

**Town of Rotterdam
Planning Commission
September 6, 2022**

Workshop (7:00pm)

Agenda (7:30pm):

Approval of the Summary of Minutes August 16, 2022

- 1. Rotterdam Renewables, LLC (Lessee)/Dan Brudos (Owner) – 1827 Putnam Road.** Final Site Plan & Special Use Permit Public Hearing to install a 5.00 Megawatts (AC) solar energy array on approximately ±22.7 acres of land on a ±133.27-acre parcel. Engineer: Crawford and Associates.
- 2. ELP Rotterdam Solar LLC – Sandborn Road & Crawford Road.** Sketch Site Plan/Special Use Permit review for the placement of a 20 MW solar facility on 150 acres of 450-acre site. Engineer: Environmental Design & Research.
- 3. 401 Holdings, LLC – 401 Duanesburg Road.** Sketch Site Plan review to allow for a cannabis cultivation and manufacturing facility in an existing ±92,743 square foot building (former Schalmont Bus Garage and Administrative Offices) on a ±5.11-acre parcel. Engineer: Hershberg and Hershberg.
- 4. Shirley Sousa – 2775 Hamburg Street.** Final Waiver of Site Plan/Special Use Permit Public Hearing to allow for the location of a retail flower shop, nursery, gifts, and antique furniture in a ±434 square foot commercial space and a ±706 square foot one bedroom apartment in an existing ±1140 square foot building on a ±10,712 square foot parcel.

DPW Comments
September 6, 2022

Agenda (7:30pm):

- 1. Rotterdam Renewables, LLC (Lessee)/Dan Brudos (Owner) – 1827 Putnam Road.** Final Site Plan & Special Use Permit Public Hearing to install a 5.00 Megawatts (AC) solar energy array on approximately ±22.7 acres of land on a ±133.27-acre parcel. Engineer: Crawford and Associates.

- | | | |
|--------------------|--------------------------------|----------|
| 1. Final Fees Due: | Final Site Plan | \$150.00 |
| | Advertising (July 19th PH) | 39.96 |
| | Advertising (September 6th PH) | 39.41 |
| | Total | \$229.37 |
2. See attached letter from Crawford and Associates dated August 18, 2022 responding to the Planning Commission comments from August 16, 2022 and TDE review letter from Colliers Engineers dated July 14, 2022.
 3. See attached correspondence from the Rotterdam Senior Planner to the applicants dated September 2, 2022 regarding the buffer along the southern property line abutting the lands N/F of Dunn.
 4. The applicant has modified the site plan to address screening along the southern property line of the site parcel and provided additional visual analysis from the lands N/F of Dunn located at 1748 Currybush Road. Screening will need to be addressed to the satisfaction of the Planning Commission prior to final site plan approval.
 5. Add note to site plan Sheet T-101: “Prior to the issuance of site development permits, the limits of disturbance/clearing as depicted on the final site plan shall be surveyed and flagged in the field and evidence presented to the Department of Public Works Stormwater Officer that the work has been completed.”
 6. Add note to site plan Sheet T-101: “Prior to the issuance of Building Permits for construction, the applicant shall complete the buffer and screening mitigation as approved by the Planning Commission along the southern property line of the lands N/F of Dunn.”
 7. Prior to Chairman’s Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer on all current and potential forthcoming technical comments on the project documents.
 8. Prior to Chairman’s Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer and Town Stormwater Manager of the Stormwater Operation and Maintenance Manual and Stormwater Pollution Prevention Plan as prepared by Crawford and Associates.

9. Prior to the issuance of Building Permits for construction, funds in the amount of \$276,809.00 shall be provided to the Town of Rotterdam for financial surety to implement the decommissioning plan. Type of surety shall be approved as to form by the Attorney for the Town and accepted by the Town Board.
10. Prior to the issuance of site development permits, the applicant shall file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project. Proof of permit coverage must be submitted to the Town prior to site work. Weekly SWPPP inspection reports will need to be sent to the Town Stormwater Manager. A schedule for when land disturbing activities will commence is required and notification to the Town Stormwater Manager when land disturbance begins. A deed covenant for the property is required for the post-construction maintenance of the stormwater management facilities in accordance with the approved Operation and Maintenance guide. These documents need to be established and submitted to the Town prior to a Certificate of Occupancy (CO) being issued.
11. Prior to issuance of site development permits, the applicant must receive Highway Work Permits from Schenectady County for work onto Putnam Road. Copies of all correspondence with Schenectady County shall be provided to the Town.
12. If the site access for the solar project is intended to be a shared driveway with the existing property owner, provide documentation concerning maintenance of roadway prior to Chairman's Signature. Any maintenance agreement for the shared driveway must be submitted to the Attorney for the Town, approved as to form, and filed with Schenectady County prior to the issuance of a site development permits.
13. Project identification signage needs to be installed at the Putnam Road entrance to the facility and shall contain reflective material so that it can be easily read during the evening hours.
14. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
15. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments from November 4, 2021

1. Planning Commission should discuss with the applicant the attached memorandum dated October 28, 2021 from Dan Farnan with Colliers Engineering our TDE on this project.
2. See attached memorandum on the Second Submittal Review dated October 28, 2021 from Dan Farnan with Colliers Engineering our TDE on this project.
3. See attached 239-m Response from Schenectady County Economic Development and Planning dated July 7, 2021.

4. See attached comments from Schenectady County DPW dated July 14, 2021.
5. See attached “no impact” letter from SHPO dated September 7, 2021
6. See attached submittal from Crawford and Associates to the Planner dated October 8, 2021.
7. See attached submittal from Crawford and Associates to the ACOE dated October 8, 2021.
8. See attached draft Decommissioning Plan for the solar project.

DPW Comments from June 15, 2021

1. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist with the review of this project.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Rotterdam Planning Commission declared lead agency on June 15, 2021. Project has been circulated to involved/interested agencies. The Planning Commission should consider the adoption of the Draft Negative Declaration as prepared by the Senior Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
United States Department of the Army, Corps of Engineers
Rotterdam Police Department
Schenectady County Industrial Development Agency
Metroplex Development Authority
Fire District #6
Schalmont School District

Peter Comenzo

Subject: FW: Rotterdam Renewables, LLC
Attachments: Brudos 1827 Putnam Buffer Sketch Dunn Draft 9 2 22.pdf

From: Peter Comenzo
Sent: Friday, September 2, 2022 10:06 AM
To: Dallas Manson <dmanson@nexamp.com>; Christopher Knox <cknox@crawfordandassociates.com>
Cc: Jonathon B. Tingley <jtingley@gilchristtingley.com>; daniel.farnan@collierseng.com; Tom Yuille <TYuille@rotterdamny.org>; Lisa Gallo <lgallo@rotterdamny.org>
Subject: RE: Rotterdam Renewables, LLC

Dallas:

I met with the property owners on site at 1748 Currybush Road last night to discuss their concerns regarding buffering of the proposed solar field. After a lengthy discussion and walking the property, I put together a sketch of a potential buffer that might adequately address their concerns. Please see attached.

The public hearing is scheduled for Tuesday, September 6th at 7:30pm. I do not know where the Planning Commission members stand in regards to this project meeting the requirements of Town Code Chapter 270-153 C (7) but offer this sketch as a discussion point for the meeting.

I would appreciate acknowledgement of receipt of this transmission. I am also available to discuss this matter prior to Tuesday night's hearing.

Thanks
Peter

*Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725*

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

PROPOSED LIMIT OF CLEARING,
10' WIDE SWATH EXISTING TREES /
BRUSH TO REMAIN AS NATURAL
VEGETATION SCREENING

10'

6' white pine planted

8' on center.

planting to be

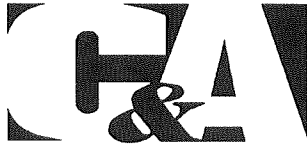
coordinated w/ landowner

& access provided.

VP3

LANDS N/F OF
DUNN

VP2



Crawford & Associates Engineering, PC

Engineering Consultants, Planners, Geologists & Surveyors

4411 Route 9 • Suite 200 • Hudson, NY 12534

Tel: (518) 828-2700 • Fax: (518) 828-2723 • www.crawfordandassociates.com

ASSOCIATES

Andrew P. Aubin, PE, LEED (NY, VT)

Daniel J. Russell, LS

Donna M. Verna, PE

PRINCIPAL

David J. Crawford, PE (NY, MA, VT)

August 18, 2022

Town of Rotterdam Planning Commission
Peter Comenzo, Senior Planner
18 Computer Drive
E Suite 203
Albany, NY 12205

**Re: Rotterdam Renewables, LLC
Submittal Review Response
Tax Map ID: 47.-2-19.1
C&A # 4959.35**

Dear Mr. Comenzo:

Nexamp and C&A have previously submitted an application for special use permit and site plan approval for a 5 MW AC ground-mounted solar farm located at Putnam Road in the Town of Rotterdam, New York. Comments have been received on this application in the Town Engineer (Colliers Engineering & Design (CED)) Submittal Review letter dated July 14, 2022. C&A has considered the comments and prepared the following responses. The original review comments are in *italics*, and our corresponding responses are in plain text.

General Comments

1. *The applicant proposes tree clearing up to the southern property line of the site parcel. Per § 270-153.C (7) a form of screening (natural vegetation, berm, landscaping) shall be provided. The applicant cannot consider existing vegetation on adjacent parcels for this screening in the event that landscaping is removed by adjacent landowners. We recommend limiting clearing along the southern property line to provide required screening. This area should be studied within required photo simulations to demonstrate sufficient screening.*

- a. *The applicant and Planning Commission discussed this item on Nov 4, 2021. Meeting minutes from that discussion do not indicate a resolution was reached. The code is clear in stating a Vegetated Buffer is required. To meet this requirement, we suggest the applicant leave a slight portion of naturally vegetated area along the southern property line that does not significantly interfere with their shading analysis.*

Applicant's response: The Applicant and the Brudos family are sensitive to the neighborhood and have worked together to ensure appropriate location and screening of the project, with integration into the existing natural features of the lands. Due to a combination of existing vegetation and/or existing topography

both on and beyond the subject parcel, and/or large setback distances (from the extents of the project area, approximately 1100' or more to Putnam Road and abutting property residences along it, approximately 690' to one residence set back significantly from Currybush Road, and approximately 2200' or more to Currybush Road and other residences along it), sight lines to the project area are anticipated to be mostly or wholly obstructed. Therefore, little to no visual impact is anticipated. Two images are attached to show distance and views from residents on Currybush Road.

Subsequent conversations between CED and the Town's Planning Department note this response does not satisfy Town Code § 270-153.C (7). Further, the applicant has not submitted visual analysis from property located at 1748 Currybush Rd, noted as approximately 690' from the southern property line of this project parcel. The Planning Commission may request further visual analysis to verify the solar facility is screened to avoid or minimize visual impacts from the closest residence a on contiguous parcel. Town Code § 270-153.C (7) reads as follows:

- (7) A berm, landscape screen, natural vegetation, or any combination thereof acceptable to the Planning Board capable of screening the site, shall be provided. The solar facility, including any proposed off-site infrastructure, shall be located and screened in such a way as to avoid or minimize visual impacts as viewed from:
- (a) Publicly dedicated roads and highways; and
 - (b) Existing residential dwellings located on contiguous parcels.

Notation has been added to Sheet C-101 to indicate that a 10' swath of existing trees/brush shall remain as natural vegetation screening along the south property line.

A photo analysis has been conducted for 1748 Currybush Road (the Dunn Residence) as requested. This analysis includes a Location Map, Photo Key Map, and photos from three vantage points (VPs). Two of the VPs look from the Dunn Residence area toward the proposed project and the third looks from the Dunn pond area toward the proposed project. As can be seen on the Photo Key Map, there exists an additional tree line / tree between the Dunn Residence and the property line. The Photo Key Map also shows that there would be 10' of existing vegetation left on the Brudos' side of the property line as required by Town code as well as a minimum of approximately 10' of additional existing vegetation on the Dunn side of the property line. Finally, the three VP photos show substantial existing vegetation density of all tree lines. It is the Applicant's opinion that these characteristics demonstrate adequate natural vegetation screening for the proposed project.

2. *The applicant shall add a note to the Site Plans stating "Access roads shall comply with NYS Fire Code".*

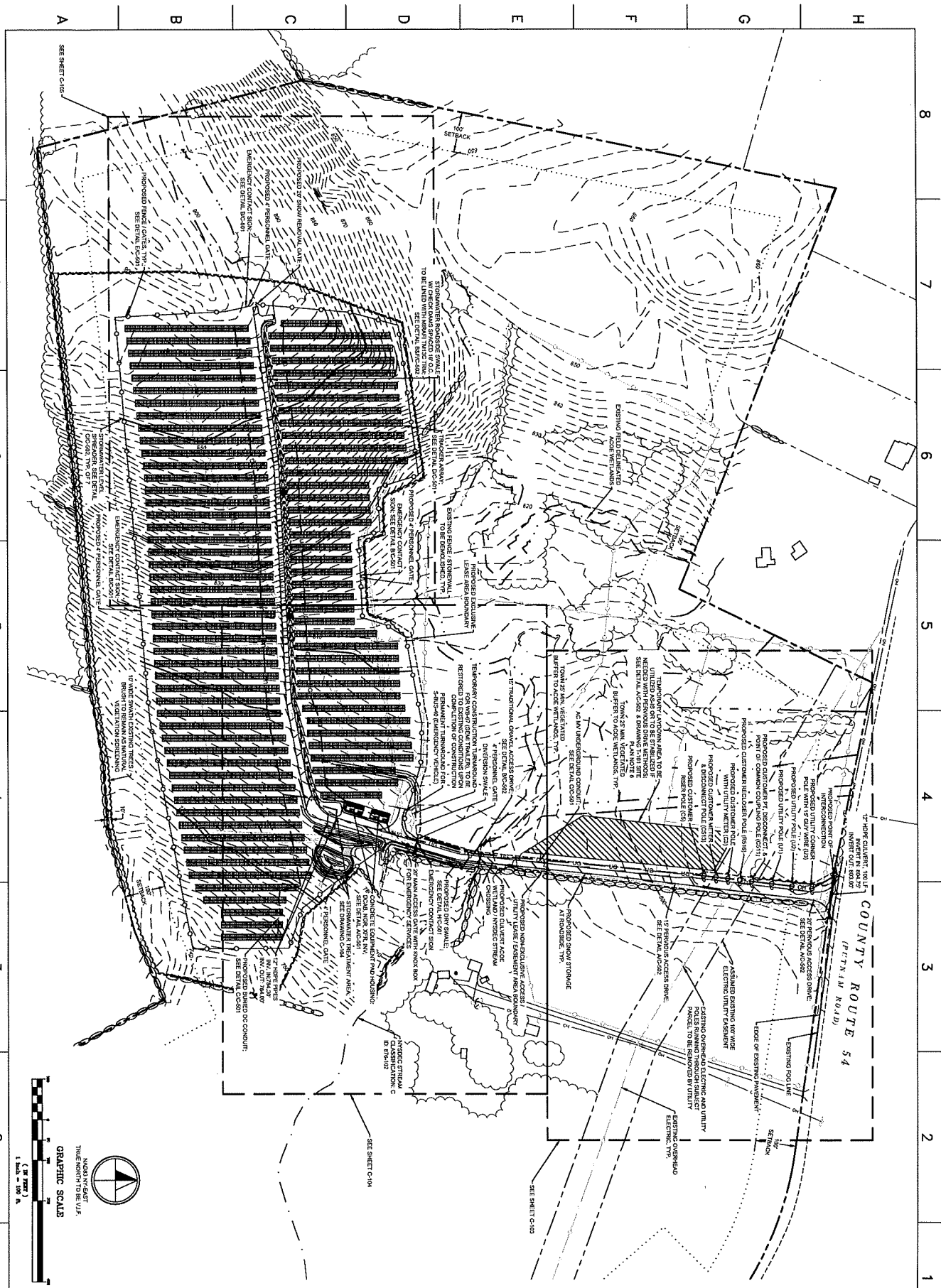
Sheet T-101, Note #9 has been added regarding access road compliance with NYSFC.

Twelve (12) copies of all referenced documents are included for your review. We look forward to discussion at the August 16, 2022 Planning Commission meeting. Should you have any further questions or comments, please do not hesitate to contact me at (518) 828-2700 extension 1138. Thank you for your time.

