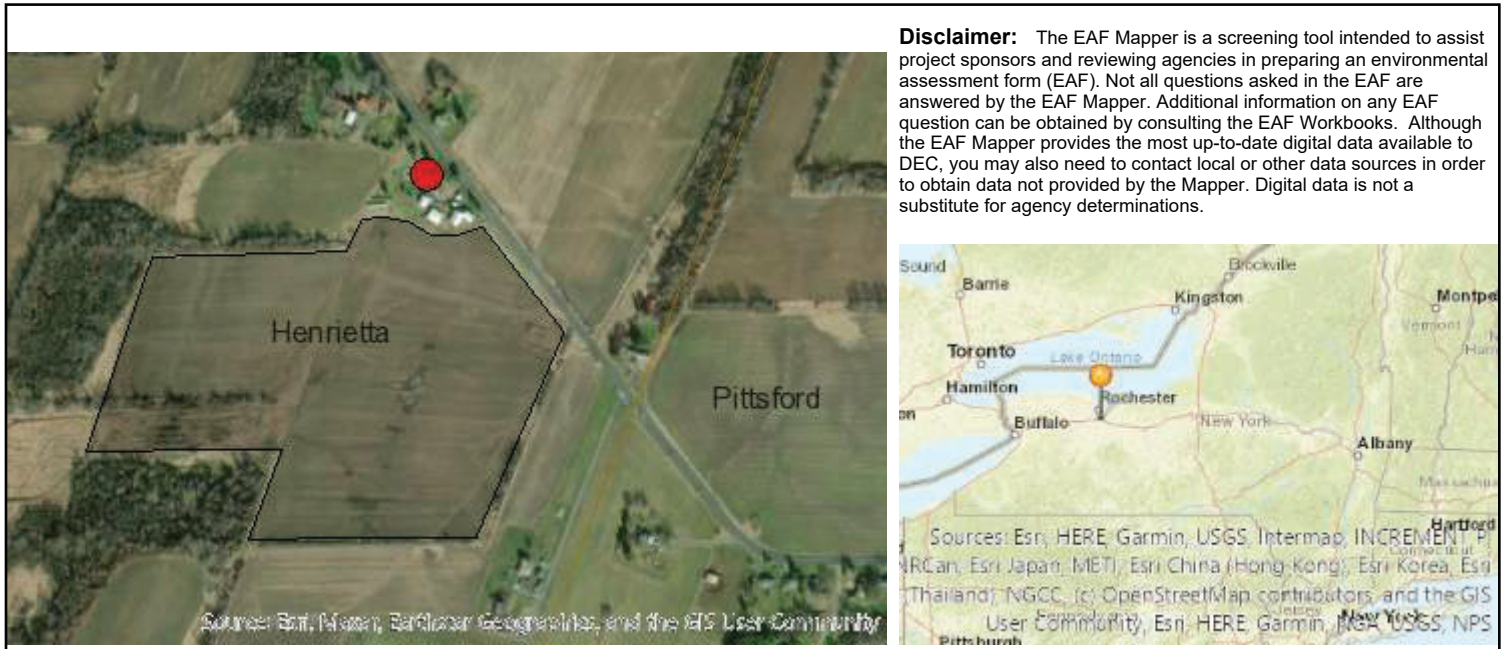
**G. Verification**

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

Applicant/Sponsor Name Alex Caven Date 7/12/24

Signature  Title Project Manager





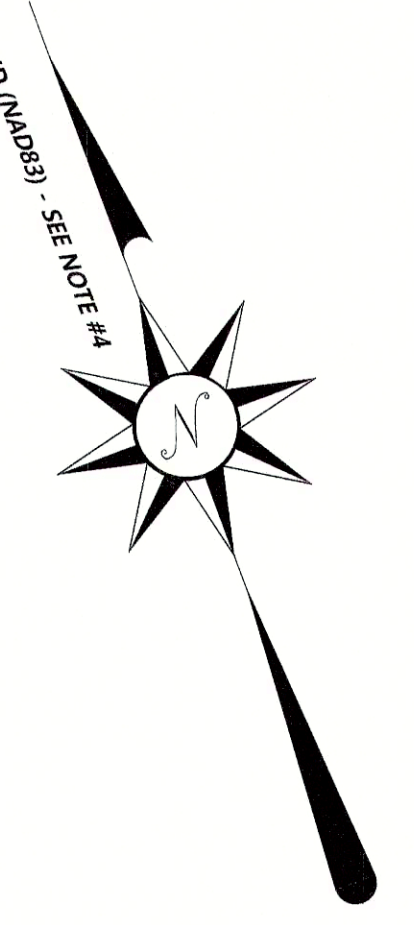
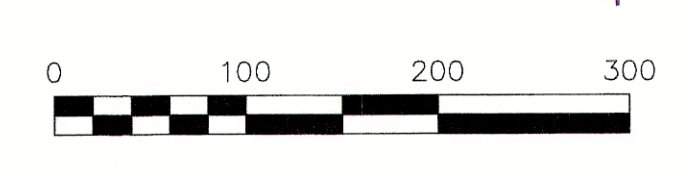
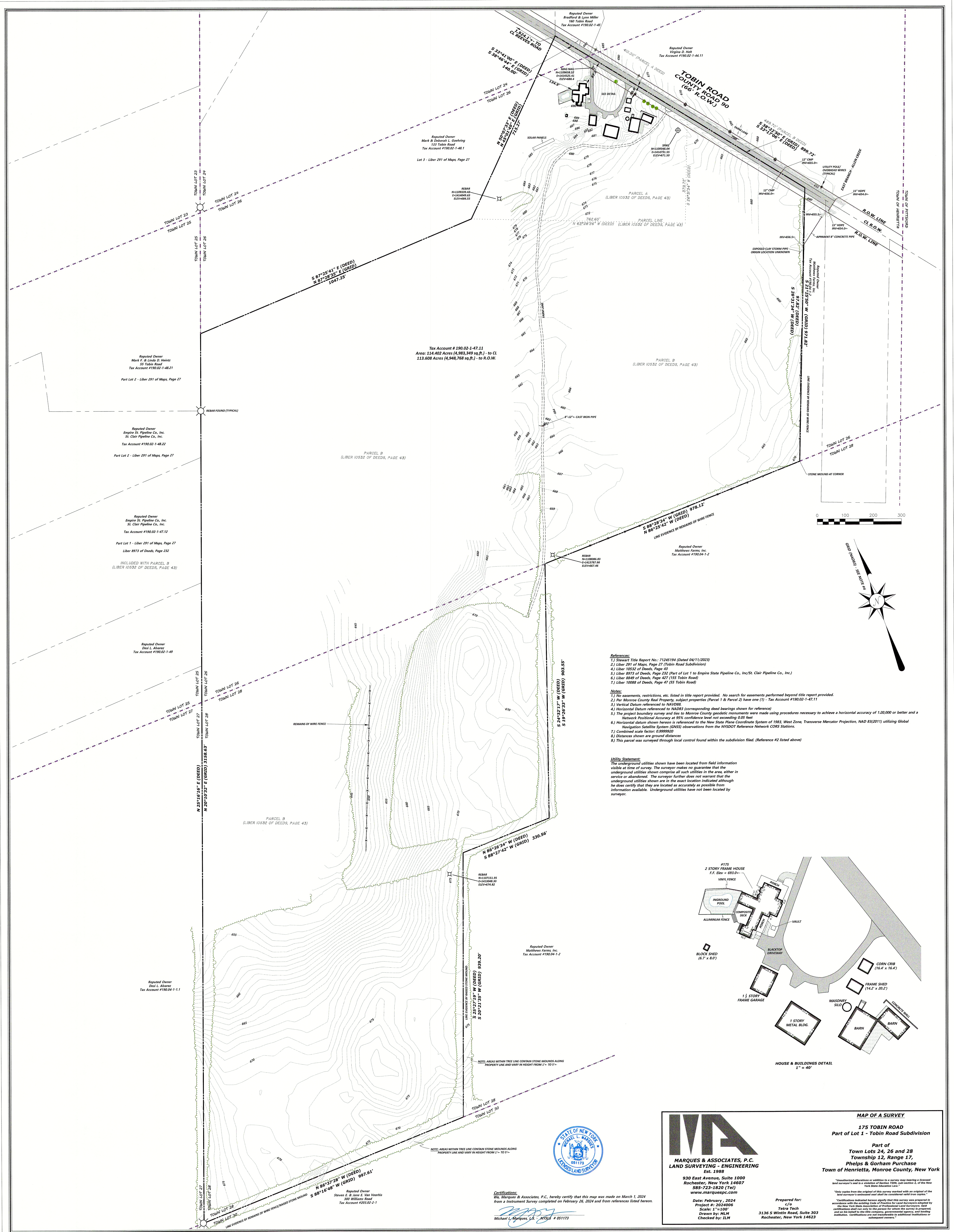
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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: West Erie Canal 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 - Stream Name]	846-58
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	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]	MONRcn6
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

