

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

**Instructions for Completing Part 1**

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

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

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

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

Name of Action or Project: Pats Lane Solar Project		
Project Location (describe, and attach a general location map): Located at 1596 Route 9, Stockport, Columbia County, New York (Parcel ID: 62.-1-23).		
Brief Description of Proposed Action (include purpose or need):  The proposed Pats Lane Solar Project consists of a 10.0± acre solar farm on a 18.58±-acre parcel. The project is approved by the utility for interconnection up to 2,375 MWac, but final project capacity may be smaller and will be determined by the final site layout based on constructibility, equipment, and technology specifications. The project will involve the installation of ground-mounted photovoltaic modules, associated access road, electric utility upgrades, and perimeter fencing for the solar farm.		
Name of Applicant/Sponsor: RPNY Solar 5, LLC c/o Stephanie Loucas		Telephone: 415-710-3834  E-Mail: <a href="mailto:stephanie@renewprop.com">stephanie@renewprop.com</a>
Address: 879 Sanchez Street		
City/PO: San Francisco		State: CA Zip Code: 94114
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o Chris Snyder, Project Manager		Telephone: 585-498-7851  E-Mail: <a href="mailto:csnyder@bergmannpc.com">csnyder@bergmannpc.com</a>
Address: 280 East Broad Street, Suite 200		
City/PO: Rochester		State: NY Zip Code: 14604
Property Owner (if not same as sponsor): Karen & Anthony Altomer		Telephone: N/A  E-Mail: N/A
Address: 1596 Route 9		
City/PO: Stuyvesant		State: NY Zip Code: 12173

## B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	SUP/Site Plan Review	06/22/2023
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Area Variance - lot coverage, side & rear yard setbacks	6/22/2023
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County PB GML 239, County IDA	September/October 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO, NYSERDA Incentives, NYSDEC - SPDES GP-0-20-001, NYSDAM Ag NOI, NYSDOT Highway work permit	SHPO, no effect Letter 12/30/2022; Other Dates TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USFWS IPaC report	March 22, 2022
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

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

- 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  Yes  No where the proposed action would be located?

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

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### 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?

Rural Residential

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? Kinderhook

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

Town of Stockport Police Department

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

Town of Stockport Volunteer Fire Department

d. What parks serve the project site?

Stuyvesant Falls

## 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)? Community Solar Farm

b. a. Total acreage of the site of the proposed action? 18.58 acres

b. Total acreage to be physically disturbed? 10.81 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 18.58 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 8 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>One Family</u>		<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				
At completion of all phases				
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Total number of structures _____ N/A				
ii. Dimensions (in feet) of largest proposed structure: _____ N/A height; _____ N/A width; and _____ N/A length				
iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet				
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Purpose of the impoundment: _____				
ii. If a water impoundment, the principal source of the water: _____ <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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): _____				
<b>D.2. Project Operations</b>				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:				
i. What is the purpose of the excavation or dredging? _____				
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?				
• Volume (specify tons or cubic yards): _____				
• Over what duration of time? _____				
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____				
iv. Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____				<input type="checkbox"/> Yes <input type="checkbox"/> No
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? _____				<input type="checkbox"/> Yes <input type="checkbox"/> 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? If Yes:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Wetland 1 (federal), palustrine emergent (PEM); Wetland 2 (federal), palustrine emergent (PEM)</u>				

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 the installation of pile driven racking support poles which are not considered fill by the USACE. The proposed temporary impacts to wetland 1 involves cutting of vegetation and will return to existing conditions after construction is complete.

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

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

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project?

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 .007 acres (impervious surface)

\_\_\_\_\_ Square feet or 18.58 acres (parcel size)

ii. Describe types of new point sources. \_\_\_\_\_

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

On site stormwater management facilities.

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If Yes:</p>
<p>i. Estimate methane generation in tons/year (metric): _____</p>
<p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____</p>
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If Yes:</p>
<p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend</p>
<p><input type="checkbox"/> Randomly between hours of _____ to _____.</p>
<p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p>
<p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p>
<p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</p>
<p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If Yes:</p>
<p>i. Estimate annual electricity demand during operation of the proposed action: _____</p>
<p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p>
<p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>l. Hours of operation. Answer all items which apply.</p>
<p>i. During Construction:</p>
<ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8 AM - 6 PM</li> </ul>
<ul style="list-style-type: none"> <li>• Saturday: _____ 8 AM - 6 PM</li> </ul>
<ul style="list-style-type: none"> <li>• Sunday: _____ N/A</li> </ul>
<ul style="list-style-type: none"> <li>• Holidays: _____ N/A</li> </ul>
<p>ii. During Operations:</p>
<ul style="list-style-type: none"> <li>• Monday - Friday: _____ N/A</li> </ul>
<ul style="list-style-type: none"> <li>• Saturday: _____ N/A</li> </ul>
<ul style="list-style-type: none"> <li>• Sunday: _____ N/A</li> </ul>
<ul style="list-style-type: none"> <li>• Holidays: _____ N/A</li> </ul>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	Noise levels will increase during construction due to construction equipment during the hours of 8 AM - 6 PM Monday - Saturday.
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: Existing vegetation outside of the proposed development will remain to the maximum extent practicable and only minor grading will occur.	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe:	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: _____ 0.1 tons per _____ month (unit of time)	
• Operation : _____ N/A tons per _____ N/A (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: Waste will consist of office waste, cardboard items from deliveries. Most of the waste will be recycled.	
• Operation: _____ N/A	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: A refuse container will remain on site during construction and be emptied by a licensed hauler as needed.	
• Operation: _____ N/A	

s. Does the proposed action include construction or modification of a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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:	<ul style="list-style-type: none"> <li>• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or</li> <li>• _____ Tons/hour, if combustion or thermal treatment</li> </ul>
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: provide name and location of facility: _____	
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____	