Very truly yours,
**Crawford & Associates
Engineering PC**

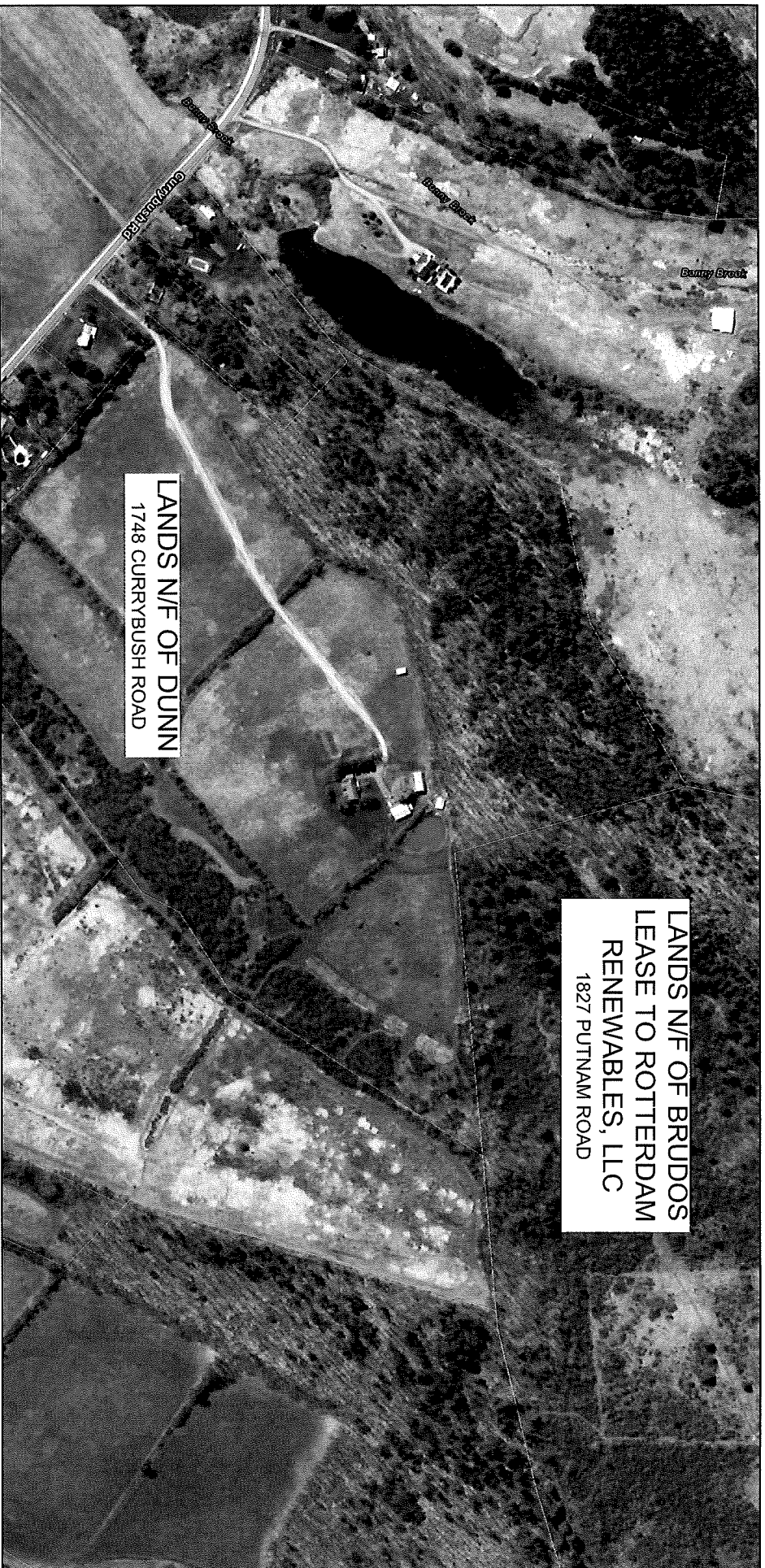
A handwritten signature in black ink that reads "Christopher J. Knox". The signature is written in a cursive, flowing style.

Christopher J. Knox, PE
Project Manager I



Site Plan: Proposed Overall Layout Drawn by: REQ Approved by: CJC	Rotterdam Renewables, LLC Community Solar Project 1827 Putnam Road (CR 54), Rotterdam, NY 12306	Professional Engineer State of New York No. 12345 Exp. 12/31/2024	CRAWFORD & ASSOCIATES ENGINEERING & LAND CONSTRUCTION 4555 45th Ave. Bldg. 200 Bayside, NY 11364 Tel: (718) 455-4555	<table border="1"> <tr> <th>Rev.</th> <th>Issued For</th> <th>Date</th> </tr> <tr> <td>1</td> <td>FE-101</td> <td>7/20/2023</td> </tr> <tr> <td>2</td> <td>FE-101</td> <td>1/25/2024</td> </tr> <tr> <td>3</td> <td>CD-101</td> <td>5/15/2024</td> </tr> <tr> <td>4</td> <td>CD-101</td> <td>5/15/2024</td> </tr> <tr> <td>5</td> <td>FE-101</td> <td>5/15/2024</td> </tr> </table>	Rev.	Issued For	Date	1	FE-101	7/20/2023	2	FE-101	1/25/2024	3	CD-101	5/15/2024	4	CD-101	5/15/2024	5	FE-101	5/15/2024	nexamp 4 Liberty Square, Boston, MA 02109 Tel: (617) 431-1440 Fax: (978) 415-2525 Web: nexamp.com
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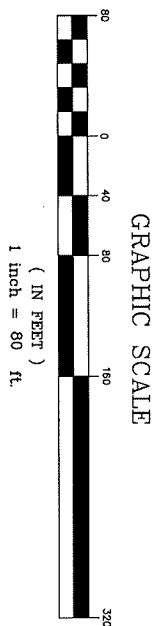
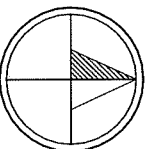
Location Map

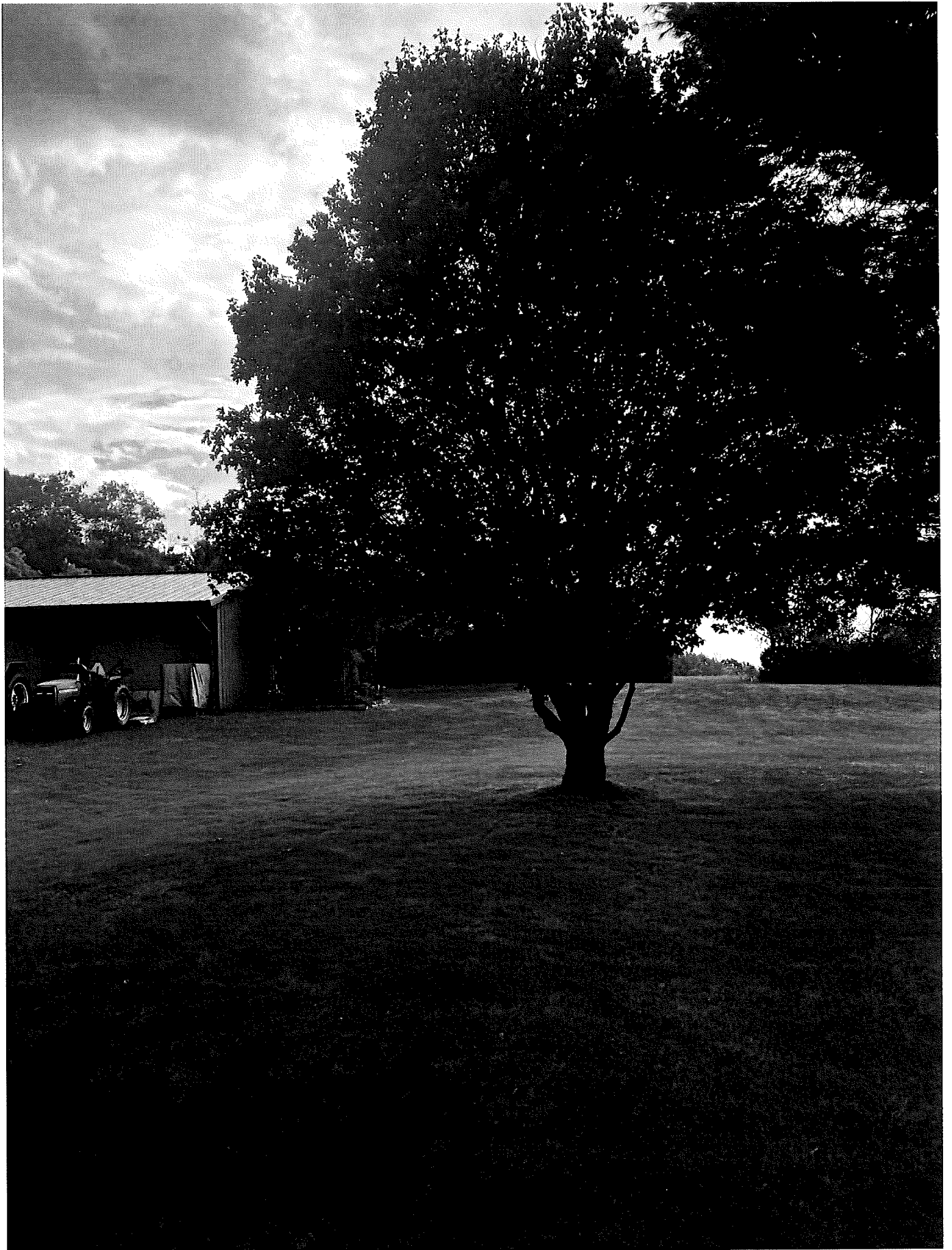


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



PHOTO KEY MAP

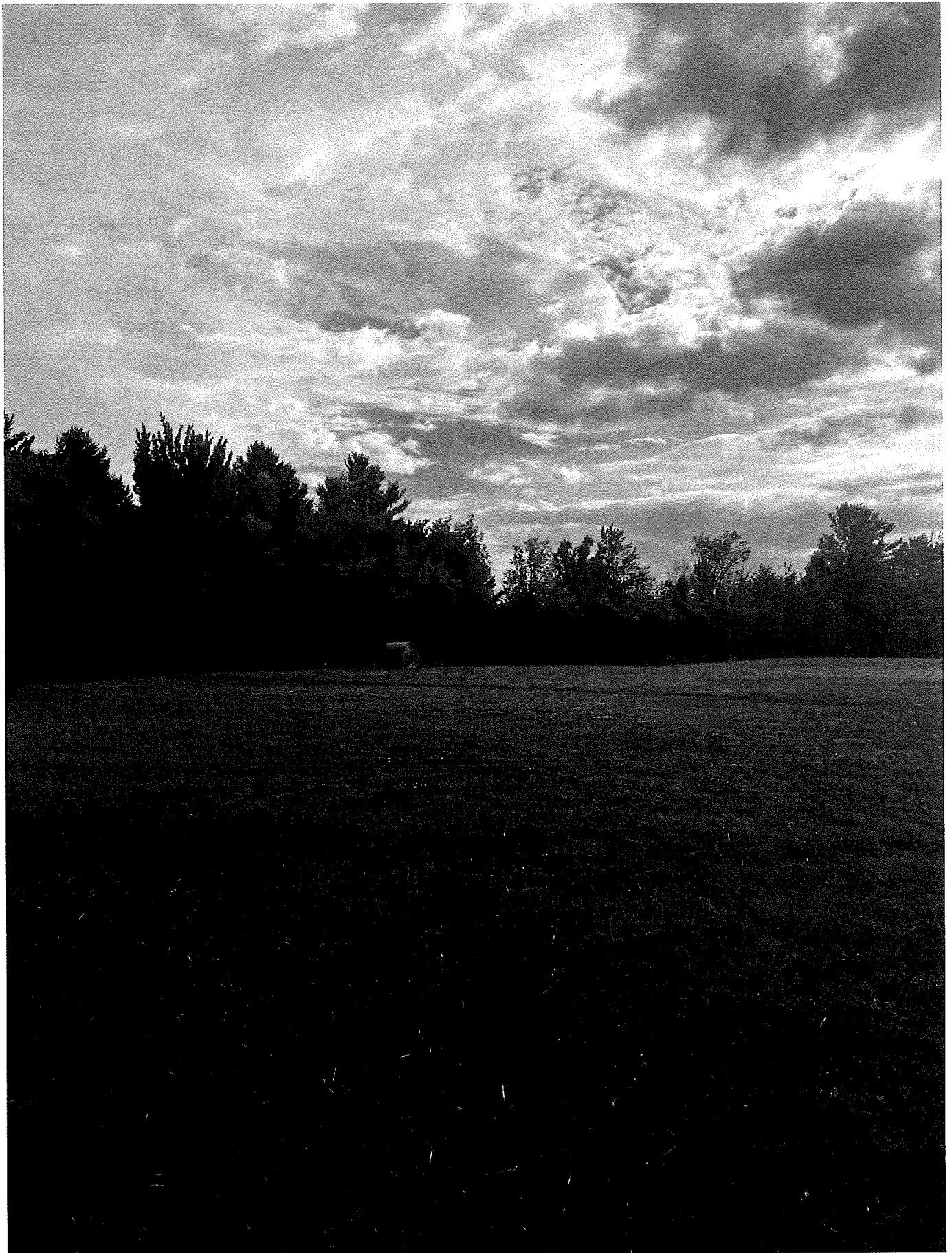




VP1



VP2



VP3

4. **Rotterdam Renewables, LLC (Lessee)/Dan Brudos (Owner) -- 1827 Putnam Road. Final Site Plan & Special Use Permit Public Hearing to install a 5.00 Megawatts (AC) solar energy array on approximately ±22.7 acres of land on a ±133.27-acre parcel. Engineer: Crawford and Associates.**

Chairman Yuille: Is there anyone here to represent?

Ms. Mason: I apologize in advance bad day to lose my voice. I'm Dallas Mason and I'm with Nexamp Solar, Rotterdam Renewables is a subsidiary with Nexamp Solar. So, you will hear me say Nexamp or Rotterdam Renewables, I'm speaking about the same company. We create separate LLCs for all of our projects for financing.

As discussed, the 5-megawatt project is on 1827 Putnam Road. Nexamp Solar is a veteran founded company in 2007. We have been active in community solar since 2015 within the State of New York when the program opened. I believe you guys have another facility in Rotterdam that does community solar as well.

I have been working with Dan Brudos for about two (2) years now on this project. We were here in November to present the project for the first time around and I know our engineers, Crawford, Chris Knox and Dan have been working together to really get the project where it is today which I think we have addressed everything and anything that we can address.

Nexamp Solar operates and owns the projects. We develop, we construct, we operate and own. We provide operation and maintenance once it is constructed. We provide safety training for the fire department, police department and any emergency vehicles and we will be your contact through the entire process of construction and after the facility is built. I will let Chris kind of jump in to any specifics, just kind of a high-level summary of the project and any small changes that have happened since we presented to you guys in November. There were some small changes on the access road. I've had some further conversations with the fire department who have no further comment on our site plans, and I will stop there in case anyone has any questions.

Chairman Yuille: Did you get a copy of the conditions?

Ms. Mason: I did. I went through all of them. I'm comfortable with all of them. There was one main thing was buffer along the southern line which Peter gave me a call and I apologize; I think there was some confusion about what you guys were looking for. We can keep up to 10 to 12' feet from the property line up to not clear. Once we get past 12 to 15' of clearing there starts to be shading issues on our panels and danger of trees higher than 40' falling on the panels. So, that is why it's so much clearing on the southern portion of the project. Yesterday, after Peter gave me a call, I sat down with engineers and 10 to 12' is about the strip of trees that we can keep from the southern property line up until we start clearing.

Chairman Yuille: We didn't get that information, so the SEQR document was not prepared because we didn't have it, if you look at number 4 the applicant has not modified the site plan and is still proposing tree clearing up to the southern property line. Mr. Comenzo, can you explain that?

Mr. Comenzo: We had this discussion yesterday with the applicant. In terms of filling out Part II and Part III of the Long EAF there was no addressing that. The application as submitted did not address the buffering and I was expecting some correspondence today as per our discussions and I didn't receive anything, and we couldn't finalize the SEQR documents because if that.... "Inaudible..."

Ms. Mason: We didn't send updated plans because you said you had already put out the schedule. We can update the plans to show that 10 to 12' of buffering.

Mr. Comenzo: "Inaudible..."

Chairman Yuille: Once you prepare it...

Mr. Comenzo: The other thing is the individual analysis that were prepared for the project in support of that property that is most affected there was no visual analysis that was provided. Whether the board wants to see that or "Inaudible..."

Ms. Mason: Would it help if we pulled up the plans so that we can look at what we are talking about?

Chairman Yuille: Sure.