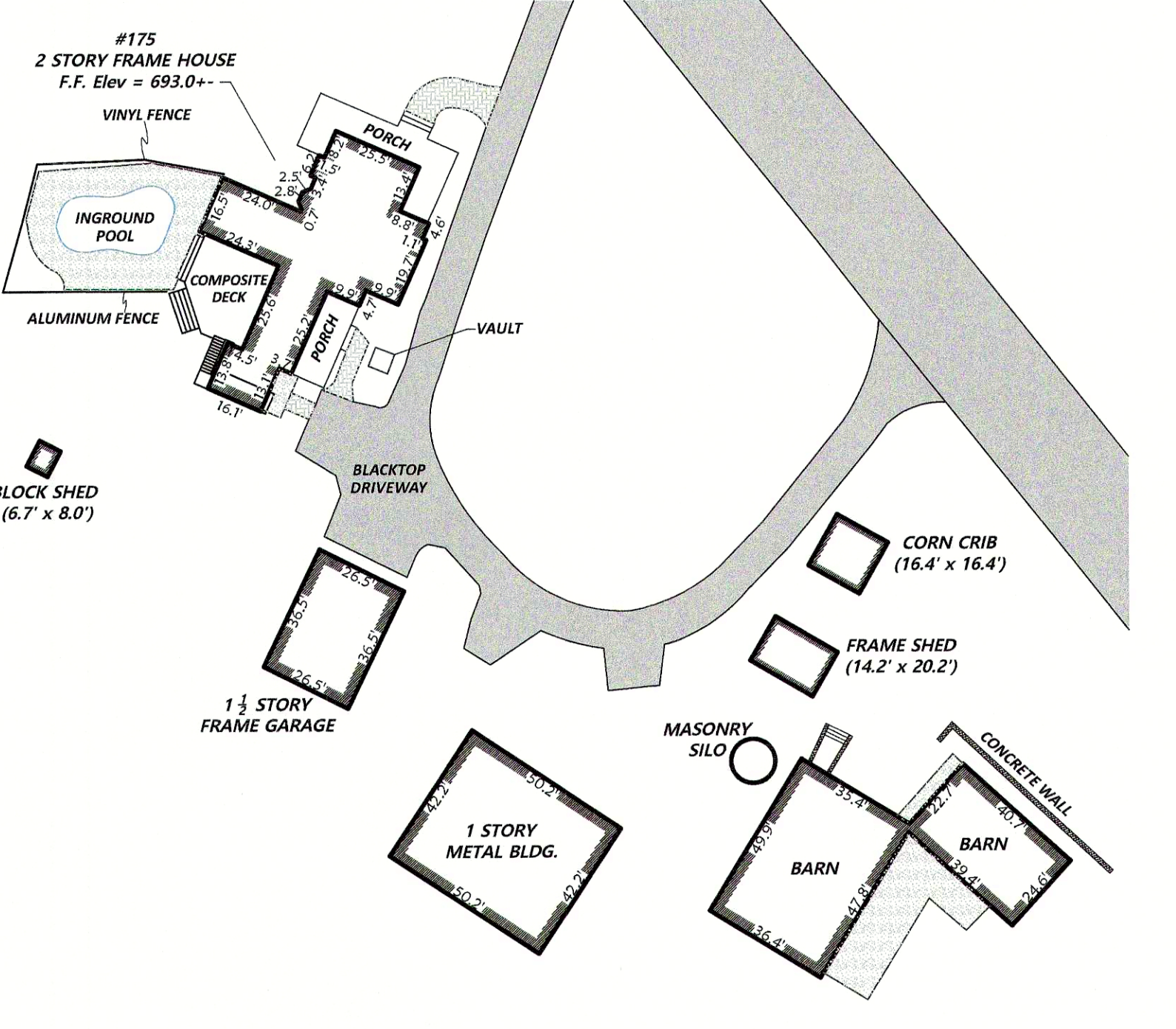




- References:**
- 1) Stewart Title Report No. 71245194 (Dated 04/11/2023)
  - 2) Liber 291 of Maps, Page 27 (Tobin Road Subdivision)
  - 3) Liber 10532 of Deeds, Page 43
  - 4) Liber 8973 of Deeds, Page 232 (Part of Lot 1 to Empire State Pipeline Co., Inc./St. Clair Pipeline Co., Inc.)
  - 5) Liber 8973 of Deeds, Page 232 (Part of Lot 1 to Empire State Pipeline Co., Inc./St. Clair Pipeline Co., Inc.)
  - 6) Liber 8949 of Deeds, Page 427 (155 Tobin Road)
  - 7) Liber 10088 of Deeds, Page 47 (55 Tobin Road)

- Notes:**
- 1) No easements, restrictions, etc. listed in this report provided. No search for easements beyond title report provided.
  - 2) For Monroe County Real Property, subject properties (Parcel 1 & Parcel 2) have one (1) - Tax Account #190.02-1-47.11
  - 3) Vertical Datum referenced to NAVD83
  - 4) Horizontal Datum referenced to NAD83 (corresponding deed bearings shown for reference)
  - 5) The project boundary survey and ties to Monroe County geodetic monuments were made using procedures necessary to achieve a horizontal accuracy of 1:20,000 or better and a Network Positional Accuracy at 95% confidence level not exceeding 0.05 feet
  - 6) Horizontal datums shown herein is referenced to the New York State Coordinate System of 1983, West Zone Transverse Mercator Projection, NAD 83(2011) utilizing Global Navigation Satellite System (GNSS) observations from the NYSDOT Reference Network CORS Stations.
