

There will be a Meeting
of the

Seneca County IDA

as follows:

Thursday
July 6, 2023

@

12:00 P.M.

Heroes Conference Room

One DiPronio Drive

Waterloo NY 13165

The Meeting will also be livestreamed on IDA website at:

<https://www.senecacountyida.org/livestream>



LOCAL VALUES. FORWARD VISION.

SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Thursday July 6, 2023
12:00 P.M.
Heroes Conference Room
One DiPronio Dr., Waterloo NY

Agenda

1. Approval of IDA Meeting Minutes of June 1, 2023 V _____
2. Approval of IDA Financial Statements thru May 2023 V _____
3. SEQRA Review | Determination | Lodi PV LLC Project R _____
4. Discussion | Approval of IDA Resolution No. 2023-13 | Lodi PV LLC Project | Final R _____
5. SEQRA Review | Determination | Lodi II PV LLC Project R _____
6. Discussion | Approval of IDA Resolution No. 2023-14 | Lodi II PV LLC Project | Final R _____
7. Standing Item – Update | Seneca County Chamber of Commerce– Jeff Shipley
8. Standing Item – Update | Seneca County Board of Supervisors – Ernie Brownell
9. 2nd Quarter Report | IDA Executive Director – Sarah Davis
10. Other Business
11. Consideration of Executive Session
12. Adjournment



LOCAL VALUES. FORWARD VISION.

**SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
MEETING MINUTES**

Regular Meeting
Thursday, June 1, 2023
12:00 Noon
Heroes Conference Room
One DiPronio Drive, Waterloo NY 13165

Attendance:

Board Members Present:	Steven Brusso, Chair; Thomas Kime; Tom Murray; Bruce Murray; Ralph Lott, Ernie Brownell, Ben Guthrie
Board Members Absent:	Jeff Shipley
Staff Attending:	Sarah Davis, Kelly Kline, Dave Hewitt
Others Attending:	Rob Halpin, The Halpin Law Firm; Robert Kernan, CFO; Mitch Rowe, County Manager; Beth Partee, Supervisor, Town of Tyre; and Marie Weiss, Carpenters Union 277

Call to Order:

Chairman Brusso called the meeting to order at 12:04p.m. A quorum of the Agency's members were present.

Approval of IDA Meeting Minutes of May 4, 2023:

The minutes of the Agency's meeting of May 4, 2023, had been sent to Board members prior to the meeting. A motion was made by Mr. Kime to approve the minutes. Seconded by Mr. Lott. Motion carried.

Approval of IDA Financial Statements thru April 2023:

The April 2023 financial statements had been mailed to board members prior to the meeting. Mr. Kernan summarized the financial statements for the board. A motion was made by Mr. B. Murray to approve the financial statements. Seconded by Mr. Lott. Motion carried.

Discussion of IDA Evaluation Process:

A copy of the proposed evaluation process was provided to board members prior to the meeting. Staff is proposing to use a scoring rubric to evaluate IDA PILOT projects and determine, based on a set of 6 major criteria, whether a project would merit an enhanced, negotiated PILOT. Ms. Davis noted that the proposed approach is aimed at making the project selection process more business friendly. The idea is to establish a set of standard PILOT or incentive schedules that would be available to companies meeting certain basic project criteria outlined in the state general municipal law. The criteria for evaluating projects was discussed and it was suggested that once projects meet the general eligibility requirements, further evaluation should be conducted to determine if they qualify as priority projects. Priority projects could include those aligned with targeted development corridors, downtown revitalization, brownfield site reuse, job creation or retention, significant capital investment, and housing for target populations. The board discussed priority projects and it was emphasized that the evaluation process should consider various factors such as location, project use, investment thresholds, employment thresholds, community factors, and competition. These factors would help determine if a project merited enhanced or more incentivized arrangements. The board raised questions about employment factors and whether temporary or construction jobs would be included in the scoring rubric. It was clarified that the focus of the evaluation was on permanent jobs resulting from the projects, not construction jobs. The scoring and weighting of project categories was discussed. It was suggested that the maximum points for each category should be capped to ensure a fair evaluation. The board also deliberated on how different industries should be scored, with considerations for manufacturing, tourism, agriculture, and food processing. The importance of flexibility in project

evaluation was highlighted and the board agreed that the proposed criteria should serve as a guideline allowing flexibility for consideration of unique projects that may not fit neatly into predefined categories. It was then agreed that the criteria should be further refined at a future date.

Standing Item – Update / Seneca County Chamber of Commerce– Jeff Shipley:

Ms. Davis noted that the Chamber had successfully held a Legislative Luncheon last Friday at the Seneca Falls County Club, which was well attended. Speakers were Senator Thomas O’Mara, Assemblyman Jeff Gallahan and Assemblyman Phil Palmesano. Staff took the opportunity to engage with the Legislators to discuss matters concerning Willard. Staff plans to keep the legislators informed, particularly regarding the scheduling of the Willard public input sessions regarding.

Standing Item – Update / Seneca County Board of Supervisors – Ernie Brownell:

Supervisor Brownell noted that the Board of Supervisors is currently working on the shared sales tax proposal, which is a priority and the matter will be discussed further at the next board meeting.

Other Business: None

Executive Session:

Chairman Brusso requested a motion to enter into Executive Session to discuss on the proposed acquisition, sale or lease of real property, where publicity could substantially affect the value thereof. A motion was made by Mr. Guthrie at 12:43 pm to enter into executive session. Seconded by Mr. T. Murray. Motion carried. A motion to come out of executive session at 1:13 pm was made by Mr. B. Murray. Seconded by Mr. Kime. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Mr. T. Murray. Seconded by Mr. Kime. Motion carried. The meeting adjourned at 1:13 p.m.

The next regular scheduled meeting will be held on **July 6, 2023 12:00 Noon**, Heroes Conference Room, One DiPronio Dr, Waterloo NY 13165

Respectfully submitted,

Sarah R. Davis
Executive Director

SEQRA

(State Environmental Quality Review Act)

Lodi PV LLC Solar

Parts 1 - 3

SEQRA

Part 1

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: Lodi Solar		
Project Location (describe, and attach a general location map): Route 414 Lodi, NY (between #8933 and #9085) Parcel 12-1-28.2		
Brief Description of Proposed Action (include purpose or need): Lodi PV, LLC is proposing to develop and build a new DG facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters SUNGROW SF250HX. The inverters will be connected to two transformers. The total planned DC capacity of the plant is 7,004 kW. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. An new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.		
Name of Applicant/Sponsor: Lodi PV, LLC, c/o RIC Development		Telephone: 917-463-0421
		E-Mail: itomchev@ric.energy
Address: 85 Broad St., 28th Floor		
City/PO: New York	State: NY	Zip Code: 10004
Project Contact (if not same as sponsor; give name and title/role): Ivo Tomchev, Project Development Director, RIC Development		Telephone:
		E-Mail: itomchev@ric.energy
Address: 85 Broad St, 28th Floor		
City/PO: New York	State: NY	Zip Code: 10004
Property Owner (if not same as sponsor): Robert and Suzanne Stack		Telephone:
		E-Mail:
Address: 1546 Oatland Lake Rd		
City/PO: Pawley's Island	State: SC	Zip Code: 29585

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
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	Seneca County Electrical Permit, GML Section 2391-m review, Seneca County IDA PILOT	March 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	NYSDEC, NYSEDA, NYDAM, NYSDOT	March 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE; wetland jurisdictional determination	March 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. [Planning and zoning actions]

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

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

C.2. [Adopted land use plans]

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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? South Seneca Central School

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

Seneca County Sheriff Department

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

Lodi Volunteer Fire Company

d. What parks serve the project site?

Finger Lakes National Forest

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Solar facility (generally regarded as either industrial or commercial)

b. a. Total acreage of the site of the proposed action? 92.6 acres

b. Total acreage to be physically disturbed? 29.82 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 92.6 acres

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

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

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

If Yes,

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

Commercial division of property into two areas

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 29.82 Maximum 44.2

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

i. If No, anticipated period of construction: _____ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>10,612</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>10-12</u> height; <u>6-8</u> width; and <u>3-5</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>N/A</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
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): _____	

D.2. <u>Project Operations</u>	
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	
<p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.01</u> acres (impervious surface) _____ Square feet or <u>90.06</u> acres (parcel size)	
ii. Describe types of new point sources. <u>No new point sources</u>	
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)? <u>Temporary construction runoff will be controlled on-site by stormwater and sediment/erosion control best management practices. Sheet flow from solar panels will infiltrate ground surface or be controlled prior to existing site via wetland, existing drainage, and/or swale areas. No increase in runoff.</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u>	
• Will stormwater runoff flow to adjacent properties?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Vehicles for occasional maintenance of equipment and equipment for mowing.</u>	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>None</u>	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None</u>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<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 <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> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM • Saturday: _____ 7 AM - 7 PM (if needed) • Sunday: _____ NA • Holidays: _____ NA </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Dawn to Dusk • Saturday: _____ Dawn to Dusk • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM • Saturday: _____ 7 AM - 7 PM (if needed) • Sunday: _____ NA • Holidays: _____ NA 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Dawn to Dusk • Saturday: _____ Dawn to Dusk • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM • Saturday: _____ 7 AM - 7 PM (if needed) • Sunday: _____ NA • Holidays: _____ NA 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Dawn to Dusk • Saturday: _____ Dawn to Dusk • Sunday: _____ • Holidays: _____ 		

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

If yes:

i. Provide details including sources, time of day and duration:
 Noise levels will increase due to equipment used during the construction period within the hours of 7AM - 7 PM) Monday to Friday and Saturday when necessary.

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

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

If yes:

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

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

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ 300 tons per _____ Year (unit of time)
- Operation : _____ 0 tons per _____ Year (unit of time)

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

- Construction: Waste generated during construction, largely due to packaging materials (pallets and cardboard). Approximately 70% of materials will be recyclable. _____
- Operation: N/A _____

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

- Construction: Recyclable materials will be recycled. Remaining waste will be disposed of in a NYSDEC-approved landfill. _____
- Operation: N/A _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

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	0.00	0.01	+0.01
• Forested	5.69	5.69	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	84.37	54.55	-28.82
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Solar Project	0.00	29.81	+29.81

Page 10 of 13

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6.56 feet

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

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

CsB, Conesus gravelly silt loam	55.5 %
LsB, Lansing gravelly silt loam	18.3 %
AoB, Appleton gravelly silt loam, 3-8	15.3 %

d. What is the average depth to the water table on the project site? Average: _____ 2.37 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 18.3 % of site
☒ Moderately Well Drained: _____ 55.5 % of site
 somewhat ☐ Poorly Drained _____ 26.2 % of site

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

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

h. Surface water features.