Ms. Mason: Just so you have a little bit more background as to why we choose this location and why it is so far back but it's hard to see but these are regulated wetlands in this area, all through here. Again, it's kind of hard to see on here. Originally, we had actually had the project a little bit farther up but after having wetland delineations completed on the property, we had to move the facility further back in the property and the reason why there is so much clearing here is because of the topo and shading analysis on the panels. If you shade even just one cell on a panel you essentially lose 75 to 90% of the production of a solar panel. These are tracker panels, and they will move slowly east to west with the sun. There was a lot of thought and consideration about where this facility would go. I don't think there are any issues to the north or to the east or west. I know there is that concern about that one household down here and I will say we are not removing any of the trees over in this southeastern corner which is directly in front of his property. There will be a small patch right about here that will have clearing, but as I discussed we will work to keep in at least 10 to 12' and then we are able to keep brush in as well. The big concern is really just those trees that are above 40'. It's hard to go in and actually highlight for you guys' which trees are above 40' just so we just show clearing for this facility, but we can work to keep brush in that would not cause any shading issues for our panels to provide efficient screening for the neighbor to the south.

Chairman Yuille: It gave visual descriptions. One was 2,200 feet and one was 1,100 feet and the house that was 690 feet, you didn't give a visual on what he was looking at and that is what I would like to see.

Ms. Mason: That is my fault.

Chairman Yuille: They are higher than the Brudos' property.

Ms. Mason: On my notes from the minutes, it just said concern from, it's Bush Road, correct?

Chairman Yuille: Currybush Road.

Ms. Mason: Currybush Road so we just did a bunch of different points from Currybush Road but not the actual house right here.

Chairman Yuille: I don't even know if he's aware that this project is being built. You might want to get with him and get a visual from his house looking back and that would help the board decide whether the screening is enough for what you are proposing.

Ms. Mason: Okay.

Chairman Yuille: Anything else?

Ms. Mason: Are there any other comments? We've worked very hard over the last six (6) months to...

Chairman Yuille: I'm going to give Mr. Farnan a chance to speak, and we will go from there.

Ms. Mason: Just one more comment on the conditions that were put together. I am comfortable with all of them. The only question was on the issuance of the fund for the decommissioning which we do for all of our projects, but it says on the form to be agreed to by the attorney. We typically issue a bond. Is there any concern with that?

Mr. Tingley: I will take a look at that if you want to send me a copy of what you typically submit.

Ms. Mason: Okay. Sounds good.

Chairman Yuille: Dan, do you want to come up.

Mr. Farnan: Dan Farnan with Collier's. For this project we reviewed the five (5) submittals and issued four (4) comment letters. Through the whole entire process, the applicant and the engineer had addressed all of our technical items on the site plan, the SWPPP, and other various documents. When all the documents for this submittal were sent in in the beginning of July, we did a completeness review going back to everything that we had reviewed starting back in August of last year and we had noticed that there were just two (2) open items. The one item being the visuals which was just discussed and basically everything that Mr. Comenzo brought up is exactly what we had summarized in our letter for the board's consideration on visuals.

The other item had to do with the maintenance of the access road and in our last letter we believe just adding a note to the plan stating that access roads shall comply with NYS Fire Code would resolve that last open item. At this point, the only item that I had was the visuals which has been discussed.

Chairman Yuille: Next time you come back unfortunately will not be until August 16th, I believe. If you could put that together and get it to us.

Ms. Mason: What exactly are you guys looking for for visual? Our hands are tied a little bit on the changes that we can make to the actual design.

Chairman Yuille: This neighbor to Mr. Brudos, I'm not sure he's aware that these panels are even being built. I don't know whether Mr. Brudos has actually spoken to him about it, and I would like to know what he is going to be looking at if you did a visual from Putnam Road...

Ms. Mason: So, the visuals that we did submit were satisfactory, if we did something similar to it is what I'm asking.

Chairman Yuille: Yes. One was 2,200 feet away and the other one was 1,100 feet away and all of a sudden there is a house there and it's only 690 feet away from it and I would like to know what he is going to be looking at. He may not have a problem.

Ms. Mason: I guess my question is, what if he does have a problem, right and we're 100' from the, actually past the 100' required and if we keep that strip of screening, what would you guys ask?

Chairman Yuille: You would have to look at the Code Chapter 270-153(c)(7) which you would need to provide screening of the property line.

Ms. Mason: I guess what I'm asking is would you ask for more screening? I'm trying to understand, and Dan Brudos is on vacation this week, he wanted to be here.

Chairman Yuille: Mr. Tingley can address that.

Mr. Tingley: So, the TDE's letter, the board has reviewed indicates that there will be clearing as I understand it up to the southern property line and it's now my understanding that there is a suggestion that there may be 10 to 12' that won't be cleared. So, the code requires a berm, landscape screen, natural vegetation or a combination thereof acceptable for "Inaudible" screen the site. When you don't have any vegetation or any buffer or any berm whatsoever between the site and the property line, the board has nothing that it can say that it's acceptable. Once it sees a plan for what you are going to do in that area or "Inaudible..." and decide whether or not that's sufficient.

Ms. Mason: Understood. Thank you so much.

Chairman Yuille: If you have a question, you can always call.

Ms. Mason: Is there anything else?

Chairman Yuille: No, there is nothing else. There are no motions to do on this project tonight. Get resubmitted and we will get you on for August.

I'm going to open the public hearing on this project, and I don't think there is anyone in the audience who has a comment or question about it, but if you do, feel free to come up and I'm going to leave the public hearing open until the August meeting.

Ms. Mason: Thank you very much.

Chairman Yuille: Thank you.

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: Rotterdam Solar, LLC		
Project Location (describe, and attach a general location map): 1827 Putnam Road, Schenectady NY, 12306		
Brief Description of Proposed Action (include purpose or need): This project involves the installation of 5.00 Megawatts (AC) of solar energy (photovoltaic) equipment. The solar installation will be placed on approximately 22.7 acres of land on the 133.27 acre subject parcel 47.-2-19.1 in the Town of Rotterdam.		
Name of Applicant/Sponsor: Rotterdam Solar, LLC, a subsidiary of Nexamp Inc.		Telephone: 860.806.0298
		E-Mail: dmanson@nexamp.com
Address: 101 Summer Street, 2nd Floor		
City/PO: Boston	State: MA	Zip Code: 02110
Project Contact (if not same as sponsor; give name and title/role): Christopher Knox, P.E., Crawford & Associates Engineering, P.C.		Telephone: 518-828-2700 x 1138
		E-Mail: cknox@crawfordandassociates.com
Address: 4411 Route 9, Suite 200		
City/PO: Hudson	State: NY	Zip Code: 12534
Property Owner (if not same as sponsor): Daniel T. & Susan L. Brudos		Telephone:
		E-Mail:
Address: 2025 Putnam Road & 835 E Sequoyah		
City/PO: Schenectady & Tuscon	State: NY & AZ	Zip Code: 12306

85719

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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Planning Board: Site Plan Review & Special Use Permit	
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Building Department: Building Permit	
e. County agencies ☒ Yes ☐ No	Schenectady County Highway Department: Entrance Permit	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC: GP-0-20-001	
h. Federal agencies ☐ Yes ☒ No		
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):

Schenectady NY Agricultural & 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?

A-1 Agricultural

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? Schalmont School District

b. What police or other public protection forces serve the project site?

NYS Police, Rotterdam Police Department, Schenectady Police Department

c. Which fire protection and emergency medical services serve the project site?

Rotterdam Fire District #2, South Schenectady Fire Department, Rotterdam Emergency Med Services

d. What parks serve the project site?

None

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)? Commercial

b. a. Total acreage of the site of the proposed action? 133.27 acres

b. Total acreage to be physically disturbed? 21 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 133.27 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,

i. Total number of structures 12,816

ii. Dimensions (in feet) of largest proposed structure: 10-15 height; 12 width; and 39 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: Stormwater Management

ii. If a water impoundment, the principal source of the water:

☐ Ground water ☐ Surface water streams ☒ Other specify:

Surface water runoff from impervious gravel drive

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

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

v. Dimensions of the proposed dam or impounding structure: -4 height; TBD length

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

Earthen grass swale(s) with check dams, rain gardens, and/or retention ponds

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): NYSDEC Stream 876-102 and associated field delineated ACOE wetland area

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:
Excavation / backfill for placement of culvert crossing in accordance with ACOE NWP and NYSDEC WQC

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☒ Yes ☐ No
 If Yes, describe: Excavation / backfill for placement of culvert crossing in accordance with ACOE NWP and NYSDEC WQC

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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
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? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.6</u> acres (impervious surface) _____ Square feet or <u>133.3</u> acres (parcel size) ii. Describe types of new point sources. Stormwater swale(s) _____ 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)? _____	
On-site stormwater management structures comprised of earthen grass swale(s) with check dams, rain gardens, and/or retention ponds _____	
• If to surface waters, identify receiving water bodies or wetlands: _____ NYSDEC Stream 876-102 • Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
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? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Heavy equipment / trucks may be used during construction. Light trucks / small lawn care equipment may be used for operation occasional maintenance. ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Small portable generators may be used during construction. 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? _____	
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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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: _____ 7AM-7PM • Saturday: _____ N/A • 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:
 Ambient noise levels may be exceeded during constructions hours. Construction is expected to last for approximately 8 months. The facility will not exceed ambient noise levels during 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: _____

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: _____ 1 tons per _____ 1 month (unit of time)
- Operation : _____ 0 tons per _____ N/A (unit of time)

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

- Construction: Cardboard from equipment packaging
- Operation: None

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

- Construction: Solid waste recycling
- Operation: None

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: _____

The parcel and surrounding areas primarily consist of wooded areas and open fields with few houses.

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	0.34	0.93	+0.59
• Forested	91.75	65.35	-26.40
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.42	38.54	+32.12
• Agricultural (includes active orchards, field, greenhouse etc.)	34.12	27.81	-6.74
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.64	0.64	+0.43
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: _____			

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? Varies from 1' to >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:

TvA/TvB Tuller Brockport Complex	45.3 %
HoB/HoC Hornell Silt Loam	13.6 %
NuB/NuC/NuB Nunda Channery Silt	12.6 %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils: ☒ Well Drained: 10.1 % of site
☒ Moderately Well Drained: 12.6 % of site
☒ Poorly Drained: 77.3 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 79.7 % of site
☒ 10-15%: 6.1 % of site
☒ 15% or greater: 14.2 % 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 876-102 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- 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: Sole Source Aquifer Names: Schenectady-Niskayuna SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____ White Tailed Deer _____ Turkey _____ Eastern Grey Squirrel _____	
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): _____ _____ _____	
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: _____ May be used for hunting / fishing. Hunting may be slightly shifted out of project area.	
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: SCHE001	
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? 93.2 ii. Source(s) of soil rating(s): USDA 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 five 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.

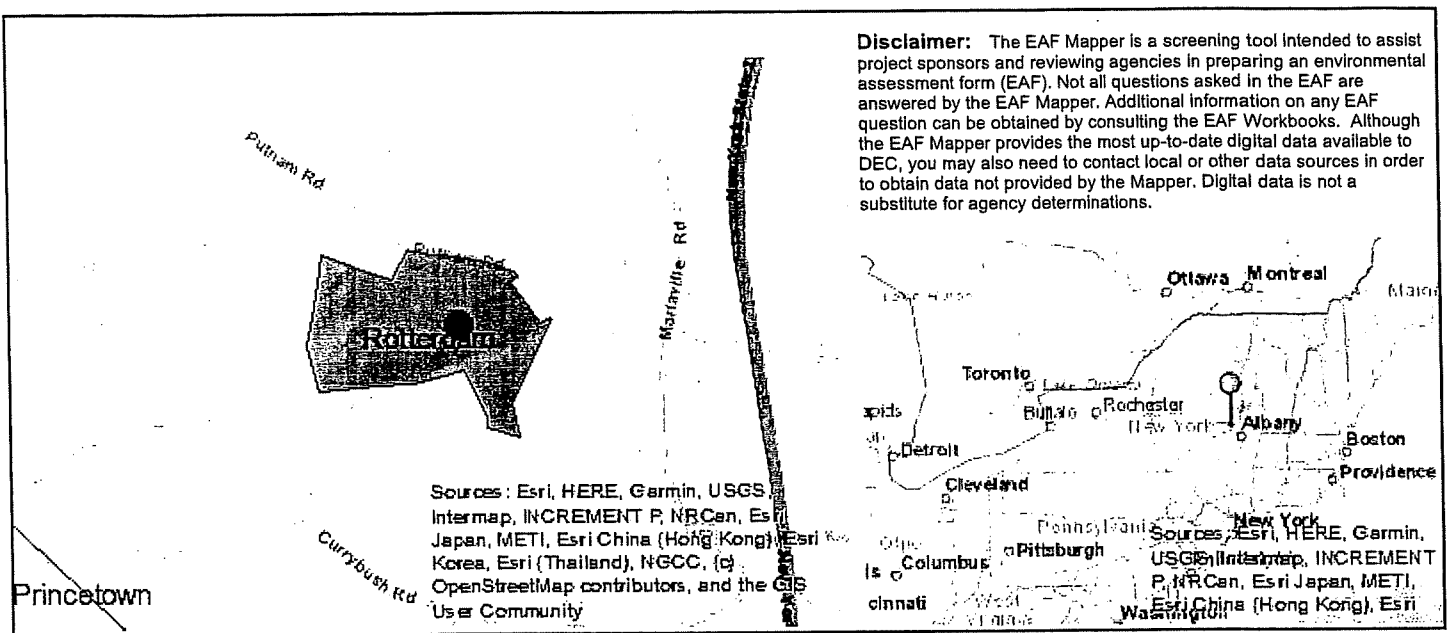
G. Verification

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

Applicant/Sponsor Name Christopher Knox, PE, Crawford & Associates Date 6/3/21

Signature  Title Project Manager I

PRINT FORM



B.1.i [Coastal or Waterfront Area]	No
B.1.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 - Stream Name]	876-102
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]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Schenectady-Niskayuna SSA
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]	SCHE001
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

Agency Use Only [If applicable]	
Project :	Rotterdam Renewables LLC
Date :	July 19, 2022

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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☐ NO ☒ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	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 <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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 <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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	☐	☐

1. Other impacts: _____ _____		☐	☐
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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. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	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. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ 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 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: _____ _____		☐	☐
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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) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		☒ NO	☐ YES
	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) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		☐ NO	☒ YES
	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 <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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.	E1 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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☒	☐
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 1/2 -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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☒	☐
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: _____ _____		☐	☐
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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		☒ 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) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		☒ 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) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
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) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
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.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	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 occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
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. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐		
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. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☒	☐		
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: _____ _____		☐	☐		

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: September 6, 2022

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department
(Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner: Daniel and Susan Brudos
c/o Daniel Brudos
2025 Putnam Road
Schenectady, NY 12306

Lessee: Rotterdam Solar LLC, a subsidiary of NextAmp Inc.
101 Summer Street, 2nd Floor
Boston, MA 02110

Tax Map Number(s): 47.-2-19.1

Project Location: 1827 Putnam Road, Schenectady, NY 12306

Zoning: Agriculture (A-1) Zoning District

Action: Site Plan/Special Use Permit to allow for the construction of a solar farm on approximately 22.7 acres of a 133.27-acre parcel of property.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on June 16, 2021.

The project consists of a Site Plan and Special Use Permit to allow for the construction of a 5.00 Megawatt (AC) solar energy array on approximately 22.7 acres of a 133.27-acre parcel of property. The existing parcel currently contains a single-family residence and agricultural outbuildings. The applicants are seeking lease property to construct the proposed solar farm on the southern portion of the property.

The Town has retained the services of a Town Designated Engineer to assist in the review of this project. The developer and the Town of Rotterdam entered into an agreement to provide the town with funds for the appointment of a Town Designated Engineer (TDE) to assist the Planning Commission with the technical review of this project pursuant to 6 NYCRR 617 and Local Law. The project engineer completed additional investigative work and site design modification as requested by the Planning Commission and the Town Designated Engineer.

A Stormwater Pollution Prevention Plan (SWPPP) was prepared by Crawford & Associates Engineers and submitted to the Town of Rotterdam. These stormwater related items were reviewed by the Town Designated Engineer (TDE) on this project, as well as the Town Stormwater Manager. Comments were provided to the project engineer.

Based upon comments from the TDE, a revised Stormwater Report was submitted to the Town and TDE. After a review by the Town as well as the TDE it has been determined that these plans and reports sufficiently addresses stormwater impacts associated with the development of this project site. The project is conditioned upon full and final review and approval of these documents by the Town Designated Engineer. The applicant will file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.

Other than the initial construction activities, the proposed project will not have noise impacts as a solar facility. The proposed development will not generate wastewater flows.

Correspondence was received by the US Army Corps of Engineers (ACOE) dated April 21, 2022. This letter indicated that a nationwide permit has been issued and work can commence without further authorization from the ACOE

According to the Environmental Assessment form mapper the property is located in a potential archeological area. A letter from OPRHP was received on September 7, 2021 indicating that no properties will be impacted by this project.