  - 7) Combined scale factor: 0.9999929
  - 8) Distances shown are ground distances
  - 9) This parcel was surveyed through local control found within the subdivision filed. (Reference #2 listed above)

**Utility Statement:**  
 The underground utilities shown have been located from field information visible at time of survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. Underground utilities have not been located by surveyor.




**Certification:**  
 We, Marques & Associates, P.C., hereby certify that this map was made on March 1, 2024 from an instrument survey completed on February 26, 2024 and from references listed herein.  
 Michael L. Marques, L.S. - NYSLS # 051173

**MAP OF A SURVEY**

**175 TOBIN ROAD**  
 Part of Lot 1 - Tobin Road Subdivision

Part of  
 Town Lots 24, 26 and 28  
 Township 12, Range 17,  
 Phelps & Gorham Purchase  
 Town of Henrietta, Monroe County, New York



**MARQUES & ASSOCIATES, P.C.**  
 LAND SURVEYING - ENGINEERING  
 Est. 1988  
 930 East Avenue, Suite 1000  
 Rochester, New York 14607  
 585-723-1820 (Tel)  
 www.marquespc.com

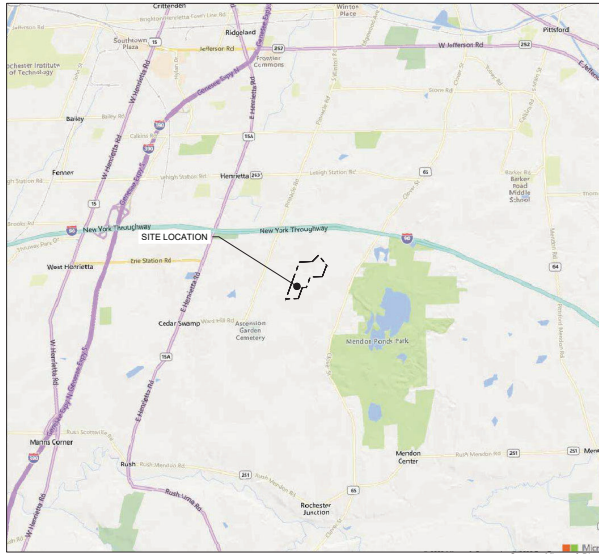
Date: February, 2024  
 Project #: 2024006  
 Scale: 1" = 100'  
 Drawn by: MCM  
 Checked by: ILM

Prepared for:  
 c/o  
 Tetra Tech  
 3136 S Winton Road, Suite 303  
 Rochester, New York 14623