## E. Site and Setting of Proposed Action

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

#### a. Existing land uses.

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

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

#### b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.011	+0.011
• Forested	8.50	6.02	-2.48
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.04	4.53	-4.51
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.10	0.10	0
• Wetlands (freshwater or tidal)	0.94	0.94	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database      Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database      Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
<ul style="list-style-type: none"> <li>If yes, DEC site ID number: _____</li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: _____</li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place?</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No						
<ul style="list-style-type: none"> <li>Explain: _____</li> </ul>								
<b>E.2. Natural Resources On or Near Project Site</b>								
a. What is the average depth to bedrock on the project site?		5.53 feet						
b. Are there bedrock outcroppings on the project site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If Yes, what proportion of the site is comprised of bedrock outcroppings?		%						
c. Predominant soil type(s) present on project site:		<table border="0"> <tr> <td>Knickerbocker fine sandy loam, 0 to 3% slopes (KrA)</td> <td>60.7 %</td> </tr> <tr> <td>Hoosic and Blasdell soils steep (HpE)</td> <td>11.4 %</td> </tr> <tr> <td>Unadilla silt loam (UnD)</td> <td>9.8 %</td> </tr> </table>	Knickerbocker fine sandy loam, 0 to 3% slopes (KrA)	60.7 %	Hoosic and Blasdell soils steep (HpE)	11.4 %	Unadilla silt loam (UnD)	9.8 %
Knickerbocker fine sandy loam, 0 to 3% slopes (KrA)	60.7 %							
Hoosic and Blasdell soils steep (HpE)	11.4 %							
Unadilla silt loam (UnD)	9.8 %							
d. What is the average depth to the water table on the project site? Average:		5.33 feet						
e. Drainage status of project site soils:		<table border="0"> <tr> <td><input checked="" type="checkbox"/> Well Drained:</td> <td>89.1 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td>% of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td>10.9 % of site</td> </tr> </table>	<input checked="" type="checkbox"/> Well Drained:	89.1 % of site	<input type="checkbox"/> Moderately Well Drained:	% of site	<input checked="" type="checkbox"/> Poorly Drained	10.9 % of site
<input checked="" type="checkbox"/> Well Drained:	89.1 % of site							
<input type="checkbox"/> Moderately Well Drained:	% of site							
<input checked="" type="checkbox"/> Poorly Drained	10.9 % of site							
f. Approximate proportion of proposed action site with slopes:		<table border="0"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td>71.6 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td>0 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td>28.4 % of site</td> </tr> </table>	<input checked="" type="checkbox"/> 0-10%:	71.6 % of site	<input checked="" type="checkbox"/> 10-15%:	0 % of site	<input checked="" type="checkbox"/> 15% or greater:	28.4 % of site
<input checked="" type="checkbox"/> 0-10%:	71.6 % of site							
<input checked="" type="checkbox"/> 10-15%:	0 % of site							
<input checked="" type="checkbox"/> 15% or greater:	28.4 % of site							
g. Are there any unique geologic features on the project site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? Wetland 1 is within the project site the other wetlands and streams are located outside of the project site but are within the property.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
ii. Do any wetlands or other waterbodies adjoin the project site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:								
<ul style="list-style-type: none"> <li>Streams: Name <u>UNT to Kinderhook Creek (streams 1-3)</u></li> <li>Lakes or Ponds: Name _____</li> <li>Wetlands: Name <u>Federal wetlands (wetlands 1-3)</u></li> <li>Wetland No. (if regulated by DEC) _____</li> </ul>		Classification _____ Classification _____ Approximate Size <u>1.0 acre</u>						
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If yes, name of impaired water body/bodies and basis for listing as impaired: _____								
i. Is the project site in a designated Floodway?								
j. Is the project site in the 100-year Floodplain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
k. Is the project site in the 500-year Floodplain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
If Yes:								
i. Name of aquifer: <u>Principal Aquifer, Schodack and Kinderhook Terraces Aquifer</u>								

m. Identify the predominant wildlife species that occupy or use the project site: Raccoons _____ White-tailed deer _____ Field rodents _____ Migratory birds _____		
n. Does the project site contain a designated significant natural community? 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: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Species and listing (endangered or threatened): _____ Indiana Bat and Northern Long-Eared Bat summer roosting habitat is present within the project area. However, there were no documented occurrences within the project area or property. Tree clearing will occur between October 1 and March 31 to avoid potential adverse impacts to these species.		
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? If Yes: i. Species and listing: _____ 		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use: _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
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? If Yes, provide county plus district name/number: COLU005		
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? 14.8 acres of MSG 1-4 within the property. 9.51 acres of MSG 1-4 are within the project site. ii. Source(s) of soil rating(s): NRCS Soil Survey		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: <u>Proposed project is adjacent to a cemetery.</u>	
iii. Brief description of attributes on which listing is based: On December 30, 2022, a no effect letter was received from NY SHPO for the proposed project.	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	