The proposed site is located within the (A-1) Agriculture Zone as shown on the Town of Rotterdam Zoning Map. An Agriculture Data Statement dated June 3, 2021 was provided by the

applicant in accordance with § 305-a of the New York State Agriculture and Markets Law. Although no other solar facilities are located in close proximity to this project, the proposed use within this zone is allowed and is a compatible use with existing uses of single-family residences and agriculture as located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

At the request of the Planning Commission the applicant conducted a visual analysis of properties adjoining the proposed project to the south of the solar farm location. The project meets the setback requirements for the solar array. The applicant has modified the site to allow for buffering to the adjoining properties to the south.

After a review of the modified application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on September 6, 2022. Adoption of this negative declaration was moved by XXXXXX, seconded by XXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

DPW Comments
September 6, 2022

2. ELP Rotterdam Solar LLC – Sandborn Road & Crawford Road. Sketch Site Plan/Special Use Permit review for the placement of a 20 MW solar facility on 150 acres of 450-acre site. Engineer: Environmental Design & Research.

1. Property has roadway frontage on Crawford Road and will need to provide access from this roadway for construction, maintenance, and emergency access. This project is too large for only one vehicular access point.
2. Visual buffering will need to be further addressed during the site plan review process. TDE to provide input to Planning Commission as to what should be provided to the Town as part of their review.
3. Acoustical analysis will need to be addressed for the proposed substation located near the lands N/F of Quinn located at 807 Sandborn Road. TDE to provide input to Planning Commission as to what should be provided to the Town as part of their review.
4. Applicant will need to coordinate early in the process with the Town and Fire District #4 to address emergency access and training in case of fire.
5. Wetlands exist on the property. Applicant will need to coordinate with ACOE and complete any necessary field work and/or verifications prior to winter or project review will not be able to continue until Spring 2023.
6. Property is in a potential archeologically sensitive area. Applicant needs to consult with the Office of Archeological & Historical Preservation and provide documentation from them that there are no impacts.

DPW Comments from August 16, 2021

1. Only a portion of Sandborn Road is a Town roadway. Roadway is steep and very difficult to maintain. Applicant should coordinate with Town DPW, Highway Superintendent, and Town Designated Engineer to discuss use, access, and possible remediation.
2. The Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this proposal.

ELP Rotterdam Solar LLC
Sandborn Road & Crawford Road
September 6, 2022
Page 2

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared its intent to be lead agency on August 16, 2021 however has been waiting for resubmittal in order to begin the process.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority/Schenectady County IDA
Fire District #4
Schalmont School District
Pattersonville/Princetown – 239nn
NYS Energy Research & Development



East Light Partners

Planning Commission
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

RECEIVED

AUG 26 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Re: Special Use Permit and Site Plan Review Application for ELP Rotterdam Solar

August 26, 2022

Mr. Denny,

As a follow up to ELP Rotterdam Solar's initial meeting in August 2021, please find enclosed twelve (12) copies of the following updated or supplementary materials.

- A complete site plan set, including a site survey, wetlands delineation, clearing and grading plans (two 24x36 copies and ten 11x17 copies)
- An updated long form EAF
- An application for a special use permit for wetlands disturbance (Part III)
- An updated decommissioning plan, which meets the requirements of Section 270-153B7 and Section 270-153D
- A noise analysis
- A stormwater pollution prevention plan (Submitted electronically only)
- A photo simulation, as required in Section 270-153B

Since the project's last meeting, a full site survey and wetlands delineation has been completed. The current design reflects all existing conditions on the site. While impacts to wetlands have been minimized, the project will be disturbing certain USACOE wetlands and buffer areas on the site and so a special use permit application for wetlands disturbance has now been included in the project application package. The project continues to meet all other requirements in Section 270-153C of the Town Code.

If you have any questions, please do not hesitate to reach us by email at wbliss@eastlightpartners.com and wdewolf@eastlightpartners.com or by phone at 415-948-4288 and 646-239-1102.

Sincerely,

Will Bliss and Wendy De Wolf
ELP Rotterdam Solar LLC

RECEIVED

All requested information shall be provided and must be filled out in ink or typed
for photocopying purposes

APR 26 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: ELP Rotterdam Solar LLC
Mailing Address: 552 Massachusetts Avenue Suite 201
City: Cambridge State: MA Zip: 02139
Daytime Phone: (781) 718-9137 Fax: _____

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 150 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 19.-3-11.11, 19.-2-20, 19.-2-15, and 19.-2-16

Adjacent Area Owned or Controlled (Acres or sq. ft.): _____

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any):

Sandborn Rd

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):

The land is classified by the Town as vacant land and consists of overgrown fields and forested areas, which have been underutilized for decades. The property is located on the northern side of the Town of Rotterdam, which mainly consists of rural residential land.

Existing Zoning Classification: Agricultural (A-1)

School District: Schalmont Fire District: 4

Water Supply N/A

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

ELP Rotterdam Solar is a proposed 20 megawatt solar farm located on Sandborn Road in Pattersonville, New York. The property is made up of four parcels totaling ~450 acres, of which approximately 150 acres will be used for siting the solar farm.

Name of public road (s) providing access: Sandborn Rd

Width of property fronting on public road: ~1,300'

I have attached a legal description of the proposed site:

☐

yes

☒

no

I have attached a deed of the proposed site:

☐

yes

☒

no

I have attached a ~~lease agreement~~ of the proposed site (if applicable):

Notice of Option to
Purchase Agreement

☒

yes

☐

no

Purpose for the requested site plan approval (and special use permit if applicable):

The project's design includes impacts to certain USACOE wetlands delineated on the property, as well as wetland buffer areas. Section 270-18 of the Town Code indicates that a special use permit is required for any disturbance on a wetlands or watercourse area or in a wetland or watercourse buffer area.

Is the proposed use to be temporary or permanent? If temporary, please explain:

The proposed project is a permanent use.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

No

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

No

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

No

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

Not applicable for wetlands disturbance.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Not applicable for wetlands disturbance.

If you have any additional comments, please attach them on a separate sheet of paper.

ELP Rotterdam Solar
Facility Decommissioning Plan

Prepared for:
The Town of Rotterdam Planning Commission

AUG 26 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

1. Introduction

ELP Rotterdam Solar will be a twenty (20) megawatt (AC) solar facility, located on Sandborn Road in Rotterdam, NY. The solar facility will have an operating life of approximately twenty (20) years. At the end of the project's lifetime or if the project ceases to be active and in continuous service for a period of one (1) year, ELP Rotterdam Solar LLC or any subsequent owner, will remove the system allowing for restoration of the project site to its original state. ELP Rotterdam Solar LLC will be responsible for all costs of decommissioning the system. ELP Rotterdam Solar LLC will notify the Town of Rotterdam that the project will be decommissioned. The system will be removed within six (6) months of this notification.

This decommissioning plan outlines the steps to remove the system, dispose of or recycle its components, and restore the land to its original state. ELP Rotterdam Solar will remove and dispose of all equipment, wiring, conduit structures, fencing, roads, and foundations. The plan is based on current best management practices and procedures. This plan may be revised if standards or best management practices change between now and decommissioning. The appropriate construction permits will be obtained prior to the decommissioning process. All equipment removal will be completed in accordance with any applicable regulations and manufacturer recommendations.

ELP Rotterdam Solar LLC will manage and coordinate the construction, operation, and decommissioning of ELP Rotterdam Solar. The contact information for ELP Rotterdam Solar LLC is:

ELP Rotterdam Solar LLC
c/o East Light Partners PBC
552 Massachusetts Avenue, Suite 201
Cambridge, MA 02139

2. Equipment Dismantling and Removal

The facility's equipment will be dismantled and removed according to the following steps:

- a) The solar facility will be disconnected from the utility electric transmission grid
- b) The photovoltaic modules will be disconnected and collected. The modules will be disposed of at an appropriate recycling facility or sold to be re-used for another solar project.
- c) All aboveground and underground electrical interconnection, distribution cables, and wiring will be removed and disposed of at an appropriate waste facility
- d) The facility's metal racking system will be removed. The metal will be disposed of at an appropriate waste or recycling facility or sold for re-use

- e) Electrical and electronic devices, including transformers, inverters, protection equipment, controls systems and other related devices will be removed and disposed of at an appropriate waste facility
- f) Concrete electrical pads will be removed and disposed of at an appropriate waste facility
- g) Fencing will be removed and disposed of at an appropriate waste facility or sold for re-use
- h) Access roads will be removed. Gravel and other road materials will be disposed of an appropriate waste facility

Best practices will be employed during the decommissioning activities to minimize environmental disturbance.

3. Site Restoration

Once the equipment has been removed, the project site will be restored to a similar state as its pre-construction condition. The land may be seeded with a low-growing species to stabilize soil conditions.

4. Managing Materials and Waste

As part of the decommissioning process, a variety of materials will be removed and reused, recycled, or discarded. Materials will be re-used or recycled to the greatest extent possible. ELP Rotterdam Solar will work with equipment manufacturers, local contractors, and waste firms to manage the appropriate separation and disposal of the materials. The following table indicates how the disposal of each waste material will be managed.

Waste Material	Disposal Management
Photovoltaic Panels	Sold for re-use in another solar project, returned to the manufacturer for appropriate disposal, or brought to an appropriate recycling facility where the components of the panels will be separated and recycled
Metal Racking System	Sold for re-use or recycling at an appropriate metal recycling facility
Transformers	Returned to the manufacturer for re-use or brought to an appropriate waste disposal facility. The small amount of oil in the transformers will be removed onsite before transport of the equipment to reduce potential spills and will be disposed of separately at the appropriate facility
Inverters	Returned to the manufacturer for appropriate disposal or recycled at an appropriate facility. The remaining components will be disposed of at an appropriate waste facility

Gravel	Brought to a gravel facility for processing for salvage and re-use
Concrete Equipment Pads	Brought to an appropriate recycling or waste facility
Cables, Wiring, and other electric equipment	Sold as scrape or brought to an appropriate recycling or waste facility
Fencing	Brought to an appropriate metal recycling facility or sold for reuse
Other Debris	Separated into recyclables and waste and brought to the appropriate waste facility

5. Decommissioning Notification and Construction Permits

ELP Rotterdam Solar will provide notice to the Town of Rotterdam that the project will be decommissioned. The required construction permits will also be obtained before commencement of decommissioning activities.

6. Decommissioning Cost Estimate

The estimated cost of executing the decommissioning plan after 20 years of operation, assuming a 2% inflation rate and taking into account the salvage value of materials, is \$446,690 (the "Decommissioning Cost Estimate"). This estimate is based on East Light Partners' standard utility-scale solar decommissioning cost calculation methodology.

7. Decommissioning Security

ELP Rotterdam Solar LLC shall provide to the Town a decommissioning security in the form of either cash, letter of credit, bond, or a combination thereof, equal to the Decommissioning Cost Estimate (the "Decommissioning Security"). The Decommissioning Security will be provided prior to the issuance of a certificate of compliance from the Code Enforcement Officer and shall be maintained in full force and effect until the facility is decommissioned. In the event that the facility is not removed within six months of notifying the Town that the project will be decommissioned, then the Town may cause the facility to be removed and the site restored using the Decommissioning Security posted as required by Section 270-153C(14) of the Town Code. Once ELP Rotterdam Solar LLC completes the decommissioning of the facility, the Town of Rotterdam will return the Decommissioning Security to ELP Rotterdam Solar LLC.

Accepted by: _____

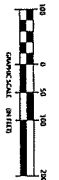
Name: _____

Title: _____

Date: _____

SITE PLAN LEGEND	
	PRIVATE ACCESS ROAD
	FENCING
	UNDERGROUND ELECTRIC LINE
	PARKING - 150 FT BUFFER

Sound levels approach background levels at a distance of 150' from the inverter pads



FOR
MUNICIPAL
REVIEW
NOT FOR CONSTRUCTION



East Light Partners

EDR
Environmental
Design & Research,
Landmark Architecture & Planning
327 Montgomery Street, Suite 1100
P. 315.471.0688

ROTTERDAM SOLAR

PROJECT TITLE: ROTTERDAM SOLAR
CLIENT: EAST LIGHT PARTNERS
DRAWING TITLE: SITE PLAN

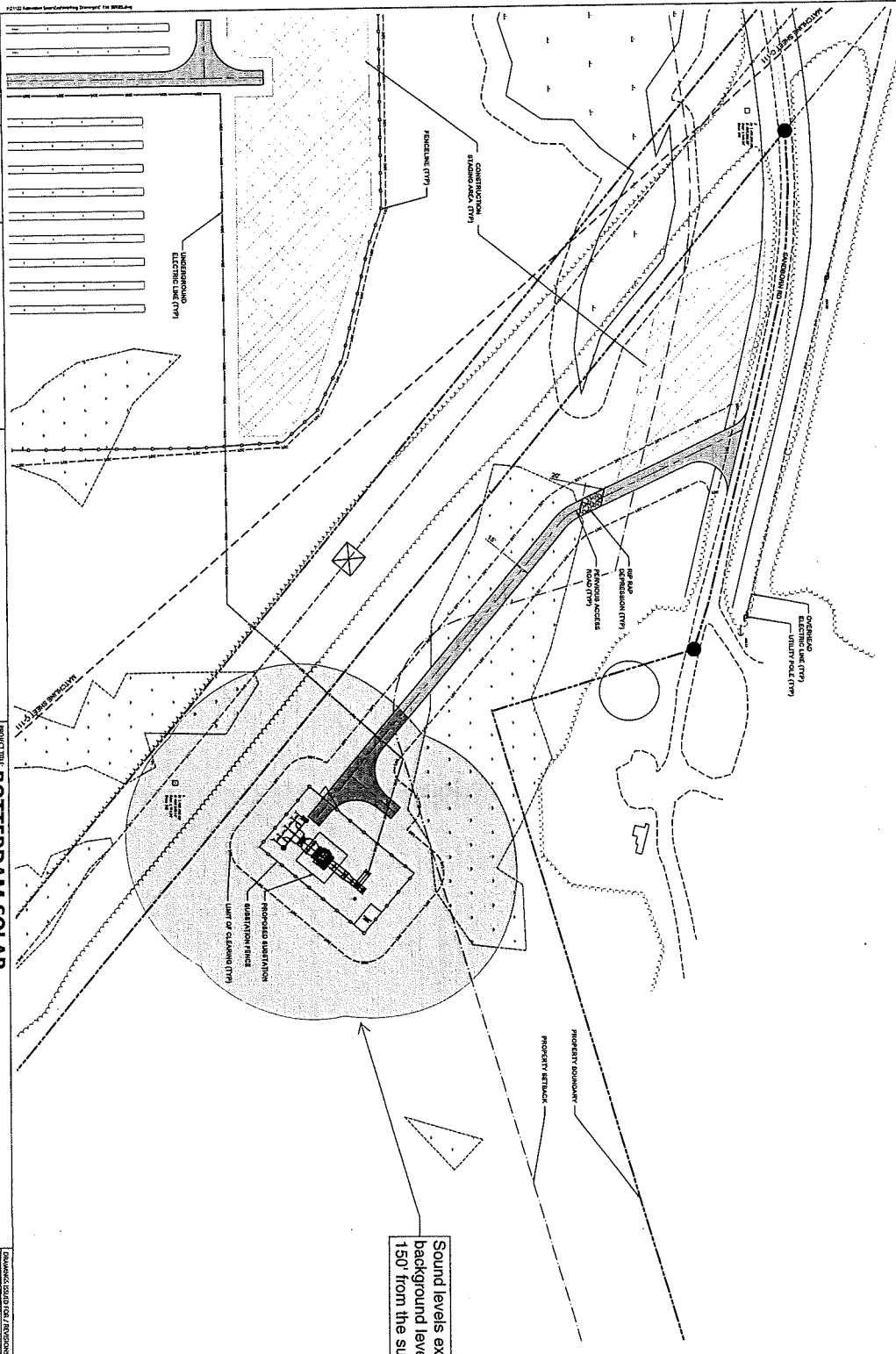
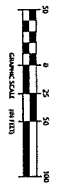
DRAWING LOG		DATE	
1	REVISION	11/11/2022	11/11/2022
2	REVISION	11/11/2022	11/11/2022
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4	REVISION	11/11/2022	11/11/2022
5	REVISION	11/11/2022	11/11/2022
6	REVISION	11/11/2022	11/11/2022
7	REVISION	11/11/2022	11/11/2022
8	REVISION	11/11/2022	11/11/2022
9	REVISION	11/11/2022	11/11/2022
10	REVISION	11/11/2022	11/11/2022

C-113

SITE PLAN LEGEND	
THIN	PERVIOUS ACCESS ROAD
THICK	PERVIOUS ACCESS ROAD
DOTTED	UNDERGROUND ELECTRIC LINE
PLANTED - VISUAL BUFFER	