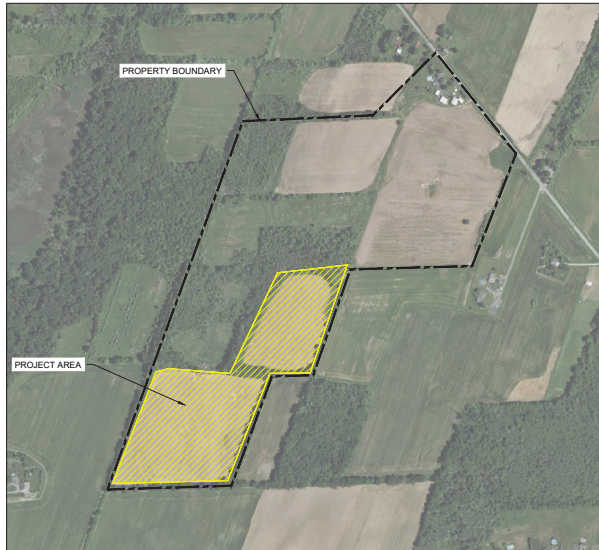
"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2203, sub-section 5, of the New York State Education Law."  
 "Certification indicated herein signifies that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certification shall not apply to the extent that the survey is prepared and/or its subject is the title company, governmental agency, and housing institution. Certifications are not responsible to additional institutions or subsequent owners."



Printed: 7/11/2024, 2:15 PM X:\BW Solar\05 - Monroe 3\05-Civil Design\01-MONROE 3 G-100 CIVIL TITLE SHEET - G-101 NOTES.dwg



**REGIONAL MAP**  
SCALE 1" = 5,000'



**AERIAL MAP**  
SCALE 1" = 500'

# NY CDG MONROE 3 LLC

175 TOBIN ROAD  
HENRIETTA, NY 14467

## 30% CIVIL PERMIT DRAWINGS

CONTACT INFORMATION	
PROJECT OWNER	BW SOLAR HOLDING INC 69 STATE STREET, 13TH FLOOR ALBANY, NY 12207
PROJECT DEVELOPER	NY CDG MONROE 3 LLC, 69 STATE STREET, 13TH FLOOR ALBANY, NY 12207
PROPERTY OWNER	JACK FINNIGAN 175 TOBIN ROAD HENRIETTA, NY 14467
CIVIL ENGINEER	TETRA TECH ENGINEERING CORPORATION, P.C. CERT #0018815 3136 SOUTH WINTON ROAD ROCHESTER, NY 14623 (585) 417-4009
PROJECT SCOPE	
THIS DESIGN PACKAGE PROVIDES DRAWINGS AND DETAILS FOR THE CIVIL AND STORMWATER COMPONENTS OF A SOLAR PHOTOVOLTAIC SYSTEM IN THE STATE OF NEW YORK. THIS WORK PRODUCT IS PRELIMINARY AND NOT FOR CONSTRUCTION.	

PROPERTY SUMMARY	
PARCEL NUMBER	190.02-1-47.11
PARCEL AREA (ACRES)	113.61
ZONING CLASSIFICATION	RR - RURAL RESIDENTIAL
SETBACK INFORMATION	100 FT FROM A PUBLIC ROAD 50 FT FROM SIDE & REAR YARD LOT LINES 150 FT FROM RESIDENCES
PRIMARY SITE ACCESS	TOBIN ROAD
COORDINATES AT ENTRANCE (EASTING/ NORTHING)	1414734.1450/ 1109418.2937

PROJECT SUMMARY	
CLASSIFICATION	THIS PROJECT IS CLASSIFIED AS A LARGE SCALE SOLAR ENERGY SYSTEM AS OUTLINED IN THE TOWN OF HENRIETTA SOLAR CODE ARTICLE XVI SUBPART 255-73
AHJ	TOWN OF HENRIETTA
AHJ NOTE	AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLORS, TEXTURES, AND FINISH OF THE BUILDING AS SUBMITTED WITH THIS APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.
INTERCONNECTION UTILITY	ROCHESTER GAS AND ELECTRIC (RG&E)
VARIANCES	NONE
SPECIAL PERMITS	NONE
DC SYSTEM SIZE (MW)	6.60
AC SYSTEM SIZE (MW)	4.40
FENCED AREA (ACRES)	24.84
FENCE LENGTH (LINEAR FEET)	5898.36
ROAD LENGTH (LINEAR FEET)	3.778
CUT VOLUME	±18,102
FILL VOLUME	±17,190
NET CUT/FILL	±912 (CUT)