#### F. Additional Information

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

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

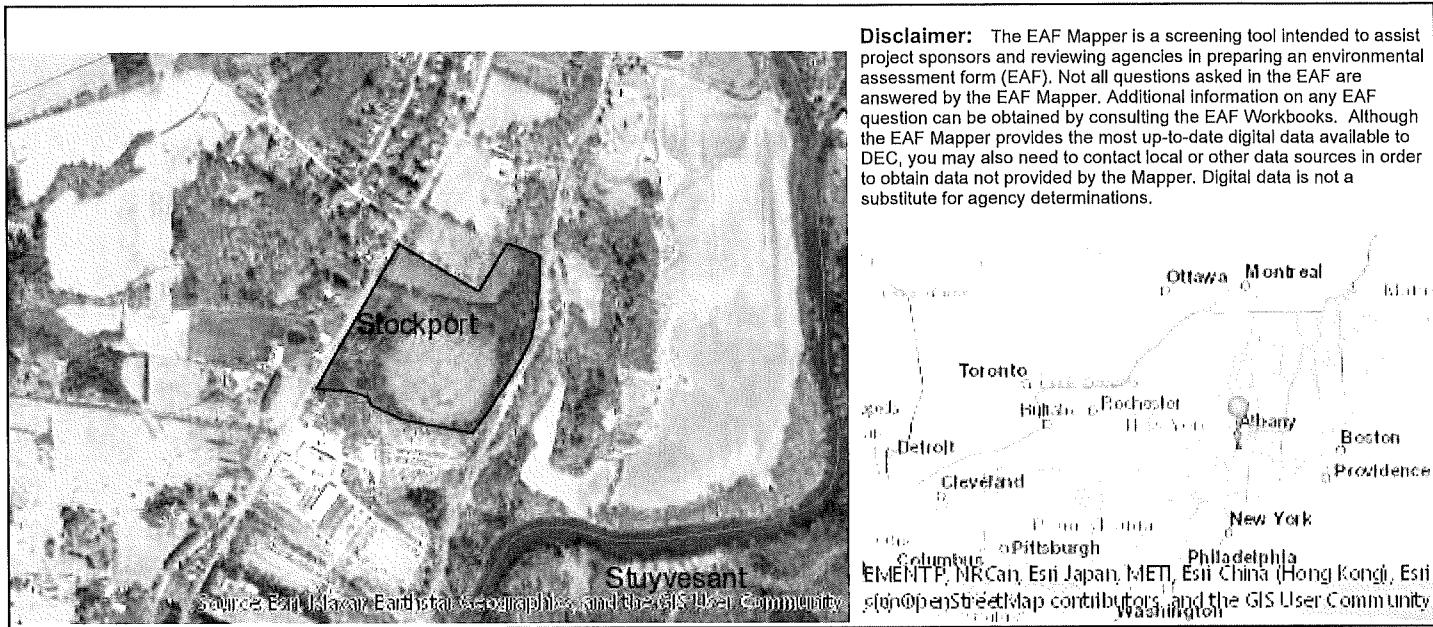
#### G. Verification

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

Applicant/Sponsor Name RPNY Solar 5, LLC c/o Stephanie Lucas Date 09/08/2023

Signature 

Title Chief Development Officer



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]	No
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.v [Impaired Water Bodies]	No
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	COLU005
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]

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

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

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

**Tips for completing Part 2:**

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

**1. Impact on Land**

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

*If "Yes", answer questions a - j. If "No", move on to Section 2.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

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

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

NO

YES

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

**3. Impacts on Surface Water**

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

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

NO

YES

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

I. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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#### 4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

NO

YES

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

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.  
(See Part 1. E.2)

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____	_____	<input type="checkbox"/>	<input type="checkbox"/>
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#### 6. Impacts on Air

The proposed action may include a state regulated air emission source.  
(See Part 1. D.2.f., D.2.h, D.2.g)

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

NO

YES

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

#### 7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

#### 8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

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

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

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: <ul style="list-style-type: none"> <li>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)</li> <li>ii. Year round</li> </ul>	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: <ul style="list-style-type: none"> <li>i. Routine travel by residents, including travel to and from work</li> <li>ii. Recreational or tourism based activities</li> </ul>	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: <ul style="list-style-type: none"> <li>0-1/2 mile</li> <li>½ -3 mile</li> <li>3-5 mile</li> <li>5+ mile</li> </ul>	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**

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

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

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

#### 11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If "Yes", answer questions a - c. If "No", go to Section 13.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

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

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

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1, C.1, C.2, and C.3.)

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

NO

YES

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

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1, C.2, C.3, D.2, E.3)

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

NO

YES

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

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

*None*

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

SEQR Status:

Type 1

Unlisted

Identify portions of EAF completed for this Project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Application Matrix

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

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

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

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

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

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

Name of Action: Path Lane Solar

Name of Lead Agency: Stockport ZBA

Name of Responsible Officer in Lead Agency: ERNEST WATSON

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Ernest Watson

Date: 2/8/20

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Applicant (if any)

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

## **TOWN OF STOCKPORT ZONING BOARD OF APPEALS**

### **Resolution Issuing Area Variances for the RPNY Solar 5, LLC Solar Project**

**WHEREAS**, on or about June 22, 2023, RPNY Solar 5, LLC, an affiliate of Renewable Properties (Applicant), applied to the Town of Stockport Zoning Board of Appeals (ZBA) for area variances required to construct a Large-Scale, Commercial Solar Energy System (as that term is defined in Local Law 2 of 2022 (Solar Law)), consisting of a 2.375-megawatt (MW) community solar project (Project) located at 1596 Route 9 (Tax Parcel No. 62.-1-23) (Property) in the Town of Stockport (Town); and

**WHEREAS**, the Solar Law requires Large-Scale, Commercial Solar Energy Systems, which the Project qualifies as, be setback from property lines by at least 200 feet and not exceed 25% lot coverage; and

**WHEREAS**, given the relatively small size and configuration of the Property, the Applicant requested the following area variances: (1) a 159-foot setback variance with respect to the north property line; (2) a 159-foot setback variance with respect to the south property line; (3) a 124-foot setback variance with respect to the east property line; and (4) a variance from the 25% maximum lot coverage requirement to allow for a total of 46.62% lot coverage;<sup>1</sup> and

**WHEREAS**, the area variance application (Application) submitted in June 2023, and supplemented by the Applicant, consisted of a variance justification letter, Site Selection Narrative, site plan, evidence of site control, visual simulations, a Full Environmental Assessment Form (FEAF) Part I as required by the State Environmental Quality Review Act (SEQRA), a Stormwater Pollution Prevention Plan (SWPPP), a Decommissioning Plan, an electrical line diagram, a copy of the Coordinated Electric System Impact Review (CESIR) Study, an Operational & Maintenance Plan, specification sheets for proposed equipment, and an ALTA Survey (collectively, the Application); and

**WHEREAS**, the Application was referred to the Columbia County Planning Department pursuant to the provisions of New York General Municipal Law Section 239-m, which recommended approval of the Project subject to certain conditions; and

**WHEREAS**, the ZBA held a duly noticed public hearing on the Application; and

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<sup>1</sup> As discussed at the March 2025 ZBA meeting, the Applicant decreased the north and south property line setbacks slightly from the original layout (by 7 and 4 feet, respectively), due to a change in the racking and modules to optimize the array and decrease total overall lot coverage. For the same reason, the Applicant increased the east property line setback by 6 feet. The Applicant also decreased the requested lot coverage from 50% to 46.62%, as compared to the original request.