Sound levels expected to approach background levels at a distance of 150' from the substation pad

FOR
MUNICIPAL
REVIEW
NOT FOR CONSTRUCTION



PROJECT TITLE: ROTTERDAM SOLAR

PROJECT LOCATION: RAMBOOM ROAD, TOWN OF ROTTERDAM, COLUMBIANA COUNTY, NEW YORK

CLIENT: EAST LIGHT PARTNERS

DRAWING TITLE: SITE PLAN

DATE: 04/01/2023

BY: [Signature]

CHK: [Signature]

APP: [Signature]

SCALE: 1" = 50'

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

BRANDED: [Signature]

DATE: 04/01/2023

BY: [Signature]

CHK: [Signature]

APP: [Signature]

SCALE: 1" = 50'

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

BRANDED: [Signature]

PROJECT TITLE: ROTTERDAM SOLAR

PROJECT LOCATION: RAMBOOM ROAD, TOWN OF ROTTERDAM, COLUMBIANA COUNTY, NEW YORK

CLIENT: EAST LIGHT PARTNERS

DRAWING TITLE: SITE PLAN

DATE: 04/01/2023

BY: [Signature]

CHK: [Signature]

APP: [Signature]

SCALE: 1" = 50'

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

BRANDED: [Signature]

DATE: 04/01/2023

BY: [Signature]

CHK: [Signature]

APP: [Signature]

SCALE: 1" = 50'

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

BRANDED: [Signature]

East Light Partners

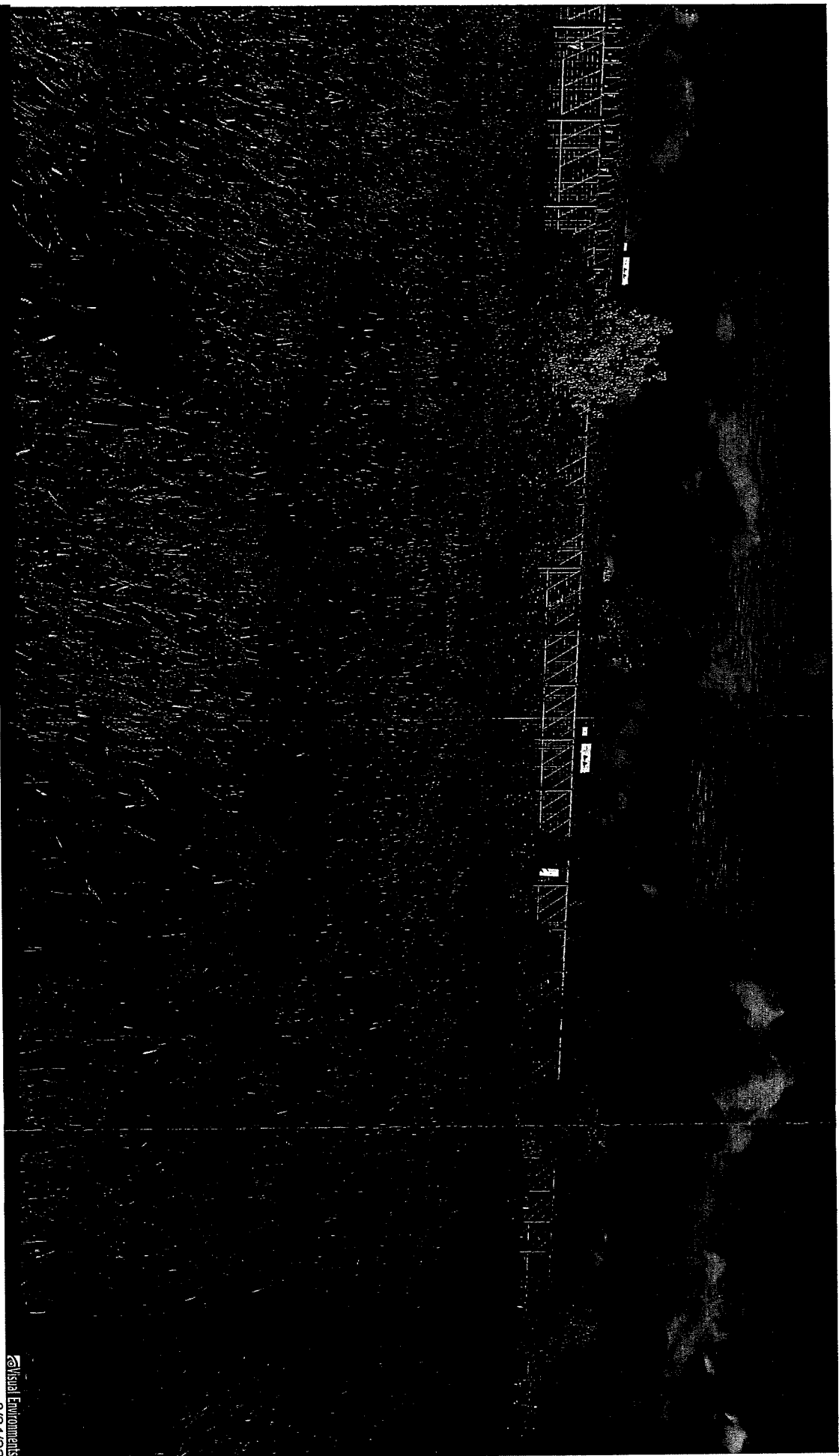
Environmental
Design & Research
a better environment

Environmental
Design & Research
a better environment

Environmental
Design & Research
a better environment

RECEIVED

AUG 26 2022



East Light Partners

ELP ROTTERDAM SOLAR PROJECT

VIEWPOINT RENDERING - LOOKING SOUTHEAST - PROPOSED VIEW

THIS RENDERING IS BASED
ON CURRENT INFORMATION AS OF
THIS DATE AND IS SUBJECT TO
CHANGE. PROPOSED TREES
ARE ILLUSTRATED AT 5 YEARS OF
GROWTH.

Visual Environment
8/24/22

[illegible]

DEMOLITION PLAN LEGEND	
SYMBOL	ITEM
	AREAS TO BE INFLUENCED HOODS/INDOOR CLEARED
	LIMIT OF CLEANING
	EXISTING STOREFRONT TO BE PRESERVED/REPLACEMENT TO BE REMOVED

[illegible]

**FOR
MUNICIPAL
REVIEW**



East Light Partners



EDR

Environmental Design & Research,
 Landscape Architecture & Engineering
 671 Montgomery Street, Suite 1100
 Syracuse, New York 13202
 P. 315.471.0688

PROJECT TITLE **ELP ROTTERDAM SOLAR**

PROJECT LOCATION **SANDHORN ROAD, TOWN OF ROTTERDAM, SHERBURN COUNTY, NEW YORK**

CLIENT **ELP ROTTERDAM SOLAR LLC**

DRAWING TITLE **EXISTING CONDITIONS AND DEMOLITION PLAN**

DATE **2022**

PROJECT NO. **21132**

DATE **2022**

PROJECT NO. **21132**

DATE **2022**

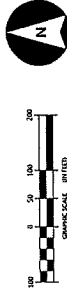
PROJECT NO. **21132**

DATE **2022**

PROJECT NO. **21132**

SITE PLAN LEGEND	
SYMBOL	ITEM
	PERMITS ACCESS ROAD
	FENCELINE
	UNDERGROUND ELECTRIC LINE
	PLANTING - VISUAL BUFFER

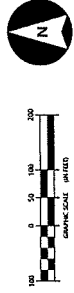
FOR
MUNICIPAL
REVIEW
8/25/2022
NOT FOR CONSTRUCTION



Environmental Design & Research, Inc. 1000 Route 9W, Suite 200 Spring House, PA 15131 P. 315.471.0688		EDR a better environment	East Light Partners 	ELP ROTTERDAM SOLAR PROJECT LOCATION: SANDBORO ROAD, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK CLIENT: ELP ROTTERDAM SOLAR LLC DRAWING TITLE: SITE PLAN	DRAWINGS DEVELOPED BY: JACQUES DATE: 8/25/2022 SCALE: 1" = 100' CHECKED BY: JAC APPROVED BY: JAC	C-102
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SITE PLAN LEGEND	
	WETLAND
	PERENNIAL ACCESS ROAD
	FENCELINE
	UNDERGROUND ELECTRIC LINE
	PLANTING - VISUAL BUFFER

FOR
MUNICIPAL
REVIEW
REVISION:
NOT FOR CONSTRUCTION



East Light Partners

Environmental
Design & Research,
a better environment

PROJECT TITLE: **ELP ROTTERDAM SOLAR**

PROJECT LOCATION: **WINDY ROAD, TOWN OF ROTTERDAM, CHENANGO COUNTY, NEW YORK**

CLIENT: **ELP ROTTERDAM SOLAR, LLC**

DRAWING TITLE: **SITE PLAN**

DATE: 08/24/2022	BY: [Signature]	CHK: [Signature]	APP: [Signature]	DATE: 08/24/2022
SCALE: 1" = 100'	SCALE: 1" = 100'	SCALE: 1" = 100'	SCALE: 1" = 100'	SCALE: 1" = 100'
DESIGNED BY: [Signature]	DRAWN BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]	DATE: 08/24/2022

DATE: 08/24/2022

SCALE: 1" = 100'

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

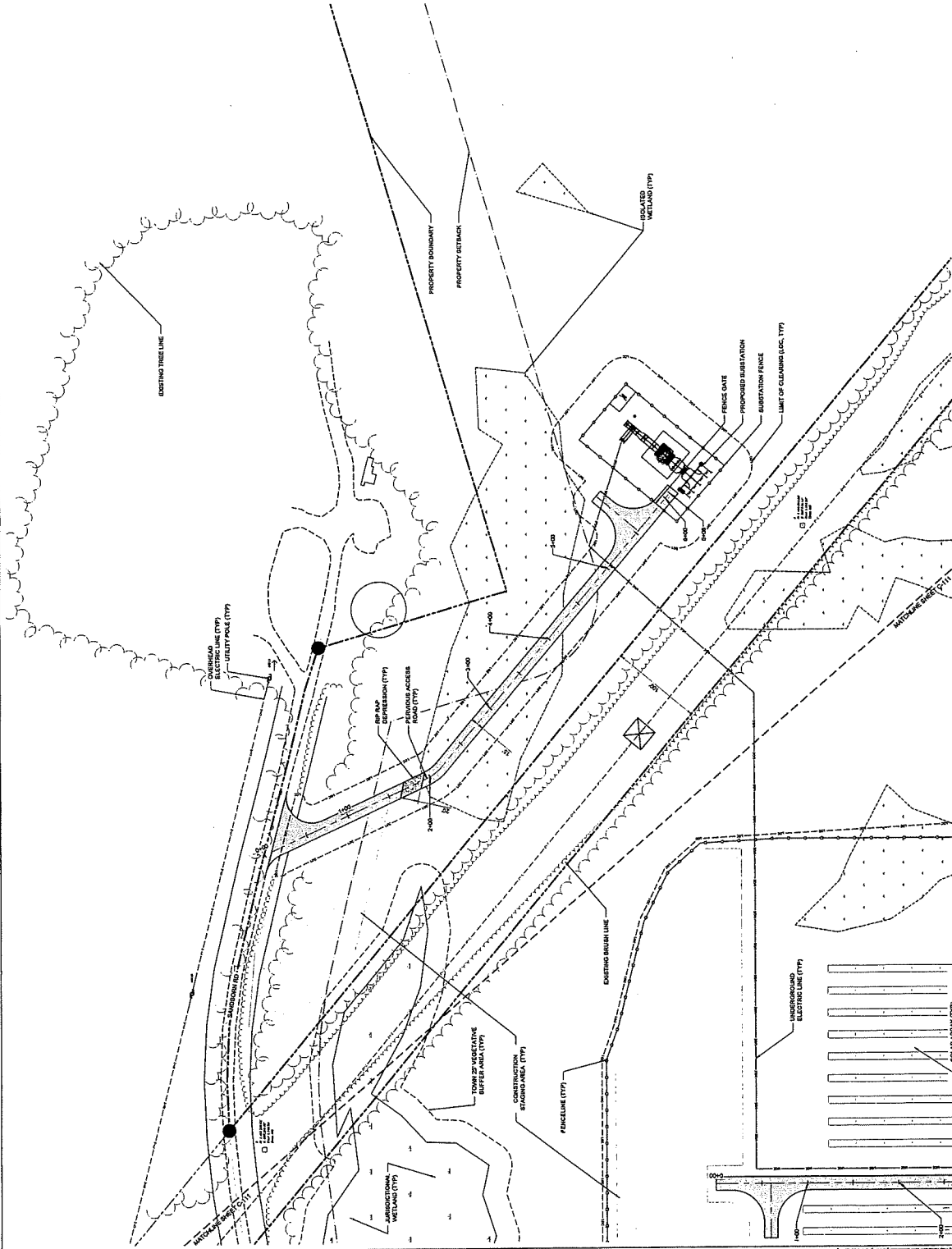
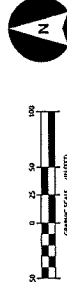
CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 08/24/2022

SITE PLAN LEGEND	
SYMBOL	ITEM
	PERMITTED ACCESS ROAD
	FENCELINE
	UNDERGROUND ELECTRIC LINE
	FENCING - VISUAL BUFFER

FOR
MUNICIPAL
REVIEW
NOT FOR CONSTRUCTION



Environmental Design & Research 1000 Avenue of the Americas 10th Floor New York, NY 10020 P. 315.471.0688		East Light Partners 		EDR a better environment		ELP ROTTERDAM SOLAR PROJECT TITLE: ELP ROTTERDAM SOLAR PROJECT LOCATION: SANDHOLM ROAD, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK CLIENT: ELP ROTTERDAM SOLAR LLC DRAWING TITLE: SITE PLAN		DRAWINGS SUBMITTED FOR APPROVAL NO. DATE BY 1 10/1/2021 JRP 2 10/1/2021 JRP 3 10/1/2021 JRP 4 10/1/2021 JRP 5 10/1/2021 JRP		DRAWING NO. 21152 DATE: AUGUST 24, 2022 SCALE: 1" = 50' DESIGNED BY: JRP CHECKED BY: JRP C-104
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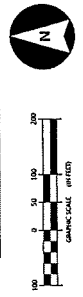


GRADING LEGEND	
SYMBOL	ITEM
(122)	FISHED CONTOUR - MAJOR
	FISHED CONTOUR - MINOR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPERTY BOUNDARY
	SMALL CENTERLINE
	LINE OF CLEARING
	AREA TO BE GRADED WITH FILL/DISCUSE - SEE LIST 1 & 2
	LEVEL SPREADER

EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT LEGEND	
SYMBOL	ITEM
	STABILIZED CONSTRUCTION ENTRANCE
	SLOPE STABILIZATION (R/C)
	CONCRETE WASHOUT
	OUTLET PROTECTION (TPM)
	PREFABRICATED CHECK DAM
	COMPOSITE FILTER ROCK
	INLET FENCE

NOTES:
1. DETAILED ROAD GRADING PROVIDED TO THE LIMITS OF THE PREVIOUS ROAD AND BROADENED AND REGRADED TO THE LIMITS OF THE PREVIOUS ROAD.
2. THE THIN THE SOLAR ARRAY LAYOUT AND THE APPROPRIATE AREA OF THE SOLAR PANELS AND RACING MANUFACTURE.