DRAWING INDEX			
SHEET NUMBER	SHEET TITLE	REV NO.	DATE
G-100	CIVIL TITLE SHEET	A	07/12/2024
G-101	CIVIL NOTES	A	07/12/2024
G-102	CIVIL NOTES	A	07/12/2024
EX-100	OVERALL EXISTING CONDITIONS PLAN	A	07/12/2024
EX-101	EXISTING CONDITIONS PLAN	A	07/12/2024
EX-102	EXISTING CONDITIONS PLAN	A	07/12/2024
EX-103	EXISTING CONDITIONS PLAN	A	07/12/2024
EX-104	EXISTING CONDITIONS PLAN	A	07/12/2024
C-100	OVERALL SITE LAYOUT & LOCATION KEY	A	07/12/2024
C-101	SITE PREPARATION & DEMOLITION PLAN	A	07/12/2024
C-102	SITE PREPARATION & DEMOLITION PLAN	A	07/12/2024
C-103	SITE PREPARATION & DEMOLITION PLAN	A	07/12/2024
C-104	SITE PREPARATION & DEMOLITION PLAN	A	07/12/2024
C-201	SITE LAYOUT PLAN	A	07/12/2024
C-202	SITE LAYOUT PLAN	A	07/12/2024
C-203	SITE LAYOUT PLAN	A	07/12/2024
C-204	SITE LAYOUT PLAN	A	07/12/2024
C-301	GRADING & DRAINAGE PLAN	A	07/12/2024
C-302	GRADING & DRAINAGE PLAN	A	07/12/2024
C-303	GRADING & DRAINAGE PLAN	A	07/12/2024
C-304	GRADING & DRAINAGE PLAN	A	07/12/2024
C-305	GRADING & DRAINAGE PLAN	A	07/12/2024
C-401	EROSION & SEDIMENT CONTROL PLAN	A	07/12/2024
C-402	EROSION & SEDIMENT CONTROL PLAN	A	07/12/2024
C-403	EROSION & SEDIMENT CONTROL PLAN	A	07/12/2024
C-404	EROSION & SEDIMENT CONTROL PLAN	A	07/12/2024
C-501	RESTORATION PLAN	A	07/12/2024
C-502	RESTORATION PLAN	A	07/12/2024
C-503	RESTORATION PLAN	A	07/12/2024
C-504	RESTORATION PLAN	A	07/12/2024
D-100	SITE DETAILS	A	07/12/2024
D-101	SITE DETAILS	A	07/12/2024
D-400	EROSION & SEDIMENT CONTROL DETAILS	A	07/12/2024
D-401	EROSION & SEDIMENT CONTROL DETAILS	A	07/12/2024
D-500	PLANTING DETAILS	A	07/12/2024
D-600	FENCE & GATE DETAILS	A	07/12/2024



TETRA TECH ENGINEERING CORPORATION,  
P.C. CERT #018815  
3136 SOUTH WINTON ROAD, SUITE 303  
ROCHESTER, NY 14623

STAMP:  
Digitally signed  
by Robert  
Chozick  
Date:  
2024.07.12  
10:00:29  
-04'00'

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 128B(1) BY ANY PERSON, UNLESS UNDER THE DIRECTION OF A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN THIS DOCUMENT IN ANY WAY.

NY CDG MONROE 3 LLC  
BW SOLAR HOLDING INC  
175 TOBIN ROAD  
HENRIETTA, NY 14467

TETRA TECH PROJECT NUMBER:  
194-1264-0006

SHEET TITLE:  
CIVIL TITLE SHEET

SHEET SIZE:  
ANSI "D" FULL BLEED  
22" X 34" (559 X 864)

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NO.	REVISION	DATE	INIT.
A	30% DESIGN	07/12/2024	RCD

**NOT FOR CONSTRUCTION**

DATE: 07/12/2024  
DRAWN BY: R. DEMIJO  
ENGINEER: R. DEMIJO  
APPROVED BY: R. CHOZICK

PROJECT PHASE:  
ISSUED FOR PERMITTING  
SCALE: AS SHOWN

SHEET NO.:  
**G-100**





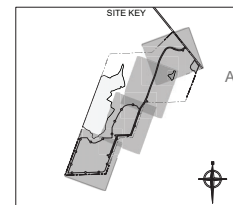


**LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINES
- DELINEATED WETLANDS (NON-JURISDICTIONAL)
- DELINEATED WETLAND (NYSDEC)
- PROPOSED CHAIN LINK FENCE
- PROPOSED ACCESS ROAD
- PROPOSED SOLAR ARRAYS