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

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

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

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

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name Federal Waters, Wetland A	Approximate Size 0.01 acres
• Wetland No. (if regulated by DEC)	_____	

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-tailed deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Song birds / Raptors</td> <td style="width: 33%; border-bottom: 1px solid black;">Wild turkey</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Various rodents (squirrels, mice, moles,)</td> <td style="border-bottom: 1px solid black;">Coyote</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-tailed deer	Song birds / Raptors	Wild turkey	Various rodents (squirrels, mice, moles,)	Coyote	
White-tailed deer	Song birds / Raptors	Wild turkey						
Various rodents (squirrels, mice, moles,)	Coyote							
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 								
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Short-eared Owl (State-endangered), Northern Harrier (State-threatened)</p>								
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>								
<p>E.3. Designated Public Resources On or Near Project Site</p>								
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: SENE012</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 22.2 acres</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): USDA NRCS Web Soil Survey - Farmland Classification</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: <u>Finger Lakes National Forest</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>United States Forest Service National Forest</u> iii. Distance between project and resource: _____ <u>0.25</u> 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: <ul style="list-style-type: none"> 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	Lodi PV, LLC / Jonathan H. Rappe	Date	March 9, 2023
------------------------	----------------------------------	------	---------------

Signature  Title Signatory of sole member, RIC Development, LLC



RIC ENERGY

Lodi Solar

Supplemental Information
Full Environmental Assessment Form
Part I

Route 414, Lodi NY (between #8933 and #9085)

Parcel 12-1-28.2

March 2023

Submitted by:
Lodi II Solar PV, LLC
c/o RIC Development, LLC
85 Broad St, 28th Floor
New York, NY 10004

Lodi Solar Project

The following information supplements Part I of the Full Environmental Assessment Form (FEAF) for use by the Lead Agency in completing the FEAF Parts 2 and 3 for a State Environmental Quality Review Act (SEQRA) Determination of Significance relative to the Lodi Solar Facility.

Project Description and Action

Lodi PV, LLC is proposing to develop and build a new facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters connected to two transformers. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. A new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.

The below narrative expands upon questions found within the FEAF Part 1, submitted to the Lead Agency for review:

Agricultural Resources:

Seneca County has a rich legacy of farming as reflected in its Agricultural and Farmland Protection Plan, which spells out the value of farming. The site in question is located within an Agricultural District and has historically and even currently been used for farming. However, the landowner is not interested in continuing farming on this property indefinitely, nor in selling the land to another area farmer. They do, however, wish to keep the rural character of their property, and exercise their right to use the property in a manner that generates income without adversely affecting the environment. Their intent is to do this by selecting a development option that will not generate waste, noise, odors or other adverse impacts, expenses or drain on community services.

The field in question has been used for this past season for production of corn and soybean. Within the proposed solar facility, a low-growing, native pollinator-friendly meadow seed mix will be planted to continue a meadow environment under and around the panels. After the useful life of the project, upon completion of the lease term, the Site will be returned through decommissioning to a condition that can again be farmed, should that be the desire of the landowner. This ability to maintain the property in condition for future desired uses is an advantage of the solar industry--Soils are depleted of nutrients when land is continuously farmed, requiring fertilizers to be applied, frequently along with herbicides and pesticides intended to maximize crop yield through continuous heavy labor working the ground. By contrast, solar allows for a period of rest and recovery whereby organic matter is retained awaiting a new future use after decommissioning. Construction and decommissioning are conducted in accordance with the NYS Department of Agriculture recommendations and standards for construction of solar within an agricultural area.

Groundwater Resources:

The project is in an area with groundwater averaging less than three feet below the ground. This depth to groundwater is a threshold referenced within the FEAF (Part 2) that suggests additional thought should be given to the nature of the development relative to its impacts on groundwater.

The Lodi Solar proposal does not present a risk to groundwater. No contaminants or pollutants are stored or used on site. There is no battery storage at this site, and no discharge of any waste. Herbicides are not proposed in the future maintenance of vegetation on site. If anything, the cessation of fertilizer or pesticide application during the period in solar production will be beneficial to underlying groundwater resources. Construction is entirely above ground, with the exception of small-diameter posts driven in to support panel racking, and areas of underground wiring installed through trenching.

Plants and Animals:

The Project Site is indicated by agency data to be within the vicinity of past sightings of the northern harrier and short eared owl. These bird species are known to winter in New York, and are listed as state-threatened and state-endangered, respectively. There is no known nesting by these species on the site. An weekly on-site raptor survey was suggested by the NYSDEC and has been underway since November 2023. To date, a single sighting of both species has occurred, with the bird flying over and through a portion of the property. Total time over the site was less than one minute. Survey completion is scheduled for the end of March, with results evaluated by the NYSDEC for a final conclusion relative to cause for concern. Thus far, survey results—one sighting—are not cause for concern. Final results and the conclusion of NYSDEC on the subject are expected in April. A worst case scenario would be the need by the applicant to perform some form of habitat mitigation to be determined by the NYSDEC. Examples may include placement of a conservation easement on comparable property in the vicinity, or perhaps habitat enhancement in the form of promoting grassland vegetative species.

Publicly Accessible Federal, State or Local Scenic or Aesthetic Resource:

The Project Site is within proximity to the Finger Lakes National Park, the closest point being approximately 0.25 miles distant. From the Park land, the solar facility will be obscured by trees. The area closest to the proposed solar facility does not contain hiking trails or frequent visitors. As such, the scenic or aesthetic resources associated with the federal park land are not assumed to be at risk.

SEQRA

Part 2 & 3

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

Agency Use Only [If applicable]
 Project : Lodi Solar
 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) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" 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)

☒ NO☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<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)

☐ NO☒ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	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. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	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"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input checked="" 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 checked="" 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.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" 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.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" 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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" 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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.

☒ NO☐ YES

(See Part 1. D.2.j)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<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.

☒ NO☐ YES

(See Part 1. D.2.k)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<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.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" 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.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" 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) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" 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 checked="" 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.

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

See Attached

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Seneca County Industrial Development Agency (IDA) 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: Lodi Solar

Name of Lead Agency: Seneca County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Sarah Davis

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: David Hewitt

Address: One DiPronio Drive

Telephone Number: 315-539-1727

E-mail: D.Hewitt@SenecaCounty.org

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>

PRINT FULL FORM

Lodi Solar

Part 3 FEAF Notes

1f. Impact on Land: The proposed project indicates a minor increase in impervious surface area, adding only 0.01 acres out of a total 90.96-acre project site. This is a nominal change unlikely to have a significant impact on surface water runoff.

The project proposal does not incorporate the establishment of any new point sources of stormwater runoff. Temporary stormwater runoff during the construction phase is to be managed on-site, utilizing best management practices for stormwater, sediment, and erosion control.

Following project completion, the sheet flow from the solar panels is expected to either infiltrate the ground surface or be controlled through existing drainage channels, wetland areas, and/or swales, according to the project proposal. This plan is intended to prevent any increase in runoff or flow onto adjacent properties and to minimize any increase in impervious surfaces.

These proposed designs and controls should serve to mitigate potential impacts on local water resources and the surrounding environment, according to the information provided.

3d./3i. Impacts on Surface Water: In reference to the SEQRA Part 1 Section E2h, it was confirmed that a very small portion of federally regulated wetlands, specifically 0.01 acre, adjoins the project site. This constitutes a minimal fraction of the overall project area. Given this minor interaction with these water resources it is anticipated that there will be minimal, if any, impact on these wetlands.

6f. Impacts on Air: Only minimal air emissions are expected from the proposed solar project. As detailed in Part 1, Section D2f(i), the main source of these emissions would be from vehicles used for occasional maintenance and equipment for periodic mowing at the site. Given the infrequency of these activities, their overall contribution to air emissions will be relatively insignificant.

7a./7b. Impact on Animals: In addressing concerns related to impacts on animal populations, specifically we reference the findings of the 'Grassland Winter Raptor Survey' conducted on the project sites for Lodi Solar and Lodi II Solar, situated along State Route 414, Town of Lodi, Seneca County, New York 14860. The study's findings have indicated that sightings of short-eared owls and northern harriers within the project vicinity are infrequent. Consequently, it's pertinent to highlight that, per New York State's Environmental Conservation Law (6 NYCRR Part 182), this project site does not meet the criteria for designation as a 'Critical Habitat.' This label typically applies to habitats that are characterized by a high density of specific endangered or threatened species - a condition not applicable to our project site. The attached study documents the observed species and the relative frequency of their occurrences within the project area.

8a/8c/8d. Impact on Agricultural Resources: The proposed project site, as indicated in Part One reference E3a, is located within a recognized agricultural district (SENE012), certified in accordance with Agriculture and Markets Law, Article 25 -AA, Sections 303 and 304 of Seneca County. The site

encompasses 40.2 acres designated as 'highly productive' soils, as per the USDA NRCS Web Soil Survey – Farmland Classification.

While acknowledging that the installation of the solar farm involves a temporary adaptation of agricultural land for solar energy production, it is crucial to note that this alteration is not expected to cause an irreversible impact on the agricultural resources present. In line with established industry practices, the project developer will assume the responsibility of decommissioning and removing the solar panels at the end of their operational lifespan, restoring the site to its original agricultural state.

It is anticipated that a financial surety, such as a bond, letter of credit, or cash deposit, will be put in place at the project's inception. This financial assurance, a standard provision in solar development projects, aims to secure the developer's obligation and cover the projected costs associated with decommissioning and site restoration.

9a. Impact on Aesthetic Resources: With respect to aesthetic resources, as outlined in SEQR Part 2 question 9a and in reference to Part 1 E3h, the project site's location along the designated 'Scenic Byway' of State Route 414 and within five miles of the Finger Lakes National Forest is duly acknowledged. Given these factors, we recognize the potential visual impact of the proposed solar farm on the local landscape.

In response to these considerations, the project developer has crafted a comprehensive landscaping plan aimed at mitigating the majority of potential adverse visual impacts. This plan includes the planting of 117 trees and 143 shrubs, forming a natural buffer that aids in harmonizing the solar farm's visual presence with the surrounding environment.