specifically given the goals and mandates of New York State to reduce greenhouse gas emissions from electricity generation and procure a certain amount of solar energy generation assets by a date certain (*see* New York State Climate Leadership and Community Protection Act (CLCPA)). The Project will provide a benefit not just locally, but statewide, as it is in line with the State's renewable energy and climate change mandates as provided in the CLCPA;

- b. The Applicant has demonstrated compelling reasons making it more feasible to site the Project on the Property as proposed than any potential alternative. As provided in the Site Selection Narrative included with the Application and discussed at the ZBA's public meetings, the Applicant faced various logistical constraints in finding a suitable location for the Project. The Applicant began its due diligence process by evaluating the transmission system maps (which were provided to the ZBA) and interconnection queues across the State to determine where feasible interconnection is possible. In areas with potential interconnection capacity, the Applicant reviewed maps and GIS data to identify parcels large enough for a project, near a substation and three-phase utility lines, and with favorable topography, slope, elevation, wetlands, species information, tree cover, depth to bedrock, etc. Once potential sites were identified, local law provisions were applied to determine buildable acreage and once suitable sites were identified, the Applicant reached out to landowners. The Applicant's outreach to 25 landowners resulted in only one response from the owner of the Property;
- c. As the ZBA previously found when it issued the Negative Declaration of Environmental Significance, there is minimal intrusion or burden on the community. The ZBA found no potential adverse environmental impacts from the Project when it reviewed the FEAF Part I and prepared the FEAF Parts II and III;
  - i. The Project is proposed to be sited in a rural, commercial area, surrounded by agricultural and sparsely populated rural residential land. The Project abuts a cemetery to the north and is screened with existing vegetation. The Project abuts a large auto parts business with extensive outdoor car storage to the south and is screened by a large existing forested buffer. The Project abuts vacant, forested land and farmland to the east, as well as an existing forested buffer. The Project abuts Route 9 to the west, but the Project is setback 220 feet from the road and is screened with existing vegetation. There is also a single residence between the Property, auto parts business, and Route 9, which is screened from the Project by existing vegetation.

## **Columbia County Industrial Development Agency**

One Hudson City Centre, Suite 301

Hudson, New York 12534

Tel: (518) 828-4718

Email: [Ldrahus@ColumbiaEDC.com](mailto:Ldrahus@ColumbiaEDC.com)

### APPLICATION

**IMPORTANT NOTICE:** The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the Columbia County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Columbia County Industrial Development Agency.

TO: Columbia County Industrial Development Agency

APPLICANT: RPNY Solar 5, LLC

APPLICANT'S ADDRESS: 44 Montgomery, Suite 3150,

CITY: San Francisco STATE: CA ZIP CODE: 94104

PHONE NO.: 415-710-3834 E-MAIL: anthony@renewprop.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Anthony Bell, Stephanie Loucas

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Charles Malcomb

ATTORNEY'S ADDRESS: 140 Pearl Street, Suite 100

CITY: Buffalo STATE: NY ZIP CODE: 14202

PHONE NO.: 716-848-1261 E-MAIL: CMalcomb@hodgsonruss.com

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NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 OF THIS APPLICATION BEFORE  
COMPLETING THIS FORM.

## INSTRUCTIONS

1. The Columbia County Industrial Development Agency ("the Agency") will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return five (5) printed copies and one (1) electronic copy of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred by the Agency in connection with this application and the Project contemplated herein, regardless of whether a closing occurs (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel, special counsel and bond counsel, and any required consultants, may be considered as a part of the project and included as a part of the resultant bond issue. The applicant shall establish an escrow with the Agency for such costs upon request.
9. The Agency has established a non-refundable application fee of One Thousand Dollars (\$1,000.00) for projects with a cost of up to but not including Five Million Dollars (\$5,000,000.00) and an application fee of Two Thousand Dollars (\$2,000.00) for projects with a cost of Five Million Dollars (\$5,000,000.00) and above to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE CONSIDERED COMPLETE BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**

## SUMMARY OF PROPOSED PROJECT

Project Name:	Pats Lane Solar Project		
Project Description (provide a brief narrative):			
Please see attached narrative.			
Project Street Address:		1596 Route 9, Stockport, NY 12173	
Primary Contact (Name, Title, Company):		Anthony Bell, Permitting Manager, Renewable Properties	
Phone Number:	801-557-7971	Email:	anthony@renewprop.com
Project Occupant: RPNY Solar 5, LLC			

Type of Project: Select project type for all end-users at Project Site (choose all that apply):

<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Warehouse/Distribution	<input type="checkbox"/> Back office
<input type="checkbox"/> Multi-tenant/Mixed Use	<input type="checkbox"/> Commercial	<input type="checkbox"/> Facility for Aging
<input type="checkbox"/> Acquisition of existing facility	<input type="checkbox"/> Civic Facility (not-for-profit)	<input type="checkbox"/> Housing*
<input type="checkbox"/> Retail / Service*	x	Other (specify): Community Solar

\*Complete specific use type questionnaire in Attachment B Retail Questionnaire

Employment Impact:      Retained Jobs:      Full Time: \_\_\_\_\_ Part-Time: \_\_\_\_\_  
                                     New Jobs:      Full Time: 30 constructi Part-Time: \_\_\_\_\_

Jobs are temporary and limited to construction, all construction employment shall be prevailing wage positions.

