GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**T-02-STAF-3-22**
Review Date	**3/10/2022**

Municipality	**STAFFORD, T.**
Board Name	**PLANNING BOARD/ZBA/Town Board**
Applicant's Name	**Robert & Michelle Wood/BW Solar**
Referral Type	**Special Use Permit, Site Plan Review**
Variance(s)	**Area Variance(s)**
Description:	**Special Use Permit, Site Plan Review and Area Variances for a 31.08 acre, 5 MW ground mounted commercial solar system.** **Setbacks to nonresidential property lines - Minimum required: 200 ft.** **Proposed: 100 ft. (east); 0 ft. (bordering adjacent solar project)** **Setbacks to residential property lines- Minimum required: 1,000 ft.** **Proposed: 75 ft.** **Fence Height Variance - Maximum allowed: 6 ft.** **Proposed: 7 ft.**
Location	**8244 Batavia Stafford Townline Rd., Stafford**
Zoning District	**Industrial Park (IP) District**

PLANNING BOARD RECOMMENDS:

DISAPPROVAL

EXPLANATION:

With the exception of the fence height request, the proposed variances grossly exceed the requirements of the Town of Stafford's Zoning Law. Granting of such large variances by the Town's Zoning Board of Appeals (ZBA) may undermine the local law adopted by the Town Board, and set a precedent for future applications. In addition, the application requests a "variance" from the Real Property Value Protection clause of the law. Since this is not a use or dimensional requirement, it is questionable as to whether the ZBA can grant such a waiver. It is recommended that the applicant request amendments to the Town's Solar Law to the Town Board instead of seeking variances from the ZBA especially given that Stafford's solar regulations differ significantly from other towns in Genesee County.

Felice A. Stamm

Director

March 10, 2022

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # T-02-STAF-3-22

RECEIVED
Genesee County
Dept. of Planning
2/25/2022

* GENESEE COUNTY * PLANNING BOARD REFERRAL

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) ZBA , Planning Board and Town Board
Address 8903 Route 237
City, State, Zip Stafford
Phone (585) 344 - 1554 Ext.

2. APPLICANT INFORMATION

Name Robert & Michelle Wood/BW Solar
Address 8244 Batavia Stafford Townline Rd
City, State, Zip Batavia NY 14020
Phone ( ) - Ext. Email

MUNICIPALITY: ☐ City ☒ Town ☐ Village of

3. TYPE OF REFERRAL: (Check all applicable items)

- ☒ Area Variance
- ☐ Use Variance
- ☒ Special Use Permit
- ☒ Site Plan Review
- ☐ Zoning Map Change
- ☐ Zoning Text Amendments
- ☐ Comprehensive Plan/Update
- ☐ Other:

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 8244 Batavia Stafford Townline Rd Batavia NY 14020
B. Nearest intersecting road Steven Hawley Dr.
C. Tax Map Parcel Number 01-02 -115
D. Total area of the property 63.30 acres Area of property to be disturbed 28 acres
E. Present zoning district(s)

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Please see attached

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
- ☒ Site plan
- ☐ Subdivision plot plans
- ☐ SEQR forms
- ☐ Zoning text/map amendments
- ☐ Location map or tax maps
- ☐ Elevation drawings
- ☐ Agricultural data statement
- ☐ New or updated comprehensive plan
- ☐ Photos
- ☐ Other:

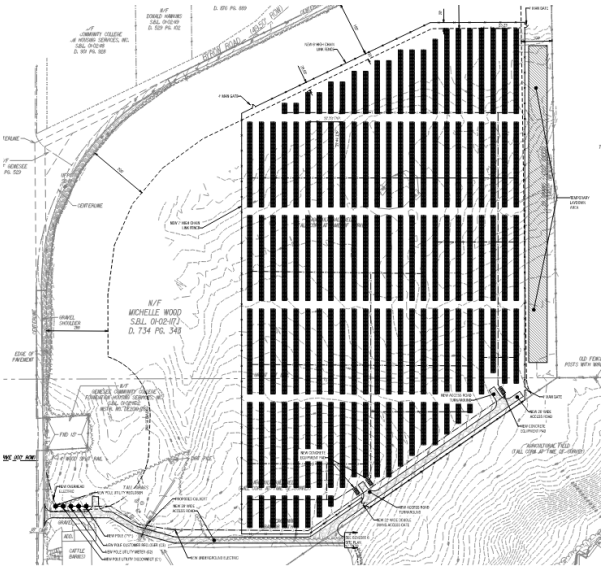
7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Michael Lathan Title ZBA Chairman Phone (585) 356 - 6159 Ext.
Address, City, State, Zip Email mglathan@yahoo.com

Genesee 5 (5.0 MW AC) Community Solar

Project Application Package

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Prepared by Mike Brugge, NY CDG Genesee 5, LLC
Reviewed by Jared Pantella, PE, PLS, Labella Associates
Created on October 18, 2021
Modified on N/A

November 1, 2021

Mr. Gerry Wood
Zoning and Code Officer
Town of Stafford
8903 Route 237
P.O. Box 52
Stafford, NY 14143

Re: **NY CDG Genesee 5 LLC Solar Project- 8244 Batavia-Stafford Townline Rd, Batavia, NY 14020**

Dear Mr. Wood:

On behalf of NY CDG Genesee 5 LLC /BW Solar, LaBella Associates, D.P.C. respectfully submits this Site Plan Application for a proposed solar array to be located at 8244 Batavia-Stafford Townline Road in the Town of Stafford.

NY CDG Genesee 5, LLC is proposing the construction of an approximately five (5) MW-AC Photovoltaic Array on approximately 31.08 acres on one parcel totaling approximately 64.57 acres of Industrial Park zoned land. (Tax ID: 01-02-117.1),

The project includes the installation of approximately 831 freestanding, tracking solar tables consisting of about 16,620 modules/panels. The structures will stand approximately 12 feet in height and be anchored into the ground using helix screws or H-piles.

The array will also include new electrical equipment, concrete pads for equipment, low-growth pollinator-friendly seed mix underneath the solar tables, and a new gravel access drive. The site will be screened from adjacent parcels by a combination of existing hedgerows/vegetation and a proposed landscaping buffer on the exterior of the array. There is no tree clearing anticipated, and only about 0.1 acres of new impervious surface will be created.

The array will be seeking the following zoning variances for setbacks as itemized below.

- **Section 143-7.C.(1): Setbacks.** *To provide for at least minimal operational safety for persons and property located outside an SEF, all SEF's shall comply with the following: 1,000 feet from residential property lines*, 200 feet from nonresidential property lines*, highway right-of-way, and maximum height of 20 feet**.*

  Setback Variance Request 1: Reduction of 200' setback from nonresidential property line to 100' for the easternmost property line of the Genesee 5 project parcel.

  Setback Variance Request 2: Reduction of 200' setback from nonresidential property line to 0' for the southeastern property line separating Genesee 5 project parcel from the Genesee 6 project parcel.

Setback Variance Request 3: Reduction of 1,000' setback from residential property lines to 75' for the entirety of the project area.

- **Section 82-4:** *Fence Height limitations in rear, front and side yards. No fence shall be more than six feet in height at the rear yard or side yard of the homes or buildings situated in the Town of Stafford. No fence or portions of a fence shall be higher than three feet in any front yard for a distance 33 feet from the road right of way.*

Fence Height Variance 1: As per National Electric Code Section 110.31, "*...For installations other than equipment as described in 110.31(d), a wall, screen, or fence shall be used to enclose outdoor electrical installation to deter access by persons who are not qualified. A fence shall not be less than 2.1 m (7 ft) in height or a combination of 1.8 m (6 ft) or more of fence fabric and a 300 mm (1 ft) or more extension utilizing three or more strands of barbed wire or equivalent.*" Therefore, we are requesting a variance to install a 7' high chain-link fence.

- **Section 143-7.E: SEF Real Property Value Protection Plan.** *The SEF applicant/owner/operator shall assure the Town of Stafford that there will be no loss in real property value for any property within 2,500 feet of the SEF. To legally support this claim, the applicant/owner/operator shall consent in writing to a real property value protection agreement as a condition of approval for the SEF. This agreement shall provide assurance to nonparticipating real property owners (i.e. those with no solar facilities on their property) near the SEF, that they have some protection from SEF-related real property value losses. A study must be made based on information for the Town of Stafford."*

SEF Real Property Value Protection Plan Variance Request 1: The condition is very unusual and one that we respectively submit is overly excessive. The application of this condition in this instance would likely have the effect of making the project untenable. In our opinion it would be extremely difficult, if not impossible, to finance a solar project that were subject to this condition. It is our experience that property values are not negatively affected by solar facilities, and in this case there does not exist any home or dwelling that is immediately adjoining the property where the solar project is proposed. We are also not aware of the existence of a similar condition in the any other local in the State of New York. Therefore, we are requesting a variance to have Section 143-7.E: SEF Real Property Value Protection Plan be removed as a qualification for this projects approval.

Along with Site Plan approval from the Planning Board, the following approvals are anticipated:

- Town Board – PILOT Agreement
- County IDA - PILOT Agreement
- NYSERDA – Funding
- SHPO - Sign-off
- NYSDEC – Stormwater Pollution and Prevention Plan
- US Army Corps - Wetland jurisdictional determination
- Genesee County Planning Board: 239-m review
- Zoning Board of Appeals Variance Approval
- Town Code Enforcement – Building Permit

We submit the following for your review and consideration:

- Letter of Intent
- Project Applications (Building Permit, Special Use Permit and Zoning Variance Permit)
- Project Summary
- Project Inventory
- Project Vicinity Map
- Civil Site Plans
- Redacted Lease Options
- Operation and Maintenance Plan (Including High-Wind Stand-Down Plan)
- Decommissioning Plan
- SEF Indemnification Provision
- NYS-SEQR
- Project Zoning Map
- Zoning Area Variance Request
- Agricultural Data Statement

We look forward to presentation of the project at the November 8th, 2021 meeting. If you have any questions or require any additional information, please do not hesitate to contact me at (570) 220-1845.

Respectfully submitted,

LaBella Associates

Jared J. Pantella, PE*, PLS**

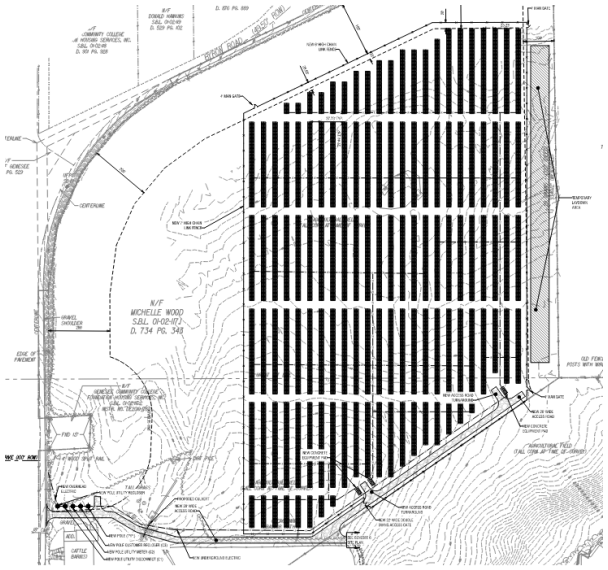
LaBella Associates | Regional Civil Leader

*PA, MD, VA, WV
**PA, MD

Genesee 5 (5.0 MW AC) Community Solar

Applications

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



TOWN OF STAFFORD

APPLICATION for APPEALS and/or SPECIAL USE PERMIT

Appeal Number : _____

Date : _____

OWNER

Name : Robert & Michelle Wood

Address : 8244 Batavia-Stafford Townline Road
Batavia, NY 14020

Telephone # : _____

APPLICANT (If other than owner)

Name : NY CDG Genesee 5, LLC
Re: Daniel Huntington

Address : 8244 Batavia-Stafford Townline Road Batavia, NY 14020

Telephone # : _____

1. Request to the Board of Appeals to appeal the Zoning Enforcement Officer's decision to DENY [ ] GRANT [ ] an application for a Zoning Permit Application Number _____ Dated _____.

2. APPLICATION FOR : Use Variance [ ] Special Use Permit [X]
Area Variance [ ] Interpretation [ ]

3. Address of Project Site : 8244 Batavia-Stafford Townline Road Batavia, NY 14020
Tax Map Number : 01-02-117.1 Zoning District : IP

4. Has a previous appeal been filed pertaining to this parcel ? No [X]
Yes [ ] If yes, list Appeal No. _____ Date _____ Purpose of Request :

5. Justification for Request : General Response
IP Zoning requires the zoning Special Use Permit approval for the proposed Solar Energy Facility Project.

A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of the GOLD sheet which pertain to your specific appeal.

The Applicant shall submit with this appeal, appropriate supporting materials including, but not limited to, site plans, elevations, traffic circulation diagrams, neighborhood land use maps and any other material that will assist the Board in making a determination regarding this request.

CERTIFICATION : *I hereby certify that I have read and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating construction or performance of construction and/or use.*

Daniel Huntington
Applicant's Signature

Owner's Signature (if other than applicant)

OFFICE USE ONLY

PROVISIONS of ZONING LAW APPEALED:

1. [ ] Article _____ Section _____
Subsection _____ Paragraph _____
state reason; _____

2. [ ] Schedule A - state reason; _____

FEE COLLECTED: Date _____

TOTAL FEE $_____ Check #_____

ACTION TAKEN: Date _____

[ ] Approved [ ] Rejected

By: _____ Chairman
Signature

[ ] Board of Appeals [ ] Town Board
[ ] Planning Board

RAPatterson '98

COPY DISTRIBUTION : White - Z.E.O. Yellow - CLERK Pink - Z.B.A./PL. BD./TN. BD. Gold - APPLICANT

APPLICATION FOR ZONING [X] and/or BUILDING [X] PERMIT

TOWN OF STAFFORD, N. Y. 14143

APPLICATION NUMBER: _____

APPLICATION DATE: _____

OWNER

Name: Robert & Michelle Wood

Address: 8244 Batavia Stafford Townline Road
Batavia, NY 14020

Phone #: 585-813-6204

APPLICANT (IF OTHER THAN OWNER)

Name: NY CDG Genesee 5, LLC.

Address: 8244 Batavia Stafford Townline Road
Batavia, NY 14020

Phone #: 585-727-9918

PROJECT SITE LOCATION: 8244 Batavia Stafford Townline Road Tax Map # (TMP) 01-02-117.1
Check w/ local Assessor or Tax Bill

INSTRUCTIONS: *Using a ball point pen please fill out this application as completely as possible. Submit additional Attachment(s) [listed on the back of the Gold sheet] and the completed application to the Z.E.O./C.E.O. This application is NON-TRANSFERRABLE and is NOT a permit to commence work.*

1. Application for Use: RESIDENTIAL [ ] ; COMMERCIAL [X] ; INDUSTRIAL [ ] ; RECREATIONAL [ ] ; AGRICULTURAL [ ] ; SITE PLAN [X]
2. Permit for: NEW CONSTRUCTION [X] ; ADDITION [ ] ; ALTERATION [ ] ; REPAIR [ ] ; CHANGE IN USE [ ]
3. Is this parcel? ; A corner lot: YES [X] NO [ ] ; Have a Driveway permit? YES [ ] NO [X] . In a Water District? YES [ ] NO [X] .
4. List the DIMENSIONS of the parcel: 1530 x 1660 and/or TOTAL PARCEL AREA (Acres) 65 .
5. What are the parcel setbacks [Ft.] from the project. FRONT 200 ; REAR 200 & SIDE yards (a) 200 (b) _____ . Attachment A
6. Total % of coverage of ALL buildings on the parcel (including the proposed project): 0% TOTAL %
7. Does this project require County Health Department approval? NO [ ] YES [X] , If yes, submit Attachment F.
8. Is this parcel properly Land Separated/Subdivided? NO [ ] YES [X] , If yes, provide documentation.
9. Do you give the Town VALID CONSENT to do the required inspections? YES [X] NO [ ] , If no, what procedures?
10. Name of Architect/Engineer LaBella Associates, DPC: Jared Pantella Telephone # 570-220-1845
    Address 300 State Street, Ste 201, Rochester, NY 14614
11. Name of Contractor(s) _____ Telephone # _____
    Address _____
12. Estimated cost of the project? _____ *[Substantiation may be required]*
13.

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE (1st. floor)				
OTHER (or 2nd floor)				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL	16 ft			28 acres
TOTAL SQ. FT.				

14. Total Dwelling units: 0
15. Will electric be installed? YES [X] NO [ ] .
16. Descibe the proposed project and use:
    Solar Energy Facilities 5.0 MW installation.

[Use additional sheet(s) for more information]

SIGNATURE BLOCK

I hereby certify that I have read the instructions and examined this application and supporting attachments and know the same to be true and correct. All provisons of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law or ordinance regulating construction or performance of construction.

_____ *Signature - OWNER*

_____ *Date*

Daniel Huntington *Signature - APPLICANT (if different than owner)*

_____ *Date*

OFFICE USE ONLY

Action taken by Zoning Enforcement Officer : APPROVED [ ] DENIED [ ] , Action necessary: SPECIAL USE: [ ] SITE PLAN: [ ]
SCHEDULE A: [ ] VARIANCE: Area [ ] Use [ ]

Article _____ Section _____ Subsection _____ Paragraph _____ *Briefly Describe:* _____

Attachments Required: _____

Z.E.O./C.E.O. _____ *Signature*

Date of Action: _____

Zoning District: _____

	YES	NO
Wetlands	[ ]	[ ]
Flood Plain	[ ]	[ ]

FEES

Zoning $ _____ Building $ _____ Late $ _____ TOTAL $ _____

Cash : _____ Check # : _____ Receipt # : _____

BWatterson '05

COPY DISTRIBUTION : White - Z.E.O. Canary - MUNICIPALITY Pink - C.E.O. Gold - APPLICANT

TOWN OF STAFFORD
NOTICE OF ACTION OF THE
PLANNING BOARD ☐ BOARD OF APPEALS ☐

Date: _____

OWNER

Name : Robert & Michelle Wood
Address : 8244 Batavia-Stafford Townline Road
Batavia, NY 14020

APPLICANT (If other than owner)

Name : NY CDG Genesee 5, LLC
Address : Re: Daniel Huntington
8244 Batavia-Stafford Townline Road Batavia, NY 14020

1. Your Appeal number _____ dated _____ was heard at a Public Hearing on _____.
This Appeal was for a; Use Variance ☐ Special Use Permit ☐
Area Variance ☒ Interpretation ☐

2. Provisions of Zoning Law Appealed :
Article ____ Section 143 Subsection 7 Paragraph C (1) and/or Schedule A ☐
Article ____ Section 82 Subsection 4 Paragraph ____
143 7 E

3. VARIANCE - By resolution of the Board of Appeals it has been determined that the (Area and/or Use) appeal be GRANTED ☐ DENIED ☐ for the following reasons:
(List any variance conditions.) _____
See attached sheet(s) ☐

4. SPECIAL USE PERMIT - By resolution of the Planning Board it has been determined that the Special Use be GRANTED ☐ DENIED ☐ for the following reasons:
(List conditions and/or reasons) _____
See attached sheet(s) ☐

5. INTERPRETATION - The Board of Appeals adopted the following resolution which states its interpretation of the Zoning Law that was appealed. (Attach a copy of the resolution.)

By Resolution of the:
TOWN OF STAFFORD
PLANNING BOARD ☐
BOARD OF APPEALS ☐

_____
Signature - CHAIRMAN

_____
Date

With receipt of this document please call the Zoning Enforcement Officer so that the appropriate action(s) can be taken either for options for reapplication if the appeal was denied or the appropriate permit(s) can be issued if the application was approved.

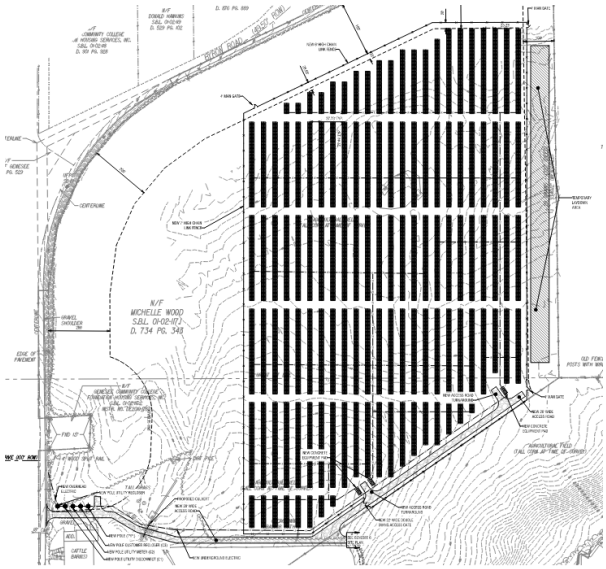
COPY DISTRIBUTION : White - B.O.A. Yellow - Z.E.O. Pink - PLANNING BOARD Gold - APPLICANT

RAPatterson '03

Genesee 5 (5.0 MW AC) Community Solar

Project Summary

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



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The project includes the installation of approximately 831 freestanding, tracking solar tables consisting of about 16,620 modules/panels. The structures will stand approximately 12 feet in height and be anchored into the ground using helix screws or H-piles.

The array will also include new electrical equipment, concrete pads for equipment, low-growth pollinator-friendly seed mix underneath the solar tables, and a new gravel access drive. The site will be screened from adjacent parcels by a combination of existing hedgerows/vegetation and a proposed landscaping buffer on the exterior of the array. There is no tree clearing anticipated, and only about 0.1 acres of new impervious surface will be created.

An Operation and Maintenance Plan has been developed for the project, and includes Property and Maintenance, Emergency Response and Unplanned Maintenance, Stand Down Plan for High Wind Conditions, Full Site Visual Inspections and Data Acquisition Systems. These plans have been developed to ensure the array is in proper order year-round.

A Decommissioning Plan has also been developed for the facility and includes the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components including:

Photovoltaic (PV) modules, panel racking and supports;
- Inverter units, transformers, and other electrical equipment;
- Access roads, wiring cables, perimeter fence; and,
- Concrete foundations.

This Decommissioning Plan is based on current best management practices and procedures. The Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

The project will be subject to a Zoning Special Use Permit and Building Permit. The project will also require the following Zoning Variances as noted below:

- **Section 143-7.C.(1): Setbacks.** *To provide for at least minimal operational safety for persons and property located outside an SEF, all SEF's shall comply with the following: 1,000 feet from residential property lines*, 200 feet from nonresidential property lines*, highway right-of-way, and maximum height of 20 feet**.*

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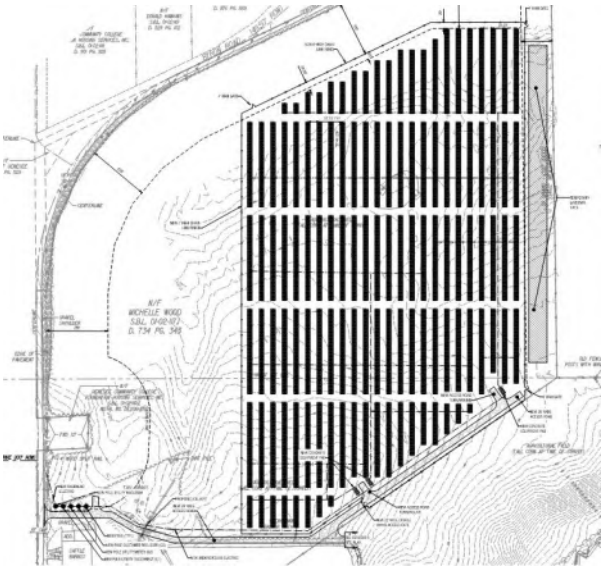
Genesee 5 (5.0 MW AC) Community Solar

Project Inventory

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Prepared by Mike Brugge, NY CDG Genesee 5, LLC
Reviewed by Jared Pantella, Labella Associates
Created on October 18, 2021
Last Revised on N/A

PROJECT DATA

PARCEL INFORMATION

APPLICANT	NY CDG Genesee 5 LLC
PARCEL ADDRESS	8244 BAT- STAF TWLN RD BATAVIA, NY 14020
TAX NUMBER	01-02-117.1
NUMBER OF TABLES	831
NUMBER OF PANELS	16,620
SYSTEM SIZE (DC)	7.48 MW (DC)
SYSTEM SIZE (AC)	5 MW (AC)
GPS COORDINATES	N: 43.01704 W: -78.13255
AVERAGE SITE ELEVATION	±805'
PARCEL AREA	±64.57 ACRES
EQUIPMENT PAD AREA	±900 SF
FENCED AREA	±31.08 ACRES
ROAD LENGTH	±2,018 FT
CHAIN LINK FENCE	±4,675 FT
DOUBLE SWING GATE COUNT	1
MAN GATE COUNT	3

Hi-MO 4

LR4-72HBD
425~455M

- Suitable for ground power plants and large C&I projects
- Advanced module technology delivers superior module efficiency
  - M6 Gallium-doped Wafer
  - 9-busbar Half-cut Cell
- Globally validated bifacial energy yield
- High module quality ensures long-term reliability

12 12-year Warranty for Materials and Processing

30 30-year Warranty for Extra Linear Power Output

Complete System and Product Certifications

IEC 61215, IEC 61730, UL 61730
ISO 9001:2015: ISO Quality Management System
ISO 14001: 2015: ISO Environment Management System
TS62941: Guideline for module design qualification and type approval
ISO 45001: 2018: Occupational Health and Safety

LONGi

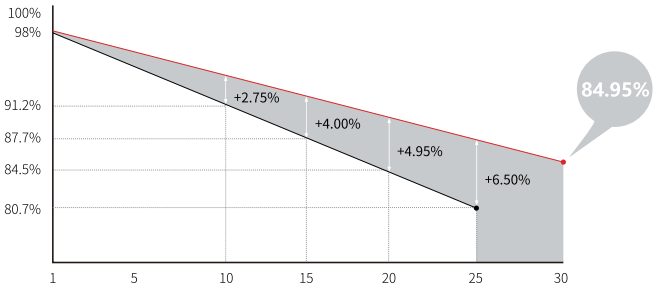
Hi-MO 4

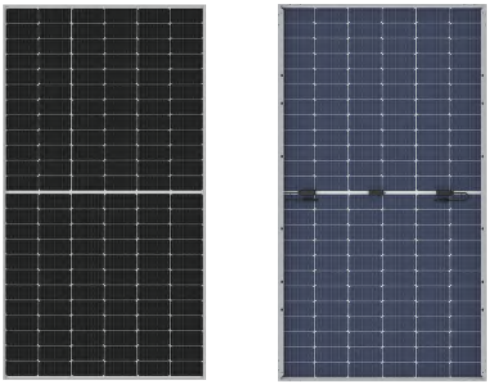
LR4-72HBD 425~455M

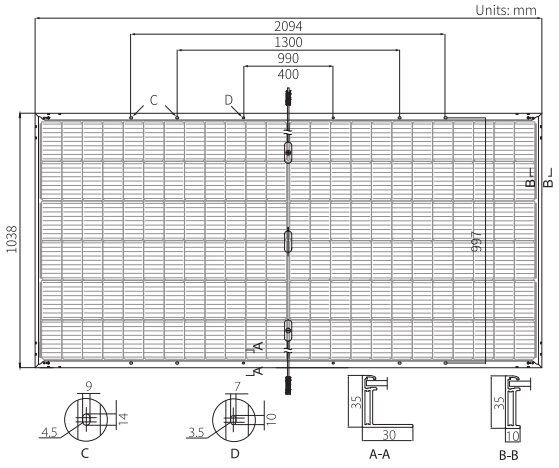
20.9%	0~+5W	<2%	0.45%	HALF-CELL
MAX MODULE EFFICIENCY	POWER TOLERANCE	FIRST YEAR POWER DEGRADATION	YEAR 2-30 POWER DEGRADATION	Lower operating temperature

Additional Value

30-Year Power Warranty







Mechanical Parameters

Cell Orientation	144 (6×24)
Junction Box	IP68, three diodes
Output Cable	4mm², +400, -200mm/±1400mm length can be customized
Glass	Dual glass, 2.0mm coated tempered glass
Frame	Anodized aluminum alloy frame
Weight	27.5kg
Dimension	2094×1038×35mm
Packaging	31pcs per pallet / 155pcs per 20' GP / 682pcs per 40' HC

Electrical Characteristics

STC : AM1.5 1000W/m² 25°C NOCT : AM1.5 800W/m² 20°C 1m/s

Test uncertainty for Pmax: ±3%

Module Type	LR4-72HBD-425M		LR4-72HBD-430M		LR4-72HBD-435M		LR4-72HBD-440M		LR4-72HBD-445M		LR4-72HBD-450M		LR4-72HBD-455M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	425	317.4	430	321.1	435	324.9	440	328.6	445	332.3	450	336.1	455	339.8
Open Circuit Voltage (Voc/V)	48.7	45.6	48.9	45.8	49.1	45.9	49.2	46.0	49.4	46.2	49.6	46.4	49.8	46.6
Short Circuit Current (Isc/A)	11.22	9.06	11.30	9.13	11.36	9.18	11.45	9.25	11.52	9.30	11.58	9.36	11.65	9.41
Voltage at Maximum Power (Vmp/V)	40.4	37.7	40.6	37.9	40.8	38.0	41.0	38.2	41.2	38.4	41.4	38.6	41.6	38.8
Current at Maximum Power (Imp/A)	10.52	8.42	10.60	8.49	10.66	8.54	10.73	8.60	10.80	8.65	10.87	8.70	10.93	8.76
Module Efficiency(%)	19.6		19.8		20.0		20.2		20.5		20.7		20.9	

Operating Parameters

Operational Temperature	-40°C ~ +85°C
Power Output Tolerance	0 ~ +5 W
Voc and Isc Tolerance	±3%
Maximum System Voltage	DC1500V (IEC/UL)
Maximum Series Fuse Rating	25A
Nominal Operating Cell Temperature	45±2°C
Protection Class	Class II
Fire Rating	UL type 29
Bifaciality	70±5%

Mechanical Loading

Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

Temperature Ratings (STC)

Temperature Coefficient of Isc	+0.050%/°C
Temperature Coefficient of Voc	-0.284%/°C
Temperature Coefficient of Pmax	-0.350%/°C

LONGi

No.8369 Shangyuan Road, Xi'an Economic And Technological Development Zone, Xi'an, Shaanxi, China.