All plant species selected for this buffer are indigenous to the Finger Lakes region. This choice aligns with our commitment to maintain the visual integrity and natural beauty of the local ecosystem, thus respecting and preserving the scenic quality of both the State Route 414 Byway and the broader Finger Lakes area.

15a. Impact on Noise, Odor, and light: It is anticipated that there will be a temporary increase in noise levels due to the operation of construction equipment. This is a common and unavoidable aspect of the construction process. However, to minimize the impact on the local community, all construction activities will be carefully scheduled to occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday.

15d. Impact on Noise, Odor, and light: Concerning potential glare, the design of this project inherently minimizes this risk due to several important factors.

Firstly, the project will employ monocrystalline photovoltaic cells housed in bifacial panels. By design, these panels aim to absorb and convert sunlight into energy, not reflect it. Hence, any reflected light signifies a loss in efficiency, which the design seeks to minimize.

Secondly, these photovoltaic cells are treated with an anti-reflective coating. This treatment further reduces the intensity of any light that might be reflected from the surface of the panels, further decreasing the potential for glare.

Lastly, the use of single-axis trackers ensures that the panels continually face the sun during daylight hours. This orientation results in any minimal reflected light being directed back towards the sun, rather

than outwards. This positioning effectively means that ground-level visibility of any reflected light is extremely unlikely.

To further support this, I've attached the 'Determination of No Hazard to Air Navigation' issued by the FAA for this project, attesting to the minimal risk of glare associated with this design."

17. Consistency with Community Character: Item 17 of the SEQR Part 2 addresses the "Consistency with Community Plans". While it's noted that a comprehensive community plan exists, as indicated in Part 1, Section C2a, this plan doesn't provide specific recommendations for the proposed project site. Furthermore, it's important to highlight that the Town of Lodi does not have a zoning ordinance. Hence, despite marking 'Yes' for Item 17, the absence of site-specific guidance and zoning regulations implies that the proposed project is unlikely to significantly contradict or disrupt existing community planning efforts.

18. Consistency With Community Character: The proposed project could initially seem inconsistent with the existing natural landscape's character. The Town Master Plan emphasizes 'quality of life' characteristics such as the lakefront, open spaces, expansive vistas, and the rural and agricultural feel of the Town of Lodi.

Notwithstanding, it's important to note that the proposed project includes measures to minimize potential visual impact. The addition of 117 trees and 143 shrubs as part of a comprehensive landscaping plan serves as a natural buffer. This approach aids in aligning the solar farm with the surrounding landscape, thus addressing potential inconsistencies with the area's rural character as detailed in the Town Master Plan. The aim is to ensure that the project respects and aligns with the characteristic 'quality of life' factors outlined in the Town Master Plan while contributing to renewable energy production.

RESOLUTION
(Lodi PV LLC Project)

A regular meeting of Seneca County Industrial Development Agency on
July 6, 2023, at 12:00 p.m. (noon).

The following resolution was duly offered and seconded, to wit:
Resolution No. 2023 – 13

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (AS DEFINED BELOW) FOR THE BENEFIT OF LODI PV, LLC (THE "COMPANY"), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, AGENT AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (a) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (b) A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT, AND (c) A MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (iv) EXECUTE A MORTGAGE AND RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (hereinafter, the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **Lodi PV, LLC**, a Delaware limited liability company, for itself or on behalf of an entity to be formed by it or on its behalf (the "Company") has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: ((i) the acquisition of approximately thirty (30) acres of vacant land located at 8999 State Route 414, Town of Lodi (the "Land"), (ii) of solar modules and supportive racking, inverters, transformers and associated wiring and other components necessary for the generation of approximately 5 MWac of electricity for interconnection with the existing NYSEG electric grid, with related amenities (collectively, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted on March 23, 2023 (the "Inducement Resolution"), the Agency (i) accepted the Application, (ii) directed that a public hearing be held pursuant to General Municipal Law section 859-a; and (iii) declared itself "lead agency" for purposes of review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"); and

WHEREAS, pursuant to General Municipal Law section 859-a, on June 6, 2023, at 6:00 p.m. at Lodi Fire Hall, 8557 State Route 414, Lodi, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined in the Inducement Resolution) being

contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, copies of the minutes of the Public Hearing, written submissions and the notice of the Public Hearing published and forwarded to the affected taxing jurisdictions at least then (10) days prior to said Public Hearing are attached hereto as Exhibit A; and

WHEREAS, the Agency has prepared a cost-benefit analysis with respect to the Project and the contemplated Financial Assistance and has reviewed the results of said cost-benefit analysis; and

WHEREAS, in reviewing the Application, the Agency has considered (i) the nature of the Project, (ii) the economic condition of the area and the multiplying effect the Project will have on the area; (iii) the extent to which the Project will create permanent, private sector jobs; (iv) the estimated value of tax exemptions contemplated to be provided; (v) the economic impact of the Project and proposed tax exemptions on affected taxing jurisdictions; (vi) the impact of the Project on existing and proposed businesses and economic development projects in the vicinity of the Project; (vii) the amount of private sector investment likely to be generated by the Project; (viii) the extent to which the Project will require the provision of additional services; (ix) the extent to which the Project will provide additional sources of revenue for the municipalities and school district in which the Project is located; and (x) the benefit of the Project not otherwise available to the area in which the Project is located; and

WHEREAS, the Agency has conducted a review of the Project pursuant to SEQRA; and

WHEREAS, the Agency desires to adopt a resolution (i) acknowledging that the Public Hearing was held in compliance with the Act, (ii) authorizing Financial Assistance to the Company in excess of \$100,000, (iii) authorizing the execution and delivery of the Lease Agreement, the Leaseback Agreement, the Agent Agreement, the PILOT Agreement (as all of the foregoing are defined in the Inducement Resolution) and all documents related thereto (collectively, the "Transaction Documents"), and (iv) authorizing the execution and delivery of one or more mortgages and related documents related to the financing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project will promote employment opportunities and prevent economic deterioration in Seneca County, and otherwise further the purposes of the Agency, and that by entering into the PILOT Agreement and otherwise providing financial assistance for the Project the Agency will be increasing employment opportunities in Seneca County and otherwise furthering the purposes of the Act; and

(c) The Facility constitutes a "project" as such term is defined in the Act; and

(d) The leasing of the Facility from and the subleasing back of the Facility to the Company will promote and maintain job opportunities, health, general prosperity and economic welfare of the citizens of the County of Seneca and State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) Based upon the representations and warranties of the Company, the Facility conforms with local zoning laws and planning regulations of the County of Seneca and all regional and local land use plans for the area in which the Facility is located; and

(f) Based upon the representations and warranties of the Company, the Facility and the operations conducted thereon will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York or the County of Seneca; and

(g) It is desirable and in the public interest for the Agency to acquire an interest in the Facility; and

(h) The Lease Agreement will be an effective instrument whereby the Company leases the Facility to the Agency; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency subleases the Facility back to the Company; and

(j) The PILOT Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Company's payment of payments in lieu of real property taxes; and

(k) The Agent Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Agency's appointment of the Company as its agent for the Project; and

(l) The Public Hearing held by the Agency on June 6, 2023 concerning the Project and the Financial Assistance was duly held in accordance with the Act, including but not limited to the giving of at least ten (10) days published notice of the Public Hearing (such notice also provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project.

Section 2. In consequence of the foregoing, the Agency hereby determines to (a) acquire a leasehold interest in the facility pursuant to the Lease Agreement, (b) sublease the Facility back to the Company pursuant to the Leaseback Agreement, (c) authorize the undertaking of the Project and appoint the Company as its agent for purposes of acquiring, constructing and/or equipping the Facility, subject to the Company entering into the Agent Agreement, and (d) provide financial assistance for the Project in the form of (i) a sales and use tax exemption for purchases and rentals related to the undertaking of the Project, subject to the terms and conditions of the Agent Agreement, the total value of the exemption not to exceed \$89,000, (ii) a partial real property tax abatement, subject to the terms and conditions of the PILOT Agreement, and (iii) a mortgage recording tax exemption for financing related to the Project.

Section 3. The foregoing resolutions notwithstanding, the Agency's appointment of the Company as its agent for purposes of undertaking the Project is subject to and conditioned upon the Company's agreement, in accordance with Section 875(3) of the New York General Municipal Law, that, if the Company receives New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") from the Agency, and it is determined that: (i) the Company is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Company; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project, then the Company will (A) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (B) promptly pay over any such amounts to the Agency that the Agency demands in connection therewith, and that in the event that the Company fails to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine New York State and local sales and use taxes due from the Company, together with any relevant

penalties and interest due on such amounts.

Section 4. The Agency finds that the Project will not result in any significant adverse environmental impact.

Section 5. The Chairman, Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents in substantially the forms presented to this meeting, and all documents related thereto, with such additions, changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director, shall approve, which agreements may provide for the forfeiture and/or recapture of financial assistance where projected employment goals have not been met. The execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency shall constitute conclusive evidence of such approval.

Section 6. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions and required by any lender or financial institution identified by the Company providing financing for the Project, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval, provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolutions was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent
Steven Brusso				
Thomas L. Kime				
C. Ernest Brownell				
Bruce Murray				
Jeffrey Shipley				
Thomas Murray				
Ralph Lott				
Benjamin Guthrie				

The Resolutions were thereupon duly adopted.

Exhibit A

[Public Hearing Minutes]

Attached

MINUTES OF PUBLIC HEARING

**Lodi PV LLC and Lodi II PV LLC Solar Projects
Town of Lodi
June 6, 2023 at 6:00pm**

STAFF ATTENDEES:

Sarah, Davis, IDA Executive Director
Kelly Kline, IDA Staff
David Hewitt, IDA Staff

OTHER ATTENDEES:

See Attached List

A public hearing on assistance being extended to Lodi PV LLC AND Lodi II PV LLC was opened by Sarah Davis, Executive Director of the Seneca County IDA, at 6:00 PM. Andy Welch of Lodi PV gave an overview of both projects.

The following Questions were asked:

Q - What is the setback of the solar panels from the road? A- The trees will be approximately 50 feet from the road and the solar panels will be approximately 50 feet from the trees.

Q - What is the height of the panels, and will there be a glare? A - The height of the panels is 10 feet. The panels have an anti-glare coating so there will be no glare.