FOR
MUNICIPAL
REVIEW
NOT FOR CONSTRUCTION



Environmental
Design & Research,
LLC
A Professional Services, LLP
Syracuse, New York 13202
P. 315.471.0688

East Light Partners
a better environment

PROJECT TITLE: ELP ROTTERDAM SOLAR
PROJECT LOCATION: SANDHURST ROAD, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK
CLIENT: ELP ROTTERDAM SOLAR LLC
DRAWING TITLE: GRADING AND EROSION & SEDIMENT CONTROL PLAN

DATE: 08/28/2023
SCALE: 1" = 100'
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

DATE: 08/28/2023
SCALE: 1" = 100'
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

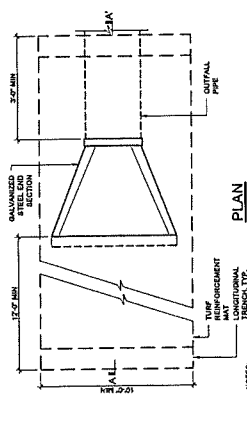
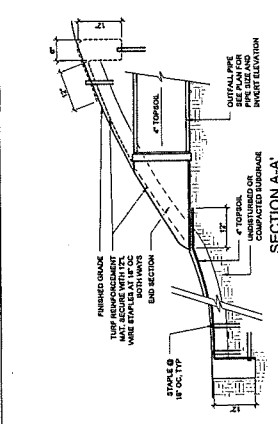
PROJECT TITLE: ELP ROTTERDAM SOLAR
PROJECT LOCATION: SANDHURST ROAD, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK
CLIENT: ELP ROTTERDAM SOLAR LLC
DRAWING TITLE: GRADING AND EROSION & SEDIMENT CONTROL PLAN

DATE: 08/28/2023
SCALE: 1" = 100'
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

DATE: 08/28/2023
SCALE: 1" = 100'
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

C-201

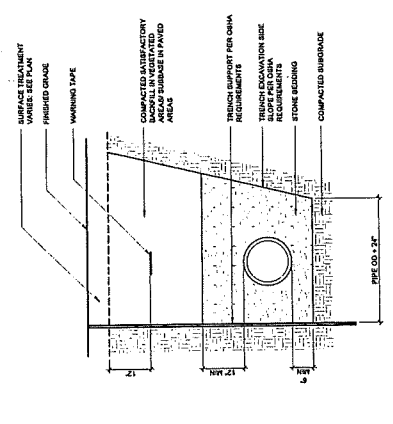
Abstract—The effect of the following factors on the rate of absorption and retention of ^{14}C was studied in the rat: (1) the dose of the drug, (2) the dose of the carrier, (3) the dose of the solvent, (4) the dose of the diluent, (5) the dose of the excipient, (6) the dose of the preservative, (7) the dose of the stabilizer, (8) the dose of the surfactant, (9) the dose of the emulsifier, (10) the dose of the dispersant, (11) the dose of the wetting agent, (12) the dose of the lubricant, (13) the dose of the glidant, (14) the dose of the anti-caking agent, (15) the dose of the defoamer, (16) the dose of the anti-static agent, (17) the dose of the anti-oxidant, (18) the dose of the anti-bacterial agent, (19) the dose of the anti-fungal agent, (20) the dose of the anti-viral agent, (21) the dose of the anti-inflammatory agent, (22) the dose of the anti-allergic agent, (23) the dose of the anti-cancer agent, (24) the dose of the anti-diabetic agent, (25) the dose of the anti-hypertensive agent, (26) the dose of the anti-asthmatic agent, (27) the dose of the anti-epileptic agent, (28) the dose of the anti-depressant agent, (29) the dose of the anti-anxiety agent, (30) the dose of the anti-sedative agent, (31) the dose of the anti-hypnotic agent, (32) the dose of the anti-anesthetic agent, (33) the dose of the anti-convulsant agent, (34) the dose of the anti-spasmodic agent, (35) the dose of the anti-relaxant agent, (36) the dose of the anti-muscle agent, (37) the dose of the anti-nervous agent, (38) the dose of the anti-nerve agent, (39) the dose of the anti-synapse agent, (40) the dose of the anti-receptor agent, (41) the dose of the anti-enzyme agent, (42) the dose of the anti-hormone agent, (43) the dose of the anti-immune agent, (44) the dose of the anti-cell agent, (45) the dose of the anti-tissue agent, (46) the dose of the anti-organ agent, (47) the dose of the anti-system agent, (48) the dose of the anti-body agent, (49) the dose of the anti-cellular agent, (50) the dose of the anti-molecular agent, (51) the dose of the anti-atomic agent, (52) the dose of the anti-subatomic agent, (53) the dose of the anti-particle agent, (54) the dose of the anti-field agent, (55) the dose of the anti-force agent, (56) the dose of the anti-energy agent, (57) the dose of the anti-matter agent, (58) the dose of the anti-space agent, (59) the dose of the anti-time agent, (60) the dose of the anti-universe agent.



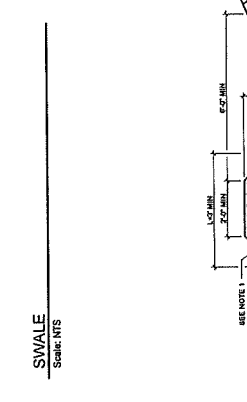
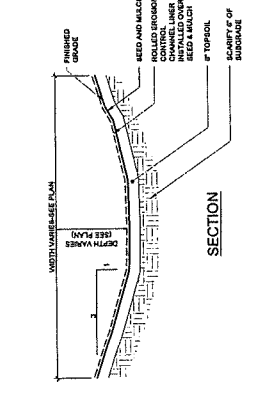
TRM OUTLET PROTECTION
Scale: NTS

NOTES:

1. PIPE GRADE SUBGRADE SHALL BE UNIFORM AND SMOOTH. PLACE 4" OF TOPSOIL, INCORPORATE AMENDMENTS SUCH AS COMPOST OR MANURE TO IMPROVE SOIL STRUCTURE AND WATER INfiltration.
2. TOP OF STRUCTURE SHALL BE FINISH WITH 1/2" THICK POLYURETHANE GREEN PAINT OR EQUAL.



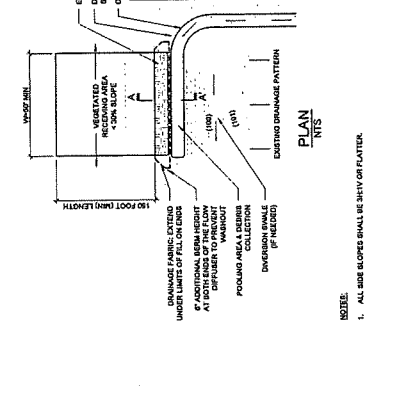
PIPE TRENCH
Scale: NTS



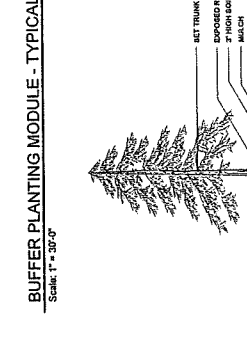
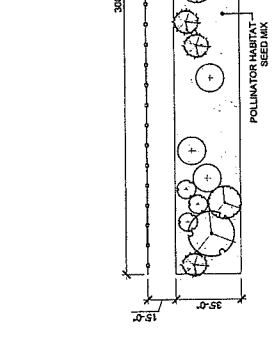
SECTION A-A'
Scale: NTS

NOTES:

1. ALL SIDE SLOPES SHALL BE 3:1 (H:V) OF FINISH.



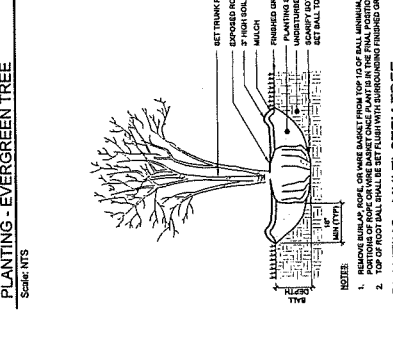
LEVEL SPREADER
Scale: NTS



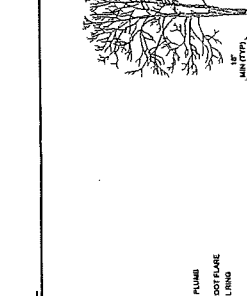
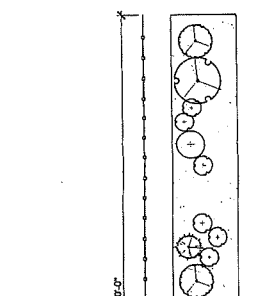
SECTION A-A'
Scale: NTS

NOTES:

1. ALL SIDE SLOPES SHALL BE 3:1 (H:V) OF FINISH.



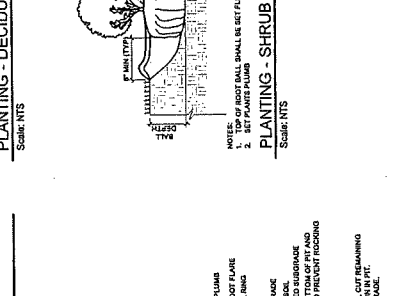
PIPE TRENCH
Scale: NTS



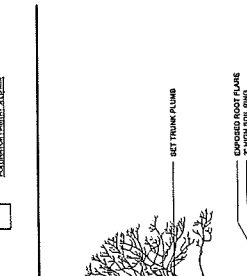
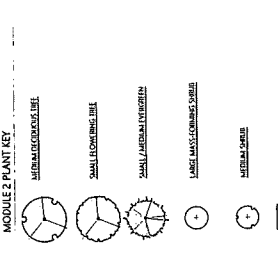
SECTION A-A'
Scale: NTS

NOTES:

1. ALL SIDE SLOPES SHALL BE 3:1 (H:V) OF FINISH.



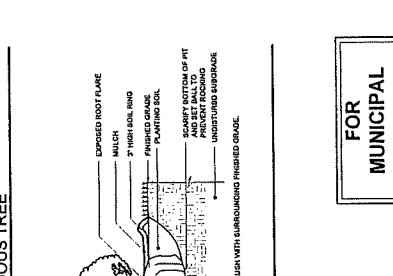
PIPE TRENCH
Scale: NTS



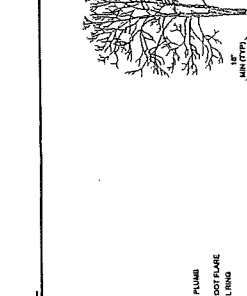
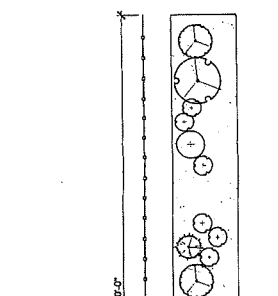
MODULE 2 PLANT KEY

1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 10 OF BALL MINIMUM. CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET FROM PLANT IN PIT.

2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.



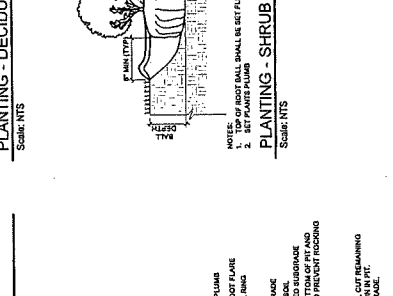
PLANTING - DECIDUOUS TREE
Scale: NTS



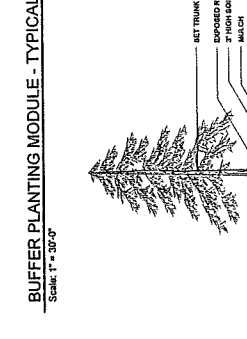
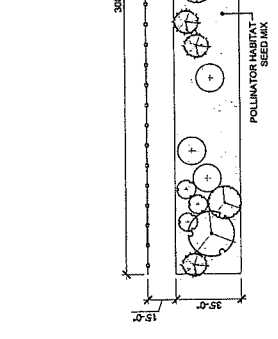
PLANTING - SHRUB
Scale: NTS

NOTES:

1. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.
2. SET PLANTS FLUSH WITH FINISHED GRADE.



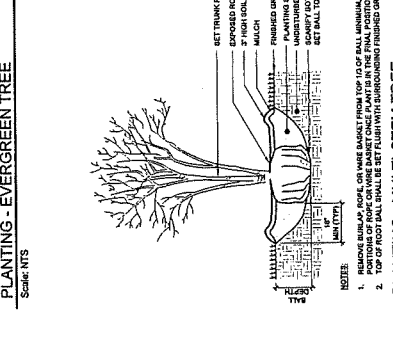
PLANTING - MULTI-STEM TREE
Scale: NTS



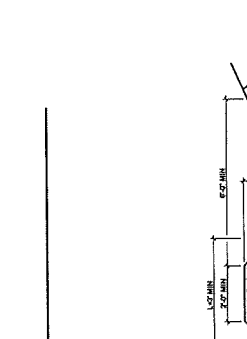
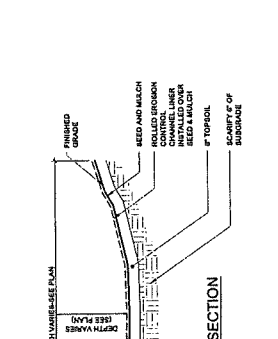
PLANTING - EVERGREEN TREE
Scale: NTS

NOTES:

1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 10 OF BALL MINIMUM. CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET FROM PLANT IN PIT.
2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.



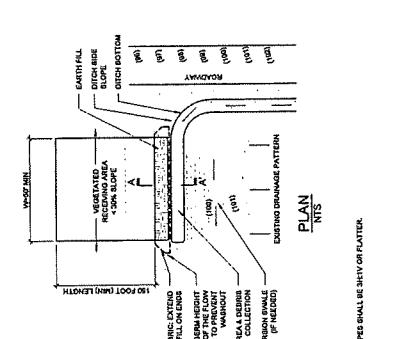
PLANTING - MULTI-STEM TREE
Scale: NTS



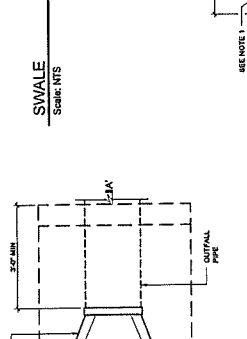
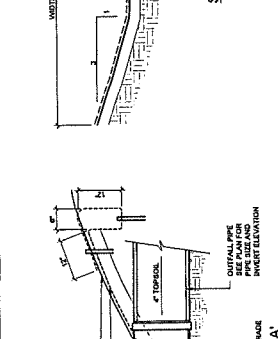
PLANTING - DECIDUOUS TREE
Scale: NTS

NOTES:

1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 10 OF BALL MINIMUM. CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET FROM PLANT IN PIT.
2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.



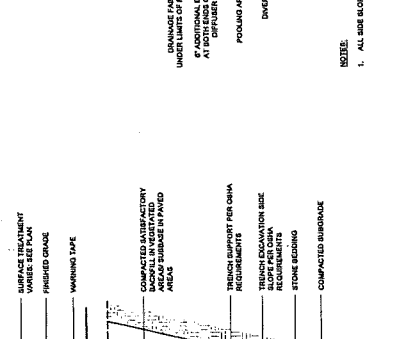
PLANTING - SHRUB
Scale: NTS



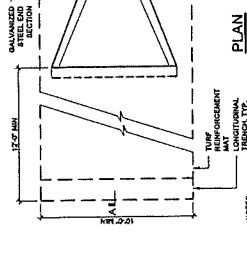
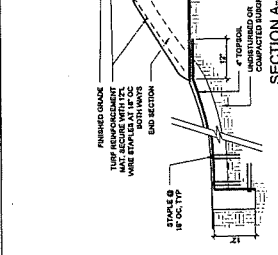
PLANTING - EVERGREEN TREE
Scale: NTS

NOTES:

1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 10 OF BALL MINIMUM. CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET FROM PLANT IN PIT.
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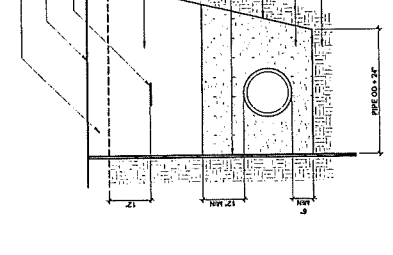
PLANTING - MULTI-STEM TREE
Scale: NTS



PLANTING - DECIDUOUS TREE
Scale: NTS

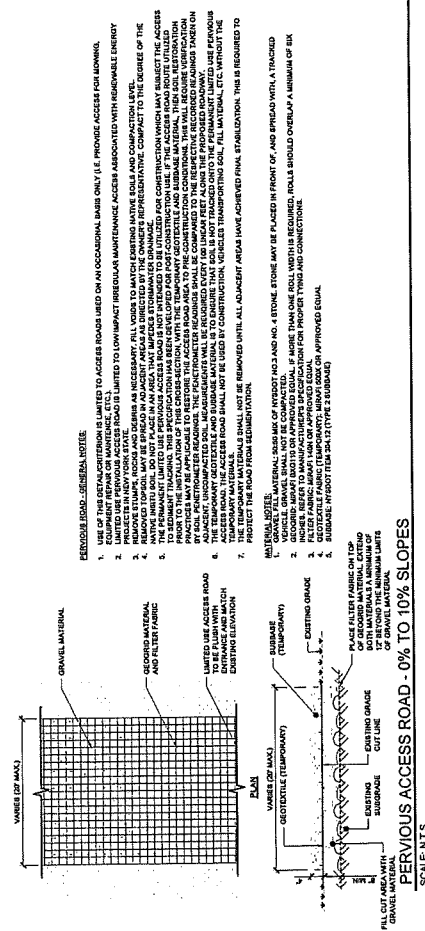
NOTES:

1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 10 OF BALL MINIMUM. CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET FROM PLANT IN PIT.
2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.