Web: en.longi-solar.com

SUNGROW

SG125HV

String Inverter for 1500 Vdc System

High Yield

- Patent five-level topology, max. efficiency 98.9 %, European efficiency 98.7 %, CEC efficiency 98.5 %
- Full power operation without derating at 50 ℃
- Patented anti-PID function optional

Easy O&M

- Virtual central solution, easy for O&M
- Compact design and light weight for easy installation

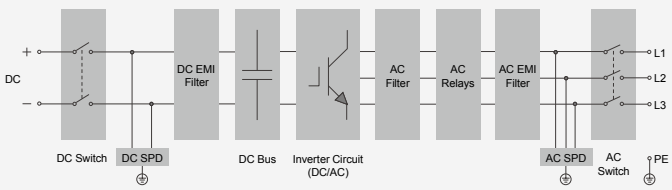
Saved Investment

- DC 1500 V, AC 600 V, low system initial investment
- 1 to 5 MW power block design for lower MV transformer and labor cost
- Max. DC/AC ratio up to 1.5
- Night Static Var Generator (SVG) function optional

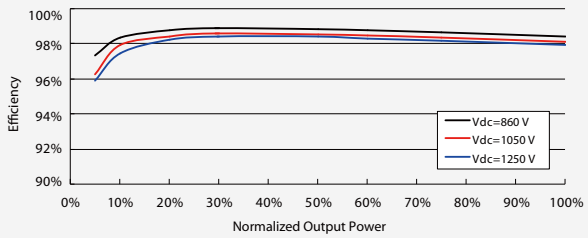
Grid Support

- Compliance with both IEC and UL safety, EMC and grid support regulations
- Low/High voltage ride through (L/HVRT)
- Active & reactive power control and power ramp rate control

Circuit Diagram



Efficiency Curve



Input (DC)	SG125HV
Max. PV input voltage	1500 V
Min. PV input voltage / Startup input voltage	860 V / 920 V
Nominal input voltage	1050 V
MPP voltage range	860 – 1450 V
MPP voltage range for nominal power	860 – 1250 V
No. of independent MPP inputs	1
No. of DC inputs	1
Max. PV input current	148 A
Max. DC short-circuit current	240 A

Output (AC)	
AC output power	125000 VA @ 50 ℃
Max. AC output current	120 A
Nominal AC voltage	3 / PE, 600 V
AC voltage range	480 – 690 V
Nominal grid frequency / Grid frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz
THD	< 3 % (at nominal power)
DC current injection	< 0.5 % In
Power factor at nominal power / Adjustable power factor	> 0.99 / 0.8 leading – 0.8 lagging
Feed-in phases / Connection phases	3 / 3

Efficiency	
Max. efficiency / Euro. efficiency / CEC effciency	98.9 % / 98.7 % / 98.5 %

Protection	
DC reverse connection protection	Yes
AC short-circuit protection	Yes
Leakage current protection	Yes
Grid monitoring	Yes
DC switch / AC switch	Yes / Yes
Night SVG function	Optional
Anti-PID function	Optional
Overvoltage protection	DC Type II / AC Type II

General Data	
Dimensions (W*H*D)	670*902*296 mm **26.4''*35.5''*11.7''**
Weight	76 kg **167.5 lb**
Isolation method	Transformerless
Degree of protection	IP 65 **NEMA 4X**
Night power consumption	< 4 W
Operating ambient temperature range	-25 to 60 ℃ (> 50 ℃ derating) **-13 to 140 ℉ (> 122 ℉ derating)**
Allowable relative humidity range (non-condensing)	0 – 100 %
Cooling method	Smart forced air cooling
Max. operating altitude	4000 m (> 3000 m derating) **13123 ft (> 9843 ft derating)**
Display / Communication	LED, Bluetooth+APP / RS485
DC connection type	OT or DT terminal (Max. 185 mm² **350 Kcmil**)
AC connection type	OT or DT terminal (Max. 185 mm² **350 Kcmil**)
Compliance	CE, IEC 62109-1/-2, IEC 61000-6-2/-4, IEC 61727, IEC 62116, IEC 61000-3-11/-12, UL 1741, UL 1741 SA, IEEE 1547, IEEE 1547.1, CSA C22.2 107.1-01 and California Rule 21
Grid support	SVG, LVRT, HVRT, active & reactive power control and power ramp rate control
Type designation	SG125HV-10

ARRAY TECHNOLOGIES

wattsun SOLAR TRACKERS
a division of Array Technologies

ARRAY TECHNOLOGIES
is the leading manufacturer of active solar tracking systems in the world, with all products manufactured in the USA. Utilities, corporations, small businesses, and homeowners all rely on Array's cost-effective, reliable and robust solar tracking and racking systems. For many years, Array's renowned residential products were marketed under the Wattsun brand name. The tradition of excellence continues as the Wattsun products are integrated into Array's DuraTrack and DuraRack product lines.

Visit **arraytechinc.com** for more information and a list of installers.

Array Technologies Inc.

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+1 855.TRACKPV (872.2578)

F +1 505.881.7572

E residentialsales@arraytechinc.com

W arraytechinc.com

Get More Power in Less Than 60 Seconds

Optimize your solar array's position to follow the sun's seasonal changes. In seconds you can single-handedly adjust the tilt of the DuraRack AT, maximizing your power production. You'll increase your power by capturing up to 7% more solar energy.*

FAST AND EASY TO INSTALL

A universal mounting system accommodates most modules. DuraTrack™ high-speed mounting clamps make installation fast. The low-profile design means all work is performed at chest height or lower, so it can be done without climbing up and down a ladder.

STURDY AND RELIABLE

Take advantage of utility-proven technology in a system scaled to your needs. The DuraRack AT uses much of the same technology and many of the same parts as Array Technologies' utility scale DuraTrack HZ, and is rated to 90 mph wind loading.

EASILY ADJUSTABLE

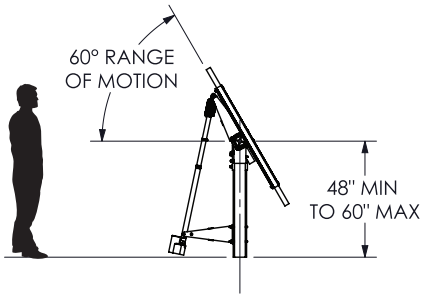
It only takes a few seconds to adjust the tilt angle anywhere from flat to 60° using just a cordless drill.

LOW MAINTENANCE

The dry-slide bearings require no lubrication. Just clean your modules regularly to maximize your energy production.

(*Annual average compared to fixed rack installation.)

DuraRack™ AT
SOLAR TRACKERS

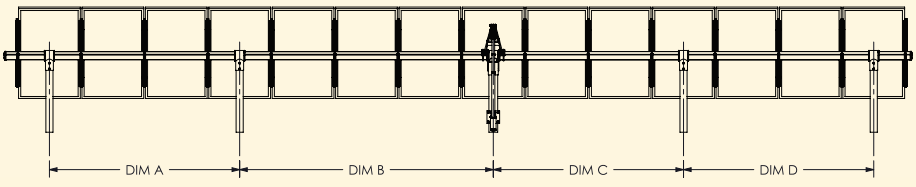


DURARACK™ AT

With its low profile, the DuraRack AT is great for windy locations and areas with height restrictions. It's reliable, efficient, easy to install and designed to last.

- 4kW + capacity
- Accommodates up to 16 standard 60-cell modules
- Adjustable tilt fixed rack — for any seasonal setting, from 0 to 60°
- Manually adjustable ball screw linear actuator with gear box

System Installation and Specifications	
Racking/Tracking Type	Fixed Rack with manual adjustable tilt
Tracking range East – West	Fixed
Tracking range North – South	0° – 60° adjustable tilt
Energy Gain vs. Fixed-Tilt Rack	Up to 7%, site specific
Module Configuration	12 – 16 single standard 60 cell modules in portrait
Modules Supported	Most commercially available
Module Attachment	DuraTrack™ high-speed mounting clamps
Motion East – West	None
Motion North – South	Manual adjustable ball-screw with gear box
Allowable Wind Load	IBC 90 MPH, 3 – second gust exposure C
Installation	
Materials	Corrosion resistant high-strength steel and anodized aluminum
Installation on (no welding required)	4 x 4" ID SCH40 steel pipe 1 x 5" ID SCH40 steel pipe
Typical Dimensions (based on standard 60 cell module)	
East – West	40' – 49' length
North – South	Depends on panel size
Height	4' – 5' poles plus half of panel height
Maintenance and General Information	
Required Maintenance	Dry-slide bearings no lubrication, regular cleaning of modules recommended
Warranty	10 year Limited Warranty
Made in the USA	Yes, with U.S. and imported parts



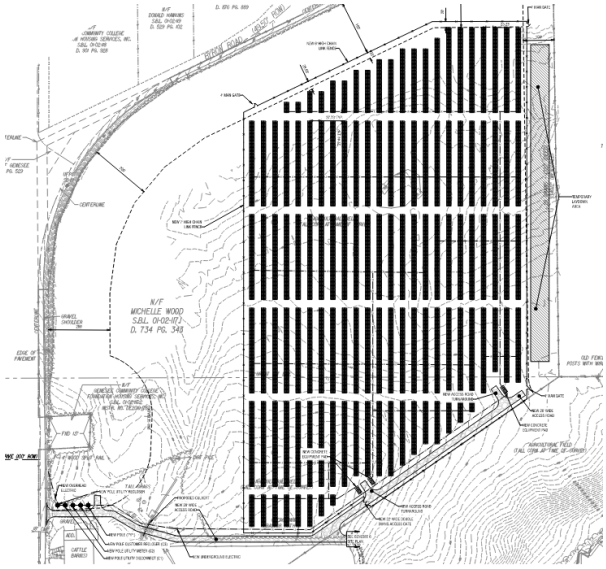
Dimensions are module-specific. Please contact Array Technologies for more details.

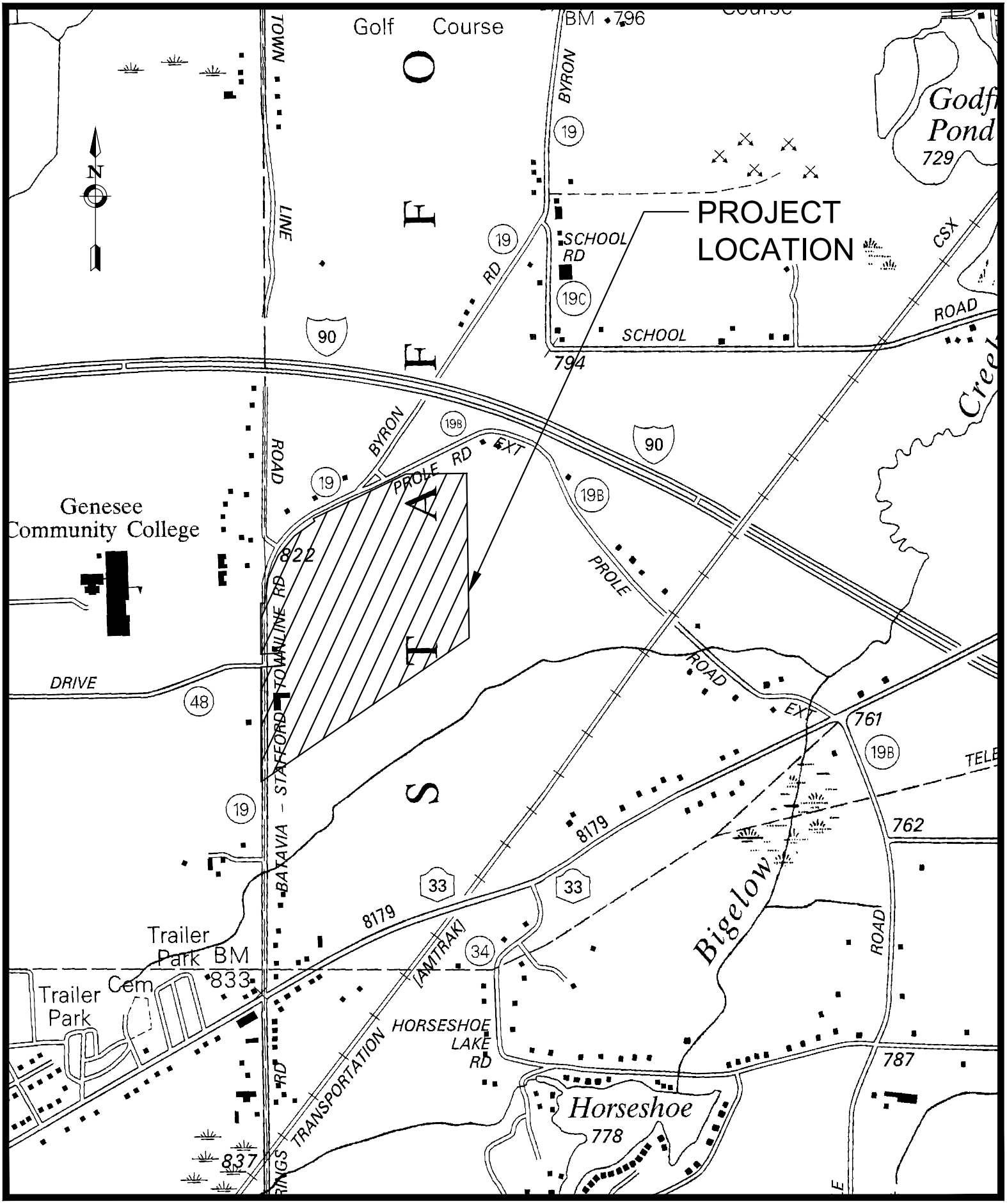
Talk to your local Array installer for help designing a PV system that will maximize your power output and fit your needs.

Genesee 5 (5.0 MW AC) Community Solar

Project Vicinity Map

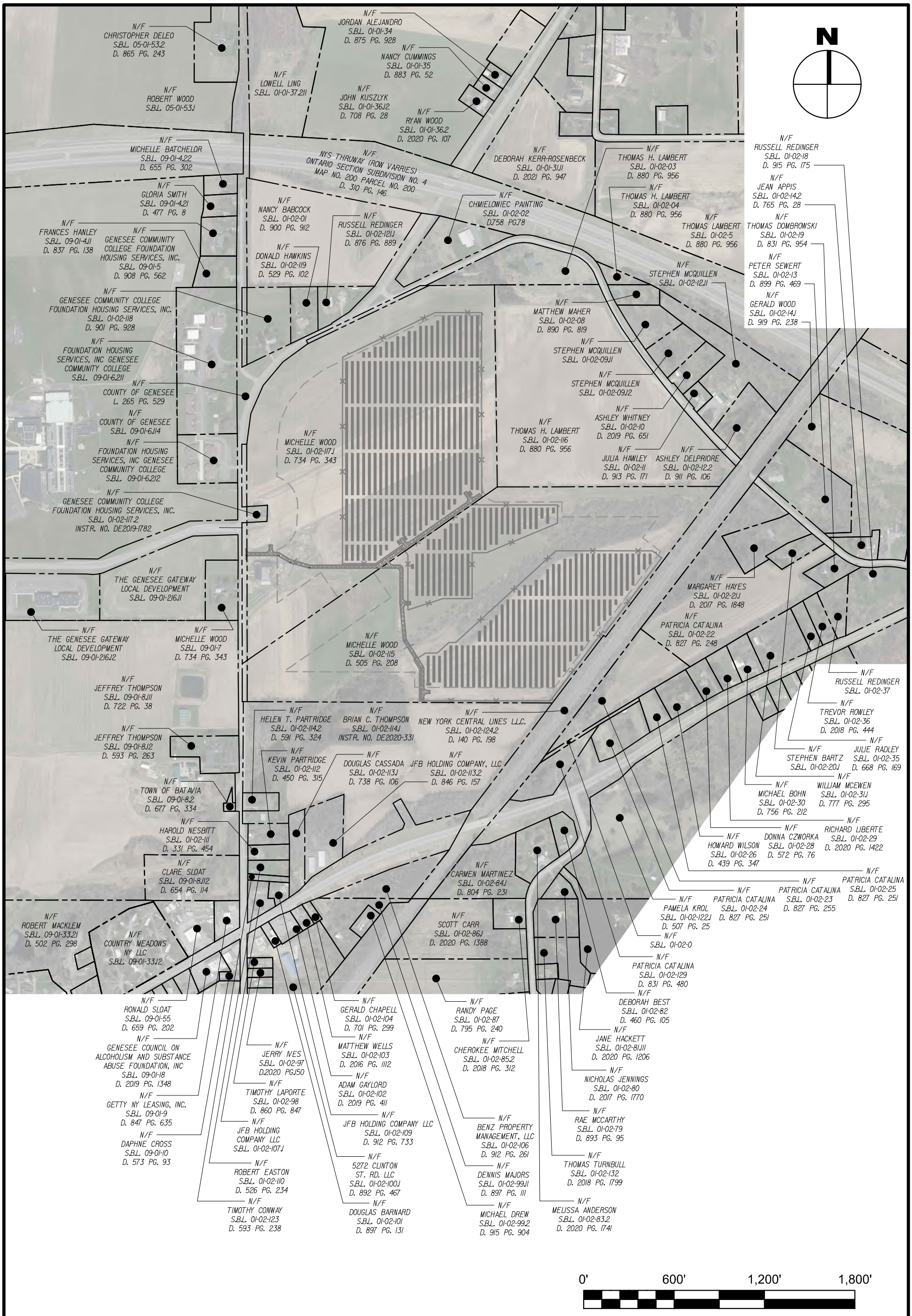
8244 Batavia-Stafford Townline Road, Batavia, NY 14020





LOCATION MAP

N.T.S.



LaBella
Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

ISSUED FOR: REFERENCE

DRAWING NAME: ADJACENT OWNERS EXHIBIT

DRAWN BY: O.L.A.

DATE: 10/20/2021

PROJECT NO.: 2210199.12

PROJECT NAME: **Genesee 5 and 6**
8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020

DRAWING NUMBER: CX008

VERSION 21.1
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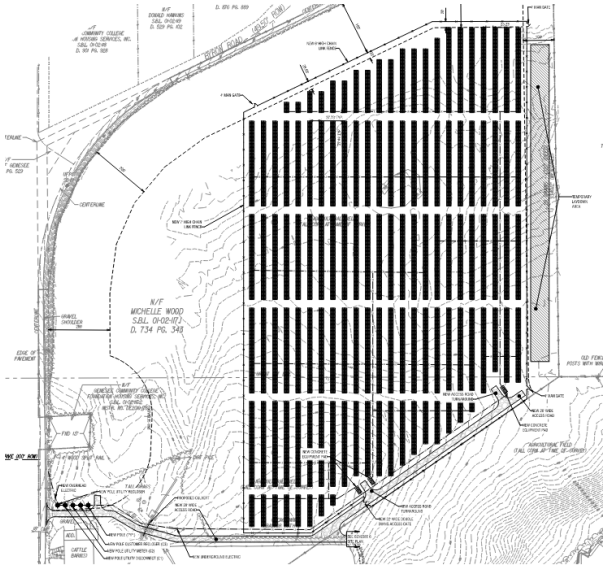
Genesee 5 (5.0 MW AC) Community Solar

Civil Site Plans

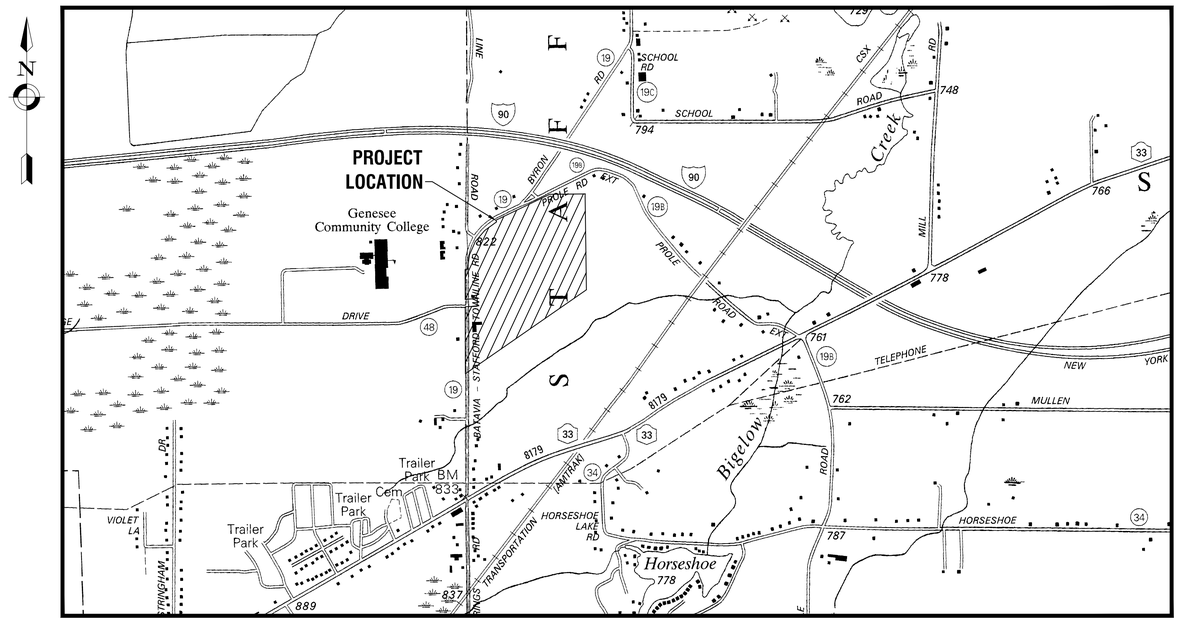
8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Refer to Site Plans as completed by LaBella Associates, DPC

GENESEE 5 SOLAR ARRAY

8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020



LOCATION MAP
N.T.S.

NY CDG Genesee 5, LLC

8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020
PROJECT NUMBER: 2210199.12
OCTOBER 29, 2021

BW SOLAR

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PLANNING BOARD REVIEW
OCTOBER 29, 2021

NY CDG Genesee 5, LLC
PROJECT NO: 2210199.12

GENESEE 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

GENERAL NOTES

1. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
2. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
4. THE SIZES AND MATERIAL OF CONSTRUCTION OF STORM SEWERS ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
6. UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
7. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
8. ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
9. PERMANENT WARNING LABELS TO BE PROVIDED BY THE INSTALLER AT ALL PV SYSTEM DISCONNECTING MEANS IN COMPLIANCE WITH ANSI Z2535.4, UL 969, NFPA 70 (2017) SECTIONS: 110.20, 690.13(B), 690.53 AND 690.54.

SURVEY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
3. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
4. HORIZONTAL DATUM BASED OFF NAD83-W.
5. ELEVATIONS BASED ON NGVD'88 DATUM US FT.

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK AT 811 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
3. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
4. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
6. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
7. CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
8. ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE EXISTING BUILDINGS FOR THE DURATION OF THE CONTRACT.
10. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
11. COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY STONE STAGING AREA WITH OWNER

SITE NOTES

1. WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
2. ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
3. IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.
4. ANY PROOF-ROLLING OF EXPOSED SUBBASE BY A MINIMUM 10 TON SMOOTH DRUM ROLLER SHALL BE DONE UNDER THE GUIDANCE OF, AND OBSERVED BY, QUALIFIED ENGINEERING PERSONNEL PRIOR TO PLACEMENT OF SUBBASE MATERIAL. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE AND COMPLETE AT LEAST TWO (2) PASSES OVER THE EXPOSED SUBGRADES.

GRADING NOTES

1. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
2. SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION. PRIOR TO RESTORATION ROUGH/JAGGED EDGES SHALL BE SAW CUT TO PROVIDE A CONSISTENT EDGE.
4. VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
5. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
6. THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. CONTRACTOR SHALL SUBMIT PROPOSED EROSION CONTROL PLAN INCLUDING SEQUENCING OF WORK TO THE ENGINEER FOR REVIEW PRIOR TO START OF WORK.
2. UTILIZE CONSTRUCTION METHODS/TECHNIQUES, WHICH WILL LIMIT THE EXPOSED EARTHEN AREAS AND MINIMIZE THE EFFECT OF EARTH DISTURBANCE ACTIVITIES ON SOIL EROSION. THE AREA OF DISTURBANCE SHALL BE LIMITED TO A MAXIMUM OF 5 ACRES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. ALL SEDIMENTATION BARRIERS AND OTHER TEMPORARY OR PERMANENT MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. PLANS SHOW THE SUGGESTED MINIMUM MEASURES REQUIRED.
4. REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED AT THE APPROVAL OF THE OWNER AND ENGINEER. THE COST OF REMOVING THESE MEASURES SHALL ALSO BE INCLUDED IN THE BID PRICE.
5. FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
6. DURING CONSTRUCTION NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER ANY STORM/SANITARY SEWERS, DITCHES, RIVERS, OR WATER COURSES.
7. ALL EXCAVATED OR IMPORTED EARTHEN STOCKPILES SHALL BE SUITABLY STABILIZED AND PROTECTED BY SILT FENCE SO THAT IT CANNOT REASONABLY ENTER ANY WATER BODY, OR STORM OR SANITARY SEWER.
8. ALL METHODS AND EQUIPMENT PROPOSED BY THE CONTRACTOR TO ACCOMPLISH THE WORK FOR EROSION AND POLLUTION CONTROL SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR SHALL BE REQUIRED TO TREAT TRAVELED AREAS TO CONTROL DUST. WATER SHALL BE APPLIED TO SUCH TRAVELED AREAS AS THE ARCHITECT/ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE MAY DESIGNATE. THE NUMBER OF APPLICATIONS AND THE AMOUNT OF WATER SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS.
10. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT WHICH WILL NOT BE SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED TO ESTABLISH GRASS, AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
11. CONTRACTOR STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCE(S), AS SHOWN ON THE PLANS SHALL BE PROVIDED. ALL DISTURBED AREAS SHALL BE RESTORED.
12. ALL CATCH BASINS/DRAINAGE INLETS SHALL HAVE STONED INLET PROTECTION AROUND THEM AND GEOTEXTILE FABRIC OVER THE GRATE TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM.
13. TILL ALL COMPACTED SOILS LOCATED IN LAWN AREAS TO RESTORE THE ORIGINAL PROPERTIES OF THE SOIL PRIOR TO SEEDING.
14. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN EACH AREA.