Q - What guarantee is there that you invest in shrubbery to block the view of the panels from the public? A - It is part of the State Environmental Quality Review Act (SEQRA) application and in order to meet the requirements of the law Lodi PV has to build the project that has been approved. There will also be agreements in place with the IDA, so if the project fails to meet its promises the agency can claw back benefits that were provided.

Q - Will local contractors be used for the project? A - YES, it is part of the IDA Application and will be monitored monthly.

Q - Will the project be maintained as far as mowing etc.? A - Yes, the project will be maintained

Q - Are there any chemicals inside the panels? A - The panels are plastic coated with glass on the outside. Once they've been manufactured, they are a solid material so they do not expect any condition which would cause the panels to break internally. There will also be 24-hour monitoring which would notify them if the panels have been damaged.

Q - How are the panels decommissioned at the end of their life cycle? A - The panels are recycled according to state standards.

Q - How much will the Town benefit from property taxes with PILOT? A - So essentially the way that a PILOT works is a project never receives a discount on what the current Assessed value of the property is. The exemption is only applied to the improvements of the property. New York State has guidelines for solar projects on what the full value of the improvements would be and what exemptions the IDA can provide. The Town as well as County and School will receive more in taxes with the project than without. For example, the town currently

receives approximately \$1,200 in property taxes annually. With the project, the town will receive approximately \$5,470 for the first year, increasing 2% annually.

Q - . How do you determine the 15-year length of the PILOT? A – The 15-year term is per IDA policy for solar projects which was modeled using NYSERDA guidelines.

Q – What is the anticipated lifetime of the panels and what happens to them at the end of the period? A – There is a 30-year lifetime of use on the panels and when the 30 years is over, the panels are recycled and the land is turned back into farmland, unless the company negotiates its lease with the landowner.

Q – How much time will it take to build the project? A – After all approvals, it will take approximately 3 to 4 months.

Q – Will the wildlife be able to move through the land? A – Deer would have to go around the fence; however, there will be approximately 6-inch clearance under the fence and smaller animals will be able to make their way through.

Q – Will any species be affected that are currently habituating there now? A – A study was conducted as part of the SEQRA application and found no birds of prey that were inhabiting there.

Q – The cost of the project is \$8 million dollars of which \$2.4 million is bank financed and there is \$5.7 million that is listed as equity. Where is that \$5.7 million coming from? A – The \$5.7 million comes from investment partners.

Q – How was the Town Board notified of the PILOT agreement? A – When this public hearing was scheduled all affected municipalities were notified via certified mail no less than 10 days prior to the hearing.

Q – When did the project come to the IDA? A – The project came before the IDA board on March 24, 2023.

Q – What happens if the IDA does not approve the project? A – Solar projects have other paths to help incentivize the project through the State; however, these avenues will be less beneficial to the communities and provide less tax revenue.

Q – Is there any way we can stop this? A – The IDA board will receive a copy of these public hearing minutes and will take all of the comments into consideration when making their decision. The Board will meet on Thursday, July 6, 2023 at One DiPronio Drive Waterloo NY in the Heroes Conference Room at 12 noon for possible approval of the project. The Public is welcome to attend.

Written and Oral Comments:

Debbie Cummings, Lodi Planning Board:

I'd like to start by reading a quote from the IDA's EXECUTIVE SUMMARY from 2019, I read online: Why a Seneca County Economic Development Strategy?

"The businesses in Seneca County face pressures from economic competition, changing market conditions and technological innovation. It is the role of economic developers to help County businesses succeed and grow and to create a climate for economic success that will prove attractive to businesses that might consider Seneca County as a location for their enterprise. The Seneca County Economic Development Strategy is intended to serve as a guide for how and where to focus economic development resources throughout Seneca County."

Introduction: Why a Seneca County Economic Development Strategy?

"Economic development is the establishment of policies, practices or programs that support the ability of businesses in the County to retain, create or attract new jobs and/or wealth to improve quality of life in our communities."

These Solar Farms are not what we have in mind for an Economic Development Strategy for Lodi. I don't believe this is our 'next generation of growth' that we had in mind.

Agriculture and Food Production, Tourism, including Agri- Tourism, Destination Tourism and Cultural/Heritage Tourism [to coin a few phrase I read on your development strategy], is what we envision here in Lodi. Surely, there MUST be other areas to construct a 75-acre solar farm that is NOT visible from the 414 Scenic Byway corridor?

Lodi is not looking to become an industrial solar town, especially along the corridors of Route 414, where the plan is to install approx. 75 acres of solar panels. And then there is the 24 acres on Halsey Road. Where to next? Is this your vision for Lodi?

We all understand the importance of large-scale solar energy and adding to the electrical grid. Let's integrate these projects then.)to fit within the character and landscape of the Lodi community as a whole. NY's constitution vows to protect its scenic beauty, while developing and improving agricultural land.

Please allow me to remind you that in 2012 the New York State Senate approved legislation to make an 18-mile stretch of Route 414, between Watkins Glen and Lodi an official Scenic Byway, protecting the visual beauty that attracts tourism and farming which has historically been the lifeblood of the majority of our residents. This legislation was signed into law and made official on August 2, 2012.

I am all for solar power, but not to the point of disrupting a community. You can really lose the reality that is clean energy, clean air, clean water, good jobs, local tax revenue, if these are just big developers moving in with little care for the communities, they are operating in.

Has anyone from our community walked this proposed site with members of the IDA? I don't know if our town board has been involved. Have members of the IDA walked the site? I think that there are certain places that should just be off-limits to solar farms and this 414 corridor, noted as the Scenic Byway, is one of them.

My hope is, if this will be our reality, that with proper landscaping of trees, berms, etc., neighboring owners and the travelers along the 414 Scenic Byway corridor will not even notice that the 75-acre obtrusive solar farm is even there. I'm not even sure of the height.

In closing I would again like to reiterate I am all for clean energy. I am not against Solar Panels or Solar Farms. It is where they are positioned that I have concerns.

I realize there is so much that goes into what your agency does for Seneca County and more than I can even fathom regarding solar farms.

I would ask the IDA moving forward to respect and look out for all the small towns that have no zoning or land use regulations in place but might be working on incorporating such things. Putting a 75 acre solar farm on the 414 corridor is NOT the IDA looking out for Lodi's best interest.

I am here today doing what feels natural, at this point in time, for the town of Lodi. The Scenic Byway on Route 414, in my opinion, is not the position for a 75 acre solar farm.

Thank you for hearing me. And I do thank you for all you are doing for and contributing to Seneca County.

I will end with this ... A wise man once said, "a community is defined by what it says 'no' to."

Martha Mosher, Lodi resident, member of the Town of Lodi Planning Board.

I purchase electricity from Delaware Solar (Meadow). What is the date of the first written contact made by the IDA with the Town of Lodi Supervisor/Town Board for input on the solar project and the PILOT? What is the date of the first written contact made by the IDA with the South Seneca Central School District School Board or Superintendent for input on the solar project and the PILOT?

On page 3 of the site approval documents of both projects, under Adopted land use plans c. Lodi has an adopted a Farmland Protection Plan. Final draft 2010, adopted by the town board before 2013 that directly addresses the 414 corridor. Should the project move forward the view shed on 414 must be preserved: minimum of 12 foot natural sight buffer between the road and the project.

Designated Public Resources on or Near Project Site: New York State recommends that solar projects not be built on prime agricultural land.

Cost Benefit Analysis: Ongoing payroll: rate listed infers either Electrical Engineer or highly trained technician with experience in monitoring, industrial level power generation. I doubt someone local fits that description. Where is the office of the company contracted with to run the site? Will this person be expected to have no salary adjustments for the 15-year life of the P LOT? This salary will not stay in Seneca County and the managing entity will have very good reasons for an "outside the area" hire.

Capital Costs: Is there a company in Seneca County that manufactures any of the parts that will make up this project? If any of this \$8 million plus stays here it will be the wholesaler's fee between the manufacturer and the builder therefore the figure quoted is not valid for Seneca County.

Property Tax : Will change as there should be at least two reassessments during the life of the farm. One would hope we are not mandated by acceptance to the mill rate listed.

Decommissioning: The statement is that at the end of the life of the project the structures will be removed, and the land returned to agricultural uses. For 25 years we will have had possible soil contamination from lead, cadmium, selenium and tellurium. While trace amounts of selenium are required for farm animals and human health, the others are toxic or carcinogenic. What soil monitoring will be performed and what mediation/abatement is planned? If there is soil contamination the acreage will never again be used for production of food for human or animal consumption and Lodi has lost 90 acres of prime farmland. Is there a bond in place to be sure that these projects are decommissioned to the standards that will be in place in 25 years?

In conclusion: It appears that the only entity that is gaining by this project is the IDA. Lodi is taking all the risks and to take that risk you are asking us to give away part of the property tax income that may partially make up for that risk. You are asking the school system, which is already underfunded, to give away funds that might help raise its abysmal state test ratings. This is a bad "ask". This project is proposed for the wrong acreage. The PILOT is based on incorrect assumptions and needs to be re-written with the input of the communities involved. Then come back to s and see where we are.

Robert Stack – Landowner of the proposed project.

Mr. Stack stated that he came to the area 20 years ago and has been very proud to be a part of the Lodi community, stewards of the land and plans to be the same during the life of the project. His land is his reputation and he stated he will do his very best to ensure that any concerns that the residents of Lodi have will not happen.

The public hearing was closed at 7:18 P.M.

Respectfully submitted,

Sarah R. Davis
Executive Director

Name

Ralph Lott

MARTHA Moster

Maura Toule

ROBERT STACK

Emily Marcellus

Bruce Murray

AARON Bowen

Brenda Eastman

Janice Brunner

Jack Burrows

Lynne Rasbaugh

Martha Twarkins

Deb Cumings

Michael Ciarino

CLAUDIA ZEMANEK

James Utter

Kevin Wilkins

Eric Bowe

Rick Jacy

Ben Guthrie

Rachel Ruth

Paul Gorgen

Kyle Barnhart

DANIEL SABOL

Karen Mantel

Karel Titus

Follow up email from Martha Mosher re: Lodi Solar Public Hearing

From: Martha Mosher <mghmosher@att.net>

Sent: Thursday, June 22, 2023 7:39 PM

To: Sarah Davis <s.davis@senecacountyida.org>

Cc: Kyle Barnhart <supervisor@lodiny.com>

Subject: Follow-up on the public hearing concerning Route 414 solar projects in Lodi

Dear Ms. Davis;

I wanted to follow-up with you on my remarks during the public hearing on June 6th at the Lodi Fire Hall. While I do not dispute the financial statement provided to the IDA by the the developer of the projects, I am still surprised that the IDA took these figures at face value in relation to actual economic impact on Seneca County. These projects belong to a multinational corporation and involve the installation of very sophisticated hardware and software that is not readily available. Understanding this, a reasonable expectation would be to determine from the developer a list of the anticipated suppliers and/or subcontractors that includes not only names, but addresses and the monies each is to receive. This would also include the location of the firms providing the engineering/architectural services. What is included in the catch-all "other" category and from whom is it anticipated that these services/products will be sourced?