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: 0  
  Average Estimated Annual Salary of Jobs to be Created: \_\_\_\_\_  
  Annualized Salary Range of Jobs to be Created: \_\_\_\_\_  
  Estimated Average Annual Salary of Jobs to be Retained: \$ 0.00

Total Project Cost: \$ 7,015,515

Type of Financing:  Straight Lease      Tax-Exempt      Taxable  
  Amount of Bonds Requested: \$ \_\_\_\_\_      NA- no bonds are being requested

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$ <u>144,025</u>
Mortgage Recording Taxes:	\$ <u>83,313</u>
Real Property Tax Exemptions:	\$ <u>276,695</u>
Other (please specify):	\$ _____

**I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").**

<b>A. Identity of Company</b>			
Company Name:	RPNY Solar 5, LLC		
Present Address:	44 Montgomery, Suite 3150, San Francisco, CA 94104		
Fed ID/EIN:	85-4254771	Website:	renewprop.com
If the Company differs from the Applicant, give details of relationship:			
Company and Applicant are the same.			
Type of Organization (eg. C-Corp, LLC):	LLC		
Founded in which state:	New York	Year founded:	2020
Authorized to do business in New York:	yes	NAICS Code:	221114
Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:			
RPNY Solar 5, LLC is a direct, wholly-owned subsidiary of Renewable Properties, LLC			
Describe in detail the Company's background, products, customers, good and services:			
Please see attached description			
Has the Company ever received incentives tied to job creation? If yes, describe the project, incentive and results. Additional sheets may be attached, if necessary.			
No			

**B. Ownership and Management of Company:**

List all owners, officers, members, directors and partners and attach an organizational chart.  
(complete all columns for each person):

Name Home Address	Office Held / Title	% of Ownership % of Voting Rights
Aaron Halimi	President and Authorized Person	100% voting rights

Is Company publicly held?	NO	If yes, list exchanges where stock is traded:	NA
If the answer to any of questions 1 through 4 is yes, provide a detailed confidential explanation under a separate cover addressed to CCIDA Counsel.			
1. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation?			No
2. Has any person listed above ever been a plaintiff or defendant in any civil or criminal litigation?			No
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)?			No
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?			No

## II. PROPOSED PROJECT DETAILS

### A. Project Activities

Street Address:	1596 Route 9, Stockport, NY 12173		
Tax Map ID(s):	62.-1-23		
What are the principal products to be produced at the Project Site?	Project is a Community Solar Facility		
What are the principal services to be provided at the Project Site?	Power generation		
Provide business activity by location (estimate the percentage of company's sales/activities based on location):			
Within Columbia County:	100%	Within NYS but outside of Columbia County:	0
Outside NYS but within USA:	0	Outside USA:	0
List primary foreign countries:			
Provide business supply sources by location (estimate the percentage of company's raw material purchases based on location):			
Within Columbia County:	10%	Within NYS but outside of Columbia County:	20%
Outside NYS but within USA:	30%	Outside USA:	40%
List primary foreign countries:			
Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?	No		
<b>If yes, complete Attachment B, Retail Questionnaire.</b>			
Will the Project be owned or operated by a not-for-profit corporation?	No		
If yes, please provide detail:	NA		

Will the Project be sold or leased to a municipality?	No
If yes, please provide detail:	Na

#### B. Project Site

Approximate size (in acres or square feet) of Project site:	Project area is approx. 8.6 acres		
Is a map, survey or sketch of the project site attached?			yes
Describe the Project site condition (ex. Brownfield, abandoned or blighted, undeveloped or vacant, infill):  Please see attached narrative.			
Are there existing buildings on project site?	yes	If yes, indicate number and approximate size (in square feet) of each existing building:  There is a ~740 sqft garage, ~ 540 sqft shed, and ~2,000 sqft single family residence	
Are existing buildings in operation?		If yes, describe present use of present buildings:  Yes, it is a single-family residence with shed and detached garage	
Are existing buildings abandoned?	no		
About to be abandoned? (If yes, describe)	no		
Attach photograph of present buildings.			
Current utilities serving project site:			
Water-Municipal:	NA	Other (describe):	Well water
Sewer-Municipal:	NA	Other (describe):	Septic
Electric-Utility:	National Grid	Other (describe):	
Heat-Utility:	NA	Other (describe):	Wood fire
Present legal owner of project site:	Tony Altomer		
If the Company owns project site, indicate date of purchase:	NA	Purchase price:	
If Company does not own the Project site, does Company have option signed with owner to purchase the Project site?		There is a lease option	
If yes, indicate date option signed with owner:		9/2/2021	and the date the option expires:
		9/2/2026	
If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site?		Yes	
If yes, describe:	Yes, there is a lease option agreement in place.		

**C. Description of the Equipment**

Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?	Yes
If yes, describe the Equipment:	Solar equipment including panels, racking, & inverters
With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used?	No
If yes, provide detail:	NA
Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:	

See attached narrative.

**D. Environmental Review and Permitting**

The applicant must comply with the State Environmental Quality Review Act (SEQRA) before the Agency can take action on proposed financial incentives. It is the Applicant's responsibility to provide a complete determination to the Agency.

Environmental Assessment Form (attached):	Short Form	Long Form	Attached
Lead Agency:	Town of Stockport, NY		
Agency Contact:	Rob Fitzsimmons-Town Attorne	Date of Submission:	6/20/2023
Status of Submission:	Complete	Final SEQRA Determination:	Neg. Dec.
Has the Project been presented to the local planning board for approval?		Yes	
If yes, on what date and summarize current status of review:	See attached permitting summary		
Identify the zoning district in which the project site is located:		Rural Residential	
Are there any variances or special permits affecting the site?		Yes	
If yes, list below and attach copies of all such variances or special permits:			
Area variance, Special Use Permit, and Site Plan Approval are attached			
Does the Project consist of a new building or buildings?		no	
If yes, indicate number and size of new buildings:			
NA- solar facility is not an occupied "building"			
Does part of the Project consist of additions and/or renovations to the existing buildings?		no	
If yes, indicate the buildings to be expanded or renovated, the size of any expansion and the nature of the expansion and/or renovation:			
NA			
Does the Project require the installation of any new or updated utilities that are not currently servicing the Project Site?		no	

If yes, indicate which utilities will need to be installed:	NA
Will the Project result in the relocation of existing facility (jobs and/or operation) from one part of NYS to another? <b>(If yes, complete Attachment A – Inter-municipal Move Determination)</b>	NA
Will the Project result in the relocation from another state or country? If yes, list state, municipality and/or country:	NA

**E. Method of Construction After Agency Approval**

If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project?	Yes, designated as "agent" of the Agency
If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing?	No

**III. INFORMATION CONCERNING LEASES OR SUBLICENSES OF THE PROJECT.**

Complete the following section if the company intends to lease or sublease any portion of the project

Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project?  
Yes       ; No X       . If yes, please complete the following for each existing or proposed tenant or subtenant:

Sublessee Name:	
Present Address:	
Employer's ID No.:	
Sublessee is:	
Relationship to Company:	
Percentage of Project to be leased or subleased:	
Use of Project intended by Sublessee:	
Date of lease or sublease to Sublessee:	
Term of lease or sublease to Sublessee:	
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the project? <b>If yes, complete Attachment B, Retail Questionnaire.</b>	
What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease?	