EXISTING	PROPOSED	DESCRIPTION
△		PROJECT BENCHMARK / CONTROL POINTS
		WETLAND
		WETLAND BUFFER
	⌀	TREE REMOVAL
		DECIDUOUS TREE
		CONIFEROUS TREE
		ASPHALT ACCESS ROAD
		PERVIOUS GRAVEL ACCESS ROAD
		POST-DRIVEN FENCE
		BALLASTED FENCE
		TREE/VEGETATION LIMIT
		PROPERTY LINE
		SETBACK LINE
ROW		RIGHT-OF-WAY
		UTILITY POLE
		UNDERGROUND ELECTRIC
OE	OE	OVERHEAD ELECTRIC
ST	ST	STORM LINE
		UNDERDRAIN
510	510	MAJOR CONTOUR
509	509	MINOR CONTOUR
		FLOW DIRECTION
		EROSION FENCE
		CONSTRUCTION FENCE
		SILT SOCK INLET PROTECTION
		CHECK DAM
		CONCRETE WASHOUT
		STABILIZED CONSTRUCTION ENTRANCE (TEMPORARY)
	TOPSOIL STOCKPILE	TOPSOIL STOCKPILES

DRAWING INDEX

CONDITIONS TO APPROVAL

1. PRIOR TO CONSTRUCTION, THE APPLICANT MUST OBTAIN A BUILDING PERMIT FOR THE PROJECT FROM THE TOWN CODE ENFORCEMENT OFFICER (CEO)
2. THE PROJECT SHALL BE CONSTRUCTED AND OPERATED IN A MANNER CONSISTENT WITH THE MATERIALS INCLUDED IN THE APPROVED APPLICATION, AS MODIFIED BY THESE CONDITIONS.
3. THE APPLICANT WILL PROVIDE A CESIR STUDY AND ANY SUBSEQUENT AGREEMENT FOR THE PROJECT FROM THE ELECTRIC UTILITY, NATIONAL GRID, TO THE TOWN FOR THE PUBLIC RECORD.
4. THE PROJECT WILL COMPLY WITH THE STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPEDES) GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (GP-0-20-001)
5. THE APPLICANT WILL COMPLY WITH NYSDEC REQUIREMENTS FOR ON-SITE SURVEYS, IF ANY, TO FULLY ASSESS IMPACTS ON BIOLOGICAL RESOURCES FROM THE PROJECT.
6. THE APPLICANT SHALL CONFIRM THAT IT HAS CONSULTED WITH AND INCORPORATED THE RECOMMENDATIONS OF THE GENESEE COUNTY SOIL AND WATER CONSERVATION DISTRICT INTO THE VEGETATION MANAGEMENT AND MONITORING PLAN.
7. AS REQUIRED BY THE NATIONAL ELECTRIC CODE (NEC), DISCONNECT AND OTHER EMERGENCY SHUTOFF INFORMATION SHALL BE CLEARLY DISPLAYED ON A LIGHT REFLECTIVE SURFACE. A CLEARLY VISIBLE WARNING SIGN CONCERNING HIGH VOLTAGE SHALL BE PLACED AT THE BASE OF ALL PAD MOUNTED TRANSFORMERS.
8. A COPY OF THE ANNUAL INSPECTION REPORTS FOR THE FACILITY WILL BE PROVIDED TO THE CEO.
9. PRIOR TO COMMENCEMENT OF OPERATIONS, FINAL SECURITY FOR THE EXPECTED LIFE OF THE FACILITY WILL BE PROVIDED BY THE APPLICANT IN THE FORM OF A BOND, CASH COLLATERAL, SECURITY DEPOSIT, ESCROW ACCOUNT, LETTER OF CREDIT, OR OTHER FORM OF ACCEPTABLE FINANCIAL SURETY, APPROVED BY THE TOWN ATTORNEY, IN AN AMOUNT (THE "SECURITY AMOUNT"), TO BE APPROVED BY THE TOWN ENGINEER, EQUAL TO 125% OF THE NET COST TO IMPLEMENT THE DECOMMISSIONING PLAN WITH AN ESCALATOR OF 2% ANNUALLY. SUCH AN ESTIMATE SHALL BE PROFESSIONALLY PREPARED AND INCLUDE A DETAILED SCHEDULE OF VALUES, WILL NOT CLAIM ANY OFFSET CLAIMED FOR SALVAGE VALUE, AND A LINE ITEM FOR THE TOWN TO ENGAGE THEIR CONSULTING ENGINEER TO REVIEW AND APPROVE THE COMPLETED RESTORATION INCLUDING ANY DAMAGE OR NECESSARY CLEANING OF TOWN AND COUNTY ROADWAYS. THE FINAL SECURITY SHALL REMAIN ACTIVE UNTIL THE FACILITY IS FULLY DECOMMISSIONED. THE FINANCIAL SECURITY SHALL BE IRREVOCABLE AND STATE ON ITS FACE THAT IT IS EXPRESSLY HELD BY AND FOR THE SOLE BENEFIT OF THE TOWN. THE FINANCIAL SECURITY AND THE SECURITY AMOUNT SHALL BE RENEWED EVERY FIVE (5) YEARS BASED ON SAME METHODOLOGY AS THE ORIGINAL SECURITY AMOUNT. SHALL INCLUDE AN ESCALATOR OF 2% ANNUALLY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER. ONCE THE DECOMMISSIONING AND RESTORATION OF THE SITE HAS BEEN COMPLETED, ANY UNUSED PORTION OF THE FINANCIAL SURETY WILL BE RETURNED TO THE SPECIAL USE PERMIT HOLDER.
10. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN APPLICATION FOR 9-1-1 ADDRESS VERIFICATION TO THE GENESEE COUNTY SHERIFF'S OFFICE TO ENSURE THAT THE ADDRESS OF THE PROPOSED SOLAR SYSTEM MEETS ENHANCED 9-1-1 STANDARDS.
11. THE APPLICANT SHALL SUBMIT THE APPLICATION DOCUMENTS TO THE LOCAL FIRE CHIEF FOR THEIR REVIEW AND FOR DEVELOPING A LOCAL EMERGENCY RESPONSE PLAN. A RECORD OF SUBMITTAL WILL NEED TO BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A COPY OF THE FINAL DRAWING THAT SHOWS THE LOCATION OF ALL DISCONNECTS FOR THE SOLAR ENERGY SYSTEM SHALL BE PROVIDED TO THE LOCAL FIRE CHIEF TO BE KEPT ON FILE WITH THE LOCAL FIRE DEPARTMENT. ALL COMMENTS AND CONCERNS OF THE THE LOCAL FIRE DEPARTMENT SHALL BE ADDRESSED.
12. THE APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL FILE ANNUALLY WITH THE TOWN, ON THE ANNIVERSARY DATE OF THE GRANTING OF THE SPECIAL USE PERMIT, A WRITTEN REPORT CERTIFYING THAT THE APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS ARE COMPLYING WITH MAINTENANCE AND INSPECTION PROCEDURES, AND THAT THE FACILITY IS NOT A HAZARD OR A THREAT OF A HAZARD TO THE HEALTH AND SAFETY OF THE PUBLIC.
13. PRIOR TO THE COMMENCEMENT OF FACILITY OPERATIONS, A PAYMENT -IN-LIEU-OF-TAXES (PILOT) FOR THE FACILITY WILL BE EXECUTED.
14. PRIOR TO THE COMMENCEMENT OF OPERATIONS AND IN A MANNER CONSISTENT WITH THE ESCOW AGREEMENT BETWEEN THE APPLICANT AND THE TOWN, THE APPLICANT SHALL HAVE FUNDED THE ESCROW ACCOUNT SET UP BY THE BOARD TO PAY FOR LEGAL AND ENGINEERING SERVICES FOR REVIEW OF THE APPLICATION IN AN AMOUNT SUFFICIENT TO PAY ALL INVOICES OF SAID CONSULTANTS TO THE BOARD.

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585-454-6110

labellapc.com

NY CDG Genesee 5, LLC
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:
Revisions		

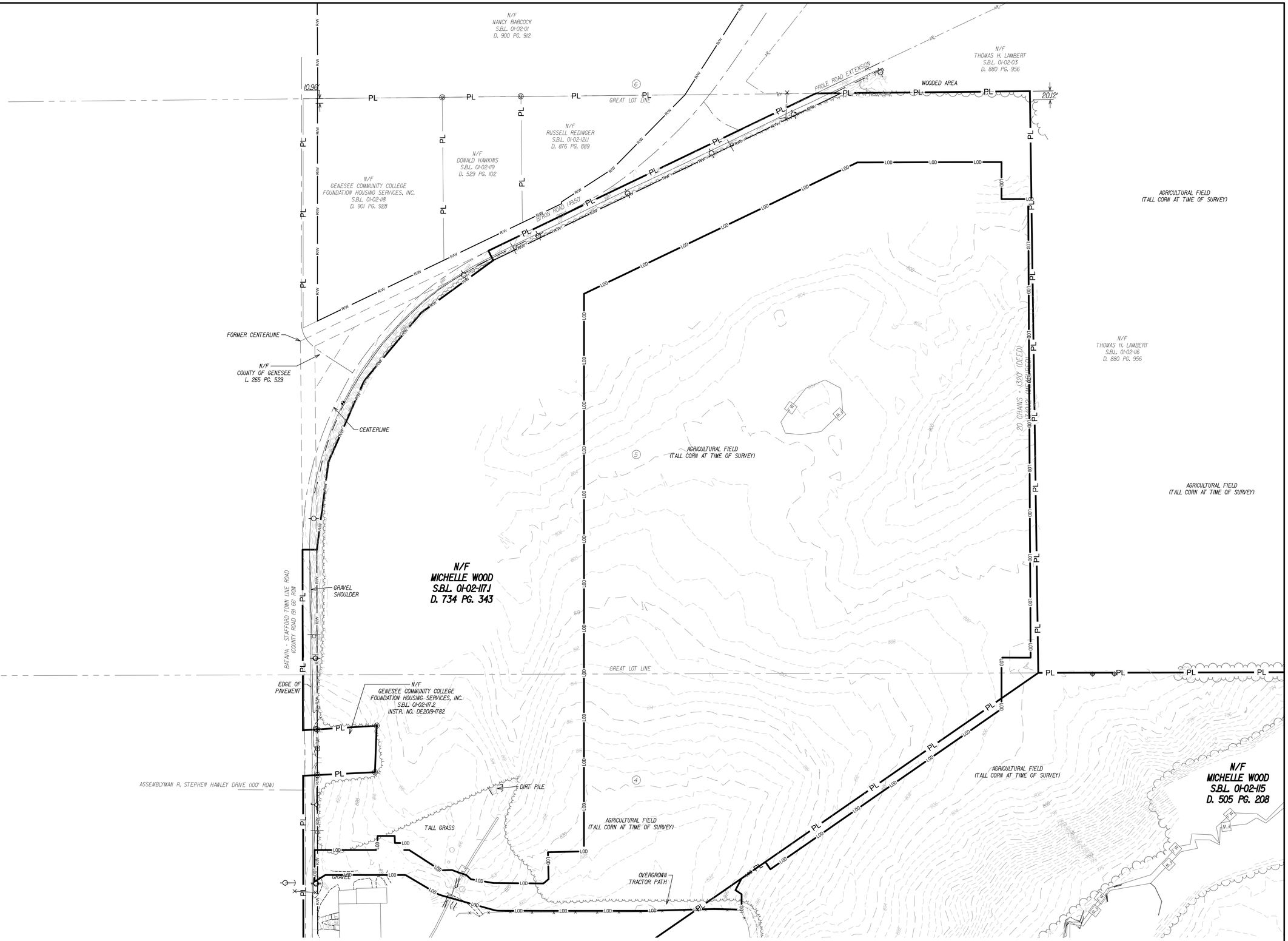
PROJECT NUMBER: 2210199.12
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/29/2021
DRAWING NAME:

GENERAL NOTES, LEGEND, AND DRAWING INDEX

DRAWING NUMBER:

C001

VERSION 19.0
6/3/2010 8:47:56 AM



1
C101

EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

N

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ROBERT JOSEPH STEEHLER
094674

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

NY CDG Genesee 5, LLC
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NO:	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 2210199.12

DRAWN BY: MSB

REVIEWED BY: JJP

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 10/29/2021

DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:

C101

PROJECT DATA

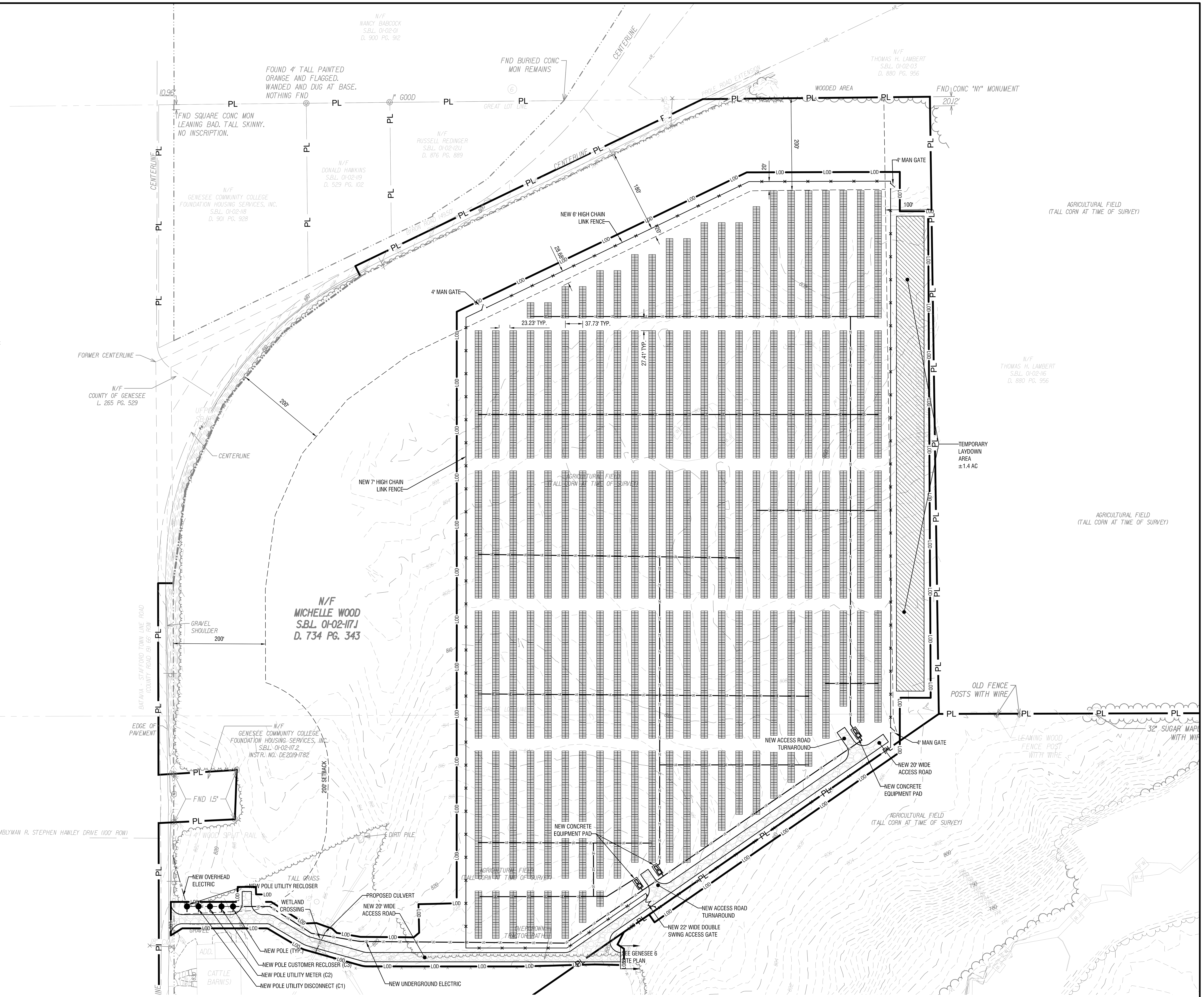
PARCEL INFORMATION

APPLICANT	NY CDG Genesee 5 LLC
PARCEL ADDRESS	8244 BAT- STAF TWLN RD BATAVIA, NY 14020
TAX NUMBER	01-02-117.1
NUMBER OF TABLES	831
NUMBER OF PANELS	16,620
SYSTEM SIZE (DC)	7.48 MW (DC)
SYSTEM SIZE (AC)	5 MW (AC)
GPS COORDINATES	N: 43.01704 W: -78.13255
AVERAGE SITE ELEVATION	±805'
PARCEL AREA	±64.57 ACRES
EQUIPMENT PAD AREA	±900 SF
FENCED AREA	±31.08 ACRES
ROAD LENGTH	±2,018 FT
CHAIN LINK FENCE	±4,675 FT
DOUBLE SWING GATE COUNT	1
MAN GATE COUNT	3

ZONING INFORMATION

	REQUIRED	PROPOSED
CODE APPLIED	TOWN OF STAFFORD	
WEBSITE	HTTPS://TOWNOFSTAFFORD.ORG/DEPARTMENTS/ZONING-CODE	
CLASSIFICATION	(IP) INDUSTRIAL PARK	
FRONT SETBACK	200 FT	200 FT
SIDE SETBACK	200 FT	200 FT, 0 FT*
REAR SETBACK	200 FT	100 FT*
ENTRANCE WIDTH	-	70 FT
MAX FENCE HEIGHT	-	7 FT

*AREA VARIANCE REQUESTED VIA CH. 182, ART VII, §182-49.K.(3)



1 C201 SITE AND UTILITY PLAN
SCALE: 1" = 100'

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NY CDG Genesee 5, LLC
850 NEW BURTON ROAD, SUITE 201
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BW SOLAR

Genesee 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER:	2210199.12
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REVIEWED BY:	JJP
ISSUED FOR:	PLANNING BOARD REVIEW
DATE:	10/29/2021
DRAWING NAME:	SITE AND UTILITY PLAN
DRAWING NUMBER:	C201

VERSION 19.0
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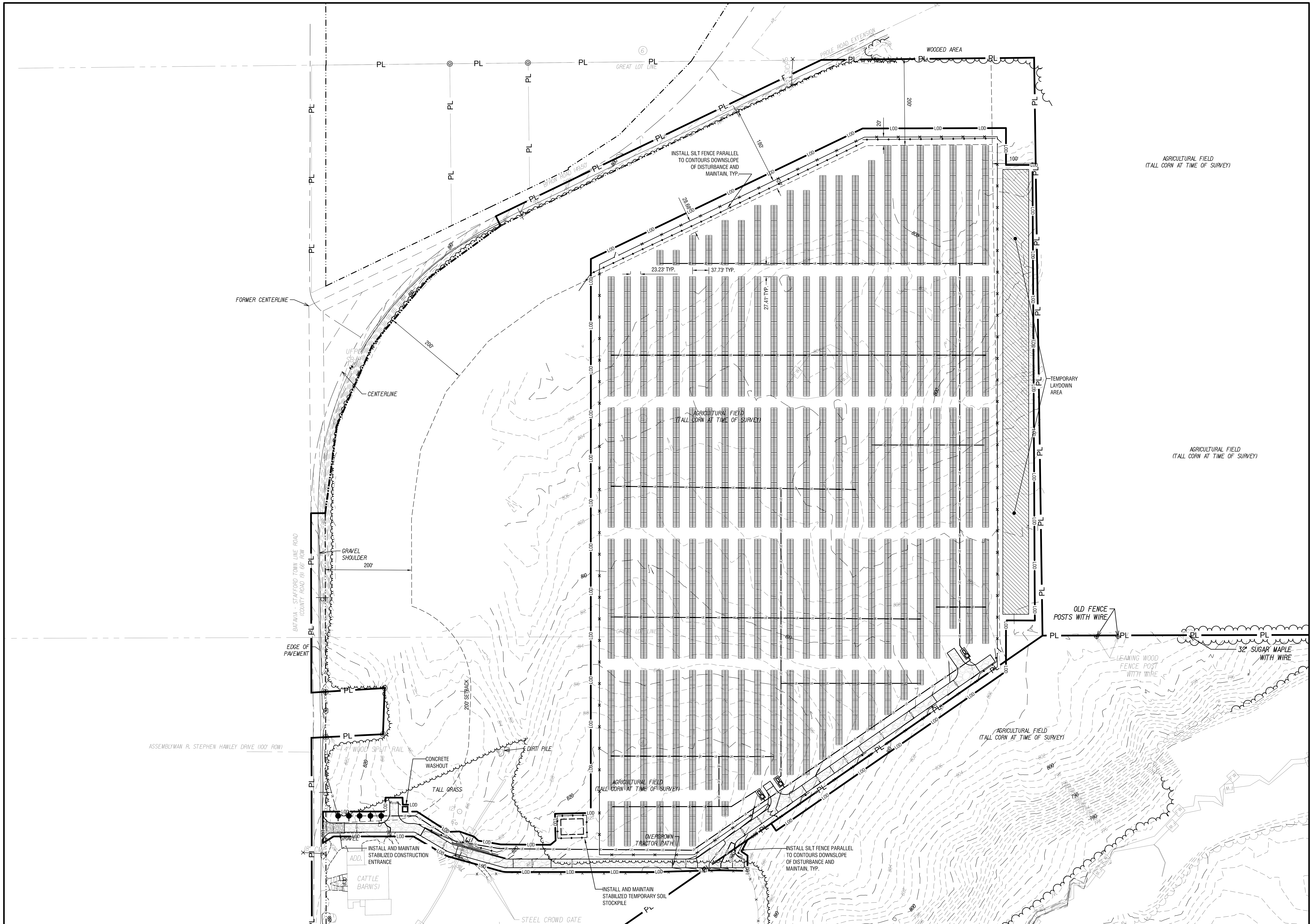

1 C401 GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 100'

N

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BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 2210199.12
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ISSUED FOR: PLANNING BOARD REVIEW
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DRAWING NAME:

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C401

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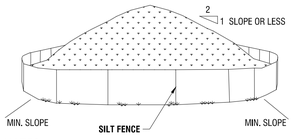
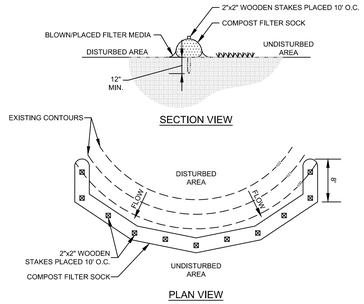


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS AND DETAIL FOR INSTALLATION OF SILT FENCE.

7 C501 TEMPORARY SOIL STOCKPILE

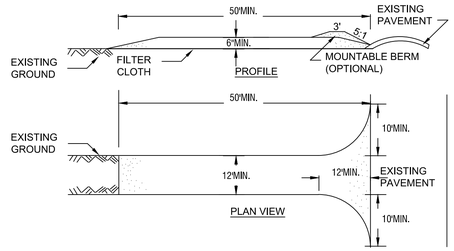
N.T.S.



1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 5.1. COMPOST SHALL MEET THE STANDARDS LISTED ON OF TABLE 5.2.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 5.2). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE X.X. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTART TO THE SOCKS, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

6 C501 COMPOST FILTER SOCK

NYS DEC DETAIL: COMPOST FILTER SOCK

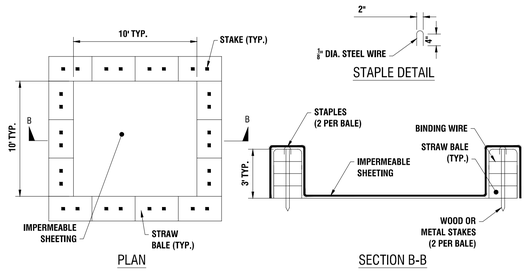


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5 C501 STABILIZED CONSTRUCTION ACCESS

NYS DEC DETAIL: STABILIZED CONSTRUCTION ACCESS



NOTE:

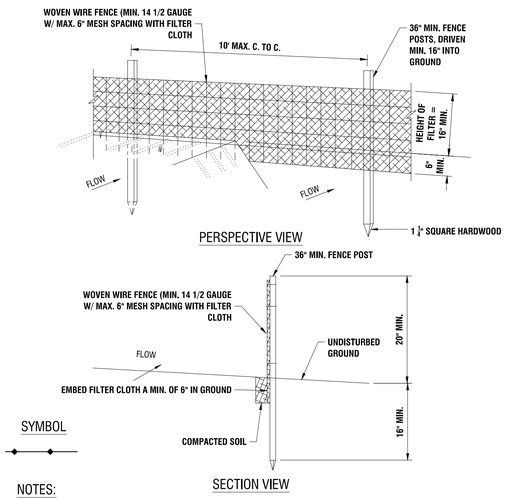
CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

4 C501 CONCRETE WASHOUT AREA WITH STRAW BALES

N.T.S.

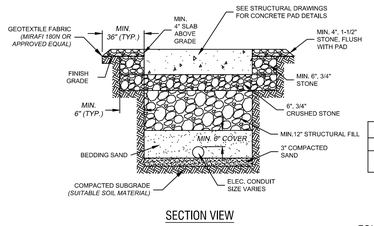


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED, FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA 140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 C501 SILT FENCE

NYS DEC DETAIL: SILT FENCE



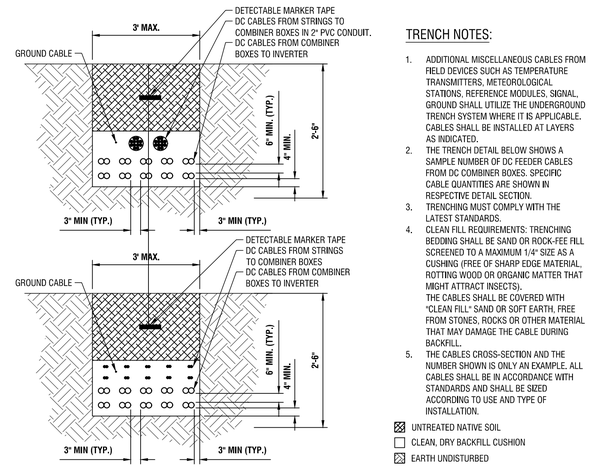
EQUIPMENT SKID DIMENSIONS				
EQUIPMENT	DIM. A (FT)	DIM. B (FT)	DIM. C (FT)	DIM. D (FT)
MAIN EQUIPMENT PAD	40	46	23	29

EQUIPMENT SKID NOTES:

1. ALL ELECTRICAL EQUIPMENT IS TO BE SITUATED ON A CONCRETE PAD AS SHOWN ON THE SITE PLANS.
2. CONCRETE STRENGTH: CLASS B CONCRETE. CONTRACTOR SHALL ALLOW 3 DAYS CURING TIME PRIOR TO INSTALLATION OF EQUIPMENT ON CONCRETE PAD.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, f_y=64500 PSI, AND SHALL BE HOT-DIPPED GALVANIZED OR EPOXY COATED AFTER FABRICATION TO PRODUCE A CLASS 2 COATING EQUAL TO THAT SPECIFIED IN ASTM A641, TABLE 1.
4. ANCHOR BOLTS SHALL BE DRILLED AND SET IN FIELD AFTER INSTALLATION ON FOOTING AS PER MANUFACTURER'S SPECIFICATIONS.
5. LOCATION OF ALL ELECTRICAL EQUIPMENT AND CONCRETE PADS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
6. COMPACTED STONE SHALL BE NYSDOT TYPE 2 CRUSHED GRAVEL OR APPROVED EQUAL BY THE ENGINEER OF RECORD.
7. ANCHOR BOLTS SHALL BE ¾" DIA. HILTI HSE ADHESIVE ANCHOR RODS WITH 4-1/2" EMBEDMENT DEPTH OR APPROVED EQUAL.
8. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
9. VERIFY ALL DIMENSIONS WITH THOSE ON EQUIPMENT SKID SHOP DRAWINGS AND ADJUST ACCORDINGLY. LOCATE CHASES AND CONDUIT STUB-UPS PER EQUIPMENT SKID SHOP DRAWINGS.
10. GROUNDING PLATE TO BE LOCATED UNDERNEATH EQUIPMENT PAD
11. GROUNDING RINGS TO BE BURIED AT EQUIPMENT PAD LOCATION

2 C501 ELECTRICAL EQUIPMENT CONCRETE PAD

N.T.S.