From statements that were made at the meeting, it appears that the only local impact may be through the landscape architect and a nursery somewhere in the Finger Lakes area that is large enough to be able to provide the maturing tree stock. Certainly the actual installation of the panels and the accompanying infrastructure along with the connection of the sites to the local electrical grid will take a highly skilled team that would be expected to travel with the developer's next project and not be sourced locally.

Isolating the funds that will lead to a very short-term, temporary economic impact on the area and using those in your calculations will certainly change the cost benefit analysis as the main of these funds will stay within the IDA itself. That does not mean that supporting such a project through a PILOT is not valuable to the Lodi community and Seneca County. However, it would be nice to have real numbers and make decisions based on those.

I brought up monitoring for contaminants and the project engineer stated that this would be ongoing. It is my request that a copy of the reports of the site monitoring be forwarded to the Lodi Town Supervisor on a quarterly basis. This will insure that any current contamination of the site that has not been previously noted will be logged and not assigned to the solar projects at the time of decommissioning.

I will be attending your July board meeting at noon on the 6th. I look forward to hearing the progress that has been made on clarification of the PILOT project.

Sincerely,
Martha Mosher, Lodi Planning Board
8327 County Road 129
Interlaken, NY 14847
585-748-8607

SEQRA

(State Environmental Quality Review Act)

Lodi **II** PV LLC Solar

Parts 1 - 3

SEQRA

Part 1

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: Lodi II Solar		
Project Location (describe, and attach a general location map): Route 414 Lodi, NY (between #8933 and #9085) Parcel 12-1-28.2		
Brief Description of Proposed Action (include purpose or need): Lodi II PV, LLC is proposing to develop and build a new DG facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters SUNGROW SF250HX. The inverters will be connected to two transformers. The total planned DC capacity of the plant is 7,004 kW. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. An new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.		
Name of Applicant/Sponsor: Lodi II PV, LLC, c/o RIC Development		Telephone: 917-463-0421 E-Mail: itomchev@ric.energy
Address: 85 Broad St., 28th Floor		
City/PO: New York	State: NY	Zip Code: 10004
Project Contact (if not same as sponsor; give name and title/role): Ivo Tomchev, Project Development Director, RIC Development		Telephone: E-Mail: itomchev@ric.energy
Address: 85 Broad St, 28th Floor		
City/PO: New York	State: NY	Zip Code: 10004
Property Owner (if not same as sponsor): Robert and Suzanne Stack		Telephone: E-Mail:
Address: 1546 Oatland Lake Rd		
City/PO: Pawley's Island	State: SC	Zip Code: 29585

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
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	Seneca County Electrical Permit, GML Section 239I-m review, Seneca County IDA PILOT	March 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	NYSDEC, NYSEDA, NYDAM, NYSDOT	March 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE; wetland jurisdictional determination	March 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions

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

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

C.2. Adopted land use plans

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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? South Seneca Central School

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

Seneca County Sheriff Department

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

Lodi Volunteer Fire Company

d. What parks serve the project site?

Finger Lakes National Forest

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Solar facility (generally regarded as either industrial or commercial)

b. a. Total acreage of the site of the proposed action? 92.6 acres

b. Total acreage to be physically disturbed? 29.05 acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? 92.6 acres

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

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

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

If Yes,

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

Commercial division of property into two areas

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 29.82 Maximum 44.2

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

i. If No, anticipated period of construction: _____ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>10,612</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>10-12</u> height; <u>6-8</u> width; and <u>3-5</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>N/A</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
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): _____	

D.2. <u>Project Operations</u>
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
• Volume (specify tons or cubic yards): _____
• Over what duration of time? _____
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<hr/>	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • 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: _____ _____ _____	
<hr/>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.01</u> acres (impervious surface) _____ Square feet or <u>90.96</u> acres (parcel size) ii. Describe types of new point sources. <u>No new point sources</u> 	
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)? <u>Temporary construction runoff will be controlled on-site by stormwater and sediment/erosion control best management practices. Sheet flow from solar panels will infiltrate ground surface or be controlled prior to existing site via wetland, existing drainage, and/or swale areas. No increase in runoff.</u>	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<hr/>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Vehicles for occasional maintenance of equipment and equipment for mowing.</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>None</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None</u> 	
<hr/>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> 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) <input type="checkbox"/> Yes <input type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: _____ 7 AM - 7 PM
- Saturday: _____ 7 AM - 7 PM (if needed)
- Sunday: _____ NA
- Holidays: _____ NA

ii. During Operations:

- Monday - Friday: _____ Dawn to Dusk
- Saturday: _____ Dawn to Dusk
- Sunday: _____
- Holidays: _____

<p>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</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Noise levels will increase due to equipment used during the construction period within the hours of 7AM - 7 PM) Monday to Friday and Saturday when necessary.</p>	
<p>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</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>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</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>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</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>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</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 300 tons per _____ Year (unit of time) • Operation : _____ 0 tons per _____ Year (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Waste generated during construction, largely due to packaging materials (pallets and cardboard). Approximately 70% of materials will be recyclable.</u> • Operation: <u>N/A</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Recyclable materials will be recycled. Remaining waste will be disposed of in a NYSDEC-approved landfill.</u> • Operation: <u>N/A</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.01	+0.01
• Forested	5.69	5.57	-0.12
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	84.37	55.44	-28.93
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Solar Project	0.00	29.04	+29.04

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6.56 feet

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

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

CsB, Conesus gravelly silt loam	58.6 %
LsB, Lansing gravelly silt loam	32.4 %
AoB, Appleton gravelly silt loam, 3-8	9.0 %

d. What is the average depth to the water table on the project site? Average: _____ 3.24 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 32.4 % of site
☒ Moderately Well Drained: _____ 58.6 % of site
☐ Poorly Drained: _____ 9.1 % of site

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

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

h. Surface water features.

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Water Approximate Size 0.01-acre
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: <div style="display: flex; justify-content: space-between;"> <div> <u>White-tailed deer</u> <u>Various rodents (squirrels, mice, moles,)</u> </div> <div> <u>Song birds / Raptors</u> <u>Coyote</u> </div> <div> <u>Wild turkey</u> </div> </div>		
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ <u>Short-eared Owl (State-endangered), Northern Harrier (State-threatened)</u>		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____		
E.3. <u>Designated Public Resources On or Near Project Site</u>		
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>SENE012</u>		
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>40.2 acres</u> ii. Source(s) of soil rating(s): <u>USDA NRCS Web Soil Survey - Farmland Classification</u>		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____		



RIC ENERGY

Lodi II Solar

Supplemental Information

Full Environmental Assessment Form

Part I

Route 414, Lodi NY (between #8933 and #9085)

Parcel 12-1-28.2

March 2023

Submitted by:
Lodi II Solar PV, LLC
c/o RIC Development, LLC
85 Broad St, 28th Floor
New York, NY 10004

Lodi II Solar Project

The following information supplements Part I of the Full Environmental Assessment Form (FEAF) for use by the Lead Agency in completing the FEAF Parts 2 and 3 for a State Environmental Quality Review Act (SEQRA) Determination of Significance relative to the Lodi II Solar Facility.

Project Description and Action

Lodi II PV, LLC is proposing to develop and build a new facility - Solar PV generation plant. The proposed project is located along Route 414 in Lodi NY. The project, as designed will have a nameplate capacity of 5,000 kW. The proposed project is a standalone ground-mounted system mounted on a single-axis steel structure. The system will include 23 inverters connected to two transformers. The applicant is proposing to interconnect the project to the 34.5 KV Valois circuit. A new access road with connection to Route 414 will be constructed. The entire facility will be enclosed within a fence.

The below narrative expands upon questions found within the FEAF Part 1, submitted to the Lead Agency for review:

Agricultural Resources:

Seneca County has a rich legacy of farming as reflected in its Agricultural and Farmland Protection Plan, which spells out the value of farming. The site in question is located within an Agricultural District and has historically and even currently been used for farming. However, the landowner is not interested in continuing farming on this property indefinitely, nor in selling the land to another area farmer. They do, however, wish to keep the rural character of their property, and exercise their right to use the property in a manner that generates income without adversely affecting the environment. Their intent is to do this by selecting a development option that will not generate waste, noise, odors or other adverse impacts, expenses or drain on community services.

The field in question has been used for this past season for production of corn and soybean. Within the proposed solar facility, a low-growing, native pollinator-friendly meadow seed mix will be planted to continue a meadow environment under and around the panels. After the useful life of the project, upon completion of the lease term, the Site will be returned through decommissioning to a condition that can again be farmed, should that be the desire of the landowner. This ability to maintain the property in condition for future desired uses is an advantage of the solar industry--Soils are depleted of nutrients when land is continuously farmed, requiring fertilizers to be applied, frequently along with herbicides and pesticides intended to maximize crop yield through continuous heavy labor working the ground. By contrast, solar allows for a period of rest and recovery whereby organic matter is retained awaiting a new future use after decommissioning. Construction and decommissioning are conducted in accordance with the NYS Department of Agriculture recommendations and standards for construction of solar within an agricultural area.

Groundwater Resources:

The project is in an area with groundwater averaging less than three feet below the ground. This depth to groundwater is a threshold referenced within the FEAF (Part 2) that suggests additional thought should be given to the nature of the development relative to its impacts on groundwater.

The Lodi II Solar proposal does not present a risk to groundwater. No contaminants or pollutants are stored or used on site. There is no battery storage at this site, and no discharge of any waste. Herbicides are not proposed in the future maintenance of vegetation on site. If anything, the cessation of fertilizer or pesticide application during the period in solar production will be beneficial to underlying groundwater resources. Construction is entirely above ground, with the exception of small-diameter posts driven in to support panel racking, and areas of underground wiring installed through trenching.