PLANTING - SHRUB
Scale: NTS

FOR
MUNICIPAL
REVIEW
BRANDED
NOT FOR CONSTRUCTION



- PERVIOUS ACCESS ROAD - GENERAL NOTES**
- USE OF THIS DETAIL/SECTION IS LIMITED TO ACCESS ROADS USED ON OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MAINTENANCE).
 - LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT PERVIOUS MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS.
 - REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY. FILL Voids TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
 - REMOVE EXISTING GRAVEL AND FILL WITH FILL.
 - NATIVE BEST SOIL DO NOT PLACE IN AN AREA THAT IMPEDES STEADY STATE DRAINAGE.
 - PERVIOUS ACCESS ROAD IS TO BE CONSTRUCTED WITHIN THE EXISTING ROAD RIGHT-OF-WAY. THE CONSTRUCTION SHALL BE LIMITED TO THE EXISTING ROAD RIGHT-OF-WAY. THIS PRESCRIPTION HAS BEEN DEVELOPED FOR POST-CONSTRUCTION USE. IF THE ACCESS ROAD ROUTE IS LATER RELOCATED, THE PRESCRIPTION SHALL BE RE-EVALUATED. THE PRESCRIPTION SHALL BE RE-EVALUATED. THE PRESCRIPTION SHALL BE RE-EVALUATED.
 - PROVIDE A 10% SLOPE TO THE EXISTING ROAD RIGHT-OF-WAY. THE SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 - THE PERVIOUS ACCESS ROAD SHALL BE CONSTRUCTED WITHIN THE EXISTING ROAD RIGHT-OF-WAY. THE CONSTRUCTION SHALL BE LIMITED TO THE EXISTING ROAD RIGHT-OF-WAY. THIS PRESCRIPTION HAS BEEN DEVELOPED FOR POST-CONSTRUCTION USE. IF THE ACCESS ROAD ROUTE IS LATER RELOCATED, THE PRESCRIPTION SHALL BE RE-EVALUATED. THE PRESCRIPTION SHALL BE RE-EVALUATED. THE PRESCRIPTION SHALL BE RE-EVALUATED.
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- MATERIAL NOTES**
- GRAVEL SHALL BE MATERIAL SPEC. NO. 100 AND NO. 4. STONE SHALL BE PLACED IN FRONT OF AND SPREAD WITH A TRUCKED.
 - GRAVEL SHALL BE MATERIAL SPEC. NO. 100 AND NO. 4. STONE SHALL BE PLACED IN FRONT OF AND SPREAD WITH A TRUCKED.
 - GRAVEL SHALL BE MATERIAL SPEC. NO. 100 AND NO. 4. STONE SHALL BE PLACED IN FRONT OF AND SPREAD WITH A TRUCKED.
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PROJECT TITLE: ELP ROTTERDAM SOLAR		DRAWING TITLE: DETAILS	
PROJECT LOCATION: SHORELINE ROAD, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK		DRAWING DATE: 11/12	
CLIENT: ELP ROTTERDAM SOLAR LLC		DRAWING BY: BRANDED	
PROJECT NO: 1		SCALE: 1"=10'	
PROJECT NO: 2		SCALE: 1"=10'	
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PROJECT NO: 7		SCALE: 1"=10'	
PROJECT NO: 8		SCALE: 1"=10'	
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PROJECT NO: 13		SCALE: 1"=10'	
PROJECT NO: 14		SCALE: 1"=10'	
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PROJECT NO: 44		SCALE: 1"=10'	
PROJECT NO: 45		SCALE: 1"=10'	
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East Light Partners
a better environment
EDR
Environmental
Design & Research,
211 Montgomery Ave., Suite 1100
P.O. Box 1100
P. 315.471.0688

Lisa Gallo

From: Peter Comenzo
Sent: Monday, April 11, 2022 4:35 PM
To: Lisa Gallo; Tom Yuille
Subject: FW: ELP Rotterdam Solar

Thanks
Peter

Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

-----Original Message-----

From: Jeff Ricciardi <jeffricc@icloud.com>
Sent: Sunday, April 10, 2022 8:16 PM
To: Peter Comenzo <pcomenzo@rotterdamny.org>
Cc: dpw <dpw@rotterdamny.org>; Mollie Collins <mcollins@rotterdamny.org>
Subject: ELP Rotterdam Solar

Dear Mr. Comenzo

I have recently become aware of a proposal to build a solar facility on Sandborn Rd. I reside at 293 Sandborn Rd. My main concern of this proposal is the plan to use Sandborn Rd for access. Sandborn Rd is a steep narrow road that gets frequent washouts from heavy rainfall and spring runoff.

A project of this magnitude would certainly alter storm water runoff. The property is on a constant slope going down to Rynex Corners Rd. An access road from Sandborn Rd would most likely bring more runoff along Sandborn Rd into drainage ditches that are already over capacity at times. The proposed plan would require significant clearing of mature forest and over grown brush also affecting runoff. The extra truck traffic especially for construction would do damage to the asphalt.

There are certainly multiple access points that could be brought in along Rynex Corners Rd. There is also level access points along Crawford Rd which already contains access roads into utility infrastructure. Both of these roads are built to specs that can certainly handle the added heavy traffic.

I would like the opportunity to discuss this further with you and will watch for future meetings on this.

Sincerely,

Jeff Ricciardi
518-495-0184
293 Sandborn Rd.

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APR 12 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

DPW Comments
September 6, 2022

3. **401 Holdings, LLC – 401 Duanesburg Road.** Sketch Site Plan review to allow for a cannabis cultivation and manufacturing facility in an existing ±92,743 square foot building (former Schalmont Bus Garage and Administrative Offices) on a ±5.11-acre parcel. Engineer: Hershberg and Hershberg.
 1. The Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this proposal.
 2. The Rotterdam Corporate Park has indicated that existing water and sewer service to the property will be terminated as it traverses their property. Alternate utility services will be necessary to develop the project. Property is not located in Sewer District #2.
 3. Applicant will need to provide a floor plan indicating areas for production and identify types of processing. Access from the parking area to the facility should be identified and an access isle from the parking area along the eastern boundary of the property to the main entryway should be provided.
 4. Sanitary sewer discharge will need to be addressed to the satisfaction of the Town prior to any approvals. TDE to provide input to Planning Commission as to what should be provided to the Town as part of the review.
 5. Access to this property shares a common access point into the Rotterdam Corporate Park along State Route 7 and is very congested and unsignalized. TDE to provide input to Planning Commission as to what should be provided to the Town as part of the review.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
NYS Department of Environmental Conservation – Region #4
NYS Office of Cannabis Management
Rotterdam Police Department
Metroplex Development Authority/Schenectady County IDA
Fire District #6
Schalmont School District



**HERSHBERG
&
HERSHBERG**

*Consulting
Engineers*

Land Surveyors

Land Planners

BY COURIER

FOUNDER
Ben B. Hershberg, P.E., L.S.
(1901-2002)

PARTNERS
Daniel R. Hershberg, P.E., L.S.
Francis G. McCloskey, L.S.
Nicholas J. Daniels, P.E.

August 19, 2022

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

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AUG 22 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

**401 Duanesburg Road
Town of Rotterdam
H & H File No. 2020-0111**

Dear Mr. Comenzo:

Enclosed please find the following items in connection with the Site Plan Application:

1. Twelve (12) prints of the Site Plan (complete in 2 sheets)
2. Twelve (12) copies of the Site Plan Application
3. Twelve (12) copies of the Full Environmental Assessment Form
4. One (1) check in the amount of \$150 for the application fee.

If you have any questions, or require any additional information, please contact me at your convenience.

Sincerely Yours,
**HERSHBERG & HERSHBERG
CONSULTING ENGINEERS & LAND SURVEYORS**

Daniel R. Hershberg, P.E. & L.S.

EC: Mikhael Geraci

DRH/dan/220111PC01.doc

18 Locust Street
Albany, New York 12203
(518) 459-3096
FAX (518) 459-5683
E-Mail Address:
hhershberg@aol.com

**All requested information shall be provided and must be filled out in ink or typed
for photocopying purposes**

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: 401 Holdings LLC (c/o Michael Geraci)

Mailing Address: 65-60 Wetherole Street Suite 6H

City: Rego Park State: NY Zip: 11374-7424

Daytime Phone: 917-442-3275 Fax: _____

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Hershberg & Hershberg - Daniel R. Hershberg, PE & L.S

Mailing Address: 18 Locust Street

City: Albany State: NY Zip: 12203

Daytime Phone: 518-459-3096 Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 5.11 acres

Assessor Tax Parcel No.(s) of Proposal Site: 58-.1-1

Adjacent Area Owned or Controlled (Acres or sq. ft.): N/A

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:

Street Address of Proposed Site (if any):

Duanesburg Road, Rotterdam, NY 12306 (No street address listed)

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):

The site contains an existing building that was formerly used as a bus garage.

Existing Zoning Classification: I-1, Light Industrial

School District: Schalmont Fire District: F.D.6

Water Supply District 5

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

Approximately 200 feet south of the intersection of Frank Street and Duanesburg Road adjacent to the Rotterdam Industrial Park

Name of public road (s) providing access: Duanesburg Road

Width of property fronting on public road: 530.71 feet

I have attached a legal description of the proposed site:	☒	yes	☐	no
I have attached a deed of the proposed site:	☒	yes	☐	no
I have attached a lease agreement of the proposed site (if applicable):	☐	yes	☒	no

Purpose for the requested site plan approval (and special use permit if applicable):

The applicant proposes to renovate an existing building for cannabis manufacturing facility.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

The new facility will conform to governmental regulations and is located adjacent to an industrial park (formerly the Schalmont Bus Garage)

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

The new facility will be contained within the building, parking and vehicle circulation will be maintained in the same general arrangement of the previous use

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

The property borders the public roadway, a railway and the industrial park, no additional development and improvements to the surrounding properties will be impeded

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

All infrastructural is in place since the existing building will be renovated for the new facility

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

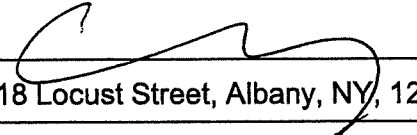
The existing entrance and exits will be maintained, the volume of traffic anticipated from this development would be less than its prior use as the bus garage.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed:  Date: 4/19/2022
Address: 18 Locust Street, Albany, NY, 12203
Phone: 518-459-3096
FAX: _____

License Number: 44226

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Daniel R. Hershberg, PE Date: 8/19/2022
Address: 18 Locust Street , Albany NY
Zip: 12203 Phone: 518-459-3096

Signature of Applicant or Representative

Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 22nd day of August, 2022

NOTARY SEAL

DANIEL R. HERSHBERG
Notary Public, State of New York
Qualified in Albany County
Commission Expires June 30, 2023

Notary Signature

Notary Public in and for the State of New York

My appointment expires: 6/30/23

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Part II

TOWN OF ROTTERDAM

PLANNING COMMISSION SITE PLAN CHECKLIST

The following is a list of Site Plan Requirements as outlined in § 270-132 of the Town of Rotterdam Zoning Code. All required information should be contained in the application unless specifically waived by the Planning Commission. Failure to submit will cause the application to be deemed incomplete and returned to the applicant for revision.

Section A *Preliminary plans. Application for preliminary site plan approval shall be accompanied by the following information located on the site plan. Failure to complete this information will result in a determination of "incomplete" and the application will be held in abeyance pending receipt of all required information.*

1. ☒ A map of the applicant's entire lot, plot or parcel of land at the scale of one inch equals 40 feet, unless the Planning Board determines a different scale more appropriate, showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to abut the applicant's property.
2. ☒ The name and address of the applicant, vendee, contract vendee or owner and title of drawing.
3. ☒ The North symbol, date and scale.
4. ☒ The name, address, title and license number of the person or firm responsible for the preparation of the map.
5. ☒ Structures and circulation: ten (12) sets of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures dimensions, square footage, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes.
6. ☒ Landscaping: Show location, dimension, type, and condition of existing landscaping, and location, dimension and type of proposed landscaping.
7. ☒ Cut and fill: extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads.
8. ☒ Stormwater retention: provisions for on-site stormwater retention basins during and after construction, designed to handle any increased rate of runoff.
9. ☒ Wells: location and test yields in gallons per minute of all proposed on-site wells.
10. ☒ Drainage fields or dry wells: location and percolation test results of all proposed drainage fields or dry wells.
11. ☒ Water supply and sewage disposal: description of method of water supply and sewage disposal and location of such facilities.
12. ☒ Location of existing wetlands and floodplains.
13. ☒ Lighting, power and communication facilities: location and design of lighting, power, fiber optic, and communication facilities.
14. ☒ Signs: location, design and size of all signs.
15. ☒ Site improvements: location of all existing and proposed drains, culverts, retaining walls and fences.
16. ☒ Outdoor storage: location of any outdoor storage and other accessory uses.
17. ☒ Uses: detailed breakdowns of all proposed floor space by type of use.
18. ☒ Other industrial uses: In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process and the proposed method of disposal of such wastes or by-products shall also be shown.
19. ☒ State Environmental Quality Review: No application shall be deemed complete without compliance with State Environmental Quality Review (Please include with submittal).

Section B The Planning Commission often requests these additional information items during the preliminary meeting. The applicant is typically requested to modify the site plan or explain this information in more detail at the meeting. This usually involves the expenditure of additional time and expense to the applicant.

If these additional information items are included with the initial submittal, it may be possible to skip over the initial sketch plan review meeting and proceed directly to preliminary plan review. Answering these information items now may reduce the review time by a minimum of two (2) to four (4) weeks. The decision to allow the applicant to waive the sketch meeting shall reside with the Planning Commission Chairman after consultation with the Town of Rotterdam Department of Public Works.

1. ☒ Show location of snow storage area or indicate if it will be removed off site. In addition, provide a note on the site plan that reads "snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."
2. ☒ Provide a signature space for the Planning Commission Chairman with the following wording below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
3. ☒ Show location and dimension of all entrances and exits to all building(s), specify which are handicap accessible, and indicate the primary exit(s) and emergency exits.
4. ☒ Show location and dimension of all entrances and exits to the site, and indicate the primary entrance/exit.
5. ☒ Show handicap parking space(s) and striping from the space(s) to the handicap entrance(s).
6. ☒ Show location, dimension, type, and condition of all existing and proposed paved areas, parking areas with striping, and sidewalks. Indicate which exist and which are proposed.
7. ☒ Show location, dimension, type, and condition of refuse/dumpster area and any existing/proposed screening.
8. ☒ Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features.
9. ☒ Show location of drive-thru window and corresponding traffic circulation pattern(s) if applicable.
10. ☒ Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.
11. ☒ Show location of all outdoor lighting fixtures and provide a note on the face of the plan that states: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination"
12. ☒ Show location, type, and size of existing and proposed fencing and buffer screening.
13. ☒ Add note on the face of the site plan that reads "Development must meet all NYS Building and Fire Codes."
14. ☒ Add note on the face of the site plan that identifies the zoning of the subject property.

☒ I have completed all of the above requested items which apply to this site plan **under Section A** and request that this application be placed on the next available Planning Commission meeting for sketch plan review.

☒ I have completed all of the above requested items which apply to this site plan **under Section A and Section B** and request that this application be placed on the next available Planning Commission meeting for preliminary review.

Michael Geraci, 401 Holdings LLC

Print Name

8/17/22
Date

Signature

Full Environmental Assessment Form
Part 1 - Project and Setting

RECEIVED

AUG 22 2022

Instructions for Completing Part 1

TOWN OF ROTTERDAM
PUBLIC WORKS

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:		
Project Location (describe, and attach a general location map): 401 Duanesburg Road, Rotterdam, NY adjoining entrance to Rotterdam Industrial Park		
Brief Description of Proposed Action (include purpose or need): Convert the former Shalmon Bus Garage building to accommodate a new Cannabis Cultivation / Manufacturing Facility		
Name of Applicant/Sponsor: 401 Holdings LLC, Att: Mr. Michael Geraci		Telephone: 917-442-3275 E-Mail: rotterdam401@yahoo.com
Address: 65-60 Wetherole St Suite 6H		
City/PO: Rego Park	State: NY	Zip Code: 11374-4724
Project Contact (if not same as sponsor; give name and title/role): Daniel R. Hershberg, P.E. & L.S., Hershberg & Hershberg		Telephone: 518-459-3096 E-Mail: dan@hershberg.com
Address: 18 Locust Street		
City/PO: Albany	State: NY	Zip Code: 12203
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

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, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town of Rotterdam Planning Commission Approval	August 2022
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Town of Rotterdam Building Permit	October 2022
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
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?

I-1 Light Industrial

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? Schalmont

b. What police or other public protection forces serve the project site?

Rotterdam Police Department

c. Which fire protection and emergency medical services serve the project site?

South Schenectady Fire Department

d. What parks serve the project site?