TRENCH NOTES:

1. ADDITIONAL MISCELLANEOUS CABLES FROM FIELD DEVICES SUCH AS TEMPERATURE TRANSMITTERS, METEOROLOGICAL STATIONS, REFERENCE MODULES, SIGNAL, GROUND SHALL UTILIZE THE UNDERGROUND TRENCH SYSTEM WHERE IT IS APPLICABLE. CABLES SHALL BE INSTALLED AT LAYERS AS INDICATED.
2. THE TRENCH DETAIL BELOW SHOWS A SAMPLE NUMBER OF DC FEEDER CABLES FROM DC COMBINER BOXES. SPECIFIC CABLE QUANTITIES ARE SHOWN IN RESPECTIVE DETAIL SECTION.
3. TRENCHING MUST COMPLY WITH THE LATEST STANDARDS.
4. CLEAN FILL REQUIREMENTS: TRENCHING BEDDING SHALL BE SAND OR ROCK-FEE FILL SCREENED TO A MAXIMUM 1/4" SIZE AS A CUSHING (FREE OF SHARP EDGE MATERIAL, ROTTING WOOD OR ORGANIC MATTER THAT MIGHT ATTRACT INSECTS).
   THE CABLES SHALL BE COVERED WITH "CLEAN FILL" SAND OR SOFT EARTH, FREE FROM STONES, ROCKS OR OTHER MATERIAL THAT MAY DAMAGE THE CABLE DURING BACKFILL.
5. THE CABLES CROSS-SECTION AND THE NUMBER SHOWN IS ONLY AN EXAMPLE. ALL CABLES SHALL BE IN ACCORDANCE WITH STANDARDS AND SHALL BE SIZED ACCORDING TO USE AND TYPE OF INSTALLATION.

▨ UNTREATED NATIVE SOIL
□ CLEAN, DRY BACKFILL CUSHION
▨ EARTH UNDISTURBED

NOTES:

1. CONDUCTORS TO BE 1000V RATED FOR DIRECT BURIAL. MEDIUM VOLTAGE CONDUCTORS FROM PS1 TO BE RATED FOR CLASS 35KV, AND MEDIUM VOLTAGE CONDUCTORS FROM PS2 TO BE RATED FOR CLASS 15KV.
2. CONDUCTORS OF THE SAME CIRCUIT TO BE NEXT TO EACH OTHER; COMBINER CIRCUITS TO BE SPACED 4.5" FROM EACH OTHER UNLESS POSTED OTHERWISE (HORIZONTAL/VERTICAL DIRECTIONS).
3. COMMUNICATIONS TO BE BURIED 1' AWAY FROM ALL POWER CONDUCTORS. USE DIRECT BURY RATED FIBER CABLE.
4. 3" OR 4" PVC SCH80 JUMP-CONDUIT SHALL BE UTILIZED FOR ROW-TO-ROW STRING CIRCUITS WIRING.
5. POWER SUPPLY CABLES TO ARC FAULT CIRCUIT INTERRUPTION CIRCUITS SHALL BE LOCATED AT A MINIMUM 1' FROM DC CIRCUITS.
6. CONTRACTOR SHALL SIZE THE ROW-TO-ROW JUMPER CONDUIT FOR THE CONDUCTORS USED, WITH PVC SCHEDULE 80. A TOTAL OF 60 #10 HOMERUN CABLES CAN FIT INTO A STANDARD 4" PVC CONDUIT. CONTACT THE ENGINEER IF ADDITIONAL GUIDANCE IS REQUIRED.

1 C501 TYPICAL TRENCH DETAILS

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NY CDG Genesee 5, LLC
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2210199.12
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/29/2021
DRAWING NAME:

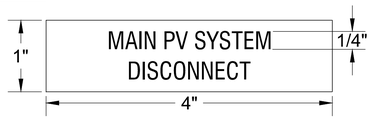
CONSTRUCTION DETAILS

DRAWING NUMBER:

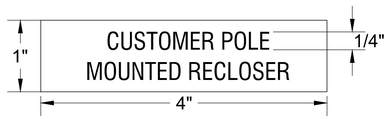
C501

VERSION 19.0
6/3/2019 8:47:56 AM

LOCATION: POLE C1



LOCATION: POLE C3



LOCATION: POLE C2

GENERAL NOTES:

1. LABELS SHOWN ARE TO BE APPLIED AS A MINIMUM REQUIREMENT. NAMETAGS ARE RECOMMENDED FOR ALL SYSTEM EQUIPMENT.
2. LABELS NEED NOT BE APPLIED FOR CASES WHERE EQUIPMENT IS PROVIDED WITH SIMILAR LABELS AND MARKINGS.
3. TEXT LABELS AND 10"x10" PLACARD TO BE ETCHED WITH WHITE GRAPHICS ONTO 1/16" RED PLASTIC PLACARDS. ATTACH LABEL TO APPROPRIATE COMPONENT ENCLOSURES IN CONSPICUOUS LOCATION USING TWO PART EPOXY.
4. ALL SIGNAGE AND LABELS WILL BE IN COMPLIANCE WITH NFPA 70 - 110.20, ANSI Z535.4 AND UL 969.

5 / C502 POLE SIGNAGE

N.T.S.

GENESEE 5 SOLAR ARRAY

COMPANY LLC
24HR EMERGENCY CONTACT
NAME, PHONE, ADDRESS

NO TRESPASSING

PRIVATE PROPERTY.
UNAUTHORIZED ENTRY PROHIBITED.
VIOLATORS WILL BE PROSECUTED UNDER AUTHORITY OF THE STATE OF NEW YORK PENAL LAW SECTION 140.10

WARNING

ANYONE DAMAGING, VANDALIZING, OR INTERFERING WITH THE OPERATION OF THIS FACILITY IS IN VIOLATION OF TITLE 18. UNITED STATES CODE SECTION 1366 AND PUNISHABLE BY 10 YEARS IMPRISONMENT AND $50,000 FINE.

DANGER

HIGH VOLTAGE.
KEEP OUT

WARNING

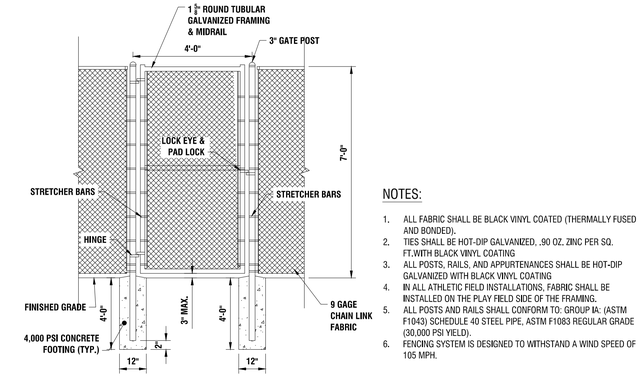
THESE FACILITIES ARE MONITORED BY VIDEO & ELECTRONIC SECURITY EQUIPMENT

NOTES:

1. ALL SIGNS TO BE 18" x 24" IN SIZE
2. SIGNS SHALL BE UV RESISTANT AND IN COLOR. SIGN MATERIAL SHALL BE HDPE OR LIGHT GAGE GALVANIZED STEEL.
3. SIGNS TO BE ATTACHED TO FENCING WITH PERMANENT FASTENERS.

4 / C502 PERMANENT SIGNAGE

N.T.S.

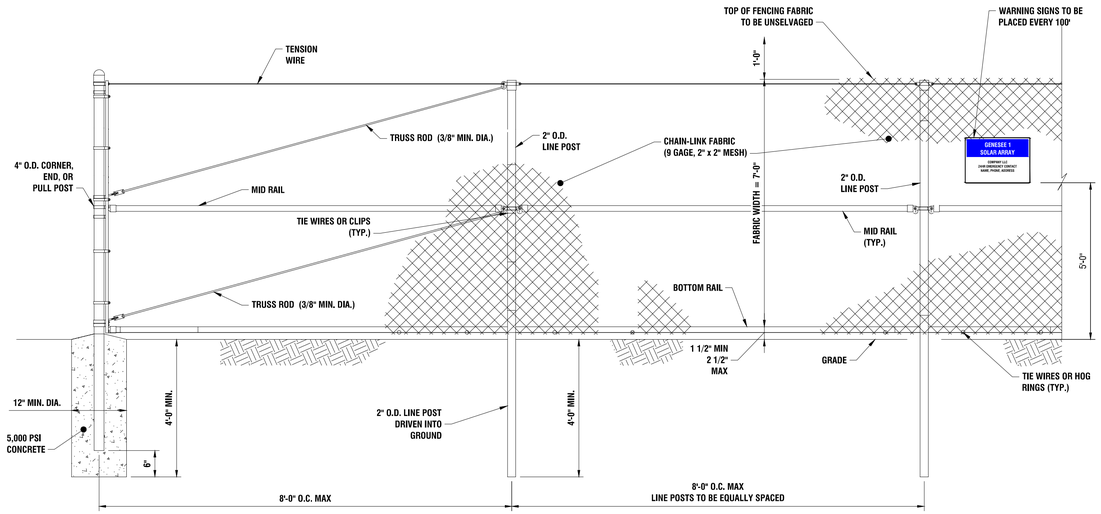


NOTES:

1. ALL FABRIC SHALL BE BLACK VINYL COATED (THERMALLY FUSED AND BONDED).
2. TIES SHALL BE HOT-DIP GALVANIZED, .90 OZ. ZINC PER SQ. FT.WITH BLACK VINYL COATING
3. ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT-DIP GALVANIZED WITH BLACK VINYL COATING
4. IN ALL ATHLETIC FIELD INSTALLATIONS, FABRIC SHALL BE INSTALLED ON THE PLAY FIELD SIDE OF THE FRAMING.
5. ALL POSTS AND RAILS SHALL CONFORM TO: GROUP IA: (ASTM F1043) SCHEDULE 40 STEEL PIPE, ASTM F1083 REGULAR GRADE (30,000 PSI YIELD).
6. FENCING SYSTEM IS DESIGNED TO WITHSTAND A WIND SPEED OF 105 MPH.

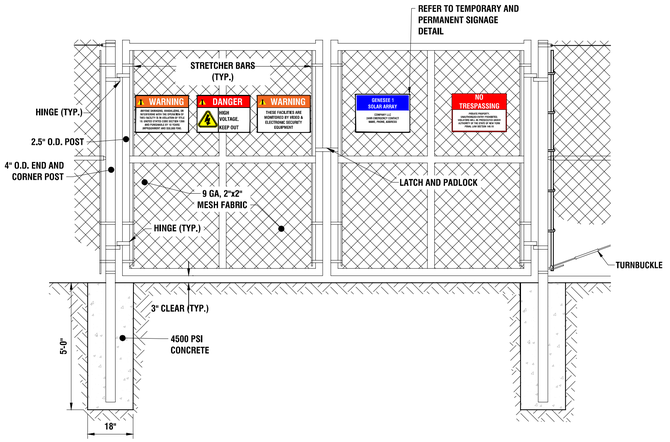
3 / C502 7' HIGH CHAIN LINK SINGLE SWING GATE

N.T.S.



2 / C502 7' HIGH POST-DRIVEN FENCE

N.T.S.



1 / C502 7' TALL 24' WIDE DOUBLE SWING GATE

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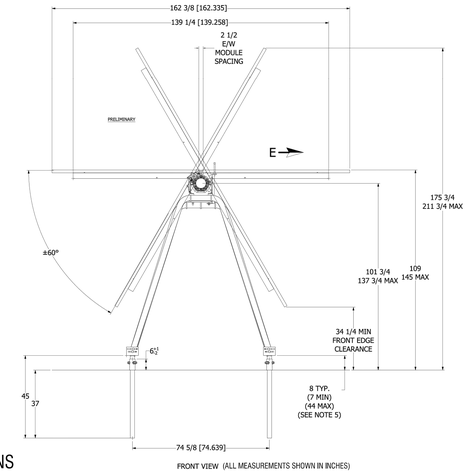
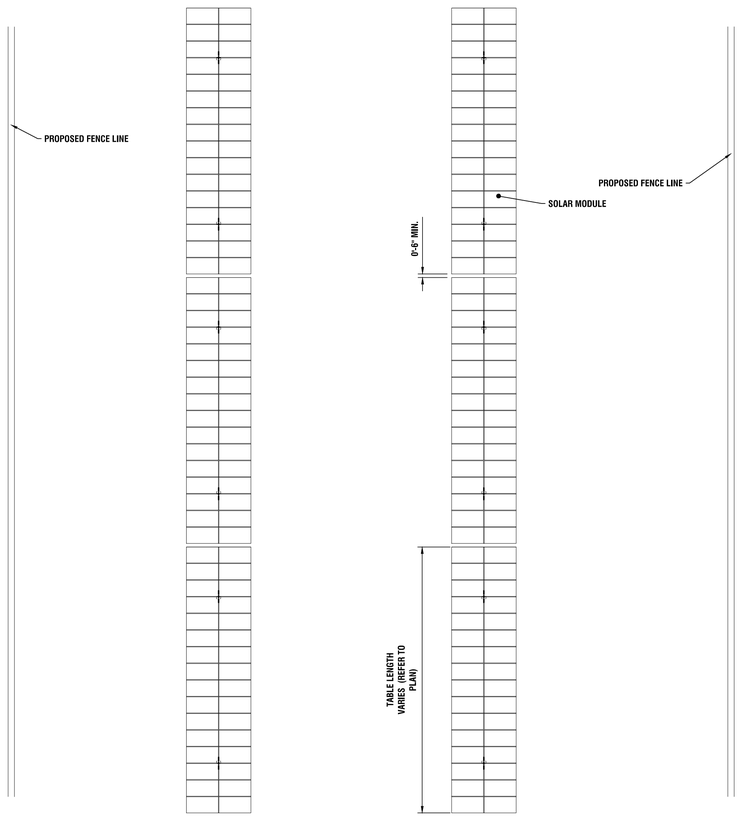
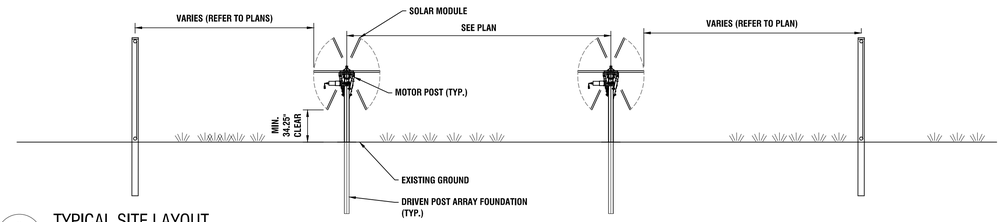


FRONT VIEW (ALL MEASUREMENTS SHOWN IN INCHES)

3 / C503 TYPICAL PANEL AND RACK DIMENSIONS

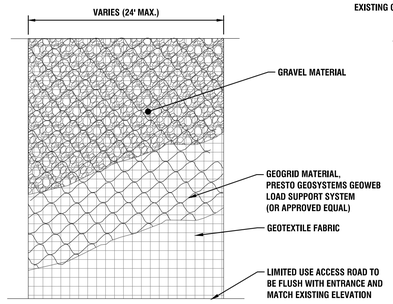
N.T.S.



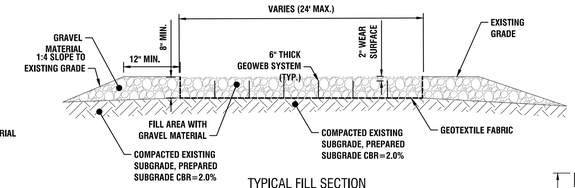


2 / C503 TYPICAL SITE LAYOUT

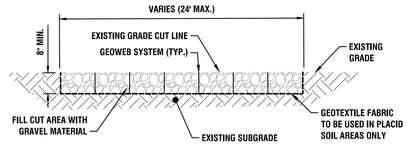
N.T.S.



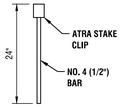
PLAN



TYPICAL FILL SECTION



TYPICAL CUT SECTION



ATRA ANCHOR

GENERAL NOTES:

1. PROVIDE A 4800 LB/FT ENCHANCED WOVEN GEOTEXTILE SEPERATION LAYER AND INSTALL PERMANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
2. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS OF EACH INTERLEAF AND END TO END CONNECTION.
3. PROVIDE ATRA ANCHORS TO KEEP PANELS OPEN FOR INFILL AS REQUIRED.
4. GEOWEB INFILL SHALL BE 3/4" TO 1.5" CRUSHED AGGREGATE WITH FINES LIMITED TO LESS THAN 10% TO ALLOW FREE DRAINAGE.
5. LIMIT THE DROP OF INFILL TO PREVENT PANEL DISTORTION.
6. ASSUME HS-20 LOADING.

PERMEABLE ACCESS ROAD GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE, SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YOK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THIS DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY. HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGES WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY…"), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOGRID MATERIAL NOTES:

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

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

GEOWEB MATERIAL NOTES:

1. THE GEOWEB, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 10%. THE GEOWEB PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
4. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
5. GEOWEB SYSTEM SHALL BE PRESTO GEOSYSTEM GEOWEB OR APPROVED EQUAL. GEOWEB SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE, SIZE 3A, MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.
7. THE TOP EDGES OF ADJACENT CELL WALLS SHALL BE FLUSH WHEN CONNECTING. ALIGN THE I-SLOTS FOR INTERLEAF AND END TO END CONNECTIONS. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAD AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER INSTALLATION, TYING AND CONNECTIONS.
8. PREPARE THE SUBGRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS.
9. COMPACT THE SOIL TO A MINIMUM 95% STANDARD PROCTOR.
10. VERIFY THAT THE SUBGRADE STRENGTH. IF UNACCEPTABLE, THE SOILS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
11. WHERE REQUIRED, PROVIDE GEOTEXTILE SEPARATION LAYER.
12. WHERE REQUIRED, PLACE AND COMPACT SUBBASE MATERIAL TO A MINIMUM 95% STANDARD PROCTOR.
13. EXPAND THE GEOWEB SECTIONS INTO POSITION AND CONNECT THE END TO END INTERLEAF CONNECTIONS WITH ATRA KEYS.
14. PLACE THE SPECIFIED INFILL MATERIAL TO 2 INCHES ABOVE CELL WALLS AND COMPACT TO A MINIMUM 95% STANDARD PROCTOR.
15. PROVIDE ADDITIONAL SURFACE MATERIAL, AS SPECIFIED.

BASIS OF DESIGN: PRESTO GEOSYSTEMS GEOWEB: 670 NORTH PERKINS STREET, APPLETON, WI; 800-548-3424 OR 920-738-1222; INFOR@PRESTOGEO.COM; WWW.PRESTOGEO.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

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

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

1 / C503 LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES

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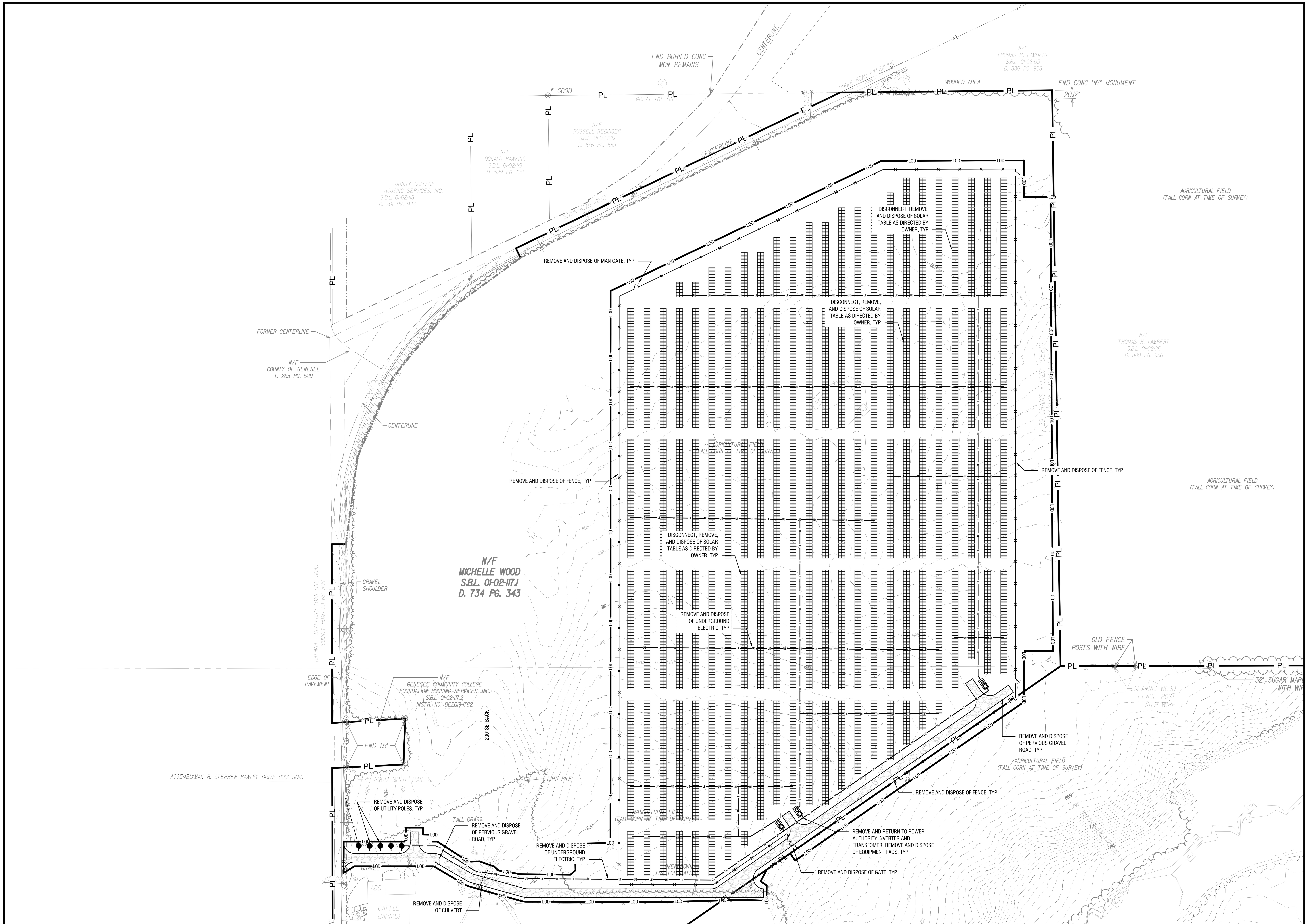

1 C601 DECOMMISSIONING PLAN (PHASE 1)

SCALE: 1" = 100'

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DRAWING NUMBER:
C601

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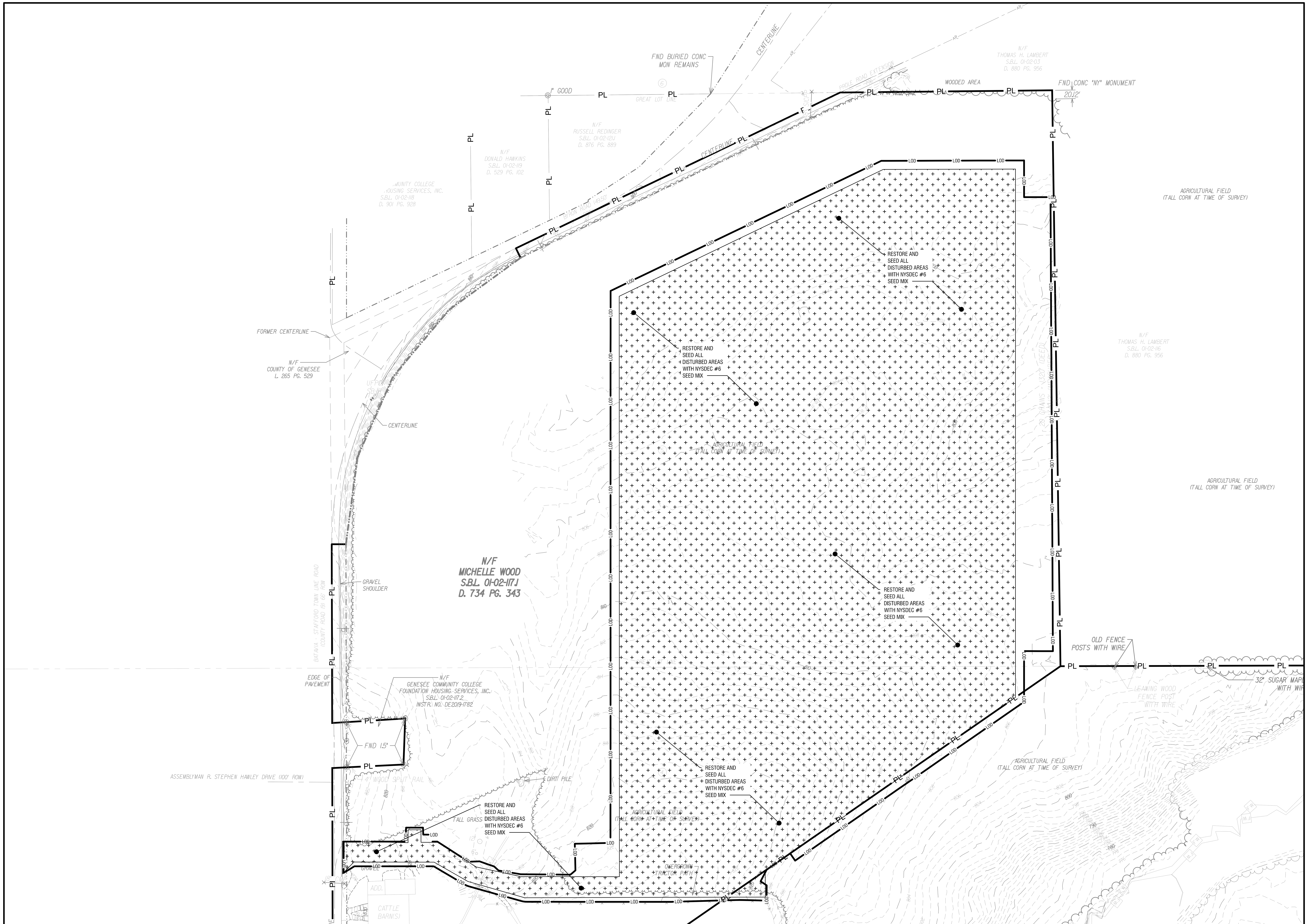

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C602

DECOMMISSIONING PLAN (PHASE 2)

SCALE: 1" = 100'

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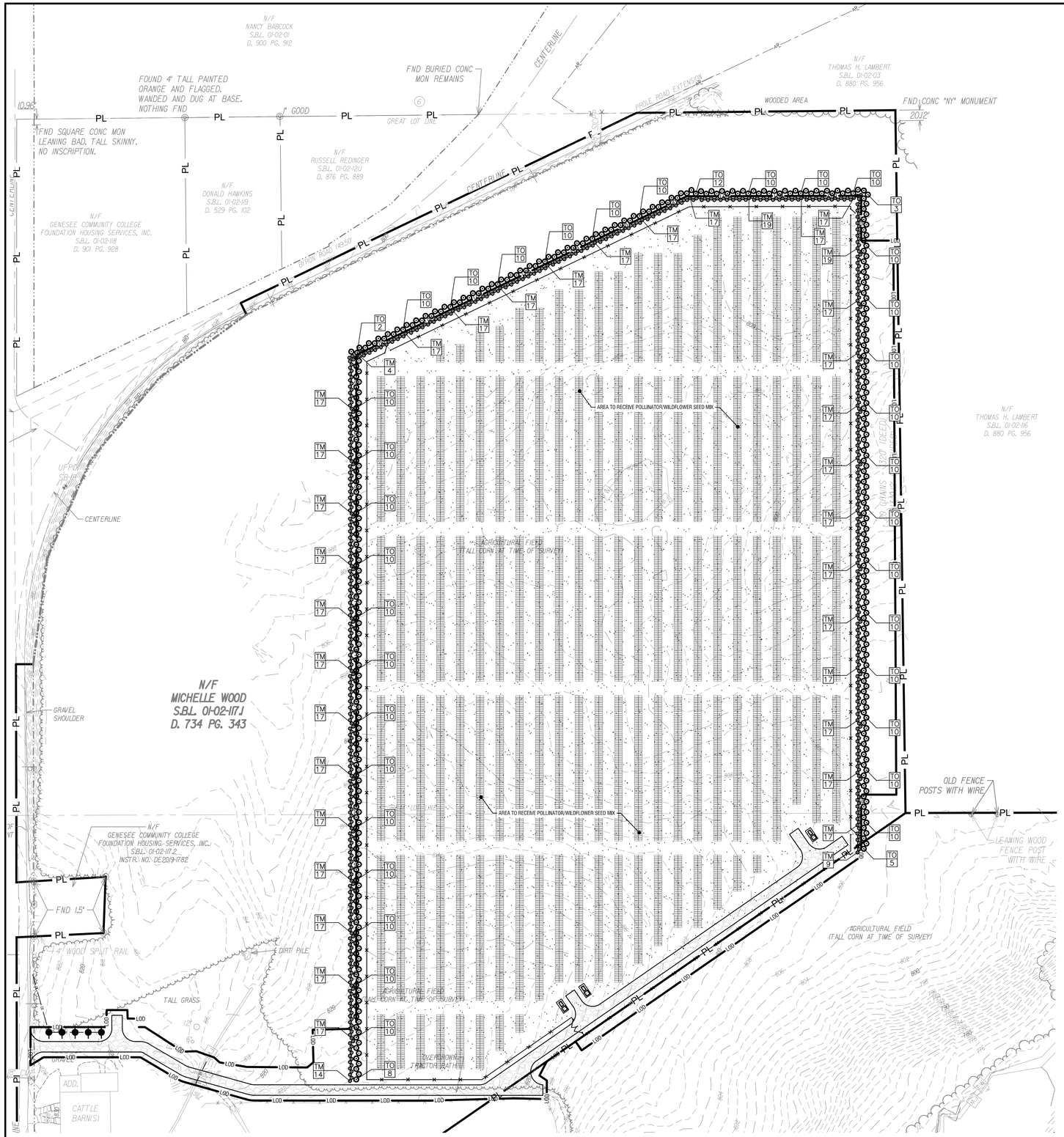
DRAWING NUMBER:

C602



1 L100 LANDSCAPE PLAN
SCALE: 1" = 100'

VERSION 19.0
6/3/2010 8:47:56 AM

LANDSCAPING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, DEAD, OR DO NOT DEVELOP FROM PLANTING STOCK, OR AS DETERMINED BY THE CLIENT ARE IN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES OR OTHER CAUSES DUE TO THE CONTRACTORS NEGLIGENCE. CONTRACTOR SHALL BEAR THE COST OF COMPLETE REPLACEMENT(S). IN CASE OF ANY QUESTIONS REGARDING THE CONDITION AND SATISFACTORY ESTABLISHMENT OF A REJECTED PLANT, THE LANDSCAPE ARCHITECT'S DECISION IS FINAL. PROVIDE A GUARANTEE FOR ALL REPLACEMENT PLANTS FOR AT LEAST ONE FULL GROWING SEASON.
3. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE CLIENT TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
4. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT INDICATED IN THE PLANT LIST. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP BRANCHES OF THE PLANT, AND NOT THE LONGEST BRANCH. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE GENEROUS, WELL TWIGGED, AND THE PLANT AS A WHOLE WELL SEATED IN THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.
5. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. INSPECTION TO DETERMINE FINAL ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CLIENT UPON CONTRACTORS REQUEST. PROVIDE NOTIFICATION AT LEAST 10 WORKING DAYS BEFORE REQUESTED INSPECTION DATE. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE.
6. A ONE YEAR GUARANTEE SHALL BE PROVIDED FOR ALL NEW AND RELOCATED PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
8. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKE OUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT THE ENGINEER FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLAN CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE ENGINEER AT THE TIME OF INSTALLATION.
9. NAMES OF WOODY PLANT MATERIAL MUST COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.
10. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO MIN. OF 5' FROM ROOT BALL TO UTILITIES.
11. SHOULD LOCATIONS OF TREES OF LARGER SPECIES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO MIN. OF 20' TO WIRES.
12. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. STAKES AND WRAPPING ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE GUARANTEE PERIOD.
13. MULCH ALL TREES AND SHRUB BEDS WITH 3" DOUBLE GROUND HARDWOOD BAR, COLOR: DARK BROWN. 'RIVER STONE' SURFACE SHALL BE SMOOTH, WASHED, GRADED GRAVEL, 1" TO 2" SIZE. PLACE ON FIBER MAT WEED BARRIER: MIRAFI 100X OR EQUAL.
14. PLANTING BACK FILL MIXTURE: 4 PARTS TOP SOIL; 1 PART PEAT MOSS; 1/2 PART WELL ROTTED MANURE; 10 LBS. 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
15. TOPSOIL SHALL BE FURNISHED FROM THE STOCKPILED ON-SITE MATERIAL. ON-SITE MATERIAL IS TO BE MECHANICALLY SCREENED, ANYTHING LARGER THAN 0.5" SHALL BE REMOVED AND DISPOSED. IF AN INSUFFICIENT QUANTITY EXISTS, FURNISH FROM OFF-SITE SOURCES IN QUANTITIES SUFFICIENT TO COMPLETE THE REQUIREMENTS AS SPECIFIED. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER WITH AN ACIDITY BETWEEN 6.0 AND 6.8 pH. PROPOSED TOPSOIL MATERIAL FROM OFF-SITE SOURCES SHALL BE MECHANICALLY SCREENED SUBJECT TO APPROVAL BY THE ENGINEER.
16. EXISTING TOPSOIL ON SITE CAN BE USED IF IT MEETS OR EXCEEDS NYSDOT ITEM 610.1401 'RE-USE OF TOPSOIL ON SITE'; THE EXISTING SOIL SHOULD BE TILLED TO THE FULL DEPTH OF TOPSOIL, A MINIMUM OF 8" DEPTH AND A MAXIMUM OF 12" USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER. THE AREA IS TO BE ROCK-PICKED UNTIL UPLIFTED STONE/ROCK MATERIALS OF 2 INCHES AND LARGER SIZE ARE REMOVED TO A 4" DEPTH AND CLEANED OFF SITE. TOPSOIL SHALL BE TREATED TO ELIMINATE INVASIVE SPECIES AND WEEDS PER SECTION 610-3.01, WEED REMOVAL:. THE APPLICATION OF FERTILIZER, SOIL AMENDMENTS, SEED, STRAW, CELLULOSE FIBER, TACKIFIER, AND INOCULENT AS REQUIRED PER SECTION 610-3.03, 'TURF ESTABLISHMENT' AND PER ANY ADDITIONAL NOTATIONS OR SPECIFICATIONS ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN TURF ESTABLISHMENT AREAS INCLUDING WATERING, MOWING TO A 5" AVERAGE HEIGHT, FERTILIZER AND OTHER AMENDMENTS AS MAY BE REQUIRED FOR THE HEALTHY ESTABLISHMENT OF TURF.
17. IF THE ONSITE EXISTING CONDITIONS ARE NOT ABLE TO MEET NYSDOT ITEM 610.1401 THEN MECHANICALLY SCREENED TOPSOIL SHALL BE IMPORTED AND SPREAD ON ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6". IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF ITEM 610.1402 -ROADSIDE. ESTABLISHMENT OF TURF SHALL MEET THE REQUIREMENTS OF ITEM 610.1601, TURF ESTABLISHMENT -ROADSIDE. TOPSOIL SHALL INCLUDE THE SPREADING OF TOPSOIL PER SECTION 610-3.01, THE APPLICATION OF FERTILIZER, SOIL AMENDMENTS, SEED, STRAW, CELLULOSE FIBER, TACKIFIER, AND INOCULENT AS REQUIRED PER SECTION 610-3.03, 'TURF ESTABLISHMENT' AND PER ANY ADDITIONAL NOTATIONS OR SPECIFICATIONS ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN TURF ESTABLISHMENT AREAS INCLUDING WATERING, MOWING TO A 5" AVERAGE HEIGHT, FERTILIZER AND OTHER AMENDMENTS AS MAY BE REQUIRED FOR THE HEALTHY ESTABLISHMENT OF TURF.
18. IF THE ONSITE EXISTING CONDITIONS ARE NOT ABLE TO MEET NYSDOT ITEM 610.1401 THEN A MINIMUM OF 6" OF MECHANICALLY SCREENED TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED. THE IMPORTED SOIL SHOULD BE TILLED TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, THE AREA IS TO BE ROCK-PICKED UNTIL UPLIFTED STONE/ROCK MATERIALS OF 2 INCHES AND LARGER SIZE ARE CLEANED OFF SITE. FERTILIZER, SEED, AND STRAW CAN THEN BE APPLIED.
19. LAWN SEED MIXTURE- APPLY TO ALL AREAS NOT PAVED, PLANTED, DESIGNATED TO REMAIN NATURAL OR OTHERWISE SEEDED. MIX SHALL CONSIST OF THE FOLLOWING.

	% WEIGHT	% PURITY	% GERMINATION
KEYSTONE PERRENIAL RYEGRASS	25	85	85
CHARISMATIC PERRENIAL RYEGRASS	25	85	85
CINDY LOU CREEPING RED FESCUE	20	85	80
COMMON KENTUCKY BLUEGRASS	30	97	80

SEEDING RATE: 200 LBS. PER ACRE
FERTILIZER: 18:24:3 GRANULAR RATE: 1,000 LBS. PER ACRE
MULCH ALL SEEDED AREAS WITH APPROVED STRAW AT A RATE OF 4,000 LBS. PER ACRE.

20. POLLINATOR/WILDFLOWER/LOW GROW MAINTENANCE SEED MIXTURE- APPLY TO ALL DESIGNATED AREAS ONLY. THE MIXTURE SHALL CONSIST OF THE FOLLOWING.

35% FIREFLY HARD FESCUE
20% INTRIGUE CHEWINGS FESCUE
20% EUREKA II HARD FESCUE
10% MINOTAUR HARD FESCUE
15% XERCES NORTHEASTERN POLLINATOR MIX. ERNST-179, ERNST SEEDS, MEADVILLE, PA

SEEDING RATE: 50 LBS. PER ACRE
FERTILIZER: 28:4:12 GRANULAR RATE: 1,000 LBS. PER ACRE
MULCH ALL SEEDED AREAS WITH APPROVED STRAW AT A RATE OF 4,000 LBS. PER ACRE.

21. LANDSCAPE MATERIALS SHALL BE INSTALLED BY LOCAL COMPANIES FAMILIAR WITH THE CONDITIONS IN THIS AREA THAT EMPLOY NYS CERTIFIED NURSERY PROFESSIONALS.
22. STAKE PLANTS AS INDICATED OR AS APPROVED IN THE FIELD. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED PLANTING OPERATIONS UNTIL ALTERNATIVE PLANT LOCATIONS HAVE BEEN SELECTED.
23. MAINTAIN PLANTS UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, EDGING, REMULCHING, FERTILIZING, WEEDING, WATERING AS REQUIRED FOR HEALTHY GROWTH, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECT AND DISEASE. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND REMOVE DEAD MATERIAL. TIGHTEN AND REPAIR GUIDE WIRES AND DEFICIENCIES WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.
24. FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT. LANDSCAPING SHALL BE PLACED SO AS NOT TO CONFLICT WITH UTILITIES.

QUANTITIES TABLE

PLANT SCHEDULE

KEY	QUANT.	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	SPACING
TO	370	Thuja occidentalis	ARBORVITAE	4' Ht.	20-40' Ht./ 10-12' Sp.	As Shown
TM	626	Taxus x media 'Hicksii'	HICKSII YEW	4' Ht.	10-14' Ht./ 4-8' Sp.	As Shown

POLLINATOR/WILDFLOWER SEED MIX	±29 AC

LANDSCAPE MAINTENANCE AFTER FINAL ACCEPTANCE

1. BUFFER PLANTINGS AND THE POLLINATOR/WILDFLOWER MIX SHALL BE INSPECTED AND MAINTAINED MONTHLY DURING THE FIRST GROWING SEASON, AND QUARTERLY AFTER THAT.
2. MAINTENANCE INCLUDES REMOVING WEEDS AND REPLACING ANY PLANT THAT DIES WITH THE SAME SPECIES AND SIZE AS ORIGINALLY INSTALLED.
3. THE POLLINATOR MIX SHALL BE CUT ANNUALLY IN THE SPRING, AND RESEEDED AS NECESSARY.
4. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED LOCAL LANDSCAPE MAINTENANCE COMPANY.

LaBella
Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

STATE OF NEW YORK
JOHN JOSEPH SICKLER
LICENSED PROFESSIONAL ENGINEER

NY CDG Genesee 5, LLC
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2210199.12
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/29/2021
DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

L100

Genesee 5 (5.0 MW AC) Community Solar

Redacted Lease Options

8244 Batavia-Stafford Townline Road, Batavia, NY 14020

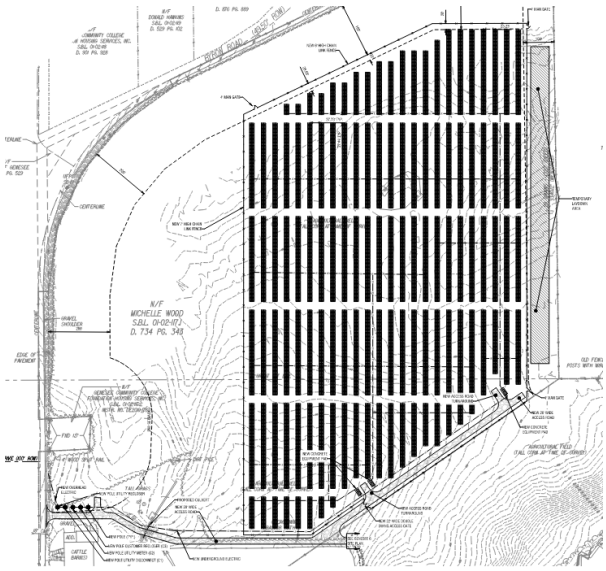


Exhibit D

Form of Memorandum of Option to Lease

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: BW Solar Holding Inc. 2084 Maplewood Road St. Clements, Ontario N0B 2M0 Canada tai.nguyen@bwsolar.com Attention: Tai Nguyen	

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

MEMORANDUM OF OPTION TO LEASE

THIS MEMORANDUM OF OPTION TO LEASE ("**Memorandum**") is made and entered into as of June 18, 2021 ("**Effective Date**"), by and between Robert G. Wood and Michelle J. Wood (collectively, the "**Owner**"), and BW Solar Holding Inc., a Delaware corporation ("**Tenant**").

RECITALS

A. Owner owns the real property situated in Genesee County, New York, USA (the "**County**") and consisting of approximately 128.16 acres of land in the aggregate, as more particularly described in Exhibit A attached hereto and incorporated herein (the "**Land**").

B. Tenant is engaged in the business of designing, developing, marketing, constructing, installing and operating photovoltaic solar electric and energy storage facilities ("**Intended Use**").

C. Owner and Tenant have entered into that certain unrecorded Option to Lease Agreement, dated as of the Effective Date (the "**Agreement**"), pursuant to which Owner has granted an option to Tenant to lease that portion of the Land shown on Exhibit B attached hereto and incorporated herein, together with any and all rights in or to any improvements or fixtures located thereon, including any easements, appurtenances, surface rights and hereditaments benefiting such portion of the Land (collectively, the "**Property**"), for the Intended Use, upon the terms and conditions as set forth in the Agreement. Capitalized terms used and not otherwise defined herein shall have the meaning ascribed to them in the Agreement.

D. Owner and Tenant desire to execute this Memorandum and cause the same to be recorded in the official real property records of the County, for the purposes of memorializing the Agreement of record and providing third parties with notice of the Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Tenant and Owner hereby acknowledge that they have agreed in the Agreement as follows:

1. **Grant of Option**. Owner hereby grants to Tenant an exclusive option (the "**Option**") to lease the Property from Owner for the Intended Use upon the terms and conditions set forth in the Agreement, which Option may be exercised at any time prior to the expiration of the Option Term.

2. **Exercise of Option**. Should Tenant timely and properly exercise the Option as set forth in the Agreement, Tenant shall lease from Owner, and Owner shall lease to Tenant, the Property, upon the terms and conditions set forth in the Agreement.

3. **Option Term**. The term of the Option commenced on the Effective Date and, unless sooner terminated, shall end at 11:59 p.m. on the date that is three (3) years after the Effective Date (the "**Option Term**"), subject to the termination or extension rights more particularly set forth in the Agreement. Tenant has the right to conduct due diligence activities on the Property throughout the Option Term.

4. **No Transfers/Lease Limitations**. During the Option Term, Owner shall not sell, encumber or otherwise transfer any interest in all or any portion of the Property, or enter any agreement to do any of the foregoing, except as otherwise expressly permitted in the Agreement. During the Option Term, Owner shall not enter into or amend any Other Leases in a manner which grants rights to any portion of the Property beyond the effective date of the Lease Agreement entered into pursuant to the Agreement.

5. **Notices**. All notices, requests and communications required or permitted by the Agreement shall be given in writing by commercial courier or overnight delivery services or first-class US mail, postage prepaid, return receipt requested, certified, addressed as follows:

If to Owner:

Robert G. Wood and
Michelle J. Wood
8244 Batavia Stafford Town Road
Batavia, NY 14020
United States of America

With a copy to:

Lacy Katzen LLP
600 Bausch & Lomb Place
Rochester, NY 14604
United States of America
Attn: Craig R. Welch
cwelch@lacykatzen.com

If to Tenant:

BW Solar Holding Inc.
2084 Maplewood Road
St. Clements, Ontario
N0B 2M0
Canada
tai.nguyen@bwsolar.com
Attention: Tai Nguyen

With a copy to:

c/o BW Group Limited
10 Pasir Panjang Road
#18-01 Mapletree Business City
Singapore 117438
bwlegal@bw-group.com
Attention: Legal Team

6. **Recording.** The parties agree that this Memorandum shall be recorded in the official real property records of the County. In the event there is any error or inaccuracy in the legal description included on Exhibit A or Exhibit B to this Memorandum, Tenant shall be authorized to record a corrective Memorandum correcting the error in the legal description on Exhibit A or Exhibit B.

7. **Counterparts.** This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Memorandum to physically form one document.

8. **Purpose.** The sole purpose of this Memorandum is to give notice of the Agreement and all of its terms, covenant and conditions to the same extent as if the Agreement were fully set forth herein. This Memorandum is subject to all of the terms, conditions and provisions of the Agreement, which shall control in the event of any conflicts with this Memorandum.

[SIGNATURE PAGE FOLLOWS ON SUBSEQUENT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the Effective Date.

OWNER:

By: Robert G. Wood

Name: Robert G. Wood

ACKNOWLEDGMENT

STATE OF New York
ss.:
COUNTY OF Genesee

On the 20 day of May in the year of 2021 before me, the undersigned, a Notary Public in and for the State of New York personally appeared Robert G Wood, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed this instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

John Deleo

Notary's Name (Printed): JOHN DELEO
Notary Public in and for the State of New York
No.: 01DE4871825
Qualified in Genesee County
My commission expires: 9/22/2022

JOHN DELEO
Notary Public, State of New York
Qualified in Genesee County
Commission Expires: 9/22/2022

Exhibit D

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the Effective Date.

OWNER:

By: Michelle J Wood

Name: Michelle J. Wood

ACKNOWLEDGMENT

STATE OF New York

ss.:

COUNTY OF Genesee

On the 20 day of May in the year of 2021 before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Michelle J. Wood, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed this instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

John DeLeo

Notary's Name (Printed): JOHN DELEO
Notary Public in and for the State of New York
No.: 01DE4871875
Qualified in Genesee County
My commission expires: 9/22/2022

JOHN DELEO
Notary Public, State of New York
Qualified in Genesee County
Commission Expires: 9/22/2022

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the Effective Date.

TENANT:

BW Solar Holding Inc.,
a Delaware corporation

By: ~~Tai N~~ _____

Name: Tai Nguyen

Title: CEO

ACKNOWLEDGMENT

Province
~~STATE~~ OF Ontario

ss.:

City
~~COUNTY~~ OF Waterloo

On the 18 day of June in the year of 2021 before me, the undersigned, a Notary Public in and for the ~~State~~ Province of Ontario, personally appeared Tai Nguyen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed this instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Sarah Beth Manilla

Notary's Name (Printed): Sarah Beth Manilla
Notary Public in and for the ~~State~~ Province of Ontario
No.: G10110
Qualified in Ontario ~~County~~
My commission expires: N/A

Exhibit A
to Memorandum of Option

Legal Description of the Land

	Parcel A	Parcel B
County:	Genesee	Genesee
Municipality:	Stafford	Stafford
Address:	Byron Road, Batavia NY, 14020	Byron Road, Batavia NY, 14020
Total Acreage/Size:	64.57	63.59
SWIS:	184400	184400
Tax ID:	1.-2-117.1	1.-2-115

Exhibit B
to Memorandum of Option

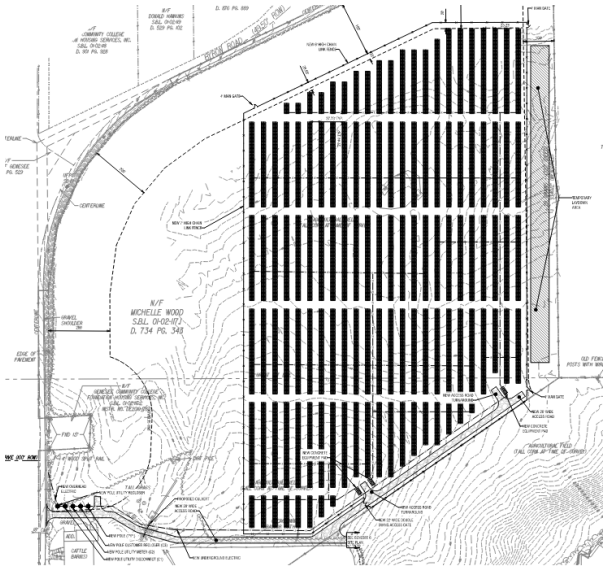
Description of the Property

	Parcel A	Parcel B
County:	Genesee	Genesee
Municipality:	Stafford	Stafford
Address:	Byron Road, Batavia NY, 14020	Byron Road, Batavia NY, 14020
Total Acreage/Size:	64.57	63.59
SWIS:	184400	184400
Tax ID:	1.-2-117.1	1.-2-115

Genesee 5 (5.0 MW AC) Community Solar

Operation and Maintenance plan

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Prepared by Mike Brugge, NY CDG Genesee 5, LLC
Reviewed by Jared Pantella, Labella Associates
Created on October 18, 2021
Last Revised on N/A

In case of emergency:
Stafford Volunteer Fire Department, Inc. 1-585-345-0938
NY CDG Genesee 5, LLC 1-548-333-6623
NYSEG Electric Emergency 1-800-572-1131

Non-emergency contact information:
NY CDG Genesee 5. LLC mike.brugge@bwsolar.com
Code Enforcement Officer- Town of Stafford 1-585-490-4152

Property Maintenance and Housekeeping

- Observation and review of the property and planting buffer to include tree, vegetation and grass trimming to prevent obstruction of the solar arrays as well as access and egress of the site.
- Clearing of snow on an as-needed basis in and around the electrical equipment requiring inspections. Access roads should be plowed when ground snow level is 6 inches or greater.
- Inspection of access road checking for sediment buildup, drainage issues, rutting and other failures.
- Inspection of stormwater practices as outlined in the SWPPP.

Emergency Response and Unplanned Maintenance

Monitoring

- Using the Data Acquisition System (DAS), monitor daily, the day-to-day system output and performance. Ensure 98% availability of system. Low performance strings for a period of 30 days would trigger investigation. Low performance inverters for a period of 1 week would trigger investigation. Unjustified low performance of the site would trigger immediate investigation.
- Setup alarm point for abnormal system behavior including any inverter shutdowns and protection tripping. These alarms would prompt immediate dispatch to investigate, remediate and place back in service.

Unplanned maintenance

- 24-hour response to alarms to identify and document failures.
- Coordination with utility and other authorities, as necessary.
- Troubleshoot issues and document details of testing or performance maintenance work, create a remediation plan if issue cannot be solved during first response.
- Make and coordinate claims for reimbursement and/or replacement under any available warranty from manufacturers, installers or other similar entities relating to the System.

Stand Down Plan for High Wind Conditions

- Site specific wind analysis will be performed on-site prior to tracker racking design.
- Array Tracker racking systems will include 24/7 wind sensory data to measure wind speed and wind direction in real-time.
- Tracker systems will include NEXTracker fasteners or approved equal.
- At high wind speeds, a High Stow angle will be pre-programmed into the tracking system, thereby reducing wind vortex and decreasing wind instability during high-wind events.
- Battery-backer controllers will be utilized to activate racking stow in the event power from the grid is currently unavailable.
- Upon activation of High Stow Angle, a Full Site Visual inspection will be performed.

Full Site Visual Inspection

PV Panel Condition

- Inspect for cleanliness, cracked/chipped/scratched/ shattered panels, fading/discoloration, burn marks, seal condition, frame damage or rust

PV Mounting Structure

- Inspect mounts and mounting structures (loose panels, loose rack/clips missing hardware, rusted bolts, flashing issues, ballast condition, rack anchor condition)

PV Array Ventilation

- Inspect conditions under panels, remove of any large debris or pests; visual check to ensure maximum ventilation under panels

PV System Foundations

- Ground mount arrays (visual inspection of grounds and vegetation, identify issues related to mud, water pooling, soil erosion)

Balance of System

- Inspect conduit runs (separated/cracked conduits, misaligned wire runs)
- Inspect panel interconnectivity and string lines (wire/cable wear, wire fading, chewed wire due to pests, identify loose/detached wires)
- Inspect junction/combiner enclosure(s) condition (seals, rust, damage, locks)
- Inspect electrical equipment enclosure(s) (seals, rust, damage, door condition, locks, equipment pad(s))

Inverter(s)

- Inspect inverter structure(s) and enclosure(s) (seals, rust, damage, door condition, switch/handle condition, locks)
- Inspect inverter equipment pad(s) (cracks, base damage, soil erosion)

Data Acquisition System (DAS)

Weather Station Condition (alignment of irradiance sensor, condition of wind and temperature meters)

- DAS device condition (screen, seals, rust, damage)

Shading Conditions

- Visual inspection to identify any shading issues, preventive care if shading caused by nearby vegetation)

System Security

- Visually inspect fence line or confinement structures for wear, damage, breach, vandalism, or problems
- Visually inspect any electronic surveillance equipment (cameras, alarms, etc.) and identify if operating.
- Check condition of any locks, chains or other protection measures preventing unauthorized access to the system.

Reports

- Document all deficiencies and classify as “continue to monitor”, “recommended to repair/replace”, or “unsafe condition”. Immediately notify and properly secure/remediate any hazard.

Inverter Preventative Maintenance

- Conduct preventative maintenance in accordance with manufacturer specifications.
- Clean and vacuum enclosure, vents and heat sink / remove any identifiable debris and clean any accumulation of dust.
- Change air filters according to manufacturer specifications (filters are billed at cost, installation is included in O&M fees)
- Check fuses and switchboards (visually inspect for signs of corrosion/burning of components)
- Check wiring (visually inspect for breaks, deterioration, or signs of corrosion/burning, check cable wire protection)

String Level Voc, DC Operating Current

- Perform testing to measure the open circuit voltage (Voc) and operating current of each string in the system.
- Analyze and document any anomalies that effect system performance and propose correct actions if necessary.

String Level IV Curve Tracing

- Perform string level IV Curve tracing with a minimum of 400 w/m2 irradiance.
- Analyze and document any anomalies that effect system performance and propose correct actions if necessary.

Module Level IR Drone Imaging and Analysis (can replace IV curve tracing)

- Perform drone IR scan and desktop analysis to identify all module, string, connection, or DC bus issues.
- Replace and module operating less than 30% of expected rating. Repair all underperforming strings.
-

Thermal Imaging Combiners, Inverters and Disconnects

- Thermal imaging of combiners, inverters and disconnects by a trained thermographer.
- Analyze and document all images taken, identify any potential hot spots and propose correct actions if necessary.