Plants and Animals:

The Project Site is indicated by agency data to be within the vicinity of past sightings of the northern harrier and short eared owl. These bird species are known to winter in New York, and are listed as state-threatened and state-endangered, respectively. There is no known nesting by these species on the site. An weekly on-site raptor survey was suggested by the NYSDEC and has been underway since November 2023. To date, a single sighting of both species has occurred, with the bird flying over and through a portion of the property. Total time over the site was less than one minute. Survey completion is scheduled for the end of March, with results evaluated by the NYSDEC for a final conclusion relative to cause for concern. Thus far, survey results—one sighting—are not cause for concern. Final results and the conclusion of NYSDEC on the subject are expected in April. A worst case scenario would be the need by the applicant to perform some form of habitat mitigation to be determined by the NYSDEC. Examples may include placement of a conservation easement on comparable property in the vicinity, or perhaps habitat enhancement in the form of promoting grassland vegetative species.

Publicly Accessible Federal, State or Local Scenic or Aesthetic Resource:

The Project Site is within proximity to the Finger Lakes National Park, the closest point being approximately 0.25 miles distant. The solar facility will be obscured by trees. The area closest to the proposed solar facility does not contain hiking trails or frequent visitors. As such, the scenic or aesthetic resources associated with the federal park land are not assumed to be at risk.

SEQRA

Part 2 & 3

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

Agency Use Only [If applicable]	
Project :	Lodi II Solar
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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="text-align: right; margin-top: -10px;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES </div>			
	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" 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)

☒ NO☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<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)

☐ NO☒ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☒ NO

☐ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<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.

☒ NO

☐ YES

(See Part 1. E.2)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<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"/>
----------------------------------	--	--------------------------	--------------------------

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 ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" 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.)

☐ NO☒ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" 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.)

☒ NO☐ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.

☒ NO☐ YES

(See Part 1. D.2.j)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<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.

☒ NO☐ YES

(See Part 1. D.2.k)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<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.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

☐ NO☒ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" 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)

☐ NO☒ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" 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 checked="" 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.

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

See Attached

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Seneca County Industrial Development Agency (IDA) 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: Lodi Solar

Name of Lead Agency: Seneca County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Sarah Davis

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: David Hewitt

Address: One DiPronio Drive

Telephone Number: 315-539-1727

E-mail: D.Hewitt@SenecaCounty.org

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>

Lodi II Solar

Part 3 FEAF Notes

1f. Impact on Land: The proposed project indicates a minor increase in impervious surface area, adding only 0.01 acres out of a total 90.96-acre project site. This is a nominal change unlikely to have a significant impact on surface water runoff.

The project proposal does not incorporate the establishment of any new point sources of stormwater runoff. Temporary stormwater runoff during the construction phase is to be managed on-site, utilizing best management practices for stormwater, sediment, and erosion control.

Following project completion, the sheet flow from the solar panels is expected to either infiltrate the ground surface or be controlled through existing drainage channels, wetland areas, and/or swales, according to the project proposal. This plan is intended to prevent any increase in runoff or flow onto adjacent properties and to minimize any increase in impervious surfaces.

These proposed designs and controls should serve to mitigate potential impacts on local water resources and the surrounding environment, according to the information provided.

3d./3i. Impacts on Surface Water: In reference to the SEQR Part 1 Section E2h, it was confirmed that a very small portion of federally regulated wetlands, specifically 0.01 acre, adjoins the project site. This constitutes a minimal fraction of the overall project area. Given this minor interaction with these water resources it is anticipated that there will be minimal, if any, impact on these wetlands.

6f. Impacts on Air: Only minimal air emissions are expected from the proposed solar project. As detailed in Part 1, Section D2f(i), the main source of these emissions would be from vehicles used for occasional maintenance and equipment for periodic mowing at the site. Given the infrequency of these activities, their overall contribution to air emissions will be relatively insignificant.

7a./7b. Impact on Animals: In addressing concerns related to impacts on animal populations, specifically we reference the findings of the 'Grassland Winter Raptor Survey' conducted on the project sites for Lodi Solar and Lodi II Solar, situated along State Route 414, Town of Lodi, Seneca County, New York 14860. The study's findings have indicated that sightings of short-eared owls and northern harriers within the project vicinity are infrequent. Consequently, it's pertinent to highlight that, per New York State's Environmental Conservation Law (6 NYCRR Part 182), this project site does not meet the criteria for designation as a 'Critical Habitat.' This label typically applies to habitats that are characterized by a high density of specific endangered or threatened species - a condition not applicable to our project site. The attached study documents the observed species and the relative frequency of their occurrences within the project area.

8a/8c/8d. Impact on Agricultural Resources: The proposed project site, as indicated in Part One reference E3a, is located within a recognized agricultural district (SENE012), certified in accordance with Agriculture and Markets Law, Article 25 -AA, Sections 303 and 304 of Seneca County. The site

encompasses 40.2 acres designated as 'highly productive' soils, as per the USDA NRCS Web Soil Survey – Farmland Classification.

While acknowledging that the installation of the solar farm involves a temporary adaptation of agricultural land for solar energy production, it is crucial to note that this alteration is not expected to cause an irreversible impact on the agricultural resources present. In line with established industry practices, the project developer will assume the responsibility of decommissioning and removing the solar panels at the end of their operational lifespan, restoring the site to its original agricultural state.

It is anticipated that a financial surety, such as a bond, letter of credit, or cash deposit, will be put in place at the project's inception. This financial assurance, a standard provision in solar development projects, aims to secure the developer's obligation and cover the projected costs associated with decommissioning and site restoration.

9a. Impact on Aesthetic Resources: With respect to aesthetic resources, as outlined in SEQR Part 2 question 9a and in reference to Part 1 E3h, the project site's location along the designated 'Scenic Byway' of State Route 414 and within five miles of the Finger Lakes National Forest is duly acknowledged. Given these factors, we recognize the potential visual impact of the proposed solar farm on the local landscape.

In response to these considerations, the project developer has crafted a comprehensive landscaping plan aimed at mitigating the majority of potential adverse visual impacts. This plan includes the planting of 117 trees and 143 shrubs, forming a natural buffer that aids in harmonizing the solar farm's visual presence with the surrounding environment.

All plant species selected for this buffer are indigenous to the Finger Lakes region. This choice aligns with our commitment to maintain the visual integrity and natural beauty of the local ecosystem, thus respecting and preserving the scenic quality of both the State Route 414 Byway and the broader Finger Lakes area.

15a. Impact on Noise, Odor, and light: It is anticipated that there will be a temporary increase in noise levels due to the operation of construction equipment. This is a common and unavoidable aspect of the construction process. However, to minimize the impact on the local community, all construction activities will be carefully scheduled to occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday.

15d. Impact on Noise, Odor, and light: Concerning potential glare, the design of this project inherently minimizes this risk due to several important factors.

Firstly, the project will employ monocrystalline photovoltaic cells housed in bifacial panels. By design, these panels aim to absorb and convert sunlight into energy, not reflect it. Hence, any reflected light signifies a loss in efficiency, which the design seeks to minimize.

Secondly, these photovoltaic cells are treated with an anti-reflective coating. This treatment further reduces the intensity of any light that might be reflected from the surface of the panels, further decreasing the potential for glare.

Lastly, the use of single-axis trackers ensures that the panels continually face the sun during daylight hours. This orientation results in any minimal reflected light being directed back towards the sun, rather

than outwards. This positioning effectively means that ground-level visibility of any reflected light is extremely unlikely.

To further support this, I've attached the 'Determination of No Hazard to Air Navigation' issued by the FAA for this project, attesting to the minimal risk of glare associated with this design."

17. Consistency with Community Character: Item 17 of the SEQR Part 2 addresses the "Consistency with Community Plans". While it's noted that a comprehensive community plan exists, as indicated in Part 1, Section C2a, this plan doesn't provide specific recommendations for the proposed project site. Furthermore, it's important to highlight that the Town of Lodi does not have a zoning ordinance. Hence, despite marking 'Yes' for Item 17, the absence of site-specific guidance and zoning regulations implies that the proposed project is unlikely to significantly contradict or disrupt existing community planning efforts.

18. Consistency With Community Character: The proposed project could initially seem inconsistent with the existing natural landscape's character. The Town Master Plan emphasizes 'quality of life' characteristics such as the lakefront, open spaces, expansive vistas, and the rural and agricultural feel of the Town of Lodi.

Notwithstanding, it's important to note that the proposed project includes measures to minimize potential visual impact. The addition of 117 trees and 143 shrubs as part of a comprehensive landscaping plan serves as a natural buffer. This approach aids in aligning the solar farm with the surrounding landscape, thus addressing potential inconsistencies with the area's rural character as detailed in the Town Master Plan. The aim is to ensure that the project respects and aligns with the characteristic 'quality of life' factors outlined in the Town Master Plan while contributing to renewable energy production.

RESOLUTION
(Lodi II PV LLC Project)

A regular meeting of Seneca County Industrial Development Agency on
July 6, 2023, at 12:00 p.m. (noon).