**TRAFFIC DATA**

NEAREST INTERSECTING ROAD NAME	REEVES ROAD
TIE DISTANCE TO REEVES ROAD	1924.1 FEET
<b>SITE DISTANCE DATA AT ENTRANCE</b>	
STOPPING SITE DISTANCE DESIGN SPEED	40.0 MPH
BRAKING DISTANCE REQUIRED FROM SOUTH	145.0 FEET
STOPPING SITE DISTANCE FROM SOUTH	295.0 FEET
BRAKING DISTANCE REQUIRED FROM NORTH	173.3 FEET
STOPPING SITE DISTANCE FROM NORTH	325.0 FEET
<b>INTERSECTION SITE DISTANCE</b>	
LEFT FROM MINOR APPROACH TO THE SOUTH	445.0 FEET
LEFT FROM MINOR APPROACH TO THE NORTH	445.0 FEET



**BW SOLAR**  
69 STATE STREET 13TH FLOOR  
ALBANY, NY 12207  
T: +1-518-77-2919  
WWW.BWSOLAR.COM

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**TETRA TECH**  
TETRA TECH ENGINEERING CORPORATION,  
P.O. CERT #018815  
3136 SOUTH WINTON ROAD, SUITE 303  
ROCHESTER, NY 14623

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**NY CDG MONROE 3 LLC**

**BW SOLAR HOLDING INC**  
175 TOBIN ROAD  
HENRIETTA, NY 14467

---

**TETRA TECH PROJECT NUMBER:**  
194-1264-0006

---

**SHEET TITLE:**  
OVERALL SITE LAYOUT & LOCATION KEY

---

**SHEET SIZE:**  
ANSI "D" FULL BLEED  
22" X 34" (559 X 864)

---

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NO.	REVISION	DATE	INIT.
A	30% DESIGN	07/12/2024	RCJ

---

NOT FOR CONSTRUCTION

---

DATE:	07/12/2024
DRAWN BY:	R. DEMILJO
ENGINEER:	R. DEMILJO
APPROVED BY:	R. CHOZICK

---

**PROJECT PHASE:**  
ISSUED FOR PERMITTING

SCALE: 0 125' 250' 500'  
SCALE: 1" = 250'

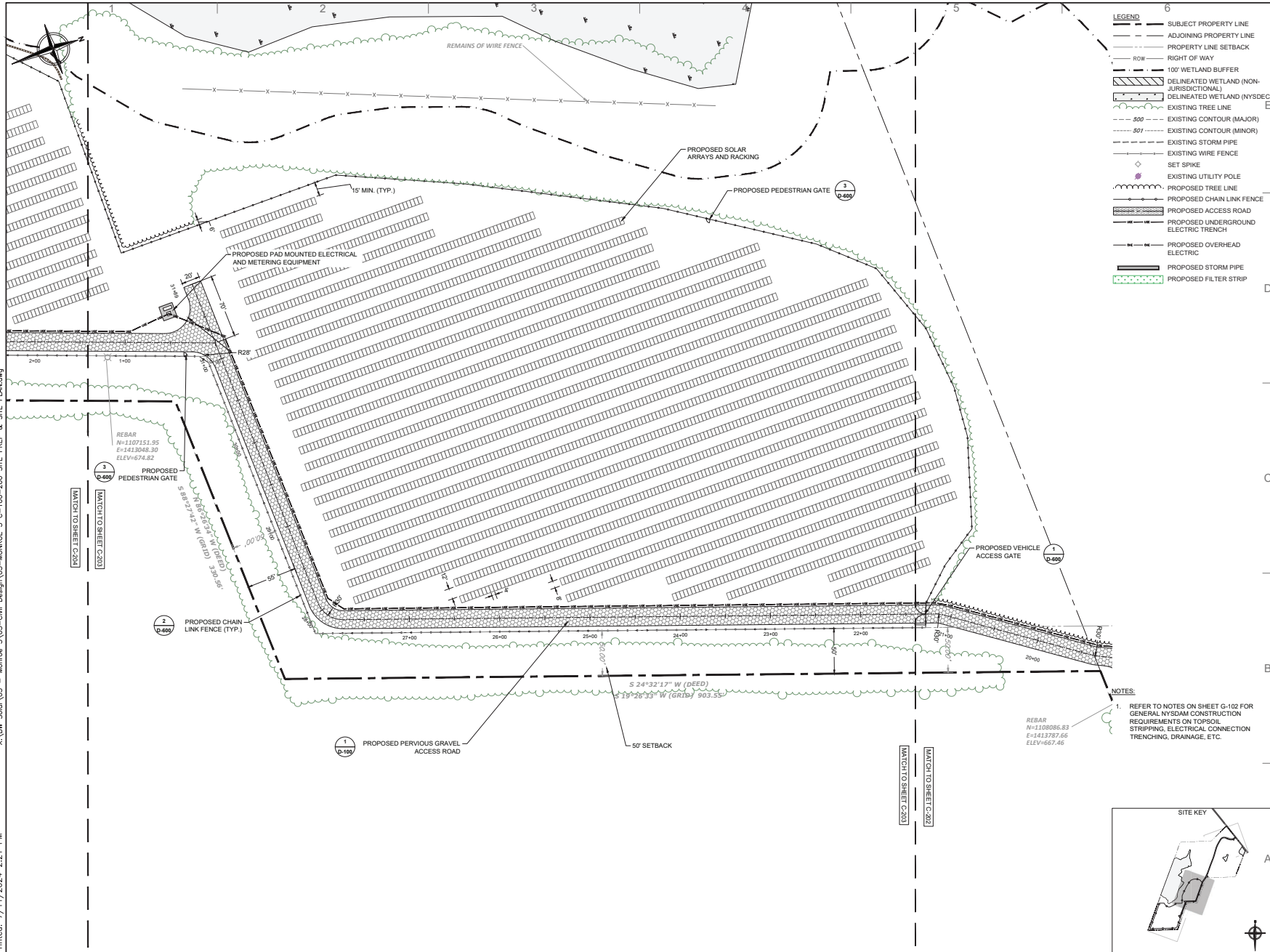
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**SHEET NO.:**  
**C-100**