Typical Annual Maintenance Scope of Service with Contractor

Item	Service Description	Frequency / Response Time
1.	Monitoring of the Facility from a control point through internet connection. CONTRACTOR shall be responsible for the setup of alarm points for abnormal inverter shutdowns / faults.	Daily
2.	Remote troubleshooting of inverter / system faults and remote inverter resets when the fault is understood.	Daily as needed. Initial response: Same day
3.	Troubleshooting of inverter / system faults, with on-site response when the troubleshooting cannot be accomplished remotely. This extends past inverter issues to include open circuit, shorted cabling, opened/blown fuse scenarios, and grounding issues. Prior to site visits by CONTRACTOR or CONTRACTOR Subcontractors, clear and safe access to the array and PV equipment must be provided by others, including, but not limited to, vegetation removal, and gate and fence maintenance as needed.	As needed. Initial response within 24 hours of fault / problem.
4.	Troubleshooting of faults/problems, with on-site response as needed, including support on warranty claim items.	As needed. Initial response within 24 hours of fault/ problem.
5.	Coordinate with the Utility to safely turn off the Facility for Utility provided maintenance, repair and or replacement of utility equipment. Safely reactivate the system after Utility has completed their work and confirmed the system can be reactivated.	As and when requested by Utility as needed.
	Preventive Maintenance	
6.	Visually inspect entire Facility: Record, correct, apparent problems.	Quarterly
7.	Visually inspect one bloc of solar panels: Record if panels are properly affixed in racking system, correct if panels are not firmly affixed.	Quarterly
8.	Visually inspect overall racking structure connections (including lateral links).	Quarterly

Item	Service Description	Frequency / Response Time
9.	Testing of torque for a sample of modules. (Torque specifications as per the manufacturers recommendations.	Annually
10.	Visually inspect 5% of racking foundations and Power station foundations.	Annually
11.	Visually test for grounding continuity between frames and racking structure on a sampling of PV panels. Visually inspect for corrosion at grounding wire connection.	Annually
12.	Inspect weather station components and verify operation with operations center.	Quarterly
13.	Verify the points where array wiring enters conduit are secure, sealed to prevent rain from entering and free of abrasion on the wire insulation.	Annually
14.	Verify DC means of disconnection are free of damage, corrosion or arc evidence and that they open and close freely.	Annually
15.	Verify AC means of disconnection are free of damage, corrosion or arc evidence and that they open and close freely.	Annually
16.	Test each string for proper short circuit current (Isc) and open circuit voltage (Voc) using inverter monitoring interface	Annually and as may applicable if an issue is detected with any string
17.	Verify conduit is structurally supported and secured.	Annually
18.	Verify conduit junctions and box connectors are secure and sealed.	Annually
19.	Visually inspecting the cleanliness of modules.	Annually
20.	Coordinate with inverter manufacturer so that its annual service obligations are undertaken (e.g. replacement of the air inlet filters on the inverters, cleaning of air intakes at power stations, check power capacitors for signs of damage, charging resistors at inverters).	Annually or as recommended in manufacturer manual

Item	Service Description	Frequency / Response Time
	Inspect and clean the inside of the inverter for dirt deposits and water penetrations and seal penetrations if found. Refer to inverter manual.	
21.	Inspect all inverter cooling fans, test for functionality, replace if found.	Annually or as recommended in manufacturer manual
22.	Check the condition of AC and DC surge suppressors and surge arrestors	Annually
24.	Measure the output of inverter data and DAS.	Annually
26.	Record and clear all faults on the inverters.	As needed
27.	Visually inspect the operation of the ground fault monitor at each inverter.	Annually
29.	Conduct aerial IR drone scans, review and inspect and/or replace faulty modules.	Annually
30.	Inspection of vegetation for impact production of the solar farm with recommended action items	Quarterly
31.	Identify deficiencies that could affect production, equipment operability, or be reasonably expected to cause an unsafe condition at the Site. Report such deficiencies and determine resolution.	As needed.
	Reporting	
.	Provide reports in January for the prior year to the operations manager of NY CDG Ontario 4, LLC, and the Code Enforcement Officer of the Town of Phelps each describing: • performance results of system compared to production estimates • maintenance provided during the quarter • inspection logs/reports for quarter • summary of upcoming scheduled maintenance • include pictures of deficiency and corrected action	Monthly

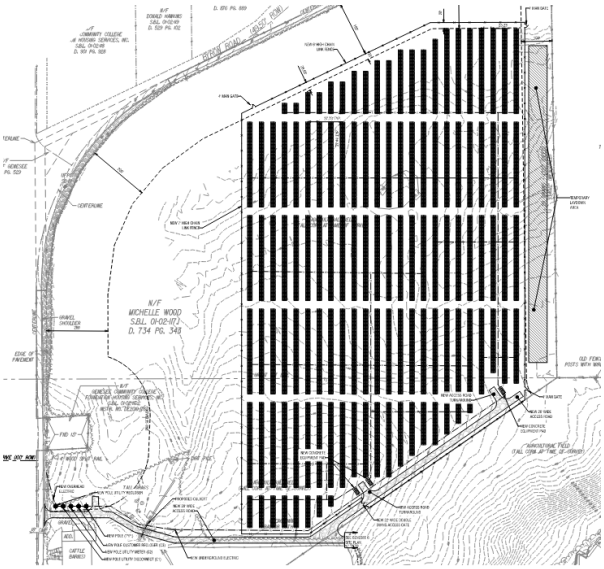
Item	Service Description	Frequency / Response Time
33.	Manage spare parts inventory by: • creating an annual spare parts inventory list • communicate within one week of spare part usage and generating a quote for restock • receiving stock and following proper storage techniques	Annual and as needed.
34	Provide and maintain all reports, records and operating logs required pursuant to the PPA and the other Project Contracts.	As needed
	Miscellaneous	
35.	**Refuse:** CONTRACTOR shall ensure that any rubbish or refuse is regularly collected from the Property. Dispose of/Recycle faulty or broken panels replaced during O&M	As needed
36.	Inspect buffer and pollinator mix: Remove weeds, replace plants that have died with the same species and size as originally installed, and re-seed pollinator mix as necessary	Quarterly (monthly in the first growing season)
37.	Cut the pollinator mix	Annually in Spring
38.	Inspect the access drive - checking for sediment buildup, drainage issues, rutting and other failures.	Quarterly
39.	Remove snow at 6” depth	As needed

**Annual maintenance will typically be done in early spring to prepare for high irradiance seasons and to review and problems that may have developed over the winter months.

Genesee 5 (5.0 MW AC) Community Solar

Project Decommissioning Plan

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Prepared by Mike Brugge, NY CDG Genesee 5, LLC
Reviewed by Jared Pantella, Labella Associates
Created on October 18, 2021
Modified on N/A

Introduction

NY CDG Genesee 5, LLC proposes to build a ground mounted photovoltaic (PV) solar facility located at 8244 Batavia-Stafford Townline Road, Batavia, NY 14020. The project parcel is located in the Town of Stafford, tax parcel 01-02-117.1, owned by Michelle Wood. The facility will be connected to the local electrical grid and have a capacity of approximately five (5.0) megawatts (MW) alternating current (AC). The site is proposed to occupy approximately 29.84 acres of a 64.57-acre parcel. The site plan has been designed to minimize impact to Federally Regulated Wetlands. No New York State Department of Environmental Conservation Wetlands and buffer areas appear on-site. The installation will be 5MW AC based on approximately 829 free standing, tracking, solar tables consisting of roughly 16,580 modules. There will be electrical collection systems including cabling and protection devices to enable the collection of power to a main inverter/transformer station near one of the sites entrances.

This Decommission Plan provides a description of decommissioning and restoration of a 5.0 MW Community Solar project in the Town of Stafford, NY. Start of Construction is planned for 2022 or 2023. The project will consist of perimeter fencing, solar arrays, single axis tracking racking structures and foundations, inverters, electrical collection system and gravel access roads.

Proposed facilities are predominantly on agricultural land. The project area will have minimal to no ground disturbance. The terrain is relatively flat and the project avoids wetlands, waterways and drainage ditches to the extent practicable.

This plan assumes that the solar facility will have a maturity date of thirty five (35) years. This plan will be reviewed and revised at the start of construction, and every 5 years to confirm that the value is still adequate and be revised if any discrepancies arise. The plan will need to be completely redone should there be an opportunity to extend the life or repower.

After the large-scale solar energy system is no longer in use, it shall be removed by the applicant or any subsequent owner.

Any subsequent transfers of the solar facility and/or the real property from the date of the site plan approval shall be conditioned on the transferee agreeing to be held responsible and liable for the decommissioning plan.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components including:

- Photovoltaic (PV) modules, panel racking and supports;
- Inverter units, transformers, and other electrical equipment;
- Access roads, wiring cables, perimeter fence; and,
- Concrete foundations.

This Decommissioning Plan is based on current best management practices and procedures. The Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Decommissioning of the Solar Facility

Decommissioning will occur as a result of any of the following conditions:

1. That NY CDG Genesee 5, LLC or any entity that may own or operate the facility in the future decides to retire the Solar Facility;
2. The system is not completed and functioning within 18 months from the issuance of site plan approval and/or the issuance of a building permit;
3. The system generates no electricity for a period of three (3) consecutive months;
4. The system is damaged and will not be repaired or replaced
5. Upon cessation of activity of a constructed facility for a period of thirty (30) consecutive days;
6. Any failures to meet obligations of the lease, local and utility regulations, or law.

The Town of Stafford Code Enforcement Officer, Supervisor, Clerk, and Town and Planning Boards, as well as NYSEG and the land owner will be notified via certified mail if decommissioning and removal of the system is required.

As the Owner will file a Notice of Intent to the New York State Department of Agriculture and Markets ("NYSDAM"), the Owner will notify and coordinate action with NYSDAM, as well. As required with the scope of the process, the Owner may have to seek permits with the Town, the New York State Department of Environmental Conservation ("NYSDEC") for any future-day SPDES stormwater management requirements, and the United States Army Corps of Engineers ("USACE") for any concerns governing the Waters of the United States. Once notices and permits are obtained, the Owner and its contractors can move to perform the action.

It is important to realize that the probability of early an early decommissioning event that would lead to abandonment or long-term interruption is extremely low during the first 20 years of the Project life due to:

- Sophisticated financing and tax equity partners
- Equipment warranties
- Insurance and business interruption insurance for unforeseen failures
- Operations and maintenance planning
- Creation of a major equipment reserve fund for equipment failures
- Replacement costs declining steadily.

Based on this, NY CDG Genesee 5, LLC slowly builds a cash reserve from the revenue starting in year 15 although as stated above, this will be re-evaluated regularly.

The activities involved in decommissioning the projects include disassembly and removal of all infrastructure (solar modules, racking, tracking system, inverters, transformers, foundations, etc.), and the remediation of soil and vegetation shall be conducted to return the site to a useful and nonhazardous condition and shall include but not be limited to the following:

- Removal of above ground and belowground equipment, structures and foundations.
- Restoration of the surface grade and soil after removal of equipment.
- Revegetation of restored soil areas with native seed mixes, excluding any invasive species.
- A time frame for the completion of the site restoration work.

- A cost estimate detailing the projected cost prepared by a professional engineer or contractor; and cost estimates shall take into account inflation.

Decommissioning is expected to take 6-9 months and not occur during winter months.

The anticipated sequence of decommissioning and removal is described below:

- Reinforce access roads, if needed, and prepare site for component removal
- Install temporary fencing if required to ensure safety
- De-energize solar arrays, open all disconnections and have a qualified electrician disconnection all terminated cables.
- Remove panels and dismantle racking for recovery / disposal
- Remove structural foundations
- Remove inverters and transformers
- Remove electrical cables and conduits
- Remove access and internal roads
- De-compact subsoils (if required), restore and revegetate disturbed land to pre-construction conditions to the extent practicable

Decommissioning Costs

Per Town Law, the Owner is obligated to provide security the cost of removal while accounting for inflation.

The Owner will provide a bond for $236,160 upon application for building and electrical permits within the Town. The Owner proposes to post the security at the time of application for a building permit. After every year of operation, NY CDG Genesee 5, LLC, or the future owner-operator will increase the bond amount 3.0% of the previous balance to keep up with inflation and expected decommissioning costs.

The decommissioning bond/surety shall be in place for the full life of the project (35 years) plus additional 18 months to cover the decommissioning period to allow the site to be fully stabilized. The bond shall be removed once the decommissioning is complete. In the event the decommissioning is not completed within 12 months of the end of the land lease (conditions stated above), the town may draw on the bond to complete the decommissioning work.

The Decommissioning Plan will be required to be accepted by the Town Board, filed with the Clerk and recorded in the Genesee County Clerks's Office prior to issuance of a permit. The Town reserves the right to review the decommissioning estimate every 5 years to confirm that the value is still adequate and request the value be revised if any discrepancies arise.

The decommissioning cost is based on best available information but is subject to change over the lifetime of the facility depending on future economic and industry conditions. Economic conditions such as inflation could increase costs; however, improvements in industry practices such as automation could decrease costs. The estimate provided applies only to current economic and industry conditions and does not consider future valuations. The estimate will be required to be accepted by the Town Board and filed with the Clerk prior to issuance of a permit. The Town reserves the right to make any

agreements regarding the decommissioning bond/surety and review the decommissioning estimate every 5 years to confirm that the value is still adequate and request the value be revised if any discrepancies arise.

This cost estimate does not include the salvage value of the decommissioned equipment. All material which is not salvageable will be recycled with an industry-recognized leader. While PV recycling technology is a relatively new technology, it has greatly progressed in recent years. Costs shown are based on recent contactor experience with similar undertakings.

Summary of Decommissioning Costs to be re-evaluated every five years

Tasks	**Total Cost**
Removal of PV string wiring	$ 7,200.00
Removal of Modules	$ 23,000.00
Dismantle and remove racking	$ 57,000.00
Removal of Electrical Equipment	$ 11,500.00
Removal of Concrete	$ 3,600.00
Removal of Racking Foundations	$ 57,200.00
Safely Abandoning/ removing Cable	$ 7,200.00
Removal of Fencing	$ 14,300.00
Site Restoration	$ 7,900.00
Shipping Costs	$ 7,900.00
20% Administration/ Contingency	$ 39,360
TOTAL	**$ 236,160.00**

Projected Decommissioning Costs at 3% per Year

YEAR	BOND AMOUNT
1	$ 236160.00
2	$ 243244.80
3	$ 250542.14
4	$ 258058.41
5	$ 265800.16
6	$ 273774.17
7	$ 281987.39
8	$ 290447.01
9	$ 299160.42
10	$ 308135.24
11	$ 317379.29
12	$ 326900.67
13	$ 336707.69
14	$ 346808.92
15	$ 357213.19
16	$ 367929.59
17	$ 378967.47
18	$ 390336.50
19	$ 402046.59
20	$ 414107.99
21	$ 426531.23
22	$ 439327.17
23	$ 452506.98
24	$ 466082.19
25	$ 480064.66
26	$ 494466.60
27	$ 509300.59
28	$ 524579.61
29	$ 540317.00
30	$ 556526.51
31	$ 573222.31
32	$ 590418.97
33	$ 608131.54
34	$ 626375.49
35	$ 645166.75
36	$ 236160.00

IN WITNESS THEREOF, the parties have indicated their acceptance of the terms of the Decommissioning Plan by their signatures below on the dates indicated.

Date: _____

_____
Michelle Wood, Property Owner
8244 Batavia-Stafford Townline Road
Batavia, NY 14020

STATE OF NEW YORK)

SS.:

COUNTY OF GENESEE)

On this _____ day of _____, 20__, before me personally came the undersigned, a Notary Public in and for the State of New York personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed this instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

IN WITNESS THEREOF, the parties have indicated their acceptance of the terms of the Decommissioning Plan by their signatures below on the dates indicated.

Date: _____ _____

NY CDG Genesee 5, LLC, Project Owner
5050 Dufferin Street
North York, Ontario M2H 5T5 Canada

PROVINCE OF ONTARIO)

SS.:

CITY OF ACTON)

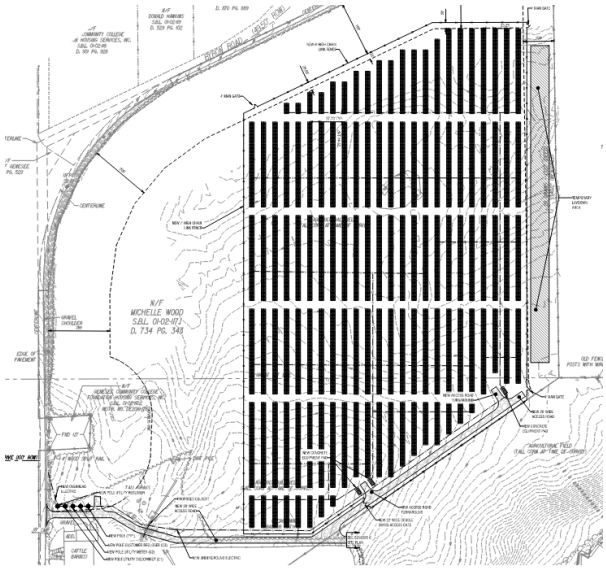
On this _____ day of _____, 20__, before me personally came the undersigned, a Notary Public in and for the Province of Ontario personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed this instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

Genesee 5 (5.0 MW AC) Community Solar

SEF Indemnification Provision

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Prepared by Mike Brugge, NY CDG Genesee 5, LLC
Reviewed by Jared Pantella, Labella Associates
Created on October 18, 2021
Last Revised on N/A

NY CDG Genesee 5, LLC. agrees to at all times defend, indemnify, protect, save, hold harmless, and exempt the Town of Stafford, and it's officers, councils, employees, committee members, attorneys, agents, and consultants (any of the same an "Indemnified Party") from any and all losses, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which arise out of, or are caused by, the placement, construction, erection, modification, location, equipment's performance, use, operation, repair, installation, replacement, removal, or restoration of said SEF, provided that the liability of NY CDG GENESEE 5, LLC. shall not extend to or include any loss, damage, cost, or charge or other obligation sustained or incurred by the Indemnified Party that are any way attributable to, (a) any damage existing as of the date hereof, or any condition existing as of the date hereof to the extent that such condition shall directly or indirectly cause or contribute to future damage being suffered by the Indemnified Party, and (b) any action or conduct of the Indemnified Party or another persons acting on it or their behalf in respect of any work or activities carried on by the Indemnified Party at or near the SEF, and (c) portion of such claims, suits, demands, causes of actions or award of damages as may be attributable to the negligent or intentional acts or omissions of the Town of Stafford, or its employees or agents. With respect to the penalties, damages, or charges referenced herein, reasonable attorney's fees, consultant's fees, and expert witness fees are included in those costs that are recoverable by the Town of Stafford.

(Signature)

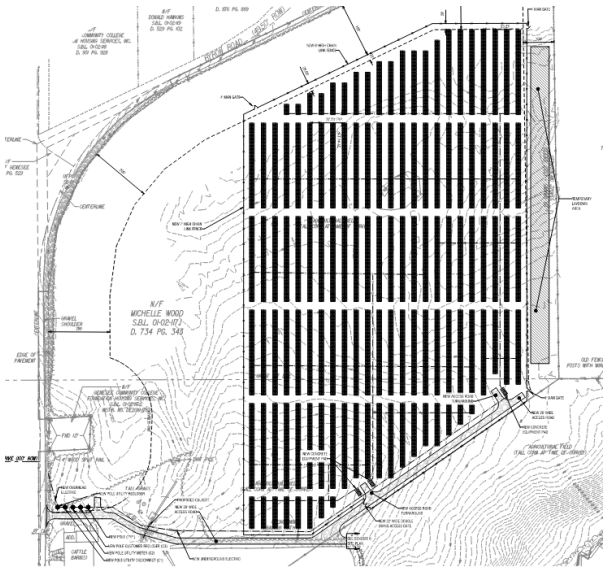
(Name)

Representative, NY CDG Genesee 5, LLC.

Genesee 5 (5.0 MW AC) Community Solar

Full Environmental Assessment Form, Part 1 (NYSDEC-SEQR)

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Genesee 5 Solar and Genesee 6 Solar		
Project Location (describe, and attach a general location map): 8244 Batavia-Stafford Townline Road, Batavia, NY 14020 (Tax IDs: 01-02-117.1 and 01-02-115)		
Brief Description of Proposed Action (include purpose or need): BW Solar is developing plans for two estimated 5 MW solar arrays to be installed on approximately 62.3 acres of agricultural land on two tax parcels totalling approximately 127.0 acres, located at 8244 Batavia-Stafford Townline Road within the Town of Stafford, Genesee County. Activities include the installation of two ground-mounted solar energy systems consisting of solar modules/panels, new electrical equipment, and accessories including electrical line, access roads, and concrete pads containing transformers. As currently proposed, the projects will encompass approximately 62.3 acres, including all on-site alterations both within and outside of the fenced solar array area. The ground disturbance is estimated to be approximately 10.6 acres, including approximately 3.3 acres of tree and stump removal. Maximum depth of ground disturbance is estimated at approximately 10-12 feet. Impervious surface created as a result of this project is limited to approximately 1.5 acres. This project description is based on currently available information and may change.		
Name of Applicant/Sponsor: NY CDG Genesee 5 LLC and NY CDG Genesee 6 LLC (Dan Huntington)	Telephone: 585-727-9918 E-Mail: daniel.huntinghton@bwsolar.com	
Address: 8244 Batavia-Stafford Townline Road		
City/PO: Batavia	State: NY	Zip Code: 14020
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Robert G. Wood	Telephone: E-Mail:	
Address: 8244 Batavia-Stafford Townline Road		
City/PO: Batavia	State: NY	Zip Code: 14020

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Stafford Town Board Approval (PILOT)	Pending
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Stafford Planning Board (site plan approval)	Pending
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Stafford Zoning Board of Appeals (variance)	Pending
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	County IDA (PILOT); County Planning (239 Review)	Pending
f. Regional agencies ☑Yes ☐No	Byron-Bergen Central School District (PILOT)	Pending
g. State agencies ☑Yes ☐No	NYSDEC (SPDES); SHPO (sign-off); NYSERDA (funding)	Pending
h. Federal agencies ☑Yes ☐No	USACE (Wetland jurisdictional determination); FAA (no hazard determination)	Pending

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):

_____

_____

_____

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):

Genesee 2050, Green Genesee/ Smart Genesee, Genesee County Farmland and 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?
Industrial Park

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? Byron-Bergen Central School District

b. What police or other public protection forces serve the project site?
Genesee County Sheriffs Department

c. Which fire protection and emergency medical services serve the project site?
Stafford Volunteer Fire Department

d. What parks serve the project site?
Batavia Soccer 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)? Commercial Solar Energy Development

b. a. Total acreage of the site of the proposed action? +/-62.3 acres
b. Total acreage to be physically disturbed? +/-10.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-127.0 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: +/-6 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	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, Note, we defined solar panels (modules) as structures.

i. Total number of structures +/-30,140 (modules/panels) and 5 transformers on concrete pads.

ii. Dimensions (in feet) of largest proposed structure: +/- 17.6 height; +/- 3.3 width; and +/- 7.2 length (Applies to modules/ panels only)

iii. Approximate extent of building space to be heated or cooled: N/A square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? _____

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

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

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

_____

_____

i*v.* 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): The NYSDEC EAF mapper flagged surface water features at the project site. Two federally regulated wetlands were identified on the project site during a wetland delineation performed in August 2021 by LaBella Associates (maps attached). The identified wetlands included one +/- 0.27-acre wetland on the northern parcel and one +/-.04-acre wetland on the southern parcel.

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:
The proposed project involves crossing a federally regulated emergent wetland with one of the access roads along the southern portion of the site. Additionally, the project will involve driving foundation posts into the federally regulated emergent wetland on the northern portion of the site. Overall, the amount of disturbance within the wetlands will be +/-0.3 acres. The project development will be completed in accordance with all applicable NYSDEC and USACE regulations.

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: +/-0.3 acre
- expected acreage of aquatic vegetation remaining after project completion: <0.1 acre
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Access road installation
- proposed method of plant removal: TBD
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance:
The project design will minimize disturbance to any waterbody or wetland. All applicable NYSDEC and USACE regulations will be adhered to.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

_____ Square feet or +/-1.5 acres (impervious surface)

_____ Square feet or +/-127.0 acres (parcel size)

ii. Describe types of new point sources. TBD as detailed engineering continues

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 (filter strips). Stormwater Pollution Prevention Plan (SWPPP) will be submitted as part of this application.

- If to surface waters, identify receiving water bodies or wetlands: N/A. Runoff will only be towards filter strips.
- 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)

Mobile sources during Project operations will include light vehicles for regular work. Specialized repair may require heavier duty vehicles.

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

Contractor may elect to provide an on-site generator during construction activities.

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

None

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

If Yes:

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: Potentially 7 am - 7 pm
- Saturday: Minimal if any
- Sunday: Minimal if any
- Holidays: Minimal if any

ii. During Operations:

- Monday - Friday: 24 hours per day
- Saturday: 24 hours per day
- Sunday: 24 hours per day
- Holidays: 24 hours per day

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:

Intermittent construction noise could exceed existing ambient noise levels for short periods of time during the daytime construction activities. Once operational, noise levels exceeding the existing ambient noise levels are not anticipated.

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: TBD tons per _____ (unit of time)
- Operation : N/A 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: Construction debris of disposable wrapping and contIners will be recycled when appropriate.
- Operation: Not applicable

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

- Construction: TBD - The exact disposal method will be determined by the contractor and will follow all applicable NYSDEC guidelines and standards.
- Operation: Not applicable

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): Genesee Community College

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	0	+/- 1.5	+1.5
• Forested	+/- 3.3	0	-3.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/- 1.0	0	-1.0
• Agricultural (includes active orchards, field, greenhouse etc.)	+/- 57.6	0	-57.6
• Surface water features (lakes, ponds, streams, rivers, etc.)	+/-0.1	+/-0.1	0
• Wetlands (freshwater or tidal)	+/-0.3	0	-0.3
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Solar arrays w/ grass underneath	0	+/- 60.7	+60.7

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:

Gensee Community College

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +/-6.6 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:

Cazenovia silt loam	+/-50 %
Ovid silt loam	+/-50 %
	%

d. What is the average depth to the water table on the project site? Average: +/-2 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	+/-52 % of site
☑	Poorly Drained	+/-48 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	+/-96 % of site
☑	10-15%:	+/-1 % of site
☑	15% or greater:	+/-3 % 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 821-55 Classification C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Wetlands Approximate Size +/-0.3 acres
- 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: _____
Name: Bigelow Creek and Tributaries; Pollutants: Nutrients; Uses: Aquatic Life

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: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
The project site will be fenced off but some typical suburban/rural species, such as squirrels, rabbits, raccoons, woodchucks, chipmunks, rodents, deer, foxes, coyote, songbirds, crows, raptors, frogs, snakes may pass through.

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? +/-30 acres
ii. Source(s) of soil rating(s): USDA Web Soil Survey/ NYS Land Classification System (Mineral Soil Group Ratings 1-4)

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:

SHPO consultation is ongoing.