The following resolution was duly offered and seconded, to wit:

Resolution No. 2023 - 14

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (AS DEFINED BELOW) FOR THE BENEFIT OF LODI II PV, LLC (THE "COMPANY"), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, AGENT AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (a) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (b) A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT, AND (c) A MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (iv) EXECUTE A MORTGAGE AND RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (hereinafter, the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **Lodi II PV, LLC**, a Delaware limited liability company, for itself or on behalf of an entity to be formed by it or on its behalf (the "Company") has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: ((i) the acquisition of approximately thirty (30) acres of vacant land located at 8999 State Route 414, Town of Lodi (the "Land"), (ii) of solar modules and supportive racking, inverters, transformers and associated wiring and other components necessary for the generation of approximately 5 MWac of electricity for interconnection with the existing NYSEG electric grid, with related amenities (collectively, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted on March 23, 2023 (the "Inducement Resolution"), the Agency (i) accepted the Application, (ii) directed that a public hearing be held pursuant to General Municipal Law section 859-a; and (iii) declared itself "lead agency" for purposes of review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"); and

WHEREAS, pursuant to General Municipal Law section 859-a, on June 6, 2023, at 6:00 p.m. at

Lodi Fire Hall, 8557 State Route 414, Lodi, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined in the Inducement Resolution) being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, copies of the minutes of the Public Hearing, written submissions and the notice of the Public Hearing published and forwarded to the affected taxing jurisdictions at least then (10) days prior to said Public Hearing are attached hereto as Exhibit A; and

WHEREAS, the Agency has prepared a cost-benefit analysis with respect to the Project and the contemplated Financial Assistance and has reviewed the results of said cost-benefit analysis; and

WHEREAS, in reviewing the Application, the Agency has considered (i) the nature of the Project, (ii) the economic condition of the area and the multiplying effect the Project will have on the area; (iii) the extent to which the Project will create permanent, private sector jobs; (iv) the estimated value of tax exemptions contemplated to be provided; (v) the economic impact of the Project and proposed tax exemptions on affected taxing jurisdictions; (vi) the impact of the Project on existing and proposed businesses and economic development projects in the vicinity of the Project; (vii) the amount of private sector investment likely to be generated by the Project; (viii) the extent to which the Project will require the provision of additional services; (ix) the extent to which the Project will provide additional sources of revenue for the municipalities and school district in which the Project is located; and (x) the benefit of the Project not otherwise available to the area in which the Project is located; and

WHEREAS, the Agency has conducted a review of the Project pursuant to SEQRA; and

WHEREAS, the Agency desires to adopt a resolution (i) acknowledging that the Public Hearing was held in compliance with the Act, (ii) authorizing Financial Assistance to the Company in excess of \$100,000, (iii) authorizing the execution and delivery of the Lease Agreement, the Leaseback Agreement, the Agent Agreement, the PILOT Agreement (as all of the foregoing are defined in the Inducement Resolution) and all documents related thereto (collectively, the "Transaction Documents"), and (iv) authorizing the execution and delivery of one or more mortgages and related documents related to the financing of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project will promote employment opportunities and prevent economic deterioration in Seneca County, and otherwise further the purposes of the Agency, and that by entering into the PILOT Agreement and otherwise providing financial assistance for the Project the Agency will be increasing employment opportunities in Seneca County and otherwise furthering the purposes of the Act; and

(c) The Facility constitutes a "project" as such term is defined in the Act; and

(d) The leasing of the Facility from and the subleasing back of the Facility to the Company will promote and maintain job opportunities, health, general prosperity and economic welfare of the citizens of the County of Seneca and State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) Based upon the representations and warranties of the Company, the Facility conforms with local zoning laws and planning regulations of the County of Seneca and all regional and local land use plans for the area in which the Facility is located; and

(f) Based upon the representations and warranties of the Company, the Facility and the operations conducted thereon will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York or the County of Seneca; and

(g) It is desirable and in the public interest for the Agency to acquire an interest in the Facility; and

(h) The Lease Agreement will be an effective instrument whereby the Company leases the Facility to the Agency; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency subleases the Facility back to the Company; and

(j) The PILOT Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Company's payment of payments in lieu of real property taxes; and

(k) The Agent Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Agency's appointment of the Company as its agent for the Project; and

(l) The Public Hearing held by the Agency on June 6, 2023 concerning the Project and the Financial Assistance was duly held in accordance with the Act, including but not limited to the giving of at least ten (10) days published notice of the Public Hearing (such notice also provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project.

Section 2. In consequence of the foregoing, the Agency hereby determines to (a) acquire a leasehold interest in the facility pursuant to the Lease Agreement, (b) sublease the Facility back to the Company pursuant to the Leaseback Agreement, (c) authorize the undertaking of the Project and appoint the Company as its agent for purposes of acquiring, constructing and/or equipping the Facility, subject to the Company entering into the Agent Agreement, and (d) provide financial assistance for the Project in the form of (i) a sales and use tax exemption for purchases and rentals related to the undertaking of the Project, subject to the terms and conditions of the Agent Agreement, the total value of the exemption not to exceed \$89,000, (ii) a partial real property tax abatement, subject to the terms and conditions of the PILOT Agreement, and (iii) a mortgage recording tax exemption for financing related to the Project.

Section 3. The foregoing resolutions notwithstanding, the Agency's appointment of the Company as its agent for purposes of undertaking the Project is subject to and conditioned upon the Company's agreement, in accordance with Section 875(3) of the New York General Municipal Law, that, if the Company receives New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") from the Agency, and it is determined that: (i) the Company is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Company; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project, then the Company will (A) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (B) promptly pay over any such amounts to the Agency that the Agency demands in connection therewith, and that in the event that the Company fails to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine New York State and local sales and use taxes due from the

Company, together with any relevant penalties and interest due on such amounts.

Section 4. The Agency finds that the Project will not result in any significant adverse environmental impact.

Section 5. The Chairman, Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents in substantially the forms presented to this meeting, and all documents related thereto, with such additions, changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director, shall approve, which agreements may provide for the forfeiture and/or recapture of financial assistance where projected employment goals have not been met. The execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency shall constitute conclusive evidence of such approval.

Section 6. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions and required by any lender or financial institution identified by the Company providing financing for the Project, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval, provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolutions was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent
Steven Brusso				
Thomas L. Kime				
C. Ernest Brownell				
Bruce Murray				
Jeffrey Shipley				
Thomas Murray				
Ralph Lott				
Benjamin Guthrie				

The Resolutions were thereupon duly adopted.

Exhibit A

[Public Hearing]

Attached

MINUTES OF PUBLIC HEARING

**Lodi PV LLC and Lodi II PV LLC Solar Projects
Town of Lodi
June 6, 2023 at 6:00pm**

STAFF ATTENDEES:

Sarah, Davis, IDA Executive Director
Kelly Kline, IDA Staff
David Hewitt, IDA Staff

OTHER ATTENDEES:

See Attached List

A public hearing on assistance being extended to Lodi PV LLC AND Lodi II PV LLC was opened by Sarah Davis, Executive Director of the Seneca County IDA, at 6:00 PM. Andy Welch of Lodi PV gave an overview of both projects.

The following Questions were asked:

Q - What is the setback of the solar panels from the road? A- The trees will be approximately 50 feet from the road and the solar panels will be approximately 50 feet from the trees.

Q – What is the height of the panels, and will there be a glare ? A – The height of the panels is 10 feet. The panels have an anti-glare coating so there will be no glare.

Q – What guarantee is there that you invest in shrubbery to block the view of the panels from the public? A – It is part of the State Environmental Quality Review Act (SEQRA) application and in order to meet the requirements of the law Lodi PV has to build the project that has been approved. There will also be agreements in place with the IDA, so if the project fails to meet its promises the agency can claw back benefits that were provided.

Q – Will local contractors be used for the project? A – YES, it is part of the IDA Application and will be monitored monthly .

Q – Will the project be maintained as far as mowing etc.? A – Yes, the project will be maintained

Q – Are there any chemicals inside the panels? A – The panels are plastic coated with glass on the outside. Once they've been manufactured, they are a solid material so they do not expect any condition which would cause the panels to break internally. There will also be 24-hour monitoring which would notify them if the panels have been damaged.

Q – How are the panels decommissioned at the end of their life cycle? A – The panels are recycled according to state standards.

Q – How much will the Town benefit from property taxes with PILOT? A – So essentially the way that a PILOT works is a project never receives a discount on what the current Assessed value of the property is. The exemption is only applied to the improvements of the property. New York State has guidelines for solar projects on what the full value of the improvements would be and what exemptions the IDA can provide. The Town as well as County and School will receive more in taxes with the project then without. For example, the town currently

receives approximately \$1,200 in property taxes annually. With the project, the town will receive approximately \$5,470 for the first year, increasing 2% annually.

Q - . How do you determine the 15-year length of the PILOT? A – The 15-year term is per IDA policy for solar projects which was modeled using NYSERDA guidelines.

Q – What is the anticipated lifetime of the panels and what happens to them at the end of the period? A – There is a 30-year lifetime of use on the panels and when the 30 years is over, the panels are recycled and the land is turned back into farmland, unless the company negotiates its lease with the landowner.

Q – How much time will it take to build the project? A – After all approvals, it will take approximately 3 to 4 months.

Q – Will the wildlife be able to move through the land? A – Deer would have to go around the fence; however, there will be approximately 6-inch clearance under the fence and smaller animals will be able to make their way through.

Q – Will any species be affected that are currently habituating there now? A – A study was conducted as part of the SEQRA application and found no birds of prey that were inhabiting there.

Q – The cost of the project is \$8 million dollars of which \$2.4 million is bank financed and there is \$5.7 million that is listed as equity. Where is that \$5.7 million coming from? A – The \$5.7 million comes from investment partners.

Q – How was the Town Board notified of the PILOT agreement? A – When this public hearing was scheduled all affected municipalities were notified via certified mail no less than 10 days prior to the hearing.

Q – When did the project come to the IDA? A – The project came before the IDA board on March 24, 2023. .

Q – What happens if the IDA does not approve the project? A – Solar projects have other paths to help incentivize the project through the State; however, these avenues will be less beneficial to the communities and provide less tax revenue.

Q – Is there any way we can stop this? A – The IDA board will receive a copy of these public hearing minutes and will take all of the comments into consideration when making their decision. The Board will meet on Thursday, July 6, 2023 at One DiPronio Drive Waterloo NY in the Heroes Conference Room at 12 noon for possible approval of the project. The Public is welcome to attend.

Written and Oral Comments:

Debbie Cummings, Lodi Planning Board:

I'd like to start by reading a quote from the IDA's EXECUTIVE SUMMARY from 2019, I read online: Why a Seneca County Economic Development Strategy?

"The businesses in Seneca County face pressures from economic competition, changing market conditions and technological innovation. It is the role of economic developers to help County businesses succeed and grow and to create a climate for economic success that will prove attractive to businesses that might consider Seneca County as a location for their enterprise. The Seneca County Economic Development Strategy is intended to serve as a guide for how and where to focus economic development resources throughout Seneca County."

Introduction: Why a Seneca County Economic Development Strategy?

"Economic development is the establishment of policies, practices or programs that support the ability of businesses in the County to retain, create or attract new jobs and/or wealth to improve quality of life in our communities."

These Solar Farms are not what we have in mind for an Economic Development Strategy for Lodi. I don't believe this is our 'next generation of growth' that we had in mind.

Agriculture and Food Production, Tourism, including Agri- Tourism, Destination Tourism and Cultural/Heritage Tourism [to coin a few phrase I read on your development strategy], is what we envision here in Lodi. Surely, there MUST be other areas to construct a 75-acre solar farm that is NOT visible from the 414 Scenic Byway corridor?