X:\BW Solar\05 - Monroe 3\05-Civil Design\05-MONROE 3\_C-100-200 SITE PREP & SITE PLAN.dwg

Printed: 7/11/2024, 2:21 PM

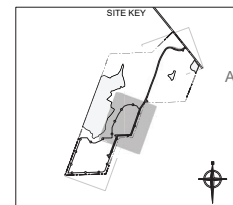


**LEGEND**

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- RIGHT OF WAY
- 100' WETLAND BUFFER
- DELINEATED WETLAND (NON-JURISDICTIONAL)
- DELINEATED WETLAND (NYS DEC)
- EXISTING TREE LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING STORM PIPE
- EXISTING WIRE FENCE
- SET SPIKE
- EXISTING UTILITY POLE
- PROPOSED TREE LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED ACCESS ROAD
- PROPOSED UNDERGROUND ELECTRIC TRENCH
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED STORM PIPE
- PROPOSED FILTER STRIP

**NOTES:**

- REFER TO NOTES ON SHEET G-102 FOR GENERAL NYSOAM CONSTRUCTION REQUIREMENTS ON TOPSOIL, STRIPPING, ELECTRICAL CONNECTION, TRENCHING, DRAINAGE, ETC.



**BW SOLAR**  
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ALBANY, NY 12207  
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WWW.BWSOLAR.COM

---

**TETRA TECH**

TETRA TECH ENGINEERING CORPORATION  
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ROCHESTER, NY 14623

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**NY CDG MONROE 3 LLC**

**BW SOLAR HOLDING INC**  
175 TOBIN ROAD  
HENRIETTA, NY 14487

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**TETRA TECH PROJECT NUMBER:**  
194-1264-0006

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**SHEET TITLE:**  
SITE LAYOUT PLAN

---

**SHEET SIZE:**  
ANSI "D" FULL BLEED  
22" X 34" (559 X 864)

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NO.	REVISION	DATE	INIT.
A	30% DESIGN	07/12/2024	RCJ

---

**NOT FOR CONSTRUCTION**

---

**DATE:** 07/12/2024  
**DRAWN BY:** R. DEMILJO  
**ENGINEER:** R. DEMILJO  
**APPROVED BY:** R. CHOZICK

---

**PROJECT PHASE:**  
ISSUED FOR PERMITTING

**SCALE:** 1" = 20'  
SCALE: 1" = 50'

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**SHEET NO.:**  
**C-203**