Memorial Park

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)? Industrial

b. a. Total acreage of the site of the proposed action? 5.11 acres

b. Total acreage to be physically disturbed? 0.01 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.11 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: 9 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 _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ 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: _____ 10,521 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: _____ 526 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): _____

Sanitary wastewater _____

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 _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ 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)? _____ _____ • 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 (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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): _____

Solar panels on roof _____

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: _____ 7am-5pm
- Saturday: _____ 7am-5pm
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 24 hours
- Saturday: _____ 24 hours
- Sunday: _____ 24 hours
- 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: _____	
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: _____	
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 <u>butane, ethanol, and nitrogen</u> ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____ in containers inside and outside the building in accordance with State and Federal Regulation	
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: _____

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	3.81	3.82	+0.01
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Grassed areas</u>	1.30	1.29	-0.01

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 ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ 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? _____ 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Plainfield Loamy Sand</td> <td style="width: 20%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Plainfield Loamy Sand	100 %	_____	_____ %	_____	_____ %						
Plainfield Loamy Sand	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 7 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site						
☒ Well Drained:	100 % of site												
☐ Moderately Well Drained:	_____ % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site						
☒ 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• 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: <u>Principal Aquifer</u>													

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
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): _____ _____ _____
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: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
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 five 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

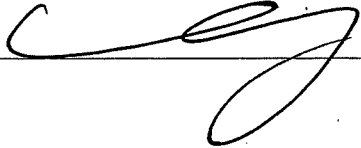
Attach any additional information which may be needed to clarify your project.

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

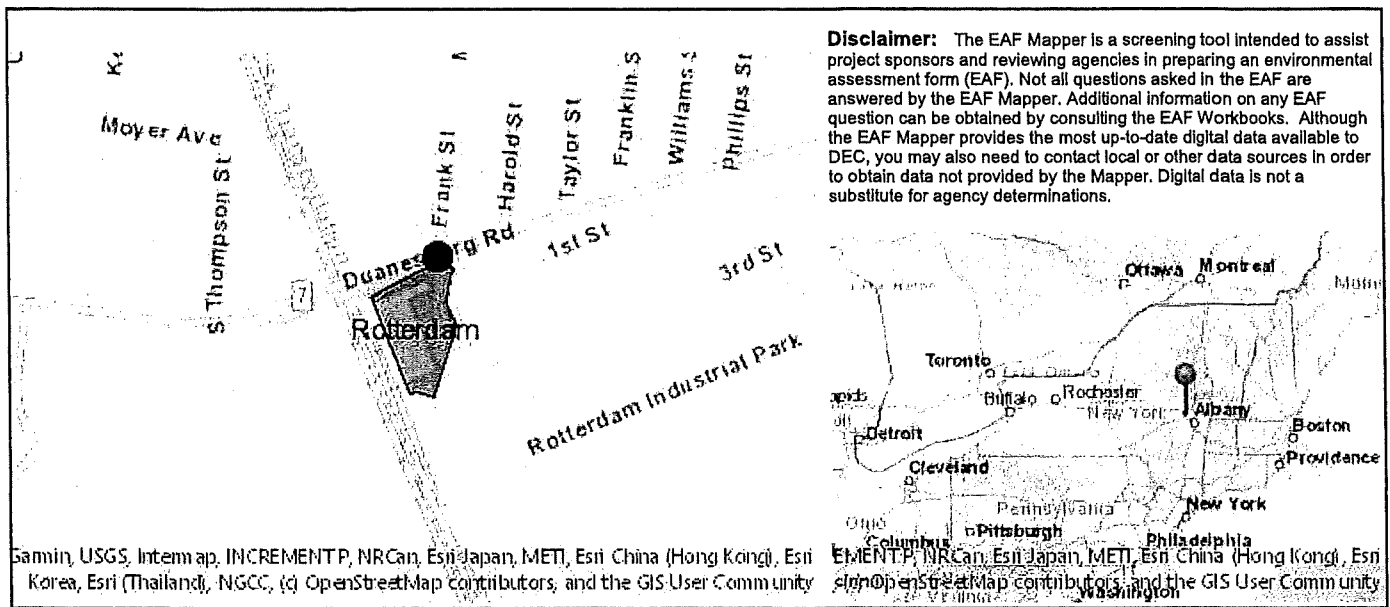
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 401 HOLDINGS, LLC Date 8/22/22

Signature  Title ENGINEER FOR APPLICANT

EAF Mapper Summary Report

Sunday, June 12, 2022 8:30 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.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]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
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]	No
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]	Yes
E.3.i. [Designated River Corridor]	No

ROTTERDAM VENTURES, INC.



August 11, 2022
Via Certified Mail –
Return Receipt Requested
70220410000195146136
(and email at nyarmyguard@yahoo.com)

Mr. Mike Geraci
401 Holdings LLC
65-60 Wetherole St. 6H
Rego Park, New York 11374

RE: Your Real Property Located on Duaneburg Road Adjacent to the Rotterdam Industrial Park (Tax Parcel #58.-1-1)

Dear Mr. Geraci:

On May 31, 2022, Rotterdam Ventures Inc. (“RVI”) advised you in writing that it intended to disconnect utilities to the subject property on July 1, 2022. To give you an opportunity to proceed to speak with the Town of Rotterdam concerning the construction of your own water/sewer connection, we delayed such disconnection.

This letter is to provide you with notice that on or about September 12, 2022, all utilities owned by Rotterdam Ventures, Inc. (RVI) or any of its affiliates which provide service to the subject property will be disconnected. A final meter reading detailing the amount owed to RVI for the water and sewer service since the last meter reading shall be provided as soon as practicable.

Very respectfully,

ROTTERDAM VENTURES, INC.
Thomas M. Owens, Esq.
Senior Vice President & General Counsel

cc: Lawrence P. Magguilli, Esq. (via email at lmagguilli@magguillilaw.com)

DPW Comments
September 6, 2022

4. **Shirley Sousa – 2775 Hamburg Street.** Final Waiver of Site Plan/Special Use Permit Public Hearing to allow for the location of a retail flower shop, nursery, gifts, and antique furniture in a ±434 square foot commercial space and a ±706 square foot one bedroom apartment in an existing ±1140 square foot building on a ±10,712 square foot parcel.
1. Final Fees Due: \$37.19
 2. Property is in Sewer District #7 and shall be connected to sanitary sewer prior to occupancy of retail business. Existing septic will need to be abandoned and decommissioned.
 3. Parking lot is in poor shape and needs to be repaired, seal coated, and striped prior to occupancy of retail business.
 4. Front parking area shall not be used for outdoor display of merchandise.
 5. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 6. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
 7. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 8. Owner/applicant shall install Knox box for emergency personnel. Please contact Carman Fire District #3 for specifications.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.



**Town of Rotterdam
Waiver of Site Plan Review Application**

RECEIVED
AUG 17 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parking for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): SHIRLEY SOUSA

APPLICANT(S): SHIRLEY SOUSA

MAILING ADDRESS: 2775 HAMBURG ST

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-379-5033 (FAX) —

PROJECT ADDRESS:

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: BUSINESS @ THE GARDEN NURSERY / PLANTS - SUPPLIES
VINTAGE / ANTIQUE FURNITURE Gifts

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT

DATE 5.15-9-16.1

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

00 77 12

± 1140 sf Bldg. | ± 706 sf apartment.
± 434 sf Retail space.

2775 Hamburg Street

RETAIL Site

INSIDE - GARDEN SUPPLIES AND GIFTS
LIVE PLANTS AND ACCESSORIES

VINTAGE FURNITURE UPCYCLED i.e.; TABLES
DRESSERS
ANTIQUE FURNITURE - CHESTS, etc

BUSINESS HOURS - APPROX 9^{AM} - 7 PM

WED - SAT

SUN - TUES - 10 - 6

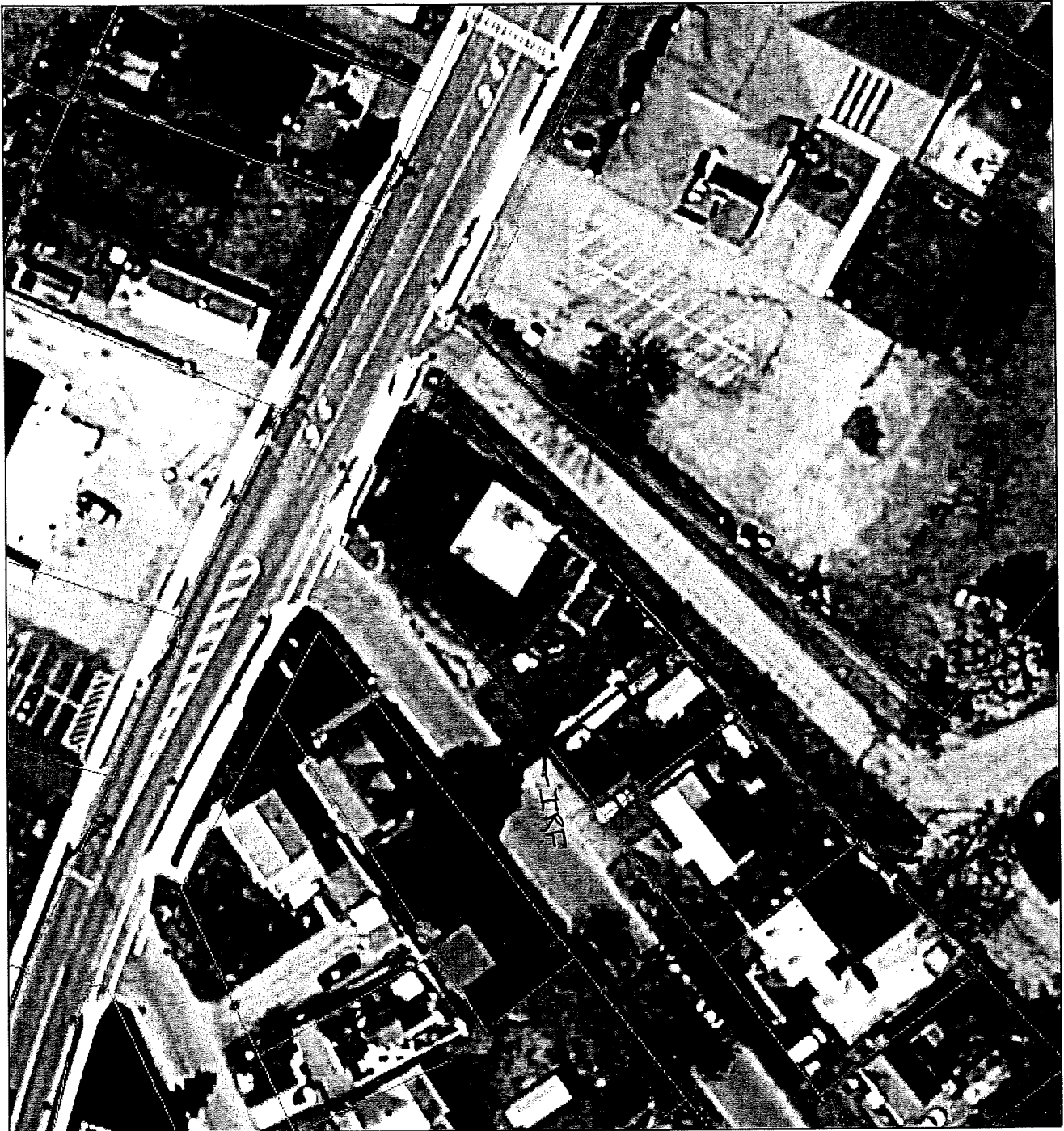
W/ EXTENDED

HOLIDAY/SEASONAL
HOURS

SOLE PROPRIETOR - W/ OCCASIONAL FAMILY HELP

i.e. GRANDDAUGHTER / DAUGHTER

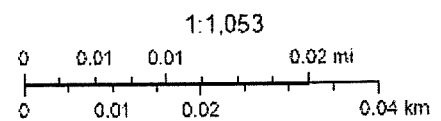
2775 Hamburg



August 3, 2022

Override 1

Parcels



New York State, Maxar, Microsoft

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

NO - USE IS SIMILAR TO PRIOR
USE

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

NO - ADDS VALUE AS A SEPARATE
ENTITY. HAS NO INVOLVEMENT AT ALL

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

NO - ~~BACK OF BUILDING~~
IT WILL NOT IMPEDE THE
PROPERTY

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

YES - OWN PARKING - HOOKED TO ALL
UTILITIES CURRENTLY ON ~~SEWER~~ SEPTIC

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

YES AGAIN OWN PARKING SPACE,
ENTRANCE
AMPLE PARKING NO STREET PARKING
NEEDED

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Shirley Sousa

Date: 8/3/2022

Address: 2775 Hamburg St

Phone: 518 379-5033

Schenectady NY

Zip: 12303

Shirley A. Sousa

8/3/2022

Signature of Applicant or Representative

Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 3rd day of August, 2022

NOTARY SEAL

[Signature]
Notary Signature

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2023

Notary Public in and for the State of New York
My appointment expires: 3-4-2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

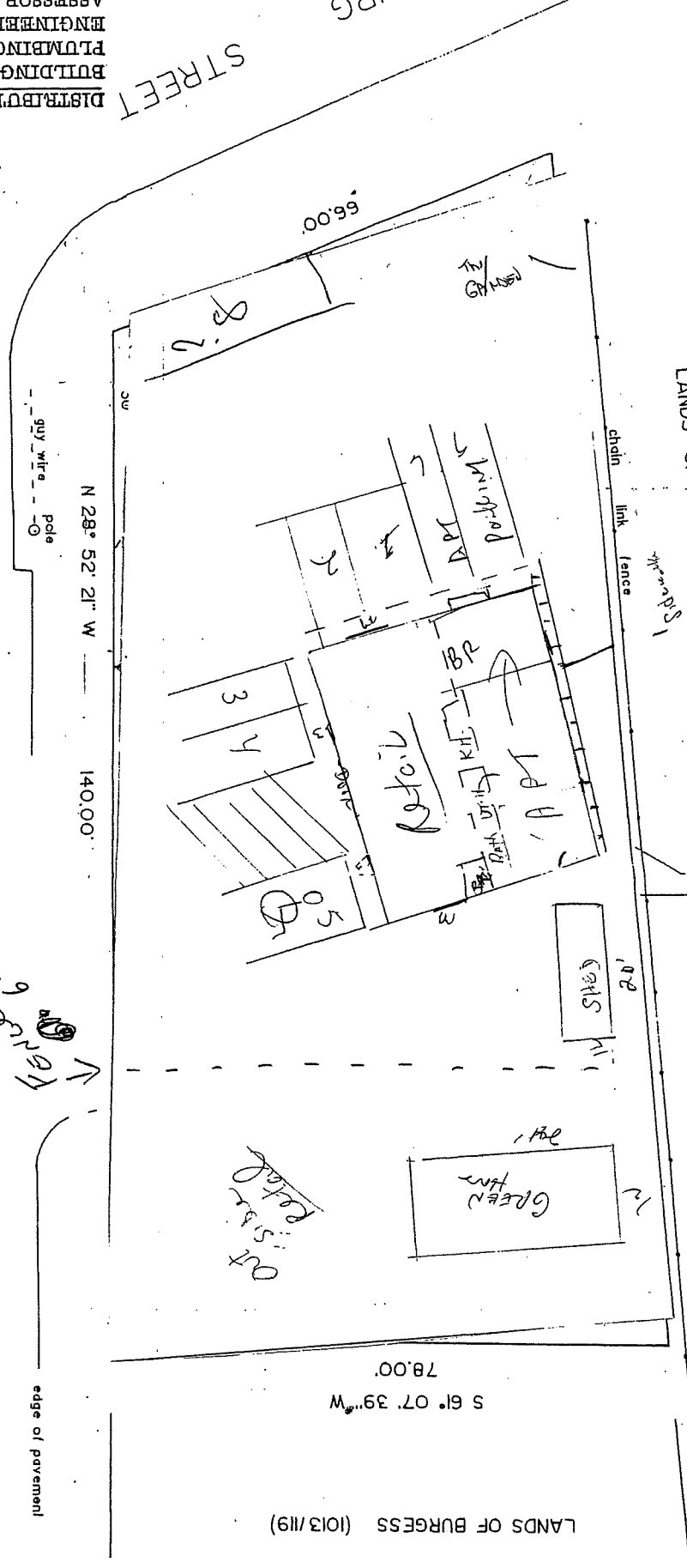
File #: _____ Complete Application: _____

DISTRIBUTION
BUILDING DEPT.
PLUMBING DEPT.
ENGINEERING DEPT.
ADMINISTRATION

STREET

HOWELL

STREET



LANDS OF IMOHONASEN SCHOOL DISTRICT

OUR DOORS SHOWN
6" WIDE

LANDS OF BURGESS (1013/119)

RECEIVED
AUG 11 2022
TOWN OF ROTTERDAM
PUBLIC WORKS