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Bigelow Creek, Woodchuck Hole, and Horseshoe Lake, Dewitt Recreation Area, Lions Park, Pheasants on the Flats

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Creeks/Lakes, local parks, hunting preserve

iii. Distance between project and resource: +/- 0.5 miles to +/- 2.5 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 BW Solar (Dan Huntington) Date 10/29/2021

Signature Daniel Huntington Title Project Developer

PRINT FORM

EAF Mapper Summary Report

Monday, October 18, 2021 12:44 PM

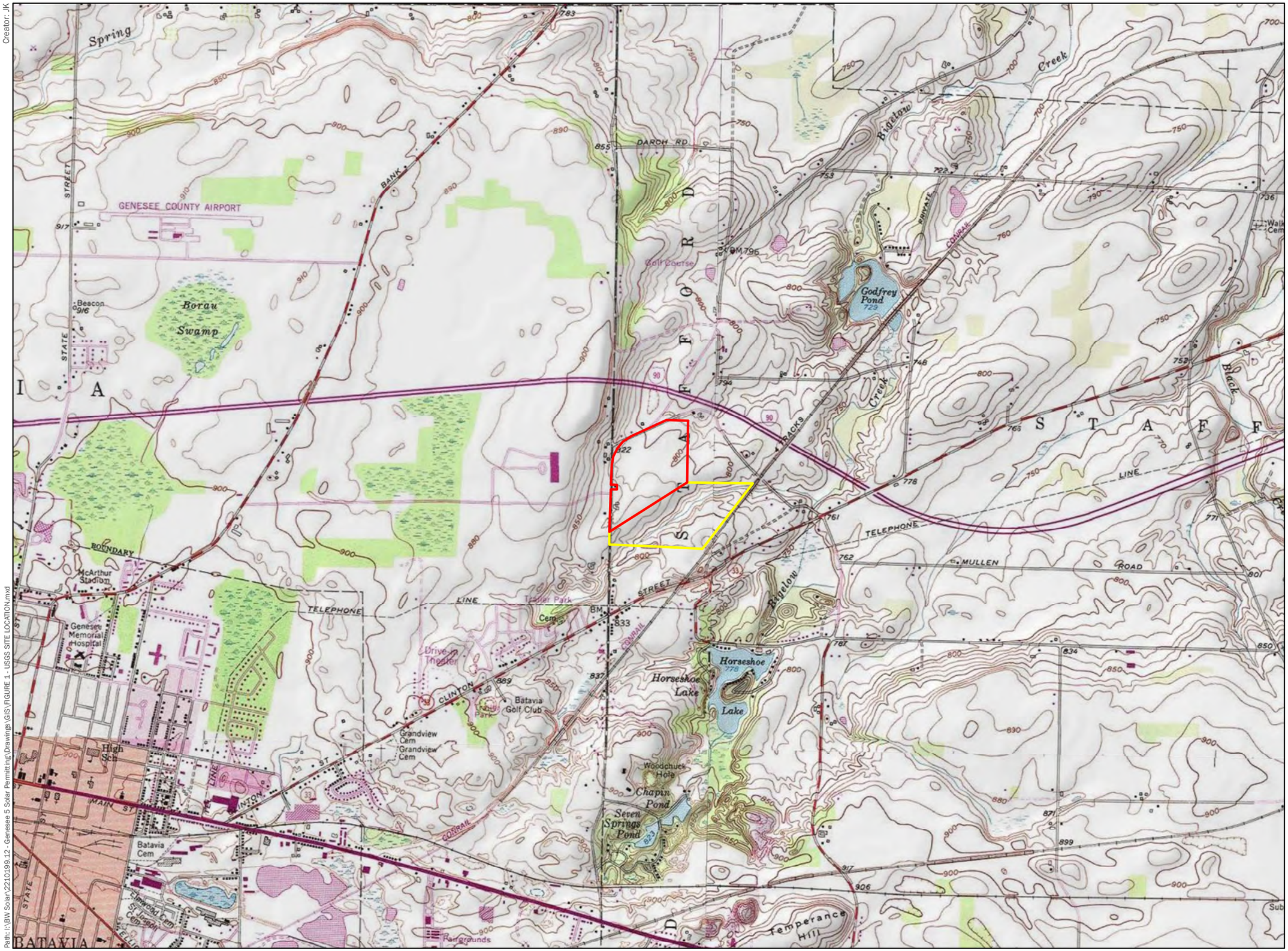
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	821-55
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Bigelow Creek and tribs – Nutrients – Aquatic Life
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	Yes
E.3.a. [Agricultural District]	GENE004
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

Creator: JK

Path: I:\BW Solar\2210199.12 - Genesee 5 Solar Permitting\Drawings\GIS\FIGURE 1 - USGS SITE LOCATION.mxd



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BW Solar

Genesee 5 & 6 Solar

Town of Stafford
Genesee County, NY

N

0 1,000 2,000 Feet

1 inch = 2,000 feet

Legend

- Genesee 5 Study Area
- Genesee 6 Study Area

Sources:
1. Study Area: Created by LaBella using information provided by the client 2021.
2. Basemap: ESRI USA Topo Map (Updated: 2020).

USGS Site Location

FIGURE 1

LaBella Project No: 2210199.12
and 2210199.13
Date: October 2021

PROJECT DATA

PARCEL INFORMATION

APPLICANT	NY CDG Genesee 5 LLC
PARCEL ADDRESS	8244 BAT- STAF TWLN RD BATAVIA, NY 14020
TAX NUMBER	01-02-117.1
NUMBER OF TABLES	831
NUMBER OF PANELS	16,620
SYSTEM SIZE (DC)	7.48 MW (DC)
SYSTEM SIZE (AC)	5 MW (AC)
GPS COORDINATES	N: 43.01704 W: -78.13255
AVERAGE SITE ELEVATION	±805'
PARCEL AREA	±64.57 ACRES
EQUIPMENT PAD AREA	±900 SF
FENCED AREA	±31.08 ACRES
ROAD LENGTH	±2,018 FT
CHAIN LINK FENCE	±4,675 FT
DOUBLE SWING GATE COUNT	1
MAN GATE COUNT	3

ZONING INFORMATION

	REQUIRED	PROPOSED
CODE APPLIED	TOWN OF STAFFORD	
WEBSITE	HTTPS://TOWNOFSTAFFORD.ORG/DEPARTMENTS/ZONING-CODE	
CLASSIFICATION	(IP) INDUSTRIAL PARK	
FRONT SETBACK	200 FT	200 FT
SIDE SETBACK	200 FT	200 FT, 0 FT*
REAR SETBACK	200 FT	100 FT*
ENTRANCE WIDTH	-	70 FT
MAX FENCE HEIGHT	-	7 FT

*AREA VARIANCE REQUESTED VIA CH. 182, ART VII, §182-49.K.(3)

1 C201 CONCEPTUAL SITE PLAN

SCALE: 1" = 100'

N

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NY CDG Genesee 5, LLC
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 5 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:
Revisions		

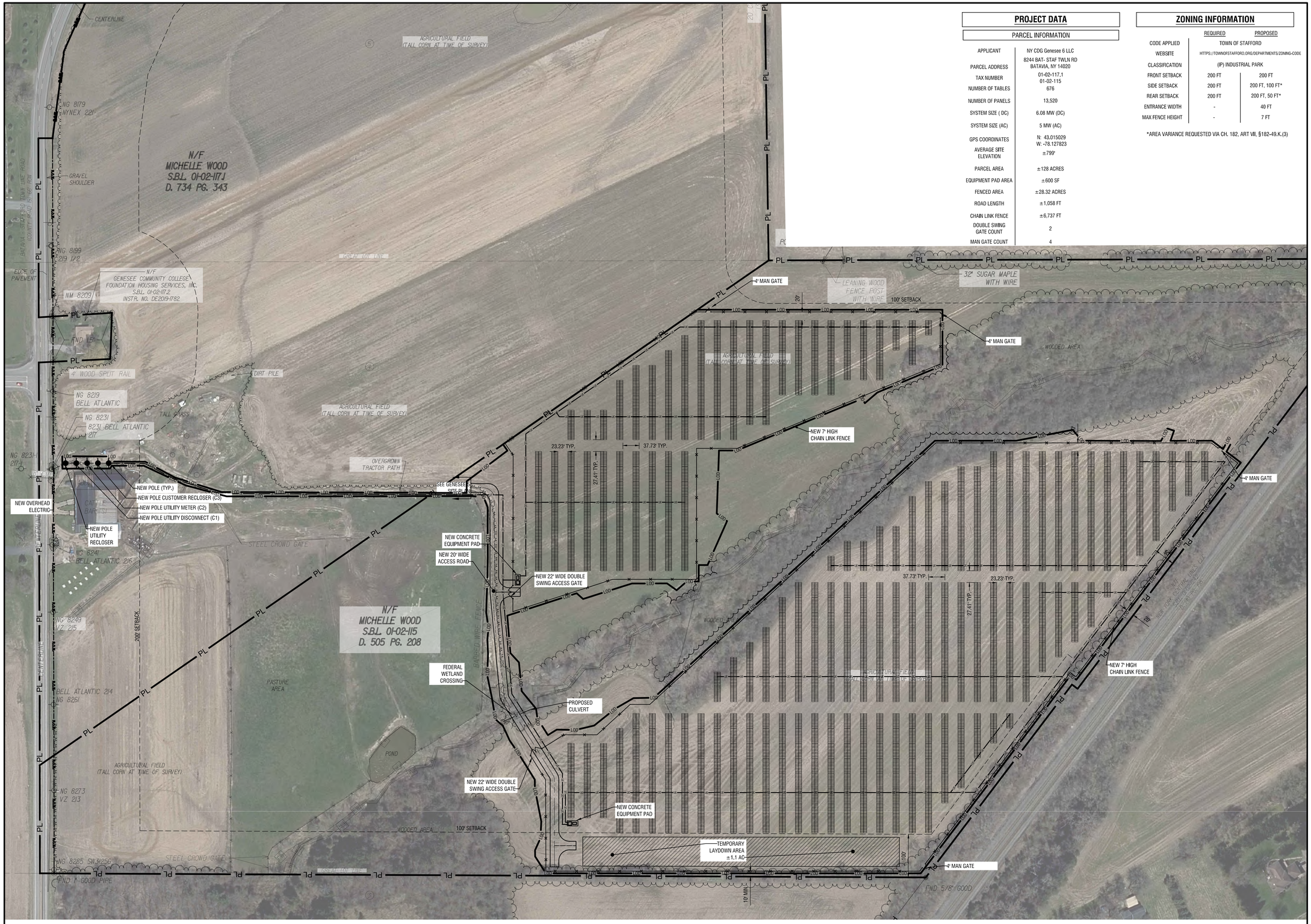
PROJECT NUMBER: 2210199.12
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/29/2021
DRAWING NAME:

CONCEPTUAL SITE PLAN

DRAWING NUMBER:

C201

VERSION 19.0
6/3/2010 8:47:56 AM



PROJECT DATA

PARCEL INFORMATION

APPLICANT	NY CDG Genesee 6 LLC
PARCEL ADDRESS	8244 BAT- STAF TWLN RD BATAVIA, NY 14020
TAX NUMBER	01-02-117.1 01-02-115
NUMBER OF TABLES	676
NUMBER OF PANELS	13,520
SYSTEM SIZE (DC)	6.08 MW (DC)
SYSTEM SIZE (AC)	5 MW (AC)
GPS COORDINATES	N: 43.015029 W: -78.127823
AVERAGE SITE ELEVATION	±799'
PARCEL AREA	±128 ACRES
EQUIPMENT PAD AREA	±600 SF
FENCED AREA	±28.32 ACRES
ROAD LENGTH	±1,058 FT
CHAIN LINK FENCE	±6,737 FT
DOUBLE SWING GATE COUNT	2
MAN GATE COUNT	4

ZONING INFORMATION

	REQUIRED	PROPOSED
CODE APPLIED	TOWN OF STAFFORD	
WEBSITE	HTTPS://TOWNOFSTAFFORD.ORG/DEPARTMENTS/ZONING-CODE	
CLASSIFICATION	(IP) INDUSTRIAL PARK	
FRONT SETBACK	200 FT	200 FT
SIDE SETBACK	200 FT	200 FT, 100 FT*
REAR SETBACK	200 FT	200 FT, 50 FT*
ENTRANCE WIDTH	-	40 FT
MAX FENCE HEIGHT	-	7 FT

*AREA VARIANCE REQUESTED VIA CH. 182, ART VII, §182-49.K.(3)

1 C201 CONCEPTUAL SITE PLAN

SCALE: 1" = 100'

N

VERSION 19.0
6/3/2010 8:47:56 AM

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NY CDG Genesee 6, LLC
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 6 SOLAR ARRAY
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2210199.13
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/29/21
DRAWING NAME:

CONCEPTUAL SITE PLAN

DRAWING NUMBER:

C201

Creator: LD Reviewer: DB

Notes
1) Wetland/stream delineation flag locations were surveyed using a sub-foot GPS unit.
2) All areas outside of the wetlands/stream delineated within the study area are considered to be upland.
3) Only select wetland/stream flag locations are labeled.
4) All wetland/stream boundaries and jurisdictions are subject to verification by USACE.

Prole Rd Exd
Batavia Byron Rd
College Rd
Co Rd 46
Batavia Stafford Town Rd

Wetland 1
PEM
UPL1-A
WET1-A
W1-1
W1-4
W1-7
UPV-2
UPV-1
UPV-4
Ditch 1
Ephemeral
D1-1
D1-7
Culvert

OnC CgD3 CeA CeB ShD3 CeC BeE WsB OvB ShC3 OvA LmB SeB BeD BeB ApA Wy CgC3 PsB

Wetland ID	Cowardin Classification	Approximate Area within Study Area (acres)	Jurisdiction
Wetland 1	PEM	0.27	Potentially Non-Jurisdictional

Stream Name	Cowardin Classification	NYSDEC Waterbody Classification	Approximate Stream Length within Study Area (lf)	Jurisdiction
Ditch 1	Ephemeral	Unclassified	660	Potentially Non-Jurisdictional

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Wetland and Stream Delineation

Genesee 5
Prole Road
Stafford, NY

N

0 125 250 Feet

1 inch = 250 feet

Legend

- Study Area
- Data Point Location
- Wetland/Stream Flag Location
- Culvert
- Emergent Wetland (PEM)
- Ephemeral Stream
- Culvert Area
- Approximate Offsite WetlandStream Boundary
- Stream Flow Direction
- Road
- Soil

Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and GIS User Community 2020.
3. Mapped soil data were obtained from the NRCS online Soil Data (soildatamart.nrcs.usda.gov).

Wetland and Stream Delineation Survey

FIGURE 1

LaBella Project No: 2210199.12
Date: August 2021

Creator: LD Reviewer: DB

Notes
1) Wetland/stream delineation flag locations were surveyed using a sub-foot GPS unit.
2) All areas outside of the wetlands/stream delineated within the study area are considered to be upland.
3) Only select wetland/stream flag locations are labeled.
4) All wetland/stream boundaries and jurisdictions are subject to verification by USACE.

Co Rd 46

Batavia Stafford Town Rd

Clinton Street Rd

State Hwy 33

Culvert

Stream 1 Intermittent

Stream 2 Ephemeral

Stream 3 Ephemeral

Pond 1 PuB

Wetland 2 PEM

UPV-3

UPV-5

UPV-6

UPV-7

UPV-8

UPL2-A

WET2-A

Wetland ID	Cowardin Classification	Approximate Area within Study Area (acres)	Jurisdiction
Pond 1	PuB	0.19	Potentially Non-Jurisdictional
Wetland 2	PEM	0.04	USACE

Stream Name	Cowardin Classification	NYSDEC Waterbody Classification	Approximate Stream Length within Study Area (lf)	Jurisdiction
Stream 1	Intermittent	C(T)	3,165	NYSDEC/ USACE
Stream 2	Ephemeral	Unclassified	80	Potentially Non-Jurisdictional
Stream 3	Ephemeral	Unclassified	310	

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BW Solar

Wetland and Stream Delineation

Genesee 6
Prole Road
Stafford, NY

N

0 125 250 Feet

1 inch = 250 feet

Legend

- Study Area
- Data Point Location
- Wetland/Stream Flag Location
- Culvert
- Emergent Wetland (PEM)
- Open Water (PuB)
- Intermittent Stream
- Ephemeral Stream
- Culvert Area
- Approximate Offsite WetlandStream Boundary
- Stream Flow Direction
- Road
- Soil

Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and GIS User Community 2020.
3. Mapped soil data were obtained from the NRCS online Soil Data (soildatamart.nrcs.usda.gov).

Wetland and Stream Delineation Survey

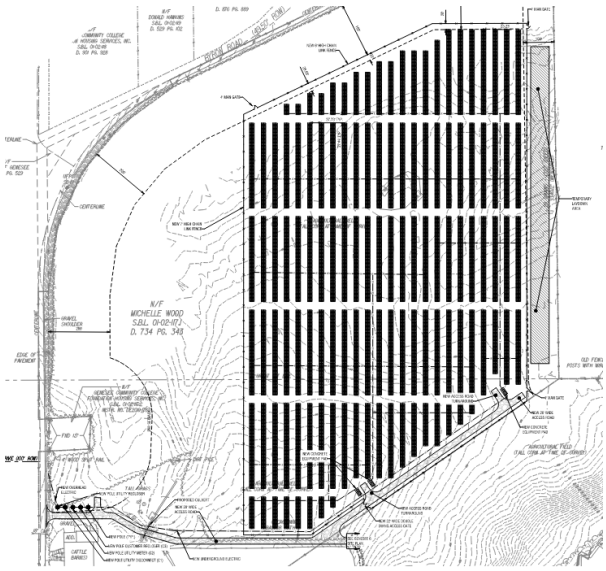
FIGURE 1

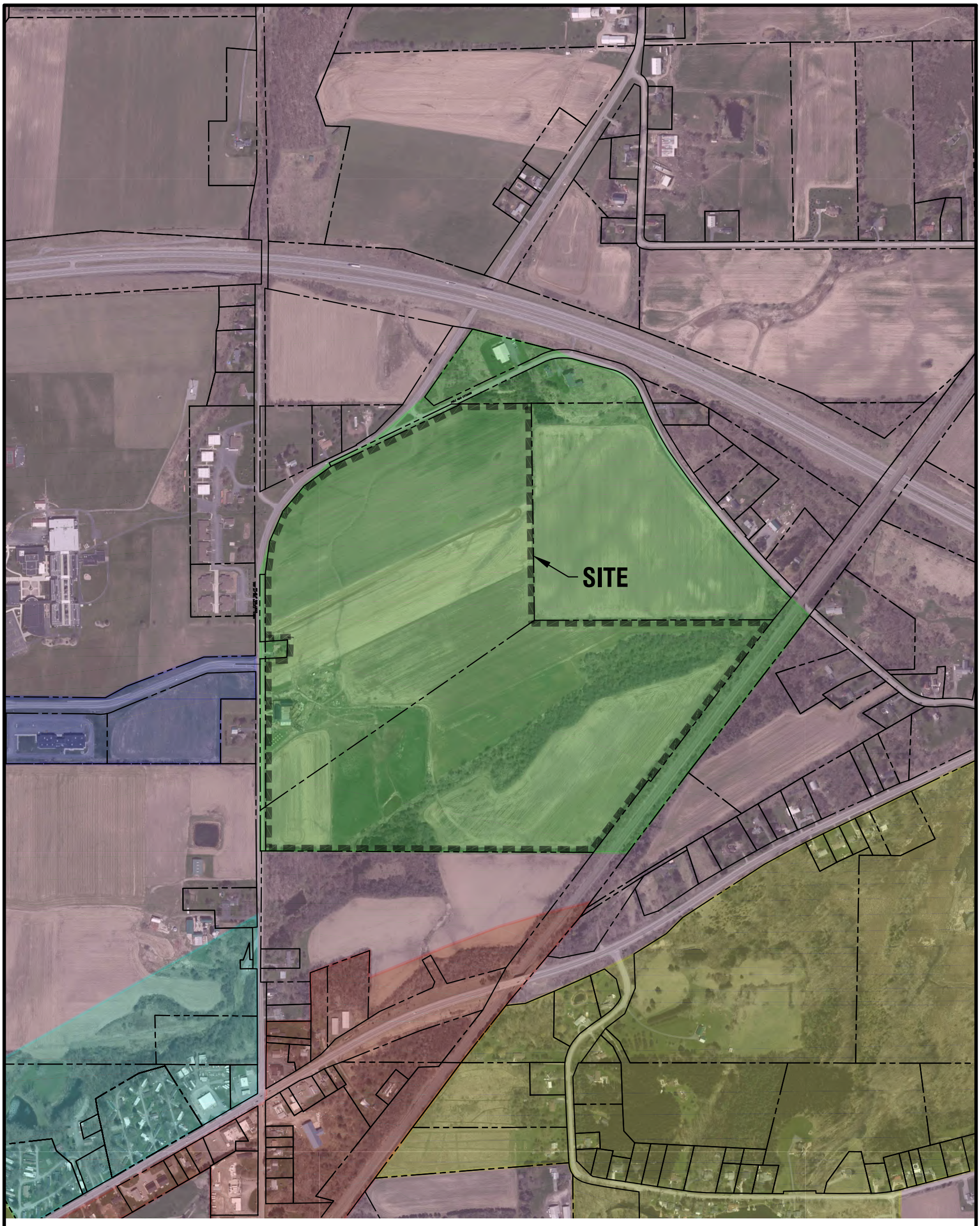
LaBella Project No: 2210199.13
Date: August 2021

Genesee 5 (5.0 MW AC) Community Solar

Project Zoning Map

8244 Batavia-Stafford Townline Road, Batavia, NY 14020





ZONING LEGEND

- = AGRICULTURAL/RESIDENTIAL
- = COMMERCIAL
- = RESIDENTIAL
- = PUD
- = MOBILE HOME PARK
- = INDUSTRIAL PARK

N

0' 600' 1,200' 1,800'

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DRAWING NAME: ZONING EXHIBIT	DRAWN BY: O.L.A.	DATE: 10/20/2021	PROJECT NO.: 2210199.12
PROJECT NAME: **Genesee 5 and 6** 8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020	DRAWING NUMBER: CX009		

ISSUED FOR: REFERENCE

VERSION 21.1
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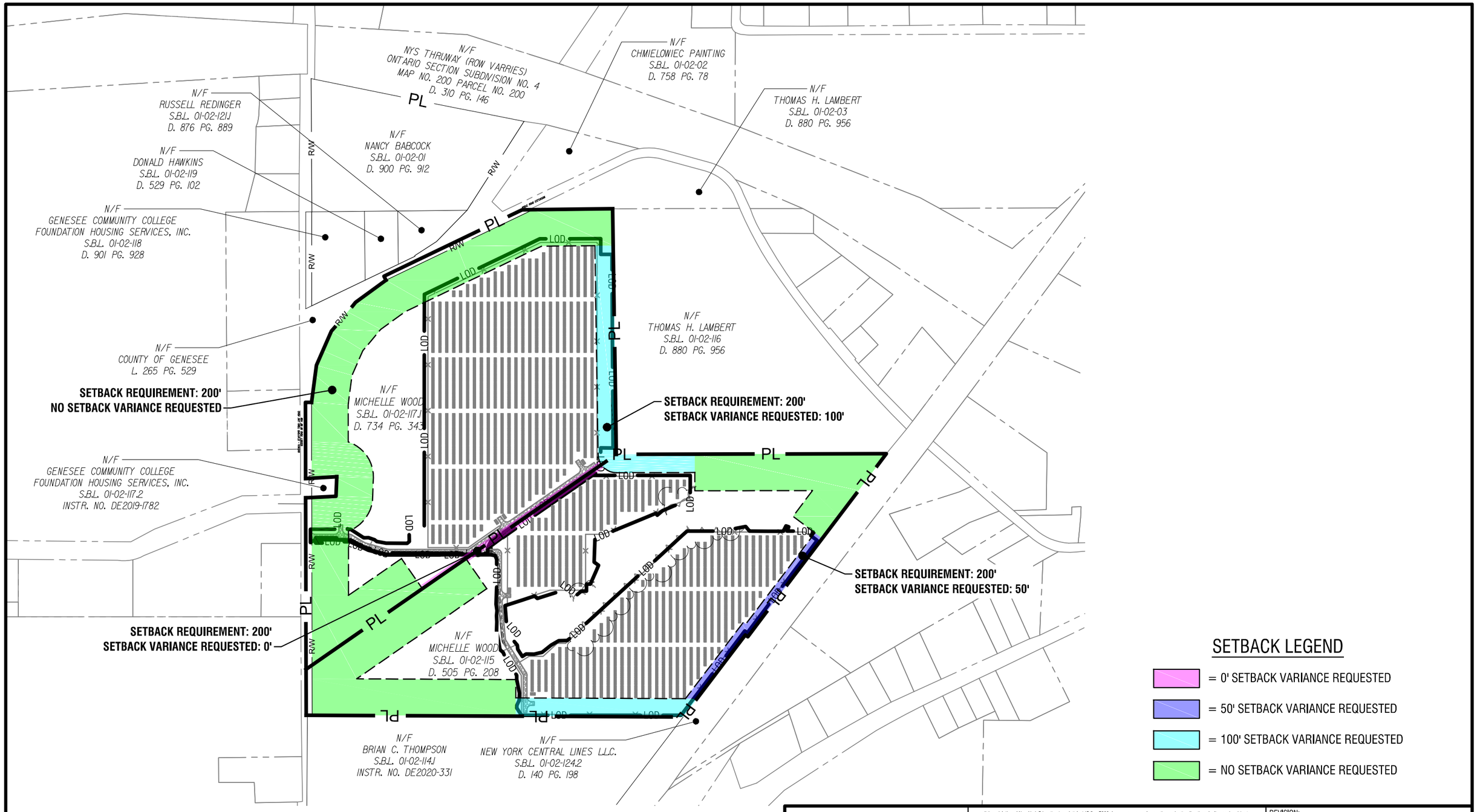

SETBACK LEGEND

- = 0' SETBACK VARIANCE REQUESTED
- = 50' SETBACK VARIANCE REQUESTED
- = 100' SETBACK VARIANCE REQUESTED
- = NO SETBACK VARIANCE REQUESTED

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REVISION: REVIEW			
DRAWING NAME: SETBACK VARIANCE EXHIBIT	DRAWN BY: O.L.A.	DATE: 10/29/2021	PROJECT NO.: 2210199.12
PROJECT NAME: **Genesee 5 and 6** 8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020	DETAIL NO./REVISED SHEET:	SHEET NUMBER: CX001	

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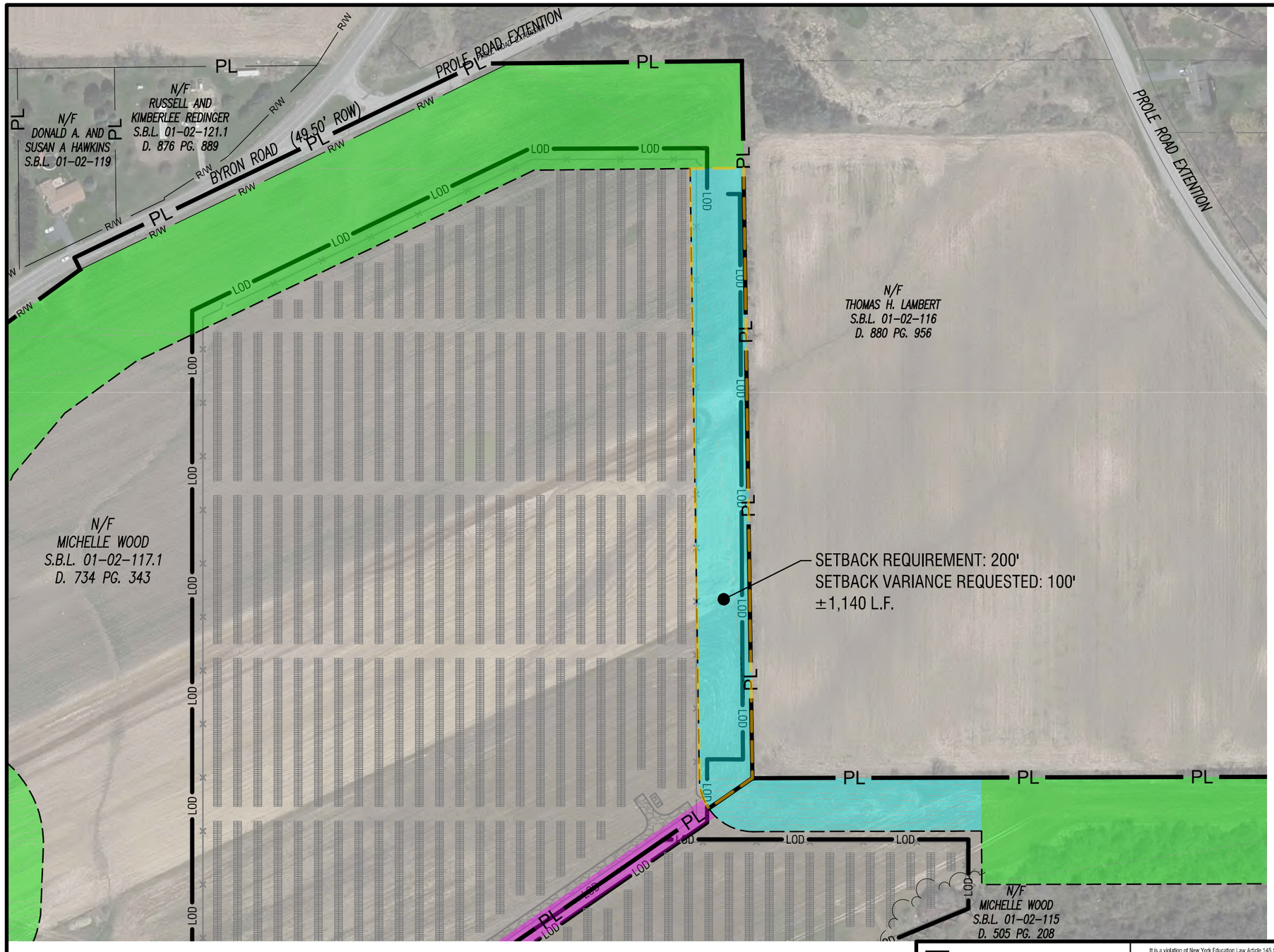