**IV. SUMMARY OF PROJECT COSTS**

More details to be completed in the attached Cost/Benefit Questionnaire.

A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	
Buildings	
Machinery and equipment costs	\$ 1,800,312
Utilities, roads and appurtenant costs	\$ 211,209
Architects and engineering fees	\$ 909,113
Costs of bond issue (legal, financial and printing	
Construction loan fees and interest	\$ 722,845
Other (specify)	
new construction (solar facility)	\$ 3,024,638
site work	\$ 347,398
<b>TOTAL PROJECT COST</b>	<b>\$ 7,015,515</b>

B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ 6,665,000
Public Sector	
Federal Programs	
State Programs	
Local Programs	
Applicant Equity	\$ 350,515
Other (specify, e.g., tax credits)	
<b>TOTAL PROJECT COST</b>	<b>\$ 7,015,515</b>

C. Has a commitment for financing been received as of this application date, and if so, from whom? (Attach copies of commitments) Yes X; No \_\_\_\_\_.

Institution Name: Pathward, National Association

Institution Contact Person: Chris Soupal Phone: 248-561-5100

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 95 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ 6,665,000.00

## VI. **BENEFITS EXPECTED FROM THE AGENCY**

### A. **Financing**

Is the applicant requesting that the Agency issue bonds to assist in financing the project?		NO
Amount of loan requested:	\$ <u>0.00</u>	Maturity requested (in years): <u>0</u>
Is the interest on such bonds intended to be exempt from federal income taxation? If yes, will any portion of the Project be used for any of the following purposes:		
a. retail food and beverage services:		
b. automobile sales or service:		
c. recreation or entertainment:		
d. golf course:		
e. country club:		
f. massage parlor:		
g. tennis club:		
h. skating facility:		
i. racquet sports facility:		
j. hot tub facility:		
k. suntan facility:		
l. racetrack:		
If the answer to any of the above questions contained in question 3 is yes, complete Attachment B, Retail Questionnaire.		

**B. Tax Benefits**

Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency?		yes
If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy?		yes
Is the applicant expecting that the financing of the Project will be secured by one or more mortgages?		yes
If yes, what is the approximate amount of financing to be secured by mortgages?		\$ 6,665,000.0
Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax?		yes
If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes?		\$ 144,025.00
What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.		
a. N.Y.S. Sales and Compensating Use Taxes:	\$ 144,025.00	
b. Mortgage Recording Taxes:	\$ 83,312.50	
c. Real Property Tax Exemptions:	\$ 276,695.00	
d. Other (please specify):		
Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy?		NO
If yes, explain:		

**C. Project Cost/Benefit Information**

Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

**VI. REPRESENTATIONS BY THE APPLICANT.** The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOC”) and with the administrative entity (collectively with the DOC, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the

special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

The Project would not be undertaken but for the Financial Assistance provided by the Agency

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

NA

L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at <https://columbiaedc.com/about-cedc/columbia-county-ida/>

**ATTACHMENT A**

## Inter-municipal Move Questionnaire

The agency is required by State law to make a determination that, if completion of a Project benefiting from Agency financial assistance results in the relocation of a company from one area of the State of New York to another area of the State or in abandonment of one or more facilities of the Project occupant located within the State, Agency financial assistance is required to prevent the Project occupant from relocating out of state, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

	YES	NO
1. Will the Project result in the removal of a plant or facility of the Applicant from one area of the state to another area of the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the Project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the state to another area of the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will the Project result in the abandonment of one or more plants or facilities located within the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes to either question above, explain why Agency financial assistance is necessary to prevent the relocation of the Project occupant out of state and/or to preserve the Applicant's competitive position:

NA

	YES	NO
4. Does the Project involve the relocation or consolidation of a Project occupant from another municipality? <b>Within NYS:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the Project involve the relocation or consolidation of a Project occupant from another municipality? <b>Within the County:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, explain:

NA

**ATTACHMENT B**  
Retail Questionnaire

Not Applicable

Complete the following questions if end users (including tenants and subtenants) are or will be primarily engaged in making retail sales of goods or services as identified in Section D of the Application. Retail projects include hotels and restaurants.

Section 862 of NYS General Municipal Law sets limits on the type of retail projects that are eligible for agency financial assistance. To ensure compliance with Section 862, the following additional information is required to determine if the Project qualifies for Agency financial assistance. For purposes of the questions below, the term "retail sales" means (a) sales by a registered vendor under Article 28 of NYS Tax Law primarily engaged in the retail sales of tangible personal property (as defined in Section 1101(b)(4)(i) of Tax Law) or (b) sales of a service to such customers where customers personally visit the Project site to undertake either a retail sales transaction or purchase services.

	YES	NO
1. Will any portion of the Project consist of facilities or property that will be primarily used in making retail sales of goods or services to customers who personally visit the site? <i>If no, do not complete the remainder of the Retail Questionnaire</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. If the answer to Question 1 is yes, what percentage of the cost of the Project will be expended on facilities or property primarily used in making sales of goods or services to customers who personally visit the Project site?		
3. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project location or facility likely attract a significant number of visitors from outside the Capital Region Economic Development region (Albany, Columbia, Greene, Rensselaer, Schenectady, Warren, and Washington counties)? <i>If yes, provide a third party market analysis or other documentation supporting your response.</i>	<input type="checkbox"/>	<input type="checkbox"/>
4. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project make available goods or services which are not currently reasonably accessible to the residents of Columbia County? If yes, describe the goods and services provided that cannot be obtained locally at this time:	<input type="checkbox"/>	<input type="checkbox"/>
5. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the project be located in a highly distressed area, as defined in Section 854(18) of the NYS General Municipal Law? <i>If yes, provide supporting documentation to support your response.</i>	<input type="checkbox"/>	<input type="checkbox"/>
6. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If yes, explain:	<input type="checkbox"/>	<input type="checkbox"/>

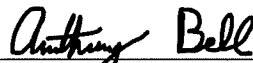
## CERTIFICATION

I certify that I have prepared the responses provided in this Application and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documents will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to closing.