Lodi is not looking to become an industrial solar town, especially along the corridors of Route 414, where the plan is to install approx. 75 acres of solar panels. And then there is the 24 acres on Halsey Road. Where to next? Is this your vision for Lodi?

We all understand the importance of large-scale solar energy and adding to the electrical grid. Let's integrate these projects then, to fit within the character and landscape of the Lodi community as a whole. NY's constitution vows to protect its scenic beauty, while developing and improving agricultural land.

Please allow me to remind you that in 2012 the New York State Senate approved legislation to make an 18-mile stretch of Route 414, between Watkins Glen and Lodi an official Scenic Byway, protecting the visual beauty that attracts tourism and farming which has historically been the lifeblood of the majority of our residents. This legislation was signed into law and made official on August 2, 2012.

I am all for solar power, but not to the point of disrupting a community. You can really lose the reality that is clean energy, clean air, clean water, good jobs, local tax revenue, if these are just big developers moving in with little care for the communities, they are operating in.

Has anyone from our community walked this proposed site with members of the IDA? I don't know if our town board has been involved. Have members of the IDA walked the site? I think that there are certain places that should just be off-limits to solar farms and this 414 corridor, noted as the Scenic Byway, is one of them.

My hope is, if this will be our reality, that with proper landscaping of trees, berms, etc., neighboring owners and the travelers along the 414 Scenic Byway corridor will not even notice that the 75-acre obtrusive solar farm is even there. I'm not even sure of the height.

In closing I would again like to reiterate I am all for clean energy. I am not against Solar Panels or Solar Farms. It is where they are positioned that I have concerns.

I realize there is so much that goes into what your agency does for Seneca County and more than I can even fathom regarding solar farms.

I would ask the IDA moving forward to respect and look out for all the small towns that have no zoning or land use regulations in place but might be working on incorporating such things. Putting a 75 acre solar farm on the 414 corridor is NOT the IDA looking out for Lodi's best interest.

I am here today doing what feels natural, at this point in time, for the town of Lodi. The Scenic Byway on Route 414, in my opinion, is not the position for a 75 acre solar farm.

Thank you for hearing me. And I do thank you for all you are doing for and contributing to Seneca County.

I will end with this ... A wise man once said, "a community is defined by what it says 'no' to."

Martha Mosher, Lodi resident, member of the Town of Lodi Planning Board.

I purchase electricity from Delaware Solar (Meadow). What is the date of the first written contact made by the IDA with the Town of Lodi Supervisor/Town Board for input on the solar project and the PILOT? What is the date of the first written contact made by the IDA with the South Seneca Central School District School Board or Superintendent for input on the solar project and the PILOT?

On page 3 of the site approval documents of both projects, under Adopted land use plans c. Lodi has an adopted a Farmland Protection Plan. Final draft 2010, adopted by the town board before 2013 that directly addresses the 414 corridor. Should the project move forward the view shed on 414 must be preserved: minimum of 12 foot natural sight buffer between the road and the project.

Designated Public Resources on or Near Project Site: New York State recommends that solar projects not be built on prime agricultural land.

Cost Benefit Analysis: Ongoing payroll: rate listed infers either Electrical Engineer or highly trained technician with experience in monitoring. industrial level power generation. I doubt someone local fits that description. Where is the office of the company contracted with to run the site? Will this person be expected to have no salary adjustments for the 15-year life of the P LOT? This salary will not stay in Seneca County and the managing entity will have very good reasons for an "outside the area" hire.

Capital Costs: Is there a company in Seneca County that manufactures any of the parts that will make up this project? If any of this \$8 million plus stays here it will be the wholesaler's fee between the manufacturer and the builder therefore the figure quoted is not valid for Seneca County.

Property Tax : Will change as there should be at least two reassessments during the life of the farm. One would hope we are not mandated by acceptance to the mill rate listed.

Decommissioning: The statement is that at the end of the life of the project the structures will be removed, and the land returned to agricultural uses. For 25 years we will have had possible soil contamination from lead, cadmium, selenium and tellurium. While trace amounts of selenium are required for farm animals and human health, the others are toxic or carcinogenic. What soil monitoring will be performed and what mediation/abatement is planned? If there is soil contamination the acreage will never again be used for production of food for human or animal consumption and Lodi has lost 90 acres of prime farmland. Is there a bond in place to be sure that these projects are decommissioned to the standards that will be in place in 25 years?

In conclusion: It appears that the only entity that is gaining by this project is the IDA. Lodi is taking all the risks and to take that risk you are asking us to give away part of the property tax income that may partially make up for that risk. You are asking the school system, which is already underfunded, to give away funds that might help raise its abysmal state test ratings. This is a bad "ask". This project is proposed for the wrong acreage. The PILOT is based on incorrect assumptions and needs to be re-written with the input of the communities involved. Then come back to s and see where we are.

Robert Stack – Landowner of the proposed project.

Mr. Stack stated that he came to the area 20 years ago and has been very proud to be a part of the Lodi community, stewards of the land and plans to be the same during the life of the project. His land is his reputation and he stated he will do his very best to ensure that any concerns that the residents of Lodi have will not happen.

The public hearing was closed at 7:18 P.M.

Respectfully submitted,

Sarah R. Davis
Executive Director

Name

Ralph Lott

MARTHA MOSTER

Maura Toule

ROBERT STACK

Emily Marcellus

Bruce Murray

AARON BAWEN

Brenda Eastman

Janice Brunner

Jack Burrows

Lynne Rosbaugh

Martha Twarkins

Deb Cummings

Michael Ciarino

CLAUDIA GEMANEK

James Ytter

Kevin Wilkins

Eric Bowe

Bick Jacob

BEN GUTHRIE

Rachel Ruth

Paul Gorgen

Kyle Barnhart

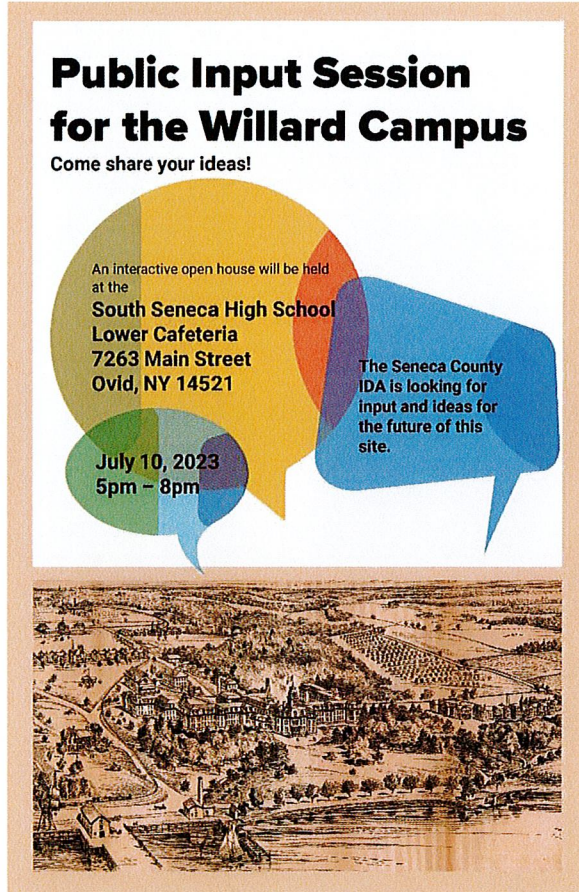
DANIEL SABOL

Karen Montu

Karel Titus

MEMORANDUM

TO: IDA Board
FROM: Executive Director
DATE: 6/27/23
RE: IDA Quarterly Report – Q2 2023



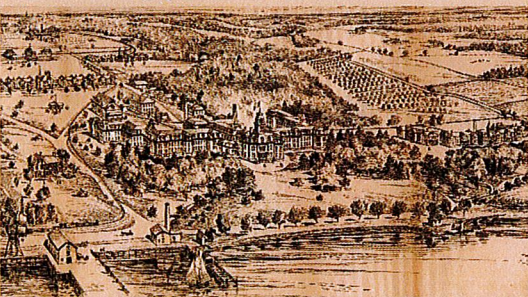
**Public Input Session
for the Willard Campus**

Come share your ideas!

An interactive open house will be held at the
**South Seneca High School
Lower Cafeteria
7263 Main Street
Ovid, NY 14521**

**July 10, 2023
5pm – 8pm**

The Seneca County IDA is looking for input and ideas for the future of this site.



Key Accomplishments:

Willard-MRB Group along with its subconsultants, EDR, HRP Associates, and Bero Architecture have begun work on the Willard Highest & Best Use Study. The study, which officially kicked off at the end of April 2023 and is expected to be complete by late summer/early fall, has received a \$20,000 commitment of ARPA funds from the Seneca County Board of Supervisors. The consulting team has done the initial market/real estate analysis and begun preliminary architectural review and feasibility studies.

IDA staff, Willard Task Force members, and MRB's team have worked together to plan and promote the first public engagement session for the project, which will be held Monday, July 10th from 5-8pm at South Seneca High School. The session will be held in an open house-format where members of the public will have the opportunity to engage directly with the consulting team and the Willard Task Force to share their ideas for the future of the campus. The format is designed to encourage individualized, interactive participation; there will be different information stations, maps, and other interactive materials the night of the event. Members of the public that cannot attend have been encouraged to submit written comment to the IDA before or after the event for MRB's consideration. The IDA has taken out an advertisement in the *Seneca County Area Shopper* to promote the event, and Willard Task Force members and partners have shared it with their networks and via social media. Input from the session is expected to inform

MRB's recommendations for future uses as well as their master plan designs for the campus. A second public input session will be held later in the summer to solicit feedback on the proposed master plan.

Business Retention & Expansion and Projects- The table below shows IDA staff's progress on its key metrics for the year, including Business Retention & Expansion (BR&E) visits. The IDA has held 3 public hearings this year (Kanagy Solar, Lodi PV Solar, and Lodi II PV Solar) and approved 1 final resolution to date (Kanagy Solar).

Progress on Key Metrics 2023			
	<u>Q1 Actual</u>	<u>Q2 Actual</u>	<u>Year-End Goal</u>
<u>Business Retention & Expansion</u>			
<i>Visits</i>	22	35	65
<u>Projects</u>			
In Pipeline	31	36	
Applications Received	2	2	
Public Hearings Held	1	3	
<i>Final Resolutions Passed</i>	1	1	5