SETBACK LEGEND

- = 0' SETBACK VARIANCE REQUESTED
- = 50' SETBACK VARIANCE REQUESTED
- = 100' SETBACK VARIANCE REQUESTED
- = NO SETBACK VARIANCE REQUESTED
- = AREA OF INTEREST

N

0' 200' 400' 600'

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REVISION: REVIEW			
DRAWING NAME: SETBACK VARIANCE EXHIBIT	DRAWN BY: O.L.A.	DATE: 10/29/2021	PROJECT NO.: 2210199.12
PROJECT NAME: **Genesee 5** 8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020	DETAIL NO./REVISED SHEET:	SHEET NUMBER: CX002	

VERSION 21.1
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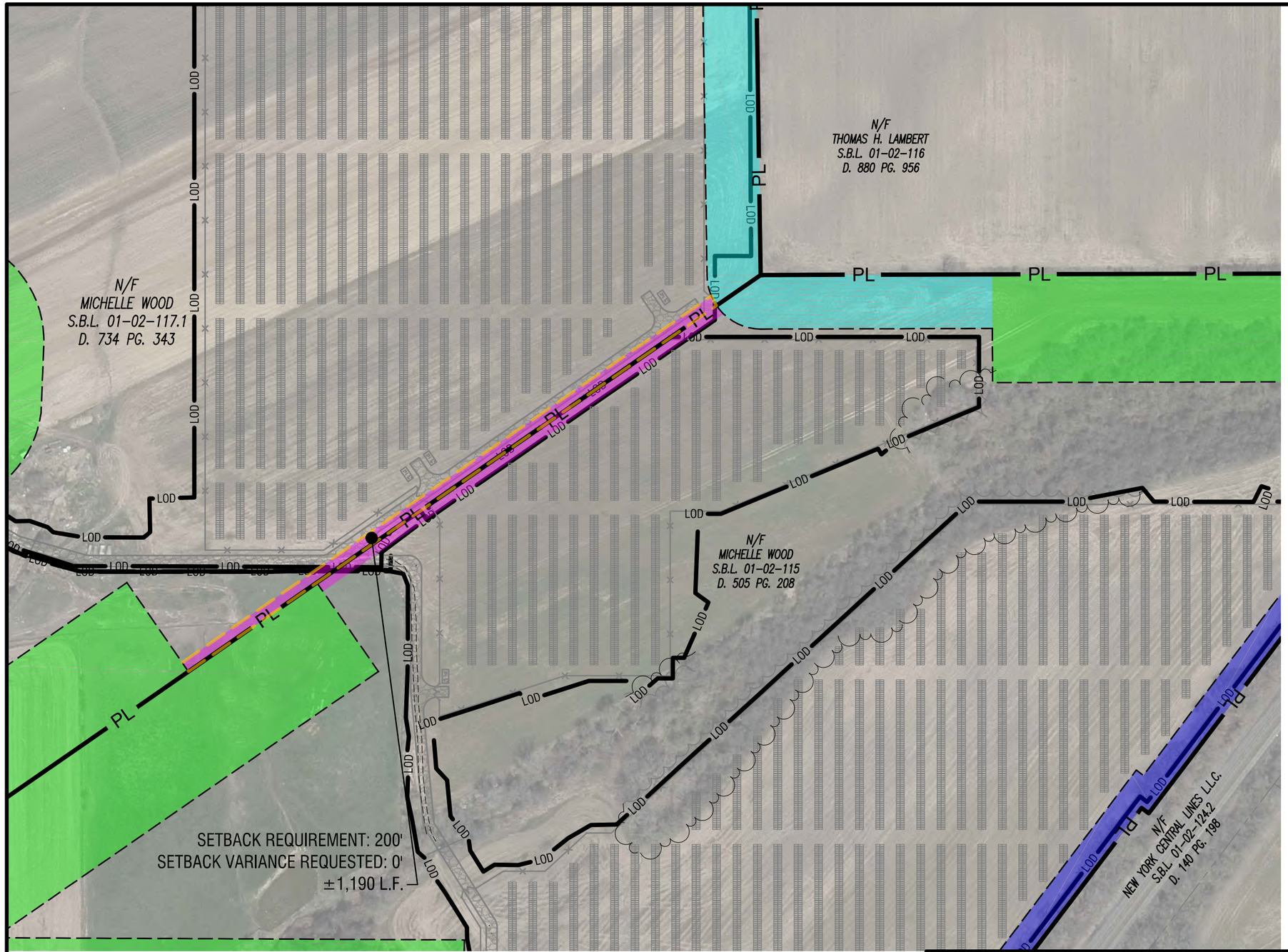

SETBACK LEGEND

- = 0' SETBACK VARIANCE REQUESTED
- = 50' SETBACK VARIANCE REQUESTED
- = 100' SETBACK VARIANCE REQUESTED
- = NO SETBACK VARIANCE REQUESTED
- = AREA OF INTEREST

N

0' 200' 400' 600'

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REVISION: REVIEW

DRAWING NAME: SETBACK VARIANCE EXHIBIT

DRAWN BY: O.L.A.

DATE: 10/29/2021

PROJECT NO.: 2210199.12

PROJECT NAME: **Genesee 5**
8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020

DETAIL NO./REVISED SHEET:

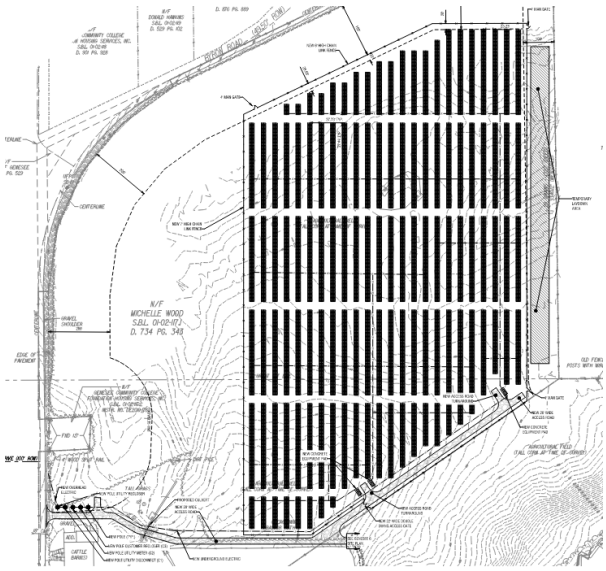
SHEET NUMBER: CX003

VERSION 21.1
10/27/2021 2:33:00 PM

Genesee 5 (5.0 MW AC) Community Solar

Zoning Area Variance Request

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



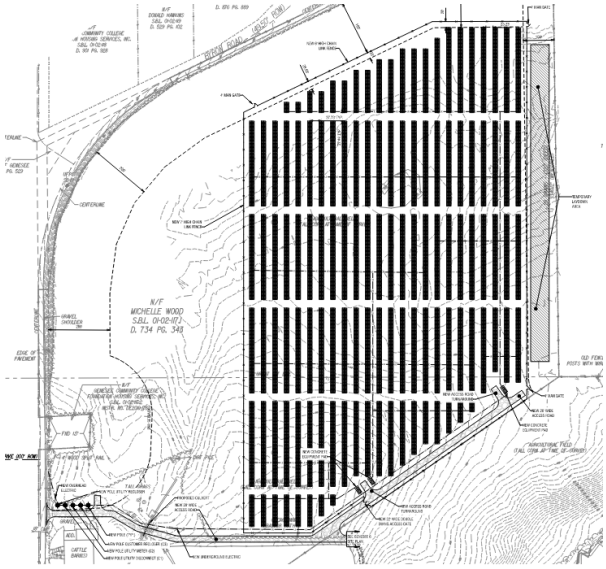
Refer to Zoning Area Variance Requests as completed by

Harris Beach, PLLC

Genesee 5 (5.0 MW AC) Community Solar

Agricultural Data Statement

8244 Batavia-Stafford Townline Road, Batavia, NY 14020



TOWN VILLAGE CITY OF Stafford Application #_____

(circle one)

Agricultural Data Statement

Date 10/18/2021

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: NY CDG Genesee 5 LLC Address: 8244 Bat-Staf Twln Rd Batavia, NY 14020	Name: Robert G. Wood Address: 8244 Bat-Staf Twln Rd Batavia, NY 14020

1. Type of Application: ☐Special Use Permit; ☑Site Plan Approval ; ☐Use Variance; ☐Subdivision Approval
   (circle one or more)

2. Description of proposed project: The applicant is developing an estimated 5 MW-AC solar array to be installed on approximately 31.1 acres out of an approximately 64.6 acre parcel. Activities include the installation of a solar energy system.

3. Location of project: Address: Byron Rd, Batavia, NY 14020
   Tax Map Number (TMP) 01-02-117.1

4. Is this parcel within an Agricultural District? ☑NO ☐YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number_____
6. Is this parcel actively farmed? ☐NO ☑YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: Thomas H. Lambert (#1 parcel on map) Address: 8126 Prole Rde Ext Batavia, NY 14020 Is this parcel actively farmed? ☑NO ☐YES	Name: Thomas H. Lambert (#2 parcel on map) Address: Prole Rd Ext Batavia, NY 14020 Is this parcel actively farmed? ☐NO ☑YES
Name: Brian C. Thompson (#3 parcel on map) Address: Byron Rd Batavia, NY 14020 Is this parcel actively farmed? ☐NO ☑YES	Name: Jeffrey J. Thompson (#4 parcel on map) Address: Bat-Staf Twln Rd Batavia, NY 14020 Is this parcel actively farmed? ☐NO ☑YES

Daniel Huntington
Signature of Applicant

_____
Signature of Owner (if other than applicant)

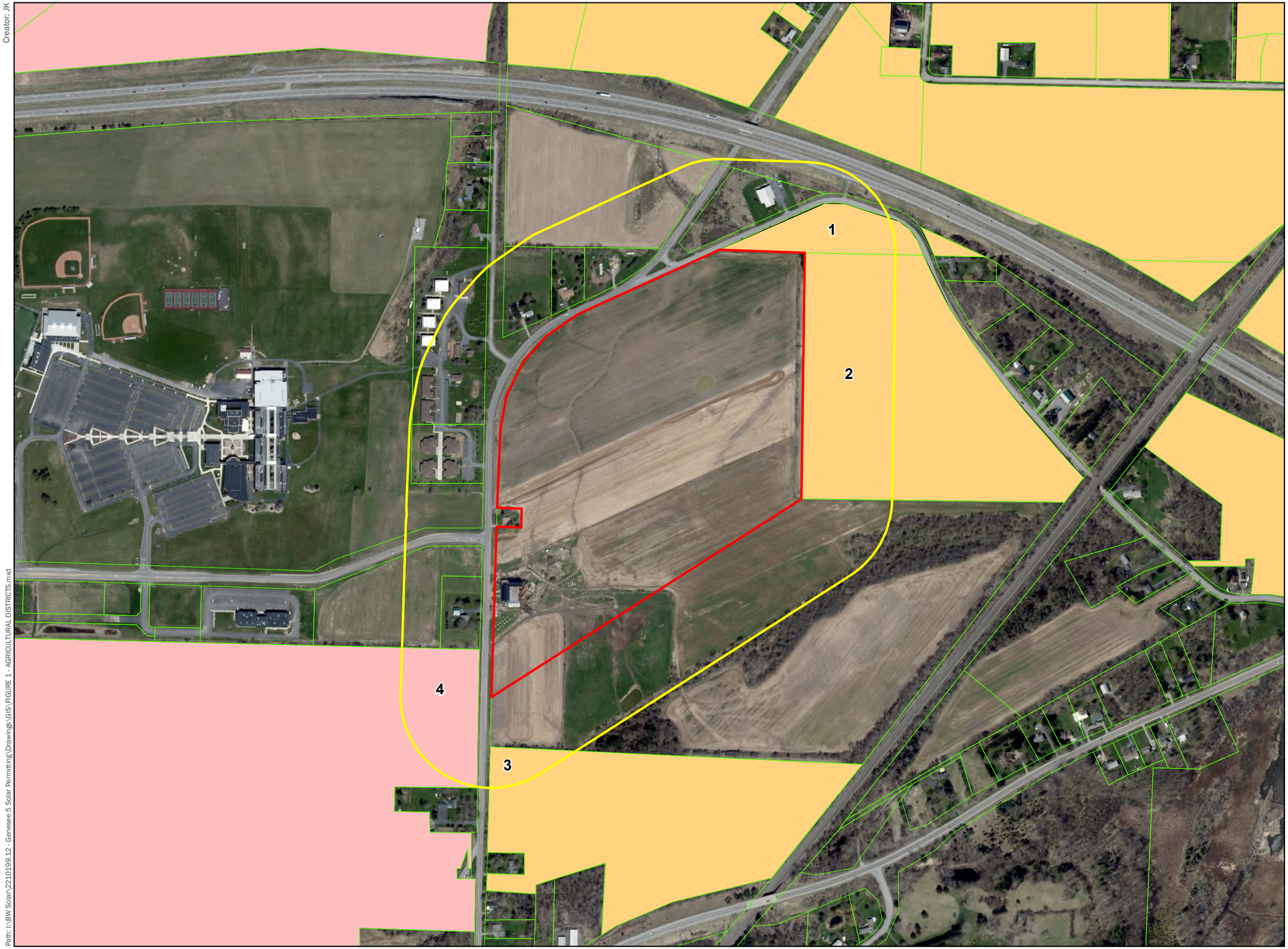
Reviewed by: _____ _____
Signature of Municipal Official Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

BW SOLAR GENESEE 5 SOLAR PROJECT LIST OF NEIGHBORING FARMLAND PROPERTIES

Map Number	Municipality	Property Owner(s) Name/Address	Mailing Address	Tax Map No.	Used for Farming
1	Town of Stafford	Thomas H. Lambert 8126 Prole Rde Ext	6616 Log City Rd Elba, NY 14058	1.-2-3	No
2	Town of Stafford	Thomas H. Lambert Prole Rd Ext	6616 Log City Rd Elba, NY 14058	1.-2-116	Yes
3	Town of Stafford	Brian C. Thompson Byron Rd	3258 Stannard Rd Alexander, NY 14005	1.-2-114.1	Yes
4	Town of Stafford	Jeffrey J. Thompson Bat-Staf Twln Rd	8212 Batv-Staf Twln Rd Batavia, NY 14020	95.4-1-40	Yes

Creator: JK



Path: I:\BW Solar\2210199.12 - Genesee 5 Solar Permitting\Drawings\GIS\FIGURE 1 - AGRICULTURAL DISTRICTS.mxd

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BW Solar

Genesee 5 Solar

Town of Stafford
Genesee County, NY

N

0 250 500 Feet

1 inch = 500 feet

Legend

- Genesee 5 Study Area
- Genesee 5 500' Buffer
- Genesee County Parcels
- Genesee County Agricultural District 2
- Genesee County Agricultural District 4

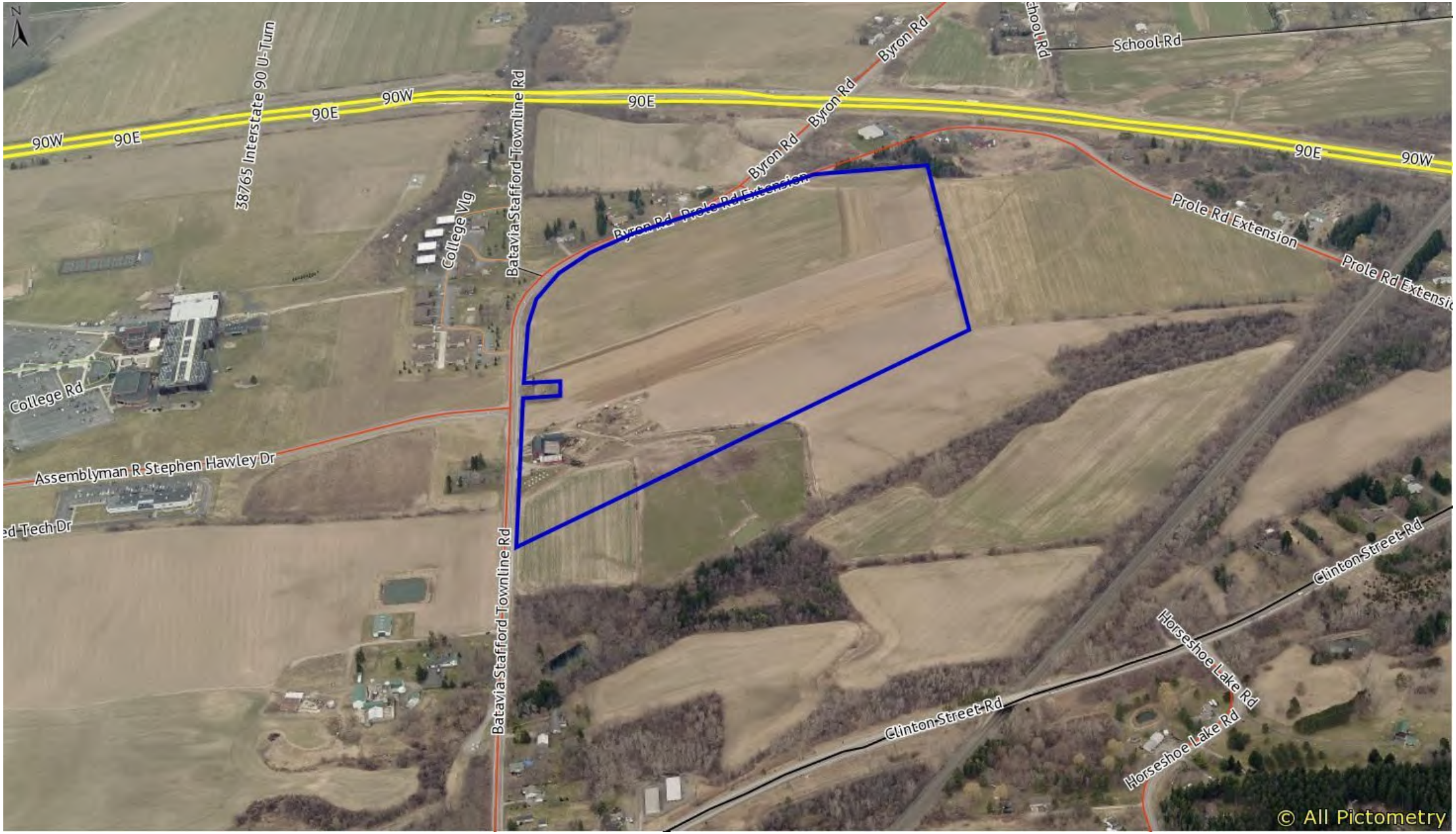
Sources:
1. Study Area: Created by LaBella using information provided by the client 2021.
2. Basemap: ESRI (2018).
3. Agricultural Districts: NYS GIS Clearinghouse (2021).

NYS Agricultural Districts

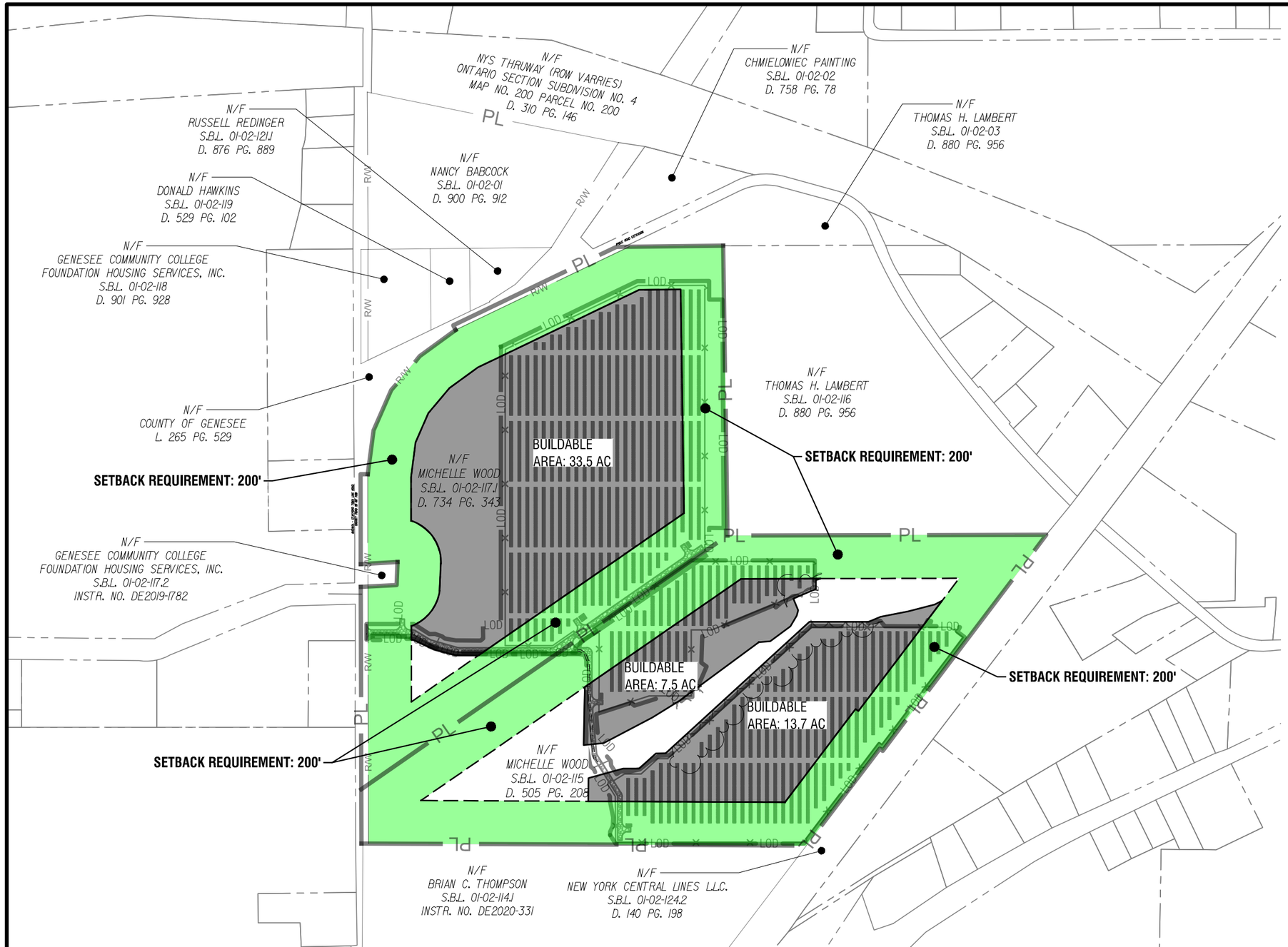
FIGURE 1

LaBella Project No: 2210199.12
Date: October 2021

T-02-STAF-3-22



03/23/2021



SITE AREA QUANTITIES

	GENESEE 5	GENESEE 6
200' SETBACK AREA	28.8 AC	30.9 AC
BUILDABLE AREA	33.5 AC	21.2 AC
ADD. BUILDABLE AREA	9.3 AC	2.6 AC
EX. LAYOUT WITHIN 200' SETBACK	9.4 AC	13.3 AC

SETBACK LEGEND

= 200' SETBACK

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REVISION: REVIEW

DRAWING NAME: TOWN SETBACK EXHIBIT

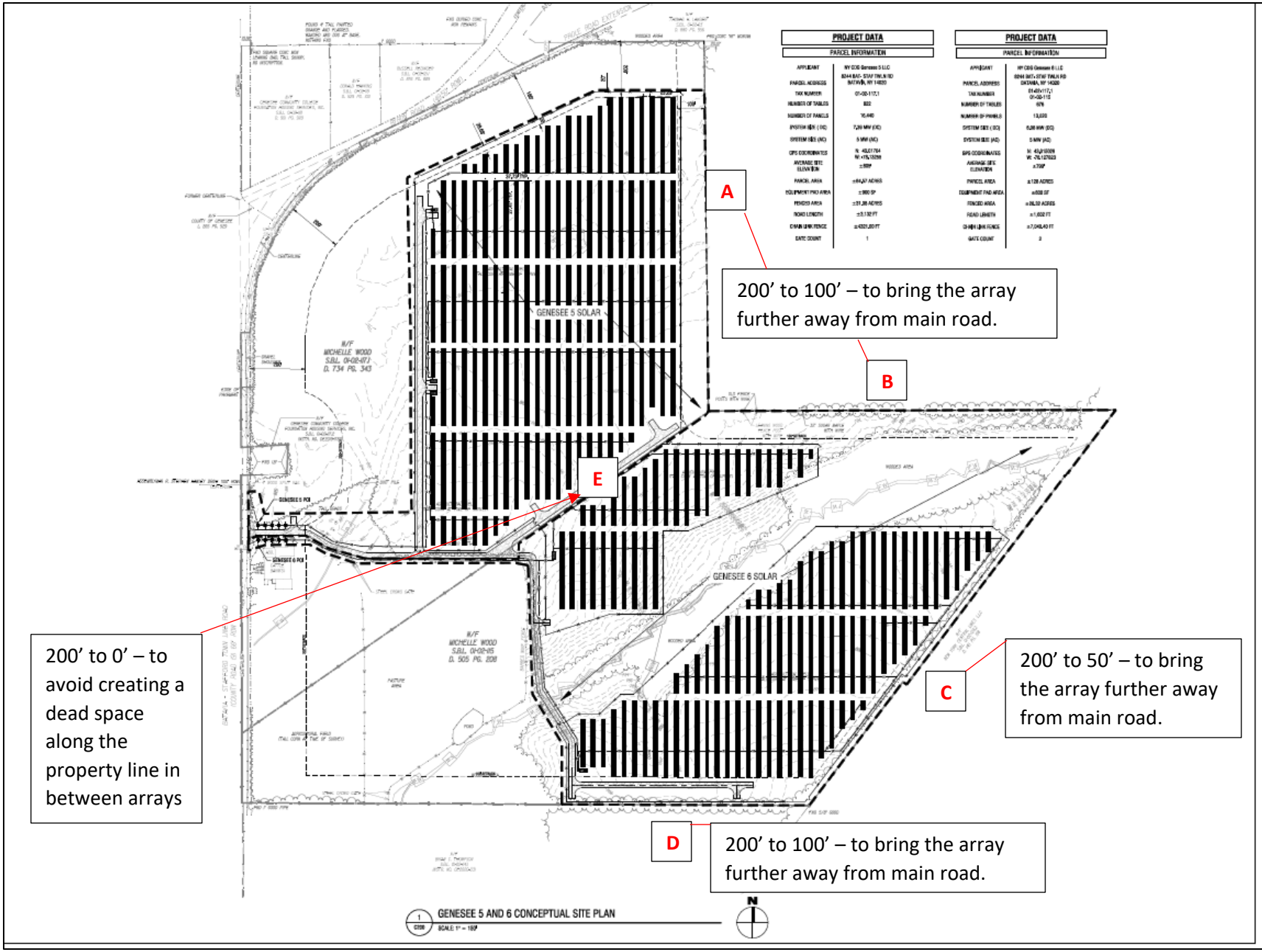
DRAWN BY: MSB | DATE: 2/4/2022 | PROJECT NO.: 2210199.12

PROJECT NAME: **Genesee 5 and 6**
8244 BATAVIA-STAFFORD TOWNLINE ROAD, BATAVIA, NY 14020

DETAIL NO./REVISED SHEET:

SHEET NUMBER: CX008

VERSION 21.1
2/7/2022 3:19:30 PM



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NOT FOR CONSTRUCTION

BW SOLAR
850 NEW BURTON ROAD, SUITE 201
DOVER, DE 19904

BW SOLAR

Genesee 5 and Genesee 6
8244 BATAVIA-STAFFORD TOWNLINE ROAD
BATAVIA, NY 14020

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2210199.12
DRAWN BY: MSB
REVIEWED BY: JJP
ISSUED FOR: REVIEW
DATE: 10/27/2021
DRAWING NAME:

OVERALL SITE PLAN CONCEPT

DRAWING NUMBER:

C200