I understand that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency or authority involvement in the Project as well as may lead to other possible enforcement actions.

I affirm under penalty of perjury that all statements made on this application are true and accurate and complete to the best of my knowledge.

Name of Person Completing Application on behalf of the Company:	
Name:	Anthony Bell
Title:	Sr. Permitting Manager
Phone Number:	801-557-7971
Date:	11/25/25
Signature:	

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**NOTE: APPLICANT MUST ALSO COMPLETE THE VERIFICATION BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT ON THE FOLLOWING PAGES.**

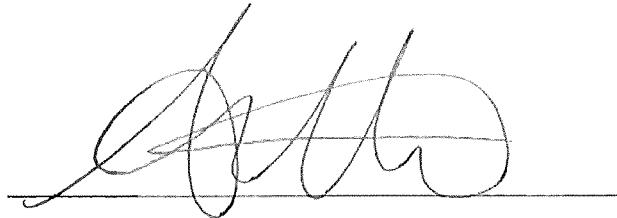
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VERIFICATION

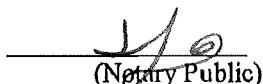
STATE OF California  
San ) SS.:  
COUNTY OF San Francisco

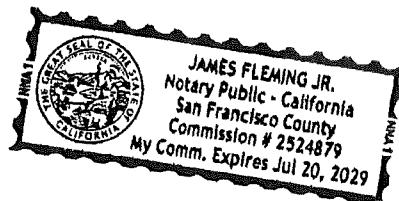
Aaron Halimi, being first duly sworn, deposes and says:  
(Name of Individual)

1. That I am the President \_\_\_\_\_ (Title) of  
RPNY Solar 5, LLC \_\_\_\_\_ (Applicant) and that I am duly  
authorized on behalf of the Applicant to bind the Applicant.
2. That I have fully read the attached Application, I know the contents thereof, and  
that to the best of my knowledge and belief, this Application and the contents of  
this Application are true, complete and accurate.



Subscribed and affirmed to me under penalties of  
perjury. 18 day of Nov, 20 25.

  
(Notary Public)

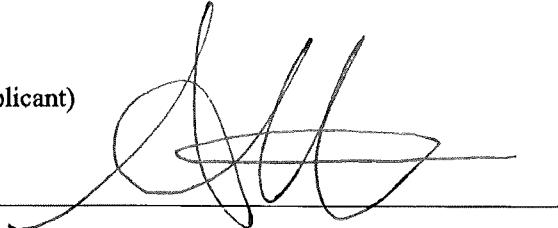


## HOLD HARMLESS AGREEMENT

Applicant hereby releases Columbia County Industrial Development Agency and the member, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issuance of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

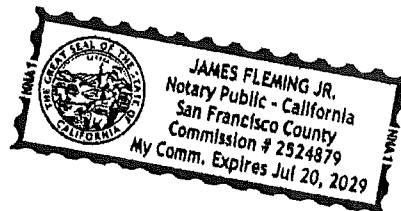
BY: \_\_\_\_\_



Subscribed and affirmed to me under penalties of

perjury 18 day of Nov, 2025.

  
(Notary Public)



TO: Project Applicants  
FROM: Columbia County Industrial Development Agency  
RE: Cost/Benefit Analysis

In order for the Columbia County Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed as part of the Application for Financial Assistance.

### **PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary ("Company"):	RPNY Solar 5, LLC
2. Brief Identification of the Project:	Community Solar Project

### **PROJECTED PROJECT INVESTMENT**

A. Land-Related Costs		
1. Land acquisition		\$ 347,398.00
2. Site preparation		
3. Landscaping		
4. Utilities and infrastructure development		\$ 211,209.00
5. Access roads and parking development		
6. Other land-related costs (describe)		
	<b>TOTAL</b>	<b>\$ 558,607</b>
B. Building-Related Costs		
1. Acquisition of existing structures		
2. Renovation of existing structures		
3. New construction costs		\$ 3,024,638.00
4. Electrical systems		
5. Heating, ventilation and air conditioning		
6. Plumbing		
7. Other building-related costs (describe)		
	<b>TOTAL</b>	<b>\$ 3,024,638</b>
C. Machinery and Equipment Costs		
1. Production and process equipment		
2. Packaging equipment		
3. Warehousing equipment		
4. Installation costs for various equipment		
5. Other equipment-related costs (describe)		\$ 1,800,312.00
	<b>TOTAL</b>	<b>\$ 1,800,312</b>

D. Furniture and Fixture Costs		
1. Office furniture		
2. Office equipment		
3. Computers		
4. Other furniture-related costs (describe)		
	<b>TOTAL</b>	<b>\$ 0.00</b>
E. Working Capital Costs		
1. Operation costs		
2. Production costs		
3. Raw materials		
4. Debt service		
5. Relocation costs		
6. Skills training		
7. Other working capital-related costs (describe)		
	<b>TOTAL</b>	<b>\$ 0.00</b>
F. Professional Service Costs		
1. Architecture and engineering		\$ 909,113.00
2. Accounting/legal		
3. Other service-related costs (describe)		
	<b>TOTAL</b>	<b>\$ 909,113.00</b>
G. Other Costs		
1. <u>loan fees and interest</u>		\$ 722,845.00
2. _____		
	<b>TOTAL</b>	<b>\$ 722,845.00</b>
H. <b>Total of Expenditures</b>		<b>\$ 7,015,515.00</b>
Have any of the project expenses listed above already been paid by the Applicant?		yes
If yes, provide the total expenditure to date and describe the costs:	\$409,100 of engineering costs	
Would this project be undertaken but for the Agency's financial assistance?		NO
If yes, describe why the Agency's financial assistance is necessary and the effect the Project will have on the Applicant's business or operation.		
The Project will not move forward in its current form, if at all, without the Agency's financial assistance.		

### PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	0	\$ _____	\$ _____
Year 1	30	\$ _____ prevailing wage _____	\$ _____
Year 2	0	\$ _____	\$ _____
Year 3	0	\$ _____	\$ _____
Year 4	0	\$ _____	\$ _____
Year 5	0	\$ _____	\$ _____

When does the Applicant anticipate the start of construction?	3/30/2026
Has construction work on this project begun?	no
If yes, discuss in detail the approximate extent of construction and the extent of completion. Indicate in your response whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.	
NA	
Indicate the date the applicant estimates the Project will be completed:	
10/30/2026	
Describe the likelihood of accomplishing the Project in a timely fashion:	
Strong likelihood, the applicant is very experience with building these facilities.	
What is the total value of construction contracts to be executed?	
\$ 3,372,036.00	
Describe the general contractor's plans and selection process for using regional and/or Columbia County construction labor or regional and/or Columbia County sub contractors:	
The applicant will adhere to VI.A. and VI.B. the representations listed above in section VI	

### **PROJECTED EMPLOYMENT IMPACT**

Indicate the number of people presently employed at the Project site that will be retained and the additional jobs that will be created at the Project site at the end of the first, second and third years. "Year One" will begin upon the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy.

Employment should be quantified by full time equivalent "FTE", which shall mean one or more employees working at least 35 hours per week for not less than four consecutive weeks and who are (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties.

**Employment Plan: NA- jobs are temporary and limited to construction**

Occupancy In Company	Retained Permanent FTE		Projected New Permanent FTE			
	Number of Current FTE	Average Annual Salary or Hourly Wage	FTE in Year 1 (20____)	FTE in Year 2 (20____)	FTE in Year 3 (20____)	FTE in Year 4 (20____)
Professional/Management						
Administrative						
Sales						
Services						
Manufacturing/Production						
High-Skilled						
Medium-Skilled						
Basic-Skilled						
Other (specify)						
<b>TOTAL</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Provide the projected percentage of employment that would be filled by Columbia County residents:	
Provide a brief description of how the project expects to meet this percentage:	
Are employees provided retirement benefits?	Are employees provided health benefits?
Describe any workforce training programs and/or activities that the Company will invest in as part of the Project:	

### **PROJECTED OPERATING IMPACT**

Provide estimates for the impact of Project operating purchases and sales: **NA**

Additional Purchases (1 <sup>st</sup> year following project completion)	\$ _____
Additional Sales Tax Paid on Additional Purchases	\$ _____
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	\$ _____
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	\$ _____

Will the Project incorporate renewable energy sources or energy efficiency elements in the design and operation of the Project?	
If so, provide details. If not, explain why it will not.	
Describe the Project's Impact on the need for affordable housing, if applicable:	
Provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project. Examples of these benefits include MWBE/SDVOB participation, EEO workforce utilization, regional labor, apprenticeship program, inclusionary housing, and historic preservation. (attach additional pages as needed for a complete and detailed response):	

## BENEFITS REQUESTED FROM THE AGENCY

### **Sales and Use Tax Benefit:**

The figures below will be provided to the New York State Department of Taxation and Finance and represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to the application.

Costs for goods and services that are subject to State and local sales and use tax:	\$ 1,800,311.75
Estimated State and local sales and use tax benefit: (auto calculated) 0.08	<b>\$ 144,024.94</b>

### **Mortgage Recording Tax Benefit:**

Mortgage amount (include construction, permanent, bridge financing or refinancing):	\$ 6,665,000.00
Estimated mortgage recording tax exemption benefit: (auto calculated) .0125	<b>\$ 83,312.50</b>

### **Property Tax Benefit:**

Current full assessed value of the property before Project improvements:	\$ 85,800.00
Estimated new assessed full value of property after Project improvements:	\$ 736,366.00
Is the Applicant seeking a property tax benefit consistent with the Agency's UTEP? <b>yes</b>	
If not, provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (PILOT Payments) in the chart below	

Year	Estimated Real Property Taxes (Without IDA Involvement)	New PILOT Payments (With IDA)	Total (Difference)
Current Year	\$	\$	\$ 0.00
Year 1	\$12,650.86	\$16,000.00	\$
Year 2	\$12,539.07	\$16,320.00	\$
Year 3	\$12,417.74	\$16,646.40	\$
Year 4	\$12,286.55	\$16,979.33	\$
Year 5	\$12,145.14	\$17,318.91	\$
Year 6	\$11,993.16	\$17,665.29	\$
Year 7	\$11,830.24	\$18,018.60	\$
Year 8	\$11,656.01	\$18,378.97	\$
Year 9	\$11,470.08	\$18,746.55	\$
Year 10	\$11,272.04	\$19,121.48	\$
Year 11	\$11,061.50	\$19,503.91	\$
Year 12	\$10,838.03	\$19,893.99	\$
Year 13	\$10,601.19	\$20,291.87	\$
Year 14	\$10,350.55	\$20,697.71	\$
Year 15	\$10,085.64	\$21,111.66	\$
Year 16	\$	\$	\$
Year 17	\$	\$	\$
Year 18	\$	\$	\$
Year 19	\$	\$	\$
Year 20	\$	\$	\$
<b>TOTAL</b>	<b>\$173,197.80</b>	<b>\$276,694.67</b>	<b>\$ 0.00</b>

## CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

<b>Date Signed:</b> <u>11/25/25</u>	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b> Name: <u>Anthony Bell</u> Title: <u>Sr. Permitting Manager</u> Phone Number: <u>415-710-383</u> Address: <u>4 Montgomery Street, Suite 3150 S</u>  <b>Signature:</b> <u><i>Anthony Bell</i></u>
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